



10 Acre Corner with 7-11
new 10,875 sf Starbucks anchored
shopping center Coming Soon

Pad Sites Available

Daycare Site (under contract)

1.3 acre pad site available facing FM 720
Great retail corner on FM 720 in super
high-growth area.

Contact: Vaughn Miller
214-390-3444
vaughn@vcdevelopment.com

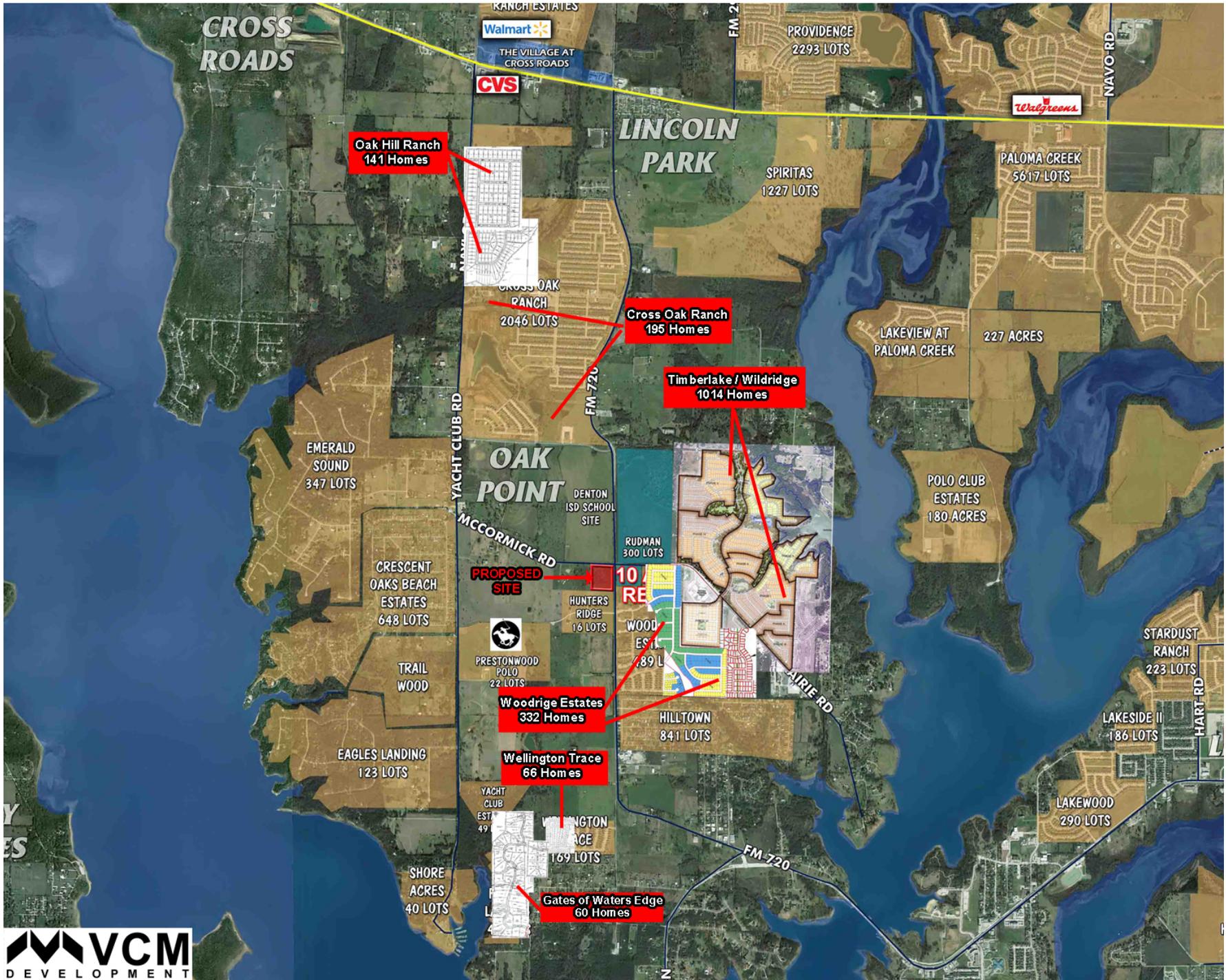


PRESTONWOOD POLO CROSSING SEC FM 720 & MCCORMICK OAK POINT, TX

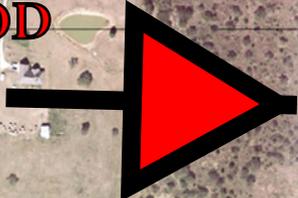
Contact:
Vaughn Miller
214-390-3444
vaughn@vcdevelopment.com

VCM
DEVELOPMENT

25 Highland Park Village
Suite 100
Dallas, TX 75205
www.VCMRE.com



PRESTONWOOD POLO CROSSING



CVS

RETAIL

Yacht Club Rd.

Mc Cormick Rd.

Martingale Trail

FM 720

A

C

B

D

E

Polo Field 3

Polo Field 2

Polo Field 1

S.E.

S.E.

LEGEND

- A** Main Entry
- B** Secondary Project Monumentation
- C** Street Approach
- D** Polo Field Promenade
- E** Future Country Club / Resort



**PRESTONWOOD
POLO
CROSSING** FM 720

Mc Cormick Rd.

