



Executive Summary

Suncreek Village
 7801 Alma Dr, Plano, Texas, 75025
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 33.08356
 Longitude: -96.71378

	1 mile	3 miles	5 miles
Population			
2000 Population	11,574	90,074	214,794
2010 Population	12,768	114,449	274,579
2020 Population	13,899	133,618	338,724
2025 Population	14,911	147,570	374,171
2000-2010 Annual Rate	0.99%	2.42%	2.49%
2010-2020 Annual Rate	0.83%	1.52%	2.07%
2020-2025 Annual Rate	1.42%	2.01%	2.01%
2020 Male Population	48.2%	48.6%	48.9%
2020 Female Population	51.8%	51.4%	51.1%
2020 Median Age	38.0	37.7	37.4

In the identified area, the current year population is 338,724. In 2010, the Census count in the area was 274,579. The rate of change since 2010 was 2.07% annually. The five-year projection for the population in the area is 374,171 representing a change of 2.01% annually from 2020 to 2025. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 38.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	53.8%	55.1%	56.9%
2020 Black Alone	11.3%	9.3%	9.3%
2020 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2020 Asian Alone	26.6%	27.8%	24.9%
2020 Pacific Islander Alone	0.2%	0.1%	0.1%
2020 Other Race	3.2%	3.7%	4.7%
2020 Two or More Races	4.6%	3.7%	3.6%
2020 Hispanic Origin (Any Race)	10.8%	11.5%	13.9%

Persons of Hispanic origin represent 13.9% 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 70.0 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	132	158	156
2000 Households	4,101	32,014	75,784
2010 Households	4,735	41,675	99,339
2020 Total Households	5,137	48,567	122,588
2025 Total Households	5,492	53,617	135,171
2000-2010 Annual Rate	1.45%	2.67%	2.74%
2010-2020 Annual Rate	0.80%	1.50%	2.07%
2020-2025 Annual Rate	1.35%	2.00%	1.97%
2020 Average Household Size	2.70	2.75	2.76

The household count in this area has changed from 99,339 in 2010 to 122,588 in the current year, a change of 2.07% annually. The five-year projection of households is 135,171, a change of 1.97% annually from the current year total. Average household size is currently 2.76, compared to 2.76 in the year 2010. The number of families in the current year is 90,039 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	15.2%	13.6%	13.4%
Median Household Income			
2020 Median Household Income	\$90,326	\$102,869	\$103,062
2025 Median Household Income	\$94,853	\$106,407	\$107,319
2020-2025 Annual Rate	0.98%	0.68%	0.81%
Average Household Income			
2020 Average Household Income	\$116,774	\$133,140	\$132,367
2025 Average Household Income	\$125,156	\$144,107	\$143,775
2020-2025 Annual Rate	1.40%	1.60%	1.67%
Per Capita Income			
2020 Per Capita Income	\$45,242	\$48,301	\$47,746
2025 Per Capita Income	\$48,292	\$52,275	\$51,713
2020-2025 Annual Rate	1.31%	1.59%	1.61%

Households by Income

Current median household income is \$103,062 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$107,319 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$132,367 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$143,775 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$47,746 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$51,713 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	129	141	144
2000 Total Housing Units	4,296	34,517	80,683
2000 Owner Occupied Housing Units	2,507	23,730	56,715
2000 Renter Occupied Housing Units	1,595	8,284	19,068
2000 Vacant Housing Units	194	2,503	4,900
2010 Total Housing Units	4,893	43,312	103,656
2010 Owner Occupied Housing Units	2,845	28,312	69,486
2010 Renter Occupied Housing Units	1,890	13,363	29,853
2010 Vacant Housing Units	158	1,637	4,317
2020 Total Housing Units	5,319	50,530	128,294
2020 Owner Occupied Housing Units	2,836	31,032	80,188
2020 Renter Occupied Housing Units	2,301	17,535	42,399
2020 Vacant Housing Units	182	1,963	5,706
2025 Total Housing Units	5,708	55,833	141,297
2025 Owner Occupied Housing Units	3,027	33,672	87,034
2025 Renter Occupied Housing Units	2,466	19,945	48,136
2025 Vacant Housing Units	216	2,216	6,126

Currently, 62.5% of the 128,294 housing units in the area are owner occupied; 33.0%, renter occupied; and 4.4% 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 103,656 housing units in the area - 67.0% owner occupied, 28.8% renter occupied, and 4.2% vacant. The annual rate of change in housing units since 2010 is 9.94%. Median home value in the area is \$330,172, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 0.88% annually to \$345,041.

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.

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