



# 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
<b>Population Summary</b>			
2000 Total Population	36,870	340,012	1,254,501
2010 Total Population	86,810	463,439	1,474,707
2020 Total Population	118,364	571,850	1,765,235
2020 Group Quarters	150	1,570	6,527
2025 Total Population	133,504	628,499	1,924,049
2020-2025 Annual Rate	2.44%	1.91%	1.74%
2020 Total Daytime Population	103,784	529,935	1,782,619
Workers	40,954	235,713	887,910
Residents	62,830	294,222	894,709
<b>Household Summary</b>			
2000 Households	12,163	114,539	479,053
2000 Average Household Size	3.02	2.95	2.60
2010 Households	27,533	154,694	552,428
2010 Average Household Size	3.15	2.99	2.66
2020 Households	36,978	188,574	650,643
2020 Average Household Size	3.20	3.02	2.70
2025 Households	41,470	206,562	705,248
2025 Average Household Size	3.22	3.04	2.72
2020-2025 Annual Rate	2.32%	1.84%	1.62%
2010 Families	23,280	121,042	376,360
2010 Average Family Size	3.43	3.39	3.25
2020 Families	31,101	146,435	442,511
2020 Average Family Size	3.50	3.44	3.30
2025 Families	34,785	160,029	479,729
2025 Average Family Size	3.53	3.46	3.32
2020-2025 Annual Rate	2.26%	1.79%	1.63%
<b>Housing Unit Summary</b>			
2000 Housing Units	12,702	118,711	503,853
Owner Occupied Housing Units	83.7%	72.5%	55.0%
Renter Occupied Housing Units	12.0%	24.0%	40.0%
Vacant Housing Units	4.2%	3.5%	4.9%
2010 Housing Units	28,727	162,343	595,750
Owner Occupied Housing Units	83.2%	71.6%	55.3%
Renter Occupied Housing Units	12.6%	23.7%	37.4%
Vacant Housing Units	4.2%	4.7%	7.3%
2020 Housing Units	38,055	198,422	698,495
Owner Occupied Housing Units	82.5%	66.6%	51.8%
Renter Occupied Housing Units	14.7%	28.5%	41.4%
Vacant Housing Units	2.8%	5.0%	6.9%
2025 Housing Units	42,634	216,541	754,601
Owner Occupied Housing Units	82.4%	65.9%	51.6%
Renter Occupied Housing Units	14.9%	29.5%	41.8%
Vacant Housing Units	2.7%	4.6%	6.5%
<b>Median Household Income</b>			
2020	\$102,390	\$83,489	\$73,493
2025	\$106,660	\$89,463	\$78,206
<b>Median Home Value</b>			
2020	\$291,816	\$254,441	\$268,067
2025	\$320,827	\$284,208	\$295,707
<b>Per Capita Income</b>			
2020	\$37,274	\$35,358	\$38,039
2025	\$40,624	\$38,696	\$41,138
<b>Median Age</b>			
2010	33.7	34.8	34.6
2020	34.9	36.0	36.0
2025	34.1	36.4	36.3

