Extended Demographic Report - PopStats

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

Dec 5, 2023

BRIXMOR®

Latitude: 32.7478   Longitude: -96.8597

Kessler Plaza Dallas, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population			
Current Year Estimated Population	72,487	260,909	1,163,106
Population Est 23Q1	72,328	260,246	1,161,107
Population Est 22Q4	72,120	259,378	1,159,084
Population Est 22Q3	72,586	256,422	1,153,816
Population Est 22Q2	72,660	256,423	1,152,255
Population Est 22Q1	72,570	256,342	1,150,550
Population Est 21Q4	72,870	255,639	1,149,191
Population Est 21Q3	72,652	255,991	1,150,728
Population Est 21Q2	73,246	257,181	1,153,682
Population Fcst	78,761	288,460	1,205,960
2010 Census Population	50,582	140,648	590,837
2000 Census Population	56,041	136,311	577,529
1990 Census Population	47,457	121,414	516,699
Current Year Daytime Population	80,266	422,773	1,634,290
Average Seasonal Population	530	2,306	8,169
Historical Annual Growth, 1990 – 2000	1.68%	1.16%	1.12%
Historical Annual Growth, 2000 – 2010	-1.02%	0.31%	0.23%
Estimated Annual Growth, 2010 – CY	2.75%	4.77%	5.24%
Projected Annual Growth, CY to Y5	1.67%	2.03%	0.73%
Group Qtrs Est	449	7,276	18,576
Transient Est Average Last 4 Qtrs	133	37,984	124,962
Households			
Current Year Estimated Households	25,263	99,760	446,747
Households Est 23Q1	25,198	99,445	445,799
Households Est 22Q4	25,113	99,070	444,876
Households Est 22Q3	25,278	96,881	441,325
Households Est 22Q2	25,305	96,886	440,756
Households Est 22Q1	25,271	96,898	439,861
Households Est 21Q4	25,307	96,632	439,294
Households Est 21Q3	25,231	96,994	439,783
Households Est 21Q2	25,453	97,430	441,017
Households Fcst	27,977	114,708	472,815
2010 Census Households	15,698	44,086	211,121
2000 Census Households	16,936	41,239	206,944
1990 Census Households	16,055	38,435	192,500
Historical Annual Growth, 1990 – 2000	0.54%	0.71%	0.73%
Historical Annual Growth, 2000 – 2010	-0.76%	0.67%	0.20%
Estimated Annual Growth, 2010 – CY	3.66%	6.36%	5.82%
Projected Annual Growth, CY to Y5	2.06%	2.83%	1.14%
Population per Household	2.85	2.54	2.56

