Site 1
12900 Preston Rd, Dallas, Texas, 75230
Ring: 3 mile radius

Latitude: 32.9242
Longitude: -96.80344

Demographic Summary	Census 2010	2014	2019	2014-2019 Change	2014-2019 Annual Rate
Total Population	122,838	127,603	136,047	8,444	1.29%
Population 50+	35,084	38,156	41,903	3,747	1.89%
Median Age	34.5	35.0	35.4	0.4	0.23%
Households	53,761	55,487	59,105	3,618	1.27%
% Householders 55+	33.0%	35.3%	37.5%	2.2	1.22%
Owner/Renter Ratio	0.7	0.6	0.6	0.0	0.00%
Median Home Value	-	$434,986	$533,204	$98,218	4.16%
Average Home Value	-	$525,120	$617,740	$92,620	3.30%
Median Household Income	-	$54,539	$67,923	$13,384	4.49%
Median Household Income for Householder 55+	-	$65,247	$84,520	$19,273	5.31%

Population by Age and Sex

Male Population	Census 2010 Number	% of 50+	2014 Number	% of 50+	2019 Number	% of 50+
Total (50+)	15,698	100.0%	17,328	100.0%	19,321	100.0%
50-54	3,701	23.6%	3,824	22.1%	3,773	19.5%
55-59	3,167	20.2%	3,585	20.7%	3,824	19.8%
60-64	2,632	16.8%	2,892	16.7%	3,432	17.8%
65-69	1,926	12.3%	2,311	13.3%	2,720	14.1%
70-74	1,320	8.4%	1,661	9.6%	2,103	10.9%
75-79	1,153	7.3%	1,152	6.6%	1,451	7.5%
80-84	948	6.0%	941	5.4%	951	4.9%
85+	851	5.4%	962	5.6%	1,067	5.5%

Female Population	Census 2010 Number	% of 50+	2014 Number	% of 50+	2019 Number	% of 50+
Total (50+)	19,386	100.0%	20,828	100.0%	22,583	100.0%
50-54	4,008	20.7%	3,991	19.2%	3,740	16.6%
55-59	3,548	18.3%	3,907	18.8%	4,034	17.9%
60-64	3,055	15.8%	3,285	15.8%	3,802	16.8%
65-69	2,283	11.8%	2,746	13.2%	3,135	13.9%
70-74	1,753	9.0%	2,079	10.0%	2,597	11.5%
75-79	1,622	8.4%	1,618	7.8%	1,939	8.6%
80-84	1,441	7.4%	1,407	6.8%	1,421	6.3%
85+	1,676	8.6%	1,795	8.6%	1,915	8.5%

Total Population	Census 2010 Number	% of Total Pop	2014 Number	% of Total Pop	2019 Number	% of Total Pop
Total(50+)	35,084	28.6%	38,156	29.9%	41,903	30.8%
50-54	7,709	6.3%	7,815	6.1%	7,513	5.5%
55-59	6,715	5.5%	7,492	5.9%	7,858	5.8%
60-64	5,687	4.6%	6,177	4.8%	7,235	5.3%
65-69	4,209	3.4%	5,056	4.0%	5,855	4.3%
70-74	3,073	2.5%	3,740	2.9%	4,699	3.5%
75-79	2,775	2.3%	2,771	2.2%	3,390	2.5%
80-84	2,389	1.9%	2,348	1.8%	2,371	1.7%
85+	2,527	2.1%	2,757	2.2%	2,982	2.2%
65+	14,973	12.2%	16,672	13.1%	19,297	14.2%
75+	7,691	6.3%	7,876	6.2%	8,743	6.4%

