

# Comprehensive Demographic Report

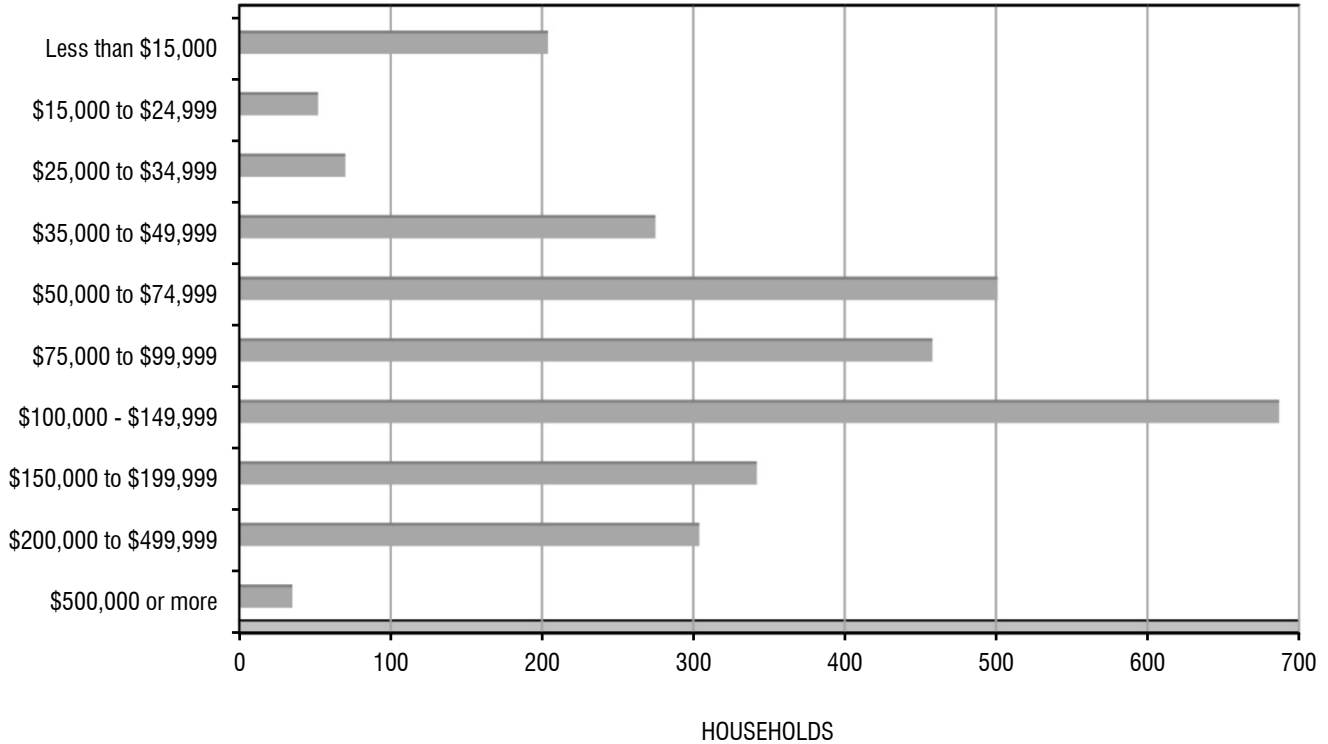
## Parkway District - Corinth, TX

Demographics	1 mile	3 miles	5 miles	7 miles	Metro Area
<b>Population:</b>					
Total Population (2020)	8,436	63,007	125,326	240,711	7,660,453
Total Population (2025)	9,250	69,138	136,960	261,459	8,227,035
Change in Population (2020-2025)	814	6,131	11,634	20,748	566,582
Population Growth Rate (2020-2025)	9.7%	9.7%	9.3%	8.6%	7.4%
Census Population (2000)	5,201	23,775	58,597	130,063	5,156,415
Census Population (2010)	6,813	47,604	96,560	188,605	6,366,542
Population Growth Rate (2000-2010)	31.0%	100.2%	64.8%	45.0%	23.5%
Estimated Average Age	37.5	36.9	37.7	36.9	36.6
Average Household Size	2.9	2.9	2.8	2.7	2.8
<b>Income:</b>					
Average Household Income (2020)	\$114,894	\$119,321	\$124,625	\$116,491	\$102,299
Average Household Income (2025)	\$130,521	\$135,046	\$139,952	\$131,076	\$113,182
Change in Average Household Income (2020-2025)	\$15,627	\$15,725	\$15,327	\$14,584	\$10,883
Average Household Income Growth Rate (2020-2025)	13.6%	13.2%	12.3%	12.5%	10.6%
<b>Race/Ethnicity:</b>					
White	6,767	48,032	96,071	180,632	4,654,345
African American	678	5,136	10,226	21,486	1,237,109
Hispanic or Latino	1,335	13,270	24,696	49,296	2,300,015
