

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	11,708	74,461	261,623
2020 Population	15,159	88,836	293,089
2025 Population	17,643	98,981	313,047
2030 Population	18,339	103,730	323,617
2010-2020 Annual Rate	2.62%	1.78%	1.14%
2020-2025 Annual Rate	2.93%	2.08%	1.26%
2025-2030 Annual Rate	0.78%	0.94%	0.67%


Age	5 drive time minute	10 drive time minute	15 drive time minute
2025 Median Age	36.8	36.6	35.6
U.S. median age is 39.1			

Race and Ethnicity	5 drive time minute	10 drive time minute	15 drive time minute
White Alone	33.0%	34.0%	32.9%
Black Alone	50.6%	48.1%	46.4%
American Indian Alone	0.4%	0.4%	0.5%
Asian Alone	4.8%	6.1%	5.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.5%	4.1%	6.6%
Two or More Races	7.7%	7.2%	8.2%
Hispanic Origin	7.7%	8.5%	12.4%
Diversity Index	67.9	69.8	73.6

Households	5 drive time minute	10 drive time minute	15 drive time minute
2010 Total Households	5,791	33,301	112,166
2020 Total Households	7,448	40,434	129,219
2025 Total Households	8,490	45,369	139,992
2030 Total Households	8,882	48,024	146,304
2010-2020 Annual Rate	2.55%	1.96%	1.43%
2020-2025 Annual Rate	2.53%	2.22%	1.54%
2025-2030 Annual Rate	0.91%	1.14%	0.89%
2025 Average Household Size	2.07	2.17	2.21
Wealth Index	124	117	100

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	22.0%	29.7%	32.4%
Median Household Income			
2025 Median Household Income	\$133,963	\$103,151	\$86,681
2030 Median Household Income	\$156,689	\$116,508	\$99,486
2025-2030 Annual Rate	3.18%	2.47%	2.79%
Average Household Income			
2025 Average Household Income	\$172,179	\$150,082	\$131,173
2030 Average Household Income	\$193,295	\$166,173	\$144,743
Per Capita Income			
2025 Per Capita Income	\$81,613	\$68,509	\$58,739
2030 Per Capita Income	\$92,178	\$76,556	\$65,527
2025-2030 Annual Rate	2.46%	2.25%	2.21%
Income Equality			
2025 Gini Index	41.3	46.6	48.3
Socioeconomic Status			
2025 Socioeconomic Status Index	61.1	54.3	50.0
Housing Unit Summary			
Housing Affordability Index	109	80	73
2010 Total Housing Units	6,593	38,131	132,195
2010 Owner Occupied Hus (%)	54.5%	50.9%	46.9%
2010 Renter Occupied Hus (%)	45.5%	49.1%	53.1%
2010 Vacant Housing Units (%)	12.2%	12.7%	15.2%
2020 Housing Units	7,958	44,078	142,678
2020 Owner Occupied HUs (%)	55.7%	50.3%	45.0%
2020 Renter Occupied HUs (%)	44.3%	49.7%	55.0%
Vacant Housing Units	6.2%	8.3%	9.3%
2025 Housing Units	9,058	49,687	154,250
Owner Occupied Housing Units	54.8%	50.8%	46.4%
Renter Occupied Housing Units	45.2%	49.2%	53.6%
Vacant Housing Units	6.3%	8.7%	9.2%
2030 Total Housing Units	9,422	52,068	160,318
2030 Owner Occupied Housing Units	4,896	24,224	68,248
2030 Renter Occupied Housing Units	3,986	23,800	78,056
2030 Vacant Housing Units	540	4,044	14,014

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