Extended Demographic Report - PopStats

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

Sep 23, 2025

BRIXMOR®

Arboretum Village Dallas, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population			
Current Year Estimated Population	50,886	310,313	1,327,473
Population Est 25Q1	51,137	310,647	1,326,562
Population Est 24Q4	51,116	311,145	1,326,287
Population Est 24Q3	51,208	311,253	1,325,474
Population Est 24Q2	51,177	310,503	1,319,489
Population Est 24Q1	51,156	310,397	1,318,189
Population Est 23Q4	51,028	308,694	1,310,710
Population Est 23Q3	51,119	308,688	1,305,812
Population Est 23Q2	51,224	308,724	1,304,602
Population Fcst	50,505	322,023	1,371,440
2010 Census Population	49,898	267,352	1,193,662
2000 Census Population	52,809	269,394	1,202,915
1990 Census Population	46,581	234,759	1,049,466
Current Year Daytime Population	48,083	451,661	1,833,784
Average Seasonal Population	460	2,876	6,685
Historical Annual Growth, 1990 – 2000	1.26%	1.39%	1.37%
Historical Annual Growth, 2000 – 2010	-0.57%	-0.08%	-0.08%
Estimated Annual Growth, 2010 – CY	0.14%	1.03%	0.74%
Projected Annual Growth, CY to Y5	-0.15%	0.74%	0.65%
Group Qtrs Est	162	6,969	17,819
Transient Est Average Last 4 Qtrs	89	30,760	107,456
Households			
Current Year Estimated Households	21,444	142,364	511,799
Households Est 25Q1	21,530	142,458	510,982
Households Est 24Q4	21,513	142,782	511,307
Households Est 24Q3	21,552	142,820	510,978
Households Est 24Q2	21,535	142,365	508,234
Households Est 24Q1	21,525	142,276	507,677
Households Est 23Q4	21,419	141,078	503,845
Households Est 23Q3	21,454	141,024	501,552
Households Est 23Q2	21,502	141,023	501,134
Households Fcst	21,342	150,226	533,600
2010 Census Households	20,667	111,678	436,158
2000 Census Households	21,123	105,930	437,695
1990 Census Households	19,645	97,222	402,546
Historical Annual Growth, 1990 – 2000	0.73%	0.86%	0.84%
Historical Annual Growth, 2000 – 2010	-0.22%	0.53%	-0.04%
Estimated Annual Growth, 2010 – CY	0.25%	1.69%	1.11%
Projected Annual Growth, CY to Y5	-0.09%	1.08%	0.84%
Population per Household	2.37	2.13	2.56

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

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Latitude: 32.812741   Longitude: -96.730255

Arboretum Village Dallas, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
HH Income $500,000 or more	5.5%	4.2%	2.8%
HH Income $250,000 to $499,999	6.6%	5.0%	3.4%
HH Income $200,000 to $249,999	15.5%	11.6%	7.9%
HH Income $175,000 to $199,999	4.2%	4.8%	3.9%
HH Income $150,000 to $174,999	5.3%	5.8%	5.0%
HH Income $100,000 to 149,999	14.5%	17.3%	16.6%
HH Income $75,000 to 99,999	12.7%	12.8%	13.2%
HH Income $50,000 to 74,999	13.1%	13.4%	16.3%
HH Income $35,000 to 49,999	8.3%	8.0%	10.6%
HH Income $25,000 to 34,999	5.6%	5.2%	6.3%
HH Income $15,000 to 24,999	3.2%	4.3%	5.7%
HH Income $0 to 14,999	5.3%	7.6%	8.3%
Average Household Income	$176,210	$145,084	$123,860
Median Household Income	$105,157	$96,931	$79,294
Per Capita Income	$74,388	$67,113	$48,096
Average Disposable Income	$113,542	$102,890	$88,166
Median Disposable Income	$91,012	$85,055	$70,238
Discretionary HH Income Over $150,000	25.3%	16.5%	10.7%
Discretionary HH Income $125,000 to $149,999	7.0%	7.3%	5.0%
Discretionary HH Income $100,000 to $124,999	6.1%	7.7%	6.2%
Discretionary HH Income $75,000 to $99,999	9.9%	11.9%	10.2%
Discretionary HH Income $50,000 to $74,999	15.6%	17.3%	16.7%
Discretionary HH Income $25,000 to $49,999	19.8%	19.0%	24.6%
Discretionary HH Income Under $25,000	16.3%	20.3%	26.5%
Average Discretionary HH Income	$89,519	$77,686	$64,077
Median Discretionary HH Income	$72,896	$65,375	$48,664
Householder White – Count	11,350	68,967	177,330
Median HH Income	$162,182	$129,438	$118,675
Average HH Income	$136,258	$125,665	$119,568
Householder Black or African-American – Count	2,004	21,909	106,458
Median HH Income	$61,261	$51,605	$50,200
Average HH Income	$68,525	$65,468	$63,132
Householder Hispanic – Count	6,162	36,700	175,265
Median HH Income	$76,180	$80,490	$70,773
Average HH Income	$88,123	$90,789	$81,643
Householder Asian or Pacific Islander – Count	558	5,062	18,200
Median HH Income	$152,469	$136,359	$100,370
Average HH Income	$131,780	$123,489	$107,411
Householder Other or Pacific Islander – Count	1,369	9,727	34,546
Median HH Income	$103,994	$99,914	$83,071
Average HH Income	$112,031	$105,984	$93,410

