



Demographic and Income Profile

6000 Alma Rd, Mckinney, Texas, 75070
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.14298
Longitude: -96.70926

Summary	Census 2010		Census 2020		2025		2030	
Population	1,880		9,910		15,027		18,000	
Households	863		4,452		6,383		7,557	
Families	502		2,476		3,389		3,932	
Average Household Size	2.18		2.23		2.35		2.38	
Owner Occupied Housing Units	361		1,528		2,019		2,079	
Renter Occupied Housing Units	502		2,924		4,364		5,478	
Median Age	30.9		31.8		33.0		34.2	
Trends: 2025-2030 Annual Rate	Area		State		National			
Population	3.68%		1.10%		0.42%			
Households	3.43%		1.41%		0.64%			
Families	3.02%		1.31%		0.54%			
Owner HHs	0.59%		1.80%		0.91%			
Median Household Income	3.01%		2.27%		2.53%			
Households by Income			2025		2030			
			Number	Percent	Number	Percent		
<\$15,000			381	6.0%	401	5.3%		
\$15,000 - \$24,999			189	3.0%	167	2.2%		
\$25,000 - \$34,999			227	3.6%	210	2.8%		
\$35,000 - \$49,999			650	10.2%	650	8.6%		
\$50,000 - \$74,999			961	15.1%	1,036	13.7%		
\$75,000 - \$99,999			764	12.0%	865	11.4%		
\$100,000 - \$149,999			914	14.3%	1,082	14.3%		
\$150,000 - \$199,999			882	13.8%	1,138	15.1%		
\$200,000+			1,416	22.2%	2,007	26.6%		
Median Household Income			\$100,840		\$116,975			
Average Household Income			\$139,784		\$155,154			
Per Capita Income			\$61,617		\$68,300			
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	180	9.6%	693	7.0%	999	6.6%	1,152	6.4%
5 - 9	156	8.3%	703	7.1%	1,077	7.2%	1,160	6.4%
10 - 14	113	6.0%	579	5.8%	1,011	6.7%	1,212	6.7%
15 - 19	85	4.5%	464	4.7%	823	5.5%	1,082	6.0%
20 - 24	158	8.4%	899	9.1%	1,119	7.4%	1,427	7.9%
25 - 34	445	23.7%	2,302	23.2%	3,061	20.4%	3,214	17.9%
35 - 44	393	20.9%	1,734	17.5%	2,710	18.0%	3,041	16.9%
45 - 54	175	9.3%	1,125	11.4%	1,914	12.7%	2,568	14.3%
55 - 64	123	6.5%	802	8.1%	1,165	7.8%	1,531	8.5%
65 - 74	43	2.3%	412	4.2%	732	4.9%	986	5.5%
75 - 84	8	0.4%	155	1.6%	337	2.2%	503	2.8%
85+	2	0.1%	42	0.4%	78	0.5%	125	0.7%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	1,309	69.7%	4,389	44.3%	5,427	36.1%	5,746	31.9%
Black Alone	253	13.5%	1,650	16.6%	2,482	16.5%	2,887	16.0%
American Indian Alone	12	0.6%	59	0.6%	76	0.5%	83	0.5%
Asian Alone	167	8.9%	2,383	24.0%	4,965	33.0%	6,786	37.7%
Pacific Islander Alone	1	0.1%	14	0.1%	21	0.1%	24	0.1%
Some Other Race Alone	76	4.0%	365	3.7%	493	3.3%	588	3.3%
Two or More Races	61	3.2%	1,050	10.6%	1,563	10.4%	1,884	10.5%
Hispanic Origin (Any Race)	234	12.4%	1,246	12.6%	1,776	11.8%	2,151	11.9%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

