Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval

Dec 5, 2023

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Keegan's Meadow Stafford, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population			
Current Year Estimated Population	62,049	267,635	1,188,172
Population Est 23Q1	62,011	267,347	1,186,945
Population Est 22Q4	61,890	267,443	1,185,628
Population Est 22Q3	62,011	267,397	1,181,990
Population Est 22Q2	61,989	267,150	1,179,991
Population Est 22Q1	62,090	267,507	1,178,294
Population Est 21Q4	62,178	267,888	1,178,412
Population Est 21Q3	62,177	267,709	1,176,300
Population Est 21Q2	62,240	267,790	1,174,000
Population Fcst	56,629	244,774	1,146,905
2010 Census Population	33,240	124,571	505,361
2000 Census Population	34,024	119,007	456,547
1990 Census Population	27,120	94,254	362,089
Current Year Daytime Population	61,929	284,547	1,129,586
Average Seasonal Population	139	685	6,225
Historical Annual Growth, 1990 – 2000	2.29%	2.36%	2.35%
Historical Annual Growth, 2000 – 2010	-0.23%	0.46%	1.02%
Estimated Annual Growth, 2010 – CY	4.82%	5.94%	6.66%
Projected Annual Growth, CY to Y5	-1.81%	-1.77%	-0.70%
Group Qtrs Est	106	943	6,686
Transient Est Average Last 4 Qtrs	4,802	9,128	64,768
Households			
Current Year Estimated Households	21,523	92,025	440,393
Households Est 23Q1	21,499	91,900	439,941
Households Est 22Q4	21,450	91,916	439,436
Households Est 22Q3	21,512	91,947	438,285
Households Est 22Q2	21,500	91,845	437,588
Households Est 22Q1	21,536	91,968	436,629
Households Est 21Q4	21,568	92,113	436,734
Households Est 21Q3	21,570	92,053	435,928
Households Est 21Q2	21,589	92,084	435,243
Households Fcst	19,574	84,019	426,066
2010 Census Households	11,834	42,869	177,826
2000 Census Households	12,046	41,535	163,126
1990 Census Households	9,761	34,374	134,702
Historical Annual Growth, 1990 – 2000	2.13%	1.91%	1.93%
Historical Annual Growth, 2000 – 2010	-0.18%	0.32%	0.87%
Estimated Annual Growth, 2010 – CY	4.62%	5.93%	7.08%
Projected Annual Growth, CY to Y5	-1.88%	-1.80%	-0.66%
Population per Household	2.88	2.90	2.68

Demographic Source: Synergos Technologies, Inc

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Keegan's Meadow Stafford, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income			
HH Income $500,000 or more	0.4%	0.6%	1.6%
HH Income $250,000 to $499,999	0.5%	0.7%	1.9%
HH Income $200,000 to $249,999	1.1%	1.8%	4.5%
HH Income $175,000 to $199,999	1.8%	2.4%	4.4%
HH Income $150,000 to $174,999	2.9%	3.4%	4.8%
HH Income $100,000 to 149,999	12.7%	12.5%	14.3%
HH Income $75,000 to 99,999	12.2%	12.0%	11.7%
HH Income $50,000 to 74,999	18.8%	18.2%	17.0%
HH Income $35,000 to 49,999	15.2%	14.8%	12.9%
HH Income $25,000 to 34,999	11.8%	11.3%	9.2%
HH Income $15,000 to 24,999	11.2%	10.7%	8.7%
HH Income $0 to 14,999	11.5%	11.6%	9.0%
Average Household Income	$66,807	$72,021	$98,065
Median Household Income	$50,436	$51,949	$64,017
Per Capita Income	$23,208	$24,868	$36,518
2000 Average HH Income	$52,193	$53,414	$72,913
2000 Median HH Income	$43,999	$40,571	$51,878
Average Disposable Income	55,984	59,034	74,262
Median Disposable Income	45,317	46,634	56,715
Discretionary HH Income Over $150,000	0.4%	1.3%	4.6%
Discretionary HH Income $125,000 to $149,999	1.3%	1.8%	4.7%
Discretionary HH Income $100,000 to $124,999	2.8%	3.5%	5.9%
Discretionary HH Income $75,000 to $99,999	6.4%	6.5%	8.8%
Discretionary HH Income $50,000 to $74,999	14.0%	14.1%	15.1%
Discretionary HH Income $25,000 to $49,999	28.3%	27.4%	26.1%
Discretionary HH Income Under $25,000	46.8%	45.4%	34.7%
Average Discretionary HH Income	35,594	38,304	51,411
Median Discretionary HH Income	27,127	28,230	38,024
Householder White – Count	3,621	16,442	125,944
Median HH Income	$61,214	$70,416	$93,541
Average HH Income	$76,073	$83,810	$102,329
Householder Black or African-American – Count	5,607	21,865	97,965
Median HH Income	$46,146	$47,401	$51,694
Average HH Income	$52,482	$56,526	$63,796
Householder Hispanic – Count	7,187	32,283	126,306
Median HH Income	$46,765	$45,412	$49,764
Average HH Income	$56,726	$56,690	$61,988
Householder Asian or Pacific Islander – Count	3,740	15,905	65,133
Median HH Income	$56,954	$60,330	$90,805
Average HH Income	$73,304	$75,153	$98,072
Householder Other or Pacific Islander – Count	1,368	5,531	25,045
Median HH Income	$51,346	$51,469	$59,147
Average HH Income	$61,000	$61,308	$71,823
Gender			
Male Population	30,423	131,402	580,859
Female Population	31,626	136,233	607,313

