

Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval

Dec 5, 2023



Latitude: 29.6573 Longitude: -95.5851

Keegan's Meadow Stafford, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	24,392	154,631	424,050
	Population Est 23Q1	24,382	154,437	423,688
	Population Est 22Q4	24,392	154,447	423,714
	Population Est 22Q3	24,482	154,569	423,042
	Population Est 22Q2	24,486	154,504	422,641
	Population Est 22Q1	24,503	154,720	423,020
	Population Est 21Q4	24,541	154,956	423,479
	Population Est 21Q3	24,543	154,916	423,153
	Population Est 21Q2	24,538	155,052	422,950
	Population Fcst	22,148	141,442	391,351
	2010 Census Population	15,442	54,969	189,553
	2000 Census Population	17,146	54,232	174,736
	1990 Census Population	14,633	44,288	132,438
	Current Year Daytime Population	17,796	157,773	408,935
	Average Seasonal Population	69	367	972
	Historical Annual Growth, 1990 – 2000	1.60%	2.05%	2.81%
	Historical Annual Growth, 2000 – 2010	-1.04%	0.14%	0.82%
	Estimated Annual Growth, 2010 – CY	3.51%	8.12%	6.27%
	Projected Annual Growth, CY to Y5	-1.91%	-1.77%	-1.59%
	Group Qtrs Est	31	397	1,467
Transient Est Average Last 4 Qtrs	615	7,500	9,467	
Households	Current Year Estimated Households	8,352	52,404	146,742
	Households Est 23Q1	8,346	52,323	146,595
	Households Est 22Q4	8,352	52,315	146,596
	Households Est 22Q3	8,390	52,394	146,415
	Households Est 22Q2	8,390	52,367	146,264
	Households Est 22Q1	8,397	52,441	146,394
	Households Est 21Q4	8,411	52,525	146,577
	Households Est 21Q3	8,412	52,513	146,470
	Households Est 21Q2	8,409	52,566	146,397
	Households Fcst	7,548	47,812	135,200
	2010 Census Households	5,269	18,972	64,248
	2000 Census Households	6,113	18,736	59,961
	1990 Census Households	5,273	15,804	47,441
	Historical Annual Growth, 1990 – 2000	1.49%	1.72%	2.37%
	Historical Annual Growth, 2000 – 2010	-1.47%	0.13%	0.69%
	Estimated Annual Growth, 2010 – CY	3.54%	7.97%	6.43%
	Projected Annual Growth, CY to Y5	-2.00%	-1.82%	-1.63%
	Population per Household	2.92	2.94	2.88

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Keegan's Meadow Stafford, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	0.5%	0.5%	0.7%
	HH Income \$250,000 to \$499,999	0.6%	0.6%	0.9%
	HH Income \$200,000 to \$249,999	1.4%	1.4%	2.0%
	HH Income \$175,000 to \$199,999	1.6%	2.4%	2.5%
	HH Income \$150,000 to \$174,999	3.3%	3.1%	3.4%
	HH Income \$100,000 to 149,999	13.5%	12.1%	12.5%
	HH Income \$75,000 to 99,999	12.8%	11.4%	11.8%
	HH Income \$50,000 to 74,999	20.1%	19.1%	17.7%
	HH Income \$35,000 to 49,999	14.8%	14.8%	14.5%
	HH Income \$25,000 to 34,999	12.3%	11.8%	11.5%
	HH Income \$15,000 to 24,999	9.7%	10.7%	10.8%
	HH Income \$0 to 14,999	9.5%	12.1%	11.7%
	Average Household Income	\$69,736	\$68,898	\$73,087
	Median Household Income	\$54,165	\$50,643	\$51,802
	Per Capita Income	\$23,906	\$23,415	\$25,394
	2000 Average HH Income	\$55,138	\$54,390	\$58,279
	2000 Median HH Income	\$47,375	\$43,817	\$44,941
	Average Disposable Income	58,975	56,879	59,825
	Median Disposable Income	48,458	45,516	46,504
	Discretionary HH Income Over \$150,000	0.6%	0.9%	1.4%
	Discretionary HH Income \$125,000 to \$149,999	1.5%	1.5%	2.2%
	Discretionary HH Income \$100,000 to \$124,999	3.0%	3.3%	3.6%
	Discretionary HH Income \$75,000 to \$99,999	7.6%	6.0%	6.8%
	Discretionary HH Income \$50,000 to \$74,999	14.2%	13.7%	13.8%
	Discretionary HH Income \$25,000 to \$49,999	30.2%	27.4%	27.0%
	Discretionary HH Income Under \$25,000	42.9%	47.2%	45.3%
	Average Discretionary HH Income	38,017	36,380	38,881
	Median Discretionary HH Income	29,840	26,897	28,232
	Householder White – Count	1,822	8,601	25,249
	Median HH Income	\$64,909	\$65,297	\$71,330
	Average HH Income	\$79,042	\$80,147	\$84,900
	Householder Black or African-American – Count	1,919	12,944	37,645
	Median HH Income	\$46,431	\$46,647	\$46,922
	Average HH Income	\$53,412	\$53,636	\$57,518
Householder Hispanic – Count	2,541	19,036	49,754	
Median HH Income	\$52,512	\$46,492	\$44,901	
Average HH Income	\$60,989	\$56,816	\$56,627	
Householder Asian or Pacific Islander – Count	1,540	8,295	25,412	
Median HH Income	\$57,113	\$58,481	\$63,072	
Average HH Income	\$71,908	\$74,291	\$77,445	
Householder Other or Pacific Islander – Count	531	3,527	8,682	
Median HH Income	\$51,675	\$48,420	\$50,539	
Average HH Income	\$63,354	\$59,532	\$60,885	
Gender	Male Population	11,839	76,091	207,392
	Female Population	12,553	78,541	216,658

