



Community Profile

2140 E Southlake Blvd, Southlake, Texas, 76092
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.94194
Longitude: -97.12048

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	2,316	45,861	88,008
2010 Total Population	2,947	51,905	104,264
2020 Total Population	3,230	58,941	128,135
2020 Group Quarters	0	234	405
2025 Total Population	3,360	62,407	139,318
2020-2025 Annual Rate	0.79%	1.15%	1.69%
2020 Total Daytime Population	11,919	71,656	157,643
Workers	10,328	43,712	95,672
Residents	1,591	27,944	61,971
Household Summary			
2000 Households	706	16,294	30,246
2000 Average Household Size	3.28	2.80	2.90
2010 Households	910	18,552	37,208
2010 Average Household Size	3.24	2.78	2.79
2020 Households	1,002	20,835	45,697
2020 Average Household Size	3.22	2.82	2.80
2025 Households	1,043	21,950	49,638
2025 Average Household Size	3.22	2.83	2.80
2020-2025 Annual Rate	0.81%	1.05%	1.67%
2010 Families	817	14,127	28,975
2010 Average Family Size	3.44	3.22	3.20
2020 Families	894	15,834	35,352
2020 Average Family Size	3.43	3.26	3.21
2025 Families	928	16,673	38,257
2025 Average Family Size	3.44	3.28	3.22
2020-2025 Annual Rate	0.75%	1.04%	1.59%
Housing Unit Summary			
2000 Housing Units	726	16,897	31,503
Owner Occupied Housing Units	88.8%	69.2%	75.8%
Renter Occupied Housing Units	8.5%	27.3%	20.2%
Vacant Housing Units	2.6%	3.6%	4.0%
2010 Housing Units	930	19,412	39,031
Owner Occupied Housing Units	89.4%	68.8%	72.9%
Renter Occupied Housing Units	8.5%	26.8%	22.4%
Vacant Housing Units	2.2%	4.4%	4.7%
2020 Housing Units	1,007	21,349	46,683
Owner Occupied Housing Units	89.7%	67.7%	70.6%
Renter Occupied Housing Units	9.8%	29.9%	27.3%
Vacant Housing Units	0.5%	2.4%	2.1%
2025 Housing Units	1,049	22,464	50,598
Owner Occupied Housing Units	89.6%	67.6%	69.2%
Renter Occupied Housing Units	9.8%	30.1%	28.9%
Vacant Housing Units	0.6%	2.3%	1.9%
Median Household Income			
2020	\$200,001	\$116,809	\$129,955
2025	\$200,001	\$124,624	\$137,168
Median Home Value			
2020	\$634,539	\$420,781	\$436,041
2025	\$634,706	\$448,145	\$458,018
Per Capita Income			
2020	\$71,027	\$56,958	\$61,914
2025	\$76,858	\$61,714	\$66,801
Median Age			
2010	40.1	38.5	40.2
2020	42.6	40.1	41.9
2025	43.4	40.8	42.7

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



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2020 Households by Income			
Household Income Base	1,002	20,832	45,694
<\$15,000	1.9%	4.7%	3.7%
\$15,000 - \$24,999	1.7%	3.8%	3.2%
\$25,000 - \$34,999	2.2%	4.8%	4.0%
\$35,000 - \$49,999	3.4%	8.3%	6.3%
\$50,000 - \$74,999	4.4%	12.0%	11.0%
\$75,000 - \$99,999	4.1%	9.9%	9.6%
\$100,000 - \$149,999	12.8%	15.2%	17.9%
\$150,000 - \$199,999	18.7%	12.5%	13.9%
\$200,000+	50.8%	28.6%	30.4%
Average Household Income	\$229,334	\$160,543	\$173,821
2025 Households by Income			
Household Income Base	1,043	21,947	49,635
<\$15,000	2.0%	4.6%	3.6%
\$15,000 - \$24,999	1.5%	3.4%	2.9%
\$25,000 - \$34,999	2.1%	4.6%	3.7%
\$35,000 - \$49,999	3.2%	7.9%	5.8%
\$50,000 - \$74,999	3.9%	11.6%	10.6%
\$75,000 - \$99,999	3.7%	9.6%	9.6%
\$100,000 - \$149,999	11.0%	14.5%	17.1%
\$150,000 - \$199,999	17.0%	12.4%	13.6%
\$200,000+	55.4%	31.5%	33.0%
Average Household Income	\$248,466	\$174,799	\$187,701
2020 Owner Occupied Housing Units by Value			
Total	903	14,442	32,929
<\$50,000	0.0%	0.6%	0.5%
\$50,000 - \$99,999	0.1%	0.3%	0.3%
\$100,000 - \$149,999	0.2%	1.2%	0.9%
\$150,000 - \$199,999	0.8%	4.0%	3.1%
\$200,000 - \$249,999	5.8%	9.5%	7.5%
\$250,000 - \$299,999	6.6%	13.4%	12.4%
\$300,000 - \$399,999	8.3%	18.5%	19.7%
\$400,000 - \$499,999	5.4%	12.1%	15.6%
\$500,000 - \$749,999	42.1%	22.3%	23.2%
\$750,000 - \$999,999	19.5%	9.8%	9.7%
\$1,000,000 - \$1,499,999	10.1%	6.2%	4.5%
\$1,500,000 - \$1,999,999	0.8%	1.2%	1.2%
\$2,000,000 +	0.1%	1.0%	1.4%
Average Home Value	\$663,485	\$531,099	\$535,164
2025 Owner Occupied Housing Units by Value			
Total	940	15,180	34,994
<\$50,000	0.0%	0.3%	0.2%
\$50,000 - \$99,999	0.1%	0.1%	0.1%
\$100,000 - \$149,999	0.1%	0.6%	0.5%
\$150,000 - \$199,999	0.4%	2.6%	2.0%
\$200,000 - \$249,999	4.4%	7.9%	6.1%
\$250,000 - \$299,999	5.9%	13.1%	11.5%
\$300,000 - \$399,999	8.9%	19.2%	19.9%
\$400,000 - \$499,999	6.0%	12.6%	16.7%
\$500,000 - \$749,999	45.2%	23.1%	25.0%
\$750,000 - \$999,999	18.5%	10.5%	10.4%
\$1,000,000 - \$1,499,999	9.9%	7.4%	4.9%
\$1,500,000 - \$1,999,999	0.7%	1.4%	1.3%
\$2,000,000 +	0.1%	1.0%	1.4%
Average Home Value	\$667,171	\$559,815	\$556,553