Asian	174	2,774	5,491	12,993	565,057
Other	425	4,254	8,059	14,971	884,783
<b>Education:</b>					
Highschool/Some College	395	3,994	7,019	13,076	571,661
Bachelor's Degree	1,957	14,497	30,571	56,913	1,472,240
Master's Degree or Higher	601	5,686	12,447	23,425	589,474
<b>Real Estate Market Snapshot:</b>					
Renter Occupied Housing Units (2020)	589	4,468	11,045	27,987	1,046,450
Owner Occupied Housing Units (2020)	2,338	16,824	32,677	57,058	1,694,625
% Rented Units (2020)	20.1%	21.0%	25.3%	32.9%	38.2%
% Owned Units (2020)	79.9%	79.0%	74.7%	67.1%	61.8%
Median Home Value (2020)	\$271,115	\$283,195	\$308,083	\$307,737	\$249,008
Median Year Built	2000	2002	2001	1999	1991
Total Household Units	2,875	20,485	42,739	85,002	2,838,869
Single-Family Units	2,348	17,824	35,007	64,244	1,959,496
Multi-Family Housing Units	527	2,661	7,732	20,758	879,373
Total Businesses	120	1,254	3,480	7,601	291,615
Total Employees	1,705	16,386	38,370	80,852	3,290,803

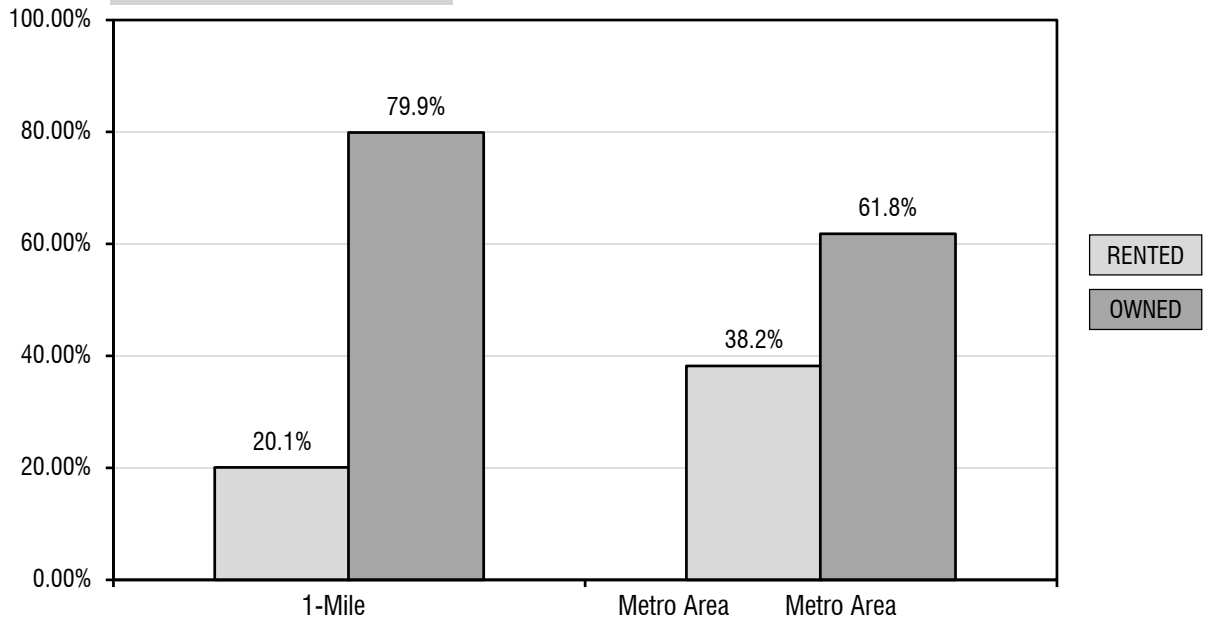
# Demographic Profile Analytics

## Parkway District - Corinth, TX

Average Household Income (1-Mile)



Rented Units vs. Owned Units



NOTE: Metro area statistics included on this report do not correspond with the U.S. Census Bureau figures.

