

Executive Summary



Rings: 1, 3, 5 mile radii

Population	1 mile	3 mile	5 mile
2010 Population	2,489	33,212	70,642
2020 Population	2,932	36,256	79,958
2025 Population	3,080	38,336	84,987
2030 Population	3,537	40,319	88,325
2010-2020 Annual Rate	1.65%	0.88%	1.25%
2020-2025 Annual Rate	0.94%	1.07%	1.17%
2025-2030 Annual Rate	2.81%	1.01%	0.77%

Age			
2025 Median Age	35.1	37.5	38.2
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	16.6%	18.4%	16.9%
Black Alone	65.1%	64.5%	68.1%
American Indian Alone	0.6%	0.5%	0.4%
Asian Alone	1.2%	1.5%	1.5%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	9.5%	8.0%	6.5%
Two or More Races	6.9%	7.1%	6.5%
Hispanic Origin	14.7%	13.8%	11.2%
Diversity Index	65.1	64.9	59.8

Households			
2010 Total Households	1,049	11,884	25,466
2020 Total Households	1,129	13,137	28,837
2025 Total Households	1,179	14,087	30,936
2030 Total Households	1,345	14,915	32,412
2010-2020 Annual Rate	0.74%	1.01%	1.25%
2020-2025 Annual Rate	0.83%	1.34%	1.35%
2025-2030 Annual Rate	2.67%	1.15%	0.94%
2025 Average Household Size	2.60	2.67	2.72
Wealth Index	45	57	77

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

Mortgage Income	1 mile	3 mile	5 mile
2025 Percent of Income for Mortgage	26.3%	26.7%	22.8%
Median Household Income			
2025 Median Household Income	\$63,010	\$64,316	\$78,625
2030 Median Household Income	\$70,994	\$72,076	\$89,340
2025-2030 Annual Rate	2.41%	2.30%	2.59%
Average Household Income			
2025 Average Household Income	\$76,150	\$82,909	\$99,156
2030 Average Household Income	\$87,320	\$92,106	\$109,560
Per Capita Income			
2025 Per Capita Income	\$28,343	\$30,600	\$36,212
2030 Per Capita Income	\$32,273	\$34,160	\$40,322
2025-2030 Annual Rate	2.63%	2.23%	2.17%
Income Equality			
2025 Gini Index	42.6	43.0	42.2
Socioeconomic Status			
2025 Socioeconomic Status Index	49.1	42.1	45.6
Housing Unit Summary			
Housing Affordability Index	89	87	102
2010 Total Housing Units	1,266	13,519	28,570
2010 Owner Occupied Hus (%)	43.1%	53.1%	60.2%
2010 Renter Occupied Hus (%)	56.9%	46.8%	39.8%
2010 Vacant Housing Units (%)	17.1%	12.1%	10.9%
2020 Housing Units	1,326	14,374	30,910
2020 Owner Occupied HUs (%)	38.7%	50.6%	59.4%
2020 Renter Occupied HUs (%)	61.3%	49.4%	40.6%
Vacant Housing Units	13.4%	8.5%	6.7%
2025 Housing Units	1,368	15,382	33,088
Owner Occupied Housing Units	44.1%	54.3%	62.8%
Renter Occupied Housing Units	55.9%	45.7%	37.2%
Vacant Housing Units	13.8%	8.4%	6.5%
2030 Total Housing Units	1,549	16,165	34,431
2030 Owner Occupied Housing Units	710	8,501	20,872
2030 Renter Occupied Housing Units	635	6,414	11,540
2030 Vacant Housing Units	204	1,250	2,019