

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 35.202417 Longitude: -89.795038

The Market at Wolfcreek Memphis, TN		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	31,568	135,223	427,808
	Population Est 25Q1	31,639	135,561	428,772
	Population Est 24Q4	31,664	135,688	429,394
	Population Est 24Q3	31,716	135,910	429,971
	Population Est 24Q2	31,752	136,468	430,774
	Population Est 24Q1	31,762	136,526	430,978
	Population Est 23Q4	31,867	136,686	430,894
	Population Est 23Q3	31,855	136,661	430,943
	Population Est 23Q2	31,841	136,861	431,812
	Population Fcst	31,724	135,756	429,239
	2010 Census Population	30,217	132,567	423,318
	2000 Census Population	28,342	109,964	371,080
	1990 Census Population	14,685	66,867	307,619
	Current Year Daytime Population	35,894	126,761	458,676
	Average Seasonal Population	177	394	2,188
	Historical Annual Growth, 1990 – 2000	6.80%	5.10%	1.89%
	Historical Annual Growth, 2000 – 2010	0.64%	1.89%	1.33%
	Estimated Annual Growth, 2010 – CY	0.30%	0.14%	0.07%
	Projected Annual Growth, CY to Y5	0.10%	0.08%	0.07%
	Group Qtrs Est	414	4,775	8,291
Transient Est Average Last 4 Qtrs	3,499	9,604	26,393	
Households	Current Year Estimated Households	12,229	51,302	166,539
	Households Est 25Q1	12,259	51,431	166,893
	Households Est 24Q4	12,269	51,472	167,114
	Households Est 24Q3	12,290	51,565	167,357
	Households Est 24Q2	12,307	51,785	167,685
	Households Est 24Q1	12,306	51,804	167,765
	Households Est 23Q4	12,355	51,876	167,750
	Households Est 23Q3	12,351	51,870	167,791
	Households Est 23Q2	12,348	51,954	168,134
	Households Fcst	12,292	51,455	166,928
	2010 Census Households	11,849	49,537	163,001
	2000 Census Households	10,960	40,498	146,083
	1990 Census Households	5,031	22,954	120,860
	Historical Annual Growth, 1990 – 2000	8.10%	5.84%	1.91%
	Historical Annual Growth, 2000 – 2010	0.78%	2.04%	1.10%
	Estimated Annual Growth, 2010 – CY	0.22%	0.24%	0.15%
	Projected Annual Growth, CY to Y5	0.10%	0.06%	0.05%
Population per Household	2.55	2.54	2.52	

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The Market at Wolfcreek Memphis, TN		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	1.6%	1.9%	2.4%
	HH Income \$250,000 to \$499,999	1.8%	2.2%	2.9%
	HH Income \$200,000 to \$249,999	4.3%	5.3%	6.8%
	HH Income \$175,000 to \$199,999	4.0%	4.6%	4.4%
	HH Income \$150,000 to \$174,999	6.3%	7.1%	6.4%
	HH Income \$100,000 to 149,999	20.5%	21.0%	17.7%
	HH Income \$75,000 to 99,999	14.5%	13.8%	12.4%
	HH Income \$50,000 to 74,999	21.0%	18.2%	16.3%
	HH Income \$35,000 to 49,999	8.5%	9.0%	10.2%
	HH Income \$25,000 to 34,999	7.1%	6.4%	7.0%
	HH Income \$15,000 to 24,999	6.1%	5.1%	5.7%
	HH Income \$0 to 14,999	4.4%	5.5%	7.7%
	Average Household Income	\$101,257	\$105,474	\$114,093
	Median Household Income	\$80,025	\$85,219	\$81,211
	Per Capita Income	\$39,654	\$40,468	\$44,808
	Average Disposable Income	\$83,939	\$88,246	\$88,721
	Median Disposable Income	\$71,432	\$76,050	\$72,429
	Discretionary HH Income Over \$150,000	3.9%	6.4%	9.9%
	Discretionary HH Income \$125,000 to \$149,999	6.4%	5.8%	5.8%
	Discretionary HH Income \$100,000 to \$124,999	8.7%	10.3%	8.7%
	Discretionary HH Income \$75,000 to \$99,999	13.1%	14.0%	11.8%
	Discretionary HH Income \$50,000 to \$74,999	21.5%	19.3%	16.2%
	Discretionary HH Income \$25,000 to \$49,999	27.1%	24.7%	22.6%
	Discretionary HH Income Under \$25,000	19.2%	19.5%	24.9%
	Average Discretionary HH Income	\$63,103	\$66,519	\$66,663
	Median Discretionary HH Income	\$54,506	\$57,164	\$53,434
	Householder White – Count	6,126	25,048	81,725
	Median HH Income	\$82,985	\$91,638	\$101,627
	Average HH Income	\$93,220	\$98,419	\$107,224
	Householder Black or African-American – Count	3,897	18,088	60,333
	Median HH Income	\$78,241	\$79,413	\$62,222
	Average HH Income	\$86,919	\$89,908	\$77,324
	Householder Hispanic – Count	1,102	3,566	12,004
	Median HH Income	\$74,042	\$74,342	\$63,851
	Average HH Income	\$85,768	\$86,097	\$75,029
Householder Asian or Pacific Islander – Count	322	1,727	3,956	
Median HH Income	\$83,010	\$94,711	\$105,150	
Average HH Income	\$94,736	\$101,495	\$108,618	
Householder Other or Pacific Islander – Count	782	2,873	8,521	
Median HH Income	\$75,875	\$80,505	\$73,220	
Average HH Income	\$85,307	\$88,343	\$85,026	

