

# Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval

Dec 5, 2023



Latitude: 35.198901 Longitude: -89.79684

The Market at Wolfcreek Memphis, TN		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Population</b>	Current Year Estimated Population	31,560	135,152	463,025
	Population Est 23Q1	31,604	135,329	464,077
	Population Est 22Q4	31,594	135,344	464,522
	Population Est 22Q3	31,766	135,469	464,943
	Population Est 22Q2	31,758	135,449	465,017
	Population Est 22Q1	31,910	135,492	466,072
	Population Est 21Q4	31,950	135,524	466,682
	Population Est 21Q3	32,000	135,723	467,501
	Population Est 21Q2	32,031	135,928	468,102
	Population Fcst	31,438	135,880	462,754
	2010 Census Population	26,651	94,484	347,298
	2000 Census Population	24,440	83,089	335,426
	1990 Census Population	13,355	50,963	294,555
	Current Year Daytime Population	37,094	126,296	489,431
	Average Seasonal Population	124	338	2,269
	Historical Annual Growth, 1990 – 2000	6.23%	5.01%	1.31%
	Historical Annual Growth, 2000 – 2010	0.87%	1.29%	0.35%
	Estimated Annual Growth, 2010 – CY	1.28%	2.74%	2.19%
	Projected Annual Growth, CY to Y5	-0.08%	0.11%	-0.01%
	Group Qtrs Est	288	4,847	8,977
Transient Est Average Last 4 Qtrs	3,830	10,732	30,085	
<b>Households</b>	Current Year Estimated Households	12,395	51,507	181,212
	Households Est 23Q1	12,414	51,570	181,602
	Households Est 22Q4	12,405	51,566	181,779
	Households Est 22Q3	12,478	51,625	181,988
	Households Est 22Q2	12,474	51,623	182,044
	Households Est 22Q1	12,538	51,646	182,481
	Households Est 21Q4	12,555	51,669	182,732
	Households Est 21Q3	12,581	51,756	183,076
	Households Est 21Q2	12,595	51,847	183,319
	Households Fcst	12,344	51,657	180,578
	2010 Census Households	10,383	36,683	136,103
	2000 Census Households	9,398	32,213	134,601
	1990 Census Households	4,726	18,935	117,765
	Historical Annual Growth, 1990 – 2000	7.11%	5.46%	1.35%
	Historical Annual Growth, 2000 – 2010	1.00%	1.31%	0.11%
	Estimated Annual Growth, 2010 – CY	1.35%	2.59%	2.18%
	Projected Annual Growth, CY to Y5	-0.08%	0.06%	-0.07%
Population per Household	2.52	2.53	2.51	