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

Demographic Source: Synergos Technologies, Inc

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Kessler Plaza Dallas, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income			
HH Income $500,000 or more	1.4%	1.5%	1.4%
HH Income $250,000 to $499,999	1.7%	1.8%	1.7%
HH Income $200,000 to $249,999	4.0%	4.2%	3.9%
HH Income $175,000 to $199,999	2.6%	3.1%	3.5%
HH Income $150,000 to $174,999	4.1%	4.3%	3.7%
HH Income $100,000 to 149,999	13.9%	14.7%	13.6%
HH Income $75,000 to 99,999	12.0%	12.2%	12.2%
HH Income $50,000 to 74,999	18.4%	17.4%	18.0%
HH Income $35,000 to 49,999	14.5%	12.9%	13.3%
HH Income $25,000 to 34,999	9.3%	8.5%	9.5%
HH Income $15,000 to 24,999	8.2%	8.3%	8.6%
HH Income $0 to 14,999	9.8%	11.1%	10.7%
Average Household Income	$86,008	$89,400	$91,369
Median Household Income	$59,711	$62,356	$59,943
Per Capita Income	$30,142	$34,737	$35,484
2000 Average HH Income	$46,659	$41,547	$57,493
2000 Median HH Income	$33,865	$30,881	$37,631
Average Disposable Income	69,515	71,281	69,375
Median Disposable Income	53,181	55,254	53,334
Discretionary HH Income Over $150,000	2.5%	4.0%	3.9%
Discretionary HH Income $125,000 to $149,999	4.2%	4.0%	4.1%
Discretionary HH Income $100,000 to $124,999	4.5%	5.4%	4.5%
Discretionary HH Income $75,000 to $99,999	7.3%	8.6%	7.5%
Discretionary HH Income $50,000 to $74,999	14.8%	15.4%	14.7%
Discretionary HH Income $25,000 to $49,999	29.4%	25.8%	26.7%
Discretionary HH Income Under $25,000	37.3%	36.8%	38.6%
Average Discretionary HH Income	46,052	48,684	46,921
Median Discretionary HH Income	34,032	35,703	34,050
Householder White – Count	6,354	30,407	147,224
Median HH Income	$107,175	$104,297	$93,232
Average HH Income	$110,050	$108,824	$101,760
Householder Black or African-American – Count	1,889	20,915	116,826
Median HH Income	$44,751	$35,615	$40,418
Average HH Income	$57,544	$48,819	$52,266
Householder Hispanic – Count	15,477	40,875	144,060
Median HH Income	$51,717	$54,446	$53,174
Average HH Income	$62,648	$65,323	$63,337
Householder Asian or Pacific Islander – Count	192	2,522	14,542
Median HH Income	$60,821	$92,137	$82,228
Average HH Income	$86,903	$102,077	$93,350
Householder Other or Pacific Islander – Count	1,352	5,041	24,095
Median HH Income	$59,943	$66,627	$64,492
Average HH Income	$73,217	$78,915	$74,568
Gender			
Male Population	36,960	133,342	577,509
Female Population	35,527	127,566	585,597

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Total Population by Age			
Count of Pop 0 to 4 years	4,849	18,251	80,381
Count of Pop 0 to 7 years	6,495	23,103	106,249
Count of Pop 5 - 13	8,228	27,458	131,521
Count of Pop 14 - 18	3,978	13,356	63,061
Count of Pop 19 - 22	4,046	14,410	65,992
Count of Pop 22 - 25	3,038	11,406	50,922
Count of Pop 25 - 29	5,469	24,005	94,924
Count of Pop 30 - 34	6,075	26,577	103,803
Count of Pop 35 - 39	5,791	21,920	90,711
Count of Pop 40 - 44	5,164	17,943	78,437
Count of Pop 45 - 59	13,053	44,048	201,939
Count of Pop 60 - 74	9,661	31,143	147,013
Count of Pop 75 - 84	2,441	7,998	41,318
Count of Pop 85+	692	2,393	13,083
% of Pop 0 to 4 years	6.7%	7.0%	6.9%
% of Pop 0 to 7 years	9.0%	8.9%	9.1%
% of Pop 5 - 13	11.4%	10.5%	11.3%
% of Pop 14 - 18	5.5%	5.1%	5.4%
% of Pop 19 - 22	5.6%	5.5%	5.7%
% of Pop 22 - 25	4.2%	4.4%	4.4%
% of Pop 25 - 29	7.5%	9.2%	8.2%
% of Pop 30 - 34	8.4%	10.2%	8.9%
% of Pop 35 - 39	8.0%	8.4%	7.8%
% of Pop 40 - 44	7.1%	6.9%	6.7%
% of Pop 45 - 59	18.0%	16.9%	17.4%
% of Pop 60 - 74	13.3%	11.9%	12.6%
% of Pop 75 - 84	3.4%	3.1%	3.6%
% of Pop 85+	1.0%	0.9%	1.1%
Median Age	35.5	34.1	34.6
Average Age	36.9	36.1	36.5
Male Population by Age			
% of Pop 0 to 4 years	6.7%	7.0%	7.1%
% of Pop 5 - 13	11.3%	10.4%	11.6%
% of Pop 14 - 18	5.4%	5.1%	5.6%
% of Pop 19 - 22	5.5%	5.5%	5.8%
% of Pop 22 - 25	4.2%	4.3%	4.4%
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% of Pop 40 - 44	7.2%	7.1%	6.8%
% of Pop 45 - 59	18.3%	17.3%	17.5%
% of Pop 75 - 84	3.0%	2.6%	3.0%
% of Pop 60 - 74	13.5%	11.8%	12.3%
% of Pop 85+	0.7%	0.6%	0.8%
Median Age	35.5	34.1	34.1
Average Age	36.7	35.7	35.9