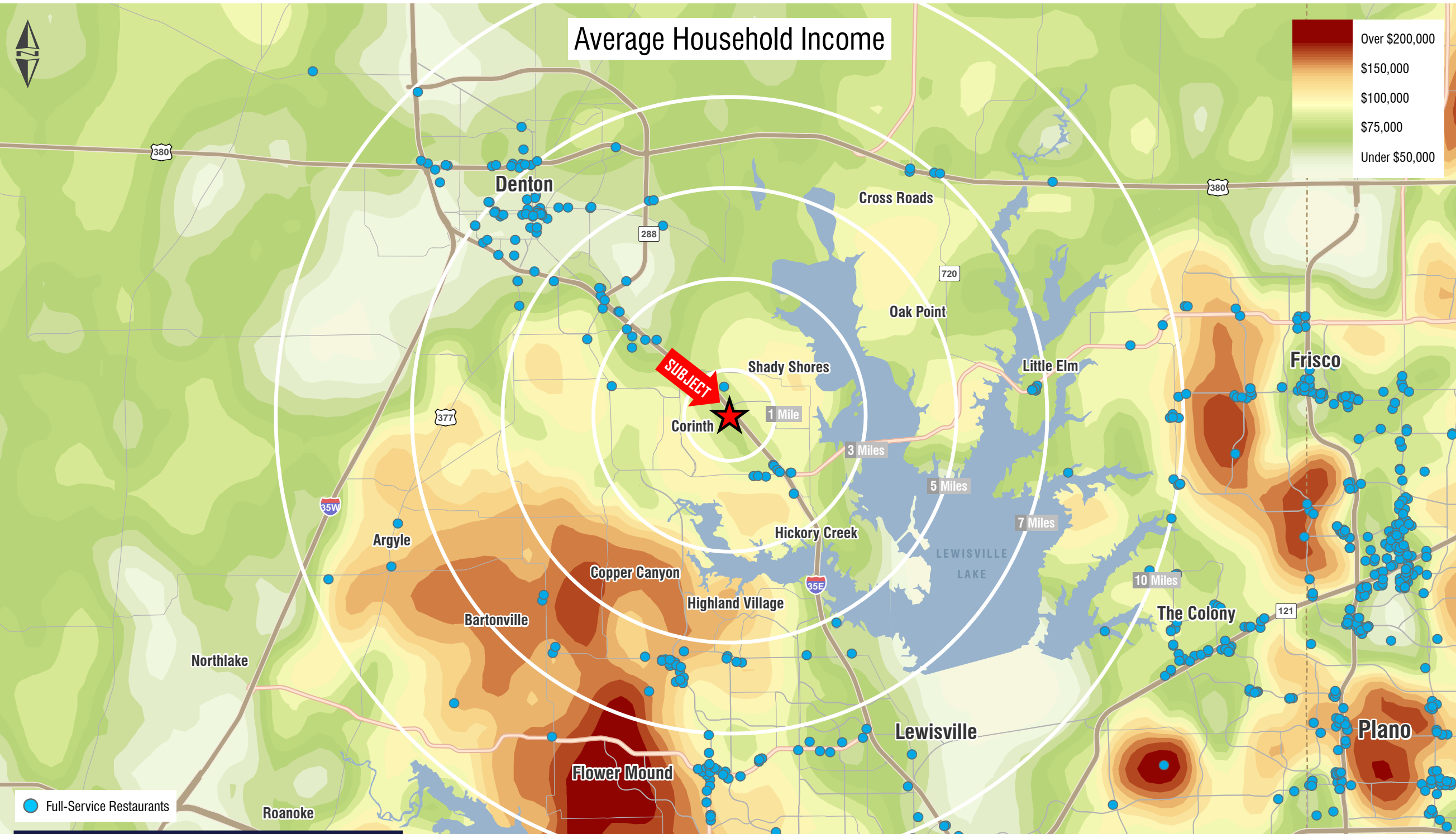
# Demographic Breakdown Analytics

## Parkway District - Corinth, TX

Demographics	1 mile	3 miles	5 miles	7 miles	Metro Area
<b>Households by Income:</b>					
Less than \$15,000	204	972	2,236	6,346	204,869
\$15,000 to \$24,999	52	641	1,574	4,074	187,260
\$25,000 to \$34,999	70	1,000	2,466	5,367	214,126
\$35,000 to \$49,999	275	1,829	4,173	8,996	326,925
\$50,000 to \$74,999	501	2,949	5,814	12,062	475,204
\$75,000 to \$99,999	458	3,217	5,945	10,766	358,636
\$100,000 - \$149,999	687	5,339	9,709	16,784	467,246
\$150,000 to \$199,999	342	2,766	5,411	9,119	222,317
\$200,000 to \$499,999	304	2,278	5,321	9,437	226,866
\$500,000 or more	35	300	1,074	2,094	57,626
<b>% Households by Income:</b>					
Less than \$15,000	7.0%	4.6%	5.1%	14.5%	7.5%
\$15,000 to \$24,999	1.8%	3.0%	3.6%	9.3%	6.8%
\$25,000 to \$34,999	2.4%	4.7%	5.6%	12.3%	7.8%
\$35,000 to \$49,999	9.4%	8.6%	9.5%	20.6%	11.9%
\$50,000 to \$74,999	17.1%	13.9%	13.3%	27.6%	17.3%
\$75,000 to \$99,999	15.6%	15.1%	13.6%	24.6%	13.1%
\$100,000 - \$149,999	23.5%	25.1%	22.2%	38.4%	17.0%
\$150,000 to \$199,999	11.7%	13.0%	12.4%	20.9%	8.1%
\$200,000 to \$499,999	10.4%	10.7%	12.2%	21.6%	8.3%