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Total Population by Age			
Count of Pop 0 to 4 years	4,131	17,288	77,308
Count of Pop 0 to 7 years	5,766	24,399	108,764
Count of Pop 5 - 13	7,519	32,157	140,084
Count of Pop 14 - 18	3,509	15,192	63,926
Count of Pop 19 - 22	3,549	15,317	63,094
Count of Pop 22 - 25	2,674	11,465	46,710
Count of Pop 25 - 29	4,460	18,462	80,814
Count of Pop 30 - 34	4,508	18,521	87,651
Count of Pop 35 - 39	4,304	18,184	87,851
Count of Pop 40 - 44	4,012	17,266	82,802
Count of Pop 45 - 59	11,224	49,310	219,812
Count of Pop 60 - 74	9,068	39,819	172,800
Count of Pop 75 - 84	2,474	11,298	49,731
Count of Pop 85+	616	3,357	15,587
% of Pop 0 to 4 years	6.7%	6.5%	6.5%
% of Pop 0 to 7 years	9.3%	9.1%	9.2%
% of Pop 5 - 13	12.1%	12.0%	11.8%
% of Pop 14 - 18	5.7%	5.7%	5.4%
% of Pop 19 - 22	5.7%	5.7%	5.3%
% of Pop 22 - 25	4.3%	4.3%	3.9%
% of Pop 25 - 29	7.2%	6.9%	6.8%
% of Pop 30 - 34	7.3%	6.9%	7.4%
% of Pop 35 - 39	6.9%	6.8%	7.4%
% of Pop 40 - 44	6.5%	6.5%	7.0%
% of Pop 45 - 59	18.1%	18.4%	18.5%
% of Pop 60 - 74	14.6%	14.9%	14.5%
% of Pop 75 - 84	4.0%	4.2%	4.2%
% of Pop 85+	1.0%	1.3%	1.3%
Median Age	35.8	36.5	37.0
Average Age	37.3	37.9	38.0
Male Population by Age			
% of Pop 0 to 4 years	6.9%	6.7%	6.8%
% of Pop 5 - 13	12.5%	12.4%	12.3%
% of Pop 14 - 18	5.9%	5.9%	5.6%
% of Pop 19 - 22	6.0%	6.0%	5.5%
% of Pop 22 - 25	4.5%	4.5%	4.1%
% of Pop 25 - 29	7.4%	7.1%	6.9%
% of Pop 30 - 34	7.2%	7.0%	7.4%
% of Pop 35 - 39	7.0%	6.8%	7.4%
% of Pop 40 - 44	6.4%	6.4%	7.0%
% of Pop 45 - 59	17.8%	18.1%	18.3%
% of Pop 75 - 84	3.6%	3.9%	3.8%
% of Pop 60 - 74	14.1%	14.3%	13.9%
% of Pop 85+	0.8%	1.0%	1.0%
Median Age	34.7	35.3	35.9
Average Age	36.5	37.0	37.1

