



Community Profile

FM-544 W
 FM-544 W, Wylie, Texas, 75098
 Drive Time: 10, 20, 30 minute radii

Prepared by Esri
 Latitude: 33.00742
 Longitude: -96.54666

	10 minutes	20 minutes	30 minutes
Population Summary			
2000 Total Population	37,135	340,807	1,259,572
2010 Total Population	85,583	461,894	1,475,754
2021 Total Population	117,038	570,411	1,762,572
2021 Group Quarters	134	1,571	6,716
2026 Total Population	131,828	627,658	1,918,694
2021-2026 Annual Rate	2.41%	1.93%	1.71%
2021 Total Daytime Population	102,683	522,919	1,770,751
Workers	41,806	236,730	898,243
Residents	60,877	286,189	872,508
Household Summary			
2000 Households	12,245	114,646	479,703
2000 Average Household Size	3.02	2.96	2.61
2010 Households	27,198	153,805	550,921
2010 Average Household Size	3.14	2.99	2.67
2021 Households	36,635	187,492	648,020
2021 Average Household Size	3.19	3.03	2.71
2026 Households	41,064	205,566	701,722
2026 Average Household Size	3.21	3.05	2.72
2021-2026 Annual Rate	2.31%	1.86%	1.61%
2010 Families	22,982	120,381	375,672
2010 Average Family Size	3.43	3.40	3.25
2021 Families	30,784	145,842	441,625
2021 Average Family Size	3.49	3.45	3.30
2026 Families	34,429	159,522	478,562
2026 Average Family Size	3.52	3.46	3.32
2021-2026 Annual Rate	2.26%	1.81%	1.62%
Housing Unit Summary			
2000 Housing Units	12,779	118,750	504,500
Owner Occupied Housing Units	83.8%	72.3%	55.0%
Renter Occupied Housing Units	12.1%	24.2%	40.0%
Vacant Housing Units	4.2%	3.5%	4.9%
2010 Housing Units	28,390	161,381	594,653
Owner Occupied Housing Units	83.1%	71.5%	55.3%
Renter Occupied Housing Units	12.7%	23.8%	37.4%
Vacant Housing Units	4.2%	4.7%	7.4%
2021 Housing Units	37,546	195,873	695,954
Owner Occupied Housing Units	82.7%	67.1%	52.3%
Renter Occupied Housing Units	14.8%	28.6%	40.9%
Vacant Housing Units	2.4%	4.3%	6.9%
2026 Housing Units	42,097	214,176	751,059
Owner Occupied Housing Units	83.6%	67.3%	52.9%
Renter Occupied Housing Units	14.0%	28.7%	40.5%
Vacant Housing Units	2.5%	4.0%	6.6%
Median Household Income			
2021	\$101,315	\$83,992	\$74,022
2026	\$107,071	\$91,328	\$80,048
Median Home Value			
2021	\$312,093	\$277,036	\$290,197
2026	\$347,017	\$320,271	\$333,542
Per Capita Income			
2021	\$36,569	\$35,041	\$37,391
2026	\$40,159	\$38,531	\$40,846
Median Age			
2010	33.7	34.8	34.5
2021	35.2	36.1	36.1
2026	34.4	36.4	36.4

