

Case study: Richardson, TX

	Criteria	Actual (2000-2017)	
Population	+10-20% (0.25-2M population)	116,783 (27.2%)	
Median household income	30%	\$72,635 vs \$62,392 (16%)	
Condo/SFH value	40%	\$269,900 vs 135,000 (1000%)	
Crime	<500	140	
12 months job growth	2+%	-3.42%	
median contract rent	\$700-1000	\$1297 (expensive due to UTD students)	White alone50.7%57,271
unemployment rate		3.1% vs 3.5% in texas	Asian alone17.4%19,650
poverty level		11.10%	Hispanic16.9%19,060
population by race		refer to the picture on the right	Black alone10.3%11,577
last 12 month #job growth		-3%	
surroundings		UTD, Richland college, Renaissance Hotel, Texas Instruments, Collin Mall, DFW airport, Dallas Lovefield airport; Baylor Scott and White hospital; Charles W. Eisemann Center for Performing Arts	
Industries		Professional, scientific, technical services (11.7%) Educational services (9.5%) Computer & electronic products (8.0%)	
Top employers		# Employer	# of Employees
		1 State Farm Insurance	8,000
		2 AT&T Inc.	5,000
		3 Blue Cross and Blue Shield of Texas	3,100
		4 The University of Texas at Dallas	2,674
		5 Richardson Independent School District	2,500
		6 RealPage	2,100
		7 GEICO	1,800

Infrastructure development

Comprehensive mall enlargement and renovation around collin mall, not sure of it is still ongoing in recent years

Classes in the city, see below. Cap rate around Richardson: 5-7%