\$500,000 or more	1.2%	1.4%	2.5%	4.8%	2.1%
<b>Households by Home Value:</b>					
Under \$20,000	28	566	767	1,122	24,005
\$20,000 to \$59,999	13	398	680	1,111	53,771
\$50,000 to \$79,999	31	193	284	491	48,267
\$80,000 to \$99,999	14	127	213	554	72,190
\$100,000 to \$149,999	142	609	971	2,391	220,825
\$150,000 to \$199,999	345	1,861	2,937	5,501	241,006
\$200,000 to \$299,999	838	5,599	9,846	16,418	382,077
\$300,000 to \$499,999	754	6,177	12,588	20,143	401,447
\$500,000 to \$749,999	120	809	2,783	6,154	145,896
\$750,000 to \$1,000,000	34	300	985	1,983	56,273
\$1,000,000 or more	19	185	623	1,189	48,868
<b>% Households by Home Value:</b>					
Under \$20,000	1.2%	3.4%	2.3%	3.4%	1.4%
\$20,000 to \$59,999	0.6%	2.4%	2.1%	3.4%	3.2%
\$50,000 to \$79,999	1.3%	1.1%	0.9%	1.5%	2.8%
\$80,000 to \$99,999	0.6%	0.8%	0.7%	1.7%	4.3%
\$100,000 to \$149,999	6.1%	3.6%	3.0%	7.3%	13.0%
\$150,000 to \$199,999	14.8%	11.1%	9.0%	16.8%	14.2%
\$200,000 to \$299,999	35.8%	33.3%	30.1%	50.2%	22.5%
\$300,000 to \$499,999	32.2%	36.7%	38.5%	61.6%	23.7%
\$500,000 to \$749,999	5.1%	4.8%	8.5%	18.8%	8.6%
\$750,000 to \$1,000,000	1.5%	1.8%	3.0%	6.1%	3.3%
\$1,000,000 or more	0.8%	1.1%	1.9%	3.6%	2.9%



