

Trade Area Demographics Profile

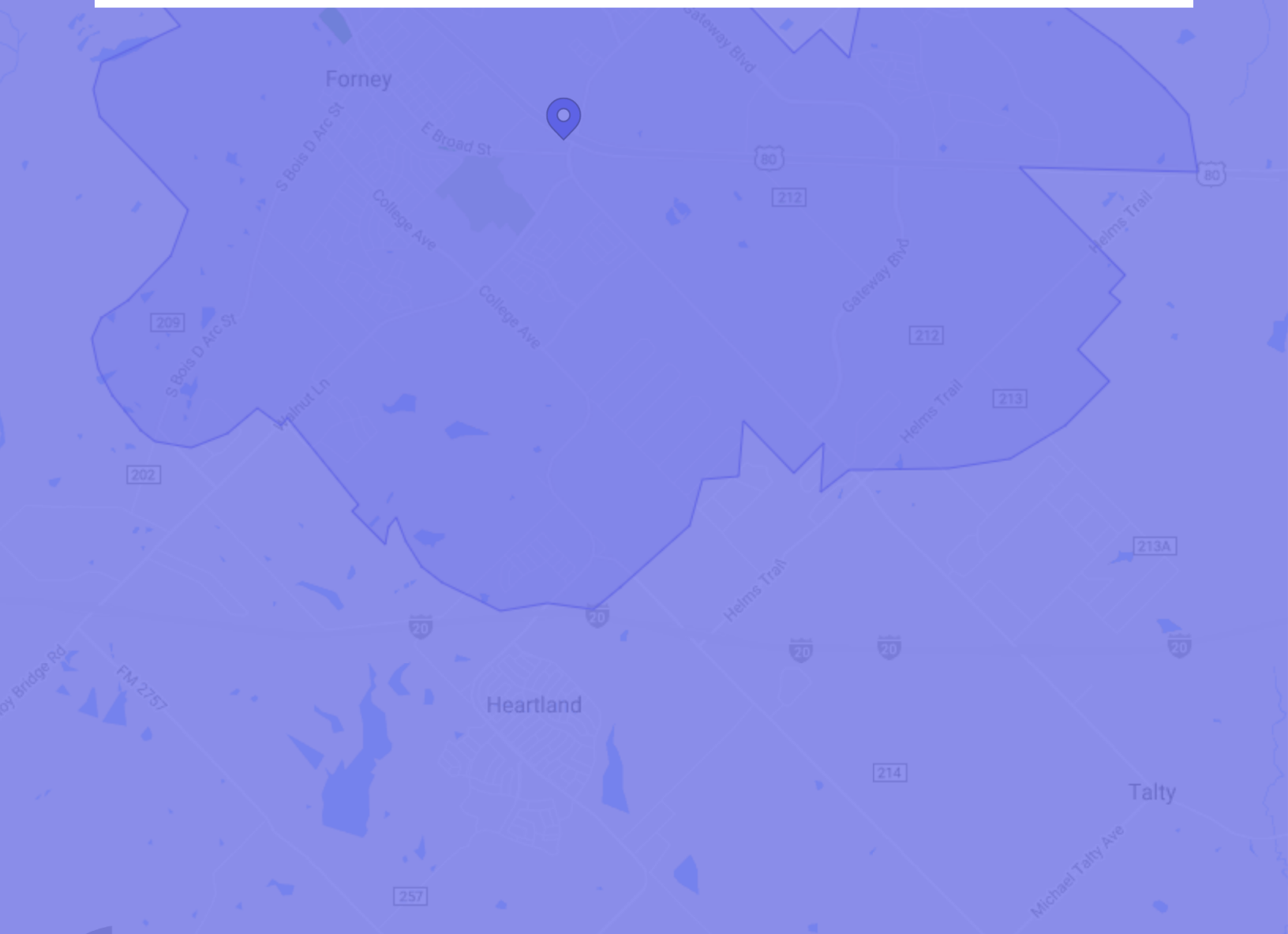
STI: Popstats

Nov 1, 2021 - Apr 30, 2022

Property:



Forney TX (ETJ Zone)
Forney, Texas, United States

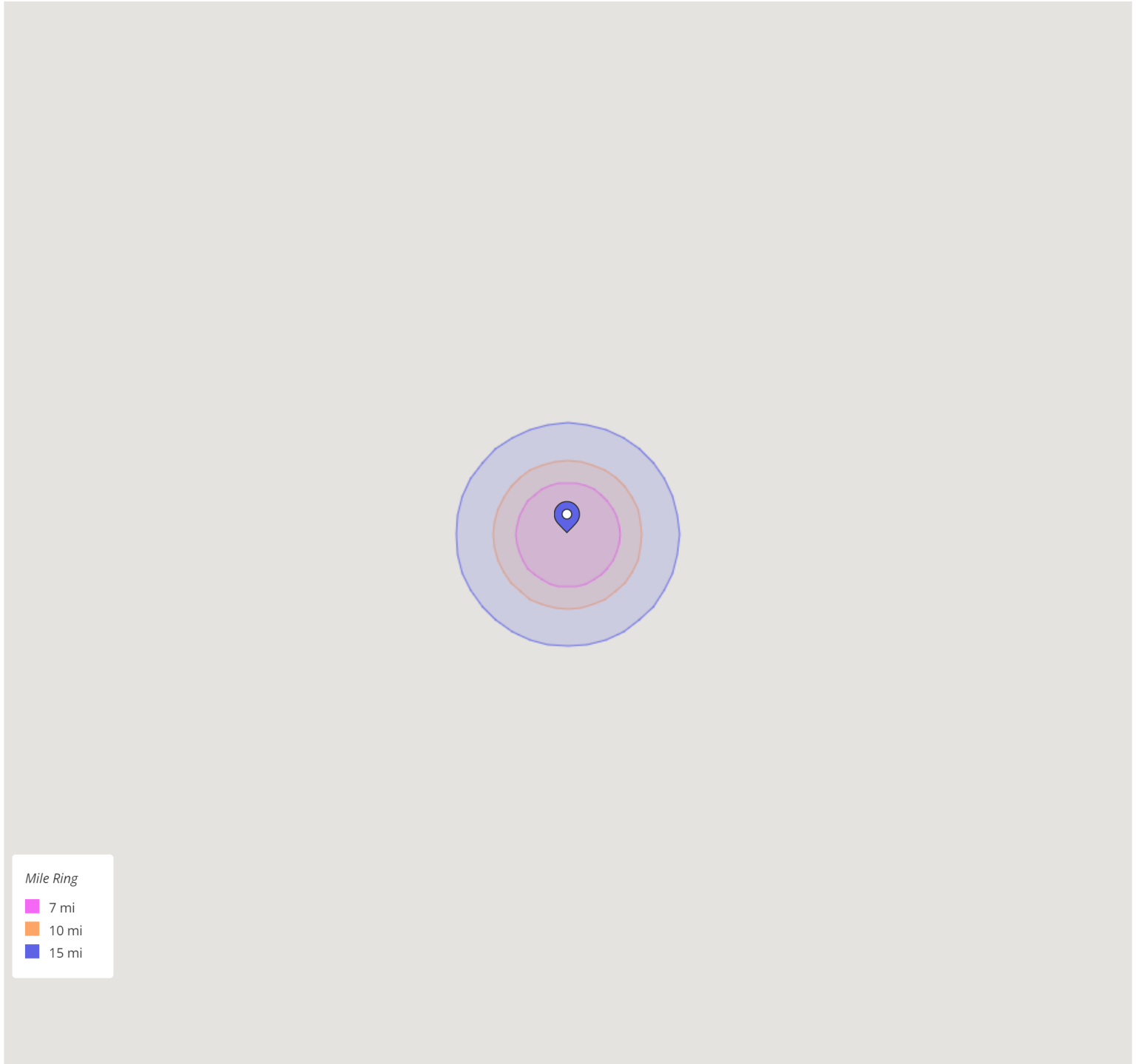


Trade Area Demographics Profile

Nov 1, 2021 - Apr 30, 2022



Forney TX (ETJ Zone) / , Forney, TX



Mile Ring

- 7 mi
- 10 mi
- 15 mi

Trade Area Demographics Profile

Nov 1, 2021 - Apr 30, 2022



Forney TX (ETJ Zone)

, Forney, TX

Benchmark: Nationwide

	7 Miles		10 Miles		15 Miles	
Overview						
Population	105,847		252,608		753,353	
Households	33,308		81,581		244,316	
Persons per Household	3.18	123	3.06	119	3.06	119
Household Median Income	\$94,204.08	143	\$72,672.92	111	\$64,538.49	98
Household Median Disposable Income	\$82,741.69	145	\$64,570.29	113	\$57,142.74	100
Household Median Discretionary Income	\$58,782.51	144	\$44,521.1	109	\$38,092.52	93
Average Income Per Person	\$34,088.24	97	\$29,945.68	85	\$26,904.6	76
Median Rent	\$1,610.22	140	\$1,241.11	108	\$1,168.66	102
Median House Value	\$327,281.73	103	\$266,031.3	84	\$242,210.97	76
Households in Poverty	1,905 (5.7%)	44	8,118 (10%)	76	31,152 (12.8%)	97
Household Median Wealth	\$92,244.46	119	\$77,292.65	100	\$69,091.31	89
Average Age	35.87	90	36.25	91	36.11	91
Median Age	33.37	87	33.58	88	33.33	87
Households with Children	15,310 (46%)	164	33,815 (41.4%)	148	95,210 (39%)	139
High School Graduate or Higher	59,517 (91.3%)	104	130,971 (83.1%)	95	369,824 (78.7%)	90

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats

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Benchmark: Nationwide

	7 Miles		10 Miles		15 Miles	
Bachelor's Degree or Higher	19,452	(29.8%)	36,321	(23%)	98,165	(20.9%)
Pop density (per sq mi)	840		882		1,157	
Area (based on blockgroups)	126		286		651	

