

# 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		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Population</b>	Current Year Estimated Population	6,143	67,258	168,769
	Population Est 23Q1	6,150	67,360	168,984
	Population Est 22Q4	6,115	67,359	169,022
	Population Est 22Q3	6,115	67,563	169,133
	Population Est 22Q2	6,116	67,535	169,070
	Population Est 22Q1	6,127	67,725	169,096
	Population Est 21Q4	6,135	67,811	169,090
	Population Est 21Q3	6,118	67,956	169,320
	Population Est 21Q2	6,125	67,935	169,500
	Population Fcst	6,113	66,747	170,409
	2010 Census Population	5,272	54,813	102,934
	2000 Census Population	4,865	49,238	90,191
	1990 Census Population	2,937	23,583	57,323
	Current Year Daytime Population	13,702	64,679	143,574
	Average Seasonal Population	39	188	342
	Historical Annual Growth, 1990 – 2000	5.18%	7.64%	4.64%
	Historical Annual Growth, 2000 – 2010	0.81%	1.08%	1.33%
	Estimated Annual Growth, 2010 – CY	1.16%	1.56%	3.80%
	Projected Annual Growth, CY to Y5	-0.10%	-0.15%	0.19%
	Group Qtrs Est	63	857	4,835
Transient Est Average Last 4 Qtrs	2,317	4,160	10,523	
<b>Households</b>	Current Year Estimated Households	2,419	26,067	64,472
	Households Est 23Q1	2,423	26,105	64,545
	Households Est 22Q4	2,409	26,099	64,548
	Households Est 22Q3	2,409	26,183	64,602
	Households Est 22Q2	2,408	26,174	64,580
	Households Est 22Q1	2,413	26,251	64,597
	Households Est 21Q4	2,416	26,289	64,600
	Households Est 21Q3	2,410	26,350	64,696
	Households Est 21Q2	2,413	26,352	64,781
	Households Fcst	2,398	25,836	64,966
	2010 Census Households	2,081	21,745	40,021
	2000 Census Households	1,866	18,907	34,785
	1990 Census Households	1,063	8,360	21,204
	Historical Annual Growth, 1990 – 2000	5.79%	8.50%	5.07%
	Historical Annual Growth, 2000 – 2010	1.10%	1.41%	1.41%
	Estimated Annual Growth, 2010 – CY	1.14%	1.38%	3.66%
	Projected Annual Growth, CY to Y5	-0.18%	-0.18%	0.15%
Population per Household	2.51	2.55	2.54	

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The Market at Wolfcreek Memphis, TN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	0.5%	0.8%	0.7%
	HH Income \$250,000 to \$499,999	0.6%	0.9%	0.8%
	HH Income \$200,000 to \$249,999	1.5%	2.1%	2.0%
	HH Income \$175,000 to \$199,999	2.1%	2.9%	3.5%
	HH Income \$150,000 to \$174,999	4.0%	4.3%	4.6%
	HH Income \$100,000 to 149,999	18.9%	16.4%	17.1%
	HH Income \$75,000 to 99,999	19.3%	16.6%	15.4%
	HH Income \$50,000 to 74,999	19.5%	20.0%	20.5%
	HH Income \$35,000 to 49,999	13.2%	14.9%	13.0%
	HH Income \$25,000 to 34,999	5.2%	9.1%	8.8%
	HH Income \$15,000 to 24,999	9.4%	6.3%	7.1%
	HH Income \$0 to 14,999	5.9%	5.7%	6.5%
	Average Household Income	\$79,961	\$82,434	\$83,022
	Median Household Income	\$70,180	\$65,601	\$66,960
	Per Capita Income	\$31,840	\$32,348	\$32,094
	2000 Average HH Income	\$67,089	\$67,760	\$64,267
	2000 Median HH Income	\$57,513	\$59,094	\$56,166