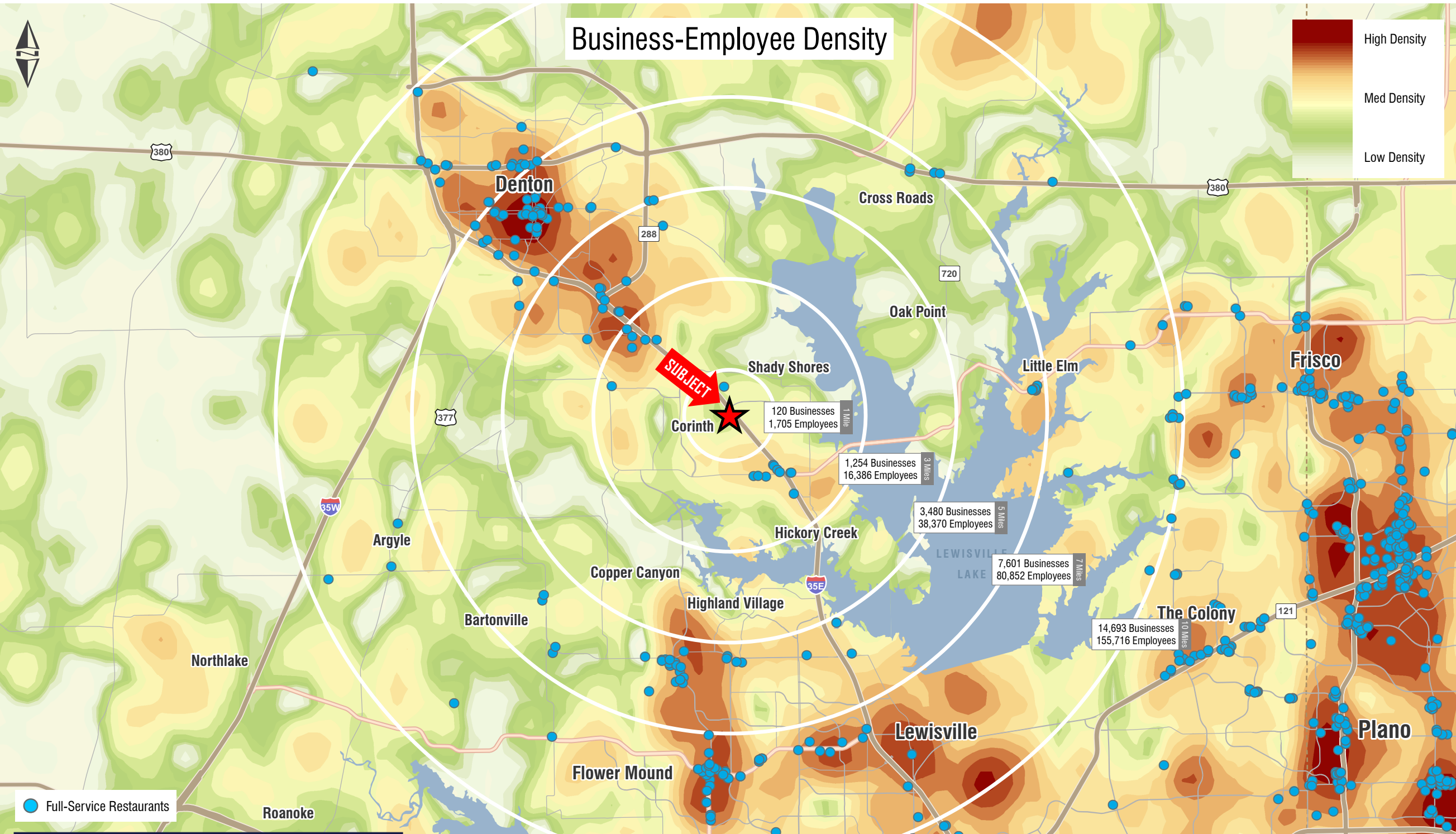
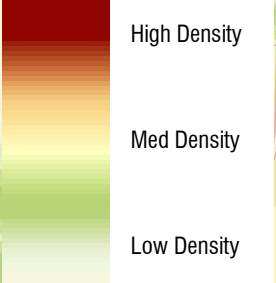
# Average Household Income



