

# Extended Demographic Report - PopStats

2010 Census, 2021 Estimates & 2026 Projections

Calculated using TAS Retrieval

Jan 20, 2022



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	32,662	136,897	470,599
	Population Est 21Q1	32,645	136,803	470,122
	Population Est 20Q4	32,653	136,787	470,051
	Population Est 20Q3	32,697	136,981	470,049
	Population Est 20Q2	32,625	137,076	470,649
	Population Est 20Q1	32,605	137,081	470,240
	Population Est 19Q4	32,651	137,240	469,799
	Population Est 19Q3	32,607	137,149	469,443
	Population Est 19Q2	32,615	136,876	469,448
	Population Fcst	33,483	138,549	473,212
	2010 Census Population	30,161	130,531	455,169
	2000 Census Population	28,191	107,873	406,280
	1990 Census Population	15,127	63,986	343,134
	Current Year Daytime Population	42,890	139,153	519,678
	Average Seasonal Population	88	494	2,804
	Historical Annual Growth, 1990 – 2000	6.42%	5.36%	1.70%
	Historical Annual Growth, 2000 – 2010	0.68%	1.92%	1.14%
	Estimated Annual Growth, 2010 – CY	0.71%	0.42%	0.30%
	Projected Annual Growth, CY to Y5	0.50%	0.24%	0.11%
	Group Qtrs Est	211	5,485	11,530
Transient Est Average Last 4 Qtrs	1,252	3,309	9,828	
<b>Households</b>	Current Year Estimated Households	13,037	51,562	181,618
	Households Est 21Q1	13,025	51,515	181,440
	Households Est 20Q4	13,031	51,520	181,429
	Households Est 20Q3	13,048	51,595	181,435
	Households Est 20Q2	13,017	51,633	181,726
	Households Est 20Q1	13,011	51,635	181,574
	Households Est 19Q4	13,032	51,703	181,387
	Households Est 19Q3	13,012	51,664	181,232
	Households Est 19Q2	13,014	51,551	181,235
	Households Fcst	13,386	52,202	182,514
	2010 Census Households	11,994	49,128	175,783
	2000 Census Households	11,053	39,993	160,892
	1990 Census Households	5,250	22,871	135,156
	Historical Annual Growth, 1990 – 2000	7.73%	5.75%	1.76%
	Historical Annual Growth, 2000 – 2010	0.82%	2.08%	0.89%
	Estimated Annual Growth, 2010 – CY	0.74%	0.43%	0.29%
Projected Annual Growth, CY to Y5	0.53%	0.25%	0.10%	
Population per Household	2.49	2.55	2.53	

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The Market at Wolfcreek Memphis, TN		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
HH Income \$500,000 or more		0.8%	0.8%	1.1%
HH Income \$250,000 to \$499,999		0.9%	0.9%	1.3%
HH Income \$200,000 to \$249,999		2.2%	2.2%	3.0%
HH Income \$175,000 to \$199,999		2.6%	3.4%	3.2%
HH Income \$150,000 to \$174,999		4.3%	4.4%	4.1%
HH Income \$100,000 to 149,999		14.3%	16.8%	14.9%
HH Income \$75,000 to 99,999		14.3%	15.2%	12.3%
HH Income \$50,000 to 74,999		22.8%	21.1%	18.2%
HH Income \$35,000 to 49,999		17.3%	13.8%	12.8%
HH Income \$25,000 to 34,999		9.3%	8.6%	9.1%
HH Income \$15,000 to 24,999		6.5%	7.0%	9.2%
HH Income \$0 to 14,999		4.6%	5.9%	10.8%
Average Household Income		\$81,532	\$84,339	\$85,151
Median Household Income		\$60,910	\$66,478	\$60,563
Per Capita Income		\$32,787	\$32,140	\$33,272
2000 Average HH Income		\$68,568	\$64,878	\$60,281
2000 Median HH Income		\$58,807	\$56,490	\$45,409
Disposable HH Income \$500,000 or more	#N/A	#N/A	#N/A	#N/A
Disposable HH Income \$250,000 to \$499,999	#N/A	#N/A	#N/A	#N/A
Disposable HH Income \$200,000 to \$249,999	#N/A	#N/A	#N/A	#N/A
Disposable HH Income \$175,000 to \$199,999	1%	1%	2%	
Disposable HH Income \$150,000 to \$174,999	3%	3%	3%	
Disposable HH Income \$100,000 to \$149,999	14%	15%	14%	
Disposable HH Income \$75,000 to \$99,999	14%	15%	13%	
Disposable HH Income \$50,000 to \$74,999	23%	23%	19%	
Disposable HH Income \$35,000 to \$49,999	20%	16%	14%	
Disposable HH Income \$25,000 to \$34,999	10%	10%	10%	
Disposable HH Income \$15,000 to \$24,999	8%	8%	10%	
Disposable HH Income \$0 to \$14,999	5%	7%	12%	
Average Disposable Income	68,748	71,111	68,442	
Median Disposable Income	54,698	59,503	54,619	
Householder White – Count	6,856	28,618	95,188	
Median HH Income	\$69,328	\$74,107	\$77,436	
Average HH Income	\$80,358	\$83,225	\$87,978	
Householder Black or African-American – Count	4,798	17,444	68,287	
Median HH Income	\$55,466	\$58,264	\$45,144	
Average HH Income	\$69,003	\$69,739	\$56,101	
Householder Hispanic – Count	860	2,953	10,054	
Median HH Income	\$44,607	\$52,912	\$42,117	
Average HH Income	\$54,987	\$63,566	\$53,319	
Householder Asian or Pacific Islander – Count	302	1,353	3,900	
Median HH Income	\$82,434	\$84,295	\$75,292	
Average HH Income	\$91,234	\$90,515	\$87,864	
Householder Other or Pacific Islander – Count	221	1,194	4,190	
Median HH Income	\$51,864	\$62,234	\$54,000	
Average HH Income	\$78,128	\$70,611	\$64,020	