	Average Disposable Income	68,773	70,048	70,590
	Median Disposable Income	62,961	59,024	60,141
	Discretionary HH Income Over \$150,000	0.1%	1.3%	1.2%
	Discretionary HH Income \$125,000 to \$149,999	2.2%	2.7%	3.0%
	Discretionary HH Income \$100,000 to \$124,999	3.1%	4.5%	5.0%
	Discretionary HH Income \$75,000 to \$99,999	9.7%	9.7%	10.3%
	Discretionary HH Income \$50,000 to \$74,999	24.9%	21.2%	21.0%
	Discretionary HH Income \$25,000 to \$49,999	35.2%	32.7%	31.3%
	Discretionary HH Income Under \$25,000	24.7%	27.9%	28.1%
	Average Discretionary HH Income	46,845	48,342	48,920
	Median Discretionary HH Income	43,021	40,430	41,199
	Householder White – Count	1,186	13,838	33,551
	Median HH Income	\$76,190	\$70,273	\$73,818
	Average HH Income	\$82,161	\$80,079	\$82,720
	Householder Black or African-American – Count	989	9,284	23,761
	Median HH Income	\$62,467	\$61,944	\$59,876
	Average HH Income	\$69,115	\$72,988	\$71,686
Householder Hispanic – Count	114	1,239	3,015	
Median HH Income	\$60,172	\$44,328	\$55,387	
Average HH Income	\$56,523	\$56,009	\$61,139	
Householder Asian or Pacific Islander – Count	72	882	1,920	
Median HH Income	\$77,723	\$89,433	\$84,639	
Average HH Income	\$85,241	\$92,457	\$88,361	
Householder Other or Pacific Islander – Count	59	824	2,224	
Median HH Income	\$44,279	\$55,585	\$52,479	
Average HH Income	\$82,211	\$65,239	\$60,534	
Gender	Male Population	2,879	31,493	80,919
	Female Population	3,264	35,765	87,850

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Total Population by Age	Count of Pop 0 to 4 years	395	4,155	10,319
	Count of Pop 0 to 7 years	525	5,599	13,950
	Count of Pop 5 - 13	670	7,368	18,341
	Count of Pop 14 - 18	326	3,489	8,825
	Count of Pop 19 - 22	338	3,491	8,978
	Count of Pop 22 - 25	259	2,599	6,763
	Count of Pop 25 - 29	454	4,402	11,523
	Count of Pop 30 - 34	471	4,630	12,029
	Count of Pop 35 - 39	454	4,759	12,150
	Count of Pop 40 - 44	423	4,583	11,697
	Count of Pop 45 - 59	1,141	12,495	32,123
	Count of Pop 60 - 74	878	10,974	26,157
	Count of Pop 75 - 84	259	3,268	7,661
	Count of Pop 85+	74	1,044	2,202
	% of Pop 0 to 4 years	6.4%	6.2%	6.1%
	% of Pop 0 to 7 years	8.5%	8.3%	8.3%
	% of Pop 5 - 13	10.9%	11.0%	10.9%
	% of Pop 14 - 18	5.3%	5.2%	5.2%
	% of Pop 19 - 22	5.5%	5.2%	5.3%
	% of Pop 22 - 25	4.2%	3.9%	4.0%
	% of Pop 25 - 29	7.4%	6.5%	6.8%
	% of Pop 30 - 34	7.7%	6.9%	7.1%
	% of Pop 35 - 39	7.4%	7.1%	7.2%
	% of Pop 40 - 44	6.9%	6.8%	6.9%
	% of Pop 45 - 59	18.6%	18.6%	19.0%
% of Pop 60 - 74	14.3%	16.3%	15.5%	
% of Pop 75 - 84	4.2%	4.9%	4.5%	
% of Pop 85+	1.2%	1.6%	1.3%	
Median Age	36.8	38.7	38.1	
Average Age	38.1	39.4	39.0	
Male Population by Age	% of Pop 0 to 4 years	6.9%	6.7%	6.5%
	% of Pop 5 - 13	11.8%	11.8%	11.6%
	% of Pop 14 - 18	5.7%	5.6%	5.6%
	% of Pop 19 - 22	6.0%	5.5%	5.7%
	% of Pop 22 - 25	4.7%	4.1%	4.3%
	% of Pop 25 - 29	8.0%	6.8%	7.1%
