



Executive Summary

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
Population			
2000 Population	10,631	40,432	56,453
2010 Population	12,141	60,608	113,760
2020 Population	13,514	75,981	160,793
2025 Population	15,490	86,768	183,903
2000-2010 Annual Rate	1.34%	4.13%	7.26%
2010-2020 Annual Rate	1.05%	2.23%	3.43%
2020-2025 Annual Rate	2.77%	2.69%	2.72%
2020 Male Population	48.5%	49.0%	49.1%
2020 Female Population	51.5%	51.0%	50.9%
2020 Median Age	34.5	34.0	34.6

In the identified area, the current year population is 160,793. In 2010, the Census count in the area was 113,760. The rate of change since 2010 was 3.43% annually. The five-year projection for the population in the area is 183,903 representing a change of 2.72% annually from 2020 to 2025. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 34.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	63.7%	64.2%	67.6%
2020 Black Alone	13.0%	14.3%	12.8%
2020 American Indian/Alaska Native Alone	0.9%	0.8%	0.7%
2020 Asian Alone	2.9%	4.5%	7.6%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	15.3%	12.1%	7.4%
2020 Two or More Races	4.2%	4.0%	3.8%
2020 Hispanic Origin (Any Race)	32.4%	27.9%	19.7%

Persons of Hispanic origin represent 19.7% 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 67.2 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	75	113	131
2000 Households	4,140	13,876	18,922
2010 Households	4,576	20,882	38,683
2020 Total Households	5,053	26,015	55,044
2025 Total Households	5,763	29,637	62,913
2000-2010 Annual Rate	1.01%	4.17%	7.41%
2010-2020 Annual Rate	0.97%	2.17%	3.50%
2020-2025 Annual Rate	2.66%	2.64%	2.71%
2020 Average Household Size	2.67	2.88	2.88

The household count in this area has changed from 38,683 in 2010 to 55,044 in the current year, a change of 3.50% annually. The five-year projection of households is 62,913, a change of 2.71% annually from the current year total. Average household size is currently 2.88, compared to 2.89 in the year 2010. The number of families in the current year is 41,252 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	18.4%	17.4%	15.6%
Median Household Income			
2020 Median Household Income	\$57,561	\$74,641	\$89,652
2025 Median Household Income	\$61,159	\$79,114	\$96,841
2020-2025 Annual Rate	1.22%	1.17%	1.55%
Average Household Income			
2020 Average Household Income	\$81,302	\$102,973	\$117,034
2025 Average Household Income	\$87,231	\$111,743	\$127,921
2020-2025 Annual Rate	1.42%	1.65%	1.79%
Per Capita Income			
2020 Per Capita Income	\$30,129	\$35,278	\$40,182
2025 Per Capita Income	\$32,169	\$38,184	\$43,854
2020-2025 Annual Rate	1.32%	1.60%	1.76%

Households by Income

Current median household income is \$89,652 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$96,841 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$117,034 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$127,921 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$40,182 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$43,854 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	108	111	121
2000 Total Housing Units	4,372	14,803	20,182
2000 Owner Occupied Housing Units	2,278	8,713	13,401
2000 Renter Occupied Housing Units	1,862	5,163	5,521
2000 Vacant Housing Units	232	927	1,260
2010 Total Housing Units	5,027	22,567	41,814
2010 Owner Occupied Housing Units	2,580	12,625	27,170
2010 Renter Occupied Housing Units	1,996	8,257	11,513
2010 Vacant Housing Units	451	1,685	3,131
2020 Total Housing Units	5,441	27,556	58,188
2020 Owner Occupied Housing Units	2,628	14,693	36,899
2020 Renter Occupied Housing Units	2,425	11,322	18,145
2020 Vacant Housing Units	388	1,541	3,144
2025 Total Housing Units	6,170	31,423	66,359
2025 Owner Occupied Housing Units	2,905	16,656	41,764
2025 Renter Occupied Housing Units	2,858	12,981	21,149
2025 Vacant Housing Units	407	1,786	3,446

Currently, 63.4% of the 58,188 housing units in the area are owner occupied; 31.2%, renter occupied; and 5.4% 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 41,814 housing units in the area - 65.0% owner occupied, 27.5% renter occupied, and 7.5% vacant. The annual rate of change in housing units since 2010 is 15.82%. Median home value in the area is \$335,643, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 0.96% annually to \$352,009.

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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