



# Community Profile

Virginia Square  
 208 N Central Expy, Mckinney, Texas, 75070  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 33.19965  
 Longitude: -96.63697

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	10,631	40,432	56,453
2010 Total Population	12,141	60,608	113,760
2020 Total Population	13,514	75,981	160,793
2020 Group Quarters	31	1,068	2,336
2025 Total Population	15,490	86,768	183,903
2020-2025 Annual Rate	2.77%	2.69%	2.72%
2020 Total Daytime Population	13,803	77,644	154,228
Workers	6,498	35,503	65,571
Residents	7,305	42,141	88,657
<b>Household Summary</b>			
2000 Households	4,140	13,876	18,922
2000 Average Household Size	2.55	2.83	2.89
2010 Households	4,576	20,882	38,683
2010 Average Household Size	2.65	2.85	2.89
2020 Households	5,053	26,015	55,044
2020 Average Household Size	2.67	2.88	2.88
2025 Households	5,763	29,637	62,913
2025 Average Household Size	2.68	2.89	2.89
2020-2025 Annual Rate	2.66%	2.64%	2.71%
2010 Families	3,139	15,191	29,507
2010 Average Family Size	3.18	3.36	3.33
2020 Families	3,373	18,712	41,252
2020 Average Family Size	3.25	3.41	3.35
2025 Families	3,834	21,252	46,936
2025 Average Family Size	3.28	3.43	3.37
2020-2025 Annual Rate	2.60%	2.58%	2.62%
<b>Housing Unit Summary</b>			
2000 Housing Units	4,372	14,803	20,182
Owner Occupied Housing Units	52.1%	58.9%	66.4%
Renter Occupied Housing Units	42.6%	34.9%	27.4%
Vacant Housing Units	5.3%	6.3%	6.2%
2010 Housing Units	5,027	22,567	41,814
Owner Occupied Housing Units	51.3%	55.9%	65.0%
Renter Occupied Housing Units	39.7%	36.6%	27.5%
Vacant Housing Units	9.0%	7.5%	7.5%
2020 Housing Units	5,441	27,556	58,188
Owner Occupied Housing Units	48.3%	53.3%	63.4%
Renter Occupied Housing Units	44.6%	41.1%	31.2%
Vacant Housing Units	7.1%	5.6%	5.4%
2025 Housing Units	6,170	31,423	66,359
Owner Occupied Housing Units	47.1%	53.0%	62.9%
Renter Occupied Housing Units	46.3%	41.3%	31.9%
Vacant Housing Units	6.6%	5.7%	5.2%
<b>Median Household Income</b>			
2020	\$57,561	\$74,641	\$89,652
2025	\$61,159	\$79,114	\$96,841
<b>Median Home Value</b>			
2020	\$253,883	\$310,494	\$335,643
2025	\$302,339	\$332,805	\$352,009
<b>Per Capita Income</b>			
2020	\$30,129	\$35,278	\$40,182
2025	\$32,169	\$38,184	\$43,854
<b>Median Age</b>			
2010	33.5	32.7	33.4
2020	34.5	34.0	34.6
2025	34.0	34.5	34.8