	% of Pop 30 - 34	7.4%	6.9%	7.3%
	% of Pop 35 - 39	7.3%	7.1%	7.3%
	% of Pop 40 - 44	6.6%	6.8%	7.0%
	% of Pop 45 - 59	18.1%	18.2%	18.6%
	% of Pop 75 - 84	3.4%	4.2%	3.9%
	% of Pop 60 - 74	13.3%	15.4%	14.4%
	% of Pop 85+	0.8%	0.9%	0.8%
	Median Age	34.7	36.9	36.3
Average Age	36.5	37.9	37.5	

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	% of Pop 30 - 34	7.9%	6.9%	7.0%
	% of Pop 35 - 39	7.5%	7.1%	7.1%
	% of Pop 40 - 44	7.1%	6.8%	6.9%
	% of Pop 45 - 59	19.0%	18.9%	19.5%
	% of Pop 60 - 74	15.2%	17.1%	16.5%
	% of Pop 75 - 84	4.9%	5.4%	5.1%
	% of Pop 85+	1.5%	2.1%	1.8%
	Median Age	38.5	40.3	39.9
Average Age	39.5	40.8	40.3	
Race	Count of White	2,768	32,214	80,893
	Count of Black or African-American	2,153	22,666	61,296
	Count of Asian or Pacific Islander	252	2,864	6,450
	Count of Other races	970	9,514	20,130
	White	45.1%	47.9%	47.9%
	Black or African American	35.0%	33.7%	36.3%
	Asian	4.1%	4.3%	3.8%
	Other Races	15.8%	14.1%	11.9%
Language Spoken	Speak English at Home	87.8%	86.7%	88.0%
	Speak Spanish at Home	7.0%	7.5%	6.1%
	Speak French or French Creole at Home	0.0%	0.1%	0.1%
	Speak German at Home	0.0%	0.1%	0.2%
	Speak Other Indo-European Languages at Home	0.4%	0.5%	0.6%
	Speak Russian and Other Slavic Languages at H	0.6%	0.5%	0.4%
	Speak Chinese at Home	0.1%	0.9%	0.7%
	Speak Korean at Home	0.4%	0.1%	0.2%
	Speak Vietnamese at Home	1.5%	1.1%	0.8%
	Speak Other Asian Languages at Home	0.0%	0.4%	0.6%
	Speak Tagalog and Other Pacific Languages at H	0.8%	0.6%	0.5%
	Speak Other Language at Home	1.3%	1.6%	1.8%
Hispanic	Hispanic Population	878	7,919	15,446
	Hispanic Population Percent	14.3%	11.8%	9.2%
	Mexican	63.8%	61.5%	58.1%
	Puerto Rican	6.4%	4.7%	4.6%
	Cuban	0.3%	1.5%	2.9%
	Dominican	1.0%	1.0%	0.7%
	Central American	4.8%	15.0%	16.7%
	South American	22.6%	12.5%	12.1%
	Other Hispanic	1.2%	3.9%	5.0%
	2000 Hispanic Population Percent	1%	2%	2%
	1990 Hispanic Population Percent	1%	1%	1%

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<b>Ancestry</b>	American (percent of total population)	5.5%	6.7%	6.3%
	American	5.4%	6.5%	6.1%
	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)	4.1%	4.2%	3.8%
	Chinese	0.9%	1.5%	1.0%
	Japanese	0.0%	0.2%	0.2%
	Korean	0.4%	0.2%	0.1%
	South Central Asian (ie. Indian)	0.3%	0.7%	0.6%
	South East Asian (ie. Vietnamese)	2.5%	1.6%	1.7%
	Other Asian	0.0%	0.0%	0.2%
	European (percent of total population)	24.9%	25.7%	24.6%
	British	6.8%	7.2%	6.3%
	Dutch	0.4%	0.4%	0.4%
	French	1.3%	1.0%	1.0%
	German	4.0%	4.2%	4.3%
	Italian	2.2%	1.7%	1.7%
	Polish	0.9%	0.7%	0.6%
	Scandinavian	0.8%	0.8%	0.7%
	Scotch/Irish	7.0%	7.1%	7.1%
Other European (ie. Greek/Russian)	1.5%	2.5%	2.5%	
Middle Eastern	0.7%	1.0%	0.9%	
Other Ancestry	34.6%	32.8%	35.7%	
Unclassified Ancestry	15.9%	17.8%	19.5%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	4,156	46,156	115,543
	Elementary (0 to 8)	2.1%	2.0%	2.3%