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 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2021 Households by Income			
Household Income Base	36,635	187,492	648,020
<\$15,000	2.4%	4.5%	6.5%
\$15,000 - \$24,999	3.1%	4.6%	6.2%
\$25,000 - \$34,999	3.5%	6.1%	7.3%
\$35,000 - \$49,999	9.7%	10.9%	12.6%
\$50,000 - \$74,999	15.5%	17.6%	17.9%
\$75,000 - \$99,999	14.6%	14.9%	13.3%
\$100,000 - \$149,999	27.3%	21.4%	17.5%
\$150,000 - \$199,999	13.4%	10.0%	8.5%
\$200,000+	10.5%	10.1%	10.1%
Average Household Income	\$116,736	\$106,500	\$101,750
2026 Households by Income			
Household Income Base	41,064	205,566	701,722
<\$15,000	2.0%	3.7%	5.4%
\$15,000 - \$24,999	2.5%	3.7%	5.2%
\$25,000 - \$34,999	2.8%	5.2%	6.5%
\$35,000 - \$49,999	8.0%	9.8%	11.7%
\$50,000 - \$74,999	14.1%	16.9%	17.7%
\$75,000 - \$99,999	14.2%	14.9%	13.6%
\$100,000 - \$149,999	29.1%	22.8%	18.9%
\$150,000 - \$199,999	15.7%	11.7%	10.0%
\$200,000+	11.7%	11.2%	10.9%
Average Household Income	\$128,825	\$117,523	\$111,737
2021 Owner Occupied Housing Units by Value			
Total	31,069	131,449	363,504
<\$50,000	1.1%	0.8%	1.1%
\$50,000 - \$99,999	0.8%	2.8%	3.5%
\$100,000 - \$149,999	4.1%	6.8%	7.2%
\$150,000 - \$199,999	5.8%	11.3%	10.8%
\$200,000 - \$249,999	17.7%	19.1%	16.1%
\$250,000 - \$299,999	16.8%	16.9%	14.0%
\$300,000 - \$399,999	30.3%	22.4%	22.0%
\$400,000 - \$499,999	15.5%	11.0%	11.9%
\$500,000 - \$749,999	6.6%	6.7%	9.6%
\$750,000 - \$999,999	0.9%	1.3%	2.1%
\$1,000,000 - \$1,499,999	0.2%	0.5%	1.0%
\$1,500,000 - \$1,999,999	0.1%	0.1%	0.3%
\$2,000,000 +	0.1%	0.3%	0.3%
Average Home Value	\$333,066	\$315,577	\$339,939
2026 Owner Occupied Housing Units by Value			
Total	35,187	144,088	397,304
<\$50,000	0.2%	0.2%	0.3%
\$50,000 - \$99,999	0.1%	0.8%	1.0%
\$100,000 - \$149,999	1.1%	2.1%	2.6%
\$150,000 - \$199,999	2.2%	6.4%	6.6%
\$200,000 - \$249,999	13.7%	16.9%	15.0%
\$250,000 - \$299,999	15.9%	17.9%	15.3%
\$300,000 - \$399,999	35.7%	28.5%	27.1%
\$400,000 - \$499,999	21.1%	16.2%	16.1%
\$500,000 - \$749,999	9.0%	9.0%	12.0%
\$750,000 - \$999,999	0.8%	1.2%	2.1%
\$1,000,000 - \$1,499,999	0.1%	0.5%	1.1%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.3%
\$2,000,000 +	0.0%	0.3%	0.3%
Average Home Value	\$366,066	\$354,970	\$378,434