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The Market at Wolfcreek Memphis, TN		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	0.8%	0.7%	1.1%
	HH Income \$250,000 to \$499,999	0.9%	0.8%	1.3%
	HH Income \$200,000 to \$249,999	2.2%	1.8%	3.0%
	HH Income \$175,000 to \$199,999	2.1%	3.6%	3.9%
	HH Income \$150,000 to \$174,999	4.1%	4.2%	4.0%
	HH Income \$100,000 to 149,999	15.5%	16.3%	14.8%
	HH Income \$75,000 to 99,999	15.8%	15.4%	12.6%
	HH Income \$50,000 to 74,999	19.4%	20.3%	17.6%
	HH Income \$35,000 to 49,999	16.5%	13.2%	12.8%
	HH Income \$25,000 to 34,999	8.3%	9.5%	9.5%
	HH Income \$15,000 to 24,999	7.5%	7.4%	8.8%
	HH Income \$0 to 14,999	6.8%	6.8%	10.6%
	Average Household Income	\$79,861	\$81,672	\$86,941
	Median Household Income	\$60,893	\$65,030	\$60,698
	Per Capita Income	\$31,678	\$31,584	\$34,429
	2000 Average HH Income	\$66,103	\$62,956	\$59,351
	2000 Median HH Income	\$56,732	\$54,987	\$43,654
	Average Disposable Income	67,571	68,989	69,181
	Median Disposable Income	54,800	58,584	54,708
	Discretionary HH Income Over \$150,000	1.3%	1.2%	3.0%
	Discretionary HH Income \$125,000 to \$149,999	2.6%	3.0%	4.0%
	Discretionary HH Income \$100,000 to \$124,999	3.8%	4.8%	4.9%
	Discretionary HH Income \$75,000 to \$99,999	8.8%	9.7%	9.1%
	Discretionary HH Income \$50,000 to \$74,999	20.7%	20.1%	16.6%
	Discretionary HH Income \$25,000 to \$49,999	33.2%	31.1%	26.2%
	Discretionary HH Income Under \$25,000	29.5%	30.2%	36.2%
	Average Discretionary HH Income	46,537	47,727	47,998
	Median Discretionary HH Income	37,832	39,750	36,655
	Householder White – Count	6,296	27,613	92,558
	Median HH Income	\$71,541	\$71,828	\$78,299
	Average HH Income	\$81,141	\$80,889	\$88,584
	Householder Black or African-American – Count	4,778	17,700	68,426
	Median HH Income	\$53,593	\$57,793	\$45,700
	Average HH Income	\$64,976	\$68,981	\$57,935
Householder Hispanic – Count	607	2,797	9,624	
Median HH Income	\$41,507	\$53,446	\$45,485	
Average HH Income	\$52,733	\$60,409	\$55,601	
Householder Asian or Pacific Islander – Count	336	1,641	4,130	
Median HH Income	\$85,120	\$88,248	\$86,292	
Average HH Income	\$91,323	\$90,732	\$92,638	
Householder Other or Pacific Islander – Count	378	1,756	6,474	
Median HH Income	\$62,553	\$51,875	\$46,862	
Average HH Income	\$70,524	\$60,718	\$58,370	
Gender	Male Population	14,824	65,172	221,566
	Female Population	16,736	69,980	241,459

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Total Population by Age	Count of Pop 0 to 4 years	2,004	8,217	29,071
	Count of Pop 0 to 7 years	2,692	11,191	40,296
	Count of Pop 5 - 13	3,549	14,840	53,288
	Count of Pop 14 - 18	1,653	7,102	25,204
	Count of Pop 19 - 22	1,657	7,195	25,646
	Count of Pop 22 - 25	1,245	5,408	19,341
	Count of Pop 25 - 29	2,170	9,285	31,420
	Count of Pop 30 - 34	2,263	9,780	33,131
	Count of Pop 35 - 39	2,321	9,838	32,215
	Count of Pop 40 - 44	2,232	9,431	30,409
	Count of Pop 45 - 59	5,741	25,151	83,570
	Count of Pop 60 - 74	4,819	20,707	71,652
	Count of Pop 75 - 84	1,481	6,261	21,301
	Count of Pop 85+	424	1,936	6,777
	% of Pop 0 to 4 years	6.4%	6.1%	6.3%
	% of Pop 0 to 7 years	8.5%	8.3%	8.7%
	% of Pop 5 - 13	11.2%	11.0%	11.5%
	% of Pop 14 - 18	5.2%	5.3%	5.4%
	% of Pop 19 - 22	5.2%	5.3%	5.5%
	% of Pop 22 - 25	3.9%	4.0%	4.2%
	% of Pop 25 - 29	6.9%	6.9%	6.8%
	% of Pop 30 - 34	7.2%	7.2%	7.2%
	% of Pop 35 - 39	7.4%	7.3%	7.0%
% of Pop 40 - 44	7.1%	7.0%	6.6%	
% of Pop 45 - 59	18.2%	18.6%	18.0%	
% of Pop 60 - 74	15.3%	15.3%	15.5%	
% of Pop 75 - 84	4.7%	4.6%	4.6%	
% of Pop 85+	1.3%	1.4%	1.5%	
Median Age	37.7	37.9	37.2	
Average Age	38.7	38.9	38.6	
Male Population by Age	% of Pop 0 to 4 years	6.9%	6.4%	6.7%
	% of Pop 5 - 13	12.1%	11.7%	12.3%
	% of Pop 14 - 18	5.6%	5.6%	5.8%
	% of Pop 19 - 22	5.7%	5.7%	5.8%
	% of Pop 22 - 25	4.3%	4.3%	4.4%
	% of Pop 25 - 29	7.1%	7.3%	6.9%
	% of Pop 30 - 34	7.0%	7.5%	7.2%
	% of Pop 35 - 39	7.3%	7.5%	7.0%
	% of Pop 40 - 44	7.0%	7.1%	6.6%
	% of Pop 45 - 59	17.7%	18.2%	17.8%
	% of Pop 75 - 84	4.0%	3.9%	3.9%
	% of Pop 60 - 74	14.5%	14.1%	14.6%
	% of Pop 85+	0.8%	0.9%	0.9%
Median Age	35.9	36.1	35.6	
Average Age	37.2	37.4	37.2	

