Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections
Calculated using TAS Retrieval

Sep 23, 2025

BRIXMOR®

Latitude: 32.748802   Longitude: -96.861293

Kessler Plaza Dallas, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population			
Current Year Estimated Population	79,549	282,739	1,221,804
Population Est 25Q1	79,678	281,950	1,219,879
Population Est 24Q4	79,305	281,261	1,217,580
Population Est 24Q3	79,088	280,732	1,215,868
Population Est 24Q2	77,986	276,400	1,212,429
Population Est 24Q1	77,490	275,471	1,210,267
Population Est 23Q4	76,907	272,088	1,203,281
Population Est 23Q3	76,547	270,082	1,198,077
Population Est 23Q2	76,144	269,518	1,197,591
Population Fcst	85,079	307,889	1,271,205
2010 Census Population	81,061	251,686	1,104,133
2000 Census Population	90,959	240,077	1,063,834
1990 Census Population	77,845	208,517	927,417
Current Year Daytime Population	92,373	466,035	1,814,397
Average Seasonal Population	345	1,839	6,214
Historical Annual Growth, 1990 – 2000	1.57%	1.42%	1.38%
Historical Annual Growth, 2000 – 2010	-1.15%	0.47%	0.37%
Estimated Annual Growth, 2010 – CY	-0.13%	0.81%	0.70%
Projected Annual Growth, CY to Y5	1.35%	1.72%	0.80%
Group Qtrs Est	478	7,356	19,151
Transient Est Average Last 4 Qtrs	113	36,338	117,902
Households			
Current Year Estimated Households	27,831	109,063	470,881
Households Est 25Q1	27,858	108,621	469,728
Households Est 24Q4	27,724	108,503	469,165
Households Est 24Q3	27,635	108,298	468,483
Households Est 24Q2	27,222	106,435	466,751
Households Est 24Q1	27,030	106,041	465,876
Households Est 23Q4	26,826	104,497	462,251
Households Est 23Q3	26,684	103,509	459,879
Households Est 23Q2	26,530	103,280	459,687
Households Fcst	30,087	121,127	495,100
2010 Census Households	24,236	80,785	397,533
2000 Census Households	26,143	70,944	376,150
1990 Census Households	24,784	64,159	342,779
Historical Annual Growth, 1990 – 2000	0.54%	1.01%	0.93%
Historical Annual Growth, 2000 – 2010	-0.75%	1.31%	0.55%
Estimated Annual Growth, 2010 – CY	0.96%	2.09%	1.17%
Projected Annual Growth, CY to Y5	1.57%	2.12%	1.01%
Population per Household	2.84	2.52	2.55

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Kessler Plaza **Dallas, TX**	**5.00 Minute** **Drivetime**	**10.00 Minute** **Drivetime**	**20.00 Minute** **Drivetime**
HH Income $500,000 or more	2.4%	2.4%	2.6%
HH Income $250,000 to $499,999	2.9%	2.9%	3.1%
HH Income $200,000 to $249,999	6.7%	6.7%	7.1%
HH Income $175,000 to $199,999	4.2%	4.2%	3.9%
HH Income $150,000 to $174,999	5.0%	5.6%	5.1%
HH Income $100,000 to 149,999	17.3%	17.8%	16.8%
HH Income $75,000 to 99,999	12.2%	13.1%	13.3%
HH Income $50,000 to 74,999	18.7%	16.7%	16.8%
HH Income $35,000 to 49,999	11.8%	9.8%	10.8%
HH Income $25,000 to 34,999	5.8%	5.7%	6.5%
HH Income $15,000 to 24,999	5.5%	6.0%	5.7%
HH Income $0 to 14,999	7.5%	9.1%	8.3%
Average Household Income	$110,521	$110,651	$117,754
Median Household Income	$75,952	$79,110	$77,943
Per Capita Income	$38,822	$43,202	$45,757
Average Disposable Income	$85,499	$85,858	$86,193
Median Disposable Income	$67,233	$70,065	$69,051
Discretionary HH Income Over $150,000	7.0%	7.4%	8.9%
Discretionary HH Income $125,000 to $149,999	5.0%	5.4%	4.9%
Discretionary HH Income $100,000 to $124,999	6.9%	7.3%	6.5%
Discretionary HH Income $75,000 to $99,999	10.5%	11.5%	10.3%
Discretionary HH Income $50,000 to $74,999	17.4%	17.9%	17.5%
Discretionary HH Income $25,000 to $49,999	28.8%	24.5%	25.3%
Discretionary HH Income Under $25,000	24.4%	26.0%	26.7%
Average Discretionary HH Income	$60,017	$60,943	$61,708
Median Discretionary HH Income	$46,715	$49,383	$47,859
Householder White – Count	6,714	30,200	141,108
Median HH Income	$130,061	$122,257	$118,118
Average HH Income	$122,916	$120,382	$118,892
Householder Black or African-American – Count	2,186	21,732	112,128
Median HH Income	$61,456	$46,983	$52,004
Average HH Income	$75,427	$63,021	$64,688
Householder Hispanic – Count	17,143	47,388	173,112
Median HH Income	$68,315	$72,140	$72,202
Average HH Income	$80,419	$83,448	$82,967
Householder Asian or Pacific Islander – Count	251	3,097	15,145
Median HH Income	$67,946	$116,635	$111,515
Average HH Income	$86,414	$117,269	$113,972
Householder Other or Pacific Islander – Count	1,536	6,647	29,387
Median HH Income	$74,214	$84,383	$84,632
Average HH Income	$87,488	$94,528	$94,569