**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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<b>2020 Households by Income</b>			
Household Income Base	5,053	26,011	55,039
<\$15,000	7.7%	7.1%	5.7%
\$15,000 - \$24,999	6.4%	7.4%	5.0%
\$25,000 - \$34,999	9.4%	7.8%	5.7%
\$35,000 - \$49,999	18.2%	11.7%	9.5%
\$50,000 - \$74,999	20.8%	16.1%	16.1%
\$75,000 - \$99,999	10.3%	12.8%	12.4%
\$100,000 - \$149,999	14.5%	17.2%	21.1%
\$150,000 - \$199,999	7.4%	8.6%	10.5%
\$200,000+	5.2%	11.3%	14.0%
Average Household Income	\$81,302	\$102,973	\$117,034
<b>2025 Households by Income</b>			
Household Income Base	5,763	29,633	62,908
<\$15,000	6.5%	6.2%	5.3%
\$15,000 - \$24,999	5.7%	6.7%	4.5%
\$25,000 - \$34,999	8.9%	7.4%	5.3%
\$35,000 - \$49,999	17.5%	11.2%	8.9%
\$50,000 - \$74,999	21.0%	15.8%	15.2%
\$75,000 - \$99,999	10.7%	12.9%	12.1%
\$100,000 - \$149,999	16.6%	18.2%	21.7%
\$150,000 - \$199,999	8.4%	9.5%	11.5%
\$200,000+	4.9%	12.1%	15.6%
Average Household Income	\$87,231	\$111,743	\$127,921
<b>2020 Owner Occupied Housing Units by Value</b>			
Total	2,628	14,691	36,896
<\$50,000	1.4%	3.1%	2.0%
\$50,000 - \$99,999	4.9%	4.6%	2.3%
\$100,000 - \$149,999	15.8%	8.8%	4.7%
\$150,000 - \$199,999	11.5%	8.0%	5.9%
\$200,000 - \$249,999	15.6%	11.7%	11.7%
\$250,000 - \$299,999	10.0%	10.9%	12.5%
\$300,000 - \$399,999	27.4%	26.9%	30.5%
\$400,000 - \$499,999	9.9%	13.7%	14.9%
\$500,000 - \$749,999	3.4%	9.4%	12.5%
\$750,000 - \$999,999	0.0%	2.2%	1.9%
\$1,000,000 - \$1,499,999	0.1%	0.4%	0.6%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.3%
\$2,000,000 +	0.0%	0.2%	0.2%
Average Home Value	\$269,228	\$329,180	\$365,651
<b>2025 Owner Occupied Housing Units by Value</b>			
Total	2,905	16,653	41,761
<\$50,000	0.9%	2.3%	1.4%
\$50,000 - \$99,999	3.1%	3.1%	1.5%
\$100,000 - \$149,999	10.3%	6.0%	3.2%
\$150,000 - \$199,999	8.5%	6.0%	4.2%
\$200,000 - \$249,999	14.7%	10.9%	10.2%
\$250,000 - \$299,999	11.7%	11.9%	12.6%
\$300,000 - \$399,999	33.1%	29.5%	32.7%
\$400,000 - \$499,999	13.1%	15.8%	16.8%
\$500,000 - \$749,999	4.4%	11.0%	14.3%
\$750,000 - \$999,999	0.1%	2.6%	2.0%
\$1,000,000 - \$1,499,999	0.1%	0.5%	0.7%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.3%
\$2,000,000 +	0.0%	0.2%	0.3%
Average Home Value	\$299,552	\$355,580	\$386,755