Population

Population 2021 Q4	105,847	252,608	753,353
Population 2021 Q3	103,325	249,360	748,395
Population 2021 Q2	101,592	246,502	743,888
Population 2021 Q1	99,962	244,291	740,660
Population 2020 Q4	98,084	241,857	735,609
Population 2020 Q3	96,057	239,199	732,719
Population 2020 Q2	95,045	237,505	729,213
Population 2020 Q1	92,962	235,146	725,558
Population 2019 Q4	91,073	233,390	721,223
Population 5 Years Forecast	125,779	274,736	785,030
Population 10 Years Forecast	144,695	299,324	830,975
Persons per Household	3.18	3.06	3.06

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Benchmark: Nationwide

	● 7 Miles		● 10 Miles		● 15 Miles	
Group Quarters	5	(<0.5%)	2,818	(1.1%)	5,427	(0.7%)
Transient Population - Average Last 4 Quarters	23	(<0.5%)	505	(<0.5%)	1,489	(<0.5%)

Households

Households 2021 Q4	33,308	81,581	244,316
Households 2021 Q3	32,506	80,529	242,719
Households 2021 Q2	31,961	79,601	241,267
Households 2021 Q1	31,446	78,894	240,238
Households 2020 Q4	30,857	78,111	238,618
Households 2020 Q3	30,231	77,272	237,764
Households 2020 Q2	29,896	76,701	236,607
Households 2020 Q1	29,236	75,951	235,460
Households 2019 Q4	28,636	75,407	234,085
Households 5 Years Forecast	39,581	88,456	254,193
Households 10 Years Forecast	45,541	96,277	268,932

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Benchmark: Nationwide



Gender

Gender	7 Miles	10 Miles	15 Miles
Male	51,600 (48.7%)	123,972 (49.1%)	369,456 (49%)
Female	54,247 (51.3%)	128,636 (50.9%)	383,897 (51%)

Ethnicity

Ethnicity	7 Miles	10 Miles	15 Miles
White	62,876 (59.4%)	124,950 (49.5%)	299,755 (39.8%)
Hispanic (Ethnic)	20,460 (19.3%)	72,734 (28.8%)	281,302 (37.3%)
Black	17,804 (16.8%)	43,552 (17.2%)	136,693 (18.1%)
Asian	2,826 (2.7%)	6,419 (2.5%)	21,660 (2.9%)
Other	1,881 (1.8%)	4,953 (2%)	13,943 (1.9%)

Household by Ethnicity

Ethnicity	7 Miles	10 Miles	15 Miles
White	20,349 (61.1%)	42,605 (52.2%)	107,256 (43.9%)
Black	5,701 (17.1%)	14,504 (17.8%)	47,704 (19.5%)
Hispanic (Ethnic)	5,422 (16.3%)	19,398 (23.8%)	74,228 (30.4%)
Other	1,100 (3.3%)	3,308 (4.1%)	9,244 (3.8%)
Asian	736 (2.2%)	1,766 (2.2%)	5,884 (2.4%)

Households Income

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats

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Forney TX (ETJ Zone)

, Forney, TX

Benchmark: Nationwide

	7 Miles		10 Miles		15 Miles	
Household Average Income	\$108,323.07	118	\$92,289.1	100	\$82,587.56	90
Average Income Per Person	\$34,088.24	97	\$29,945.68	85	\$26,904.6	76
Household Median Income	\$94,204.08	143	\$72,672.92	111	\$64,538.49	98
<\$15K	1,379 (4.1%)	43	5,534 (6.8%)	70	20,227 (8.3%)	85
\$15K - \$25K	1,340 (4%)	48	5,187 (6.4%)	77	18,561 (7.6%)	91
\$25K - \$35K	1,478 (4.4%)	52	5,774 (7.1%)	83	21,792 (8.9%)	104
\$35K - \$50K	2,800 (8.4%)	69	9,670 (11.9%)	98	33,609 (13.8%)	113
\$50K - \$75K	5,887 (17.7%)	104	15,893 (19.5%)	114	46,156 (18.9%)	111
\$75K - \$100K	4,841 (14.5%)	113	11,244 (13.8%)	107	33,009 (13.5%)	105
\$100K - \$150K	8,707 (26.1%)	166	15,832 (19.4%)	123	40,940 (16.8%)	106
\$150K - \$175K	2,588 (7.8%)	165	4,422 (5.4%)	115	11,074 (4.5%)	96
\$175K - \$200K	2,044 (6.1%)	177	3,185 (3.9%)	113	7,411 (3%)	87
\$200K - \$250K	1,257 (3.8%)	91	2,711 (3.3%)	80	6,469 (2.6%)	64
\$250K - \$500K	538 (1.6%)	92	1,157 (1.4%)	80	2,755 (1.1%)	64
>\$500K	449 (1.3%)	91	972 (1.2%)	81	2,313 (0.9%)	64