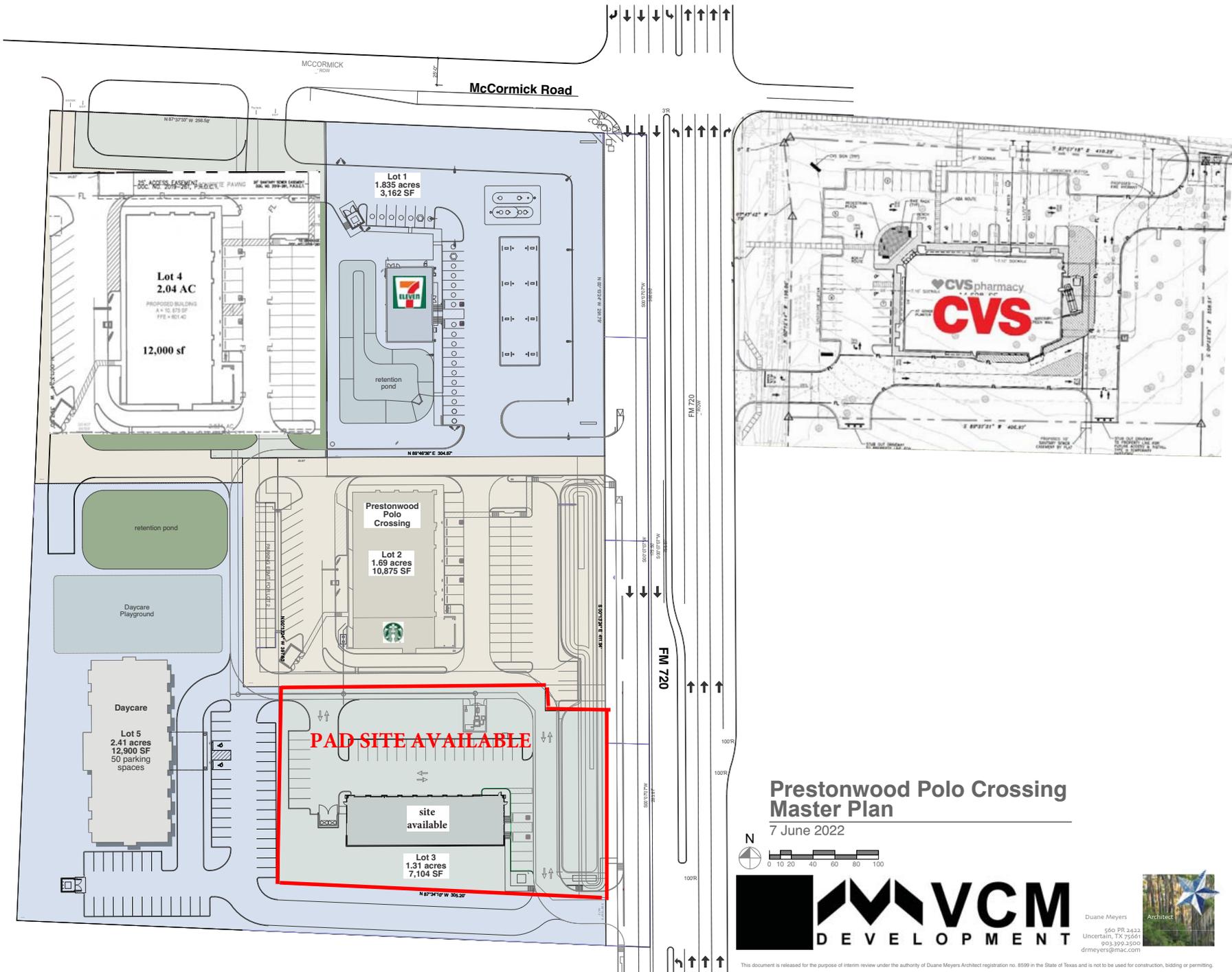


RETAIL

Martingale Trail

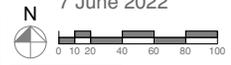
C

B



Prestonwood Polo Crossing Master Plan

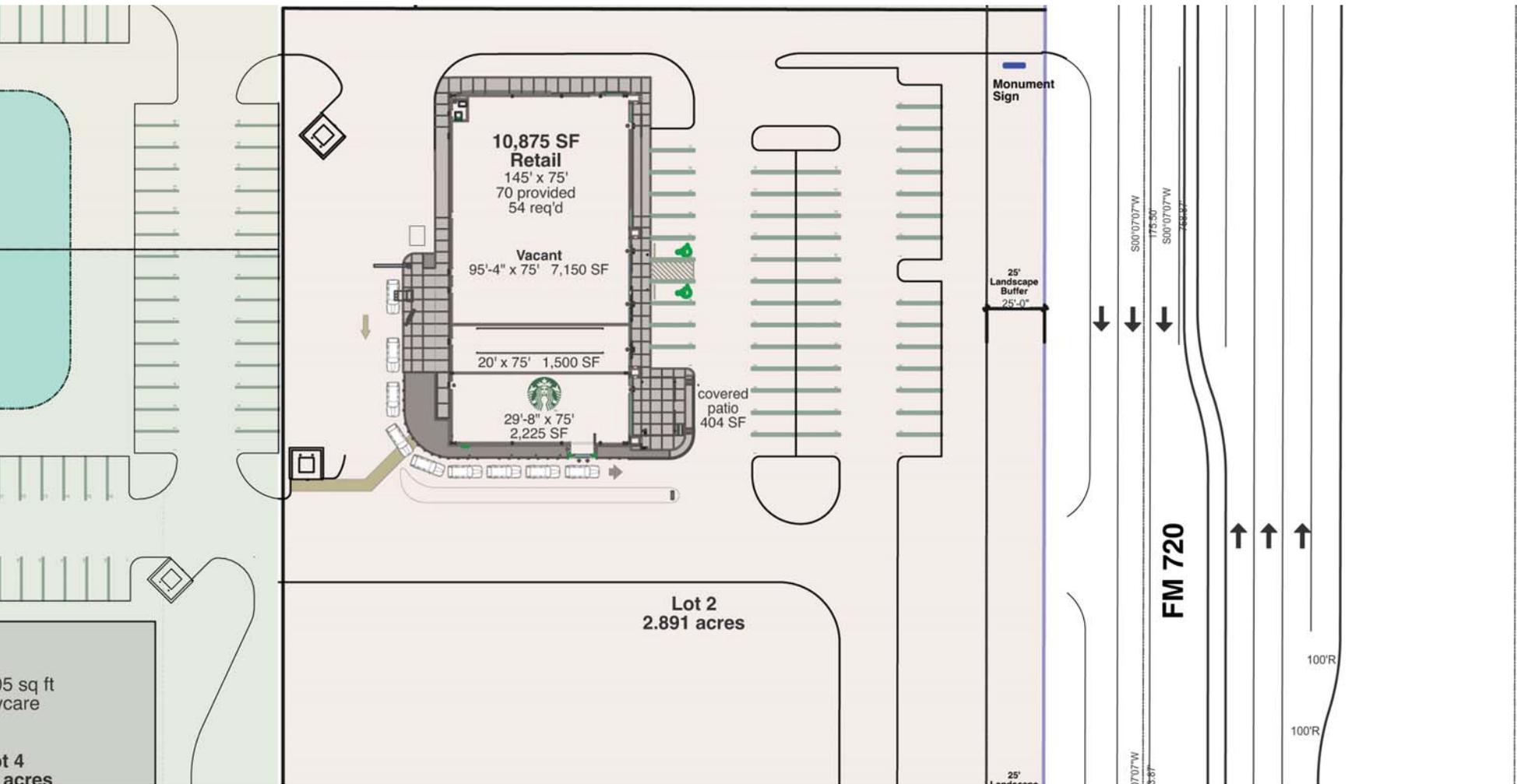
7 June 2022



VCM DEVELOPMENT

Duane Meyers Architect
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 Uncertain, TX 75641
 903.399.2500
 drmeyers@vcm.com

This document is released for the purpose of interim review under the authority of Duane Meyers Architect registration no. 8599 in the State of Texas and is not to be used for construction, bidding or permitting.



