



Executive Summary

Telecom Exchange
930 E Campbell Rd, Richardson, Texas, 75081
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.97439
Longitude: -96.70878

	1 mile	3 miles	5 miles
Population			
2000 Population	3,677	86,941	319,954
2010 Population	4,276	90,557	329,402
2020 Population	7,448	115,956	385,734
2025 Population	9,123	127,141	412,830
2000-2010 Annual Rate	1.52%	0.41%	0.29%
2010-2020 Annual Rate	5.56%	2.44%	1.55%
2020-2025 Annual Rate	4.14%	1.86%	1.37%
2020 Male Population	48.9%	49.2%	49.6%
2020 Female Population	51.1%	50.8%	50.4%
2020 Median Age	38.0	37.8	35.9

In the identified area, the current year population is 385,734. In 2010, the Census count in the area was 329,402. The rate of change since 2010 was 1.55% annually. The five-year projection for the population in the area is 412,830 representing a change of 1.37% annually from 2020 to 2025. Currently, the population is 49.6% male and 50.4% 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	70.2%	58.2%	52.6%
2020 Black Alone	7.3%	12.0%	15.0%
2020 American Indian/Alaska Native Alone	0.3%	0.4%	0.6%
2020 Asian Alone	16.6%	18.6%	15.7%
2020 Pacific Islander Alone	0.1%	0.0%	0.1%
2020 Other Race	2.4%	7.2%	12.4%
2020 Two or More Races	3.2%	3.6%	3.6%
2020 Hispanic Origin (Any Race)	11.2%	19.6%	29.6%

Persons of Hispanic origin represent 29.6% 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 81.1 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	131	111	102
2000 Households	1,248	33,719	121,161
2010 Households	1,826	36,510	124,471
2020 Total Households	3,399	45,863	143,559
2025 Total Households	4,281	50,325	153,199
2000-2010 Annual Rate	3.88%	0.80%	0.27%
2010-2020 Annual Rate	6.25%	2.25%	1.40%
2020-2025 Annual Rate	4.72%	1.87%	1.31%
2020 Average Household Size	2.17	2.50	2.67

The household count in this area has changed from 124,471 in 2010 to 143,559 in the current year, a change of 1.40% annually. The five-year projection of households is 153,199, a change of 1.31% annually from the current year total. Average household size is currently 2.67, compared to 2.63 in the year 2010. The number of families in the current year is 94,066 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	13.6%	13.9%	16.5%
Median Household Income			
2020 Median Household Income	\$90,872	\$74,879	\$63,597
2025 Median Household Income	\$96,250	\$77,737	\$67,322
2020-2025 Annual Rate	1.16%	0.75%	1.14%
Average Household Income			
2020 Average Household Income	\$118,973	\$97,874	\$91,381
2025 Average Household Income	\$127,253	\$105,593	\$98,965
2020-2025 Annual Rate	1.35%	1.53%	1.61%
Per Capita Income			
2020 Per Capita Income	\$54,808	\$38,588	\$34,070
2025 Per Capita Income	\$60,190	\$41,634	\$36,786
2020-2025 Annual Rate	1.89%	1.53%	1.55%

Households by Income

Current median household income is \$63,597 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$67,322 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$91,381 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$98,965 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$34,070 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$36,786 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	166	145	122
2000 Total Housing Units	1,253	34,713	126,084
2000 Owner Occupied Housing Units	1,116	22,843	65,671
2000 Renter Occupied Housing Units	132	10,876	55,490
2000 Vacant Housing Units	5	994	4,923
2010 Total Housing Units	1,923	38,319	135,288
2010 Owner Occupied Housing Units	1,069	22,812	66,679
2010 Renter Occupied Housing Units	757	13,698	57,792
2010 Vacant Housing Units	97	1,809	10,817
2020 Total Housing Units	3,542	48,566	156,478
2020 Owner Occupied Housing Units	1,320	22,742	66,675
2020 Renter Occupied Housing Units	2,079	23,121	76,884
2020 Vacant Housing Units	143	2,703	12,919
2025 Total Housing Units	4,412	52,850	166,300
2025 Owner Occupied Housing Units	1,416	23,459	69,474
2025 Renter Occupied Housing Units	2,865	26,867	83,725
2025 Vacant Housing Units	131	2,525	13,101

Currently, 42.6% of the 156,478 housing units in the area are owner occupied; 49.1%, renter occupied; and 8.3% 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 135,288 housing units in the area - 49.3% owner occupied, 42.7% renter occupied, and 8.0% vacant. The annual rate of change in housing units since 2010 is 6.68%. Median home value in the area is \$251,007, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.02% annually to \$277,439.

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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