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Gender	Male Population	14,903	65,229	204,860
	Female Population	16,665	69,994	222,949
Total Population by Age	Count of Pop 0 to 4 years	2,002	8,364	26,688
	Count of Pop 0 to 7 years	2,713	11,290	36,884
	Count of Pop 5 - 13	3,479	14,319	47,755
	Count of Pop 14 - 18	1,689	7,066	23,394
	Count of Pop 19 - 22	1,669	7,270	23,855
	Count of Pop 22 - 25	1,225	5,508	17,857
	Count of Pop 25 - 29	2,011	8,872	27,316
	Count of Pop 30 - 34	2,161	9,477	30,002
	Count of Pop 35 - 39	2,220	9,634	29,757
	Count of Pop 40 - 44	2,328	9,572	28,656
	Count of Pop 45 - 59	5,729	25,055	76,995
	Count of Pop 60 - 74	4,989	21,391	68,157
	Count of Pop 75 - 84	1,618	6,903	21,685
	Count of Pop 85+	448	1,792	5,693
	% of Pop 0 to 4 years	6.3%	6.2%	6.2%
	% of Pop 0 to 7 years	8.6%	8.3%	8.6%
	% of Pop 5 - 13	11.0%	10.6%	11.2%
	% of Pop 14 - 18	5.3%	5.2%	5.5%
	% of Pop 19 - 22	5.3%	5.4%	5.6%
	% of Pop 22 - 25	3.9%	4.1%	4.2%
	% of Pop 25 - 29	6.4%	6.6%	6.4%
	% of Pop 30 - 34	6.8%	7.0%	7.0%
	% of Pop 35 - 39	7.0%	7.1%	7.0%
	% of Pop 40 - 44	7.4%	7.1%	6.7%
	% of Pop 45 - 59	18.1%	18.5%	18.0%
	% of Pop 60 - 74	15.8%	15.8%	15.9%
	% of Pop 75 - 84	5.1%	5.1%	5.1%
	% of Pop 85+	1.4%	1.3%	1.3%
Median Age	38.5	38.5	37.9	
Average Age	39.2	39.3	39.0	
Male Population by Age	% of Pop 0 to 4 years	6.8%	6.5%	6.6%
	% of Pop 5 - 13	11.8%	11.2%	11.9%
	% of Pop 14 - 18	5.7%	5.5%	5.8%
	% of Pop 19 - 22	5.7%	5.8%	5.9%
	% of Pop 22 - 25	4.2%	4.4%	4.4%
	% of Pop 25 - 29	6.8%	7.0%	6.6%
	% of Pop 30 - 34	6.6%	7.2%	7.0%
	% of Pop 35 - 39	6.9%	7.4%	7.0%
	% of Pop 40 - 44	7.3%	7.2%	6.7%
	% of Pop 45 - 59	17.8%	18.2%	17.8%
	% of Pop 75 - 84	4.5%	4.4%	4.3%
	% of Pop 60 - 74	14.9%	14.5%	15.0%
	% of Pop 85+	0.9%	0.8%	0.8%
	Median Age	36.6	36.6	36.1
Average Age	37.6	37.7	37.5	