**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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<b>2020 Households by Income</b>			
Household Income Base	36,978	188,574	650,639
<\$15,000	2.7%	4.7%	6.7%
\$15,000 - \$24,999	3.1%	4.7%	6.3%
\$25,000 - \$34,999	3.4%	6.5%	7.9%
\$35,000 - \$49,999	8.3%	10.8%	12.1%
\$50,000 - \$74,999	15.9%	17.7%	17.8%
\$75,000 - \$99,999	14.2%	13.8%	12.5%
\$100,000 - \$149,999	29.1%	21.8%	17.7%
\$150,000 - \$199,999	12.1%	9.8%	8.4%
\$200,000+	11.2%	10.2%	10.6%
Average Household Income	\$119,290	\$107,145	\$103,266
<b>2025 Households by Income</b>			
Household Income Base	41,470	206,562	705,244
<\$15,000	2.5%	4.3%	6.1%
\$15,000 - \$24,999	2.8%	4.2%	5.6%
\$25,000 - \$34,999	3.0%	6.0%	7.4%
\$35,000 - \$49,999	7.4%	10.0%	11.4%
\$50,000 - \$74,999	14.5%	16.9%	17.4%
\$75,000 - \$99,999	13.4%	13.5%	12.6%
\$100,000 - \$149,999	30.1%	22.6%	18.6%
\$150,000 - \$199,999	13.5%	10.8%	9.2%
\$200,000+	12.9%	11.7%	11.5%
Average Household Income	\$130,763	\$117,661	\$112,314
<b>2020 Owner Occupied Housing Units by Value</b>			
Total	31,399	132,076	361,482
<\$50,000	3.4%	2.1%	2.1%
\$50,000 - \$99,999	2.8%	5.9%	6.4%
\$100,000 - \$149,999	6.1%	11.5%	11.1%
\$150,000 - \$199,999	10.0%	15.0%	13.3%
\$200,000 - \$249,999	12.6%	14.2%	12.4%
\$250,000 - \$299,999	18.0%	15.1%	12.8%
\$300,000 - \$399,999	27.0%	18.8%	19.2%
\$400,000 - \$499,999	12.8%	9.5%	10.7%
\$500,000 - \$749,999	5.9%	6.0%	8.4%
\$750,000 - \$999,999	0.9%	1.2%	2.0%
\$1,000,000 - \$1,499,999	0.1%	0.4%	0.9%
\$1,500,000 - \$1,999,999	0.2%	0.1%	0.3%
\$2,000,000 +	0.1%	0.3%	0.3%
Average Home Value	\$310,450	\$288,745	\$314,673
<b>2025 Owner Occupied Housing Units by Value</b>			
Total	35,124	142,719	389,432
<\$50,000	2.3%	1.4%	1.5%
\$50,000 - \$99,999	1.8%	4.3%	4.7%
\$100,000 - \$149,999	3.9%	8.4%	8.6%
\$150,000 - \$199,999	6.5%	11.5%	10.8%
\$200,000 - \$249,999	10.7%	13.3%	11.8%
\$250,000 - \$299,999	18.3%	16.3%	13.7%
\$300,000 - \$399,999	31.4%	22.6%	21.9%
\$400,000 - \$499,999	15.8%	12.1%	12.7%
\$500,000 - \$749,999	7.9%	7.6%	10.0%
\$750,000 - \$999,999	1.0%	1.4%	2.4%
\$1,000,000 - \$1,499,999	0.1%	0.6%	1.1%
\$1,500,000 - \$1,999,999	0.2%	0.2%	0.3%
\$2,000,000 +	0.1%	0.4%	0.4%
Average Home Value	\$339,407	\$321,633	\$343,009