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2014 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	8,466	100%	5,669	100%	5,440	100%	19,575	100%
<$15,000	744	8.8%	487	8.6%	685	12.6%	1,916	9.8%
$15,000-$24,999	765	9.0%	697	12.3%	889	16.3%	2,351	12.0%
$25,000-$34,999	587	6.9%	528	9.3%	529	9.7%	1,644	8.4%
$35,000-$49,999	703	8.3%	517	9.1%	736	13.5%	1,956	10.0%
$50,000-$74,999	1,067	12.6%	750	13.2%	981	18.0%	2,798	14.3%
$75,000-$99,999	694	8.2%	599	10.6%	486	8.9%	1,779	9.1%
$100,000-$149,999	1,176	13.9%	907	16.0%	586	10.8%	2,669	13.6%
$150,000-$199,999	680	8.0%	514	9.1%	243	4.5%	1,437	7.3%
$200,000+	2,050	24.2%	671	11.8%	306	5.6%	3,027	15.5%
Median HH Income	$86,812		$68,821		$46,911		$65,247	
Average HH Income	$132,994		$102,273		$72,470		$107,266	

2019 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	9,318	100%	6,781	100%	6,048	100%	22,147	100%
<$15,000	709	7.6%	523	7.7%	726	12.0%	1,958	8.8%
$15,000-$24,999	574	6.2%	543	8.0%	712	11.8%	1,829	8.3%
$25,000-$34,999	509	5.5%	481	7.1%	470	7.8%	1,460	6.6%
$35,000-$49,999	738	7.9%	546	8.1%	766	12.7%	2,050	9.3%
$50,000-$74,999	1,000	10.7%	778	11.5%	951	15.7%	2,729	12.3%
$75,000-$99,999	902	9.7%	817	12.0%	648	10.7%	2,367	10.7%
$100,000-$149,999	1,365	14.6%	1,172	17.3%	782	12.9%	3,319	15.0%
$150,000-$199,999	855	9.2%	770	11.4%	418	6.9%	2,043	9.2%
$200,000+	2,665	28.6%	1,148	16.9%	576	9.5%	4,389	19.8%
Median HH Income	$106,050		$89,292		$57,188		$84,520	
Average HH Income	$158,714		$127,541		$92,248		$131,037	

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2014 Population 50+ by Race	Number	Percent	% Pop
Total	38,153	100.0%	29.9%
White Alone	31,401	82.3%	38.6%
Black Alone	3,114	8.2%	19.7%
American Indian Alone	151	0.4%	15.7%
Asian Alone	1,420	3.7%	23.2%
Pacific Islander Alone	14	0.0%	21.9%
Some Other Race Alone	1,539	4.0%	7.9%
Two or More Races	514	1.3%	13.4%
Hispanic Origin (Any Race)	4,431	11.6%	10.1%

Census 2010 Households and Age of Householder	Number	Percent	% Total HHs
Total	17,717	100.0%	33.0%
Family Households	9,210	52.0%	17.1%
Householder Age 55-64	4,282	24.2%	8.0%
Householder Age 65-74	2,581	14.6%	4.8%
Householder Age 75-84	1,808	10.2%	3.4%
Householder Age 85+	539	3.0%	1.0%
Nonfamily Households	8,507	48.0%	15.8%
Householder Age 55-64	3,431	19.4%	6.4%
Householder Age 65-74	2,117	11.9%	3.9%
Householder Age 75-84	1,755	9.9%	3.3%
Householder Age 85+	1,204	6.8%	2.2%

Census 2010 Occupied Housing Units by Age of Householder	Number	Percent	% Total HHs
Total	17,717	100.0%	33.0%
Owner Occupied Housing Units	11,945	67.4%	22.2%
Householder Age 55-64	4,810	27.1%	8.9%
Householder Age 65-74	3,458	19.5%	6.4%
Householder Age 75-84	2,706	15.3%	5.0%
Householder Age 85+	971	5.5%	1.8%
Renter Occupied Housing Units	5,772	32.6%	10.7%
Householder Age 55-64	2,903	16.4%	5.4%
Householder Age 65-74	1,240	7.0%	2.3%
Householder Age 75-84	857	4.8%	1.6%
Householder Age 85+	772	4.4%	1.4%

Data Note: A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households consist of people living alone and households that do not contain any members who are related to the householder. The base for "% Pop" is specific to the row. A Nonrelative is not related to the householder by birth, marriage, or adoption.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

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