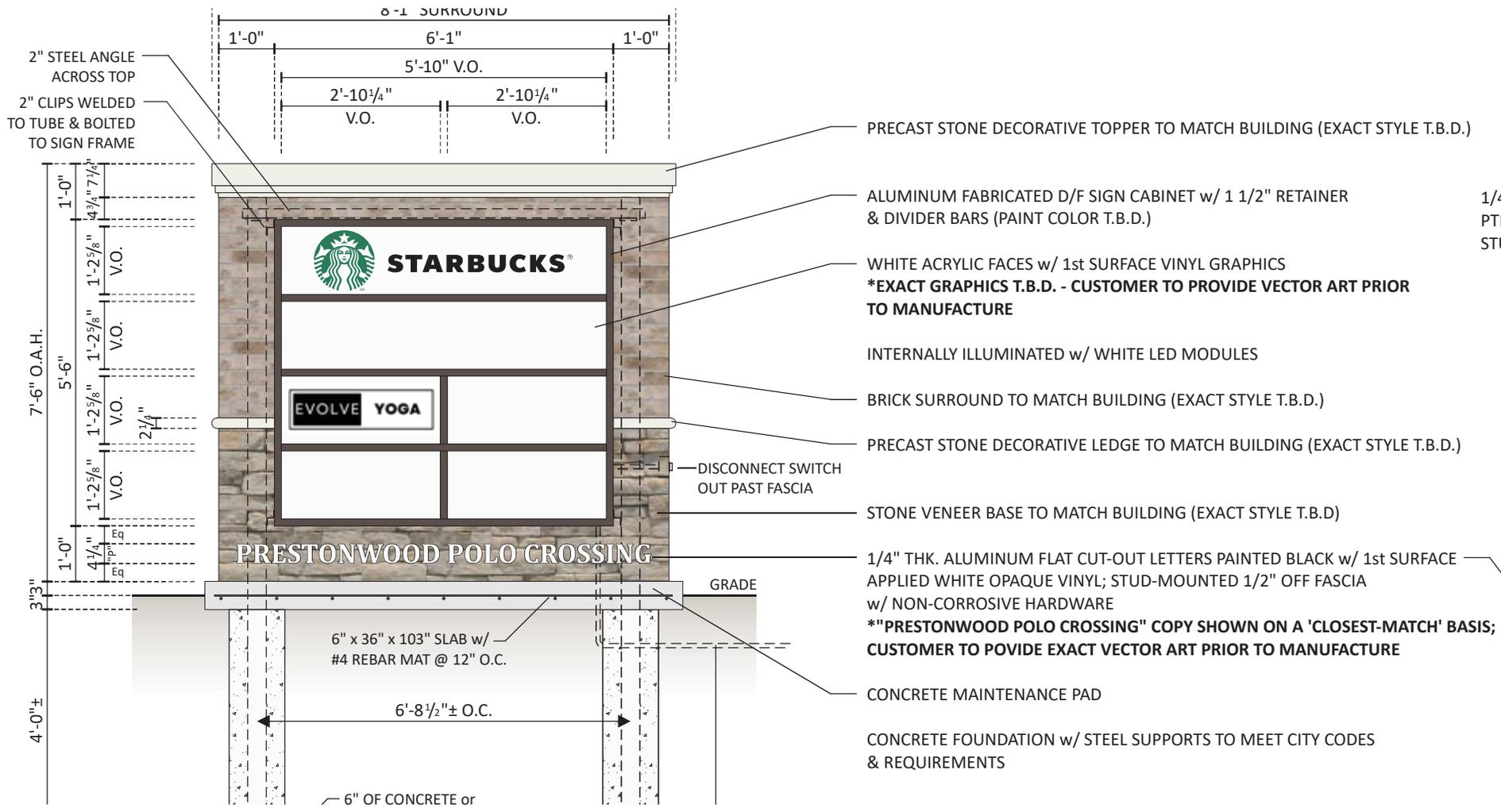












PRESTONWOOD POLO CROSSING

Oak Point Custom Trade Area

(10-Minute Drive Time from
FM 720 & McCormick Road)

Single-Family Household Formation Analysis

Prepared for: City of Oak Point

September 2022

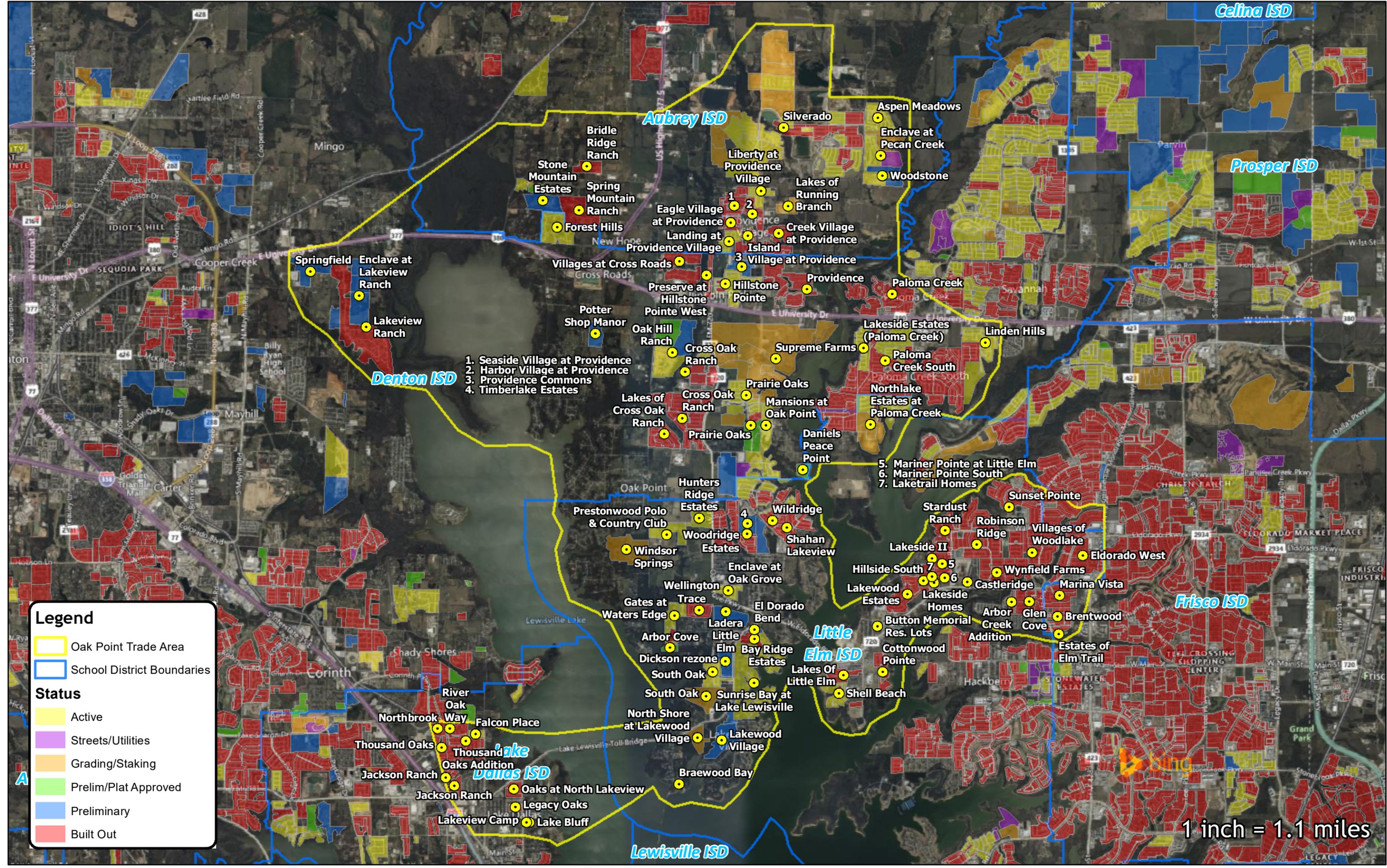


Residential Strategies

Household Growth Forecast: City of Oak Point Custom Trade Area

To arrive at the estimates and projections provided, RSI has utilized the following methodology:

- RSI begins with household and population counts from the 2020 census. It is assumed that these 2020 counts were accurate. Because the 2020 census was completed in/around June 2020, RSI's assessment of new household formation in DFW begins with 3Q20.
- RSI summarizes, by community, new home activity from 3Q20 to date. Information analyzed includes housing starts (new slabs poured), new home closings (physically occupied homes), vacant lots, final platted lots (both under development and vacant land) and preliminary platted lots.
- Based on the development stage of new lots and RSI's knowledge from its builder and developer clients, a forecast is made as to the delivery date of the new communities.
- Based on RSI's knowledge of production builders (a majority of DFW activity is performed by RSI builder clients) and the capacity of new communities, RSI projects start activity for each community and by product type.
- Persons per household ratios are established from prior census information and imposed on new household formation.
- RSI's forecasts are extremely accurate as they are based on 'real world' occurrences. With the platted lot approach to determining demand and with RSI's extensive database on new home activity, RSI can paint a very clear picture of household count for the next 24 months.
- The normal time required for new lot development ranges from 10-24 months. In many cases, new projects that will materialize in 3-5 years have not yet been conceptualized. Consequently, RSI's forecasts for the 3-5 year time frame tend to show a drop off in start activity as existing communities build out and replacement communities have yet to be identified.
- RSI's forecasts tend to be conservative and anticipated household growth as summarized in this report is projected at slow to moderate growth rates, depending on the area and current market conditions.
- Please note that RSI's data spans from approximately 1998 to current. Any subdivision that was developed and completed prior to that timeframe would not be included in our mapped developments. In addition, RSI does not include housing activity occurring outside of subdivisions with 5+ lots, manufactured housing or multi-family developments. RSI does not track multifamily growth, thus our population forecasts include single-family growth only.



Legend

- Oak Point Trade Area
- School District Boundaries

Status

- Active
- Streets/Utilities
- Grading/Staking
- Prelim/Plat Approved
- Preliminary
- Built Out

1. Seaside Village at Providence
2. Harbor Village at Providence
3. Providence Commons
4. Timberlake Estates

5. Mariner Pointe at Little Elm
6. Mariner Pointe South
7. Laketrail Homes

1 inch = 1.1 miles

Oak Point Trade Area (10-Min. Drive Time)
 Population and Household Growth
 Current Quarter Estimates (2Q22), Future Projections



Custom Trade Area

Population

2Q27 Projection*	123,062
2Q25 Projection*	113,670
2Q23 Projection*	99,388
2Q22 Estimate*	93,342
2020 Census	79,609
Growth 2020 - 2Q22	17.25%

Households

2Q27 Projection*	40,749
2Q25 Projection*	37,639
2Q23 Projection*	32,910
2Q22 Estimate*	30,908
2020 Census	26,189
Growth 2010 - 2Q22	18.02%

New Home Activity (3Q21-2Q22)

Annual New Home Starts	2,790
Annual New Home Closings	1,890
Vacant Lots	1,891
Lots Under Development	4,415
Preliminary/Future Lots	3,758
Total Potential Future Homesites	10,064

Custom Trade Area

Residential Strategies, Inc. conducts a quarterly census of new home activity throughout the DFW metroplex and provides owner occupied household estimates and projections based on this quarterly review of activity.* All estimates and future projections are for single-family development and households only. Multi-family growth is not included.

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Oak Point Trade Area (10-Minute Drive Time)
Identified Active, Built Out, Future Communities: Second Quarter, 2022
New Home Activity and Planned Future Supply

Subdivision	Submarket	Annual Starts	Annual Closings	Vacant Developed Lots	Lots Under Development	Future Lots	Occupied Homes	Total Potential Lots Remaining	Total Estimated Lots
Aspen Meadows	Aubrey	156	104	18	0	0	184	18	312
Jackson Ranch	Corinth	0	0	0	0	0	44	0	44
Northbrook	Corinth	0	0	0	0	0	55	0	55
Thousand Oaks	Corinth	0	0	0	0	0	110	0	110
Bridle Ridge Ranch	Cross Roads	0	0	0	0	0	13	0	13
Cross Oak Ranch	Cross Roads	0	20	0	0	0	45	0	45
Forest Hills	Cross Roads	3	4	9	0	0	63	9	76
Oak Hill Ranch	Cross Roads	10	69	3	0	249	121	252	391
Potter Shop Manor	Cross Roads	0	0	0	0	30	0	30	30
Preserve at Hillstone Pointe West	Cross Roads	0	0	0	0	0	174	0	174
Spring Mountain Ranch	Cross Roads	0	0	0	0	0	26	0	26
Stone Mountain Estates	Cross Roads	2	1	7	0	55	7	62	70
Villages at Cross Roads	Cross Roads	0	0	0	0	0	96	0	96
Creek Village at Providence	Denton Co. Uninc.-East	0	0	0	0	0	404	0	404
Eagle Village at Providence	Denton Co. Uninc.-East	0	0	0	0	0	184	0	184
Enclave at Pecan Creek	Denton Co. Uninc.-East	175	72	15	512	0	72	527	702
Harbor Village at Providence	Denton Co. Uninc.-East	0	0	0	0	0	294	0	294
Island Village at Providence	Denton Co. Uninc.-East	0	0	0	0	0	225	0	225
Lakes of Running Branch	Denton Co. Uninc.-East	0	0	0	54	0	0	54	54
Landing at Providence Village	Denton Co. Uninc.-East	53	61	4	0	0	160	4	208
Liberty at Providence Village	Denton Co. Uninc.-East	71	56	56	0	0	94	56	201
Northlake Estates at Paloma Creek	Denton Co. Uninc.-East	191	109	14	324	0	272	338	751
Paloma Creek	Denton Co. Uninc.-East	0	0	0	0	0	972	0	972
Paloma Creek South	Denton Co. Uninc.-East	27	81	47	0	0	4,128	47	4,205
Providence	Denton Co. Uninc.-East	1	2	0	0	0	969	0	969
Seaside Village at Providence	Denton Co. Uninc.-East	0	0	0	0	0	279	0	279
Silverado	Denton Co. Uninc.-East	950	469	831	1,676	14	1,324	2,521	4,574
Woodstone	Denton Co. Uninc.-East	0	0	157	0	199	0	356	356
Enclave at Lakeview Ranch	Denton-North	0	0	0	0	454	0	454	454
Lakeview Ranch	Denton-North	0	0	0	0	0	144	0	144
Springfield	Denton-North	0	0	0	0	293	0	293	293
Falcon Place	Lake Dallas	61	0	12	0	0	0	12	73
Jackson Ranch	Lake Dallas	0	0	0	0	0	144	0	144
Lake Bluff	Lake Dallas	0	2	0	0	0	9	0	11
Lakeview Camp	Lake Dallas	1	1	2	0	0	2	2	4
Legacy Oaks	Lake Dallas	0	0	0	0	0	57	0	57
Oaks at North Lakeview	Lake Dallas	0	0	0	0	0	153	0	153
River Oak Way	Lake Dallas	5	0	9	0	0	0	9	14
Thousand Oaks Addition	Lake Dallas	0	0	0	0	0	432	0	432
Braewood Bay	Lakewood Village	0	1	3	0	0	8	3	11
Lakewood Village	Lakewood Village	0	0	0	0	148	0	148	148
North Shore at Lakewood Village	Lakewood Village	0	0	0	81	0	0	81	81
South Oak	Lakewood Village	0	0	0	247	0	0	247	247
Arbor Creek Addition	Little Elm	0	0	0	0	0	83	0	83
Bay Ridge Estates	Little Elm	0	1	4	0	0	37	4	41
Brentwood	Little Elm	0	0	0	0	0	269	0	269
Button Memorial Residential Lots	Little Elm	0	0	4	0	0	0	4	4
Castleridge	Little Elm	0	0	0	0	0	30	0	30
Cottonwood Pointe	Little Elm	0	0	0	0	0	109	0	109