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Keegan's Meadow Stafford, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Total Population by Age	Count of Pop 0 to 4 years	1,578	10,256	27,472
	Count of Pop 0 to 7 years	2,210	14,431	38,791
	Count of Pop 5 - 13	2,872	19,072	50,852
	Count of Pop 14 - 18	1,337	8,980	23,961
	Count of Pop 19 - 22	1,357	9,023	24,131
	Count of Pop 22 - 25	1,032	6,727	18,087
	Count of Pop 25 - 29	1,731	10,842	29,473
	Count of Pop 30 - 34	1,729	10,846	29,489
	Count of Pop 35 - 39	1,653	10,572	28,884
	Count of Pop 40 - 44	1,571	10,048	27,475
	Count of Pop 45 - 59	4,443	28,430	77,999
	Count of Pop 60 - 74	3,736	22,155	63,472
	Count of Pop 75 - 84	1,065	6,093	17,590
	Count of Pop 85+	287	1,588	5,165
	% of Pop 0 to 4 years	6.5%	6.6%	6.5%
	% of Pop 0 to 7 years	9.1%	9.3%	9.1%
	% of Pop 5 - 13	11.8%	12.3%	12.0%
	% of Pop 14 - 18	5.5%	5.8%	5.7%
	% of Pop 19 - 22	5.6%	5.8%	5.7%
	% of Pop 22 - 25	4.2%	4.4%	4.3%
	% of Pop 25 - 29	7.1%	7.0%	7.0%
	% of Pop 30 - 34	7.1%	7.0%	7.0%
	% of Pop 35 - 39	6.8%	6.8%	6.8%
	% of Pop 40 - 44	6.4%	6.5%	6.5%
% of Pop 45 - 59	18.2%	18.4%	18.4%	
% of Pop 60 - 74	15.3%	14.3%	15.0%	
% of Pop 75 - 84	4.4%	3.9%	4.1%	
% of Pop 85+	1.2%	1.0%	1.2%	
Median Age	36.7	35.7	36.5	
Average Age	38.1	37.2	37.8	
Male Population by Age	% of Pop 0 to 4 years	6.8%	6.8%	6.7%
	% of Pop 5 - 13	12.2%	12.7%	12.5%
	% of Pop 14 - 18	5.6%	6.0%	5.9%
	% of Pop 19 - 22	5.8%	6.0%	5.9%
	% of Pop 22 - 25	4.4%	4.5%	4.5%
	% of Pop 25 - 29	7.4%	7.2%	7.2%
	% of Pop 30 - 34	7.2%	7.0%	7.0%
	% of Pop 35 - 39	6.9%	6.9%	6.8%
	% of Pop 40 - 44	6.3%	6.4%	6.4%
	% of Pop 45 - 59	17.7%	18.2%	18.0%
	% of Pop 75 - 84	3.9%	3.6%	3.8%
	% of Pop 60 - 74	14.7%	13.9%	14.3%
	% of Pop 85+	0.9%	0.8%	0.9%
	Median Age	35.4	34.8	35.2
Average Age	37.2	36.5	36.9	