August 29, 2025

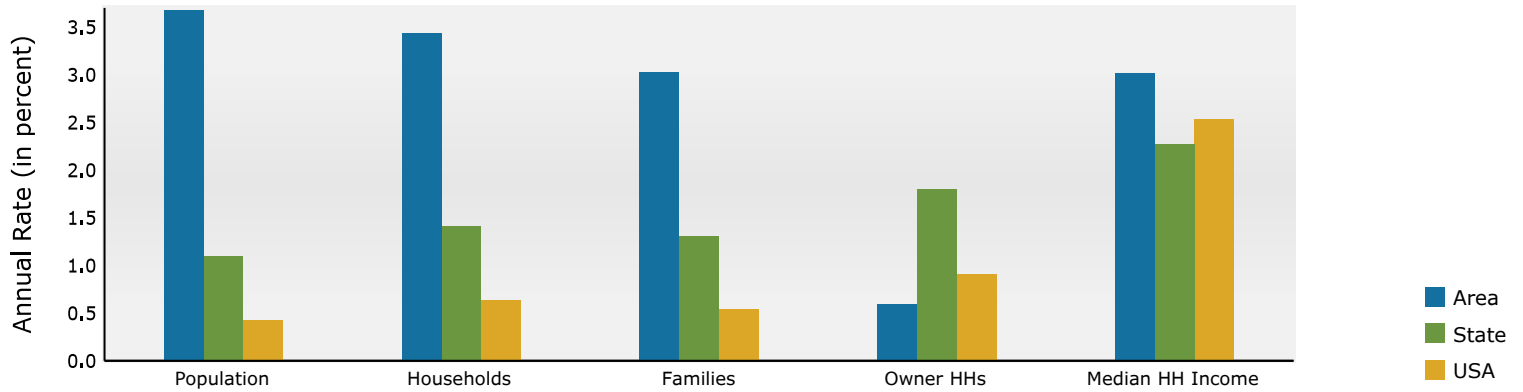


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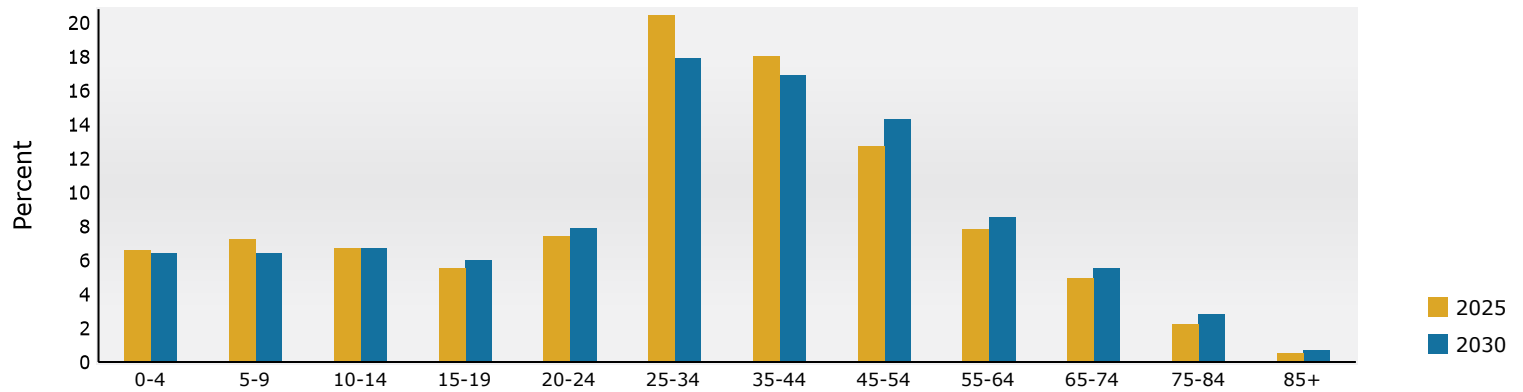
6000 Alma Rd, McKinney, Texas, 75070
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.14298
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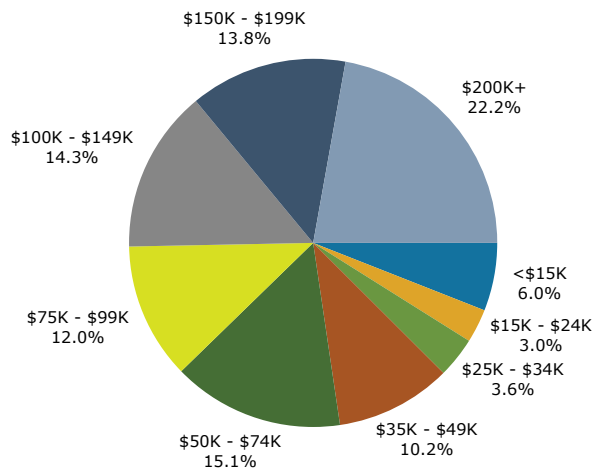
Trends 2025-2030