Oak Point Trade Area (10-Minute Drive Time)
Identified Active, Built Out, Future Communities: Second Quarter, 2022
New Home Activity and Planned Future Supply

Subdivision	Submarket	Annual Starts	Annual Closings	Vacant		Lots Under		Total Potential	Total Estimated
				Developed Lots	Development	Future Lots	Occupied Homes		
Dickson rezone	Little Elm	0	0	0	0	145	0	145	145
El Dorado Bend	Little Elm	0	0	0	0	25	0	25	25
Eldorado West	Little Elm	0	0	0	0	0	718	0	718
Enclave at Oak Grove	Little Elm	74	49	40	0	0	50	40	153
Estates of Elm Trail	Little Elm	0	0	0	0	8	0	8	8
Glen Cove	Little Elm	0	0	0	0	0	373	0	373
Hillside South	Little Elm	0	0	0	0	0	60	0	60
Hillstone Pointe	Little Elm	10	147	2	0	0	603	2	608
Ladera Little Elm	Little Elm	0	0	0	0	263	0	263	263
Lakes Of Little Elm	Little Elm	0	0	0	0	0	195	0	195
Lakeside Estates at Paloma Creek	Little Elm	21	44	0	0	0	193	0	214
Lakeside Homes	Little Elm	0	0	0	0	0	53	0	53
Lakeside II	Little Elm	0	0	0	0	0	183	0	183
Laketrail Homes	Little Elm	3	1	1	0	0	1	1	6
Lakewood Estates	Little Elm	0	0	0	0	0	394	0	394
Linden Hills	Little Elm	152	22	436	0	0	22	436	588
Marina Vista	Little Elm	0	0	0	0	0	298	0	298
Mariner Pointe at Little Elm	Little Elm	0	0	0	0	0	234	0	234
Mariner Pointe South	Little Elm	0	0	0	0	0	29	0	29
Prairie Oaks	Little Elm	89	101	10	205	0	188	215	480
Providence Commons	Little Elm	0	0	0	0	225	0	225	225
Robinson Ridge	Little Elm	0	0	0	0	0	556	0	556
Shell Beach	Little Elm	1	0	6	0	0	78	6	85
Stardust Ranch	Little Elm	0	0	0	0	0	342	0	342
Sunrise Bay at Lake Lewisville	Little Elm	7	4	24	0	0	141	24	172
Sunset Pointe	Little Elm	0	0	0	0	0	1,628	0	1,628
Supreme Farms	Little Elm	0	0	0	947	954	0	1,901	1,901
Villages of Woodlake	Little Elm	0	0	0	0	0	1,031	0	1,031
Wynfield Farms	Little Elm	0	0	0	0	0	530	0	530
Arbor Cove	Oak Point	0	0	0	0	8	0	8	8
Cross Oak Ranch	Oak Point	0	0	1	0	0	1,699	1	1,700
Daniels Peace Point	Oak Point	0	0	0	0	8	0	8	8
Gates at Waters Edge	Oak Point	0	1	8	0	0	47	8	57
Hunters Ridge Estates	Oak Point	0	0	7	0	0	8	7	15
Lakes of Cross Oak Ranch	Oak Point	0	0	0	0	0	356	0	356
Mansions at Oak Point	Oak Point	420	249	0	0	0	249	0	420
Prairie Oaks	Oak Point	11	23	48	180	179	116	407	533
Prestonwood Polo and Country Club	Oak Point	2	0	20	0	0	0	20	22
Shahan Lakeview	Oak Point	0	19	0	0	0	402	0	402
South Oak	Oak Point	116	52	62	0	0	68	62	236
Timberlake Estates	Oak Point	0	0	0	0	95	0	95	95
Wellington Trace	Oak Point	0	0	0	0	0	176	0	176
Wildridge	Oak Point	178	115	31	124	300	738	455	1,351
Windsor Springs	Oak Point	0	0	0	65	0	0	65	65
Woodridge Estates	Oak Point	0	10	0	0	106	485	106	591
Total		2,790	1,890	1,891	4,415	3,758	24,036	10,064	36,154



Demographic and Income Profile

Oak Point 10-Min Drive Time Polygon
Area: 56.88 square miles

Prepared by Esri

Summary	Census 2010	Census 2020	2022	2027
Population	49,756	79,609	88,695	101,124
Households	16,405	26,189	29,367	33,712
Families	13,015	-	22,272	25,444
Average Household Size	3.03	3.04	3.02	3.00
Owner Occupied Housing Units	13,422	-	24,691	28,387
Renter Occupied Housing Units	2,985	-	4,675	5,325
Median Age	31.5	-	33.7	33.3

Trends: 2022-2027 Annual Rate	Area	State	National
Population	2.66%	0.88%	0.25%
Households	2.80%	0.92%	0.31%
Families	2.70%	0.96%	0.28%
Owner HHs	2.83%	1.19%	0.53%
Median Household Income	1.92%	2.93%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	946	3.2%	715	2.1%
\$15,000 - \$24,999	777	2.6%	605	1.8%
\$25,000 - \$34,999	958	3.3%	816	2.4%
\$35,000 - \$49,999	1,617	5.5%	1,275	3.8%
\$50,000 - \$74,999	4,623	15.7%	4,306	12.8%
\$75,000 - \$99,999	4,767	16.2%	5,205	15.4%
\$100,000 - \$149,999	7,987	27.2%	9,866	29.3%
\$150,000 - \$199,999	4,159	14.2%	6,082	18.0%
\$200,000+	3,533	12.0%	4,844	14.4%

Median Household Income	\$103,806	\$114,135
Average Household Income	\$128,294	\$147,087
Per Capita Income	\$42,571	\$49,130