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	% of Pop 0 to 4 years	5.9%	5.9%	5.9%
	% of Pop 5 - 13	10.3%	10.0%	10.4%
	% of Pop 14 - 18	5.0%	4.9%	5.1%
	% of Pop 19 - 22	4.9%	5.0%	5.3%
	% of Pop 22 - 25	3.6%	3.7%	3.9%
	% of Pop 25 - 29	6.0%	6.1%	6.1%
	% of Pop 30 - 34	7.0%	6.8%	7.0%
	% of Pop 35 - 39	7.1%	6.9%	6.9%
	% of Pop 40 - 44	7.5%	7.0%	6.7%
	% of Pop 45 - 59	18.5%	18.9%	18.2%
	% of Pop 60 - 74	16.6%	17.1%	16.8%
	% of Pop 75 - 84	5.7%	5.8%	5.7%
	% of Pop 85+	1.9%	1.8%	1.8%
	Median Age	40.1	40.4	39.5
Average Age	40.5	40.8	40.3	
Race	Count of White	16,137	66,671	202,851
	Count of Black or African-American	9,651	47,686	160,077
	Count of Asian or Pacific Islander	1,364	5,598	12,650
	Count of Other races	4,416	15,267	52,230
	White	51.1%	49.3%	47.4%
	Black or African American	30.6%	35.3%	37.4%
	Asian	4.3%	4.1%	3.0%
	Other Races	14.0%	11.3%	12.2%
Language Spoken	Speak English at Home	84.9%	86.2%	86.8%
	Speak Spanish at Home	9.5%	7.9%	8.6%
	Speak French or French Creole at Home	0.0%	0.2%	0.2%
	Speak German at Home	0.3%	0.3%	0.2%
	Speak Other Indo-European Languages at Home	0.6%	0.7%	0.7%
	Speak Russian and Other Slavic Languages at Home	0.5%	0.5%	0.3%
	Speak Chinese at Home	0.9%	1.0%	0.6%
	Speak Korean at Home	0.1%	0.1%	0.0%
	Speak Vietnamese at Home	1.2%	0.9%	0.6%
	Speak Other Asian Languages at Home	0.3%	0.7%	0.4%
	Speak Tagalog and Other Pacific Languages at Home	0.4%	0.4%	0.2%
	Speak Other Language at Home	1.4%	1.2%	1.4%
Hispanic	Hispanic Population	4,239	13,035	45,480
	Hispanic Population Percent	13.4%	9.6%	10.6%
	Mexican	55.6%	56.4%	58.2%
	Puerto Rican	2.7%	2.9%	2.9%
	Cuban	2.1%	3.0%	2.0%
	Dominican	1.5%	1.3%	0.5%
	Central American	17.6%	18.5%	22.6%
	South American	18.0%	13.7%	9.0%
	Other Hispanic	2.4%	4.1%	4.8%
	2000 Hispanic Population Percent	2%	2%	3%
	1990 Hispanic Population Percent	1%	2%	1%

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Ancestry	American (percent of total population)	4.8%	4.3%	4.1%
	American	4.7%	4.1%	4.0%
	Native American (ie. Indian/Eskimo)	0.1%	0.1%	0.2%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	2.3%	2.6%	2.0%
	Chinese	1.3%	1.0%	0.7%
	Japanese	0.0%	0.0%	0.0%
	Korean	0.1%	0.1%	0.1%
	South Central Asian (ie. Indian)	0.5%	0.8%	0.6%
	South East Asian (ie. Vietnamese)	0.3%	0.4%	0.3%
	Other Asian	0.1%	0.2%	0.2%
	European (percent of total population)	18.1%	17.1%	18.0%
	British	5.5%	4.8%	5.2%
	Dutch	0.3%	0.3%	0.3%
	French	0.7%	0.7%	0.6%
	German	2.9%	3.1%	3.0%
	Italian	1.5%	1.4%	1.3%
	Polish	0.4%	0.4%	0.4%
	Scandinavian	0.6%	0.5%	0.6%
	Scotch/Irish	4.5%	4.4%	4.8%
Other European (ie. Greek/Russian)	1.7%	1.6%	1.8%	
Middle Eastern	0.4%	0.4%	0.4%	
Other Ancestry	17.3%	17.2%	15.1%	
Unclassified Ancestry	11.2%	11.9%	11.2%	
Education (Age 25+)	Adult Population (25 Years or Older)	21,504	92,696	288,260
	Elementary (0 to 8)	3.2%	2.6%	4.1%
	Some High School (9 to 11)	4.0%	4.6%	5.0%
	High School Graduate (12)	27.7%	26.1%	23.8%
	Some College (13 to 16)	21.0%	22.4%	20.7%
	Associates Degree Only	8.9%	8.4%	7.1%
	Bachelors Degree Only	23.9%	22.0%	22.9%
	Graduate Degree	11.4%	13.8%	16.3%
	% College (4+)	35.2%	35.8%	39.2%
Household Type	Total Households – count	12,229	51,302	166,539
	One Person HHs – count	3,397	13,933	48,341
	Family HHs – count	8,221	34,513	108,062
	Married Couple – count	5,389	23,844	72,606
	w/own children – count	2,258	9,248	28,536
	w/out own children – count	3,132	14,596	44,070
	Male Householder – count	691	2,608	8,735
	Female Householder – count	2,141	8,061	26,721
	Non-Family Households – count	611	2,855	10,135
	1 Person Household	27.8%	27.2%	29.0%
	2 Person Household	31.2%	32.3%	31.4%
	3 Person Household	16.7%	16.9%	16.4%
	4 Person Household	13.5%	12.9%	12.6%
	5 Person Household	6.2%	6.3%	6.2%
6 Person Household	2.8%	2.7%	2.6%	
7+ Person Household	1.8%	1.7%	1.8%	
% Households With Children	28.0%	27.7%	28.1%	