● Full-Service Restaurants



# Business-Employee Density



● Full-Service Restaurants



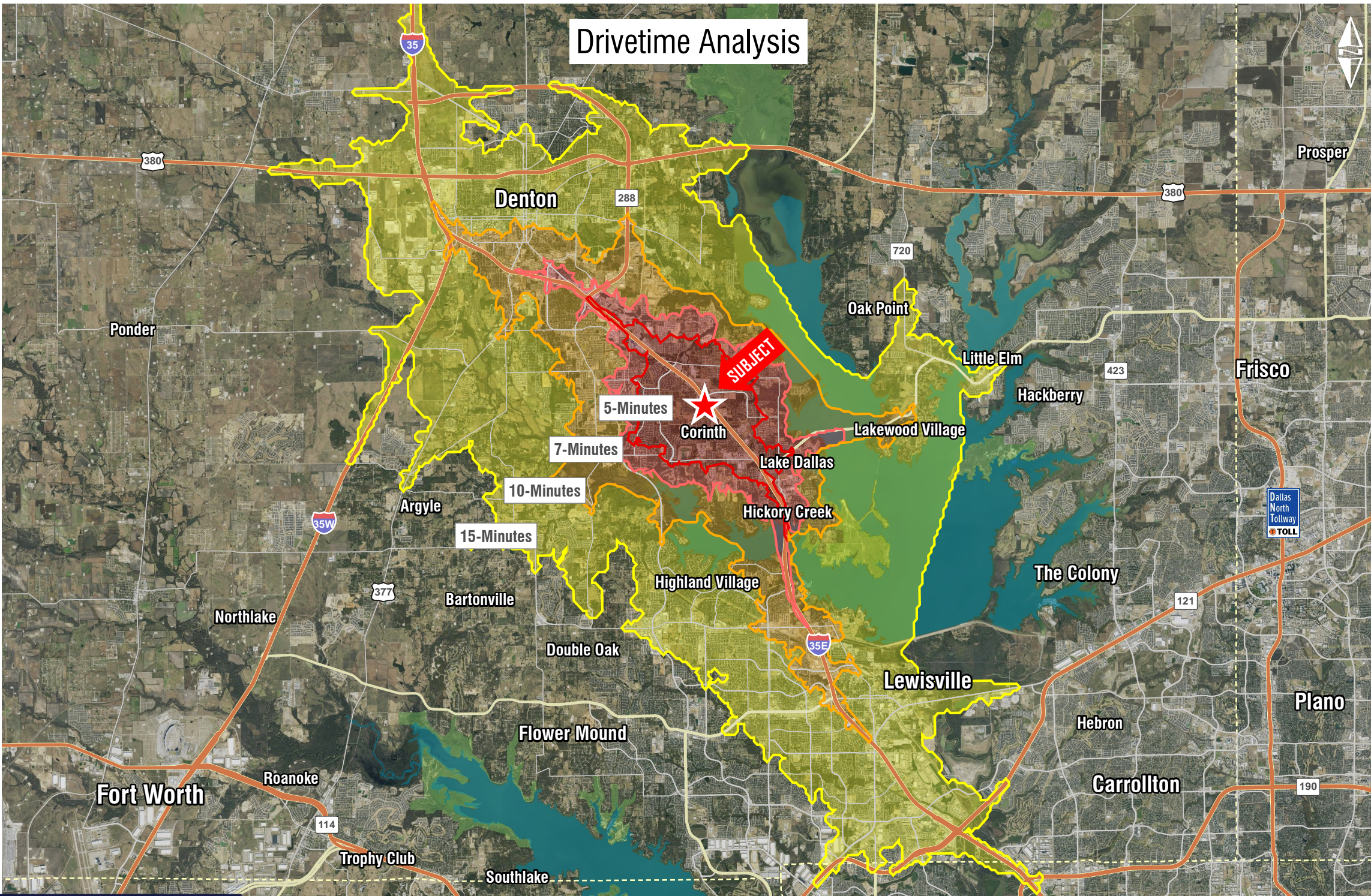
# Drivetime Analysis

5-Minutes	
Population	24,423
Daytime Population	21,882
5 Year Growth	9.5%
White	80.3%
Black	7.2%
Asian	3.5%
Other	8.9%
Households	8,476
5 Year Growth	9.1%
Avg Household Size	2.9
Median Home Value	\$280,547
Avg Household Income	\$117,261
Income \$100K +	47.9%
Avg Age	37.4
College Educated	48.5%
Businesses	455
Employees	7,326

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Population	50,574
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Businesses	1,271
Employees	16,898

10-Minutes	
Population	115,026
Daytime Population	111,382
5 Year Growth	8.6%
White	72.8%
Black	10.3%
Asian	5.5%
Other	11.3%
Households	41,855
5 Year Growth	8.6%
Avg Household Size	2.7
Median Home Value	\$275,817
Avg Household Income	\$99,415
Income \$100K +	38.2%
Avg Age	36.2
College Educated	47.4%
Businesses	3,813
Employees	42,149

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