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	% of Pop 45 - 59	18.6%	19.0%	18.2%
	% of Pop 60 - 74	16.0%	16.5%	16.3%
	% of Pop 75 - 84	5.3%	5.3%	5.2%
	% of Pop 85+	1.8%	2.0%	2.0%
	Median Age	39.2	39.7	38.7
Average Age	40.0	40.3	39.9	
Race	Count of White	15,209	66,183	213,027
	Count of Black or African-American	10,190	46,027	176,399
	Count of Asian or Pacific Islander	1,160	5,393	13,849
	Count of Other races	5,001	17,549	59,750
	White	48.2%	49.0%	46.0%
	Black or African American	32.3%	34.1%	38.1%
	Asian	3.7%	4.0%	3.0%
	Other Races	15.8%	13.0%	12.9%
Language Spoken	Speak English at Home	85.2%	86.9%	88.5%
	Speak Spanish at Home	9.1%	7.3%	7.1%
	Speak French or French Creole at Home	0.1%	0.1%	0.2%
	Speak German at Home	0.1%	0.1%	0.2%
	Speak Other Indo-European Languages at Home	0.3%	0.5%	0.6%
	Speak Russian and Other Slavic Languages at H	0.4%	0.5%	0.2%
	Speak Chinese at Home	0.5%	0.9%	0.6%
	Speak Korean at Home	0.2%	0.2%	0.2%
	Speak Vietnamese at Home	1.0%	0.8%	0.6%
	Speak Other Asian Languages at Home	0.1%	0.6%	0.4%
	Speak Tagalog and Other Pacific Languages at H	0.8%	0.5%	0.2%
	Speak Other Language at Home	2.3%	1.7%	1.3%
Hispanic	Hispanic Population	4,390	14,175	48,970
	Hispanic Population Percent	13.9%	10.5%	10.6%
	Mexican	64.2%	60.7%	63.2%
	Puerto Rican	4.8%	4.1%	3.8%
	Cuban	1.2%	3.0%	2.2%
	Dominican	1.0%	0.7%	1.0%
	Central American	13.7%	16.6%	17.2%
	South American	12.5%	9.6%	6.4%
	Other Hispanic	2.7%	5.4%	6.2%
	2000 Hispanic Population Percent	2%	2%	4%
	1990 Hispanic Population Percent	1%	1%	1%

