



Executive Summary

7989 Belt Line Rd, Dallas, Texas, 75248
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.95237
Longitude: -96.77110

	1 mile	3 miles	5 miles
Population			
2000 Population	17,789	139,801	343,306
2010 Population	18,123	140,199	337,680
2020 Population	19,064	158,488	394,916
2025 Population	19,503	169,509	424,563
2000-2010 Annual Rate	0.19%	0.03%	-0.17%
2010-2020 Annual Rate	0.50%	1.20%	1.54%
2020-2025 Annual Rate	0.46%	1.35%	1.46%
2020 Male Population	50.1%	50.0%	49.3%
2020 Female Population	49.9%	50.0%	50.7%
2020 Median Age	34.0	35.9	36.7

In the identified area, the current year population is 394,916. In 2010, the Census count in the area was 337,680. The rate of change since 2010 was 1.54% annually. The five-year projection for the population in the area is 424,563 representing a change of 1.46% annually from 2020 to 2025. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 34.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	64.7%	58.5%	56.7%
2020 Black Alone	9.4%	13.9%	16.8%
2020 American Indian/Alaska Native Alone	1.0%	0.6%	0.5%
2020 Asian Alone	4.0%	9.4%	11.1%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Other Race	17.2%	13.9%	11.3%
2020 Two or More Races	3.7%	3.6%	3.4%
2020 Hispanic Origin (Any Race)	43.6%	31.7%	26.6%

Persons of Hispanic origin represent 26.6% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 77.9 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	141	108	120
2000 Households	6,306	60,914	153,146
2010 Households	6,069	61,119	148,595
2020 Total Households	6,157	67,835	170,968
2025 Total Households	6,224	72,007	183,006
2000-2010 Annual Rate	-0.38%	0.03%	-0.30%
2010-2020 Annual Rate	0.14%	1.02%	1.38%
2020-2025 Annual Rate	0.22%	1.20%	1.37%
2020 Average Household Size	3.09	2.32	2.29

The household count in this area has changed from 148,595 in 2010 to 170,968 in the current year, a change of 1.38% annually. The five-year projection of households is 183,006, a change of 1.37% annually from the current year total. Average household size is currently 2.29, compared to 2.26 in the year 2010. The number of families in the current year is 93,667 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income			
2020 Percent of Income for Mortgage	16.7%	23.5%	22.5%
Median Household Income			
2020 Median Household Income	\$83,689	\$60,433	\$63,899
2025 Median Household Income	\$88,901	\$62,514	\$67,078
2020-2025 Annual Rate	1.22%	0.68%	0.98%
Average Household Income			
2020 Average Household Income	\$117,443	\$95,551	\$103,851
2025 Average Household Income	\$126,716	\$101,879	\$111,231
2020-2025 Annual Rate	1.53%	1.29%	1.38%
Per Capita Income			
2020 Per Capita Income	\$38,320	\$40,953	\$44,970
2025 Per Capita Income	\$40,878	\$43,320	\$47,953
2020-2025 Annual Rate	1.30%	1.13%	1.29%

Households by Income

Current median household income is \$63,899 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$67,078 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$103,851 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$111,231 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$44,970 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$47,953 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	120	87	91
2000 Total Housing Units	6,493	64,481	162,260
2000 Owner Occupied Housing Units	3,564	24,598	62,525
2000 Renter Occupied Housing Units	2,742	36,316	90,620
2000 Vacant Housing Units	187	3,567	9,115
2010 Total Housing Units	6,523	67,299	165,783
2010 Owner Occupied Housing Units	3,561	25,152	63,820
2010 Renter Occupied Housing Units	2,508	35,967	84,775
2010 Vacant Housing Units	454	6,180	17,188
2020 Total Housing Units	6,683	74,358	189,552
2020 Owner Occupied Housing Units	3,278	24,106	62,714
2020 Renter Occupied Housing Units	2,880	43,729	108,253
2020 Vacant Housing Units	526	6,523	18,584
2025 Total Housing Units	6,767	78,606	202,002
2025 Owner Occupied Housing Units	3,307	24,924	65,353
2025 Renter Occupied Housing Units	2,917	47,083	117,654
2025 Vacant Housing Units	543	6,599	18,996

Currently, 33.1% of the 189,552 housing units in the area are owner occupied; 57.1%, renter occupied; and 9.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 165,783 housing units in the area - 38.5% owner occupied, 51.1% renter occupied, and 10.4% vacant. The annual rate of change in housing units since 2010 is 6.14%. Median home value in the area is \$344,182, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.51% annually to \$370,941.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.