Income (vertical label in left column)

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Arboretum Village Dallas, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Gender			
Male Population	25,070	156,719	660,544
Female Population	25,816	153,594	666,929
Total Population by Age			
Count of Pop 0 to 4 years	3,305	25,648	95,861
Count of Pop 0 to 7 years	4,838	31,860	127,267
Count of Pop 5 - 13	5,762	29,043	147,422
Count of Pop 14 - 18	2,395	12,256	70,767
Count of Pop 19 - 22	2,239	12,188	71,272
Count of Pop 22 - 25	1,592	9,103	52,866
Count of Pop 25 - 29	2,639	22,810	93,529
Count of Pop 30 - 34	3,796	37,243	118,343
Count of Pop 35 - 39	4,193	31,656	107,641
Count of Pop 40 - 44	4,097	24,193	93,152
Count of Pop 45 - 59	10,011	52,239	228,237
Count of Pop 60 - 74	7,949	39,950	177,667
Count of Pop 75 - 84	2,306	10,709	53,735
Count of Pop 85+	601	3,275	16,981
% of Pop 0 to 4 years	6.5%	8.3%	7.2%
% of Pop 0 to 7 years	9.5%	10.3%	9.6%
% of Pop 5 - 13	11.3%	9.4%	11.1%
% of Pop 14 - 18	4.7%	3.9%	5.3%
% of Pop 19 - 22	4.4%	3.9%	5.4%
% of Pop 22 - 25	3.1%	2.9%	4.0%
% of Pop 25 - 29	5.2%	7.4%	7.0%
% of Pop 30 - 34	7.5%	12.0%	8.9%
% of Pop 35 - 39	8.2%	10.2%	8.1%
% of Pop 40 - 44	8.1%	7.8%	7.0%
% of Pop 45 - 59	19.7%	16.8%	17.2%
% of Pop 60 - 74	15.6%	12.9%	13.4%
% of Pop 75 - 84	4.5%	3.5%	4.0%
% of Pop 85+	1.2%	1.1%	1.3%
Median Age	39.4	36.1	35.6
Average Age	39.4	37.3	37.2
Male Population by Age			
% of Pop 0 to 4 years	6.7%	8.4%	7.4%
% of Pop 5 - 13	11.6%	9.4%	11.3%
% of Pop 14 - 18	4.8%	4.0%	5.5%
% of Pop 19 - 22	4.5%	4.0%	5.5%
% of Pop 22 - 25	3.3%	3.1%	4.1%
% of Pop 25 - 29	5.1%	7.0%	7.0%
% of Pop 30 - 34	7.2%	11.8%	8.8%
% of Pop 35 - 39	8.1%	10.5%	8.3%
% of Pop 40 - 44	8.3%	8.1%	7.2%
% of Pop 45 - 59	20.1%	17.4%	17.3%
% of Pop 75 - 84	4.0%	3.0%	3.5%
% of Pop 60 - 74	15.4%	12.7%	13.1%
% of Pop 85+	0.8%	0.7%	0.9%
Median Age	39.1	36.1	35.1
Average Age	38.7	36.9	36.5

