



Community Profile

Timberview
 3502 Lakeview Pkwy, Rowlett, Texas, 75088
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.90659
 Longitude: -96.56785

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	8,015	54,298	167,859
2010 Total Population	7,902	62,279	193,383
2020 Total Population	9,822	70,051	217,729
2020 Group Quarters	1	10	779
2025 Total Population	10,513	76,228	231,352
2020-2025 Annual Rate	1.37%	1.70%	1.22%
2020 Total Daytime Population	11,657	57,877	181,426
Workers	7,162	25,025	73,699
Residents	4,495	32,852	107,727
Household Summary			
2000 Households	2,608	17,089	55,406
2000 Average Household Size	3.07	3.17	3.01
2010 Households	2,702	20,156	63,438
2010 Average Household Size	2.92	3.09	3.04
2020 Households	3,314	22,302	69,839
2020 Average Household Size	2.96	3.14	3.11
2025 Households	3,520	24,202	73,681
2025 Average Household Size	2.99	3.15	3.13
2020-2025 Annual Rate	1.21%	1.65%	1.08%
2010 Families	2,194	16,773	49,626
2010 Average Family Size	3.24	3.39	3.44
2020 Families	2,703	18,667	55,169
2020 Average Family Size	3.28	3.43	3.50
2025 Families	2,878	20,299	58,457
2025 Average Family Size	3.30	3.44	3.52
2020-2025 Annual Rate	1.26%	1.69%	1.16%
Housing Unit Summary			
2000 Housing Units	2,648	17,425	56,994
Owner Occupied Housing Units	90.1%	87.6%	72.7%
Renter Occupied Housing Units	8.4%	10.5%	24.5%
Vacant Housing Units	1.5%	1.9%	2.8%
2010 Housing Units	2,808	20,932	67,282
Owner Occupied Housing Units	81.9%	82.8%	70.1%
Renter Occupied Housing Units	14.3%	13.5%	24.2%
Vacant Housing Units	3.8%	3.7%	5.7%
2020 Housing Units	3,403	23,495	74,040
Owner Occupied Housing Units	76.3%	77.5%	65.4%
Renter Occupied Housing Units	21.0%	17.5%	28.9%
Vacant Housing Units	2.6%	5.1%	5.7%
2025 Housing Units	3,593	25,289	77,721
Owner Occupied Housing Units	76.3%	74.8%	65.1%
Renter Occupied Housing Units	21.7%	20.9%	29.7%
Vacant Housing Units	2.0%	4.3%	5.2%
Median Household Income			
2020	\$84,637	\$86,506	\$71,898
2025	\$90,397	\$93,138	\$77,002
Median Home Value			
2020	\$195,705	\$216,571	\$194,604
2025	\$235,552	\$249,322	\$228,584
Per Capita Income			
2020	\$34,217	\$32,894	\$29,178
2025	\$37,461	\$36,241	\$32,120
Median Age			
2010	36.5	35.8	34.3
2020	38.2	37.3	35.5
2025	39.2	38.1	36.3

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

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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2020 Households by Income			
Household Income Base	3,314	22,302	69,839
<\$15,000	2.6%	3.2%	4.6%
\$15,000 - \$24,999	2.9%	3.5%	5.8%
\$25,000 - \$34,999	6.2%	5.8%	8.1%
\$35,000 - \$49,999	12.3%	10.4%	12.7%
\$50,000 - \$74,999	17.0%	18.6%	20.6%
\$75,000 - \$99,999	19.3%	15.7%	14.7%
\$100,000 - \$149,999	23.1%	25.2%	19.7%
\$150,000 - \$199,999	9.9%	10.3%	7.9%
\$200,000+	6.8%	7.2%	5.8%
Average Household Income	\$101,923	\$103,357	\$90,955
2025 Households by Income			
Household Income Base	3,520	24,202	73,681
<\$15,000	2.4%	3.2%	4.4%
\$15,000 - \$24,999	2.4%	3.2%	5.2%
\$25,000 - \$34,999	5.5%	5.4%	7.5%
\$35,000 - \$49,999	11.1%	9.6%	11.8%
\$50,000 - \$74,999	15.7%	17.0%	19.6%
\$75,000 - \$99,999	18.7%	15.0%	14.5%
\$100,000 - \$149,999	24.4%	25.8%	20.7%
\$150,000 - \$199,999	11.9%	11.8%	9.0%
\$200,000+	7.9%	9.1%	7.3%
Average Household Income	\$112,379	\$114,204	\$100,846
2020 Owner Occupied Housing Units by Value			
Total	2,598	18,202	48,456
<\$50,000	1.1%	0.8%	1.5%
\$50,000 - \$99,999	4.2%	4.6%	10.5%
\$100,000 - \$149,999	19.6%	14.8%	18.0%
\$150,000 - \$199,999	27.6%	22.6%	22.4%
\$200,000 - \$249,999	18.2%	21.5%	16.3%
\$250,000 - \$299,999	7.7%	16.7%	12.9%
\$300,000 - \$399,999	11.2%	12.6%	11.4%
\$400,000 - \$499,999	4.6%	3.4%	4.0%
\$500,000 - \$749,999	5.3%	1.7%	1.9%
\$750,000 - \$999,999	0.7%	0.3%	0.5%
\$1,000,000 - \$1,499,999	0.0%	0.3%	0.3%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.6%	0.4%
Average Home Value	\$237,389	\$246,945	\$227,730
2025 Owner Occupied Housing Units by Value			
Total	2,742	18,916	50,572
<\$50,000	0.6%	0.4%	1.0%
\$50,000 - \$99,999	3.0%	3.1%	8.1%
\$100,000 - \$149,999	13.8%	9.6%	13.9%
\$150,000 - \$199,999	19.5%	16.5%	17.8%
\$200,000 - \$249,999	18.5%	20.7%	16.1%
\$250,000 - \$299,999	9.0%	19.6%	15.1%
\$300,000 - \$399,999	19.4%	18.5%	15.7%
\$400,000 - \$499,999	8.8%	6.3%	6.7%
\$500,000 - \$749,999	5.9%	2.7%	3.3%
\$750,000 - \$999,999	1.4%	0.6%	0.9%
\$1,000,000 - \$1,499,999	0.1%	0.7%	0.6%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	1.3%	0.7%
Average Home Value	\$278,381	\$297,957	\$270,561

