

# 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	901	22,164	71,451
2020 Population	1,092	25,316	82,134
2025 Population	1,178	26,602	88,240
2030 Population	1,233	27,304	91,732
2010-2020 Annual Rate	1.94%	1.34%	1.40%
2020-2025 Annual Rate	1.45%	0.95%	1.38%
2025-2030 Annual Rate	0.92%	0.52%	0.78%


Age	5 drive time minute	10 drive time minute	15 drive time minute
2025 Median Age	40.1	40.9	39.6
U.S. median age is 39.1			

Race and Ethnicity	5 drive time minute	10 drive time minute	15 drive time minute
White Alone	47.4%	36.5%	30.2%
Black Alone	32.5%	47.6%	54.9%
American Indian Alone	0.3%	0.4%	0.3%
Asian Alone	7.5%	4.8%	3.8%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	3.0%	3.2%	3.5%
Two or More Races	9.3%	7.5%	7.1%
Hispanic Origin	7.8%	7.4%	7.8%
Diversity Index	70.5	68.2	65.7

Households	5 drive time minute	10 drive time minute	15 drive time minute
2010 Total Households	291	7,575	25,181
2020 Total Households	344	8,622	28,699
2025 Total Households	369	9,137	31,057
2030 Total Households	387	9,426	32,429
2010-2020 Annual Rate	1.69%	1.30%	1.32%
2020-2025 Annual Rate	1.35%	1.11%	1.52%
2025-2030 Annual Rate	0.96%	0.62%	0.87%
2025 Average Household Size	3.19	2.91	2.82
Wealth Index	111	106	93

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

<b>Mortgage Income</b>	<b>5 drive time minute</b>	<b>10 drive time minute</b>	<b>15 drive time minute</b>
2025 Percent of Income for Mortgage	20.2%	22.7%	26.2%
<b>Median Household Income</b>			
2025 Median Household Income	\$108,308	\$101,263	\$87,650
2030 Median Household Income	\$130,078	\$118,898	\$97,909
2025-2030 Annual Rate	3.73%	3.26%	2.24%
<b>Average Household Income</b>			
2025 Average Household Income	\$125,883	\$121,553	\$109,207
2030 Average Household Income	\$140,916	\$133,978	\$119,398
<b>Per Capita Income</b>			
2025 Per Capita Income	\$41,317	\$41,635	\$38,629
2030 Per Capita Income	\$46,417	\$46,085	\$42,392
2025-2030 Annual Rate	2.36%	2.05%	1.88%
<b>Income Equality</b>			
2025 Gini Index	38.8	35.8	39.5
<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	57.1	57.2	52.1
<b>Housing Unit Summary</b>			
Housing Affordability Index	113	101	88
2010 Total Housing Units	299	8,030	27,292
2010 Owner Occupied Hus (%)	88.3%	84.6%	73.6%
2010 Renter Occupied Hus (%)	11.7%	15.4%	26.4%
2010 Vacant Housing Units (%)	2.7%	5.7%	7.7%
2020 Housing Units	348	8,928	30,043
2020 Owner Occupied HUs (%)	87.5%	82.8%	71.7%
2020 Renter Occupied HUs (%)	12.5%	17.3%	28.3%
Vacant Housing Units	2.6%	3.5%	4.3%
2025 Housing Units	372	9,397	32,567
Owner Occupied Housing Units	88.9%	84.6%	73.2%
Renter Occupied Housing Units	11.1%	15.4%	26.8%
Vacant Housing Units	0.8%	2.8%	4.6%
2030 Total Housing Units	387	9,733	34,034
2030 Owner Occupied Housing Units	348	8,096	23,840
2030 Renter Occupied Housing Units	39	1,330	8,589
2030 Vacant Housing Units	0	307	1,605



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