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<b>Gender</b>	Male Population	15,542	67,107	227,114
	Female Population	17,119	69,790	243,486
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	2,252	8,630	29,819
	Count of Pop 0 to 7 years	3,107	12,262	42,602
	Count of Pop 5 - 13	3,987	15,880	54,885
	Count of Pop 14 - 18	1,582	6,748	24,528
	Count of Pop 19 - 22	1,651	7,401	28,652
	Count of Pop 22 - 25	1,302	5,995	20,109
	Count of Pop 25 - 29	2,110	9,323	31,618
	Count of Pop 30 - 34	2,104	8,581	29,641
	Count of Pop 35 - 39	2,446	9,907	32,085
	Count of Pop 40 - 44	2,299	9,737	31,213
	Count of Pop 45 - 59	6,208	26,854	89,290
	Count of Pop 60 - 74	5,094	21,055	73,698
	Count of Pop 75 - 84	1,300	5,423	19,600
	Count of Pop 85+	328	1,363	5,463
	% of Pop 0 to 4 years	6.9%	6.3%	6.3%
	% of Pop 0 to 7 years	9.5%	9.0%	9.1%
	% of Pop 5 - 13	12.2%	11.6%	11.7%
	% of Pop 14 - 18	4.8%	4.9%	5.2%
	% of Pop 19 - 22	5.1%	5.4%	6.1%
	% of Pop 22 - 25	4.0%	4.4%	4.3%
% of Pop 25 - 29	6.5%	6.8%	6.7%	
% of Pop 30 - 34	6.4%	6.3%	6.3%	
% of Pop 35 - 39	7.5%	7.2%	6.8%	
% of Pop 40 - 44	7.0%	7.1%	6.6%	
% of Pop 45 - 59	19.0%	19.6%	19.0%	
% of Pop 60 - 74	15.6%	15.4%	15.7%	
% of Pop 75 - 84	4.0%	4.0%	4.2%	
% of Pop 85+	1.0%	1.0%	1.2%	
Median Age	37.7	38.0	37.5	
Average Age	38.2	38.4	38.3	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	7.4%	6.5%	6.7%
	% of Pop 5 - 13	13.1%	12.0%	12.3%
	% of Pop 14 - 18	5.1%	5.1%	5.5%
	% of Pop 19 - 22	5.2%	5.7%	6.3%
	% of Pop 22 - 25	4.2%	5.0%	4.6%
	% of Pop 25 - 29	6.9%	7.6%	7.2%
	% of Pop 30 - 34	6.4%	6.6%	6.5%
	% of Pop 35 - 39	7.3%	7.4%	6.9%
	% of Pop 40 - 44	7.1%	7.1%	6.7%
	% of Pop 45 - 59	18.6%	19.1%	18.7%
	% of Pop 75 - 84	3.4%	3.3%	3.4%
	% of Pop 60 - 74	14.7%	14.0%	14.6%
	% of Pop 85+	0.5%	0.5%	0.6%
	Median Age	36.1	36.0	35.7
Average Age	36.8	36.9	36.9	