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 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Age			
Total	85,581	461,897	1,475,753
0 - 4	8.6%	7.5%	7.5%
5 - 9	9.7%	8.3%	7.6%
10 - 14	9.1%	8.4%	7.5%
15 - 24	11.3%	13.0%	13.2%
25 - 34	13.3%	13.1%	14.9%
35 - 44	19.1%	16.3%	15.1%
45 - 54	14.5%	15.3%	14.6%
55 - 64	8.5%	10.2%	10.3%
65 - 74	3.9%	5.0%	5.3%
75 - 84	1.6%	2.2%	2.8%
85 +	0.4%	0.8%	1.1%
18 +	67.8%	70.8%	72.9%
2021 Population by Age			
Total	117,039	570,410	1,762,572
0 - 4	7.6%	6.7%	6.7%
5 - 9	8.2%	7.3%	6.9%
10 - 14	8.2%	7.4%	7.0%
15 - 24	12.2%	12.4%	12.8%
25 - 34	13.5%	14.6%	15.0%
35 - 44	15.7%	14.3%	14.2%
45 - 54	14.3%	13.1%	12.5%
55 - 64	11.0%	12.1%	11.8%
65 - 74	6.4%	7.9%	8.1%
75 - 84	2.3%	3.2%	3.7%
85 +	0.6%	0.9%	1.3%
18 +	71.6%	74.5%	75.5%
2026 Population by Age			
Total	131,830	627,658	1,918,695
0 - 4	7.8%	6.9%	6.8%
5 - 9	8.1%	7.1%	6.8%
10 - 14	8.0%	7.2%	6.8%
15 - 24	11.5%	11.7%	12.4%
25 - 34	15.5%	14.8%	15.0%
35 - 44	15.3%	15.0%	14.4%
45 - 54	13.0%	12.3%	12.1%
55 - 64	10.3%	11.2%	10.9%
65 - 74	6.8%	8.6%	8.7%
75 - 84	2.9%	4.2%	4.6%
85 +	0.6%	1.1%	1.4%
18 +	71.7%	74.8%	75.8%
2010 Population by Sex			
Males	42,067	227,710	722,138
Females	43,516	234,184	753,616
2021 Population by Sex			
Males	57,203	280,279	863,519
Females	59,835	290,132	899,054
2026 Population by Sex			
Males	64,329	308,238	939,859
Females	67,500	319,420	978,836

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Race/Ethnicity			
Total	85,582	461,894	1,475,754
White Alone	69.7%	66.0%	64.5%
Black Alone	10.4%	11.3%	13.6%
American Indian Alone	0.7%	0.7%	0.7%
Asian Alone	11.0%	10.4%	8.2%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	5.1%	8.6%	10.1%
Two or More Races	3.1%	3.0%	3.0%
Hispanic Origin	14.6%	23.6%	25.4%
Diversity Index	61.8	70.7	72.6
2021 Population by Race/Ethnicity			
Total	117,038	570,410	1,762,572
White Alone	60.1%	57.7%	57.1%
Black Alone	13.2%	13.4%	15.3%
American Indian Alone	0.6%	0.6%	0.6%
Asian Alone	16.5%	15.1%	12.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	5.7%	9.4%	10.9%
Two or More Races	3.8%	3.7%	3.6%
Hispanic Origin	16.0%	25.6%	27.4%
Diversity Index	70.2	76.8	78.0
2026 Population by Race/Ethnicity			
Total	131,828	627,659	1,918,693
White Alone	56.5%	54.7%	54.5%
Black Alone	14.8%	14.4%	16.0%
American Indian Alone	0.6%	0.6%	0.6%
Asian Alone	17.9%	16.6%	13.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	6.1%	9.7%	11.3%
Two or More Races	4.0%	3.9%	3.8%
Hispanic Origin	17.3%	26.8%	28.7%
Diversity Index	73.3	78.9	79.9
2010 Population by Relationship and Household Type			
Total	85,583	461,894	1,475,754
In Households	99.8%	99.7%	99.6%
In Family Households	93.6%	90.5%	85.0%
Householder	26.9%	26.1%	25.4%
Spouse	22.3%	20.4%	18.9%
Child	38.2%	36.3%	33.3%
Other relative	4.7%	5.6%	5.2%
Nonrelative	1.6%	2.0%	2.1%
In Nonfamily Households	6.2%	9.2%	14.6%
In Group Quarters	0.2%	0.3%	0.4%
Institutionalized Population	0.2%	0.3%	0.4%
Noninstitutionalized Population	0.0%	0.0%	0.1%