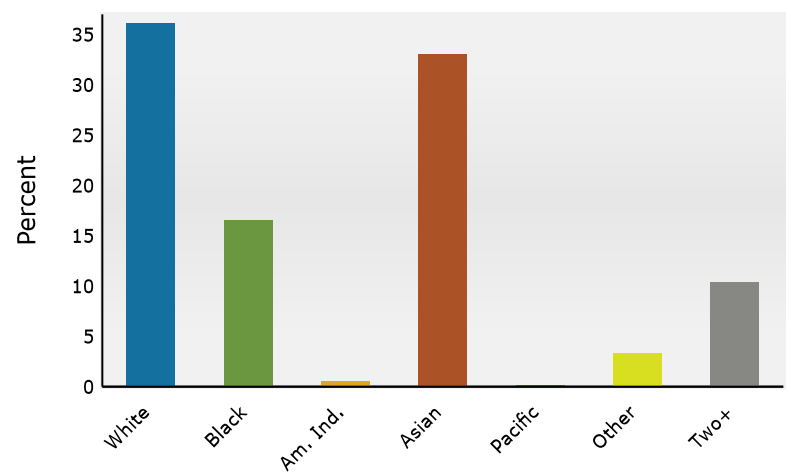
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 11.8%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

August 29, 2025



Demographic and Income Profile

6000 Alma Rd, Mckinney, Texas, 75070
Ring: 3 mile radius

Prepared by Esri
Latitude: 33.14298
Longitude: -96.70926

Summary	Census 2010		Census 2020		2025		2030	
Population	71,493		119,179		136,869		150,188	
Households	24,240		41,505		48,476		53,932	
Families	19,257		31,635		35,620		38,998	
Average Household Size	2.94		2.86		2.82		2.78	
Owner Occupied Housing Units	18,182		26,233		29,702		31,088	
Renter Occupied Housing Units	6,057		15,272		18,774		22,844	
Median Age	33.3		35.9		36.7		37.2	
Trends: 2025-2030 Annual Rate	Area		State		State		National	
Population	1.87%		1.10%		1.10%		0.42%	
Households	2.16%		1.41%		1.41%		0.64%	
Families	1.83%		1.31%		1.31%		0.54%	
Owner HHs	0.92%		1.80%		1.80%		0.91%	
Median Household Income	2.03%		2.27%		2.27%		2.53%	
Households by Income			2025		2030			
			Number	Percent	Number	Percent	Number	Percent
<\$15,000			1,725	3.6%	1,703	3.2%	1,703	3.2%
\$15,000 - \$24,999			916	1.9%	782	1.4%	782	1.4%
\$25,000 - \$34,999			1,135	2.3%	992	1.8%	992	1.8%
\$35,000 - \$49,999			2,369	4.9%	2,181	4.0%	2,181	4.0%
\$50,000 - \$74,999			5,343	11.0%	5,285	9.8%	5,285	9.8%
\$75,000 - \$99,999			4,970	10.3%	4,976	9.2%	4,976	9.2%
\$100,000 - \$149,999			7,749	16.0%	8,197	15.2%	8,197	15.2%
\$150,000 - \$199,999			6,467	13.3%	7,379	13.7%	7,379	13.7%
\$200,000+			17,803	36.7%	22,437	41.6%	22,437	41.6%
Median Household Income			\$150,187		\$166,047		\$166,047	
Average Household Income			\$185,217		\$198,757		\$198,757	
Per Capita Income			\$65,645		\$71,430		\$71,430	
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,617	9.3%	7,282	6.1%	7,897	5.8%	8,569	5.7%
5 - 9	7,722	10.8%	9,936	8.3%	9,626	7.0%	9,559	6.4%
10 - 14	6,596	9.2%	11,021	9.2%	11,414	8.3%	10,894	7.3%
15 - 19	4,408	6.2%	9,666	8.1%	10,653	7.8%	10,782	7.2%
20 - 24	2,497	3.5%	6,660	5.6%	8,737	6.4%	9,638	6.4%
25 - 34	9,902	13.9%	13,340	11.2%	16,955	12.4%	21,512	14.3%
35 - 44	15,348	21.5%	20,356	17.1%	20,615	15.1%	20,232	13.5%
45 - 54	9,508	13.3%	19,287	16.2%	22,657	16.6%	23,549	15.7%
55 - 64	5,083	7.1%	11,114	9.3%	14,441	10.6%	17,931	11.9%
65 - 74	2,618	3.7%	6,423	5.4%	7,980	5.8%	10,112	6.7%
75 - 84	915	1.3%	3,248	2.7%	4,641	3.4%	5,679	3.8%
85+	278	0.4%	845	0.7%	1,252	0.9%	1,732	1.2%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	53,357	74.6%	59,467	49.9%	57,566	42.1%	56,352	37.5%
Black Alone	5,961	8.3%	12,899	10.8%	15,498	11.3%	16,931	11.3%
American Indian Alone	349	0.5%	530	0.4%	523	0.4%	533	0.4%
Asian Alone	7,943	11.1%	31,363	26.3%	46,583	34.0%	57,748	38.5%
Pacific Islander Alone	44	0.1%	86	0.1%	98	0.1%	108	0.1%
Some Other Race Alone	1,658	2.3%	3,086	2.6%	3,394	2.5%	3,801	2.5%
Two or More Races	2,180	3.0%	11,748	9.9%	13,208	9.7%	14,714	9.8%
Hispanic Origin (Any Race)	6,764	9.5%	12,330	10.3%	13,616	9.9%	15,292	10.2%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