Disposable Households Income

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats

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, Forney, TX

Benchmark: Nationwide

	7 Miles		10 Miles		15 Miles	
Household Average Disposable Income	\$88,906.68	124	\$76,405.84	107	\$69,367.96	97
Household Median Disposable Income	\$82,741.69	145	\$64,570.29	113	\$57,142.74	100
<\$15K	1,526 (4.6%)	43	6,078 (7.5%)	70	22,082 (9%)	85
\$15K - \$25K	1,421 (4.3%)	44	5,684 (7%)	72	20,769 (8.5%)	88
\$25K - \$35K	1,898 (5.7%)	58	7,248 (8.9%)	90	27,046 (11.1%)	112
\$35K - \$50K	3,523 (10.6%)	76	11,121 (13.6%)	98	36,301 (14.9%)	106
\$50K - \$75K	6,558 (19.7%)	106	16,937 (20.8%)	112	49,121 (20.1%)	109
\$75K - \$100K	6,325 (19%)	139	12,733 (15.6%)	114	35,432 (14.5%)	106
\$100K - \$150K	8,189 (24.6%)	171	14,510 (17.8%)	123	36,495 (14.9%)	104
\$150K - \$175K	1,887 (5.7%)	175	3,022 (3.7%)	114	6,945 (2.8%)	88
\$175K - \$200K	639 (1.9%)	111	1,365 (1.7%)	97	3,247 (1.3%)	77
\$200K - \$250K	540 (1.6%)	96	1,155 (1.4%)	84	2,752 (1.1%)	67
\$250K - \$500K	739 (2.2%)	96	1,586 (1.9%)	84	3,795 (1.6%)	67
>\$500K	63 (<0.5%)	93	142 (<0.5%)	85	331 (<0.5%)	66

Discretionary Households Income

Household Average Discretionary Income	\$62,632.88	125	\$52,923.67	105	\$47,383.94	94
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Benchmark: Nationwide

	7 Miles			10 Miles			15 Miles		
Household Median Discretionary Income	\$58,782.51		144	\$44,521.1		109	\$38,092.52		93
<\$10K	1,412	(4.2%)	40	6,418	(7.9%)	73	24,976	(10.2%)	95
\$10K - \$20K	2,074	(6.2%)	45	9,027	(11.1%)	81	35,872	(14.7%)	107
\$20K - \$30K	2,936	(8.8%)	67	10,420	(12.8%)	97	35,653	(14.6%)	111
\$30K - \$40K	3,832	(11.5%)	100	10,815	(13.3%)	115	31,222	(12.8%)	111
\$40K - \$50K	3,517	(10.6%)	110	8,622	(10.6%)	110	24,583	(10.1%)	105
\$50K - \$75K	8,642	(25.9%)	145	16,804	(20.6%)	115	43,859	(18%)	100
\$75K - \$100K	5,598	(16.8%)	170	9,617	(11.8%)	119	24,391	(10%)	101
\$100K - \$125K	3,198	(9.6%)	179	5,238	(6.4%)	120	12,187	(5%)	93
\$125K - \$150K	1,351	(4.1%)	100	2,885	(3.5%)	88	7,592	(3.1%)	77
>\$150K	748	(2.2%)	72	1,735	(2.1%)	68	3,981	(1.6%)	52

Households Income by Ethnicity

Average Income - White	\$100,816.1€		119	\$91,562.14		108	\$89,356.58		106
Median Income - White	\$95,616.11		132	\$81,766.41		113	\$79,595.62		110
Average Income - Black	\$87,203.82		149	\$71,595		123	\$61,172.17		105
Median Income - Black	\$88,493.02		197	\$63,800.03		142	\$49,899.06		111

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	7 Miles	10 Miles	15 Miles
Average Income - Asian	\$112,842.85	\$109,669.2	\$96,186.7
Median Income - Asian	\$115,045.65	\$110,713.86	\$88,188.22
Average Income - Hispanic	\$96,090.65	\$73,935.61	\$65,433.21
Median Income - Hispanic	\$94,212.79	\$63,561.04	\$55,466.08
Average Income - Other	\$98,539.12	\$78,914.68	\$73,880.9
Median Income - Other	\$97,421.78	\$67,609.25	\$65,035.09

Age

	7 Miles	10 Miles	15 Miles
Average Age	35.87	36.25	36.11
Median Age	33.37	33.58	33.33
0-5	7,504 (7.1%)	18,175 (7.2%)	55,704 (7.4%)
5-14	14,053 (13.3%)	33,085 (13.1%)	100,044 (13.3%)
14-18	6,332 (6%)	15,010 (5.9%)	45,521 (6%)
18-22	7,450 (7%)	16,712 (6.6%)	47,818 (6.3%)
22-25	5,323 (5%)	12,012 (4.8%)	34,537 (4.6%)
25-30	7,985 (7.5%)	18,731 (7.4%)	55,243 (7.3%)
30-35	5,081 (4.8%)	14,049 (5.6%)	45,457 (6%)

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	7 Miles		10 Miles		15 Miles	
35-40	5,216	(4.9%)	13,974	(5.5%)	44,039	(5.8%)
40-45	6,678	(6.3%)	15,781	(6.2%)	46,584	(6.2%)
45-50	7,716	(7.3%)	16,897	(6.7%)	48,383	(6.4%)
50-55	7,706	(7.3%)	16,627	(6.6%)	47,389	(6.3%)
55-60	7,230	(6.8%)	16,234	(6.4%)	46,947	(6.2%)
60-65	6,205	(5.9%)	14,848	(5.9%)	43,177	(5.7%)
65-70	4,630	(4.4%)	11,649	(4.6%)	34,674	(4.6%)
70-75	3,138	(3%)	8,344	(3.3%)	25,406	(3.4%)
75-80	1,934	(1.8%)	5,406	(2.1%)	16,352	(2.2%)
80-85	1,071	(1%)	3,146	(1.2%)	9,617	(1.3%)
85+	595	(0.6%)	1,928	(0.8%)	6,461	(0.9%)