**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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<b>2010 Population by Age</b>			
Total	12,141	60,607	113,762
0 - 4	8.6%	8.3%	8.3%
5 - 9	8.2%	8.6%	9.2%
10 - 14	7.1%	8.5%	8.8%
15 - 24	13.0%	13.9%	12.4%
25 - 34	15.5%	14.1%	13.8%
35 - 44	15.0%	15.6%	17.5%
45 - 54	13.3%	13.5%	13.5%
55 - 64	9.4%	8.8%	8.5%
65 - 74	5.1%	4.8%	4.8%
75 - 84	3.2%	2.7%	2.3%
85 +	1.5%	1.2%	0.9%
18 +	71.7%	69.6%	68.8%
<b>2020 Population by Age</b>			
Total	13,514	75,980	160,794
0 - 4	7.8%	7.5%	7.5%
5 - 9	7.7%	7.7%	8.2%
10 - 14	7.5%	7.7%	8.3%
15 - 24	12.8%	13.9%	12.8%
25 - 34	14.8%	14.7%	13.7%
35 - 44	14.1%	13.6%	15.2%
45 - 54	12.4%	12.8%	13.5%
55 - 64	11.0%	10.8%	10.3%
65 - 74	7.1%	6.7%	6.7%
75 - 84	3.3%	3.1%	2.8%
85 +	1.5%	1.4%	1.0%
18 +	72.9%	72.6%	71.5%
<b>2025 Population by Age</b>			
Total	15,490	86,766	183,902
0 - 4	7.9%	7.6%	7.7%
5 - 9	7.8%	7.6%	8.1%
10 - 14	7.7%	7.6%	8.0%
15 - 24	13.0%	12.9%	12.0%
25 - 34	15.2%	15.2%	14.6%
35 - 44	13.6%	14.6%	15.8%
45 - 54	11.8%	11.6%	12.2%
55 - 64	10.2%	10.3%	9.9%
65 - 74	7.5%	7.3%	7.1%
75 - 84	3.9%	3.9%	3.6%
85 +	1.4%	1.4%	1.1%
18 +	72.5%	72.9%	71.9%
<b>2010 Population by Sex</b>			
Males	5,838	29,661	56,007
Females	6,303	30,947	57,752
<b>2020 Population by Sex</b>			
Males	6,560	37,214	78,879
Females	6,954	38,766	81,913
<b>2025 Population by Sex</b>			
Males	7,526	42,455	90,029
Females	7,964	44,313	93,874

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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<b>2010 Population by Race/Ethnicity</b>			
Total	12,141	60,609	113,760
White Alone	70.2%	70.6%	74.9%
Black Alone	9.8%	11.2%	10.0%
American Indian Alone	1.0%	0.9%	0.8%
Asian Alone	1.6%	2.5%	3.8%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	13.8%	11.5%	7.4%
Two or More Races	3.4%	3.3%	3.0%
Hispanic Origin	29.9%	26.9%	19.5%
Diversity Index	70.8	69.0	60.7
<b>2020 Population by Race/Ethnicity</b>			
Total	13,515	75,981	160,793
White Alone	63.7%	64.2%	67.6%
Black Alone	13.0%	14.3%	12.8%
American Indian Alone	0.9%	0.8%	0.7%
Asian Alone	2.9%	4.5%	7.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	15.3%	12.1%	7.4%
Two or More Races	4.2%	4.0%	3.8%
Hispanic Origin	32.4%	27.9%	19.7%
Diversity Index	76.2	74.0	67.2
<b>2025 Population by Race/Ethnicity</b>			
Total	15,490	86,768	183,903
White Alone	60.7%	61.4%	64.5%
Black Alone	14.9%	15.9%	14.5%
American Indian Alone	0.9%	0.8%	0.7%
Asian Alone	3.3%	5.1%	8.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	15.8%	12.5%	7.8%
Two or More Races	4.4%	4.3%	4.0%
Hispanic Origin	34.3%	29.3%	20.9%
Diversity Index	78.5	76.3	70.3
<b>2010 Population by Relationship and Household Type</b>			
Total	12,141	60,608	113,760
In Households	99.8%	98.3%	98.2%
In Family Households	84.9%	86.5%	88.1%
Householder	25.5%	25.1%	25.9%
Spouse	17.9%	18.9%	20.9%
Child	33.8%	35.3%	35.6%
Other relative	5.1%	4.9%	3.9%
Nonrelative	2.7%	2.4%	1.8%
In Nonfamily Households	14.9%	11.8%	10.1%
In Group Quarters	0.2%	1.7%	1.8%
Institutionalized Population	0.2%	0.5%	1.2%
Noninstitutionalized Population	0.0%	1.1%	0.7%