August 29, 2025

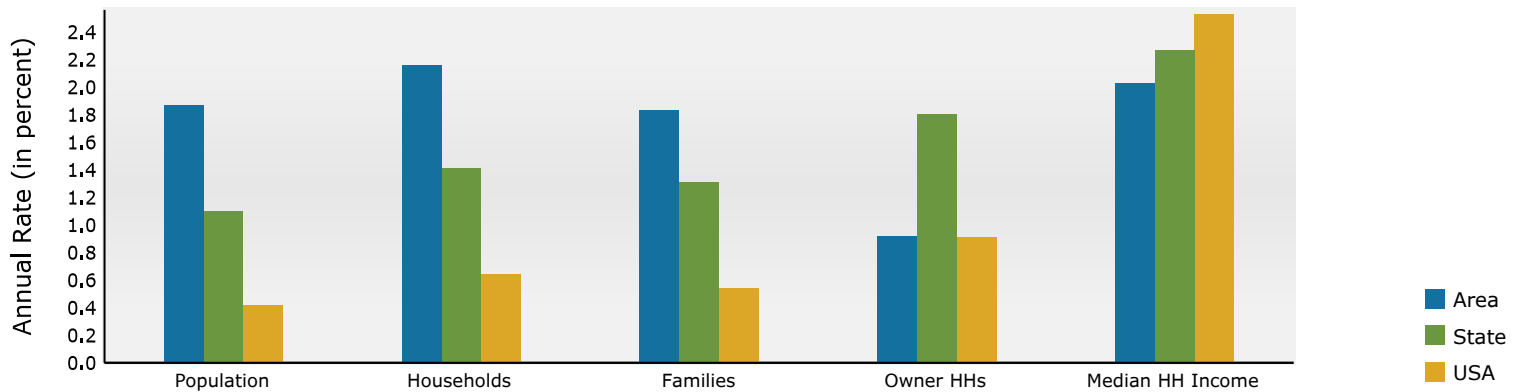


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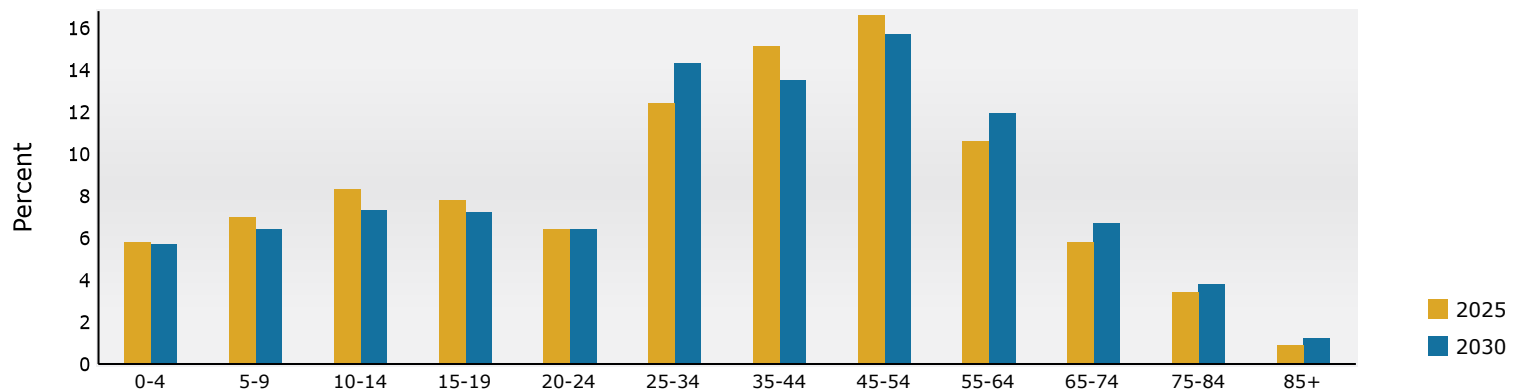
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Ring: 3 mile radius

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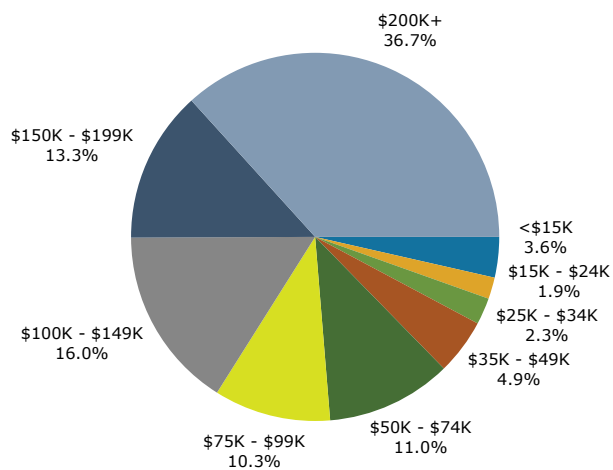
Trends 2025-2030



