



Executive Summary

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			
2000 Population	8,015	54,298	167,859
2010 Population	7,902	62,279	193,383
2020 Population	9,822	70,051	217,729
2025 Population	10,513	76,228	231,352
2000-2010 Annual Rate	-0.14%	1.38%	1.43%
2010-2020 Annual Rate	2.14%	1.15%	1.16%
2020-2025 Annual Rate	1.37%	1.70%	1.22%
2020 Male Population	48.3%	49.0%	48.9%
2020 Female Population	51.7%	51.0%	51.1%
2020 Median Age	38.2	37.3	35.5

In the identified area, the current year population is 217,729. In 2010, the Census count in the area was 193,383. The rate of change since 2010 was 1.16% annually. The five-year projection for the population in the area is 231,352 representing a change of 1.22% 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 38.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	67.8%	59.4%	56.5%
2020 Black Alone	13.6%	17.2%	16.9%
2020 American Indian/Alaska Native Alone	0.7%	0.6%	0.7%
2020 Asian Alone	5.8%	10.7%	9.6%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Other Race	8.3%	8.5%	12.4%
2020 Two or More Races	3.6%	3.5%	3.8%
2020 Hispanic Origin (Any Race)	26.3%	28.2%	34.7%

Persons of Hispanic origin represent 34.7% 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 80.5 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	111	117	96
2000 Households	2,608	17,089	55,406
2010 Households	2,702	20,156	63,438
2020 Total Households	3,314	22,302	69,839
2025 Total Households	3,520	24,202	73,681
2000-2010 Annual Rate	0.35%	1.66%	1.36%
2010-2020 Annual Rate	2.01%	0.99%	0.94%
2020-2025 Annual Rate	1.21%	1.65%	1.08%
2020 Average Household Size	2.96	3.14	3.11

The household count in this area has changed from 63,438 in 2010 to 69,839 in the current year, a change of 0.94% annually. The five-year projection of households is 73,681, a change of 1.08% annually from the current year total. Average household size is currently 3.11, compared to 3.04 in the year 2010. The number of families in the current year is 55,169 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	9.7%	10.5%	11.3%
Median Household Income			
2020 Median Household Income	\$84,637	\$86,506	\$71,898
2025 Median Household Income	\$90,397	\$93,138	\$77,002
2020-2025 Annual Rate	1.33%	1.49%	1.38%
Average Household Income			
2020 Average Household Income	\$101,923	\$103,357	\$90,955
2025 Average Household Income	\$112,379	\$114,204	\$100,846
2020-2025 Annual Rate	1.97%	2.02%	2.09%
Per Capita Income			
2020 Per Capita Income	\$34,217	\$32,894	\$29,178
2025 Per Capita Income	\$37,461	\$36,241	\$32,120
2020-2025 Annual Rate	1.83%	1.96%	1.94%

Households by Income

Current median household income is \$71,898 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$77,002 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$90,955 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$100,846 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$29,178 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$32,120 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	197	181	169
2000 Total Housing Units	2,648	17,425	56,994
2000 Owner Occupied Housing Units	2,386	15,262	41,423
2000 Renter Occupied Housing Units	222	1,827	13,983
2000 Vacant Housing Units	40	336	1,588
2010 Total Housing Units	2,808	20,932	67,282
2010 Owner Occupied Housing Units	2,300	17,331	47,140
2010 Renter Occupied Housing Units	402	2,825	16,298
2010 Vacant Housing Units	106	776	3,844
2020 Total Housing Units	3,403	23,495	74,040
2020 Owner Occupied Housing Units	2,598	18,202	48,456
2020 Renter Occupied Housing Units	716	4,100	21,383
2020 Vacant Housing Units	89	1,193	4,201
2025 Total Housing Units	3,593	25,289	77,721
2025 Owner Occupied Housing Units	2,742	18,916	50,572
2025 Renter Occupied Housing Units	779	5,287	23,109
2025 Vacant Housing Units	73	1,087	4,040

Currently, 65.4% of the 74,040 housing units in the area are owner occupied; 28.9%, renter occupied; and 5.7% 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 67,282 housing units in the area - 70.1% owner occupied, 24.2% renter occupied, and 5.7% vacant. The annual rate of change in housing units since 2010 is 4.35%. Median home value in the area is \$194,604, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 3.27% annually to \$228,584.

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.