

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025

BRIXMOR[®]

Latitude: 29.6573 Longitude: -95.5851

Keegan's Meadow Stafford, TX		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	62,504	268,945	1,194,831
	Population Est 23Q1	62,544	269,100	1,196,116
	Population Est 22Q4	62,500	269,094	1,194,500
	Population Est 22Q3	62,425	269,087	1,193,438
	Population Est 22Q2	62,138	267,707	1,189,083
	Population Est 22Q1	62,067	267,320	1,187,584
	Population Est 21Q4	61,943	267,390	1,186,030
	Population Est 21Q3	62,061	267,335	1,182,420
	Population Est 21Q2	62,041	267,090	1,180,462
	Population Fcst	60,963	261,619	1,195,940
	2010 Census Population	58,667	262,233	1,059,845
	2000 Census Population	56,934	234,364	927,079
	1990 Census Population	44,220	182,649	714,136
	Current Year Daytime Population	64,701	300,810	1,209,325
	Average Seasonal Population	118	620	4,890
	Historical Annual Growth, 1990 – 2000	2.56%	2.52%	2.64%
	Historical Annual Growth, 2000 – 2010	0.30%	1.13%	1.35%
	Estimated Annual Growth, 2010 – CY	0.45%	0.18%	0.84%
	Projected Annual Growth, CY to Y5	-0.50%	-0.55%	0.02%
	Group Qtrs Est	106	941	6,686
	Transient Est Average Last 4 Qtrs	4,554	8,578	60,827
Households	Current Year Estimated Households	21,707	92,511	442,438
	Households Est 23Q1	21,702	92,524	443,048
	Households Est 22Q4	21,689	92,539	442,425
	Households Est 22Q3	21,658	92,531	442,003
	Households Est 22Q2	21,549	92,018	440,568
	Households Est 22Q1	21,523	91,886	440,101
	Households Est 21Q4	21,473	91,898	439,531
	Households Est 21Q3	21,533	91,924	438,371
	Households Est 21Q2	21,522	91,823	437,690
	Households Fcst	21,148	89,936	443,520
	2010 Census Households	19,909	87,387	387,420
	2000 Census Households	19,440	79,905	346,997
	1990 Census Households	16,418	67,751	284,800
	Historical Annual Growth, 1990 – 2000	1.70%	1.66%	1.99%
	Historical Annual Growth, 2000 – 2010	0.24%	0.90%	1.11%
	Estimated Annual Growth, 2010 – CY	0.61%	0.40%	0.94%
	Projected Annual Growth, CY to Y5	-0.52%	-0.56%	0.05%
	Population per Household	2.87	2.90	2.69

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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	0.6%	1.0%	2.1%
	HH Income \$250,000 to \$499,999	0.8%	1.1%	2.5%
	HH Income \$200,000 to \$249,999	1.8%	2.7%	6.0%
	HH Income \$175,000 to \$199,999	2.8%	3.1%	5.0%
	HH Income \$150,000 to \$174,999	4.0%	3.9%	5.2%
	HH Income \$100,000 to 149,999	15.8%	14.2%	15.5%
	HH Income \$75,000 to 99,999	11.5%	12.7%	12.1%
	HH Income \$50,000 to 74,999	18.8%	18.3%	16.4%
	HH Income \$35,000 to 49,999	12.9%	14.8%	12.3%
	HH Income \$25,000 to 34,999	11.8%	10.1%	8.5%
	HH Income \$15,000 to 24,999	9.4%	8.2%	6.6%
	HH Income \$0 to 14,999	9.8%	9.9%	7.8%
	Average Household Income	\$75,813	\$80,174	\$110,360
	Median Household Income	\$58,132	\$59,202	\$72,298
	Per Capita Income	\$26,364	\$27,681	\$41,036
	Average Disposable Income	\$63,411	\$66,144	\$81,943
	Median Disposable Income	\$51,691	\$52,612	\$64,247
	Discretionary HH Income Over \$150,000	1.5%	2.4%	6.8%
	Discretionary HH Income \$125,000 to \$149,999	1.9%	2.9%	5.6%
	Discretionary HH Income \$100,000 to \$124,999	4.6%	4.6%	7.1%
	Discretionary HH Income \$75,000 to \$99,999	9.3%	8.0%	10.0%
	Discretionary HH Income \$50,000 to \$74,999	15.3%	16.0%	16.2%
	Discretionary HH Income \$25,000 to \$49,999	27.0%	28.0%	25.2%
	Discretionary HH Income Under \$25,000	40.4%	38.0%	28.9%
	Average Discretionary HH Income	\$42,899	\$45,044	\$58,724
	Median Discretionary HH Income	\$33,557	\$34,420	\$45,022
	Householder White – Count	3,444	14,800	115,375
	Median HH Income	\$71,351	\$83,756	\$110,138
	Average HH Income	\$83,541	\$94,305	\$112,877
	Householder Black or African-American – Count	4,971	19,888	94,909
	Median HH Income	\$45,675	\$53,444	\$57,643
	Average HH Income	\$57,021	\$64,144	\$70,275
	Householder Hispanic – Count	8,175	36,202	139,435
	Median HH Income	\$56,090	\$50,980	\$57,115
	Average HH Income	\$66,533	\$63,063	\$69,811
	Householder Asian or Pacific Islander – Count	3,719	15,598	63,166
	Median HH Income	\$64,009	\$67,156	\$102,427
	Average HH Income	\$79,437	\$81,823	\$105,464
	Householder Other or Pacific Islander – Count	1,398	6,023	29,552
	Median HH Income	\$71,685	\$65,774	\$70,800
	Average HH Income	\$79,136	\$74,909	\$84,799