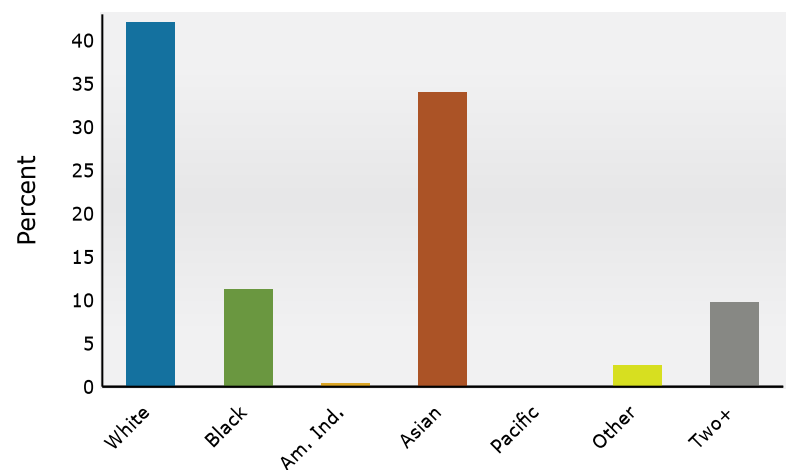
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 9.9%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

August 29, 2025



Demographic and Income Profile

6000 Alma Rd, Mckinney, Texas, 75070
Ring: 5 mile radius

Prepared by Esri
Latitude: 33.14298
Longitude: -96.70926

Summary	Census 2010		Census 2020		2025		2030	
Population	229,020		322,497		350,059		372,682	
Households	78,800		110,665		122,608		132,560	
Families	61,844		86,476		92,690		98,804	
Average Household Size	2.90		2.91		2.85		2.80	
Owner Occupied Housing Units	59,092		73,696		80,269		83,940	
Renter Occupied Housing Units	19,708		36,969		42,339		48,620	
Median Age	34.4		36.9		37.8		38.0	
Trends: 2025-2030 Annual Rate	Area		State		State		National	
Population	1.26%		1.10%		1.10%		0.42%	
Households	1.57%		1.41%		1.41%		0.64%	
Families	1.29%		1.31%		1.31%		0.54%	
Owner HHs	0.90%		1.80%		1.80%		0.91%	
Median Household Income	1.89%		2.27%		2.27%		2.53%	
Households by Income			2025		2025		2030	
			Number	Percent	Number	Percent	Number	Percent
<\$15,000			4,249	3.5%	3,930	3.0%	3,930	3.0%
\$15,000 - \$24,999			2,640	2.2%	2,195	1.7%	2,195	1.7%
\$25,000 - \$34,999			3,384	2.8%	2,884	2.2%	2,884	2.2%
\$35,000 - \$49,999			6,634	5.4%	6,036	4.6%	6,036	4.6%
\$50,000 - \$74,999			12,172	9.9%	11,767	8.9%	11,767	8.9%
\$75,000 - \$99,999			11,987	9.8%	11,919	9.0%	11,919	9.0%
\$100,000 - \$149,999			21,509	17.5%	22,134	16.7%	22,134	16.7%
\$150,000 - \$199,999			18,202	14.8%	20,114	15.2%	20,114	15.2%
\$200,000+			41,832	34.1%	51,581	38.9%	51,581	38.9%