(Row group label: Income)

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Kessler Plaza Dallas, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Gender			
Male Population	40,471	144,168	606,748
Female Population	39,078	138,571	615,056
Total Population by Age			
Count of Pop 0 to 4 years	5,583	22,027	89,660
Count of Pop 0 to 7 years	7,338	27,128	116,474
Count of Pop 5 - 13	8,669	28,215	132,268
Count of Pop 14 - 18	4,292	14,129	65,156
Count of Pop 19 - 22	4,400	14,772	67,184
Count of Pop 22 - 25	3,291	11,270	50,651
Count of Pop 25 - 29	5,478	22,325	88,448
Count of Pop 30 - 34	6,629	30,105	111,997
Count of Pop 35 - 39	6,501	25,089	99,427
Count of Pop 40 - 44	5,800	20,056	84,440
Count of Pop 45 - 59	14,190	47,259	210,461
Count of Pop 60 - 74	10,996	35,296	161,004
Count of Pop 75 - 84	2,977	9,555	47,256
Count of Pop 85+	742	2,642	13,852
% of Pop 0 to 4 years	7.0%	7.8%	7.3%
% of Pop 0 to 7 years	9.2%	9.6%	9.5%
% of Pop 5 - 13	10.9%	10.0%	10.8%
% of Pop 14 - 18	5.4%	5.0%	5.3%
% of Pop 19 - 22	5.5%	5.2%	5.5%
% of Pop 22 - 25	4.1%	4.0%	4.1%
% of Pop 25 - 29	6.9%	7.9%	7.2%
% of Pop 30 - 34	8.3%	10.6%	9.2%
% of Pop 35 - 39	8.2%	8.9%	8.1%
% of Pop 40 - 44	7.3%	7.1%	6.9%
% of Pop 45 - 59	17.8%	16.7%	17.2%
% of Pop 60 - 74	13.8%	12.5%	13.2%
% of Pop 75 - 84	3.7%	3.4%	3.9%
% of Pop 85+	0.9%	0.9%	1.1%
Median Age	36.1	34.8	35.3
Average Age	37.3	36.5	37.0
Male Population by Age			
% of Pop 0 to 4 years	7.0%	7.8%	7.5%
% of Pop 5 - 13	11.0%	9.9%	11.1%
% of Pop 14 - 18	5.3%	5.0%	5.5%
% of Pop 19 - 22	5.5%	5.3%	5.6%
% of Pop 22 - 25	4.1%	4.1%	4.3%
% of Pop 25 - 29	6.8%	7.7%	7.2%
% of Pop 30 - 34	8.3%	10.7%	9.1%
% of Pop 35 - 39	8.3%	9.2%	8.3%
% of Pop 40 - 44	7.5%	7.3%	7.0%
% of Pop 45 - 59	18.0%	17.0%	17.3%
% of Pop 75 - 84	3.3%	2.9%	3.3%
% of Pop 60 - 74	14.1%	12.5%	13.0%
% of Pop 85+	0.7%	0.6%	0.8%
Median Age	36.1	34.8	34.8
Average Age	37.0	36.1	36.3