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Keegan's Meadow Stafford, TX		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Gender	Male Population	30,651	131,984	583,989
	Female Population	31,853	136,961	610,843
Total Population by Age	Count of Pop 0 to 4 years	4,163	17,337	77,926
	Count of Pop 0 to 7 years	5,783	24,353	109,240
	Count of Pop 5 - 13	7,433	31,690	138,541
	Count of Pop 14 - 18	3,489	15,080	64,300
	Count of Pop 19 - 22	3,544	15,328	63,462
	Count of Pop 22 - 25	2,678	11,545	46,788
	Count of Pop 25 - 29	4,418	18,389	78,547
	Count of Pop 30 - 34	4,500	18,451	86,614
	Count of Pop 35 - 39	4,382	18,324	87,994
	Count of Pop 40 - 44	4,039	17,413	84,004
	Count of Pop 45 - 59	11,237	49,200	220,934
	Count of Pop 60 - 74	9,321	40,776	176,939
	Count of Pop 75 - 84	2,660	11,983	52,929
	Count of Pop 85+	640	3,430	15,852
	% of Pop 0 to 4 years	6.7%	6.4%	6.5%
	% of Pop 0 to 7 years	9.3%	9.1%	9.1%
	% of Pop 5 - 13	11.9%	11.8%	11.6%
	% of Pop 14 - 18	5.6%	5.6%	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	7.1%	6.8%	6.6%
	% of Pop 30 - 34	7.2%	6.9%	7.2%
	% of Pop 35 - 39	7.0%	6.8%	7.4%
	% of Pop 40 - 44	6.5%	6.5%	7.0%
	% of Pop 45 - 59	18.0%	18.3%	18.5%
	% of Pop 60 - 74	14.9%	15.2%	14.8%
	% of Pop 75 - 84	4.3%	4.5%	4.4%
	% of Pop 85+	1.0%	1.3%	1.3%
	Median Age	36.2	36.8	37.3
	Average Age	37.6	38.1	38.3
Male Population by Age	% of Pop 0 to 4 years	6.9%	6.7%	6.8%
	% of Pop 5 - 13	12.2%	12.2%	12.1%
	% of Pop 14 - 18	5.8%	5.8%	5.6%
	% of Pop 19 - 22	5.9%	5.9%	5.5%
	% of Pop 22 - 25	4.5%	4.5%	4.1%
	% of Pop 25 - 29	7.3%	7.1%	6.7%
	% of Pop 30 - 34	7.1%	7.0%	7.3%
	% of Pop 35 - 39	7.1%	6.8%	7.4%
	% of Pop 40 - 44	6.4%	6.4%	7.1%
	% of Pop 45 - 59	17.7%	18.0%	18.3%
	% of Pop 75 - 84	3.8%	4.1%	4.0%
	% of Pop 60 - 74	14.4%	14.5%	14.1%
	% of Pop 85+	0.8%	1.0%	1.0%
	Median Age	35.1	35.6	36.3
	Average Age	36.8	37.2	37.3