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 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2021 Population 25+ by Educational Attainment			
Total	74,572	377,466	1,174,345
Less than 9th Grade	2.7%	5.8%	5.8%
9th - 12th Grade, No Diploma	3.9%	5.5%	5.5%
High School Graduate	17.9%	17.3%	16.9%
GED/Alternative Credential	2.4%	2.8%	2.6%
Some College, No Degree	21.7%	21.3%	20.3%
Associate Degree	9.3%	8.3%	7.4%
Bachelor's Degree	28.2%	25.7%	26.8%
Graduate/Professional Degree	14.0%	13.2%	14.7%
2021 Population 15+ by Marital Status			
Total	88,896	448,278	1,399,167
Never Married	26.6%	30.4%	33.0%
Married	62.1%	56.6%	52.7%
Widowed	3.2%	3.7%	4.2%
Divorced	8.1%	9.3%	10.2%
2021 Civilian Population 16+ in Labor Force			
Civilian Population 16+	59,690	304,337	950,739
Population 16+ Employed	94.7%	94.1%	94.4%
Population 16+ Unemployment rate	5.3%	5.9%	5.6%
Population 16-24 Employed	9.6%	11.2%	12.0%
Population 16-24 Unemployment rate	13.0%	10.5%	8.7%
Population 25-54 Employed	70.4%	66.2%	65.4%
Population 25-54 Unemployment rate	4.5%	5.4%	5.3%
Population 55-64 Employed	15.8%	16.9%	16.1%
Population 55-64 Unemployment rate	3.0%	4.2%	4.2%
Population 65+ Employed	4.3%	5.6%	6.5%
Population 65+ Unemployment rate	8.0%	6.5%	5.7%
2021 Employed Population 16+ by Industry			
Total	56,520	286,471	897,626
Agriculture/Mining	0.8%	0.7%	0.7%
Construction	6.3%	7.8%	8.1%
Manufacturing	10.6%	9.9%	8.6%
Wholesale Trade	2.8%	2.6%	2.6%
Retail Trade	10.1%	10.7%	11.6%
Transportation/Utilities	4.6%	4.6%	4.9%
Information	3.4%	2.7%	2.5%
Finance/Insurance/Real Estate	10.7%	10.2%	10.4%
Services	47.9%	48.2%	48.1%
Public Administration	2.8%	2.6%	2.4%
2021 Employed Population 16+ by Occupation			
Total	56,519	286,472	897,626
White Collar	76.0%	69.3%	68.6%
Management/Business/Financial	22.8%	20.4%	20.9%
Professional	31.1%	27.0%	25.7%
Sales	10.3%	10.3%	10.7%
Administrative Support	11.8%	11.6%	11.3%
Services	9.3%	12.6%	13.2%
Blue Collar	14.7%	18.0%	18.2%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	3.4%	5.1%	5.6%
Installation/Maintenance/Repair	3.0%	2.8%	2.5%
Production	3.5%	4.4%	3.8%
Transportation/Material Moving	4.8%	5.7%	6.2%

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November 29, 2021



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2010 Households by Type			
Total	27,198	153,805	550,920
Households with 1 Person	12.3%	17.4%	26.0%
Households with 2+ People	87.7%	82.6%	74.0%
Family Households	84.5%	78.3%	68.2%
Husband-wife Families	70.2%	61.3%	50.6%
With Related Children	42.8%	33.9%	26.2%
Other Family (No Spouse Present)	14.3%	17.0%	17.6%
Other Family with Male Householder	4.4%	5.0%	4.8%
With Related Children	2.7%	3.0%	2.8%
Other Family with Female Householder	9.9%	12.0%	12.8%
With Related Children	7.1%	8.0%	8.8%
Nonfamily Households	3.2%	4.4%	5.8%
All Households with Children	53.0%	45.3%	38.2%
Multigenerational Households	5.8%	6.1%	4.7%
Unmarried Partner Households	4.2%	5.0%	5.7%
Male-female	3.6%	4.3%	4.9%
Same-sex	0.6%	0.7%	0.8%
2010 Households by Size			
Total	27,201	153,803	550,922
1 Person Household	12.3%	17.4%	26.0%
2 Person Household	27.8%	29.4%	30.1%
3 Person Household	20.8%	18.6%	16.6%
4 Person Household	22.0%	18.4%	14.8%
5 Person Household	10.7%	9.5%	7.3%
6 Person Household	4.0%	4.0%	3.0%
7 + Person Household	2.3%	2.8%	2.1%
2010 Households by Tenure and Mortgage Status			
Total	27,198	153,805	550,921
Owner Occupied	86.8%	75.1%	59.7%
Owned with a Mortgage/Loan	76.0%	61.3%	46.2%
Owned Free and Clear	10.8%	13.8%	13.5%
Renter Occupied	13.2%	24.9%	40.3%
2021 Affordability, Mortgage and Wealth			
Housing Affordability Index	145	141	121
Percent of Income for Mortgage	12.9%	13.8%	16.4%
Wealth Index	126	116	110
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	28,390	161,381	594,653
Housing Units Inside Urbanized Area	98.0%	97.3%	97.3%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.2%
Rural Housing Units	2.0%	2.7%	2.5%
2010 Population By Urban/ Rural Status			
Total Population	85,583	461,894	1,475,754
Population Inside Urbanized Area	98.2%	97.4%	97.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.2%
Rural Population	1.8%	2.6%	2.8%