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

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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2010 Population by Age			
Total	7,902	62,279	193,382
0 - 4	6.1%	6.7%	7.4%
5 - 9	7.1%	7.5%	7.9%
10 - 14	8.3%	8.8%	8.6%
15 - 24	14.2%	13.9%	14.1%
25 - 34	12.2%	11.8%	12.9%
35 - 44	14.6%	15.6%	15.1%
45 - 54	18.2%	17.4%	15.3%
55 - 64	12.3%	10.9%	10.3%
65 - 74	4.4%	4.6%	4.9%
75 - 84	2.0%	2.1%	2.5%
85 +	0.7%	0.6%	0.9%
18 +	72.9%	71.2%	70.9%
2020 Population by Age			
Total	9,822	70,052	217,728
0 - 4	5.6%	6.1%	6.7%
5 - 9	6.1%	6.6%	7.2%
10 - 14	6.3%	7.0%	7.2%
15 - 24	12.1%	12.6%	13.1%
25 - 34	15.4%	14.8%	15.1%
35 - 44	13.2%	12.6%	12.9%
45 - 54	13.7%	14.2%	13.1%
55 - 64	15.2%	14.5%	12.5%
65 - 74	8.9%	8.1%	7.8%
75 - 84	2.8%	2.8%	3.2%
85 +	0.8%	0.8%	1.2%
18 +	78.2%	76.3%	74.8%
2025 Population by Age			
Total	10,514	76,230	231,352
0 - 4	5.6%	6.1%	6.7%
5 - 9	5.9%	6.3%	6.9%
10 - 14	6.4%	6.9%	7.3%
15 - 24	10.6%	11.1%	12.0%
25 - 34	15.0%	15.0%	15.0%
35 - 44	14.7%	13.8%	14.1%
45 - 54	12.6%	12.4%	11.9%
55 - 64	13.6%	13.2%	11.6%
65 - 74	10.4%	10.0%	8.9%
75 - 84	4.4%	4.2%	4.3%
85 +	0.8%	1.0%	1.2%
18 +	78.3%	76.7%	75.0%
2010 Population by Sex			
Males	3,853	30,537	94,601
Females	4,049	31,742	98,782
2020 Population by Sex			
Males	4,741	34,339	106,549
Females	5,082	35,712	111,180
2025 Population by Sex			
Males	5,073	37,443	113,379
Females	5,440	38,784	117,974