Median Household Income			\$146,289		\$160,656		\$160,656	
Average Household Income			\$180,907		\$194,553		\$194,553	
Per Capita Income			\$63,437		\$69,269		\$69,269	
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	18,919	8.3%	18,668	5.8%	19,348	5.5%	20,506	5.5%
5 - 9	22,405	9.8%	25,403	7.9%	23,153	6.6%	22,460	6.0%
10 - 14	21,311	9.3%	29,433	9.1%	27,696	7.9%	25,638	6.9%
15 - 19	15,369	6.7%	26,618	8.3%	27,023	7.7%	25,733	6.9%
20 - 24	8,699	3.8%	18,216	5.6%	22,687	6.5%	23,680	6.4%
25 - 34	29,850	13.0%	33,357	10.3%	42,927	12.3%	54,557	14.6%
35 - 44	45,705	20.0%	52,676	16.3%	49,529	14.1%	47,720	12.8%
45 - 54	34,413	15.0%	52,630	16.3%	57,240	16.4%	56,758	15.2%
55 - 64	18,713	8.2%	33,619	10.4%	40,915	11.7%	46,863	12.6%
65 - 74	9,073	4.0%	19,812	6.1%	22,992	6.6%	28,361	7.6%
75 - 84	3,448	1.5%	9,423	2.9%	13,029	3.7%	15,573	4.2%
85+	1,116	0.5%	2,643	0.8%	3,520	1.0%	4,833	1.3%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	167,014	72.9%	165,737	51.4%	155,341	44.4%	149,635	40.2%
Black Alone	18,501	8.1%	33,288	10.3%	38,440	11.0%	41,185	11.1%
American Indian Alone	1,116	0.5%	1,577	0.5%	1,492	0.4%	1,501	0.4%
Asian Alone	29,212	12.8%	79,453	24.6%	109,213	31.2%	130,570	35.0%
Pacific Islander Alone	134	0.1%	222	0.1%	236	0.1%	250	0.1%
Some Other Race Alone	6,201	2.7%	10,186	3.2%	10,737	3.1%	11,804	3.2%
Two or More Races	6,841	3.0%	32,035	9.9%	34,598	9.9%	37,736	10.1%
Hispanic Origin (Any Race)	24,067	10.5%	36,188	11.2%	38,398	11.0%	42,369	11.4%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