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Female Population by Age	% of Pop 0 to 4 years	6.5%	6.1%	6.0%
	% of Pop 5 - 13	11.4%	11.2%	11.1%
	% of Pop 14 - 18	4.6%	4.8%	5.0%
	% of Pop 19 - 22	4.9%	5.1%	5.9%
	% of Pop 22 - 25	3.8%	3.8%	4.0%
	% of Pop 25 - 29	6.1%	6.1%	6.3%
	% of Pop 30 - 34	6.5%	5.9%	6.1%
	% of Pop 35 - 39	7.6%	7.1%	6.7%
	% of Pop 40 - 44	7.0%	7.1%	6.6%
	% of Pop 45 - 59	19.4%	20.1%	19.2%
	% of Pop 60 - 74	16.5%	16.7%	16.6%
	% of Pop 75 - 84	4.5%	4.6%	4.9%
	% of Pop 85+	1.4%	1.4%	1.7%
	Median Age	39.2	39.9	39.3
Average Age	39.4	39.8	39.7	
Race	Count of White	20,332	83,182	254,532
	Count of Black or African-American	9,600	42,156	177,381
	Count of Asian or Pacific Islander	987	4,813	12,814
	Count of Other races	1,742	6,747	25,872
	White	62.3%	60.8%	54.1%
	Black or African American	29.4%	30.8%	37.7%
	Asian	3.0%	3.5%	2.7%
	Other Races	5.3%	4.9%	5.5%
Language Spoken	Speak English at Home	84.7%	87.3%	88.5%
	Speak Spanish at Home	10.4%	7.4%	7.0%
	Speak French or French Creole at Home	0.1%	0.1%	0.2%
	Speak German at Home	0.1%	0.1%	0.2%
	Speak Russian or Other Slavic Language at Home	0.2%	0.3%	0.1%
	Speak Other Indo-European Language at Home	0.3%	0.5%	0.5%
	Speak Chinese at Home	0.6%	0.6%	0.6%
	Speak Korean at Home	0.1%	0.1%	0.1%
	Speak Vietnamese at Home	0.8%	0.8%	0.7%
	Speak Other Asian Language at Home	0.3%	0.4%	0.4%
	Speak Tagalog and Other Pacific Languages at Home	0.9%	0.6%	0.3%
Speak Other Language at Home	1.7%	1.8%	1.3%	
Hispanic	Hispanic Population	2,881	10,173	35,083
	Hispanic Population Percent	8.8%	7.4%	7.5%
	Mexican	69.8%	69.0%	69.6%
	Puerto Rican	7.8%	6.7%	5.1%
	Cuban	1.8%	3.7%	2.2%
	Dominican	0.0%	0.2%	1.5%
	Central American	9.7%	10.4%	12.9%
	South American	6.4%	7.0%	4.7%
	Other Hispanic	4.6%	2.9%	4.0%
	2000 Hispanic Population Percent	2%	2%	3%
1990 Hispanic Population Percent	1%	1%	1%	