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% of Pop 0 to 4 years	7.0%	7.8%	7.1%
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% of Pop 40 - 44	7.1%	6.8%	6.8%
% of Pop 45 - 59	17.7%	16.4%	17.2%
% of Pop 60 - 74	13.5%	12.5%	13.4%
% of Pop 75 - 84	4.2%	3.9%	4.4%
% of Pop 85+	1.2%	1.2%	1.5%
Median Age	36.1	34.7	35.8
Average Age	37.5	36.8	37.7
Race			
Count of White	31,361	102,687	444,739
Count of Black or African-American	5,396	54,467	297,961
Count of Asian or Pacific Islander	713	5,604	38,460
Count of Other races	42,078	119,981	440,645
White	39.4%	36.3%	36.4%
Black or African American	6.8%	19.3%	24.4%
Asian	0.9%	2.0%	3.1%
Other Races	52.9%	42.4%	36.1%
Language Spoken			
Speak English at Home	39.5%	50.4%	57.2%
Speak Spanish at Home	59.0%	46.6%	38.5%
Speak French or French Creole at Home	0.3%	0.4%	0.4%
Speak German at Home	0.1%	0.1%	0.1%
Speak Other Indo-European Languages at Home	0.3%	0.7%	1.0%
Speak Russian and Other Slavic Languages at Home	0.1%	0.1%	0.1%
Speak Chinese at Home	0.2%	0.3%	0.4%
Speak Korean at Home	0.1%	0.1%	0.1%
Speak Vietnamese at Home	0.1%	0.3%	0.5%
Speak Other Asian Languages at Home	0.0%	0.3%	0.5%
Speak Tagalog and Other Pacific Languages at Home	0.1%	0.1%	0.2%
Speak Other Language at Home	0.3%	0.6%	1.0%
Hispanic			
Hispanic Population	57,895	160,939	560,719
Hispanic Population Percent	72.8%	56.9%	45.9%
Mexican	86.9%	86.0%	81.2%
Puerto Rican	0.5%	0.9%	1.2%
Cuban	0.1%	0.2%	0.6%
Dominican	0.1%	0.1%	0.2%
Central American	5.4%	5.6%	10.3%
South American	0.8%	1.1%	1.7%
Other Hispanic	6.1%	6.1%	4.8%
2000 Hispanic Population Percent	77%	58%	39%
1990 Hispanic Population Percent	59%	41%	24%

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Ancestry			
American (percent of total population)	0.8%	1.0%	1.6%
American	0.5%	0.7%	1.3%
Native American (ie. Indian/Eskimo)	0.3%	0.3%	0.2%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
Asian (percent of total population)	0.5%	1.4%	2.3%
Chinese	0.1%	0.4%	0.5%
Japanese	0.0%	0.1%	0.1%
Korean	0.1%	0.1%	0.2%
South Central Asian (ie. Indian)	0.3%	0.6%	1.0%
South East Asian (ie. Vietnamese)	0.0%	0.2%	0.3%
Other Asian	0.0%	0.1%	0.1%
European (percent of total population)	4.5%	6.2%	8.7%
British	1.1%	1.5%	2.3%
Dutch	0.0%	0.1%	0.1%
French	0.2%	0.3%	0.4%
German	0.9%	1.3%	1.8%
Italian	0.2%	0.5%	0.6%
Polish	0.2%	0.3%	0.3%
Scandinavian	0.2%	0.3%	0.4%
Scotch/Irish	1.2%	1.4%	2.1%
Other European (ie. Greek/Russian)	0.5%	0.7%	0.9%
Middle Eastern	0.1%	0.2%	0.2%
Other Ancestry	10.7%	10.1%	11.1%
Unclassified Ancestry	3.6%	4.5%	5.1%
Education (Age 25+)			
Adult Population (25 Years or Older)	53,313	192,326	816,885
Elementary (0 to 8)	21.6%	16.0%	12.3%
Some High School (9 to 11)	12.8%	11.4%	9.6%
High School Graduate (12)	21.5%	23.2%	23.1%
Some College (13 to 16)	14.6%	15.4%	16.9%
Associates Degree Only	4.7%	4.9%	5.5%
Bachelors Degree Only	15.0%	18.0%	20.3%
Graduate Degree	9.7%	11.1%	12.4%
% College (4+)	24.8%	29.2%	32.6%
Household Type			
Total Households – count	27,831	109,063	470,881
One Person HHs – count	7,575	39,647	157,942
Family HHs – count	17,132	57,275	272,505
Married Couple – count	10,979	33,996	169,671
w/own children – count	4,314	12,504	69,977
w/out own children – count	6,666	21,493	99,694
Male Householder – count	1,616	7,064	28,856
Female Householder – count	4,537	16,215	73,978
Non-Family Households – count	3,124	12,141	40,434
1 Person Household	27.2%	36.4%	33.5%
2 Person Household	26.5%	27.0%	27.7%
3 Person Household	15.2%	12.3%	13.7%
4 Person Household	13.1%	10.3%	11.7%
5 Person Household	9.1%	7.2%	7.2%
6 Person Household	5.1%	3.8%	3.5%
7+ Person Household	3.9%	3.1%	2.6%
% Households With Children	26.1%	21.2%	25.7%