**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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<b>2010 Population by Age</b>			
Total	86,809	463,438	1,474,706
0 - 4	8.7%	7.5%	7.5%
5 - 9	9.7%	8.3%	7.6%
10 - 14	9.1%	8.4%	7.5%
15 - 24	11.3%	12.9%	13.1%
25 - 34	13.3%	13.1%	14.9%
35 - 44	19.2%	16.3%	15.2%
45 - 54	14.5%	15.3%	14.7%
55 - 64	8.4%	10.2%	10.3%
65 - 74	3.9%	5.0%	5.3%
75 - 84	1.6%	2.2%	2.8%
85 +	0.4%	0.7%	1.1%
18 +	67.7%	70.9%	73.0%
<b>2020 Population by Age</b>			
Total	118,365	571,851	1,765,234
0 - 4	7.7%	6.8%	6.7%
5 - 9	8.4%	7.4%	6.9%
10 - 14	8.3%	7.4%	7.0%
15 - 24	12.4%	12.5%	12.8%
25 - 34	13.3%	14.5%	15.0%
35 - 44	15.5%	14.1%	14.0%
45 - 54	14.7%	13.5%	12.9%
55 - 64	10.9%	12.1%	11.9%
65 - 74	6.1%	7.7%	7.9%
75 - 84	2.2%	3.1%	3.5%
85 +	0.6%	1.0%	1.3%
18 +	71.2%	74.3%	75.4%
<b>2025 Population by Age</b>			
Total	133,502	628,500	1,924,048
0 - 4	7.9%	6.9%	6.8%
5 - 9	8.2%	7.2%	6.8%
10 - 14	8.2%	7.3%	6.8%
15 - 24	11.6%	11.7%	12.4%
25 - 34	15.6%	14.9%	15.3%
35 - 44	15.0%	14.8%	14.3%
45 - 54	13.1%	12.3%	12.1%
55 - 64	10.4%	11.4%	11.1%
65 - 74	6.6%	8.5%	8.6%
75 - 84	2.7%	4.1%	4.4%
85 +	0.6%	1.1%	1.4%
18 +	71.4%	74.7%	75.8%
<b>2010 Population by Sex</b>			
Males	42,671	228,407	721,712
Females	44,139	235,032	752,995
<b>2020 Population by Sex</b>			
Males	57,860	280,795	864,604
Females	60,504	291,055	900,631
<b>2025 Population by Sex</b>			
Males	65,141	308,387	942,082
Females	68,363	320,112	981,967

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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<b>2010 Population by Race/Ethnicity</b>			
Total	86,810	463,438	1,474,707
White Alone	69.4%	66.3%	64.8%
Black Alone	10.5%	11.3%	13.3%
American Indian Alone	0.7%	0.7%	0.7%
Asian Alone	11.3%	10.4%	8.6%
Pacific Islander Alone	0.1%	0.0%	0.1%
Some Other Race Alone	5.1%	8.3%	9.7%
Two or More Races	3.1%	3.0%	3.0%
Hispanic Origin	14.5%	23.1%	24.7%
Diversity Index	62.0	70.2	72.1
<b>2020 Population by Race/Ethnicity</b>			
Total	118,366	571,850	1,765,234
White Alone	60.7%	58.6%	57.8%
Black Alone	12.8%	13.1%	14.7%
American Indian Alone	0.6%	0.6%	0.6%
Asian Alone	16.4%	14.9%	12.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	5.6%	9.1%	10.5%
Two or More Races	3.7%	3.6%	3.6%
Hispanic Origin	15.9%	24.9%	26.6%
Diversity Index	69.8	76.0	77.4
<b>2025 Population by Race/Ethnicity</b>			
Total	133,504	628,498	1,924,050
White Alone	56.9%	55.5%	54.9%
Black Alone	14.4%	14.1%	15.5%
American Indian Alone	0.6%	0.6%	0.6%
Asian Alone	18.0%	16.6%	14.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	6.0%	9.3%	10.9%
Two or More Races	4.0%	3.8%	3.8%
Hispanic Origin	17.3%	26.0%	27.9%
Diversity Index	73.1	78.2	79.3
<b>2010 Population by Relationship and Household Type</b>			
Total	86,810	463,439	1,474,707
In Households	99.8%	99.7%	99.6%
In Family Households	93.7%	90.5%	84.9%
Householder	26.8%	26.2%	25.5%
Spouse	22.3%	20.5%	19.0%
Child	38.2%	36.3%	33.2%
Other relative	4.7%	5.6%	5.1%
Nonrelative	1.5%	2.0%	2.1%
In Nonfamily Households	6.2%	9.2%	14.7%
In Group Quarters	0.2%	0.3%	0.4%
Institutionalized Population	0.2%	0.3%	0.3%
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.