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	American (percent of total population)	7.1%	6.8%	6.2%
	American	6.8%	6.5%	5.9%
	Native American (ie. Indian/Eskimo)	0.3%	0.3%	0.2%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	3.0%	3.5%	2.7%
	Chinese	0.6%	0.8%	0.6%
	Japanese	0.1%	0.1%	0.1%
	Korean	0.2%	0.2%	0.2%
	South Central Asian (ie. Indian)	0.3%	0.6%	0.5%
	South East Asian (ie. Vietnamese)	1.7%	1.6%	1.2%
	Other Asian	0.0%	0.1%	0.1%
	European (percent of total population)	25.6%	26.0%	25.2%
	British	6.2%	6.1%	6.0%
	Dutch	0.7%	0.5%	0.4%
	French	1.2%	1.2%	1.0%
	German	4.2%	4.6%	4.2%
	Italian	2.2%	2.0%	1.9%
	Polish	0.5%	0.8%	0.7%
	Scandinavian	0.9%	0.9%	0.7%
	Scotch/Irish	7.9%	8.0%	7.8%
Other European (ie. Greek/Russian)	1.9%	2.1%	2.5%	
Middle Eastern	1.0%	0.9%	0.7%	
Other Ancestry	37.2%	37.2%	40.5%	
Unclassified Ancestry	17.3%	18.1%	17.3%	
Education (Age 25+)	Adult Population (25 Years or Older)	21,888	92,243	312,606
	Elementary (0 to 8)	2.7%	3.1%	4.0%
	Some High School (9 to 11)	4.3%	4.5%	6.0%
	High School Graduate (12)	24.0%	25.8%	25.4%
	Some College (13 to 16)	28.1%	25.2%	22.7%
	Associates Degree Only	10.0%	7.9%	6.9%
	Bachelors Degree Only	20.0%	21.0%	20.8%
	Graduate Degree	11.0%	12.4%	14.0%
% College (4+)	30.9%	33.4%	34.9%	
Household Type	Total Households – count	13,037	51,562	181,618
	One Person HHs – count	3,629	13,348	51,735
	Family HHs – count	8,848	35,715	118,861
	Married Couple – count	6,271	24,890	78,388
	w/own children – count	2,780	10,299	31,375
	w/out own children – count	3,491	14,591	47,013
	Male Householder – count	440	2,602	8,523
	Female Householder – count	2,137	8,224	31,950
	Non-Family Households – count	560	2,499	11,023
	1 Person Household	27.8%	25.9%	28.5%
	2 Person Household	32.4%	32.5%	31.2%
	3 Person Household	17.4%	17.9%	17.0%
	4 Person Household	13.2%	14.0%	13.1%
	5 Person Household	5.8%	6.2%	6.2%
	6 Person Household	2.0%	2.3%	2.4%
7+ Person Household	1.3%	1.2%	1.7%	
% Households With Children	32.6%	31.8%	29.4%	

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The Market at Wolfcreek Memphis, TN		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	Total Housing Units	13,898	54,688	199,930
	Owner Occupied Percent	58.7%	64.0%	57.9%
	Renter Occupied Percent	35.1%	30.3%	32.9%
	Vacant Housing Percent	6.2%	5.7%	9.2%
	Total Housing Units (Census 2000)	11,365	41,629	170,084
	For Rent (Census 2000)	57%	59%	52%
	For Sale (Census 2000)	26%	24%	24%
	Rented or Sold, (Census 2000)	8%	7%	7%
	Seasonal (Census 2014)	11%	8%	4%
	Other (Census 2000)	5%	6%	12%
Homes Built By Year	Homes Built 1990 to 2000	53%	45%	20%
	Homes Built 1980 to 1989	33%	26%	17%
	Homes Built 1970 to 1979	11%	17%	20%
	Homes Built 1960 to 1969	1%	5%	15%
	Homes Built 1950 to 1959	1%	4%	16%
	Homes Built 1940 to 1949	0%	1%	7%
	Homes Built Before 1939	0%	1%	5%
Units in Structure	1 Unit	77%	75%	72%
	2 - 9 Units	12%	14%	16%
	Greater than 10 Units	9%	9%	12%
	Mobilie Trailer	2%	1%	1%
	Other Units	0%	0%	0%
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.4%	0.2%	1.3%
	Property Value \$750,000 to \$999,999	0.5%	0.7%	2.2%
	Property Value \$500,000 to \$749,999	2.5%	2.7%	5.3%
	Property Value \$400,000 to \$499,999	3.1%	4.4%	6.1%
	Property Value \$300,000, to \$399,999	9.3%	12.6%	12.9%
	Property Value \$200,000 to \$299,999	32.5%	33.2%	25.5%
	Property Value \$150,000 to \$199,999	25.1%	22.4%	15.7%
	Property Value \$100,000 to \$149,999	19.0%	16.4%	15.5%
	Property Value \$60,000 to \$99,999	3.9%	3.9%	9.2%
	Property Value \$40,000 to \$59,999	0.7%	0.8%	2.7%
	Property Value \$0 to \$39,999	2.9%	2.5%	2.9%
	Median Home Value	\$196,619	\$209,359	\$212,271
	Median Rent	\$781	\$731	\$632
Wealth per Household	\$0 and under - percent	18.0%	17.6%	18.1%
	\$1 to \$4999 - percent	8.9%	8.6%	9.0%
	\$5k to \$9999 - percent	4.8%	4.6%	4.8%
	\$10k to \$24999 - percent	6.6%	6.5%	6.5%
	\$25k to \$49999 - percent	7.0%	6.9%	6.9%
	\$50k to \$99999 - percent	10.3%	10.3%	10.2%
	\$100k to \$249999 - percent	17.9%	18.1%	17.8%
	\$250k to \$499999 - percent	12.8%	13.0%	12.7%
	\$500k+ - percent	13.8%	14.3%	14.0%
	Median HH Wealth	\$73,165	\$77,981	\$73,488
	Avg HH Wealth	\$229,474	\$235,836	\$231,357