Age - Male

Male Average Age	35.11		35.33		35.08	
Male Median Age	31.81		32.28		32.07	
0-5	3,833	(7.4%)	9,288	(7.5%)	28,457	(7.7%)
5-14	7,095	(13.8%)	16,805	(13.6%)	50,932	(13.8%)

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	7 Miles			10 Miles			15 Miles		
14-18	3,115	(6%)	117	7,516	(6.1%)	117	23,066	(6.2%)	121
18-22	3,765	(7.3%)	116	8,432	(6.8%)	108	24,339	(6.6%)	104
22-25	2,746	(5.3%)	122	6,182	(5%)	114	17,673	(4.8%)	110
25-30	4,100	(7.9%)	116	9,661	(7.8%)	114	28,289	(7.7%)	112
30-35	2,530	(4.9%)	78	7,208	(5.8%)	93	23,128	(6.3%)	100
35-40	2,375	(4.6%)	74	6,787	(5.5%)	88	21,619	(5.9%)	94
40-45	3,066	(5.9%)	97	7,515	(6.1%)	99	22,299	(6%)	98
45-50	3,623	(7%)	115	8,040	(6.5%)	106	23,011	(6.2%)	102
50-55	3,659	(7.1%)	114	7,993	(6.4%)	104	22,821	(6.2%)	100
55-60	3,451	(6.7%)	104	7,783	(6.3%)	97	22,572	(6.1%)	95
60-65	3,033	(5.9%)	93	7,163	(5.8%)	92	20,691	(5.6%)	89
65-70	2,229	(4.3%)	79	5,511	(4.4%)	81	16,192	(4.4%)	80
70-75	1,474	(2.9%)	65	3,827	(3.1%)	70	11,510	(3.1%)	71
75-80	846	(1.6%)	55	2,361	(1.9%)	64	7,030	(1.9%)	63
80-85	456	(0.9%)	50	1,288	(1%)	58	3,850	(1%)	59
85+	204	(<0.5%)	36	612	(<0.5%)	44	1,977	(0.5%)	48

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Forney TX (ETJ Zone)

, Forney, TX

Benchmark: Nationwide

	7 Miles		10 Miles		15 Miles	
Age - Female						
Female Average Age	36.6	89	37.15	90	37.11	90
Female Median Age	35.82	88	35.91	88	35.63	88
0-5	3,671 (6.8%)	115	8,887 (6.9%)	117	27,247 (7.1%)	121
5-14	6,958 (12.8%)	121	16,280 (12.7%)	119	49,112 (12.8%)	120
14-18	3,217 (5.9%)	124	7,494 (5.8%)	122	22,455 (5.8%)	122
18-22	3,685 (6.8%)	115	8,280 (6.4%)	109	23,479 (6.1%)	104
22-25	2,577 (4.8%)	123	5,830 (4.5%)	117	16,864 (4.4%)	114
25-30	3,885 (7.2%)	117	9,070 (7.1%)	115	26,954 (7%)	115
30-35	2,551 (4.7%)	81	6,841 (5.3%)	92	22,329 (5.8%)	100
35-40	2,841 (5.2%)	87	7,187 (5.6%)	93	22,420 (5.8%)	97
40-45	3,612 (6.7%)	111	8,266 (6.4%)	107	24,285 (6.3%)	105
45-50	4,093 (7.5%)	125	8,857 (6.9%)	114	25,372 (6.6%)	109
50-55	4,047 (7.5%)	120	8,634 (6.7%)	108	24,568 (6.4%)	103
55-60	3,779 (7%)	105	8,451 (6.6%)	99	24,375 (6.3%)	96
60-65	3,172 (5.8%)	88	7,685 (6%)	90	22,486 (5.9%)	88

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	7 Miles			10 Miles			15 Miles		
65-70	2,401	(4.4%)	74	6,138	(4.8%)	79	18,482	(4.8%)	80
70-75	1,664	(3.1%)	61	4,517	(3.5%)	70	13,896	(3.6%)	72
75-80	1,088	(2%)	54	3,045	(2.4%)	64	9,322	(2.4%)	66
80-85	615	(1.1%)	46	1,858	(1.4%)	58	5,767	(1.5%)	60
85+	391	(0.7%)	32	1,316	(1%)	45	4,484	(1.2%)	52