Demographic Source: Synergos Technologies, Inc

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% of Pop 35 - 39	8.3%	9.9%	7.9%
% of Pop 40 - 44	7.8%	7.5%	6.9%
% of Pop 45 - 59	19.3%	16.3%	17.1%
% of Pop 60 - 74	15.8%	13.0%	13.6%
% of Pop 75 - 84	5.0%	3.9%	4.6%
% of Pop 85+	1.6%	1.4%	1.7%
Median Age	39.7	36.0	36.1
Average Age	40.0	37.7	37.9
Race			
Count of White	30,859	160,852	531,237
Count of Black or African-American	4,700	54,602	285,569
Count of Asian or Pacific Islander	1,051	10,268	50,527
Count of Other races	14,275	84,591	460,138
White	60.6%	51.8%	40.0%
Black or African American	9.2%	17.6%	21.5%
Asian	2.1%	3.3%	3.8%
Other Races	28.1%	27.3%	34.7%
Language Spoken			
Speak English at Home	69.6%	68.5%	57.5%
Speak Spanish at Home	28.2%	27.6%	36.5%
Speak French or French Creole at Home	0.2%	0.4%	0.4%
Speak German at Home	0.1%	0.2%	0.1%
Speak Other Indo-European Languages at Home	0.9%	0.9%	1.0%
Speak Russian and Other Slavic Languages at Home	0.1%	0.1%	0.2%
Speak Chinese at Home	0.3%	0.5%	0.4%
Speak Korean at Home	0.1%	0.1%	0.1%
Speak Vietnamese at Home	0.1%	0.4%	0.8%
Speak Other Asian Languages at Home	0.1%	0.4%	0.9%
Speak Tagalog and Other Pacific Languages at Home	0.1%	0.1%	0.3%
Speak Other Language at Home	0.3%	0.8%	1.8%
Hispanic			
Hispanic Population	17,783	103,166	574,897
Hispanic Population Percent	34.9%	33.2%	43.3%
Mexican	83.5%	81.5%	83.2%
Puerto Rican	2.0%	2.0%	1.3%
Cuban	0.9%	1.0%	0.7%
Dominican	0.9%	0.4%	0.2%
Central American	4.9%	7.6%	8.3%
South American	3.5%	2.7%	1.9%
Other Hispanic	4.3%	4.7%	4.4%
2000 Hispanic Population Percent	37%	33%	34%
1990 Hispanic Population Percent	25%	21%	20%

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Ancestry			
American (percent of total population)	3.3%	2.8%	2.1%
American	3.0%	2.4%	1.8%
Native American (ie. Indian/Eskimo)	0.2%	0.3%	0.2%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
Asian (percent of total population)	1.6%	2.5%	2.7%
Chinese	0.4%	0.7%	0.5%
Japanese	0.0%	0.1%	0.1%
Korean	0.1%	0.2%	0.2%
South Central Asian (ie. Indian)	0.8%	1.0%	1.2%
South East Asian (ie. Vietnamese)	0.2%	0.3%	0.5%
Other Asian	0.0%	0.1%	0.2%
European (percent of total population)	23.8%	18.3%	10.8%
British	6.6%	4.7%	2.9%
Dutch	0.3%	0.2%	0.1%
French	0.9%	0.7%	0.5%
German	5.0%	3.9%	2.2%
Italian	1.4%	1.2%	0.6%
Polish	0.5%	0.6%	0.3%
Scandinavian	1.0%	0.7%	0.5%
Scotch/Irish	5.5%	4.4%	2.6%
Other European (ie. Greek/Russian)	2.6%	1.9%	1.1%
Middle Eastern	0.2%	0.4%	0.3%
Other Ancestry	18.0%	16.0%	12.2%
Unclassified Ancestry	7.9%	8.4%	6.1%
Education (Age 25+)			
Adult Population (25 Years or Older)	35,592	222,074	889,285
Elementary (0 to 8)	7.7%	6.9%	11.5%
Some High School (9 to 11)	7.1%	6.9%	9.3%
High School Graduate (12)	14.5%	17.3%	22.9%
Some College (13 to 16)	14.2%	15.3%	16.9%
Associates Degree Only	3.4%	4.6%	5.5%
Bachelors Degree Only	31.1%	29.6%	20.6%
Graduate Degree	22.0%	19.4%	13.2%
% College (4+)	53.1%	49.0%	33.9%
Household Type			
Total Households – count	21,444	142,364	511,799
One Person HHs – count	7,500	60,859	170,075
Family HHs – count	12,291	64,828	298,535
Married Couple – count	9,687	45,857	193,320
w/own children – count	4,339	17,681	80,955
w/out own children – count	5,348	28,177	112,365
Male Householder – count	1,063	5,778	29,777
Female Householder – count	1,541	13,193	75,438
Non-Family Households – count	1,653	16,677	43,189
1 Person Household	35.0%	42.7%	33.2%
2 Person Household	30.1%	30.2%	28.0%
3 Person Household	13.6%	10.8%	13.7%
4 Person Household	11.9%	8.4%	11.8%
5 Person Household	5.4%	4.4%	7.2%
6 Person Household	2.2%	2.0%	3.5%
7+ Person Household	1.7%	1.4%	2.6%
% Households With Children	25.4%	18.5%	25.7%