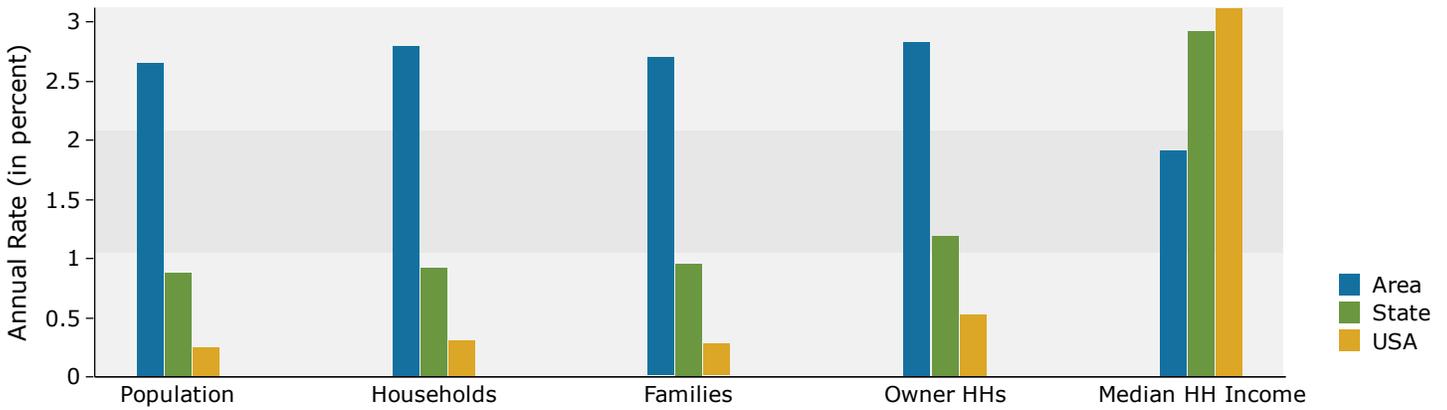
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,966	10.0%	7,344	8.3%	8,454	8.4%
5 - 9	4,920	9.9%	7,625	8.6%	8,449	8.4%
10 - 14	4,313	8.7%	7,434	8.4%	8,503	8.4%
15 - 19	3,233	6.5%	6,068	6.8%	6,938	6.9%
20 - 24	2,105	4.2%	4,866	5.5%	5,229	5.2%
25 - 34	8,945	18.0%	12,709	14.3%	16,029	15.9%
35 - 44	9,273	18.6%	15,047	17.0%	16,117	15.9%
45 - 54	5,741	11.5%	11,483	12.9%	12,377	12.2%
55 - 64	3,645	7.3%	8,313	9.4%	9,099	9.0%
65 - 74	1,802	3.6%	5,275	5.9%	6,348	6.3%
75 - 84	657	1.3%	2,089	2.4%	2,977	2.9%
85+	157	0.3%	441	0.5%	603	0.6%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	37,990	76.4%	43,099	54.1%	47,782	53.9%	53,037	52.4%
Black Alone	5,184	10.4%	13,596	17.1%	14,859	16.8%	16,648	16.5%
American Indian Alone	407	0.8%	714	0.9%	842	0.9%	1,048	1.0%
Asian Alone	1,070	2.2%	3,281	4.1%	3,597	4.1%	4,121	4.1%
Pacific Islander Alone	36	0.1%	78	0.1%	98	0.1%	119	0.1%
Some Other Race Alone	3,506	7.0%	7,007	8.8%	8,200	9.2%	10,324	10.2%
Two or More Races	1,563	3.1%	11,834	14.9%	13,318	15.0%	15,827	15.7%
Hispanic Origin (Any Race)	10,848	21.8%	19,409	24.4%	21,865	24.7%	25,663	25.4%

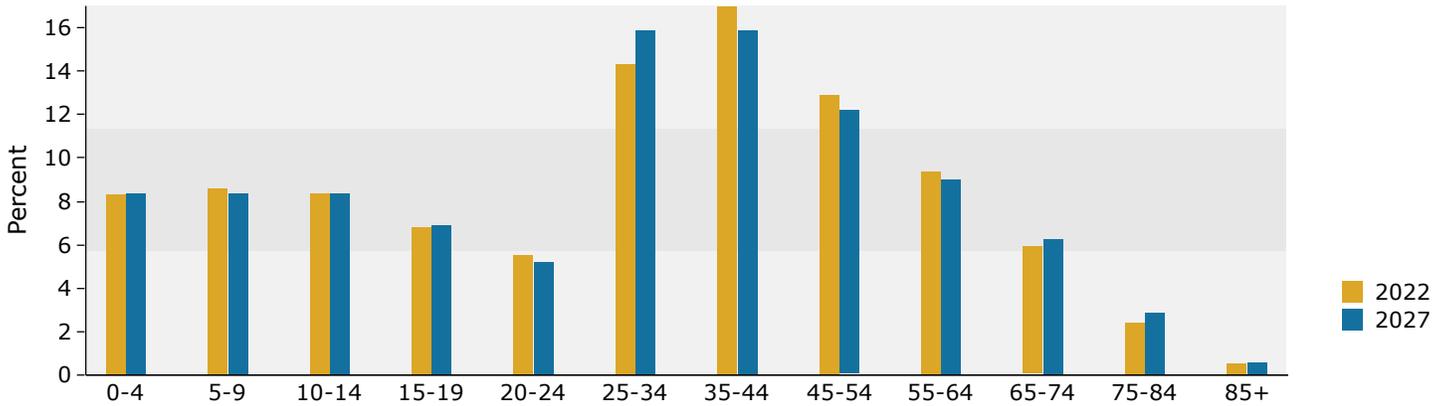
Data Note: Income is expressed in current dollars.