Employment by Occupation

	7 Miles			10 Miles			15 Miles		
Total Employees (16+ Years Old)	57,031			127,855			369,547		
Professional Specialty	12,905	(22.6%)	99	23,862	(18.7%)	82	62,954	(17%)	74
Managerial/Executive	10,442	(18.3%)	117	19,277	(15.1%)	97	48,195	(13%)	83
Office Admin	8,283	(14.5%)	127	17,366	(13.6%)	119	49,322	(13.3%)	117
Sales	6,356	(11.1%)	109	13,628	(10.7%)	104	39,099	(10.6%)	103
Production & Transportation	5,903	(10.4%)	78	17,521	(13.7%)	104	52,066	(14.1%)	106
Construction	4,909	(8.6%)	105	14,959	(11.7%)	142	52,866	(14.3%)	174
Food Preparation & Serving	2,235	(3.9%)	69	6,332	(5%)	88	20,388	(5.5%)	98
Protective	1,822	(3.2%)	147	3,209	(2.5%)	116	8,004	(2.2%)	100
Healthcare support	1,487	(2.6%)	81	3,738	(2.9%)	90	11,095	(3%)	93

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	7 Miles			10 Miles			15 Miles		
Building Maintenance & Cleaning	1,299	(2.3%)	60	4,440	(3.5%)	91	15,802	(4.3%)	112
Personal Care	1,199	(2.1%)	75	3,243	(2.5%)	91	9,003	(2.4%)	87
Farming, Fishing & Forestry	191	(<0.5%)	48	280	(<0.5%)	31	753	(<0.5%)	29

Employment by Industry

	7 Miles			10 Miles			15 Miles		
Total Employees (16+ Years Old)	57,031			127,855			369,547		
Educational Services	14,652	(25.7%)	111	28,737	(22.5%)	97	74,964	(20.3%)	88
Wholesale Retail	8,302	(14.6%)	106	18,739	(14.7%)	107	55,099	(14.9%)	108
Agriculture/Mining/Construction	4,811	(8.4%)	100	14,219	(11.1%)	132	49,904	(13.5%)	160
Financial, Insurance & Real Estate	4,589	(8%)	123	9,365	(7.3%)	112	24,708	(6.7%)	102
Transportation	4,049	(7.1%)	133	9,069	(7.1%)	133	22,940	(6.2%)	116
Professional Services	3,925	(6.9%)	97	7,319	(5.7%)	80	19,651	(5.3%)	75
Manufacturing	3,901	(6.8%)	67	9,921	(7.8%)	76	31,005	(8.4%)	83
Entertainment Services	3,569	(6.3%)	66	9,751	(7.6%)	80	31,611	(8.6%)	90
Public Administration	2,652	(4.7%)	98	4,820	(3.8%)	80	11,517	(3.1%)	66
Administrative/Waste Services	2,527	(4.4%)	104	6,541	(5.1%)	121	20,988	(5.7%)	134
Other Professional Services	2,501	(4.4%)	90	6,227	(4.9%)	100	19,340	(5.2%)	108

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Benchmark: Nationwide

	7 Miles		10 Miles		15 Miles				
Information	1,519	(2.7%)	135	3,037	(2.4%)	120	7,396	(2%)	101
Management Services	34	(<0.5%)	47	110	(<0.5%)	68	424	(<0.5%)	90

Language Spoken

Speak English at Home	79,042	(80.4%)	103	164,870	(70.3%)	90	428,626	(61.4%)	79
Speak Spanish at Home	14,603	(14.8%)	106	59,777	(25.5%)	182	237,066	(34%)	242
Speak Other Language at Home	4,698	(4.8%)	59	9,786	(4.2%)	51	31,957	(4.6%)	56

Ancestry

Other	29,991	(28.3%)	124	75,070	(29.7%)	130	220,207	(29.2%)	128
Unclassified	24,191	(22.9%)	151	43,038	(17%)	112	93,851	(12.5%)	82
Mexican	16,555	(15.6%)	149	62,659	(24.8%)	236	245,763	(32.6%)	311
American	6,340	(6%)	114	13,073	(5.2%)	98	29,467	(3.9%)	74
Scottish/Irish	5,825	(5.5%)	79	11,454	(4.5%)	65	27,598	(3.7%)	53
German	4,964	(4.7%)	57	9,504	(3.8%)	46	23,991	(3.2%)	39
British	4,947	(4.7%)	93	9,209	(3.6%)	73	23,277	(3.1%)	62
Other European (e.g. Greek/Russian)	2,201	(2.1%)	64	3,688	(1.5%)	45	9,680	(1.3%)	39
South East Asian (e.g. Vietnamese)	1,513	(1.4%)	88	2,924	(1.2%)	71	9,997	(1.3%)	82

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats

Trade Area Demographics Profile

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Forney TX (ETJ Zone)