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Age			
Total	2,948	51,905	104,266
0 - 4	5.0%	5.8%	5.4%
5 - 9	9.6%	8.2%	7.9%
10 - 14	13.0%	9.3%	9.4%
15 - 24	12.0%	12.5%	12.2%
25 - 34	4.6%	9.5%	8.4%
35 - 44	15.3%	15.0%	15.0%
45 - 54	24.2%	20.4%	21.2%
55 - 64	10.8%	12.0%	12.8%
65 - 74	4.2%	4.6%	4.8%
75 - 84	0.9%	1.9%	2.0%
85 +	0.4%	0.8%	0.9%
18 +	65.2%	71.0%	71.4%
2020 Population by Age			
Total	3,230	58,937	128,136
0 - 4	4.5%	5.4%	4.9%
5 - 9	5.4%	6.0%	5.9%
10 - 14	7.0%	7.1%	7.4%
15 - 24	16.1%	13.8%	13.4%
25 - 34	11.1%	12.1%	11.0%
35 - 44	7.6%	11.4%	11.0%
45 - 54	15.7%	14.9%	15.9%
55 - 64	20.9%	16.7%	17.3%
65 - 74	8.4%	8.8%	9.2%
75 - 84	2.8%	2.9%	3.0%
85 +	0.5%	1.0%	1.0%
18 +	77.6%	76.9%	77.2%
2025 Population by Age			
Total	3,360	62,408	139,319
0 - 4	4.6%	5.5%	4.9%
5 - 9	5.4%	5.9%	5.7%
10 - 14	6.1%	6.3%	6.4%
15 - 24	11.0%	11.8%	11.6%
25 - 34	14.1%	13.4%	12.2%
35 - 44	10.4%	12.1%	11.9%
45 - 54	10.7%	12.6%	13.5%
55 - 64	19.6%	15.6%	16.4%
65 - 74	12.7%	11.4%	11.7%
75 - 84	4.7%	4.5%	4.6%
85 +	0.8%	1.1%	1.2%
18 +	80.1%	78.5%	78.9%
2010 Population by Sex			
Males	1,447	25,889	51,730
Females	1,500	26,016	52,534
2020 Population by Sex			
Males	1,577	29,258	63,337
Females	1,653	29,682	64,798
2025 Population by Sex			
Males	1,638	30,858	68,721
Females	1,722	31,548	70,597