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<b>2020 Population 25+ by Educational Attainment</b>			
Total	74,858	377,138	1,173,781
Less than 9th Grade	3.2%	5.9%	5.8%
9th - 12th Grade, No Diploma	3.9%	5.9%	5.8%
High School Graduate	18.4%	17.0%	16.3%
GED/Alternative Credential	2.8%	3.0%	2.7%
Some College, No Degree	21.0%	21.1%	20.4%
Associate Degree	9.2%	7.9%	7.2%
Bachelor's Degree	27.7%	26.0%	27.0%
Graduate/Professional Degree	13.8%	13.1%	14.8%
<b>2020 Population 15+ by Marital Status</b>			
Total	89,489	448,526	1,400,585
Never Married	27.1%	30.8%	33.0%
Married	61.5%	56.0%	52.6%
Widowed	3.5%	3.9%	4.3%
Divorced	7.9%	9.3%	10.1%
<b>2020 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	60,809	306,810	962,433
Population 16+ Employed	91.9%	91.2%	91.2%
Population 16+ Unemployment rate	8.1%	8.8%	8.8%
Population 16-24 Employed	10.0%	10.9%	11.5%
Population 16-24 Unemployment rate	14.3%	15.5%	15.3%
Population 25-54 Employed	71.2%	66.8%	66.1%
Population 25-54 Unemployment rate	7.4%	8.1%	8.0%
Population 55-64 Employed	15.0%	16.9%	16.1%
Population 55-64 Unemployment rate	7.0%	7.6%	7.6%
Population 65+ Employed	3.8%	5.4%	6.3%
Population 65+ Unemployment rate	6.4%	7.5%	7.1%
<b>2020 Employed Population 16+ by Industry</b>			
Total	55,911	279,770	877,832
Agriculture/Mining	0.8%	0.7%	0.8%
Construction	6.5%	7.9%	8.0%
Manufacturing	10.9%	10.1%	8.8%
Wholesale Trade	2.7%	2.4%	2.5%
Retail Trade	9.4%	9.9%	10.8%
Transportation/Utilities	4.5%	4.4%	4.7%
Information	3.5%	2.8%	2.6%
Finance/Insurance/Real Estate	10.0%	9.7%	9.9%
Services	49.1%	49.7%	49.6%
Public Administration	2.6%	2.4%	2.1%
<b>2020 Employed Population 16+ by Occupation</b>			
Total	55,914	279,767	877,832
White Collar	73.3%	67.3%	67.0%
Management/Business/Financial	18.9%	17.2%	17.8%
Professional	28.9%	25.1%	24.1%
Sales	11.0%	10.8%	11.3%
Administrative Support	14.5%	14.1%	13.8%
Services	11.8%	15.1%	15.6%
Blue Collar	15.0%	17.7%	17.4%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	3.5%	5.1%	5.4%
Installation/Maintenance/Repair	3.6%	3.4%	2.9%
Production	4.0%	4.8%	4.1%
Transportation/Material Moving	3.9%	4.4%	4.8%

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November 17, 2020



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<b>2010 Households by Type</b>			
Total	27,534	154,694	552,429
Households with 1 Person	12.3%	17.4%	26.1%
Households with 2+ People	87.7%	82.6%	73.9%
Family Households	84.6%	78.2%	68.1%
Husband-wife Families	70.3%	61.4%	50.8%
With Related Children	43.1%	33.9%	26.2%
Other Family (No Spouse Present)	14.2%	16.8%	17.3%
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%	11.9%	12.6%
With Related Children	7.1%	8.0%	8.7%
Nonfamily Households	3.2%	4.3%	5.8%
All Households with Children	53.3%	45.2%	38.0%
Multigenerational Households	5.8%	6.1%	4.6%
Unmarried Partner Households	4.2%	4.9%	5.6%
Male-female	3.6%	4.2%	4.8%
Same-sex	0.6%	0.7%	0.8%
<b>2010 Households by Size</b>			
Total	27,533	154,694	552,429
1 Person Household	12.3%	17.4%	26.1%
2 Person Household	27.6%	29.5%	30.3%
3 Person Household	20.8%	18.6%	16.6%
4 Person Household	22.1%	18.4%	14.8%
5 Person Household	10.8%	9.4%	7.2%
6 Person Household	4.0%	3.9%	3.0%
7 + Person Household	2.3%	2.7%	2.1%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	27,533	154,694	552,428
Owner Occupied	86.8%	75.1%	59.7%
Owned with a Mortgage/Loan	76.2%	61.5%	46.4%
Owned Free and Clear	10.7%	13.7%	13.3%
Renter Occupied	13.2%	24.9%	40.3%
<b>2020 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	156	151	129
Percent of Income for Mortgage	11.9%	12.7%	15.2%
Wealth Index	132	121	115
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	28,727	162,343	595,750
Housing Units Inside Urbanized Area	98.0%	97.4%	97.3%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.2%
Rural Housing Units	2.0%	2.6%	2.4%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	86,810	463,439	1,474,707
Population Inside Urbanized Area	98.2%	97.5%	97.1%
Population Inside Urbanized Cluster	0.0%	0.0%	0.2%
Rural Population	1.8%	2.5%	2.7%

