

# Executive Summary



Rings: 1, 3, 5 mile radii

Population	1 mile	3 mile	5 mile
2010 Population	1,193	17,416	60,301
2020 Population	1,428	20,433	72,164
2025 Population	1,547	23,180	79,095
2030 Population	1,616	24,125	83,169
2010-2020 Annual Rate	1.81%	1.61%	1.81%
2020-2025 Annual Rate	1.54%	2.43%	1.76%
2025-2030 Annual Rate	0.88%	0.80%	1.01%

Age	1 mile	3 mile	5 mile
2025 Median Age	40.4	41.0	39.0
U.S. median age is 39.1			


Race and Ethnicity	1 mile	3 mile	5 mile
White Alone	48.9%	34.6%	29.4%
Black Alone	31.1%	49.4%	55.4%
American Indian Alone	0.4%	0.3%	0.3%
Asian Alone	7.4%	4.8%	4.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.0%	3.3%	3.6%
Two or More Races	9.3%	7.5%	7.2%
Hispanic Origin	7.8%	7.6%	7.9%
Diversity Index	70.0	67.9	65.7

Households	1 mile	3 mile	5 mile
2010 Total Households	411	5,892	20,952
2020 Total Households	479	6,865	24,825
2025 Total Households	516	7,880	27,457
2030 Total Households	540	8,242	29,017
2010-2020 Annual Rate	1.54%	1.54%	1.71%
2020-2025 Annual Rate	1.43%	2.66%	1.94%
2025-2030 Annual Rate	0.91%	0.90%	1.11%
2025 Average Household Size	3.00	2.94	2.87
Wealth Index	113	109	95

**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>1 mile</b>	<b>3 mile</b>	<b>5 mile</b>
2025 Percent of Income for Mortgage	19.5%	22.1%	25.5%
<b>Median Household Income</b>			
2025 Median Household Income	\$113,044	\$104,216	\$90,463
2030 Median Household Income	\$133,203	\$123,342	\$100,623
2025-2030 Annual Rate	3.34%	3.43%	2.15%
<b>Average Household Income</b>			
2025 Average Household Income	\$127,508	\$122,066	\$111,884
2030 Average Household Income	\$142,409	\$134,535	\$121,942
<b>Per Capita Income</b>			
2025 Per Capita Income	\$41,938	\$41,620	\$39,151
2030 Per Capita Income	\$46,979	\$46,077	\$42,872
2025-2030 Annual Rate	2.30%	2.06%	1.83%
<b>Income Equality</b>			
2025 Gini Index	38.3	36.5	38.8
<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	57.1	56.2	51.7
<b>Housing Unit Summary</b>			
Housing Affordability Index	118	104	90
2010 Total Housing Units	427	6,232	22,698
2010 Owner Occupied Hus (%)	88.8%	87.8%	75.1%
2010 Renter Occupied Hus (%)	11.2%	12.2%	24.9%
2010 Vacant Housing Units (%)	3.8%	5.5%	7.7%
2020 Housing Units	489	7,084	25,886
2020 Owner Occupied HUs (%)	88.1%	84.7%	72.8%
2020 Renter Occupied HUs (%)	11.9%	15.3%	27.3%
Vacant Housing Units	2.4%	3.0%	4.1%
2025 Housing Units	524	8,087	28,695
Owner Occupied Housing Units	89.5%	86.6%	73.8%
Renter Occupied Housing Units	10.5%	13.4%	26.2%
Vacant Housing Units	1.5%	2.6%	4.3%
2030 Total Housing Units	545	8,439	30,196
2030 Owner Occupied Housing Units	488	7,227	21,418
2030 Renter Occupied Housing Units	52	1,015	7,598
2030 Vacant Housing Units	5	197	1,179

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