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% of Pop 60 - 74	13.2%	12.1%	12.9%
% of Pop 75 - 84	3.8%	3.6%	4.1%
% of Pop 85+	1.2%	1.2%	1.5%
Median Age	35.4	34.0	35.0
Average Age	37.1	36.4	37.2
Race			
Count of White	23,118	80,144	380,665
Count of Black or African-American	4,657	51,106	286,329
Count of Asian or Pacific Islander	637	5,222	36,345
Count of Other races	44,076	124,436	459,767
White	31.9%	30.7%	32.7%
Black or African American	6.4%	19.6%	24.6%
Asian	0.9%	2.0%	3.1%
Other Races	60.8%	47.7%	39.5%
Language Spoken			
Speak English at Home	35.3%	48.3%	57.5%
Speak Spanish at Home	63.9%	49.0%	38.4%
Speak French or French Creole at Home	0.1%	0.2%	0.3%
Speak German at Home	0.0%	0.1%	0.2%
Speak Other Indo-European Languages at Home	0.2%	0.5%	0.8%
Speak Russian and Other Slavic Languages at H	0.0%	0.2%	0.1%
Speak Chinese at Home	0.1%	0.2%	0.4%
Speak Korean at Home	0.1%	0.2%	0.1%
Speak Vietnamese at Home	0.1%	0.2%	0.6%
Speak Other Asian Languages at Home	0.0%	0.3%	0.6%
Speak Tagalog and Other Pacific Languages at H	0.1%	0.1%	0.2%
Speak Other Language at Home	0.1%	0.6%	0.9%
Hispanic			
Hispanic Population	53,467	149,289	531,435
Hispanic Population Percent	73.8%	57.2%	45.7%
Mexican	87.5%	86.2%	82.2%
Puerto Rican	0.6%	1.0%	1.1%
Cuban	0.1%	0.3%	0.7%
Dominican	0.0%	0.0%	0.1%
Central American	4.2%	5.1%	9.1%
South American	0.8%	1.0%	1.4%
Other Hispanic	6.7%	6.3%	5.4%
2000 Hispanic Population Percent	74%	60%	38%
1990 Hispanic Population Percent	52%	39%	22%

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Ancestry			
American (percent of total population)	1.0%	1.6%	2.5%
American	0.7%	1.3%	2.2%
Native American (ie. Indian/Eskimo)	0.3%	0.3%	0.3%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
Asian (percent of total population)	0.8%	1.9%	3.1%
Chinese	0.2%	0.4%	0.5%
Japanese	0.1%	0.1%	0.1%
Korean	0.1%	0.2%	0.2%
South Central Asian (ie. Indian)	0.2%	0.6%	0.9%
South East Asian (ie. Vietnamese)	0.3%	0.6%	1.0%
Other Asian	0.1%	0.1%	0.3%
European (percent of total population)	5.1%	8.0%	10.7%
British	1.2%	1.8%	2.6%
Dutch	0.0%	0.1%	0.2%
French	0.2%	0.4%	0.5%
German	1.0%	1.7%	2.2%
Italian	0.2%	0.6%	0.7%
Polish	0.2%	0.3%	0.3%
Scandinavian	0.2%	0.4%	0.5%
Scotch/Irish	1.4%	1.8%	2.6%
Other European (ie. Greek/Russian)	0.6%	1.0%	1.2%
Middle Eastern	0.1%	0.2%	0.3%
Other Ancestry	15.5%	23.8%	29.1%
Unclassified Ancestry	3.7%	7.2%	8.6%
Education (Age 25+)			
Adult Population (25 Years or Older)	48,347	176,027	771,228
Elementary (0 to 8)	22.2%	16.3%	12.6%
Some High School (9 to 11)	13.4%	12.6%	10.2%
High School Graduate (12)	23.8%	24.4%	23.7%
Some College (13 to 16)	14.7%	15.3%	18.3%
Associates Degree Only	3.6%	4.0%	4.9%
Bachelors Degree Only	14.3%	18.0%	19.1%
Graduate Degree	8.1%	9.5%	11.1%
% College (4+)	22.4%	27.5%	30.3%
Household Type			
Total Households – count	25,263	99,760	446,747
One Person HHs – count	6,773	35,830	149,232
Family HHs – count	16,072	53,739	261,742
Married Couple – count	10,158	31,858	163,056
w/own children – count	4,396	12,019	69,104
w/out own children – count	5,762	19,839	93,952
Male Householder – count	1,835	6,083	25,941
Female Householder – count	4,078	15,799	72,745
Non-Family Households – count	2,419	10,190	35,773
1 Person Household	26.8%	35.9%	33.4%
2 Person Household	26.8%	27.0%	27.7%
3 Person Household	15.2%	12.5%	13.8%
4 Person Household	13.1%	10.4%	11.7%
5 Person Household	9.1%	7.3%	7.2%
6 Person Household	5.1%	3.9%	3.5%
7+ Person Household	3.9%	3.1%	2.6%
% Households With Children	28.6%	22.8%	27.0%