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Housing	Total Housing Units	12,894	53,785	179,148
	Owner Occupied Percent	59.2%	59.8%	55.9%
	Renter Occupied Percent	35.7%	35.6%	37.1%
	Vacant Housing Percent	5.2%	4.6%	7.0%
	Total Housing Units (Census 2000)	11,326	42,053	154,262
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.4%	0.7%	2.3%
	Property Value \$750,000 to \$999,999	1.2%	2.3%	4.6%
	Property Value \$500,000 to \$749,999	6.6%	7.2%	11.0%
	Property Value \$400,000 to \$499,999	11.5%	13.6%	13.5%
	Property Value \$300,000, to \$399,999	24.2%	23.4%	18.1%
	Property Value \$200,000 to \$299,999	30.6%	31.5%	23.2%
	Property Value \$150,000 to \$199,999	16.5%	12.7%	9.9%
	Property Value \$100,000 to \$149,999	4.8%	5.0%	7.9%
	Property Value \$60,000 to \$99,999	1.0%	1.2%	4.6%
	Property Value \$40,000 to \$59,999	0.4%	0.3%	1.4%
	Property Value \$0 to \$39,999	2.3%	1.9%	2.4%
	Median Home Value	\$281,809	\$291,849	\$303,389
Wealth per Household	\$0 and under - percent	17.7%	17.5%	17.7%
	\$1 to \$4999 - percent	8.6%	8.5%	8.7%
	\$5k to \$9999 - percent	4.7%	4.6%	4.7%
	\$10k to \$24999 - percent	6.5%	6.4%	6.4%
	\$25k to \$49999 - percent	6.9%	6.9%	6.8%
	\$50k to \$99999 - percent	10.3%	10.2%	10.1%
	\$100k to \$249999 - percent	18.0%	18.0%	17.8%
	\$250k to \$499999 - percent	13.0%	13.1%	13.0%
	\$500k+ - percent	14.3%	14.7%	14.7%
	Median HH Wealth	\$76,940	\$79,664	\$78,051
	Avg HH Wealth	\$235,014	\$239,680	\$238,818
Economic Viability	Economic Viability Local	281	273	275
	Economic Viability Indexed	101	98	99
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	17,762	72,572	223,284
	Managerial/Executive	14.1%	16.1%	16.9%
	Professional Specialty	22.5%	23.1%	24.0%
	Healthcare Support	1.5%	2.1%	2.3%
	Sales	11.5%	10.2%	8.9%
	Office & Administrative Support	13.1%	13.0%	11.7%
	Protective Service	3.0%	3.5%	3.3%
	Food Preparation	5.3%	4.9%	4.6%
	Building Maintenance & Cleaning	2.5%	2.7%	3.4%
	Personal Care	2.7%	2.1%	2.1%
	Farming, Fishing, & Forestry	0.1%	0.0%	0.1%
	Construction	9.7%	7.0%	7.3%
	Production & Transportation	14.0%	15.3%	15.3%
	Percent White Collar Workers	62.7%	64.5%	63.9%
	Percent Blue Collar Workers	37.3%	35.5%	36.1%

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	Agriculture/Mining/Construction	9.2%	6.2%	6.7%
	Manufacturing	6.1%	8.7%	8.6%
	Transportation	8.1%	10.7%	10.5%
	Information	1.7%	1.6%	1.3%
	Wholesale/Retail	17.1%	15.1%	13.5%
	Finance, Insurance, Real Estate	5.6%	5.5%	6.2%
	Professional Services	5.9%	6.8%	6.2%
	Management Services	0.1%	0.3%	0.2%
	Administrative/Waste Services	3.9%	3.8%	4.9%
	Educational Services	19.7%	21.7%	23.0%
	Entertainment Services	10.2%	8.7%	8.3%
	Other Professional Services	5.2%	5.1%	5.4%
	Public Administration	7.2%	5.7%	5.2%
Vehicles per HH	No Vehicles	3.8%	3.5%	5.8%
	1 Vehicle	35.9%	33.9%	34.1%
	2 Vehicles	39.9%	39.9%	39.3%
	3 or more vehicles	20.4%	22.7%	20.8%
	Average Number of Vehicles	1.82	1.90	1.84
Change	Births (last 12 months)	389	1,637	5,365
	Deaths (last 12 months)	296	1,255	4,017
	Migration (last 12 months)	-276	-1,597	-4,183
Work place	Workplace Establishments	1,137	3,474	12,037
	Workplace Employees (FTE)	18,544	50,798	183,734