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<b>Ancestry</b>	American (percent of total population)	6.7%	6.4%	6.1%
	American	6.5%	6.2%	5.9%
	Native American (ie. Indian/Eskimo)	0.1%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	3.7%	4.0%	3.0%
	Chinese	1.4%	1.2%	0.7%
	Japanese	0.1%	0.2%	0.1%
	Korean	0.2%	0.1%	0.2%
	South Central Asian (ie. Indian)	0.3%	0.6%	0.5%
	South East Asian (ie. Vietnamese)	1.7%	1.7%	1.2%
	Other Asian	0.0%	0.1%	0.2%
	European (percent of total population)	25.0%	24.8%	24.1%
	British	7.2%	6.4%	6.1%
	Dutch	0.6%	0.4%	0.4%
	French	1.0%	1.0%	0.8%
	German	4.0%	4.2%	4.0%
	Italian	1.9%	1.8%	1.7%
	Polish	0.7%	0.7%	0.6%
	Scandinavian	0.8%	0.9%	0.8%
	Scotch/Irish	6.4%	6.9%	7.0%
Other European (ie. Greek/Russian)	2.3%	2.5%	2.7%	
Middle Eastern	0.8%	0.8%	0.7%	
Other Ancestry	33.2%	34.4%	37.4%	
Unclassified Ancestry	16.7%	19.2%	18.2%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	21,452	92,389	310,475
	Elementary (0 to 8)	1.9%	2.9%	3.6%
	Some High School (9 to 11)	4.4%	5.2%	5.7%
	High School Graduate (12)	24.9%	27.0%	25.0%
	Some College (13 to 16)	26.1%	23.0%	22.1%
	Associates Degree Only	10.2%	8.1%	6.9%
	Bachelors Degree Only	22.2%	21.5%	22.0%
	Graduate Degree	10.3%	12.3%	14.7%
	% College (4+)	32.5%	33.8%	36.7%
<b>Household Type</b>	Total Households – count	12,395	51,507	181,212
	One Person HHs – count	3,567	14,228	53,755
	Family HHs – count	8,321	35,005	116,312
	Married Couple – count	6,052	24,819	77,635
	w/own children – count	2,633	10,065	31,095
	w/out own children – count	3,419	14,754	46,540
	Male Householder – count	417	2,309	7,910
	Female Householder – count	1,851	7,878	30,767
	Non-Family Households – count	508	2,274	11,146
	1 Person Household	28.8%	27.6%	29.7%
	2 Person Household	31.3%	32.3%	31.2%
	3 Person Household	16.4%	16.8%	16.3%
	4 Person Household	13.1%	12.7%	12.4%
	5 Person Household	5.9%	6.2%	6.1%
	6 Person Household	2.7%	2.7%	2.6%
7+ Person Household	1.8%	1.7%	1.8%	
% Households With Children	31.0%	30.2%	28.9%	

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<b>Housing</b>	Total Housing Units	13,086	54,164	196,395
	Owner Occupied Percent	54.6%	58.3%	53.5%
	Renter Occupied Percent	40.1%	36.8%	38.8%
	Vacant Housing Percent	5.3%	4.9%	7.7%
	Total Housing Units (Census 2000)	9,601	33,388	142,416
	For Rent (Census 2000)	59%	65%	54%
	For Sale (Census 2000)	28%	22%	22%
	Rented or Sold, (Census 2000)	8%	6%	7%
	Seasonal (Census 2014)	7%	6%	4%
	Other (Census 2000)	0%	2%	11%
<b>Homes Built By Year</b>	Homes Built 1990 to 2000	50%	44%	17%
	Homes Built 1980 to 1989	35%	27%	16%
	Homes Built 1970 to 1979	11%	19%	21%
	Homes Built 1960 to 1969	2%	5%	16%
	Homes Built 1950 to 1959	1%	3%	16%
	Homes Built 1940 to 1949	1%	1%	8%
	Homes Built Before 1939	0%	1%	6%
<b>Units in Structure</b>	1 Unit	76%	74%	70%
	2 - 9 Units	14%	15%	17%
	Greater than 10 Units	8%	9%	12%
	Mobilie Trailer	3%	1%	1%
	Other Units	0%	0%	0%
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	0.2%	0.6%	1.9%
	Property Value \$750,000 to \$999,999	0.8%	1.6%	3.3%
	Property Value \$500,000 to \$749,999	4.7%	5.2%	9.2%
	Property Value \$400,000 to \$499,999	7.4%	8.2%	9.6%
	Property Value \$300,000, to \$399,999	17.2%	18.9%	16.4%
	Property Value \$200,000 to \$299,999	33.5%	34.9%	25.3%
	Property Value \$150,000 to \$199,999	21.9%	17.8%	12.6%
	Property Value \$100,000 to \$149,999	9.9%	8.0%	10.4%
	Property Value \$60,000 to \$99,999	1.9%	2.0%	6.4%
	Property Value \$40,000 to \$59,999	0.6%	0.6%	1.9%
	Property Value \$0 to \$39,999	2.0%	2.1%	2.1%
	Median Home Value	\$234,804	\$248,912	\$260,788
Median Rent	\$775	\$735	\$629	
<b>Wealth per Household</b>	\$0 and under - percent	18.3%	18.0%	18.4%
	\$1 to \$4999 - percent	9.1%	8.9%	9.2%
	\$5k to \$9999 - percent	4.9%	4.8%	4.9%
	\$10k to \$24999 - percent	6.7%	6.6%	6.6%
	\$25k to \$49999 - percent	6.9%	6.9%	6.8%
	\$50k to \$99999 - percent	10.2%	10.2%	10.1%
	\$100k to \$249999 - percent	17.7%	17.8%	17.6%
	\$250k to \$499999 - percent	12.6%	12.8%	12.6%
	\$500k+ - percent	13.6%	14.0%	13.9%
	Median HH Wealth	\$70,215	\$73,307	\$70,309
	Avg HH Wealth	\$226,539	\$230,596	\$228,474