**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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<b>Top 3 Tapestry Segments</b>			
1.	Up and Coming Families (7A)		Young and Restless (11B)
2.	Boomburbs (1C)		Home Improvement (4B)
3.	Soccer Moms (4A)	Home Improvement (4B)	Boomburbs (1C)
<b>2020 Consumer Spending</b>			
Apparel & Services: Total \$	\$107,532,504	\$491,293,216	\$1,653,722,474
Average Spent	\$2,908.01	\$2,605.31	\$2,541.67
Spending Potential Index	136	121	118
Education: Total \$	\$82,516,180	\$392,032,526	\$1,331,733,388
Average Spent	\$2,231.49	\$2,078.93	\$2,046.80
Spending Potential Index	125	116	114
Entertainment/Recreation: Total \$	\$157,402,374	\$714,399,082	\$2,369,308,586
Average Spent	\$4,256.65	\$3,788.43	\$3,641.49
Spending Potential Index	131	117	112
Food at Home: Total \$	\$252,995,826	\$1,175,256,890	\$3,964,157,587
Average Spent	\$6,841.79	\$6,232.34	\$6,092.68
Spending Potential Index	128	117	114
Food Away from Home: Total \$	\$186,382,225	\$857,740,528	\$2,885,811,561
Average Spent	\$5,040.35	\$4,548.56	\$4,435.32
Spending Potential Index	134	121	118
Health Care: Total \$	\$276,123,460	\$1,257,272,773	\$4,137,041,110
Average Spent	\$7,467.24	\$6,667.26	\$6,358.39
Spending Potential Index	130	116	111
HH Furnishings & Equipment: Total \$	\$111,831,999	\$501,859,166	\$1,648,933,828
Average Spent	\$3,024.28	\$2,661.34	\$2,534.31
Spending Potential Index	138	122	116
Personal Care Products & Services: Total \$	\$46,769,086	\$211,475,247	\$703,288,930
Average Spent	\$1,264.78	\$1,121.44	\$1,080.91
Spending Potential Index	138	122	118
Shelter: Total \$	\$916,971,447	\$4,320,899,372	\$14,658,660,817
Average Spent	\$24,797.76	\$22,913.55	\$22,529.50
Spending Potential Index	128	118	116
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$122,305,153	\$533,444,219	\$1,721,060,709
Average Spent	\$3,307.51	\$2,828.83	\$2,645.17
Spending Potential Index	141	121	113
Travel: Total \$	\$119,225,500	\$542,927,271	\$1,778,324,151
Average Spent	\$3,224.23	\$2,879.12	\$2,733.18
Spending Potential Index	134	119	113
Vehicle Maintenance & Repairs: Total \$	\$55,543,471	\$254,628,111	\$858,836,968
Average Spent	\$1,502.07	\$1,350.28	\$1,319.98
Spending Potential Index	130	117	114

**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.