**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.

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<b>2020 Population 25+ by Educational Attainment</b>			
Total	8,663	47,977	101,624
Less than 9th Grade	12.7%	8.8%	4.8%
9th - 12th Grade, No Diploma	6.0%	4.6%	3.3%
High School Graduate	15.6%	16.7%	13.2%
GED/Alternative Credential	4.4%	2.4%	1.8%
Some College, No Degree	19.9%	20.4%	21.0%
Associate Degree	9.8%	9.1%	9.5%
Bachelor's Degree	20.4%	25.2%	30.9%
Graduate/Professional Degree	11.2%	12.9%	15.6%
<b>2020 Population 15+ by Marital Status</b>			
Total	10,397	58,531	122,238
Never Married	30.3%	33.1%	28.7%
Married	53.0%	52.4%	57.8%
Widowed	5.0%	4.1%	3.8%
Divorced	11.7%	10.5%	9.7%
<b>2020 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	6,761	36,976	77,273
Population 16+ Employed	92.4%	92.2%	92.5%
Population 16+ Unemployment rate	7.6%	7.8%	7.5%
Population 16-24 Employed	12.4%	13.3%	10.9%
Population 16-24 Unemployment rate	14.4%	13.4%	13.5%
Population 25-54 Employed	66.9%	68.1%	71.6%
Population 25-54 Unemployment rate	6.2%	6.8%	6.7%
Population 55-64 Employed	15.5%	14.6%	13.7%
Population 55-64 Unemployment rate	8.0%	6.9%	6.9%
Population 65+ Employed	5.2%	4.0%	3.8%
Population 65+ Unemployment rate	7.9%	6.9%	6.3%
<b>2020 Employed Population 16+ by Industry</b>			
Total	6,245	34,100	71,485
Agriculture/Mining	0.4%	0.7%	0.7%
Construction	11.5%	9.0%	6.9%
Manufacturing	9.2%	10.0%	9.9%
Wholesale Trade	2.8%	2.5%	2.7%
Retail Trade	12.1%	11.3%	10.9%
Transportation/Utilities	2.2%	3.7%	3.6%
Information	1.6%	2.2%	2.7%
Finance/Insurance/Real Estate	8.2%	10.1%	11.7%
Services	48.4%	47.4%	48.1%
Public Administration	3.6%	3.1%	2.9%
<b>2020 Employed Population 16+ by Occupation</b>			
Total	6,245	34,099	71,485
White Collar	63.7%	67.6%	74.3%
Management/Business/Financial	15.3%	18.1%	21.3%
Professional	22.7%	22.2%	26.3%
Sales	11.9%	13.7%	13.5%
Administrative Support	13.7%	13.6%	13.3%
Services	15.6%	15.6%	12.6%
Blue Collar	20.8%	16.8%	13.0%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	9.6%	5.9%	3.9%
Installation/Maintenance/Repair	2.6%	2.8%	2.3%
Production	3.1%	3.4%	2.7%
Transportation/Material Moving	5.4%	4.7%	4.0%

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February 16, 2021



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<b>2010 Households by Type</b>			
Total	4,575	20,883	38,683
Households with 1 Person	25.6%	22.1%	19.2%
Households with 2+ People	74.4%	77.9%	80.8%
Family Households	68.6%	72.7%	76.3%
Husband-wife Families	48.0%	54.7%	61.5%
With Related Children	25.6%	31.3%	35.9%
Other Family (No Spouse Present)	20.7%	18.0%	14.8%
Other Family with Male Householder	5.1%	4.9%	4.1%
With Related Children	3.3%	3.1%	2.7%
Other Family with Female Householder	15.5%	13.1%	10.7%
With Related Children	11.0%	9.6%	7.8%
Nonfamily Households	5.8%	5.1%	4.5%
All Households with Children	40.3%	44.5%	46.8%
Multigenerational Households	4.5%	4.9%	4.2%
Unmarried Partner Households	5.9%	5.5%	4.8%
Male-female	5.2%	4.9%	4.1%
Same-sex	0.7%	0.6%	0.6%
<b>2010 Households by Size</b>			
Total	4,574	20,883	38,682
1 Person Household	25.6%	22.1%	19.2%
2 Person Household	30.1%	28.7%	29.7%
3 Person Household	17.4%	17.3%	17.7%
4 Person Household	14.3%	16.8%	19.0%
5 Person Household	7.7%	8.7%	9.0%
6 Person Household	2.9%	3.8%	3.4%
7 + Person Household	2.1%	2.6%	2.1%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	4,576	20,882	38,683
Owner Occupied	56.4%	60.5%	70.2%
Owned with a Mortgage/Loan	43.5%	49.5%	59.9%
Owned Free and Clear	12.8%	11.0%	10.4%
Renter Occupied	43.6%	39.5%	29.8%
<b>2020 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	108	111	121
Percent of Income for Mortgage	18.4%	17.4%	15.6%
Wealth Index	75	113	131
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	5,027	22,567	41,814
Housing Units Inside Urbanized Area	100.0%	99.6%	98.2%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.4%	1.8%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	12,141	60,608	113,760
Population Inside Urbanized Area	100.0%	99.6%	98.4%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.4%	1.6%

