Executive Summary

Rings: 3, 5, 7 mile radii

3146 S State Hwy 161, Grand Prairie, TX
Latitude: 32.6941
Longitude: -97.0261

	3 mile	5 mile	7 mile
Population			
2010 Population	118,421	253,568	438,041
2020 Population	121,301	265,790	471,905
2025 Population	131,496	274,764	485,654
2030 Population	133,882	278,129	492,751
2010-2020 Annual Rate	0.24%	0.47%	0.75%
2020-2025 Annual Rate	1.55%	0.63%	0.55%
2025-2030 Annual Rate	0.36%	0.24%	0.29%
2020 Male Population	48.5%	48.8%	48.8%
2020 Female Population	51.5%	51.2%	51.2%
2020 Median Age	32.8	32.4	32.5
2025 Male Population	49.1%	49.3%	49.3%
2025 Female Population	50.9%	50.7%	50.7%
2025 Median Age	33.8	33.3	33.4

In the identified area, the current year population is 485,654. In 2020, the Census count in the area was 471,905. The rate of change since 2020 was 0.55% annually. The five-year projection for the population in the area is 492,751 representing a change of 0.29% annually from 2025 to 2030. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 33.4, compared to U.S. median age of 39.6.

	3 mile	5 mile	7 mile
Race and Ethnicity			
2025 White Alone	25.0%	24.8%	27.0%
2025 Black Alone	25.1%	23.7%	26.7%
2025 American Indian/Alaska Native Alone	1.4%	1.5%	1.3%
2025 Asian Alone	7.3%	7.8%	7.8%
2025 Pacific Islander Alone	0.2%	0.1%	0.1%
2025 Other Race	21.9%	23.4%	19.8%
2025 Two or More Races	19.2%	18.7%	17.2%
2025 Hispanic Origin (Any Race)	50.0%	50.5%	43.4%

Persons of Hispanic origin represent 43.4% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 88.8 in the identified area, compared to 72.7 for the U.S. as a whole.

	3 mile	5 mile	7 mile
Households			
2025 Wealth Index	65	63	65
2010 Households	38,679	80,965	149,404
2020 Households	40,151	85,482	160,593
2025 Households	44,260	90,437	168,661
2030 Households	45,617	92,842	173,592
2010-2020 Annual Rate	0.37%	0.54%	0.72%
2020-2025 Annual Rate	1.87%	1.08%	0.94%
2025-2030 Annual Rate	0.61%	0.53%	0.58%
2025 Average Household Size	2.97	3.02	2.83

The household count in this area has changed from 160,593 in 2020 to 168,661 in the current year, a change of 0.94% annually. The five-year projection of households is 173,592, a change of 0.58% annually from the current year total. Average household size is currently 2.83, compared to 2.89 in the year 2020. The number of families in the current year is 114,298 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

September 04, 2025

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	3 mile	5 mile	7 mile
Mortgage Income			
2025 Percent of Income for Mortgage	23.8%	24.3%	25.8%
Median Household Income			
2025 Median Household Income	$74,350	$72,426	$71,514
2030 Median Household Income	$81,741	$79,916	$78,572
2025-2030 Annual Rate	1.91%	1.99%	1.90%
Average Household Income			
2025 Average Household Income	$92,797	$90,398	$91,629
2030 Average Household Income	$103,062	$100,571	$101,055
2025-2030 Annual Rate	2.12%	2.16%	1.98%
Per Capita Income			
2025 Per Capita Income	$31,215	$29,897	$31,865
2030 Per Capita Income	$35,091	$33,750	$35,654
2025-2030 Annual Rate	2.37%	2.45%	2.27%
GINI Index			
2025 Gini Index	40.1	40.9	42.0

Households by Income

Current median household income is $71,514 in the area, compared to $81,624 for all U.S. households. Median household income is projected to be $78,572 in five years, compared to $92,476 all U.S. households.

Current average household income is $91,629 in this area, compared to $116,179 for all U.S. households. Average household income is projected to be $101,055 in five years, compared to $128,612 for all U.S. households.

Current per capita income is $31,865 in the area, compared to the U.S. per capita income of $45,360. The per capita income is projected to be $35,654 in five years, compared to $50,744 for all U.S. households.

	3 mile	5 mile	7 mile
Housing			
2025 Housing Affordability Index	86	84	79
2010 Total Housing Units	41,384	87,609	162,799
2010 Owner Occupied Housing Units	22,892	47,511	82,717
2010 Renter Occupied Housing Units	15,787	33,454	66,687
2010 Vacant Housing Units	2,705	6,644	13,395
2020 Total Housing Units	42,315	90,197	170,656
2020 Owner Occupied Housing Units	21,427	46,215	81,852
2020 Renter Occupied Housing Units	18,724	39,267	78,741
2020 Vacant Housing Units	2,118	4,641	10,128
2025 Total Housing Units	47,342	96,052	179,825
2025 Owner Occupied Housing Units	21,909	46,927	83,918
2025 Renter Occupied Housing Units	22,351	43,510	84,743
2025 Vacant Housing Units	3,082	5,615	11,164
2030 Total Housing Units	48,614	98,784	185,256
2030 Owner Occupied Housing Units	22,736	48,354	86,671
2030 Renter Occupied Housing Units	22,881	44,488	86,921
2030 Vacant Housing Units	2,997	5,942	11,664
Socioeconomic Status Index			
2025 Socioeconomic Status Index	42.7	41.0	42.7

Currently, 46.7% of the 179,825 housing units in the area are owner occupied; 47.1%, renter occupied; and 6.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 170,656 housing units in the area and 5.9% vacant housing units. The annual rate of change in housing units since 2020 is 1.00%. Median home value in the area is $294,246, compared to a median home value of $370,578 for the U.S. In five years, median value is projected to change by 3.84% annually to $355,242.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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