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Race/Ethnicity			
Total	2,948	51,906	104,265
White Alone	88.8%	83.1%	85.0%
Black Alone	1.7%	2.8%	2.7%
American Indian Alone	0.2%	0.6%	0.5%
Asian Alone	5.8%	4.5%	5.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	0.9%	6.8%	4.2%
Two or More Races	2.4%	2.2%	2.2%
Hispanic Origin	6.1%	14.9%	11.2%
Diversity Index	29.8	48.3	41.8
2020 Population by Race/Ethnicity			
Total	3,230	58,940	128,136
White Alone	83.7%	77.8%	79.7%
Black Alone	2.6%	3.9%	3.8%
American Indian Alone	0.2%	0.6%	0.5%
Asian Alone	8.4%	6.6%	8.0%
Pacific Islander Alone	0.1%	0.2%	0.1%
Some Other Race Alone	1.5%	8.1%	5.0%
Two or More Races	3.5%	3.0%	3.0%
Hispanic Origin	8.6%	18.4%	14.0%
Diversity Index	40.3	57.3	51.2
2025 Population by Race/Ethnicity			
Total	3,359	62,408	139,318
White Alone	80.9%	74.9%	76.7%
Black Alone	3.0%	4.4%	4.5%
American Indian Alone	0.2%	0.6%	0.5%
Asian Alone	10.0%	7.8%	9.5%
Pacific Islander Alone	0.1%	0.2%	0.1%
Some Other Race Alone	1.7%	8.7%	5.3%
Two or More Races	4.0%	3.4%	3.4%
Hispanic Origin	10.1%	20.5%	15.7%
Diversity Index	45.6	61.6	55.9
2010 Population by Relationship and Household Type			
Total	2,947	51,905	104,264
In Households	100.0%	99.5%	99.7%
In Family Households	96.0%	88.8%	89.9%
Householder	28.0%	27.3%	27.9%
Spouse	25.3%	22.7%	23.9%
Child	40.2%	34.6%	34.5%
Other relative	1.9%	2.9%	2.5%
Nonrelative	0.6%	1.3%	1.1%
In Nonfamily Households	4.0%	10.7%	9.7%
In Group Quarters	0.0%	0.5%	0.3%
Institutionalized Population	0.0%	0.4%	0.3%
Noninstitutionalized Population	0.0%	0.0%	0.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



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2020 Population 25+ by Educational Attainment			
Total	2,163	39,931	87,782
Less than 9th Grade	0.6%	2.9%	2.1%
9th - 12th Grade, No Diploma	0.5%	3.0%	2.3%
High School Graduate	2.7%	11.6%	10.2%
GED/Alternative Credential	0.1%	1.6%	1.7%
Some College, No Degree	15.2%	18.9%	18.3%
Associate Degree	3.9%	5.8%	6.3%
Bachelor's Degree	43.7%	35.7%	36.4%
Graduate/Professional Degree	33.3%	20.5%	22.8%
2020 Population 15+ by Marital Status			
Total	2,684	48,058	104,956
Never Married	20.4%	28.9%	26.4%
Married	73.2%	58.2%	61.1%
Widowed	2.4%	3.3%	3.5%
Divorced	4.0%	9.5%	9.1%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	1,760	33,938	72,108
Population 16+ Employed	93.6%	92.0%	92.4%
Population 16+ Unemployment rate	6.4%	8.0%	7.6%
Population 16-24 Employed	12.3%	11.8%	11.3%
Population 16-24 Unemployment rate	9.8%	13.7%	12.8%
Population 25-54 Employed	52.8%	58.7%	58.4%
Population 25-54 Unemployment rate	6.2%	7.2%	7.0%
Population 55-64 Employed	29.4%	23.0%	23.6%
Population 55-64 Unemployment rate	5.5%	7.2%	6.9%
Population 65+ Employed	5.5%	6.6%	6.7%
Population 65+ Unemployment rate	5.2%	6.5%	6.1%
2020 Employed Population 16+ by Industry			
Total	1,647	31,227	66,614
Agriculture/Mining	0.4%	0.6%	0.8%
Construction	7.0%	5.3%	5.2%
Manufacturing	10.6%	7.7%	8.8%
Wholesale Trade	2.6%	3.3%	3.4%
Retail Trade	11.4%	10.4%	9.5%
Transportation/Utilities	2.2%	6.0%	7.6%
Information	3.6%	2.5%	2.4%
Finance/Insurance/Real Estate	13.8%	12.5%	12.6%
Services	47.4%	49.5%	47.5%
Public Administration	0.9%	2.2%	2.1%
2020 Employed Population 16+ by Occupation			
Total	1,649	31,227	66,612
White Collar	90.3%	76.3%	78.9%
Management/Business/Financial	36.7%	27.7%	28.1%
Professional	31.1%	22.8%	25.4%
Sales	12.6%	13.0%	13.7%
Administrative Support	10.0%	12.9%	11.7%
Services	7.6%	13.4%	10.6%
Blue Collar	2.2%	10.2%	10.4%
Farming/Forestry/Fishing	0.0%	0.0%	0.2%
Construction/Extraction	0.5%	2.3%	2.2%
Installation/Maintenance/Repair	0.2%	1.8%	1.7%
Production	0.2%	1.9%	2.3%
Transportation/Material Moving	1.2%	4.2%	4.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