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

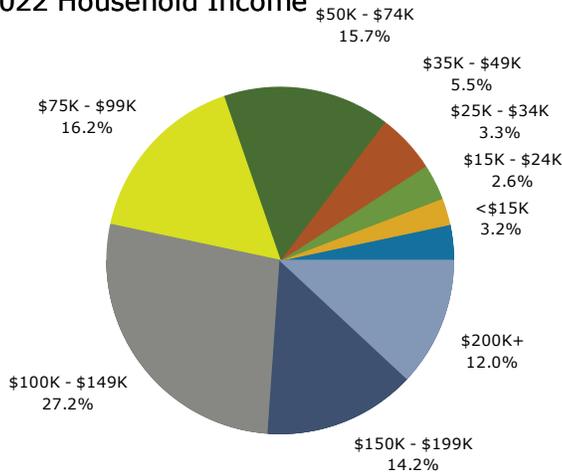
Trends 2022-2027



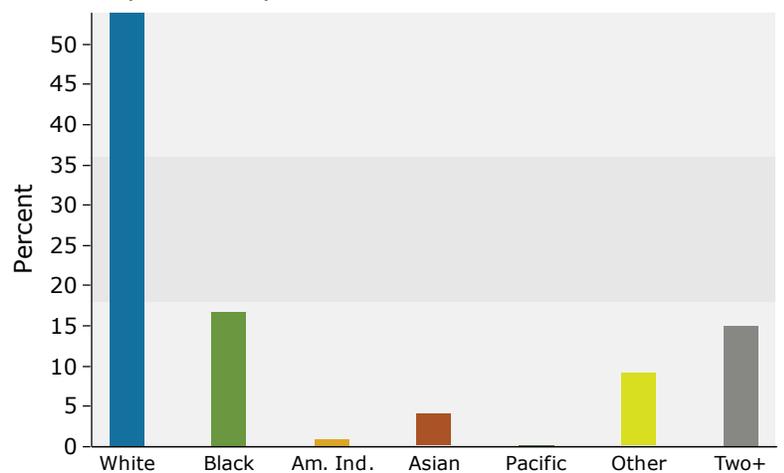
Population by Age



2022 Household Income



2022 Population by Race

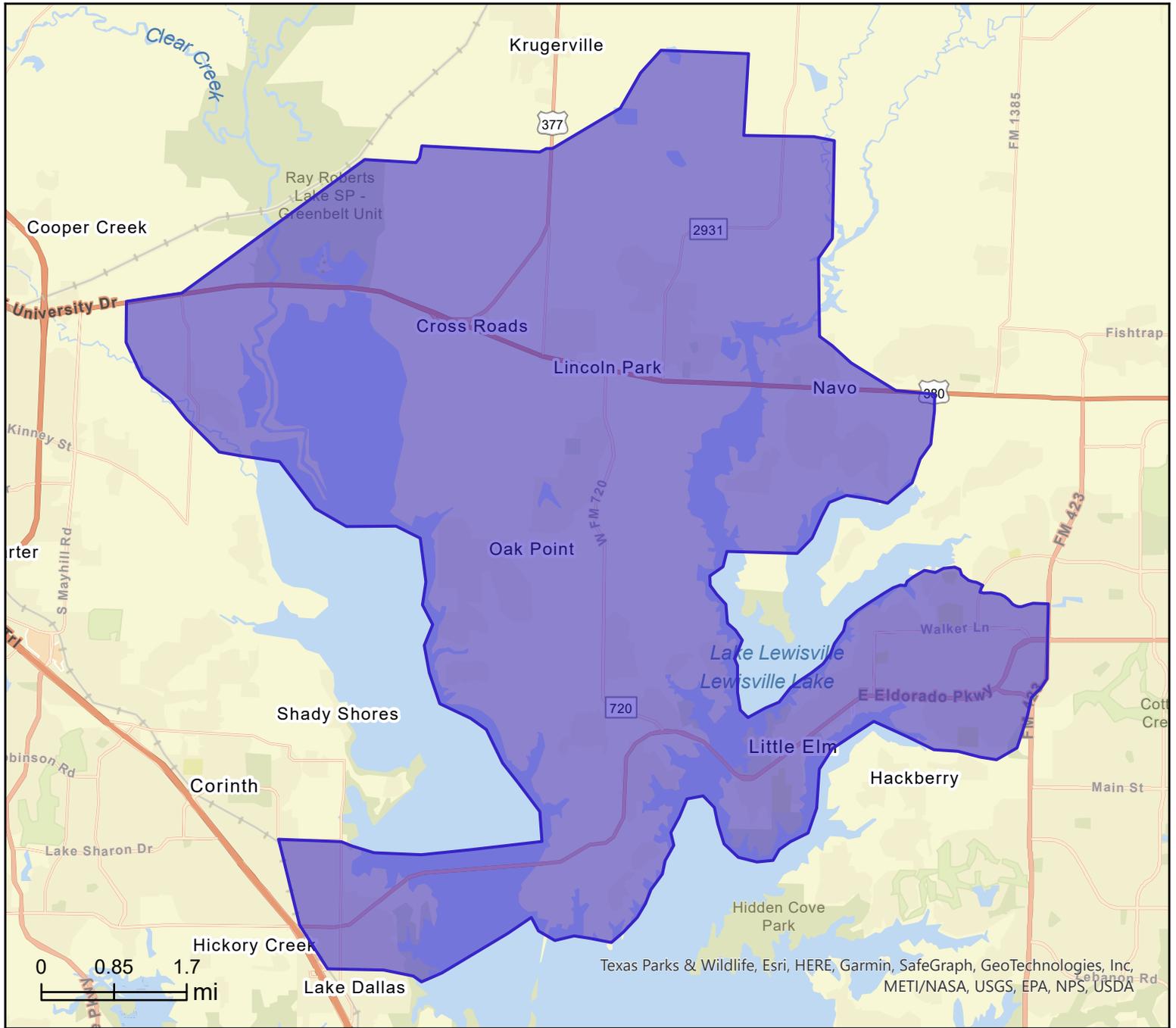


2022 Percent Hispanic Origin: 24.7%

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

Oak Point 10-Min Drive Time Polygon
Area: 56.88 square miles

Prepared by Esri





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The following contingencies and limiting conditions are noted as fundamental assumptions that may affect the accuracy or validity of the analysis and conclusions outlined in this report. Specifically, the parties assume:

- that the DFW metropolitan area, the State of Texas, and the nation as a whole will not suffer any major economic shock during the time period of the forecast contained in this report;
- that general population levels will continue to increase at or above the rate forecast;
- that the public and third-party sources of statistical data and estimates used in this analysis are accurate and complete in all material respects, and that such information is a reasonable resource for project planning purposes;

Any change in facts affecting the proposed project or any of the assumptions noted above or in the attached report could materially affect the conclusions outlined in this report or necessitate the re-evaluation of all or any portion of this report.

This report has been prepared for the City of Oak Point. While City of Oak Point officials may share this report with their partners and those interested in the Oak Point area, the materials provided herein are not to be reformatted, redistributed, repackaged, or otherwise changed from their original state without prior consent from RSI.

DEMOGRAPHICS

Population

	1 mile		3 miles		5 miles	
Total Population	2,520		30,401		110,996	

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B01003

Race & Ethnicity

	1 mile		3 miles		5 miles	
Total Population	2,520		30,401		110,996	
White	1,397	55%	17,790	59%	65,887	59%
Black	272	11%	4,383	14%	14,408	13%
American Indian	4	0%	86	0%	446	0%
Asian	49	2%	551	2%	4,120	4%
Pacific Islander	0	0%	0	0%	21	0%
Other race	7	0%	54	0%	165	0%
Two or more races	29	1%	1,059	3%	3,502	3%
Hispanic	762	30%	6,478	21%	22,448	20%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B03002

Age Breakdown

	1 mile		3 miles		5 miles	
Total Population	2,520		30,401		110,996	
9 & under	406	16%	4,970	16%	17,644	16%
10 to 19	363	14%	4,516	15%	16,380	15%
20 to 29	209	8%	2,679	9%	10,465	9%
30 to 39	520	21%	5,327	18%	19,844	18%
40 to 49	320	13%	5,104	17%	18,486	17%
50 to 59	370	15%	3,678	12%	12,469	11%
60 to 69	222	9%	2,569	8%	9,390	8%
70 & over	110	4%	1,558	5%	6,319	6%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B01001

Age by Gender Breakdown

	1 mile		3 miles		5 miles	
Total Population	2,520		30,401		110,996	
Total Male	1,249	50%	14,535	48%	54,346	49%
Male - 9 & under	216	9%	2,349	8%	8,922	8%
Male - 10 to 19	139	6%	2,304	8%	8,432	8%
Male - 20 to 29	104	4%	1,156	4%	4,624	4%
Male - 30 to 39	237	9%	2,476	8%	9,519	9%
Male - 40 to 49	187	7%	2,612	9%	9,669	9%
Male - 50 to 59	196	8%	1,812	6%	6,027	5%
Male - 60 to 69	106	4%	1,106	4%	4,142	4%
Male - 70 & over	63	3%	720	2%	3,012	3%
Total Female	1,270	50%	15,866	52%	56,650	51%
Female - 9 & under	190	8%	2,621	9%	8,723	8%
Female - 10 to 19	224	9%	2,212	7%	7,947	7%
Female - 20 to 29	105	4%	1,524	5%	5,841	5%
Female - 30 to 39	283	11%	2,851	9%	10,325	9%
Female - 40 to 49	133	5%	2,491	8%	8,817	8%
Female - 50 to 59	173	7%	1,866	6%	6,442	6%
Female - 60 to 69	116	5%	1,463	5%	5,248	5%
Female - 70 & over	46	2%	838	3%	3,306	3%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B01001, B01003

Income

	1 mile		3 miles		5 miles	
Median Household Income (in 2019 inflation adjusted dollars)	\$94,845		\$97,694		\$97,950	
Households	837		9,999		36,063	
Less than \$25,000	67	8%	833	8%	3,115	9%
\$25,000 to \$49,999	126	15%	1,139	11%	4,154	12%
\$50,000 to \$74,999	131	16%	1,613	16%	5,662	16%
\$75,000 to \$99,999	120	14%	1,558	16%	5,555	15%
\$100,000 to \$199,999	312	37%	3,724	37%	13,475	37%
\$200,000 or more	81	10%	1,132	11%	4,101	11%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B19001, B19013