	Some High School (9 to 11)	5.1%	4.9%	4.5%
	High School Graduate (12)	24.8%	25.5%	26.2%
	Some College (13 to 16)	25.5%	23.6%	23.2%
	Associates Degree Only	9.1%	8.7%	8.5%
	Bachelors Degree Only	25.2%	23.1%	22.4%
	Graduate Degree	8.2%	12.1%	12.9%
	% College (4+)	33.4%	35.3%	35.2%
<b>Household Type</b>	Total Households – count	2,419	26,067	64,472
	One Person HHs – count	723	7,087	17,283
	Family HHs – count	1,549	17,808	44,277
	Married Couple – count	1,016	13,577	31,487
	w/own children – count	437	5,725	12,299
	w/out own children – count	579	7,851	19,188
	Male Householder – count	90	903	2,816
	Female Householder – count	443	3,328	9,974
	Non-Family Households – count	147	1,172	2,912
	1 Person Household	29.9%	27.2%	26.8%
	2 Person Household	29.9%	32.2%	32.5%
	3 Person Household	15.8%	17.0%	17.2%
	4 Person Household	13.7%	12.9%	13.0%
	5 Person Household	6.1%	6.4%	6.3%
	6 Person Household	2.8%	2.6%	2.6%
7+ Person Household	1.9%	1.7%	1.6%	
% Households With Children	29.3%	30.0%	29.8%	

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<b>Housing</b>	Total Housing Units	2,537	27,345	67,633
	Owner Occupied Percent	57.2%	60.2%	59.3%
	Renter Occupied Percent	38.1%	35.1%	36.0%
	Vacant Housing Percent	4.7%	4.7%	4.7%
	Total Housing Units (Census 2000)	1,924	19,441	36,111
	For Rent (Census 2000)	56%	57%	63%
	For Sale (Census 2000)	43%	29%	22%
	Rented or Sold, (Census 2000)	0%	8%	7%
	Seasonal (Census 2014)	18%	9%	6%
	Other (Census 2000)	0%	1%	3%
<b>Homes Built By Year</b>	Homes Built 1990 to 2000	48%	57%	42%
	Homes Built 1980 to 1989	38%	28%	29%
	Homes Built 1970 to 1979	12%	10%	21%
	Homes Built 1960 to 1969	1%	2%	5%
	Homes Built 1950 to 1959	1%	1%	2%
	Homes Built 1940 to 1949	0%	1%	1%
	Homes Built Before 1939	0%	1%	1%
<b>Units in Structure</b>	1 Unit	82%	78%	73%
	2 - 9 Units	9%	11%	16%
	Greater than 10 Units	9%	9%	9%
	Mobilie Trailer	0%	2%	1%
	Other Units	0%	0%	0%
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	0.0%	0.3%	0.7%
	Property Value \$750,000 to \$999,999	0.5%	0.7%	1.5%
	Property Value \$500,000 to \$749,999	3.0%	4.1%	5.3%
	Property Value \$400,000 to \$499,999	5.1%	8.4%	8.9%
	Property Value \$300,000, to \$399,999	14.1%	21.7%	20.0%
	Property Value \$200,000 to \$299,999	31.5%	35.8%	35.7%
	Property Value \$150,000 to \$199,999	33.2%	16.5%	17.0%
	Property Value \$100,000 to \$149,999	11.9%	7.7%	7.0%
	Property Value \$60,000 to \$99,999	0.4%	1.3%	1.4%
	Property Value \$40,000 to \$59,999	0.1%	0.7%	0.5%
	Property Value \$0 to \$39,999	0.2%	2.8%	1.8%
	Median Home Value	\$209,411	\$253,138	\$256,404
Median Rent	\$782	\$782	\$738	
<b>Wealth per Household</b>	\$0 and under - percent	18.4%	17.7%	17.9%
	\$1 to \$4999 - percent	9.1%	8.7%	8.8%
	\$5k to \$9999 - percent	4.8%	4.7%	4.7%
	\$10k to \$24999 - percent	6.6%	6.5%	6.5%
	\$25k to \$49999 - percent	6.9%	6.9%	6.9%
	\$50k to \$99999 - percent	10.3%	10.3%	10.2%