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% of Pop 35 - 39	6.9%	6.8%	7.3%
% of Pop 40 - 44	6.5%	6.5%	7.0%
% of Pop 45 - 59	18.3%	18.7%	18.7%
% of Pop 60 - 74	15.2%	15.4%	15.2%
% of Pop 75 - 84	4.4%	4.6%	4.6%
% of Pop 85+	1.2%	1.5%	1.6%
Median Age	36.8	37.6	38.0
Average Age	38.1	38.7	38.9
Race			
Count of White	11,181	51,996	331,791
Count of Black or African-American	14,870	58,786	266,057
Count of Asian or Pacific Islander	12,267	52,603	214,519
Count of Other races	23,731	104,250	375,805
White	18.0%	19.4%	27.9%
Black or African American	24.0%	22.0%	22.4%
Asian	19.8%	19.7%	18.1%
Other Races	38.2%	39.0%	31.6%
Language Spoken			
Speak English at Home	38.9%	39.9%	48.5%
Speak Spanish at Home	37.5%	36.7%	29.2%
Speak French or French Creole at Home	0.6%	0.7%	1.0%
Speak German at Home	0.0%	0.0%	0.2%
Speak Other Indo-European Languages at Home	7.1%	4.4%	5.8%
Speak Russian and Other Slavic Languages at H	0.2%	0.2%	0.5%
Speak Chinese at Home	2.1%	3.4%	3.3%
Speak Korean at Home	0.0%	0.1%	0.3%
Speak Vietnamese at Home	5.0%	7.0%	3.6%
Speak Other Asian Languages at Home	1.5%	1.8%	2.1%
Speak Tagalog and Other Pacific Languages at H	1.8%	1.6%	0.9%
Speak Other Language at Home	5.2%	4.3%	4.7%
Hispanic			
Hispanic Population	26,265	116,110	409,723
Hispanic Population Percent	42.3%	43.4%	34.5%
Mexican	58.6%	57.7%	55.1%
Puerto Rican	1.4%	1.5%	2.0%
Cuban	2.1%	1.8%	2.8%
Dominican	0.4%	0.4%	0.4%
Central American	25.9%	26.9%	25.9%
South American	4.1%	3.8%	6.4%
Other Hispanic	7.6%	8.0%	7.4%
2000 Hispanic Population Percent	19%	24%	24%
1990 Hispanic Population Percent	13%	15%	15%

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Keegan's Meadow Stafford, TX		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Ancestry	American (percent of total population)	1.1%	1.1%	1.7%
	American	1.0%	1.0%	1.6%
	Native American (ie. Indian/Eskimo)	0.1%	0.1%	0.1%
	Hawaiian/Pacific Islander	0.1%	0.0%	0.0%
	Asian (percent of total population)	19.7%	19.5%	17.9%
	Chinese	2.5%	3.9%	3.9%
	Japanese	0.0%	0.0%	0.2%
	Korean	0.2%	0.1%	0.4%
	South Central Asian (ie. Indian)	8.2%	5.3%	7.2%
	South East Asian (ie. Vietnamese)	8.1%	9.3%	5.4%
	Other Asian	0.7%	0.8%	0.8%
	European (percent of total population)	4.2%	4.7%	9.7%
	British	0.8%	0.9%	2.2%
	Dutch	0.1%	0.1%	0.2%
	French	0.3%	0.3%	0.5%
	German	1.0%	1.1%	2.0%
	Italian	0.3%	0.3%	0.7%
	Polish	0.2%	0.2%	0.3%
	Scandinavian	0.1%	0.2%	0.4%
	Scotch/Irish	0.9%	0.9%	2.0%
	Other European (ie. Greek/Russian)	0.5%	0.7%	1.4%
	Middle Eastern	0.5%	0.4%	1.2%
	Other Ancestry	25.8%	25.0%	27.3%
	Unclassified Ancestry	6.3%	5.7%	7.6%
Education (Age 25+)	Adult Population (25 Years or Older)	40,666	176,215	797,049
	Elementary (0 to 8)	14.3%	15.1%	10.1%
	Some High School (9 to 11)	7.8%	8.4%	6.0%
	High School Graduate (12)	27.4%	25.0%	20.0%
	Some College (13 to 16)	20.8%	17.9%	17.6%
	Associates Degree Only	7.1%	7.0%	6.4%
	Bachelors Degree Only	17.0%	18.4%	24.5%
	Graduate Degree	5.7%	8.1%	15.5%
	% College (4+)	22.7%	26.6%	40.0%
Household Type	Total Households – count	21,523	92,025	440,393
	One Person HHs – count	5,253	21,544	121,674
	Family HHs – count	14,993	65,626	293,530
	Married Couple – count	9,616	41,391	202,897
	w/own children – count	4,233	18,034	95,245
	w/out own children – count	5,383	23,357	107,652
	Male Householder – count	1,654	6,807	25,499
	Female Householder – count	3,723	17,429	65,134
	Non-Family Households – count	1,277	4,854	25,189
	1 Person Household	24.4%	23.4%	27.6%
	2 Person Household	26.5%	26.8%	28.0%
	3 Person Household	17.8%	18.2%	16.6%
	4 Person Household	15.1%	15.6%	14.7%
	5 Person Household	8.6%	8.8%	7.7%
	6 Person Household	4.5%	4.2%	3.3%
	7+ Person Household	3.0%	2.9%	2.1%
	% Households With Children	32.6%	33.3%	32.2%