, Forney, TX

Benchmark: Nationwide

	7 Miles			10 Miles			15 Miles		
Other Hispanic	1,314	(1.2%)	103	2,977	(1.2%)	98	10,388	(1.4%)	115
Central American	941	(0.9%)	61	3,738	(1.5%)	102	16,052	(2.1%)	147
Italian	940	(0.9%)	29	2,017	(0.8%)	26	4,966	(0.7%)	21
South Central Asian (e.g. Indian)	853	(0.8%)	63	2,577	(1%)	79	8,217	(1.1%)	85
South American	774	(0.7%)	72	1,174	(<0.5%)	46	3,248	(<0.5%)	43
French	770	(0.7%)	54	1,616	(0.6%)	48	4,255	(0.6%)	42
Scandinavian	685	(0.6%)	32	1,327	(0.5%)	26	3,693	(<0.5%)	24
Puerto Rican	652	(0.6%)	24	1,330	(0.5%)	21	3,639	(<0.5%)	19
Polish	568	(0.5%)	33	1,027	(<0.5%)	25	2,280	(<0.5%)	19
Native American (Indian/Eskimo)	422	(<0.5%)	54	978	(<0.5%)	52	2,915	(<0.5%)	52
Dutch	377	(<0.5%)	53	781	(<0.5%)	46	2,226	(<0.5%)	44
Middle Eastern	308	(<0.5%)	46	588	(<0.5%)	37	1,734	(<0.5%)	37
Cuban	222	(<0.5%)	33	846	(<0.5%)	52	1,902	(<0.5%)	39
Other Asian	196	(<0.5%)	71	375	(<0.5%)	57	1,200	(<0.5%)	61
Japanese	134	(<0.5%)	53	159	(<0.5%)	26	344	(<0.5%)	19
Chinese	116	(<0.5%)	9	339	(<0.5%)	11	1,295	(<0.5%)	14

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Forney TX (ETJ Zone)

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Benchmark: Nationwide

	7 Miles			10 Miles			15 Miles		
Hawaiian/Pacific Islander	32	(<0.5%)	19	85	(<0.5%)	21	251	(<0.5%)	20
Korean	14	(<0.5%)	3	45	(<0.5%)	4	607	(<0.5%)	19
Dominican	2	(<0.5%)	0	10	(<0.5%)	1	310	(<0.5%)	8

Education (Age 25+)

	7 Miles			10 Miles			15 Miles		
Total Educated Population	65,185			157,614			469,729		
Elementary (0 to 8 Years)	2,079	(3.2%)	61	11,993	(7.6%)	145	49,869	(10.6%)	203
Some High School (9 to 11 Years)	3,589	(5.5%)	80	14,650	(9.3%)	134	50,036	(10.7%)	154
High School Graduate (12 Years)	16,572	(25.4%)	94	43,591	(27.7%)	102	127,754	(27.2%)	101
Some College (13 to 16 Years)	17,040	(26.1%)	128	37,774	(24%)	118	109,548	(23.3%)	114
Associates Degree Only	6,453	(9.9%)	116	13,285	(8.4%)	99	34,357	(7.3%)	86
Bachelor's Degree Only	13,061	(20%)	102	24,099	(15.3%)	78	66,072	(14.1%)	71
Graduate Degree	6,391	(9.8%)	80	12,222	(7.8%)	63	32,093	(6.8%)	56

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Trade Area Demographics Profile

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Forney TX (ETJ Zone)

, Forney, TX

Benchmark: Nationwide



Household Type

Household Type	7 Miles	10 Miles	15 Miles
Households	33,308	81,581	244,316
One Person Households	3,790 (11.4%)	13,140 (16.1%)	45,809 (18.7%)
Married Couple	23,252 (69.8%)	48,011 (58.9%)	133,041 (54.5%)
Male Householder	1,705 (5.1%)	5,635 (6.9%)	16,285 (6.7%)
Female Householder	3,568 (10.7%)	11,771 (14.4%)	39,437 (16.1%)
Non Family Households	993 (3%)	3,024 (3.7%)	9,744 (4%)

Household Size

Household Size	7 Miles	10 Miles	15 Miles
Households	33,308	81,581	244,316
1 Person Household	3,790 (11.4%)	13,140 (16.1%)	45,809 (18.7%)
2 Person Household	9,264 (27.8%)	22,878 (28%)	66,256 (27.1%)
3 Person Household	6,874 (20.6%)	15,580 (19.1%)	43,974 (18%)
4 Person Household	7,424 (22.3%)	15,525 (19%)	42,565 (17.4%)
5 Person Household	3,922 (11.8%)	8,751 (10.7%)	25,040 (10.2%)
6 Person Household	1,320 (4%)	3,498 (4.3%)	11,601 (4.7%)
7+ Person Household	714 (2.1%)	2,209 (2.7%)	9,071 (3.7%)

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Trade Area Demographics Profile

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Forney TX (ETJ Zone)

, Forney, TX

Benchmark: Nationwide



Housing Units

	7 Miles	10 Miles	15 Miles
Total Housing Units	34,749	86,426	260,974
Owner Occupied Housing	28,043	60,137	164,239
Renter Occupied Housing	5,265	21,444	80,077
Vacant Housing	1,441	4,845	16,658

Housing Rent

	7 Miles	10 Miles	15 Miles
Average Rent	\$1,590.79	\$1,292.56	\$1,230.92
Median Rent	\$1,610.22	\$1,241.11	\$1,168.66
Total Cash Rents Housing	5,050	20,480	77,092
<\$300	73 (1.4%)	382 (1.9%)	1,481 (1.9%)
\$300-\$500	76 (1.5%)	439 (2.1%)	1,796 (2.3%)
\$500-\$750	215 (4.3%)	1,981 (9.7%)	7,764 (10.1%)
\$750-\$1000	394 (7.8%)	3,805 (18.6%)	17,692 (22.9%)
\$1000-\$1500	1,370 (27.1%)	7,534 (36.8%)	29,091 (37.7%)
\$1500-\$2000	1,801 (35.7%)	4,437 (21.7%)	13,916 (18.1%)
\$2000-\$2500	889 (17.6%)	1,529 (7.5%)	4,105 (5.3%)