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<b>Economic Viability</b>	Economic Viability Local	269	257	263
	Economic Viability Indexed	103	99	101
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	17,889	71,250	238,105
	Managerial/Executive	13.7%	15.1%	15.7%
	Professional Specialty	22.4%	22.6%	22.7%
	Healthcare Support	2.6%	2.2%	2.3%
	Sales	10.4%	10.9%	10.3%
	Office & Administrative Support	14.0%	12.7%	11.9%
	Protective Service	4.1%	3.1%	2.8%
	Food Preparation	5.0%	6.3%	5.8%
	Building Maintenance & Cleaning	4.1%	3.2%	3.6%
	Personal Care	3.3%	3.4%	3.0%
	Farming, Fishing, & Forestry	0.0%	0.1%	0.1%
	Construction	8.1%	7.4%	7.1%
	Production & Transportation	12.3%	13.2%	14.7%
Percent White Collar Workers	63.0%	63.4%	62.9%	
Percent Blue Collar Workers	37.0%	36.6%	37.1%	
<b>Employment by Industry (Employed Civilians Age 16+)</b>	Agriculture/Mining/Construction	6.3%	5.8%	5.6%
	Manufacturing	9.0%	9.0%	8.8%
	Transportation	9.3%	10.2%	10.5%
	Information	1.2%	1.3%	1.4%
	Wholesale/Retail	15.2%	15.1%	14.2%
	Finance, Insurance, Real Estate	5.5%	5.2%	5.9%
	Professional Services	4.6%	5.4%	5.0%
	Management Services	0.1%	0.2%	0.1%
	Administrative/Waste Services	5.3%	4.7%	5.3%
	Educational Services	21.6%	22.3%	23.3%
	Entertainment Services	9.8%	9.5%	9.1%
	Other Professional Services	6.6%	6.2%	6.0%
	Public Administration	5.5%	5.0%	4.7%
<b>Transportation To Work</b>	Drive to Work Alone	89.4%	89.0%	83.7%
	Drive to Work Carpool	6.9%	7.5%	10.6%
	Travel to Work by Public Transportation	0.2%	0.1%	1.0%
	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	0.5%	0.4%	1.3%
	Other Means	0.2%	0.4%	0.6%
	Work at Home	2.4%	2.5%	2.6%

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	Travel to Work in Less than 5 Minutes	1.8%	1.7%	2.0%
	Travel to Work in 5 to 9 Minutes	8.2%	7.6%	8.6%
	Travel to Work in 10 to 14 Minutes	9.9%	11.4%	13.2%
	Travel to Work in 15 to 19 Minutes	12.5%	14.0%	18.4%
	Travel to Work in 20 to 29 Minutes	28.5%	28.8%	28.3%
	Travel to Work in 30 to 44 Minutes	31.0%	28.5%	22.1%
	Travel to Work in 45 to 59 Minutes	5.4%	5.5%	4.4%
	Travel to Work in 60 Minutes or more	2.7%	2.6%	3.0%
	Average Travel Time to Work	24	24	22
Vehicles per HH	No Vehicles	2.5%	2.8%	6.6%
	1 Vehicle	37.0%	34.9%	35.9%
	2 Vehicles	36.2%	39.4%	37.6%
	3 or more vehicles	24.3%	22.9%	19.9%
	Average Number of Vehicles	1.89	1.90	1.78
Change	Births (last 12 months)	406	1,593	5,776
	Deaths (last 12 months)	274	1,112	3,973
	Migration (last 12 months)	-96	-659	-1,853
Work place	Workplace Establishments	1,268	3,850	12,793
	Workplace Employees (FTE)	24,848	66,770	230,759