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Housing			
Total Housing Units	23,411	157,828	558,797
Owner Occupied Percent	45.8%	36.4%	42.1%
Renter Occupied Percent	45.8%	53.8%	49.5%
Vacant Housing Percent	8.4%	9.8%	8.4%
Total Housing Units (Census 2000)	22,521	114,643	467,119
Home Value (Owner Occupied)			
Property Value $1,000,000 or more	24.3%	11.6%	7.6%
Property Value $750,000 to $999,999	15.0%	12.5%	6.5%
Property Value $500,000 to $749,999	20.9%	20.0%	11.0%
Property Value $400,000 to $499,999	8.5%	10.9%	8.5%
Property Value $300,000, to $399,999	9.5%	13.3%	15.7%
Property Value $200,000 to $299,999	6.0%	12.4%	21.8%
Property Value $150,000 to $199,999	1.5%	5.3%	8.4%
Property Value $100,000 to $149,999	2.8%	4.7%	7.7%
Property Value $60,000 to $99,999	0.8%	2.1%	3.4%
Property Value $40,000 to $59,999	0.1%	0.7%	1.0%
Property Value $0 to $39,999	1.4%	1.9%	2.5%
Median Home Value	$732,413	$487,165	$332,858
Wealth per Household			
$0 and under - percent	17.6%	19.0%	19.2%
$1 to $4999 - percent	8.6%	9.5%	9.9%
$5k to $9999 - percent	4.6%	5.0%	5.1%
$10k to $24999 - percent	6.3%	6.7%	6.7%
$25k to $49999 - percent	6.7%	6.8%	6.9%
$50k to $99999 - percent	9.8%	9.7%	9.9%
$100k to $249999 - percent	17.5%	16.7%	16.9%
$250k to $499999 - percent	13.2%	12.3%	12.1%
$500k+ - percent	15.7%	14.4%	13.4%
Median HH Wealth	$81,613	$65,568	$61,532
Avg HH Wealth	$248,357	$230,435	$220,542
Economic Viability			
Economic Viability Local	324	310	302
Economic Viability Indexed	117	112	109
Occupation (Employed Civilians Age 16+)			
Employed Civilian Pop 16+ by Occupation	28,591	174,104	679,815
Managerial/Executive	26.5%	25.5%	17.3%
Professional Specialty	28.6%	25.5%	20.7%
Healthcare Support	1.3%	1.7%	2.7%
Sales	9.8%	10.6%	9.7%
Office & Administrative Support	6.7%	9.1%	10.6%
Protective Service	1.1%	1.2%	1.5%
Food Preperation	4.1%	4.3%	5.3%
Building Maintenance & Cleaning	5.0%	3.2%	4.5%
Personal Care	1.3%	1.9%	2.0%
Farming, Fishing, & Forestry	0.1%	0.2%	0.1%
Construction	8.4%	8.2%	12.0%
Production & Transportation	7.2%	8.5%	13.6%
Percent White Collar Workers	72.9%	72.5%	61.0%
Percent Blue Collar Workers	27.1%	27.5%	39.0%

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Agriculture/Mining/Construction	10.0%	9.9%	12.4%
Manufacturing	6.4%	6.3%	7.1%
Transportation	3.7%	4.3%	6.4%
Information	3.3%	3.0%	2.0%
Wholesale/Retail	9.2%	11.1%	13.2%
Finance, Insurance, Real Estate	10.7%	11.9%	9.1%
Professional Services	15.8%	14.8%	9.7%
Management Services	0.7%	0.4%	0.2%
Administrative/Waste Services	6.6%	4.7%	5.5%
Educational Services	18.9%	18.5%	18.4%
Entertainment Services	9.1%	9.0%	8.9%
Other Professional Services	3.5%	3.9%	5.0%
Public Administration	2.4%	2.2%	2.2%
Vehicles per HH — No Vehicles	5.3%	8.5%	8.4%
1 Vehicle	38.5%	46.9%	40.5%
2 Vehicles	40.5%	33.2%	33.5%
3 or more vehicles	15.7%	11.4%	17.6%
Average Number of Vehicles	1.71	1.52	1.69
Change — Births (last 12 months)	569	4,140	17,418
Deaths (last 12 months)	349	1,767	8,373
Migration (last 12 months)	-502	-2,502	-785
Workplace — Workplace Establishments	1,445	12,868	46,277
Workplace Employees (FTE)	15,440	231,083	897,293

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