

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	9,051	65,609	246,308
2020 Population	10,599	74,660	273,738
2025 Population	12,715	78,341	280,522
2030 Population	13,107	79,495	287,636
2010-2020 Annual Rate	1.59%	1.30%	1.06%
2020-2025 Annual Rate	3.53%	0.92%	0.47%
2025-2030 Annual Rate	0.61%	0.29%	0.50%


Age	5 drive time minute	10 drive time minute	15 drive time minute
2025 Median Age	35.9	34.8	35.2
U.S. median age is 39.1			

Race and Ethnicity	5 drive time minute	10 drive time minute	15 drive time minute
White Alone	26.9%	23.6%	29.3%
Black Alone	18.5%	22.3%	20.9%
American Indian Alone	1.6%	1.6%	1.5%
Asian Alone	14.1%	13.3%	13.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	26.2%	25.8%	22.8%
Two or More Races	12.6%	13.3%	12.2%
Hispanic Origin	41.6%	41.9%	37.2%
Diversity Index	89.1	89.3	88.6

Households	5 drive time minute	10 drive time minute	15 drive time minute
2010 Total Households	2,891	22,712	89,103
2020 Total Households	3,435	27,313	102,560
2025 Total Households	4,239	29,229	106,869
2030 Total Households	4,409	29,857	110,399
2010-2020 Annual Rate	1.74%	1.86%	1.42%
2020-2025 Annual Rate	4.09%	1.30%	0.79%
2025-2030 Annual Rate	0.79%	0.43%	0.65%
2025 Average Household Size	2.99	2.68	2.62
Wealth Index	102	74	87

 **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	32.5%	37.4%	36.7%
Median Household Income			
2025 Median Household Income	\$100,394	\$69,890	\$73,043
2030 Median Household Income	\$114,348	\$78,511	\$81,726
2025-2030 Annual Rate	2.64%	2.35%	2.27%
Average Household Income			
2025 Average Household Income	\$124,643	\$98,552	\$109,401
2030 Average Household Income	\$138,129	\$109,057	\$122,115
Per Capita Income			
2025 Per Capita Income	\$41,377	\$36,861	\$41,848
2030 Per Capita Income	\$46,200	\$41,044	\$47,090
2025-2030 Annual Rate	2.23%	2.17%	2.39%
Income Equality			
2025 Gini Index	45.0	46.5	48.2
Socioeconomic Status			
2025 Socioeconomic Status Index	48.7	44.1	45.9
Housing Unit Summary			
Housing Affordability Index	71	62	63
2010 Total Housing Units	3,251	25,756	99,863
2010 Owner Occupied Hus (%)	63.5%	48.4%	47.8%
2010 Renter Occupied Hus (%)	36.5%	51.6%	52.2%
2010 Vacant Housing Units (%)	11.1%	11.8%	10.8%
2020 Housing Units	3,606	28,796	109,149
2020 Owner Occupied HUs (%)	58.4%	43.1%	43.1%
2020 Renter Occupied HUs (%)	41.6%	56.9%	56.9%
Vacant Housing Units	3.9%	5.2%	5.9%
2025 Housing Units	4,526	30,861	113,781
Owner Occupied Housing Units	54.0%	44.8%	45.1%
Renter Occupied Housing Units	46.0%	55.2%	54.9%
Vacant Housing Units	6.3%	5.3%	6.1%
2030 Total Housing Units	4,698	31,654	117,985
2030 Owner Occupied Housing Units	2,468	13,939	50,512
2030 Renter Occupied Housing Units	1,940	15,918	59,886
2030 Vacant Housing Units	289	1,797	7,586

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