	\$100k to \$249999 - percent	17.7%	18.0%	17.9%
	\$250k to \$499999 - percent	12.6%	13.0%	12.9%
	\$500k+ - percent	13.6%	14.2%	14.2%
	Median HH Wealth	\$70,161	\$76,416	\$75,157
	Avg HH Wealth	\$226,225	\$234,128	\$233,128

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<b>Economic Viability</b>	Economic Viability Local	213	217	211
	Economic Viability Indexed	213	217	211
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	3,508	36,518	88,065
	Managerial/Executive	13.7%	14.5%	15.5%
	Professional Specialty	23.3%	24.5%	23.6%
	Healthcare Support	3.7%	2.7%	2.4%
	Sales	11.5%	10.6%	9.3%
	Office & Administrative Support	18.1%	12.8%	13.9%
	Protective Service	1.5%	3.6%	3.4%
	Food Preparation	2.9%	5.4%	5.0%
	Building Maintenance & Cleaning	4.3%	3.3%	3.0%
	Personal Care	2.1%	2.9%	2.9%
	Farming, Fishing, & Forestry	0.0%	0.0%	0.0%
	Construction	4.6%	7.1%	7.3%
	Production & Transportation	14.1%	12.5%	13.6%
	Percent White Collar Workers	70.4%	65.2%	64.7%
	Percent Blue Collar Workers	29.6%	34.8%	35.3%
<b>Employment by Industry (Employed Civilians Age 16+)</b>	Agriculture/Mining/Construction	4.4%	5.4%	5.6%
	Manufacturing	7.3%	8.1%	9.4%
	Transportation	8.2%	9.4%	10.0%
	Information	2.7%	1.6%	1.5%
	Wholesale/Retail	13.1%	13.6%	14.0%
	Finance, Insurance, Real Estate	5.5%	5.1%	5.4%
	Professional Services	5.2%	5.9%	5.6%
	Management Services	0.2%	0.2%	0.2%
	Administrative/Waste Services	7.4%	4.4%	4.2%
	Educational Services	26.9%	24.5%	23.9%
	Entertainment Services	10.1%	9.4%	8.4%
	Other Professional Services	3.1%	6.5%	5.7%
	Public Administration	5.9%	5.9%	6.1%
<b>Transportation To Work</b>	Drive to Work Alone	88.4%	89.2%	88.6%
	Drive to Work Carpool	7.4%	7.1%	7.8%
	Travel to Work by Public Transportation	1.0%	0.1%	0.1%
	Drive to Work on Motorcycle	0.6%	0.2%	0.1%
	Drive to Work on Bicycle	0.0%	0.1%	0.1%
	Walked to Work	0.3%	0.5%	0.4%
	Other Means	0.2%	0.3%	0.3%
	Work at Home	2.2%	2.5%	2.6%

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	Travel to Work in Less than 5 Minutes	2.4%	1.8%	1.8%
	Travel to Work in 5 to 9 Minutes	10.7%	8.5%	8.2%
	Travel to Work in 10 to 14 Minutes	7.0%	11.1%	11.5%
	Travel to Work in 15 to 19 Minutes	15.7%	12.1%	14.0%
	Travel to Work in 20 to 29 Minutes	28.3%	29.0%	29.2%
	Travel to Work in 30 to 44 Minutes	31.1%	29.6%	27.9%
	Travel to Work in 45 to 59 Minutes	3.0%	5.5%	5.0%
	Travel to Work in 60 Minutes or more	1.8%	2.6%	2.4%
	Average Travel Time to Work	22	24	23
<b>Vehicles per HH</b>	No Vehicles	3.4%	2.9%	2.9%
	1 Vehicle	34.2%	32.3%	33.7%
	2 Vehicles	37.0%	42.3%	40.9%
	3 or more vehicles	25.4%	22.5%	22.5%
	Average Number of Vehicles	1.90	1.91	1.91
<b>Change</b>	Births (last 12 months)	86	875	2,186
	Deaths (last 12 months)	64	812	1,910
	Migration (last 12 months)	4	-328	-534
<b>Work place</b>	Workplace Establishments	452	1,862	3,746
	Workplace Employees (FTE)	8,583	30,016	55,715