



Executive Summary

S Hwy 85 Business Corridor
Area: 14.74 square miles

S Hwy 85 Business Corridor

Population

2000 Population	28,678
2010 Population	32,975
2015 Population	36,070
2020 Population	41,650
2000-2010 Annual Rate	1.41%
2010-2015 Annual Rate	1.72%
2015-2020 Annual Rate	2.92%
2015 Male Population	48.7%
2015 Female Population	51.3%
2015 Median Age	34.7

In the identified area, the current year population is 36,070. In 2010, the Census count in the area was 32,975. The rate of change since 2010 was 1.72% annually. The five-year projection for the population in the area is 41,650 representing a change of 2.92% annually from 2015 to 2020. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 34.7, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	70.6%
2015 Black Alone	11.0%
2015 American Indian/Alaska Native Alone	1.1%
2015 Asian Alone	3.1%
2015 Pacific Islander Alone	0.8%
2015 Other Race	6.1%
2015 Two or More Races	7.3%
2015 Hispanic Origin (Any Race)	19.6%

Persons of Hispanic origin represent 19.6% of the population in the identified area compared to 17.6% 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 64.9 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	9,618
2010 Households	11,371
2015 Total Households	12,527
2020 Total Households	14,466
2000-2010 Annual Rate	1.69%
2010-2015 Annual Rate	1.86%
2015-2020 Annual Rate	2.92%
2015 Average Household Size	2.87

The household count in this area has changed from 11,371 in 2010 to 12,527 in the current year, a change of 1.86% annually. The five-year projection of households is 14,466, a change of 2.92% annually from the current year total. Average household size is currently 2.87, compared to 2.88 in the year 2010. The number of families in the current year is 9,853 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 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



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Median Household Income

2015 Median Household Income	\$57,991
2020 Median Household Income	\$67,440
2015-2020 Annual Rate	3.07%

Average Household Income

2015 Average Household Income	\$68,723
2020 Average Household Income	\$77,803
2015-2020 Annual Rate	2.51%

Per Capita Income

2015 Per Capita Income	\$23,928
2020 Per Capita Income	\$27,066
2015-2020 Annual Rate	2.50%

Households by Income

Current median household income is \$57,991 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$67,440 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$68,723 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$77,803 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$23,928 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$27,066 in five years, compared to \$32,501 for all U.S. households

Housing

2000 Total Housing Units	9,804
2000 Owner Occupied Housing Units	7,993
2000 Renter Occupied Housing Units	1,625
2000 Vacant Housing Units	186
2010 Total Housing Units	11,876
2010 Owner Occupied Housing Units	9,114
2010 Renter Occupied Housing Units	2,257
2010 Vacant Housing Units	505
2015 Total Housing Units	12,898
2015 Owner Occupied Housing Units	9,630
2015 Renter Occupied Housing Units	2,897
2015 Vacant Housing Units	371
2020 Total Housing Units	14,871
2020 Owner Occupied Housing Units	11,161
2020 Renter Occupied Housing Units	3,305
2020 Vacant Housing Units	405

Currently, 74.7% of the 12,898 housing units in the area are owner occupied; 22.5%, renter occupied; and 2.9% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 11,876 housing units in the area - 76.7% owner occupied, 19.0% renter occupied, and 4.3% vacant. The annual rate of change in housing units since 2010 is 3.74%. Median home value in the area is \$196,856, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 1.92% annually to \$216,501.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.