

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	17,737	69,931	218,634
2020 Population	18,055	75,490	248,451
2025 Population	17,828	75,654	253,602
2030 Population	17,263	74,543	254,155
2010-2020 Annual Rate	0.18%	0.77%	1.29%
2020-2025 Annual Rate	-0.24%	0.04%	0.39%
2025-2030 Annual Rate	-0.64%	-0.30%	0.04%


Age	5 drive time minute	10 drive time minute	15 drive time minute
2025 Median Age	34.9	36.8	38.3
U.S. median age is 39.1			

Race and Ethnicity	5 drive time minute	10 drive time minute	15 drive time minute
White Alone	35.2%	49.9%	56.1%
Black Alone	38.8%	22.7%	15.4%
American Indian Alone	0.5%	0.4%	0.4%
Asian Alone	5.6%	10.0%	12.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	8.7%	6.7%	6.2%
Two or More Races	11.2%	10.3%	9.9%
Hispanic Origin	17.0%	14.1%	13.3%
Diversity Index	78.7	75.4	71.8

Households	5 drive time minute	10 drive time minute	15 drive time minute
2010 Total Households	8,663	31,186	94,524
2020 Total Households	9,146	34,216	108,063
2025 Total Households	9,197	34,836	111,516
2030 Total Households	8,995	34,570	112,685
2010-2020 Annual Rate	0.54%	0.93%	1.35%
2020-2025 Annual Rate	0.11%	0.34%	0.60%
2025-2030 Annual Rate	-0.44%	-0.15%	0.21%
2025 Average Household Size	1.93	2.16	2.26
Wealth Index	63	124	157

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	31.1%	34.0%	32.5%
Median Household Income			
2025 Median Household Income	\$74,782	\$102,246	\$117,034
2030 Median Household Income	\$81,214	\$114,540	\$135,477
2025-2030 Annual Rate	1.66%	2.30%	2.97%
Average Household Income			
2025 Average Household Income	\$98,282	\$151,518	\$176,558
2030 Average Household Income	\$111,831	\$171,856	\$198,045
Per Capita Income			
2025 Per Capita Income	\$50,337	\$69,720	\$77,560
2030 Per Capita Income	\$57,816	\$79,648	\$87,721
2025-2030 Annual Rate	2.81%	2.70%	2.49%
Income Equality			
2025 Gini Index	47.7	47.7	46.6
Socioeconomic Status			
2025 Socioeconomic Status Index	53.5	59.1	59.9
Housing Unit Summary			
Housing Affordability Index	75	69	72
2010 Total Housing Units	9,529	34,223	103,324
2010 Owner Occupied Hus (%)	20.9%	42.8%	52.6%
2010 Renter Occupied Hus (%)	79.1%	57.2%	47.4%
2010 Vacant Housing Units (%)	9.1%	8.9%	8.5%
2020 Housing Units	9,900	36,687	116,225
2020 Owner Occupied HUs (%)	20.6%	42.4%	50.4%
2020 Renter Occupied HUs (%)	79.4%	57.6%	49.6%
Vacant Housing Units	7.5%	6.8%	6.8%
2025 Housing Units	9,825	37,047	119,347
Owner Occupied Housing Units	23.2%	44.9%	52.3%
Renter Occupied Housing Units	76.8%	55.1%	47.7%
Vacant Housing Units	6.4%	6.0%	6.6%
2030 Total Housing Units	9,857	37,506	121,533
2030 Owner Occupied Housing Units	2,197	15,912	59,525
2030 Renter Occupied Housing Units	6,798	18,658	53,160
2030 Vacant Housing Units	862	2,936	8,848

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