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	% of Pop 0 to 4 years	6.4%	6.2%	6.3%
	% of Pop 5 - 13	11.6%	11.4%	11.1%
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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	18.2%	18.6%	18.6%
	% of Pop 60 - 74	15.4%	15.8%	15.5%
	% of Pop 75 - 84	4.7%	4.8%	4.8%
	% of Pop 85+	1.2%	1.6%	1.7%
	Median Age	37.2	38.0	38.4
	Average Age	38.5	39.0	39.2
Race	Count of White	15,321	63,158	378,418
	Count of Black or African-American	15,119	60,162	269,673
	Count of Asian or Pacific Islander	11,965	53,112	211,887
	Count of Other races	20,099	92,513	334,853
	White	24.5%	23.5%	31.7%
	Black or African American	24.2%	22.4%	22.6%
	Asian	19.1%	19.7%	17.7%
	Other Races	32.2%	34.4%	28.0%
Language Spoken	Speak English at Home	41.6%	39.7%	48.5%
	Speak Spanish at Home	35.3%	37.7%	29.4%
	Speak French or French Creole at Home	0.7%	0.6%	0.9%
	Speak German at Home	0.2%	0.1%	0.3%
	Speak Other Indo-European Languages at Home	5.7%	3.7%	5.7%
	Speak Russian and Other Slavic Languages at Home	0.3%	0.2%	0.5%
	Speak Chinese at Home	2.1%	3.6%	3.3%
	Speak Korean at Home	0.2%	0.1%	0.2%
	Speak Vietnamese at Home	5.6%	6.6%	3.5%
	Speak Other Asian Languages at Home	2.4%	2.1%	2.2%
	Speak Tagalog and Other Pacific Languages at Home	1.4%	1.5%	0.8%
	Speak Other Language at Home	4.6%	4.0%	4.6%
Hispanic	Hispanic Population	26,044	114,512	410,534
	Hispanic Population Percent	41.7%	42.6%	34.4%
	Mexican	58.3%	57.4%	54.9%
	Puerto Rican	1.4%	1.5%	2.0%
	Cuban	2.0%	1.8%	2.8%
	Dominican	0.4%	0.4%	0.4%
	Central American	26.3%	27.1%	26.0%
	South American	4.1%	3.8%	6.5%
	Other Hispanic	7.4%	8.0%	7.4%
	2000 Hispanic Population Percent	24%	28%	27%
	1990 Hispanic Population Percent	15%	16%	18%

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Ancestry	American (percent of total population)	1.1%	1.2%	1.8%
	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)	19.1%	19.7%	17.6%
	Chinese	2.2%	3.7%	3.6%
	Japanese	0.0%	0.0%	0.2%
	Korean	0.2%	0.2%	0.4%
	South Central Asian (ie. Indian)	8.2%	5.7%	7.0%
	South East Asian (ie. Vietnamese)	7.7%	9.2%	5.5%
	Other Asian	0.7%	0.8%	0.9%
	European (percent of total population)	4.4%	4.8%	9.8%
	British	0.8%	1.0%	2.2%
	Dutch	0.1%	0.1%	0.2%
	French	0.3%	0.3%	0.6%
	German	1.1%	1.1%	2.0%
	Italian	0.4%	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	0.6%	0.4%	1.2%
	Other Ancestry	26.6%	25.5%	27.6%
	Unclassified Ancestry	6.5%	5.9%	7.7%
Education (Age 25+)	Adult Population (25 Years or Older)	41,197	177,966	803,814
	Elementary (0 to 8)	15.2%	17.6%	11.6%
	Some High School (9 to 11)	8.0%	8.3%	5.6%
	High School Graduate (12)	27.4%	24.3%	19.3%
	Some College (13 to 16)	18.3%	16.5%	17.0%
	Associates Degree Only	7.6%	7.2%	6.3%
	Bachelors Degree Only	17.1%	17.8%	24.2%
	Graduate Degree	6.3%	8.3%	16.0%
	% College (4+)	23.5%	26.2%	40.1%
Household Type	Total Households – count	21,707	92,511	442,438
	One Person HHs – count	5,309	21,697	121,968
	Family HHs – count	15,044	65,515	292,125
	Married Couple – count	9,558	40,158	197,816
	w/own children – count	4,029	16,167	88,943
	w/out own children – count	5,529	23,991	108,874
	Male Householder – count	1,558	6,839	26,968
	Female Householder – count	3,928	18,518	67,340
	Non-Family Households – count	1,354	5,299	28,345
	1 Person Household	24.5%	23.5%	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%	3.4%
	7+ Person Household	3.0%	2.9%	2.1%
	% Households With Children	32.0%	31.6%	30.8%