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.	Up and Coming Families (7A)	Boomburbs (1C)	Young and Restless (11B)
2.	Boomburbs (1C)	Workday Drive (4A)	Home Improvement (4B)
3.	Workday Drive (4A)	Home Improvement (4B)	Boomburbs (1C)
2021 Consumer Spending			
Apparel & Services: Total \$	\$97,291,127	\$458,325,162	\$1,540,530,412
Average Spent	\$2,655.69	\$2,444.51	\$2,377.29
Spending Potential Index	125	115	112
Education: Total \$	\$73,356,702	\$362,598,350	\$1,238,986,103
Average Spent	\$2,002.37	\$1,933.94	\$1,911.96
Spending Potential Index	116	112	111
Entertainment/Recreation: Total \$	\$146,829,736	\$681,834,476	\$2,247,620,764
Average Spent	\$4,007.91	\$3,636.61	\$3,468.44
Spending Potential Index	124	113	107
Food at Home: Total \$	\$240,122,058	\$1,147,088,038	\$3,855,413,109
Average Spent	\$6,554.44	\$6,118.06	\$5,949.53
Spending Potential Index	120	112	109
Food Away from Home: Total \$	\$175,220,966	\$827,428,164	\$2,773,722,805
Average Spent	\$4,782.88	\$4,413.14	\$4,280.30
Spending Potential Index	126	116	113
Health Care: Total \$	\$279,213,441	\$1,299,375,329	\$4,266,201,745
Average Spent	\$7,621.49	\$6,930.30	\$6,583.44
Spending Potential Index	122	111	106
HH Furnishings & Equipment: Total \$	\$107,611,165	\$493,710,199	\$1,615,831,792
Average Spent	\$2,937.39	\$2,633.23	\$2,493.49
Spending Potential Index	130	117	111
Personal Care Products & Services: Total \$	\$41,286,380	\$193,691,351	\$645,358,496
Average Spent	\$1,126.97	\$1,033.06	\$995.89
Spending Potential Index	126	115	111
Shelter: Total \$	\$905,747,390	\$4,333,398,738	\$14,564,236,650
Average Spent	\$24,723.55	\$23,112.45	\$22,474.98
Spending Potential Index	123	115	112
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$120,222,471	\$529,210,579	\$1,695,409,895
Average Spent	\$3,281.63	\$2,822.58	\$2,616.29
Spending Potential Index	137	118	109
Travel: Total \$	\$120,506,267	\$555,171,602	\$1,803,271,518
Average Spent	\$3,289.38	\$2,961.04	\$2,782.74
Spending Potential Index	130	117	110
Vehicle Maintenance & Repairs: Total \$	\$51,340,897	\$237,983,676	\$789,654,123
Average Spent	\$1,401.42	\$1,269.30	\$1,218.56
Spending Potential Index	126	115	110

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 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.