August 29, 2025

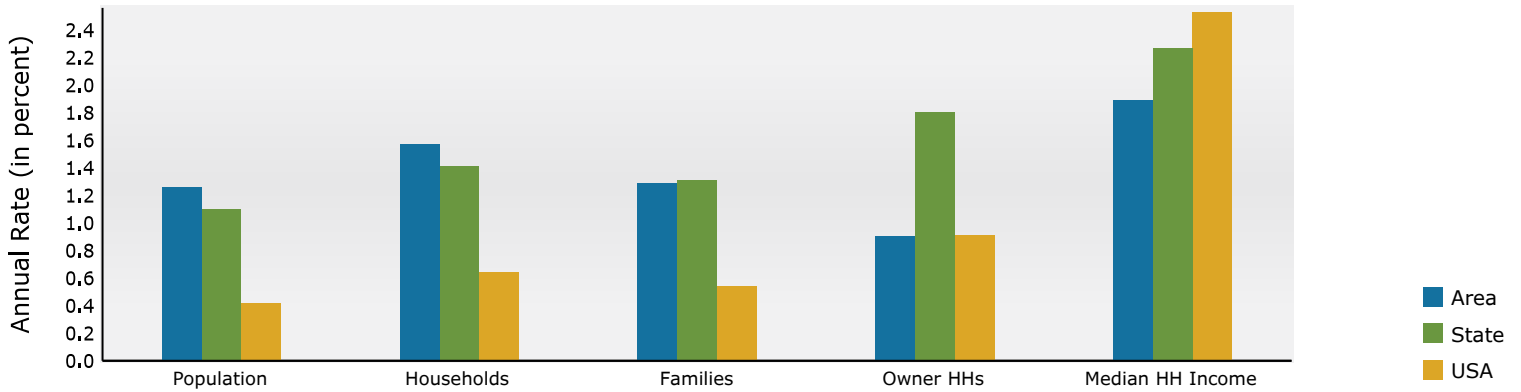


Demographic and Income Profile

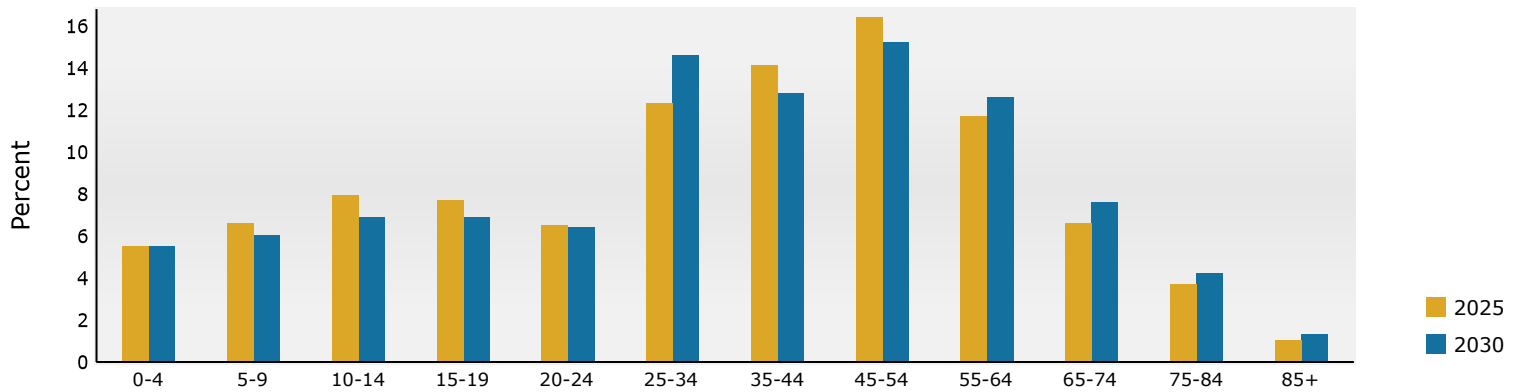
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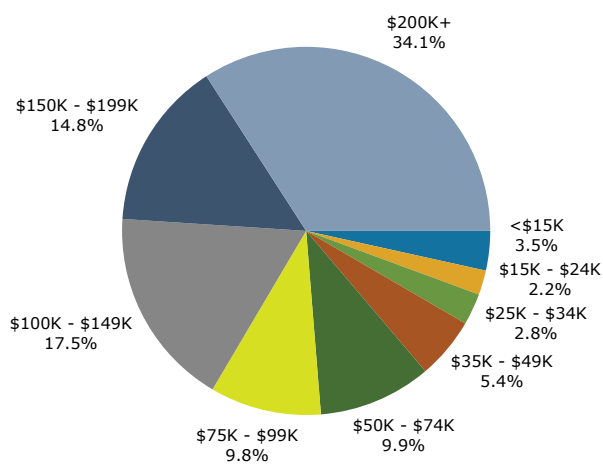