January 25, 2021



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2010 Households by Type			
Total	909	18,552	37,208
Households with 1 Person	8.1%	19.2%	18.0%
Households with 2+ People	91.9%	80.8%	82.0%
Family Households	89.9%	76.1%	77.9%
Husband-wife Families	81.4%	63.4%	66.9%
With Related Children	51.3%	34.2%	35.2%
Other Family (No Spouse Present)	8.6%	12.8%	11.0%
Other Family with Male Householder	2.9%	3.9%	3.3%
With Related Children	2.2%	2.4%	2.0%
Other Family with Female Householder	5.6%	8.9%	7.7%
With Related Children	4.1%	6.3%	5.4%
Nonfamily Households	2.0%	4.6%	4.1%
All Households with Children	57.9%	43.2%	42.8%
Multigenerational Households	2.9%	2.8%	2.7%
Unmarried Partner Households	2.3%	4.1%	3.6%
Male-female	1.8%	3.5%	3.0%
Same-sex	0.5%	0.5%	0.6%
2010 Households by Size			
Total	909	18,551	37,208
1 Person Household	8.1%	19.2%	18.0%
2 Person Household	27.4%	31.2%	32.4%
3 Person Household	21.6%	19.1%	18.9%
4 Person Household	26.7%	18.9%	19.3%
5 Person Household	11.8%	8.1%	8.1%
6 Person Household	3.3%	2.4%	2.4%
7 + Person Household	1.1%	1.1%	0.9%
2010 Households by Tenure and Mortgage Status			
Total	910	18,552	37,208
Owner Occupied	91.3%	71.9%	76.5%
Owned with a Mortgage/Loan	76.6%	57.7%	61.7%
Owned Free and Clear	14.8%	14.3%	14.8%
Renter Occupied	8.7%	28.1%	23.5%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	155	132	140
Percent of Income for Mortgage	13.3%	15.1%	14.0%
Wealth Index	367	225	248
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	930	19,412	39,031
Housing Units Inside Urbanized Area	100.0%	99.8%	99.3%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.2%	0.7%
2010 Population By Urban/ Rural Status			
Total Population	2,947	51,905	104,264
Population Inside Urbanized Area	100.0%	99.8%	99.3%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.2%	0.7%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	Professional Pride (1B)	Professional Pride (1B)	Professional Pride (1B)
2.	Savvy Suburbanites (1D)	Savvy Suburbanites (1D)	Savvy Suburbanites (1D)
3.	Enterprising Professionals (2D)	Bright Young Professionals	Top Tier (1A)
2020 Consumer Spending			
Apparel & Services: Total \$	\$5,261,827	\$79,102,330	\$185,604,741
Average Spent	\$5,251.32	\$3,796.61	\$4,061.64
Spending Potential Index	245	177	189
Education: Total \$	\$5,211,413	\$71,253,421	\$174,786,184
Average Spent	\$5,201.01	\$3,419.89	\$3,824.89
Spending Potential Index	291	191	214
Entertainment/Recreation: Total \$	\$8,069,309	\$117,936,759	\$278,805,193
Average Spent	\$8,053.20	\$5,660.51	\$6,101.17
Spending Potential Index	248	174	188
Food at Home: Total \$	\$12,427,068	\$188,667,635	\$440,237,352
Average Spent	\$12,402.26	\$9,055.32	\$9,633.83
Spending Potential Index	232	170	180
Food Away from Home: Total \$	\$9,067,129	\$137,424,467	\$321,701,202
Average Spent	\$9,049.03	\$6,595.85	\$7,039.88
Spending Potential Index	240	175	187
Health Care: Total \$	\$13,836,602	\$203,800,283	\$477,398,814
Average Spent	\$13,808.98	\$9,781.63	\$10,447.05
Spending Potential Index	240	170	182
HH Furnishings & Equipment: Total \$	\$5,566,913	\$81,300,185	\$191,437,141
Average Spent	\$5,555.80	\$3,902.10	\$4,189.27
Spending Potential Index	254	179	192
Personal Care Products & Services: Total \$	\$2,297,155	\$34,172,633	\$80,214,921
Average Spent	\$2,292.57	\$1,640.16	\$1,755.37
Spending Potential Index	250	179	191
Shelter: Total \$	\$47,213,853	\$707,177,761	\$1,674,585,473
Average Spent	\$47,119.61	\$33,941.82	\$36,645.41
Spending Potential Index	243	175	189
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$5,978,128	\$86,414,492	\$203,005,870
Average Spent	\$5,966.20	\$4,147.56	\$4,442.43
Spending Potential Index	255	177	190
Travel: Total \$	\$6,495,852	\$91,847,392	\$220,457,807
Average Spent	\$6,482.89	\$4,408.32	\$4,824.34
Spending Potential Index	269	183	200
Vehicle Maintenance & Repairs: Total \$	\$2,716,348	\$41,478,705	\$96,369,186
Average Spent	\$2,710.93	\$1,990.82	\$2,108.87
Spending Potential Index	234	172	182

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.