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats

Trade Area Demographics Profile

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Forney TX (ETJ Zone)

, Forney, TX

Benchmark: Nationwide

	7 Miles		10 Miles		15 Miles				
\$2500-\$3000	211	(4.2%)	138	328	(1.6%)	897	(1.2%)		
\$3000-\$3500	21	(<0.5%)	28	44	(<0.5%)	223	(<0.5%)		
>\$3500	0		0	1	(<0.5%)	127	(<0.5%)		
Value of Owner-Occupied Housing Units									
Average House Value	\$370,369.95		81	\$326,475.45		72	\$295,320.18		65
Median House Value	\$327,281.73		103	\$266,031.3		84	\$242,210.97		76
Owner Occupied Housing	28,043			60,137			164,239		
<\$100K	1,072	(3.8%)	31	5,951	(9.9%)	80	15,958	(9.7%)	78
\$100K - \$200K	2,790	(9.9%)	53	13,260	(22%)	118	46,774	(28.5%)	153
\$200K - \$300K	8,094	(28.9%)	172	16,088	(26.8%)	159	41,201	(25.1%)	149
\$300K - \$400K	7,571	(27%)	217	10,132	(16.8%)	135	26,544	(16.2%)	130
\$400K - \$500K	4,082	(14.6%)	154	5,584	(9.3%)	98	14,901	(9.1%)	96
\$500K - \$1000K	3,698	(13.2%)	62	7,278	(12.1%)	57	15,802	(9.6%)	45
>\$1000K	736	(2.6%)	29	1,844	(3.1%)	34	3,059	(1.9%)	21

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats

Trade Area Demographics Profile

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Forney TX (ETJ Zone)

, Forney, TX

Benchmark: Nationwide



Poverty

	7 Miles	10 Miles	15 Miles
Households in Poverty	1,905 (5.7%) 44	8,118 (10%) 76	31,152 (12.8%) 97
Households Above Poverty	31,403 (94.3%) 108	73,463 (90%) 104	213,164 (87.2%) 100
Households in Poverty (Married)	468 (1.4%) 60	2,145 (2.6%) 112	8,922 (3.7%) 155
Households in Poverty (Male Householder)	156 (<0.5%) 69	637 (0.8%) 116	1,835 (0.8%) 111
Households in Poverty (Female Householder)	479 (1.4%) 43	2,672 (3.3%) 99	10,275 (4.2%) 127
Households in Poverty (Non-Family)	750 (2.3%) 37	2,525 (3.1%) 51	9,591 (3.9%) 65
Households in Poverty (Non-Family Student)	52 (<0.5%) 23	139 (<0.5%) 25	529 (<0.5%) 32

Wealth per Household

	7 Miles	10 Miles	15 Miles
Household Average Wealth	\$253,596.81 108	\$233,479.46 99	\$223,145.02 95
Household Median Wealth	\$92,244.46 119	\$77,292.65 100	\$69,091.31 89
<\$0	5,444 (16.3%) 93	14,354 (17.6%) 100	44,691 (18.3%) 104
\$0 - \$5K	2,489 (7.5%) 85	7,079 (8.7%) 99	22,791 (9.3%) 106
\$5 - \$10K	1,392 (4.2%) 90	3,750 (4.6%) 99	11,789 (4.8%) 104
\$10 - \$25K	2,053 (6.2%) 96	5,258 (6.4%) 100	16,128 (6.6%) 103
\$25 - \$50K	2,307 (6.9%) 101	5,684 (7%) 102	17,065 (7%) 102

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Forney TX (ETJ Zone)

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Benchmark: Nationwide

	7 Miles		10 Miles		15 Miles	
\$50 - \$100K	3,514	(10.6%)	8,547	(10.5%)	25,388	(10.4%)
\$100K - \$250K	6,268	(18.8%)	14,827	(18.2%)	43,442	(17.8%)
\$250 - \$500K	4,630	(13.9%)	10,594	(13%)	30,525	(12.5%)
>\$500K	5,211	(15.6%)	11,488	(14.1%)	32,497	(13.3%)

Vehicles per Household

Average Number of Vehicles	2.29		2.15		2.03	
No Vehicles	687	(2.1%)	2,446	(3%)	12,687	(5.2%)
1 Vehicle	5,776	(17.3%)	19,107	(23.4%)	64,895	(26.6%)
2 Vehicles	15,184	(45.6%)	34,742	(42.6%)	98,380	(40.3%)
3 or more Vehicles	11,661	(35%)	25,286	(31%)	68,354	(28%)

Population Change

Births	1,257		3,052		9,233	
Deaths	591		1,521		4,611	
Migration	7,097		9,220		13,122	

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Popstats