



Executive Summary

4001 W Spring Creek Pkwy
 4001 W Spring Creek Pkwy, Plano, Texas, 75024
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 33.05725
 Longitude: -96.77153

	1 mile	3 miles	5 miles
Population			
2000 Population	15,830	118,843	242,568
2010 Population	16,113	128,863	291,397
2020 Population	17,184	139,810	347,729
2025 Population	18,192	150,286	381,915
2000-2010 Annual Rate	0.18%	0.81%	1.85%
2010-2020 Annual Rate	0.63%	0.80%	1.74%
2020-2025 Annual Rate	1.15%	1.46%	1.89%
2020 Male Population	48.0%	48.4%	48.9%
2020 Female Population	52.0%	51.6%	51.1%
2020 Median Age	42.8	41.1	38.1

In the identified area, the current year population is 347,729. In 2010, the Census count in the area was 291,397. The rate of change since 2010 was 1.74% annually. The five-year projection for the population in the area is 381,915 representing a change of 1.89% 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 42.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	58.6%	56.4%	57.1%
2020 Black Alone	7.7%	7.0%	9.4%
2020 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2020 Asian Alone	28.1%	30.4%	25.3%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	1.7%	2.6%	4.3%
2020 Two or More Races	3.5%	3.3%	3.5%
2020 Hispanic Origin (Any Race)	8.5%	8.8%	12.6%

Persons of Hispanic origin represent 12.6% 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 68.9 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	158	183	148
2000 Households	6,044	43,514	95,306
2010 Households	6,481	49,732	118,640
2020 Total Households	6,898	53,921	141,957
2025 Total Households	7,275	57,883	155,852
2000-2010 Annual Rate	0.70%	1.34%	2.21%
2010-2020 Annual Rate	0.61%	0.79%	1.77%
2020-2025 Annual Rate	1.07%	1.43%	1.89%
2020 Average Household Size	2.49	2.58	2.44

The household count in this area has changed from 118,640 in 2010 to 141,957 in the current year, a change of 1.77% annually. The five-year projection of households is 155,852, a change of 1.89% annually from the current year total. Average household size is currently 2.44, compared to 2.45 in the year 2010. The number of families in the current year is 88,628 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	13.7%	13.6%	15.9%
Median Household Income			
2020 Median Household Income	\$101,864	\$106,503	\$91,995
2025 Median Household Income	\$105,437	\$109,911	\$96,887
2020-2025 Annual Rate	0.69%	0.63%	1.04%
Average Household Income			
2020 Average Household Income	\$131,745	\$139,790	\$126,637
2025 Average Household Income	\$141,102	\$149,560	\$135,429
2020-2025 Annual Rate	1.38%	1.36%	1.35%
Per Capita Income			
2020 Per Capita Income	\$53,294	\$54,045	\$51,685
2025 Per Capita Income	\$56,843	\$57,738	\$55,246
2020-2025 Annual Rate	1.30%	1.33%	1.34%

Households by Income

Current median household income is \$91,995 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$96,887 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$126,637 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$135,429 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$51,685 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$55,246 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	144	147	124
2000 Total Housing Units	6,584	46,138	101,984
2000 Owner Occupied Housing Units	4,291	31,238	58,994
2000 Renter Occupied Housing Units	1,753	12,276	36,311
2000 Vacant Housing Units	540	2,624	6,679
2010 Total Housing Units	6,666	51,686	125,418
2010 Owner Occupied Housing Units	4,155	33,491	66,818
2010 Renter Occupied Housing Units	2,326	16,241	51,822
2010 Vacant Housing Units	185	1,954	6,778
2020 Total Housing Units	7,097	56,058	149,531
2020 Owner Occupied Housing Units	3,956	33,901	70,335
2020 Renter Occupied Housing Units	2,942	20,020	71,622
2020 Vacant Housing Units	199	2,137	7,574
2025 Total Housing Units	7,513	60,376	164,270
2025 Owner Occupied Housing Units	4,173	36,063	75,818
2025 Renter Occupied Housing Units	3,102	21,820	80,034
2025 Vacant Housing Units	238	2,493	8,418

Currently, 47.0% of the 149,531 housing units in the area are owner occupied; 47.9%, renter occupied; and 5.1% 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 125,418 housing units in the area - 53.3% owner occupied, 41.3% renter occupied, and 5.4% vacant. The annual rate of change in housing units since 2010 is 8.13%. Median home value in the area is \$350,770, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 0.68% annually to \$362,840.

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.