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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2010 Population by Race/Ethnicity			
Total	7,903	62,280	193,383
White Alone	73.9%	65.7%	62.9%
Black Alone	11.7%	15.4%	15.2%
American Indian Alone	0.7%	0.6%	0.8%
Asian Alone	4.0%	8.1%	7.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	6.8%	7.4%	11.1%
Two or More Races	2.8%	2.8%	3.1%
Hispanic Origin	21.5%	24.6%	31.1%
Diversity Index	62.8	70.9	75.8
2020 Population by Race/Ethnicity			
Total	9,822	70,050	217,729
White Alone	67.8%	59.4%	56.5%
Black Alone	13.6%	17.2%	16.9%
American Indian Alone	0.7%	0.6%	0.7%
Asian Alone	5.8%	10.7%	9.6%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	8.3%	8.5%	12.4%
Two or More Races	3.6%	3.5%	3.8%
Hispanic Origin	26.3%	28.2%	34.7%
Diversity Index	70.5	76.6	80.5
2025 Population by Race/Ethnicity			
Total	10,513	76,228	231,352
White Alone	64.7%	56.6%	53.7%
Black Alone	14.6%	17.8%	17.6%
American Indian Alone	0.8%	0.6%	0.7%
Asian Alone	6.8%	12.1%	11.0%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	9.1%	9.0%	12.9%
Two or More Races	4.0%	3.8%	4.0%
Hispanic Origin	29.5%	30.2%	36.6%
Diversity Index	74.0	78.8	82.2
2010 Population by Relationship and Household Type			
Total	7,902	62,279	193,383
In Households	100.0%	100.0%	99.6%
In Family Households	92.0%	93.2%	90.7%
Householder	27.6%	26.9%	25.7%
Spouse	21.6%	21.3%	19.0%
Child	36.5%	37.5%	37.4%
Other relative	4.2%	5.5%	6.3%
Nonrelative	2.1%	1.9%	2.4%
In Nonfamily Households	8.0%	6.8%	8.9%
In Group Quarters	0.0%	0.0%	0.4%
Institutionalized Population	0.0%	0.0%	0.4%
Noninstitutionalized Population	0.0%	0.0%	0.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

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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2020 Population 25+ by Educational Attainment			
Total	6,868	47,472	143,238
Less than 9th Grade	3.8%	4.9%	8.2%
9th - 12th Grade, No Diploma	6.6%	6.9%	8.2%
High School Graduate	24.6%	20.9%	20.8%
GED/Alternative Credential	3.2%	3.1%	3.8%
Some College, No Degree	24.6%	24.4%	23.8%
Associate Degree	9.4%	8.9%	8.5%
Bachelor's Degree	20.3%	21.1%	18.0%
Graduate/Professional Degree	7.4%	9.8%	8.7%
2020 Population 15+ by Marital Status			
Total	8,055	56,300	171,726
Never Married	28.8%	29.6%	31.5%
Married	57.0%	57.9%	54.2%
Widowed	3.1%	4.2%	4.5%
Divorced	11.1%	8.3%	9.8%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	5,958	41,416	122,928
Population 16+ Employed	90.1%	90.7%	90.4%
Population 16+ Unemployment rate	9.9%	9.3%	9.6%
Population 16-24 Employed	10.5%	10.6%	12.2%
Population 16-24 Unemployment rate	18.5%	16.5%	17.0%
Population 25-54 Employed	63.7%	63.5%	64.4%
Population 25-54 Unemployment rate	8.9%	8.6%	8.8%
Population 55-64 Employed	19.5%	19.8%	17.1%
Population 55-64 Unemployment rate	8.8%	8.2%	7.7%
Population 65+ Employed	6.2%	6.1%	6.3%
Population 65+ Unemployment rate	7.5%	7.2%	7.5%
2020 Employed Population 16+ by Industry			
Total	5,368	37,545	111,094
Agriculture/Mining	0.2%	0.6%	0.6%
Construction	8.6%	7.2%	9.8%
Manufacturing	10.6%	10.4%	10.3%
Wholesale Trade	3.8%	2.5%	2.3%
Retail Trade	12.2%	10.5%	11.0%
Transportation/Utilities	5.6%	5.5%	5.4%
Information	1.7%	1.8%	2.0%
Finance/Insurance/Real Estate	7.1%	9.2%	8.6%
Services	47.7%	49.5%	47.7%
Public Administration	2.6%	2.7%	2.3%
2020 Employed Population 16+ by Occupation			
Total	5,370	37,545	111,093
White Collar	61.6%	64.0%	59.9%
Management/Business/Financial	11.8%	13.8%	13.0%
Professional	21.7%	23.4%	20.2%
Sales	12.5%	10.6%	10.5%
Administrative Support	15.6%	16.2%	16.2%
Services	16.6%	15.3%	16.3%
Blue Collar	21.8%	20.7%	23.8%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	5.0%	5.0%	7.2%
Installation/Maintenance/Repair	3.4%	3.5%	4.0%
Production	5.2%	6.2%	6.7%
Transportation/Material Moving	8.2%	6.0%	5.8%