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<b>Economic Viability</b>	Economic Viability Local	217	211	216
	Economic Viability Indexed	217	211	216
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	17,220	70,367	235,904
	Managerial/Executive	13.5%	14.8%	16.2%
	Professional Specialty	24.2%	23.6%	23.2%
	Healthcare Support	3.2%	2.5%	2.4%
	Sales	10.1%	10.2%	9.5%
	Office & Administrative Support	13.6%	13.3%	12.3%
	Protective Service	3.8%	3.2%	2.8%
	Food Preparation	4.3%	5.3%	5.4%
	Building Maintenance & Cleaning	4.0%	3.3%	3.6%
	Personal Care	2.9%	2.8%	2.7%
	Farming, Fishing, & Forestry	0.0%	0.0%	0.1%
	Construction	8.5%	7.8%	7.0%
	Production & Transportation	11.8%	13.3%	14.7%
	Percent White Collar Workers	64.6%	64.3%	63.6%
Percent Blue Collar Workers	35.4%	35.7%	36.4%	
<b>Employment by Industry (Employed Civilians Age 16+)</b>	Agriculture/Mining/Construction	6.0%	6.0%	5.6%
	Manufacturing	8.1%	8.7%	9.0%
	Transportation	8.1%	9.6%	10.5%
	Information	2.2%	1.6%	1.3%
	Wholesale/Retail	13.6%	14.2%	13.7%
	Finance, Insurance, Real Estate	5.3%	5.3%	6.1%
	Professional Services	4.6%	5.9%	5.2%
	Management Services	0.1%	0.2%	0.2%
	Administrative/Waste Services	5.1%	4.2%	5.1%
	Educational Services	23.3%	24.0%	23.7%
	Entertainment Services	9.7%	8.8%	9.0%
	Other Professional Services	7.3%	5.9%	5.7%
	Public Administration	6.6%	5.6%	4.9%
<b>Transportation To Work</b>	Drive to Work Alone	89.3%	88.4%	83.0%
	Drive to Work Carpool	7.1%	8.0%	11.2%
	Travel to Work by Public Transportation	0.3%	0.1%	1.2%
	Drive to Work on Motorcycle	0.2%	0.1%	0.1%
	Drive to Work on Bicycle	0.1%	0.1%	0.1%
	Walked to Work	0.6%	0.4%	1.3%
	Other Means	0.2%	0.3%	0.6%
	Work at Home	2.2%	2.5%	2.5%

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	Travel to Work in Less than 5 Minutes	2.0%	1.8%	2.1%
	Travel to Work in 5 to 9 Minutes	8.7%	8.2%	9.1%
	Travel to Work in 10 to 14 Minutes	10.4%	11.8%	13.5%
	Travel to Work in 15 to 19 Minutes	12.8%	13.8%	18.7%
	Travel to Work in 20 to 29 Minutes	28.5%	29.0%	28.6%
	Travel to Work in 30 to 44 Minutes	30.2%	27.9%	21.3%
	Travel to Work in 45 to 59 Minutes	4.8%	5.1%	4.0%
	Travel to Work in 60 Minutes or more	2.6%	2.5%	3.0%
	Average Travel Time to Work	24	23	22
Vehicles per HH	No Vehicles	3.2%	2.7%	6.4%
	1 Vehicle	35.6%	35.0%	35.5%
	2 Vehicles	38.0%	40.5%	38.2%
	3 or more vehicles	23.2%	21.8%	19.9%
	Average Number of Vehicles	1.87	1.89	1.79
Change	Births (last 12 months)	422	1,734	6,105
	Deaths (last 12 months)	364	1,546	5,421
	Migration (last 12 months)	-254	-455	-2,529
Work place	Workplace Establishments	1,116	3,441	12,359
	Workplace Employees (FTE)	19,134	53,082	202,354