Households

	1 mile		3 miles		5 miles	
Total Households	838		9,999		36,063	
Family households	663	79%	7,674	77%	28,130	78%
Married couple family	565	67%	6,294	63%	22,878	63%
With own children under 18	249	30%	3,180	32%	11,701	32%
Other family	98	12%	1,381	14%	5,252	15%
Single male householder with own children under 18	44	5%	425	4%	1,169	3%
Single female householder with own children under 18	13	2%	532	5%	2,046	6%
Nonfamily households	175	21%	2,325	23%	7,934	22%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B11001, B11003

Educational Attainment

	1 mile		3 miles		5 miles	
Total Population 25 years & Over	1,658		19,796		72,636	
No high school diploma	156	9%	1,532	8%	5,069	7%
High school graduate or equal	393	24%	3,936	20%	14,175	20%
Some college	385	23%	4,403	22%	17,411	24%
Associate's degree	169	10%	2,205	11%	6,388	9%
Bachelor's degree	449	27%	5,418	27%	20,175	28%
Masters, doctorate, professional	105	6%	2,302	12%	9,418	13%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B15002

Employment Status

	1 mile		3 miles		5 miles	
Total Population 16 years & Over	1,824		22,208		81,941	
In labor force	1,389	76%	16,628	75%	60,458	74%
Civilian labor force	1,387	76%	16,605	75%	60,425	74%
Employed	1,358	74%	16,193	73%	57,908	71%
Unemployed	29	2%	412	2%	2,517	3%
In armed forces	2	0%	23	0%	34	0%
Not in labor force	435	24%	5,580	25%	21,482	26%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B23025

Housing Units

	1 mile		3 miles		5 miles	
Housing Units	924		10,636		37,652	
Occupied Housing Units	838		9,999		36,063	
Owner occupied units	706	84%	8,338	83%	29,368	81%
Renter occupied units	131	16%	1,662	17%	6,695	19%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B25024, B25003

Housing Unit Value

	1 mile		3 miles		5 miles	
Owner Occupied Housing Units	706		8,338		29,368	
Less than \$100,000	50	7%	338	4%	1,853	6%
\$100,000 to \$199,999	249	35%	2,244	27%	6,415	22%
\$200,000 to \$299,999	189	27%	3,187	38%	11,748	40%
\$300,000 to \$399,999	118	17%	1,547	19%	5,741	20%
\$400,000 to \$499,999	57	8%	561	7%	2,217	8%
\$500,000 or more	43	6%	462	6%	1,395	5%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B25075

Detailed Age Breakdown

	1 mile		3 miles		5 miles	
Total Population	2,520		30,401		110,996	
Male	1,249	50%	14,535	48%	54,346	49%
Under 5 years	98	4%	1,102	4%	4,251	4%
5 to 9 years	118	5%	1,247	4%	4,671	4%
10 to 14 years	73	3%	1,344	4%	4,760	4%
15 to 17 years	54	2%	760	2%	2,675	2%
18 and 19 years	12	0%	200	1%	997	1%
20 years	13	1%	113	0%	465	0%
21 years	5	0%	71	0%	343	0%
22 to 24 years	29	1%	325	1%	1,218	1%
25 to 29 years	57	2%	647	2%	2,597	2%
30 to 34 years	135	5%	1,206	4%	4,611	4%
35 to 39 years	102	4%	1,270	4%	4,907	4%
40 to 44 years	110	4%	1,527	5%	5,520	5%
45 to 49 years	77	3%	1,085	4%	4,149	4%
50 to 54 years	104	4%	996	3%	3,172	3%
55 to 59 years	92	4%	816	3%	2,855	3%
60 and 61 years	16	1%	193	1%	751	1%
62 to 64 years	40	2%	526	2%	1,569	1%
65 and 66 years	25	1%	168	1%	834	1%
67 to 69 years	26	1%	220	1%	989	1%
70 to 74 years	18	1%	283	1%	1,229	1%
75 to 79 years	27	1%	233	1%	946	1%
80 to 84 years	6	0%	104	0%	535	0%
85 years and over	13	1%	101	0%	303	0%
	1 mile		3 miles		5 miles	
Female:	1,270	50%	15,866	52%	56,650	51%
Under 5 years	92	4%	1,216	4%	4,033	4%
5 to 9 years	97	4%	1,405	5%	4,689	4%
10 to 14 years	160	6%	1,507	5%	4,983	4%
15 to 17 years	41	2%	474	2%	2,070	2%
18 and 19 years	22	1%	231	1%	894	1%
20 years	8	0%	207	1%	555	1%
21 years	3	0%	82	0%	392	0%
22 to 24 years	35	1%	321	1%	1,363	1%
25 to 29 years	59	2%	914	3%	3,531	3%
30 to 34 years	190	8%	1,485	5%	4,891	4%
35 to 39 years	93	4%	1,366	4%	5,434	5%
40 to 44 years	73	3%	1,330	4%	4,890	4%
45 to 49 years	60	2%	1,162	4%	3,927	4%
50 to 54 years	51	2%	923	3%	3,151	3%
55 to 59 years	122	5%	943	3%	3,292	3%
60 and 61 years	28	1%	365	1%	1,197	1%
62 to 64 years	37	1%	445	1%	1,633	1%
65 and 66 years	24	1%	341	1%	1,096	1%
67 to 69 years	26	1%	312	1%	1,322	1%
70 to 74 years	17	1%	389	1%	1,544	1%
75 to 79 years	12	0%	211	1%	737	1%
80 to 84 years	9	0%	167	1%	635	1%
85 years and over	8	0%	71	0%	391	0%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B01001, B01003. The numbers in the above table may not total up due to rounding.

POPULATION PROJECTIONS

State and county population projections.

	2000	2010	2020	2030	% Population Change			% Population Change 2020-2030
					2000-2010	2010-2020	2020-2030	
Texas	20,851,820	25,145,561	29,677,668	34,894,452				18%
Denton County	432,976	662,614	897,953	1,234,110				37%

Source: Texas Demographic Center, Projections of the Population of Texas and Counties in Texas by Age, Sex and Race/Ethnicity for 2010-2050, 2018.

METHODOLOGY

First, a geographic information system (GIS) analysis calculates the project's radius(es). The GIS analysis then identifies the 2019 US Census Bureau Block Groups that intersect the project's radiuses. Then, the GIS analysis calculates the percent of each Block Group within each radius distance (overlap). Next, the overlap percent is multiplied by the demographics for each Block Group. Finally, the radius demographic estimate equals the sum of the overlap multiplied by the demographics for all Block Groups that intersect a radius.

The benefits of this methodology are that it allows for:

1. the use of the **most current data** for small area geographies from the US Census Bureau;
2. the estimation of demographics for radius distances using dissimilar shaped Census Block Groups; and
3. **data comparability** (because estimates for small radiuses and large radiuses use the same methodology, geographies and datasets).

This methodology assumes that the **population is equally distributed** throughout a Block Group. This assumption can result in unlikely estimates for small radiuses (i.e. 1 mile) in rural areas with low population densities and thus, large geographic area Block Groups.

If you have any questions, you can reach Cubit at 1.800.939.2130 or at www.cubitplanning.com.

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