Trends 2025-2030



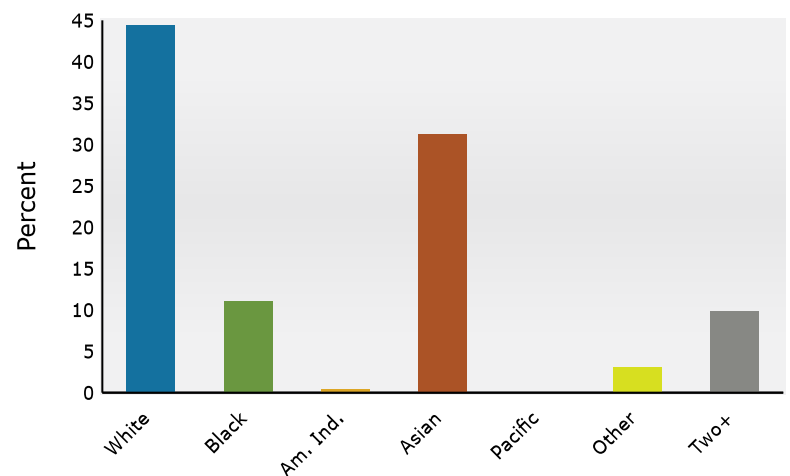
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 11.0%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

August 29, 2025