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	% of Pop 25 - 29	6.8%	6.9%	6.7%
	% of Pop 30 - 34	7.0%	7.0%	6.9%
	% of Pop 35 - 39	6.6%	6.8%	6.8%
	% of Pop 40 - 44	6.6%	6.6%	6.5%
	% of Pop 45 - 59	18.7%	18.6%	18.7%
	% of Pop 60 - 74	15.9%	14.8%	15.6%
	% of Pop 75 - 84	4.8%	4.3%	4.5%
	% of Pop 85+	1.4%	1.2%	1.5%
	Median Age	38.0	36.7	37.7
Average Age	38.9	37.9	38.7	
Race	Count of White	5,202	29,519	80,220
	Count of Black or African-American	5,107	34,398	101,308
	Count of Asian or Pacific Islander	5,120	26,935	86,582
	Count of Other races	8,963	63,779	155,940
	White	21.3%	19.1%	18.9%
	Black or African American	20.9%	22.2%	23.9%
	Asian	21.0%	17.4%	20.4%
	Other Races	36.7%	41.2%	36.8%
Language Spoken	Speak English at Home	40.7%	39.5%	40.9%
	Speak Spanish at Home	35.9%	38.3%	34.7%
	Speak French or French Creole at Home	0.6%	0.7%	0.7%
	Speak German at Home	0.0%	0.0%	0.1%
	Speak Other Indo-European Languages at Home	7.1%	4.6%	4.4%
	Speak Russian and Other Slavic Languages at H	0.0%	0.2%	0.3%
	Speak Chinese at Home	2.9%	2.2%	3.6%
	Speak Korean at Home	0.0%	0.0%	0.1%
	Speak Vietnamese at Home	4.6%	7.0%	7.1%
	Speak Other Asian Languages at Home	1.0%	1.6%	2.0%
	Speak Tagalog and Other Pacific Languages at H	2.0%	1.6%	1.3%
	Speak Other Language at Home	5.1%	4.3%	4.8%
Hispanic	Hispanic Population	9,858	71,234	173,342
	Hispanic Population Percent	40.4%	46.1%	40.9%
	Mexican	55.5%	59.5%	55.9%
	Puerto Rican	0.8%	1.7%	1.9%
	Cuban	3.5%	1.6%	2.4%
	Dominican	0.1%	0.3%	0.4%
	Central American	26.1%	26.4%	27.1%
	South American	3.7%	3.4%	4.5%
	Other Hispanic	10.2%	7.2%	7.9%
	2000 Hispanic Population Percent	19%	22%	22%
	1990 Hispanic Population Percent	12%	13%	14%