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Housing			
Total Housing Units	30,303	119,619	512,386
Owner Occupied Percent	48.1%	39.2%	41.1%
Renter Occupied Percent	43.7%	52.0%	50.8%
Vacant Housing Percent	8.2%	8.8%	8.1%
Total Housing Units (Census 2000)	27,730	76,278	402,048
Home Value (Owner Occupied)			
Property Value $1,000,000 or more	5.6%	3.0%	5.9%
Property Value $750,000 to $999,999	5.9%	4.6%	4.9%
Property Value $500,000 to $749,999	13.5%	9.6%	9.9%
Property Value $400,000 to $499,999	11.1%	9.3%	9.3%
Property Value $300,000, to $399,999	16.1%	15.4%	17.2%
Property Value $200,000 to $299,999	22.8%	22.9%	22.3%
Property Value $150,000 to $199,999	7.7%	9.7%	9.2%
Property Value $100,000 to $149,999	8.2%	11.9%	8.6%
Property Value $60,000 to $99,999	3.6%	5.8%	3.8%
Property Value $40,000 to $59,999	1.2%	2.0%	1.3%
Property Value $0 to $39,999	3.4%	3.5%	3.1%
Median Home Value	$318,768	$274,633	$310,850
Wealth per Household			
$0 and under - percent	19.1%	19.7%	19.3%
$1 to $4999 - percent	10.0%	10.3%	10.0%
$5k to $9999 - percent	5.0%	5.2%	5.1%
$10k to $24999 - percent	6.7%	6.9%	6.8%
$25k to $49999 - percent	6.9%	6.9%	6.9%
$50k to $99999 - percent	10.1%	9.9%	9.9%
$100k to $249999 - percent	17.1%	16.6%	16.8%
$250k to $499999 - percent	12.0%	11.7%	11.9%
$500k+ - percent	13.0%	12.8%	13.2%
Median HH Wealth	$60,746	$54,739	$59,300
Avg HH Wealth	$216,571	$212,712	$217,720
Economic Viability			
Economic Viability Local	307	297	299
Economic Viability Indexed	111	107	108
Occupation (Employed Civilians Age 16+)			
Employed Civilian Pop 16+ by Occupation	41,120	143,051	624,865
Managerial/Executive	12.9%	17.0%	17.1%
Professional Specialty	18.8%	19.6%	19.9%
Healthcare Support	2.1%	2.4%	2.7%
Sales	7.8%	8.9%	9.3%
Office & Administrative Support	10.8%	11.1%	11.0%
Protective Service	1.3%	1.5%	1.6%
Food Preperation	6.4%	5.7%	5.1%
Building Maintenance & Cleaning	4.6%	4.3%	4.2%
Personal Care	1.7%	1.8%	1.9%
Farming, Fishing, & Forestry	0.5%	0.2%	0.2%
Construction	17.3%	12.9%	12.0%
Production & Transportation	15.9%	14.7%	15.0%
Percent White Collar Workers	52.4%	59.0%	60.0%
Percent Blue Collar Workers	47.6%	41.0%	40.0%

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	Agriculture/Mining/Construction	15.9%	12.6%	12.0%
	Manufacturing	9.3%	8.0%	8.2%
	Transportation	5.6%	6.2%	7.3%
	Information	1.8%	2.6%	2.0%
	Wholesale/Retail	15.1%	13.6%	13.3%
	Finance, Insurance, Real Estate	5.7%	9.0%	8.9%
	Professional Services	8.6%	9.7%	9.1%
	Management Services	0.1%	0.2%	0.2%
	Administrative/Waste Services	4.9%	4.8%	5.4%
	Educational Services	15.6%	16.1%	17.8%
	Entertainment Services	9.5%	9.3%	8.7%
	Other Professional Services	5.2%	4.9%	4.4%
	Public Administration	2.7%	3.0%	2.4%
Vehicles per HH	No Vehicles	8.5%	9.4%	8.4%
	1 Vehicle	35.6%	43.3%	41.3%
	2 Vehicles	33.6%	29.4%	32.3%
	3 or more vehicles	22.4%	17.9%	18.0%
	Average Number of Vehicles	1.81	1.65	1.68
Change	Births (last 12 months)	1,039	3,924	16,382
	Deaths (last 12 months)	472	1,552	7,386
	Migration (last 12 months)	1,013	4,028	616
Work place	Workplace Establishments	2,007	11,539	44,505
	Workplace Employees (FTE)	36,018	244,196	925,408

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