



# Executive Summary

Yukon Hills Plaza  
 101 W Vandament Ave, Yukon, Oklahoma, 73099  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 35.49346  
 Longitude: -97.74353

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	12,578	30,946	45,598
2010 Population	12,362	39,456	57,735
2020 Population	13,708	49,241	73,795
2025 Population	14,426	53,693	81,037
2000-2010 Annual Rate	-0.17%	2.46%	2.39%
2010-2020 Annual Rate	1.01%	2.18%	2.42%
2020-2025 Annual Rate	1.03%	1.75%	1.89%
2020 Male Population	47.0%	48.1%	48.4%
2020 Female Population	53.0%	51.9%	51.6%
2020 Median Age	39.4	36.6	37.0

In the identified area, the current year population is 73,795. In 2010, the Census count in the area was 57,735. The rate of change since 2010 was 2.42% annually. The five-year projection for the population in the area is 81,037 representing a change of 1.89% annually from 2020 to 2025. Currently, the population is 48.4% male and 51.6% female.

### Median Age

The median age in this area is 39.4, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	85.9%	80.9%	79.2%
2020 Black Alone	1.4%	2.8%	3.2%
2020 American Indian/Alaska Native Alone	4.3%	3.7%	3.7%
2020 Asian Alone	1.1%	4.0%	4.5%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	2.1%	2.9%	3.7%
2020 Two or More Races	5.0%	5.5%	5.6%
2020 Hispanic Origin (Any Race)	7.7%	8.9%	9.9%

Persons of Hispanic origin represent 9.9% 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 48.1 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	81	84	83
2000 Households	4,843	11,388	16,899
2010 Households	4,928	14,990	22,047
2020 Total Households	5,469	18,738	28,148
2025 Total Households	5,762	20,436	30,901
2000-2010 Annual Rate	0.17%	2.79%	2.69%
2010-2020 Annual Rate	1.02%	2.20%	2.41%
2020-2025 Annual Rate	1.05%	1.75%	1.88%
2020 Average Household Size	2.48	2.61	2.61

The household count in this area has changed from 22,047 in 2010 to 28,148 in the current year, a change of 2.41% annually. The five-year projection of households is 30,901, a change of 1.88% annually from the current year total. Average household size is currently 2.61, compared to 2.61 in the year 2010. The number of families in the current year is 20,429 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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<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	9.1%	9.7%	10.0%
<b>Median Household Income</b>			
2020 Median Household Income	\$60,839	\$67,563	\$66,482
2025 Median Household Income	\$62,891	\$70,701	\$69,510
2020-2025 Annual Rate	0.67%	0.91%	0.89%
<b>Average Household Income</b>			
2020 Average Household Income	\$76,623	\$83,586	\$82,662
2025 Average Household Income	\$80,568	\$89,842	\$88,857
2020-2025 Annual Rate	1.01%	1.45%	1.46%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$30,400	\$31,699	\$31,449
2025 Per Capita Income	\$32,007	\$34,058	\$33,789
2020-2025 Annual Rate	1.04%	1.45%	1.45%

### Households by Income

Current median household income is \$66,482 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$69,510 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$82,662 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$88,857 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$31,449 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$33,789 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	243	227	221
2000 Total Housing Units	5,041	11,857	17,734
2000 Owner Occupied Housing Units	3,553	8,849	13,556
2000 Renter Occupied Housing Units	1,291	2,539	3,343
2000 Vacant Housing Units	197	469	835
2010 Total Housing Units	5,200	15,847	23,518
2010 Owner Occupied Housing Units	3,430	11,145	16,618
2010 Renter Occupied Housing Units	1,498	3,845	5,429
2010 Vacant Housing Units	272	857	1,471
2020 Total Housing Units	5,641	19,215	29,185
2020 Owner Occupied Housing Units	3,916	13,939	21,378
2020 Renter Occupied Housing Units	1,553	4,799	6,770
2020 Vacant Housing Units	172	477	1,037
2025 Total Housing Units	5,916	20,862	31,893
2025 Owner Occupied Housing Units	4,134	15,116	23,354
2025 Renter Occupied Housing Units	1,628	5,320	7,547
2025 Vacant Housing Units	154	426	992

Currently, 73.2% of the 29,185 housing units in the area are owner occupied; 23.2%, renter occupied; and 3.6% 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 23,518 housing units in the area - 70.7% owner occupied, 23.1% renter occupied, and 6.3% vacant. The annual rate of change in housing units since 2010 is 10.07%. Median home value in the area is \$158,568, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.24% annually to \$168,645.

**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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