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Kessler Plaza Dallas, TX		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Housing	Total Housing Units	27,556	109,540	486,149
	Owner Occupied Percent	45.2%	35.2%	39.1%
	Renter Occupied Percent	46.5%	55.9%	52.8%
	Vacant Housing Percent	8.3%	8.9%	8.1%
	Total Housing Units (Census 2000)	17,971	44,133	220,599
	For Rent (Census 2000)	58%	53%	59%
	For Sale (Census 2000)	17%	11%	14%
	Rented or Sold, (Census 2000)	4%	5%	6%
	Seasonal (Census 2014)	4%	3%	3%
	Other (Census 2000)	16%	22%	15%
Homes Built By Year	Homes Built 1990 to 2000	4%	8%	8%
	Homes Built 1980 to 1989	8%	7%	17%
	Homes Built 1970 to 1979	13%	14%	19%
	Homes Built 1960 to 1969	18%	21%	19%
	Homes Built 1950 to 1959	20%	22%	18%
	Homes Built 1940 to 1949	17%	15%	10%
	Homes Built Before 1939	20%	12%	9%
Units in Structure	1 Unit	61%	62%	56%
	2 - 9 Units	14%	13%	16%
	Greater than 10 Units	24%	24%	27%
	Mobilie Trailer	1%	1%	1%
	Other Units	0%	0%	0%
Home Value (Owner Occupied)	Property Value $1,000,000 or more	5.6%	3.1%	6.3%
	Property Value $750,000 to $999,999	4.9%	3.9%	4.1%
	Property Value $500,000 to $749,999	13.9%	9.7%	9.1%
	Property Value $400,000 to $499,999	10.2%	7.6%	7.2%
	Property Value $300,000, to $399,999	13.1%	11.7%	12.8%
	Property Value $200,000 to $299,999	20.2%	21.6%	23.3%
	Property Value $150,000 to $199,999	9.8%	12.1%	11.7%
	Property Value $100,000 to $149,999	13.8%	16.4%	12.0%
	Property Value $60,000 to $99,999	4.9%	7.8%	5.3%
	Property Value $40,000 to $59,999	0.6%	1.2%	1.2%
	Property Value $0 to $39,999	2.0%	2.7%	2.4%
	Median Home Value	$289,537	$234,671	$260,296
	Median Rent	$554	$527	$593
Wealth per Household	$0 and under - percent	19.7%	20.4%	19.9%
	$1 to $4999 - percent	10.6%	10.9%	10.5%
	$5k to $9999 - percent	5.2%	5.5%	5.3%
	$10k to $24999 - percent	6.9%	7.0%	6.9%
	$25k to $49999 - percent	7.0%	6.9%	6.9%
	$50k to $99999 - percent	10.1%	9.8%	9.9%
	$100k to $249999 - percent	16.8%	16.2%	16.5%
	$250k to $499999 - percent	11.6%	11.2%	11.5%
	$500k+ - percent	12.2%	12.1%	12.5%
	Median HH Wealth	$53,337	$47,518	$52,148
	Avg HH Wealth	$207,149	$203,202	$208,792