**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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<b>Top 3 Tapestry Segments</b>			
1.	Middleburg (4C)	Boomburbs (1C)	Boomburbs (1C)
2.	Metro Fusion (11C)	Up and Coming Families (7A)	Up and Coming Families (7A)
3.	Up and Coming Families (7A)	Soccer Moms (4A)	Soccer Moms (4A)
<b>2020 Consumer Spending</b>			
Apparel & Services: Total \$	\$10,184,011	\$65,914,638	\$157,286,418
Average Spent	\$2,015.44	\$2,533.72	\$2,857.47
Spending Potential Index	94	118	133
Education: Total \$	\$7,573,216	\$51,359,452	\$123,247,702
Average Spent	\$1,498.76	\$1,974.22	\$2,239.08
Spending Potential Index	84	110	125
Entertainment/Recreation: Total \$	\$14,737,379	\$95,171,936	\$228,511,288
Average Spent	\$2,916.56	\$3,658.35	\$4,151.43
Spending Potential Index	90	113	128
Food at Home: Total \$	\$24,837,771	\$157,799,319	\$371,268,869
Average Spent	\$4,915.45	\$6,065.71	\$6,744.95
Spending Potential Index	92	114	126
Food Away from Home: Total \$	\$17,836,077	\$114,765,635	\$273,233,657
Average Spent	\$3,529.80	\$4,411.52	\$4,963.91
Spending Potential Index	94	117	132
Health Care: Total \$	\$26,327,058	\$167,906,901	\$399,435,038
Average Spent	\$5,210.18	\$6,454.23	\$7,256.65
Spending Potential Index	91	112	126
HH Furnishings & Equipment: Total \$	\$10,276,927	\$66,992,568	\$161,524,006
Average Spent	\$2,033.83	\$2,575.15	\$2,934.45
Spending Potential Index	93	118	134
Personal Care Products & Services: Total \$	\$4,357,642	\$28,282,791	\$68,042,298
Average Spent	\$862.39	\$1,087.17	\$1,236.14
Spending Potential Index	94	118	135
Shelter: Total \$	\$88,461,435	\$572,927,317	\$1,357,878,514
Average Spent	\$17,506.72	\$22,022.96	\$24,668.97
Spending Potential Index	90	114	127
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$11,002,087	\$71,326,983	\$174,627,616
Average Spent	\$2,177.34	\$2,741.76	\$3,172.51
Spending Potential Index	93	117	135
Travel: Total \$	\$10,731,677	\$71,004,357	\$173,361,016
Average Spent	\$2,123.82	\$2,729.36	\$3,149.50
Spending Potential Index	88	113	131
Vehicle Maintenance & Repairs: Total \$	\$5,465,689	\$34,608,006	\$81,145,362
Average Spent	\$1,081.67	\$1,330.31	\$1,474.19
Spending Potential Index	93	115	127

**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.