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

February 16, 2021



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2010 Households by Type			
Total	2,702	20,155	63,438
Households with 1 Person	15.0%	13.5%	17.6%
Households with 2+ People	85.0%	86.5%	82.4%
Family Households	81.2%	83.2%	78.2%
Husband-wife Families	63.5%	65.7%	57.9%
With Related Children	31.6%	35.3%	31.3%
Other Family (No Spouse Present)	17.7%	17.5%	20.3%
Other Family with Male Householder	5.4%	4.8%	5.6%
With Related Children	3.2%	3.0%	3.5%
Other Family with Female Householder	12.3%	12.7%	14.7%
With Related Children	8.0%	8.4%	10.0%
Nonfamily Households	3.8%	3.3%	4.2%
All Households with Children	43.3%	47.0%	45.2%
Multigenerational Households	6.1%	7.2%	7.4%
Unmarried Partner Households	5.0%	4.7%	5.7%
Male-female	4.4%	4.0%	5.0%
Same-sex	0.6%	0.7%	0.7%
2010 Households by Size			
Total	2,702	20,156	63,438
1 Person Household	15.0%	13.5%	17.6%
2 Person Household	32.3%	29.9%	28.7%
3 Person Household	19.9%	20.1%	18.5%
4 Person Household	18.2%	19.3%	17.5%
5 Person Household	8.8%	10.0%	9.8%
6 Person Household	3.7%	4.2%	4.5%
7 + Person Household	2.0%	2.9%	3.4%
2010 Households by Tenure and Mortgage Status			
Total	2,702	20,156	63,438
Owner Occupied	85.1%	86.0%	74.3%
Owned with a Mortgage/Loan	71.8%	72.7%	60.0%
Owned Free and Clear	13.3%	13.3%	14.3%
Renter Occupied	14.9%	14.0%	25.7%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	197	181	169
Percent of Income for Mortgage	9.7%	10.5%	11.3%
Wealth Index	111	117	96
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	2,808	20,932	67,282
Housing Units Inside Urbanized Area	100.0%	100.0%	99.6%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.4%
2010 Population By Urban/ Rural Status			
Total Population	7,902	62,279	193,383
Population Inside Urbanized Area	100.0%	100.0%	99.6%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.4%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	Soccer Moms (4A)	Soccer Moms (4A)	Soccer Moms (4A)
2.	Home Improvement (4B)	Home Improvement (4B)	Home Improvement (4B)
3.	Southern Satellites (10A)	American Dreamers (7C)	American Dreamers (7C)
2020 Consumer Spending			
Apparel & Services: Total \$	\$8,034,935	\$54,913,946	\$154,717,206
Average Spent	\$2,424.54	\$2,462.29	\$2,215.34
Spending Potential Index	113	115	103
Education: Total \$	\$6,283,787	\$44,329,035	\$120,957,949
Average Spent	\$1,896.13	\$1,987.67	\$1,731.95
Spending Potential Index	106	111	97
Entertainment/Recreation: Total \$	\$12,133,321	\$81,846,467	\$225,007,694
Average Spent	\$3,661.23	\$3,669.92	\$3,221.81
Spending Potential Index	113	113	99
Food at Home: Total \$	\$19,738,750	\$132,717,833	\$372,991,479
Average Spent	\$5,956.17	\$5,950.94	\$5,340.73
Spending Potential Index	112	111	100
Food Away from Home: Total \$	\$14,185,987	\$96,188,904	\$270,995,956
Average Spent	\$4,280.62	\$4,313.02	\$3,880.30
Spending Potential Index	114	114	103
Health Care: Total \$	\$21,878,483	\$146,011,819	\$401,296,633
Average Spent	\$6,601.84	\$6,547.03	\$5,746.02
Spending Potential Index	115	114	100
HH Furnishings & Equipment: Total \$	\$8,462,754	\$57,620,802	\$158,974,692
Average Spent	\$2,553.64	\$2,583.66	\$2,276.30
Spending Potential Index	117	118	104
Personal Care Products & Services: Total \$	\$3,512,710	\$23,911,843	\$66,590,220
Average Spent	\$1,059.96	\$1,072.18	\$953.48
Spending Potential Index	115	117	104
Shelter: Total \$	\$70,233,419	\$485,770,800	\$1,361,394,202
Average Spent	\$21,192.94	\$21,781.49	\$19,493.32
Spending Potential Index	109	112	101
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$9,261,307	\$62,116,285	\$168,212,130
Average Spent	\$2,794.60	\$2,785.23	\$2,408.57
Spending Potential Index	119	119	103
Travel: Total \$	\$9,123,262	\$62,957,974	\$169,750,498
Average Spent	\$2,752.95	\$2,822.97	\$2,430.60
Spending Potential Index	114	117	101
Vehicle Maintenance & Repairs: Total \$	\$4,294,657	\$28,929,348	\$80,997,415
Average Spent	\$1,295.91	\$1,297.16	\$1,159.77
Spending Potential Index	112	112	100

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

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