



# Executive Summary

Cooper Oaks Shopping Center  
1827 SW Green Oaks Arlington TX 76017  
Rings: 1, 3, 5 mile radii

Latitude: 32.6601  
Longitude: -97.1362

	1 mile	3 mile	5 mile
<b>Population</b>			
2010 Population	14,334	107,952	294,353
2020 Population	14,715	111,746	316,163
2022 Population	15,311	112,991	318,102
2027 Population	15,376	114,144	319,869
2010-2020 Annual Rate	0.26%	0.35%	0.72%
2020-2022 Annual Rate	1.78%	0.49%	0.27%
2022-2027 Annual Rate	0.08%	0.20%	0.11%
2022 Male Population	48.4%	48.7%	48.8%
2022 Female Population	51.6%	51.3%	51.2%
2022 Median Age	34.4	36.3	35.0

In the identified area, the current year population is 318,102. In 2020, the Census count in the area was 316,163. The rate of change since 2020 was 0.27% annually. The five-year projection for the population in the area is 319,869 representing a change of 0.11% annually from 2022 to 2027. Currently, the population is 48.8% male and 51.2% female.

### Median Age

The median age in this area is 35.0, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	40.5%	43.0%	42.4%
2022 Black Alone	28.7%	23.2%	22.7%
2022 American Indian/Alaska Native Alone	0.7%	0.9%	1.0%
2022 Asian Alone	8.3%	8.1%	8.6%
2022 Pacific Islander Alone	0.1%	0.1%	0.1%
2022 Other Race	7.9%	9.9%	11.1%
2022 Two or More Races	13.8%	14.7%	14.1%
2022 Hispanic Origin (Any Race)	21.8%	25.9%	26.9%

Persons of Hispanic origin represent 26.9% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 83.6 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	108	107	95
2010 Households	5,291	37,592	102,780
2020 Households	5,440	38,752	109,135
2022 Households	5,474	39,038	109,692
2027 Households	5,498	39,506	110,353
2010-2020 Annual Rate	0.28%	0.30%	0.60%
2020-2022 Annual Rate	0.28%	0.33%	0.23%
2022-2027 Annual Rate	0.09%	0.24%	0.12%
2022 Average Household Size	2.80	2.88	2.87

The household count in this area has changed from 109,135 in 2020 to 109,692 in the current year, a change of 0.23% annually. The five-year projection of households is 110,353, a change of 0.12% annually from the current year total. Average household size is currently 2.87, compared to 2.87 in the year 2020. The number of families in the current year is 79,308 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



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<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	16.7%	15.0%	16.1%
<b>Median Household Income</b>			
2022 Median Household Income	\$77,294	\$83,725	\$78,665
2027 Median Household Income	\$87,269	\$96,656	\$88,729
2022-2027 Annual Rate	2.46%	2.91%	2.44%
<b>Average Household Income</b>			
2022 Average Household Income	\$109,648	\$109,599	\$103,356
2027 Average Household Income	\$124,159	\$125,143	\$118,282
2022-2027 Annual Rate	2.52%	2.69%	2.73%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$38,644	\$37,832	\$35,810
2027 Per Capita Income	\$43,765	\$43,270	\$40,987
2022-2027 Annual Rate	2.52%	2.72%	2.74%

Current median household income is \$78,665 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$88,729 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$103,356 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$118,282 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$35,810 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$40,987 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	121	137	128
2010 Total Housing Units	5,516	39,229	108,642
2010 Owner Occupied Housing Units	3,223	27,350	70,161
2010 Renter Occupied Housing Units	2,069	10,238	32,617
2010 Vacant Housing Units	225	1,637	5,862
2020 Total Housing Units	5,640	40,391	114,197
2020 Vacant Housing Units	200	1,639	5,062
2022 Total Housing Units	5,665	40,623	114,591
2022 Owner Occupied Housing Units	3,367	27,542	72,327
2022 Renter Occupied Housing Units	2,106	11,497	37,365
2022 Vacant Housing Units	191	1,585	4,899
2027 Total Housing Units	5,749	41,513	116,598
2027 Owner Occupied Housing Units	3,428	27,996	73,118
2027 Renter Occupied Housing Units	2,070	11,510	37,236
2027 Vacant Housing Units	251	2,007	6,245

Currently, 63.1% of the 114,591 housing units in the area are owner occupied; 32.6%, renter occupied; and 4.3% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 114,197 housing units in the area and 4.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.15%. Median home value in the area is \$239,628, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.35% annually to \$282,505.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.