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Economic Viability			
Economic Viability Local	239	232	230
Economic Viability Indexed	239	232	230
Occupation (Employed Civilians Age 16+)			
Employed Civilian Pop 16+ by Occupation	37,842	131,975	594,761
Managerial/Executive	11.5%	15.5%	16.3%
Professional Specialty	15.0%	17.7%	18.6%
Healthcare Support	2.7%	2.9%	3.0%
Sales	8.1%	9.9%	9.9%
Office & Administrative Support	11.1%	10.9%	11.2%
Protective Service	0.9%	1.1%	1.5%
Food Preperation	6.9%	5.8%	5.7%
Building Maintenance & Cleaning	5.5%	4.6%	4.5%
Personal Care	1.8%	1.8%	2.2%
Farming, Fishing, & Forestry	0.2%	0.2%	0.1%
Construction	19.3%	14.4%	12.3%
Production & Transportation	17.1%	15.2%	14.7%
Percent White Collar Workers	48.3%	56.9%	58.9%
Percent Blue Collar Workers	51.7%	43.1%	41.1%
Employment by Industry (Employed Civilians Age 16+)			
Agriculture/Mining/Construction	18.4%	14.4%	11.9%
Manufacturing	9.3%	8.6%	8.4%
Transportation	4.9%	5.9%	7.0%
Information	1.6%	2.1%	2.0%
Wholesale/Retail	14.2%	14.3%	13.5%
Finance, Insurance, Real Estate	5.4%	7.9%	8.7%
Professional Services	7.7%	8.8%	8.4%
Management Services	0.2%	0.2%	0.2%
Administrative/Waste Services	5.2%	5.2%	5.8%
Educational Services	15.3%	16.5%	18.0%
Entertainment Services	10.2%	9.4%	9.2%
Other Professional Services	5.7%	4.8%	4.6%
Public Administration	1.9%	1.9%	2.4%
Transportation To Work			
Drive to Work Alone	62.9%	62.2%	71.0%
Drive to Work Carpool	26.2%	25.7%	18.5%
Travel to Work by Public Transportation	5.9%	7.0%	5.0%
Drive to Work on Motorcycle	0.1%	0.0%	0.1%
Drive to Work on Bicycle	0.0%	0.0%	0.1%
Walked to Work	1.5%	1.9%	1.9%
Other Means	1.6%	1.5%	1.0%
Work at Home	1.7%	1.8%	2.3%

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	Travel to Work in Less than 5 Minutes	1.3%	1.3%	1.7%
	Travel to Work in 5 to 9 Minutes	5.4%	5.7%	7.1%
	Travel to Work in 10 to 14 Minutes	10.6%	10.6%	12.2%
	Travel to Work in 15 to 19 Minutes	15.8%	15.3%	16.2%
	Travel to Work in 20 to 29 Minutes	23.3%	22.2%	21.7%
	Travel to Work in 30 to 44 Minutes	29.1%	28.9%	25.7%
	Travel to Work in 45 to 59 Minutes	7.6%	8.0%	8.3%
	Travel to Work in 60 Minutes or more	7.0%	8.0%	7.2%
	Average Travel Time to Work	27	28	26
Vehicles per HH	No Vehicles	7.4%	9.2%	8.8%
	1 Vehicle	35.0%	41.9%	40.6%
	2 Vehicles	36.1%	31.7%	33.9%
	3 or more vehicles	21.5%	17.2%	16.8%
	Average Number of Vehicles	1.82	1.65	1.66
Change	Births (last 12 months)	1,006	3,951	16,866
	Deaths (last 12 months)	537	1,770	8,788
	Migration (last 12 months)	-625	2,360	3,004
Work place	Workplace Establishments	1,886	11,197	42,832
	Workplace Employees (FTE)	31,174	227,062	852,536

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