

Executive Summary



Drive Times: 5, 10, 15 drive time minute radii

Population	5 drive time minute	10 drive time minute	15 drive time minute
2010 Population	3,555	94,420	371,296
2020 Population	4,447	104,664	406,289
2025 Population	4,859	105,491	415,672
2030 Population	4,947	106,473	422,220
2010-2020 Annual Rate	2.26%	1.04%	0.90%
2020-2025 Annual Rate	1.70%	0.15%	0.44%
2025-2030 Annual Rate	0.36%	0.19%	0.31%


Age	5 drive time minute	10 drive time minute	15 drive time minute
2025 Median Age	40.6	36.7	35.5
U.S. median age is 39.1			

Race and Ethnicity	5 drive time minute	10 drive time minute	15 drive time minute
White Alone	46.2%	37.4%	33.3%
Black Alone	31.6%	26.2%	29.6%
American Indian Alone	0.2%	1.2%	1.2%
Asian Alone	9.4%	13.6%	11.6%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.8%	12.4%	14.6%
Two or More Races	8.8%	9.2%	9.7%
Hispanic Origin	9.4%	20.6%	24.2%
Diversity Index	72.5	83.1	84.6

Households	5 drive time minute	10 drive time minute	15 drive time minute
2010 Total Households	1,763	37,011	144,704
2020 Total Households	2,251	41,284	162,314
2025 Total Households	2,461	41,866	167,367
2030 Total Households	2,507	42,296	170,716
2010-2020 Annual Rate	2.47%	1.10%	1.16%
2020-2025 Annual Rate	1.71%	0.27%	0.59%
2025-2030 Annual Rate	0.37%	0.20%	0.40%
2025 Average Household Size	1.97	2.50	2.45
Wealth Index	113	100	93

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	5 drive time minute	10 drive time minute	15 drive time minute
2025 Percent of Income for Mortgage	27.8%	30.4%	33.7%
Median Household Income			
2025 Median Household Income	\$89,977	\$82,981	\$76,972
2030 Median Household Income	\$108,694	\$98,228	\$88,178
2025-2030 Annual Rate	3.85%	3.43%	2.76%
Average Household Income			
2025 Average Household Income	\$127,023	\$120,288	\$117,789
2030 Average Household Income	\$142,415	\$135,200	\$132,064
Per Capita Income			
2025 Per Capita Income	\$61,731	\$47,911	\$47,447
2030 Per Capita Income	\$69,063	\$53,892	\$53,398
2025-2030 Annual Rate	2.27%	2.38%	2.39%
Income Equality			
2025 Gini Index	43.3	47.4	49.5
Socioeconomic Status			
2025 Socioeconomic Status Index	57.6	47.4	46.4
Housing Unit Summary			
Housing Affordability Index	83	76	69
2010 Total Housing Units	1,940	40,940	163,299
2010 Owner Occupied Hus (%)	61.8%	52.5%	45.2%
2010 Renter Occupied Hus (%)	38.2%	47.5%	54.8%
2010 Vacant Housing Units (%)	9.1%	9.6%	11.4%
2020 Housing Units	2,402	44,270	175,936
2020 Owner Occupied HUs (%)	49.1%	47.8%	42.4%
2020 Renter Occupied HUs (%)	50.9%	52.3%	57.6%
Vacant Housing Units	6.5%	6.6%	7.6%
2025 Housing Units	2,609	44,851	182,779
Owner Occupied Housing Units	48.6%	50.4%	44.6%
Renter Occupied Housing Units	51.4%	49.6%	55.4%
Vacant Housing Units	5.7%	6.7%	8.4%
2030 Total Housing Units	2,651	45,648	186,501
2030 Owner Occupied Housing Units	1,274	21,623	77,374
2030 Renter Occupied Housing Units	1,234	20,673	93,343
2030 Vacant Housing Units	144	3,352	15,785

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.