



# Executive Summary

US Hwy 85 Business Corridor  
Area: 14.29 square miles

Prepared by Esri

## Population

2000 Population	28,802
2010 Population	33,093
2017 Population	37,361
2022 Population	42,195
2000-2010 Annual Rate	1.40%
2010-2017 Annual Rate	1.69%
2017-2022 Annual Rate	2.46%
2017 Male Population	48.6%
2017 Female Population	51.4%
2017 Median Age	35.2

In the identified area, the current year population is 37,361. In 2010, the Census count in the area was 33,093. The rate of change since 2010 was 1.69% annually. The five-year projection for the population in the area is 42,195 representing a change of 2.46% annually from 2017 to 2022. Currently, the population is 48.6% male and 51.4% female.

## Median Age

The median age in this area is 35.2, compared to U.S. median age of 38.2.

## Race and Ethnicity

2017 White Alone	70.2%
2017 Black Alone	11.1%
2017 American Indian/Alaska Native Alone	1.1%
2017 Asian Alone	3.1%
2017 Pacific Islander Alone	0.9%
2017 Other Race	6.2%
2017 Two or More Races	7.4%
2017 Hispanic Origin (Any Race)	20.1%

Persons of Hispanic origin represent 20.1% of the population in the identified area compared to 18.1% 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 65.6 in the identified area, compared to 64.0 for the U.S. as a whole.

## Households

2000 Households	9,676
2010 Households	11,429
2017 Total Households	12,830
2022 Total Households	14,407
2000-2010 Annual Rate	1.68%
2010-2017 Annual Rate	1.61%
2017-2022 Annual Rate	2.35%
2017 Average Household Size	2.90

The household count in this area has changed from 11,429 in 2010 to 12,830 in the current year, a change of 1.61% annually. The five-year projection of households is 14,407, a change of 2.35% annually from the current year total. Average household size is currently 2.90, compared to 2.88 in the year 2010. The number of families in the current year is 10,075 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

May 14, 2018



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### Median Household Income

2017 Median Household Income	\$64,581
2022 Median Household Income	\$72,597
2017-2022 Annual Rate	2.37%

### Average Household Income

2017 Average Household Income	\$76,745
2022 Average Household Income	\$88,917
2017-2022 Annual Rate	2.99%

### Per Capita Income

2017 Per Capita Income	\$26,488
2022 Per Capita Income	\$30,474
2017-2022 Annual Rate	2.84%

### Households by Income

Current median household income is \$64,581 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$72,597 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$76,745 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$88,917 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$26,488 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$30,474 in five years, compared to \$34,828 for all U.S. households

### Housing

2000 Total Housing Units	9,862
2000 Owner Occupied Housing Units	8,029
2000 Renter Occupied Housing Units	1,647
2000 Vacant Housing Units	186
2010 Total Housing Units	11,937
2010 Owner Occupied Housing Units	9,150
2010 Renter Occupied Housing Units	2,279
2010 Vacant Housing Units	508
2017 Total Housing Units	13,114
2017 Owner Occupied Housing Units	9,922
2017 Renter Occupied Housing Units	2,909
2017 Vacant Housing Units	284
2022 Total Housing Units	14,771
2022 Owner Occupied Housing Units	11,179
2022 Renter Occupied Housing Units	3,228
2022 Vacant Housing Units	364

Currently, 75.7% of the 13,114 housing units in the area are owner occupied; 22.2%, renter occupied; and 2.2% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 11,937 housing units in the area - 76.7% owner occupied, 19.1% renter occupied, and 4.3% vacant. The annual rate of change in housing units since 2010 is 4.27%. Median home value in the area is \$193,898, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 6.42% annually to \$264,622.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.