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Housing	Total Housing Units	23,347	100,151	481,849
	Owner Occupied Percent	41.8%	43.2%	45.4%
	Renter Occupied Percent	51.2%	49.1%	46.4%
	Vacant Housing Percent	7.0%	7.6%	8.2%
	Total Housing Units (Census 2000)	20,902	84,855	372,161
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.1%	0.9%	6.1%
	Property Value \$750,000 to \$999,999	0.3%	1.9%	5.9%
	Property Value \$500,000 to \$749,999	2.9%	6.7%	12.8%
	Property Value \$400,000 to \$499,999	5.3%	7.8%	11.4%
	Property Value \$300,000, to \$399,999	16.3%	17.2%	16.1%
	Property Value \$200,000 to \$299,999	40.9%	33.2%	23.3%
	Property Value \$150,000 to \$199,999	14.6%	13.5%	8.8%
	Property Value \$100,000 to \$149,999	9.5%	9.1%	6.2%
	Property Value \$60,000 to \$99,999	3.6%	3.5%	2.5%
	Property Value \$40,000 to \$59,999	2.0%	1.4%	0.9%
	Property Value \$0 to \$39,999	4.1%	4.3%	2.8%
	Median Home Value	\$232,152	\$247,546	\$324,502
Wealth per Household	\$0 and under - percent	19.6%	19.6%	18.7%
	\$1 to \$4999 - percent	10.5%	10.4%	9.5%
	\$5k to \$9999 - percent	5.3%	5.2%	4.9%
	\$10k to \$24999 - percent	6.9%	6.8%	6.6%
	\$25k to \$49999 - percent	6.9%	6.9%	6.8%
	\$50k to \$99999 - percent	10.0%	10.1%	9.9%
	\$100k to \$249999 - percent	16.9%	16.9%	17.2%
	\$250k to \$499999 - percent	11.6%	11.7%	12.4%
	\$500k+ - percent	12.2%	12.4%	14.0%
	Median HH Wealth	\$53,893	\$55,168	\$67,601
	Avg HH Wealth	\$207,541	\$209,423	\$228,384
Economic Viability	Economic Viability Local	284	289	292
	Economic Viability Indexed	105	107	108
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	31,318	135,614	616,277
	Managerial/Executive	12.8%	10.7%	16.6%
	Professional Specialty	18.2%	17.6%	23.5%
	Healthcare Support	3.3%	3.8%	3.2%
	Sales	11.6%	10.1%	10.5%
	Office & Administrative Support	9.0%	9.8%	9.8%
	Protective Service	2.5%	2.0%	1.7%
	Food Preparation	6.6%	8.0%	6.3%
	Building Maintenance & Cleaning	5.5%	7.6%	5.1%
	Personal Care	2.8%	3.6%	2.8%
	Farming, Fishing, & Forestry	0.0%	0.2%	0.2%
	Construction	13.8%	13.2%	9.7%
	Production & Transportation	13.8%	13.2%	10.7%
	Percent White Collar Workers	55.0%	52.1%	63.6%
	Percent Blue Collar Workers	45.0%	47.9%	36.4%

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	Agriculture/Mining/Construction	14.2%	13.7%	11.9%
	Manufacturing	6.2%	6.4%	7.0%
	Transportation	6.5%	5.6%	5.7%
	Information	0.9%	0.9%	1.1%
	Wholesale/Retail	16.9%	14.4%	13.9%
	Finance, Insurance, Real Estate	7.2%	5.0%	6.8%
	Professional Services	5.1%	5.3%	8.8%
	Management Services	0.1%	0.1%	0.2%
	Administrative/Waste Services	5.2%	7.6%	6.2%
	Educational Services	19.9%	19.5%	20.7%
	Entertainment Services	9.2%	11.8%	9.5%
	Other Professional Services	5.1%	7.0%	5.7%
	Public Administration	3.4%	2.5%	2.3%
Vehicles per HH	No Vehicles	9.4%	10.0%	8.3%
	1 Vehicle	33.3%	34.9%	37.4%
	2 Vehicles	38.0%	35.1%	37.3%
	3 or more vehicles	19.3%	20.1%	17.0%
	Average Number of Vehicles	1.75	1.74	1.70
Change	Births (last 12 months)	830	3,491	15,334
	Deaths (last 12 months)	392	1,792	7,869
	Migration (last 12 months)	-41	-360	-1,498
Work place	Workplace Establishments	1,877	9,762	39,140
	Workplace Employees (FTE)	28,994	135,184	502,394