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Keegan's Meadow Stafford, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Ancestry	American (percent of total population)	1.3%	1.2%	1.2%
	American	1.1%	1.0%	1.0%
	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)	20.9%	17.3%	20.3%
	Chinese	3.3%	2.6%	4.3%
	Japanese	0.0%	0.0%	0.1%
	Korean	0.2%	0.1%	0.1%
	South Central Asian (ie. Indian)	9.2%	5.4%	5.3%
	South East Asian (ie. Vietnamese)	7.8%	8.6%	9.4%
	Other Asian	0.4%	0.6%	1.0%
	European (percent of total population)	5.6%	4.3%	4.8%
	British	1.1%	0.8%	0.9%
	Dutch	0.2%	0.1%	0.1%
	French	0.3%	0.3%	0.3%
	German	1.3%	1.0%	1.1%
	Italian	0.4%	0.3%	0.3%
	Polish	0.3%	0.2%	0.2%
	Scandinavian	0.1%	0.2%	0.2%
	Scotch/Irish	1.2%	0.9%	0.9%
Other European (ie. Greek/Russian)	0.6%	0.6%	0.7%	
Middle Eastern	0.6%	0.4%	0.6%	
Other Ancestry	24.5%	24.9%	26.3%	
Unclassified Ancestry	6.8%	5.7%	6.0%	
Education (Age 25+)	Adult Population (25 Years or Older)	16,214	100,573	279,547
	Elementary (0 to 8)	12.0%	15.7%	14.3%
	Some High School (9 to 11)	6.8%	8.9%	8.1%
	High School Graduate (12)	27.4%	26.0%	24.8%
	Some College (13 to 16)	21.7%	18.7%	18.2%
	Associates Degree Only	7.1%	6.9%	6.7%
	Bachelors Degree Only	18.8%	16.5%	18.9%
	Graduate Degree	6.2%	7.2%	9.0%
	% College (4+)	25.0%	23.7%	27.9%
Household Type	Total Households – count	8,352	52,404	146,742
	One Person HHs – count	1,871	11,939	34,628
	Family HHs – count	5,984	37,747	104,201
	Married Couple – count	3,781	23,581	66,234
	w/own children – count	1,654	10,316	29,821
	w/out own children – count	2,127	13,265	36,413
	Male Householder – count	706	4,334	10,907
	Female Householder – count	1,497	9,833	27,060
	Non-Family Households – count	497	2,718	7,913
	1 Person Household	22.4%	22.8%	23.6%
	2 Person Household	27.7%	26.4%	27.0%
	3 Person Household	17.6%	18.2%	18.3%
	4 Person Household	15.8%	15.7%	15.5%
	5 Person Household	8.4%	9.3%	8.8%
	6 Person Household	4.8%	4.5%	4.1%
7+ Person Household	3.3%	3.1%	2.8%	
% Households With Children	31.7%	33.8%	33.9%	

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Keegan's Meadow Stafford, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	8,879	56,384	158,714
	Owner Occupied Percent	45.8%	39.9%	40.7%
	Renter Occupied Percent	48.2%	53.1%	51.8%
	Vacant Housing Percent	5.9%	7.1%	7.5%
	Total Housing Units (Census 2000)	6,519	19,993	63,386
	For Rent (Census 2000)	69%	69%	68%
	For Sale (Census 2000)	11%	11%	15%
	Rented or Sold, (Census 2000)	6%	4%	4%
	Seasonal (Census 2014)	0%	2%	2%
	Other (Census 2000)	0%	3%	4%
Homes Built By Year	Homes Built 1990 to 2000	19%	17%	19%
	Homes Built 1980 to 1989	34%	32%	31%
	Homes Built 1970 to 1979	41%	44%	35%
	Homes Built 1960 to 1969	6%	7%	12%
	Homes Built 1950 to 1959	0%	1%	2%
	Homes Built 1940 to 1949	0%	0%	0%
	Homes Built Before 1939	0%	0%	0%
Units in Structure	1 Unit	57%	55%	60%
	2 - 9 Units	10%	13%	10%
	Greater than 10 Units	33%	31%	28%
	Mobilie Trailer	0%	1%	1%
	Other Units	0%	0%	0%
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.0%	0.6%	1.2%
	Property Value \$750,000 to \$999,999	0.1%	0.8%	1.7%
	Property Value \$500,000 to \$749,999	1.0%	3.9%	4.8%
	Property Value \$400,000 to \$499,999	2.8%	5.2%	7.5%
	Property Value \$300,000, to \$399,999	10.6%	12.8%	16.8%
	Property Value \$200,000 to \$299,999	34.6%	34.1%	32.5%
	Property Value \$150,000 to \$199,999	31.3%	21.6%	17.1%
	Property Value \$100,000 to \$149,999	11.0%	10.8%	10.1%
	Property Value \$60,000 to \$99,999	2.8%	5.2%	3.8%
	Property Value \$40,000 to \$59,999	0.8%	1.3%	1.0%
	Property Value \$0 to \$39,999	3.2%	3.1%	2.9%
	Median Home Value	\$200,047	\$218,005	\$238,308
Median Rent	\$675	\$664	\$611	
Wealth per Household	\$0 and under - percent	19.5%	20.1%	19.8%
	\$1 to \$4999 - percent	10.3%	10.8%	10.6%
	\$5k to \$9999 - percent	5.2%	5.4%	5.3%
	\$10k to \$24999 - percent	6.9%	7.0%	6.9%
	\$25k to \$49999 - percent	7.0%	7.0%	6.9%
	\$50k to \$99999 - percent	10.1%	10.0%	10.0%
	\$100k to \$249999 - percent	17.1%	16.6%	16.7%
	\$250k to \$499999 - percent	11.8%	11.3%	11.5%
	\$500k+ - percent	12.3%	11.7%	12.2%
	Median HH Wealth	\$55,938	\$49,028	\$52,320
	Avg HH Wealth	\$208,551	\$201,092	\$206,422