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Housing	Total Housing Units	23,105	99,781	479,934
	Owner Occupied Percent	38.0%	40.9%	42.9%
	Renter Occupied Percent	55.2%	51.3%	48.8%
	Vacant Housing Percent	6.8%	7.8%	8.2%
	Total Housing Units (Census 2000)	13,036	44,017	172,030
	For Rent (Census 2000)	70%	70%	60%
	For Sale (Census 2000)	8%	12%	18%
	Rented or Sold, (Census 2000)	4%	3%	8%
	Seasonal (Census 2014)	2%	2%	5%
	Other (Census 2000)	1%	4%	5%
Homes Built By Year	Homes Built 1990 to 2000	23%	16%	17%
	Homes Built 1980 to 1989	34%	30%	23%
	Homes Built 1970 to 1979	38%	40%	31%
	Homes Built 1960 to 1969	5%	11%	18%
	Homes Built 1950 to 1959	0%	2%	9%
	Homes Built 1940 to 1949	0%	0%	2%
	Homes Built Before 1939	0%	0%	1%
Units in Structure	1 Unit	49%	54%	66%
	2 - 9 Units	13%	12%	8%
	Greater than 10 Units	37%	33%	25%
	Mobilie Trailer	0%	0%	1%
	Other Units	0%	0%	0%
Home Value (Owner Occupied)	Property Value $1,000,000 or more	0.1%	0.9%	5.7%
	Property Value $750,000 to $999,999	0.1%	1.3%	5.6%
	Property Value $500,000 to $749,999	1.8%	5.0%	11.0%
	Property Value $400,000 to $499,999	5.3%	6.7%	10.8%
	Property Value $300,000, to $399,999	11.0%	15.1%	15.6%
	Property Value $200,000 to $299,999	32.7%	32.4%	23.7%
	Property Value $150,000 to $199,999	25.6%	19.0%	11.6%
	Property Value $100,000 to $149,999	11.7%	10.8%	7.5%
	Property Value $60,000 to $99,999	4.8%	4.3%	2.8%
	Property Value $40,000 to $59,999	1.5%	1.1%	0.7%
	Property Value $0 to $39,999	4.2%	2.7%	1.9%
	Median Home Value	$203,798	$229,851	$301,616
	Median Rent	$681	$604	$641
Wealth per Household	$0 and under - percent	20.1%	19.8%	19.0%
	$1 to $4999 - percent	10.8%	10.6%	9.7%
	$5k to $9999 - percent	5.4%	5.3%	5.0%
	$10k to $24999 - percent	7.0%	6.9%	6.7%
	$25k to $49999 - percent	7.0%	6.9%	6.8%
	$50k to $99999 - percent	10.0%	10.0%	9.9%
	$100k to $249999 - percent	16.6%	16.7%	17.0%
	$250k to $499999 - percent	11.3%	11.5%	12.2%
	$500k+ - percent	11.7%	12.1%	13.6%
	Median HH Wealth	$48,775	$51,918	$63,704
	Avg HH Wealth	$200,445	$205,403	$223,427

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Economic Viability			
Economic Viability Local	230	230	231
Economic Viability Indexed	230	230	231
Occupation (Employed Civilians Age 16+)			
Employed Civilian Pop 16+ by Occupation	31,368	135,427	615,859
Managerial/Executive	11.8%	11.1%	16.5%
Professional Specialty	16.1%	18.1%	23.5%
Healthcare Support	3.5%	3.6%	2.9%
Sales	12.0%	10.6%	11.2%
Office & Administrative Support	10.9%	10.0%	9.9%
Protective Service	2.2%	2.1%	1.9%
Food Preperation	7.1%	7.9%	6.4%
Building Maintenance & Cleaning	6.2%	7.2%	5.0%
Personal Care	3.2%	3.5%	2.8%
Farming, Fishing, & Forestry	0.0%	0.1%	0.1%
Construction	14.1%	12.6%	9.0%
Production & Transportation	12.8%	13.3%	10.9%
Percent White Collar Workers	54.4%	53.3%	64.0%
Percent Blue Collar Workers	45.6%	46.7%	36.0%
Employment by Industry (Employed Civilians Age 16+)			
Agriculture/Mining/Construction	13.8%	12.7%	11.2%
Manufacturing	6.7%	6.6%	7.0%
Transportation	5.7%	5.5%	5.4%
Information	1.3%	1.0%	1.2%
Wholesale/Retail	16.7%	14.7%	14.3%
Finance, Insurance, Real Estate	7.2%	5.8%	7.1%
Professional Services	3.4%	5.3%	9.0%
Management Services	0.1%	0.1%	0.3%
Administrative/Waste Services	5.7%	6.7%	5.6%
Educational Services	19.0%	20.1%	20.7%
Entertainment Services	10.5%	11.5%	9.9%
Other Professional Services	6.9%	7.7%	6.0%
Public Administration	3.0%	2.3%	2.3%
Transportation To Work			
Drive to Work Alone	80.0%	76.7%	78.4%
Drive to Work Carpool	14.1%	14.2%	12.9%
Travel to Work by Public Transportation	2.9%	4.6%	3.6%
Drive to Work on Motorcycle	0.0%	0.0%	0.1%
Drive to Work on Bicycle	0.0%	0.3%	0.2%
Walked to Work	1.2%	1.3%	1.2%
Other Means	0.2%	0.8%	0.8%
Work at Home	1.5%	2.0%	2.8%

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Travel to Work in Less than 5 Minutes	1.7%	1.5%	1.4%
Travel to Work in 5 to 9 Minutes	6.9%	6.1%	5.8%
Travel to Work in 10 to 14 Minutes	10.7%	10.2%	9.8%
Travel to Work in 15 to 19 Minutes	12.8%	13.2%	14.0%
Travel to Work in 20 to 29 Minutes	19.9%	20.8%	22.0%
Travel to Work in 30 to 44 Minutes	31.2%	30.9%	29.2%
Travel to Work in 45 to 59 Minutes	9.5%	10.3%	10.4%
Travel to Work in 60 Minutes or more	7.3%	7.0%	7.3%
Average Travel Time to Work	28	28	28
Vehicles per HH — No Vehicles	7.6%	7.9%	6.8%
1 Vehicle	32.8%	35.4%	37.9%
2 Vehicles	40.6%	36.8%	37.8%
3 or more vehicles	19.0%	19.9%	17.5%
Average Number of Vehicles	1.79	1.77	1.73
Change — Births (last 12 months)	835	3,502	15,499
Deaths (last 12 months)	498	2,300	10,134
Migration (last 12 months)	-247	-615	3,035
Workplace — Workplace Establishments	1,834	9,359	38,227
Workplace Employees (FTE)	26,845	123,080	465,851