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Economic Viability	Economic Viability Local	231	230	230
	Economic Viability Indexed	231	230	230
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	12,587	76,942	214,647
	Managerial/Executive	12.8%	11.1%	10.8%
	Professional Specialty	17.4%	17.1%	18.4%
	Healthcare Support	3.2%	3.5%	3.8%
	Sales	12.7%	10.3%	11.1%
	Office & Administrative Support	10.8%	9.7%	10.4%
	Protective Service	2.1%	2.3%	2.4%
	Food Preparation	7.3%	7.9%	7.5%
	Building Maintenance & Cleaning	5.1%	7.4%	6.6%
	Personal Care	3.4%	3.3%	3.5%
	Farming, Fishing, & Forestry	0.0%	0.1%	0.1%
	Construction	11.0%	13.1%	12.2%
	Production & Transportation	14.2%	14.2%	13.3%
	Percent White Collar Workers	56.9%	51.7%	54.4%
Percent Blue Collar Workers	43.1%	48.3%	45.6%	
Employment by Industry (Employed Civilians Age 16+)	Agriculture/Mining/Construction	11.3%	13.3%	12.2%
	Manufacturing	7.6%	6.5%	6.9%
	Transportation	5.3%	6.0%	5.7%
	Information	1.3%	1.0%	0.9%
	Wholesale/Retail	18.2%	14.8%	14.8%
	Finance, Insurance, Real Estate	8.0%	6.1%	5.6%
	Professional Services	4.2%	4.4%	5.7%
	Management Services	0.1%	0.1%	0.1%
	Administrative/Waste Services	4.8%	7.2%	6.5%
	Educational Services	18.4%	19.3%	20.4%
	Entertainment Services	11.4%	11.5%	11.4%
	Other Professional Services	6.7%	7.2%	7.4%
	Public Administration	2.7%	2.6%	2.4%
Transportation To Work	Drive to Work Alone	79.6%	79.3%	77.4%
	Drive to Work Carpool	14.0%	13.8%	14.2%
	Travel to Work by Public Transportation	3.1%	3.4%	4.1%
	Drive to Work on Motorcycle	0.1%	0.0%	0.0%
	Drive to Work on Bicycle	0.0%	0.1%	0.3%
	Walked to Work	1.3%	0.9%	1.1%
	Other Means	0.2%	0.6%	0.7%
	Work at Home	1.8%	1.8%	2.2%

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	Travel to Work in Less than 5 Minutes	1.9%	1.3%	1.4%
	Travel to Work in 5 to 9 Minutes	7.4%	6.1%	5.5%
	Travel to Work in 10 to 14 Minutes	11.3%	9.9%	9.8%
	Travel to Work in 15 to 19 Minutes	13.3%	12.9%	13.0%
	Travel to Work in 20 to 29 Minutes	20.2%	20.1%	20.8%
	Travel to Work in 30 to 44 Minutes	30.7%	31.4%	31.1%
	Travel to Work in 45 to 59 Minutes	8.9%	11.1%	11.1%
	Travel to Work in 60 Minutes or more	6.5%	7.2%	7.4%
Average Travel Time to Work		27	29	28
Vehicles per HH	No Vehicles	5.6%	8.1%	8.6%
	1 Vehicle	33.3%	33.2%	36.4%
	2 Vehicles	42.9%	37.9%	35.0%
	3 or more vehicles	18.2%	20.9%	19.9%
	Average Number of Vehicles	1.84	1.80	1.75
Change	Births (last 12 months)	325	2,068	5,571
	Deaths (last 12 months)	214	1,240	3,614
	Migration (last 12 months)	-199	-634	-425
Work place	Workplace Establishments	408	4,955	12,904
	Workplace Employees (FTE)	6,149	68,430	160,917