Extended Demographic Report - PopStats

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

Sep 23, 2025

BRIXMOR®

Keegan's Meadow Stafford, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population			
Current Year Estimated Population	63,398	270,992	1,220,895
Population Est 25Q1	62,938	270,113	1,217,850
Population Est 24Q4	63,070	269,799	1,212,819
Population Est 24Q3	62,587	268,966	1,207,168
Population Est 24Q2	62,484	269,425	1,204,586
Population Est 24Q1	62,472	269,308	1,201,417
Population Est 23Q4	62,360	268,929	1,197,165
Population Est 23Q3	62,247	268,603	1,193,531
Population Est 23Q2	61,950	267,348	1,189,180
Population Fcst	61,914	261,746	1,220,803
2010 Census Population	58,667	262,233	1,059,845
2000 Census Population	56,934	234,364	927,079
1990 Census Population	44,220	182,649	714,136
Current Year Daytime Population	66,885	316,529	1,275,918
Average Seasonal Population	120	593	5,035
Historical Annual Growth, 1990 – 2000	2.56%	2.52%	2.64%
Historical Annual Growth, 2000 – 2010	0.30%	1.13%	1.35%
Estimated Annual Growth, 2010 – CY	0.54%	0.23%	0.98%
Projected Annual Growth, CY to Y5	-0.47%	-0.69%	0.00%
Group Qtrs Est	106	941	6,686
Transient Est Average Last 4 Qtrs	4,599	8,708	61,249
Households			
Current Year Estimated Households	21,992	93,157	452,790
Households Est 25Q1	21,783	92,777	451,656
Households Est 24Q4	21,887	92,770	449,687
Households Est 24Q3	21,727	92,486	447,501
Households Est 24Q2	21,679	92,639	446,505
Households Est 24Q1	21,673	92,605	445,155
Households Est 23Q4	21,634	92,475	443,486
Households Est 23Q3	21,591	92,357	442,000
Households Est 23Q2	21,483	91,896	440,516
Households Fcst	21,472	89,909	453,684
2010 Census Households	19,909	87,387	387,420
2000 Census Households	19,440	79,905	346,997
1990 Census Households	16,418	67,751	284,800
Historical Annual Growth, 1990 – 2000	1.70%	1.66%	1.99%
Historical Annual Growth, 2000 – 2010	0.24%	0.90%	1.11%
Estimated Annual Growth, 2010 – CY	0.69%	0.44%	1.08%
Projected Annual Growth, CY to Y5	-0.48%	-0.71%	0.04%
Population per Household	2.88	2.90	2.68

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Keegan's Meadow Stafford, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
HH Income $500,000 or more	1.0%	1.4%	2.8%
HH Income $250,000 to $499,999	1.1%	1.7%	3.4%
HH Income $200,000 to $249,999	2.7%	3.9%	7.9%
HH Income $175,000 to $199,999	2.4%	2.9%	4.2%
HH Income $150,000 to $174,999	4.5%	4.3%	5.3%
HH Income $100,000 to 149,999	16.2%	15.0%	16.0%
HH Income $75,000 to 99,999	12.8%	12.8%	12.3%
HH Income $50,000 to 74,999	19.2%	19.0%	16.5%
HH Income $35,000 to 49,999	12.7%	13.7%	11.4%
HH Income $25,000 to 34,999	9.6%	8.6%	7.1%
HH Income $15,000 to 24,999	8.6%	7.7%	6.1%
HH Income $0 to 14,999	9.4%	9.1%	7.0%
Average Household Income	$81,881	$87,865	$120,211
Median Household Income	$61,807	$62,991	$78,667
Per Capita Income	$28,437	$30,307	$44,749
Average Disposable Income	$67,547	$71,455	$88,513
Median Disposable Income	$55,040	$55,944	$69,600
Discretionary HH Income Over $150,000	2.2%	4.2%	11.2%
Discretionary HH Income $125,000 to $149,999	2.5%	3.4%	5.4%
Discretionary HH Income $100,000 to $124,999	4.2%	4.9%	6.8%
Discretionary HH Income $75,000 to $99,999	10.0%	8.6%	10.1%
Discretionary HH Income $50,000 to $74,999	15.4%	15.4%	15.5%
Discretionary HH Income $25,000 to $49,999	24.7%	26.3%	23.9%
Discretionary HH Income Under $25,000	41.0%	37.2%	27.1%
Average Discretionary HH Income	$44,384	$48,551	$65,087
Median Discretionary HH Income	$33,364	$35,387	$48,771
Householder White – Count	3,256	14,722	115,132
Median HH Income	$81,095	$91,256	$119,145
Average HH Income	$88,043	$99,610	$118,933
Householder Black or African-American – Count	4,961	19,469	94,028
Median HH Income	$52,071	$58,676	$63,572
Average HH Income	$63,763	$70,378	$76,607
Householder Hispanic – Count	8,399	36,708	146,698
Median HH Income	$62,774	$55,949	$61,576
Average HH Income	$72,623	$67,509	$74,625
Householder Asian or Pacific Islander – Count	3,887	15,914	64,211
Median HH Income	$57,408	$69,163	$112,890
Average HH Income	$75,094	$85,345	$112,747
Householder Other or Pacific Islander – Count	1,489	6,344	32,722
Median HH Income	$72,865	$70,461	$79,007
Average HH Income	$82,584	$81,112	$91,979

(Income)

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Keegan's Meadow Stafford, TX		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Gender	Male Population	31,056	132,934	596,658
	Female Population	32,342	138,058	624,237
Total Population by Age	Count of Pop 0 to 4 years	4,221	17,423	79,874
	Count of Pop 0 to 7 years	5,858	24,424	112,063
	Count of Pop 5 - 13	7,415	31,285	138,980
	Count of Pop 14 - 18	3,497	15,024	65,517
	Count of Pop 19 - 22	3,567	15,373	64,638
	Count of Pop 22 - 25	2,712	11,653	47,495
	Count of Pop 25 - 29	4,421	18,400	77,755
	Count of Pop 30 - 34	4,538	18,468	87,472
	Count of Pop 35 - 39	4,485	18,509	90,059
	Count of Pop 40 - 44	4,081	17,599	86,900
	Count of Pop 45 - 59	11,300	49,185	225,402
	Count of Pop 60 - 74	9,627	41,840	183,416
	Count of Pop 75 - 84	2,864	12,724	57,046
	Count of Pop 85+	671	3,511	16,341
	% of Pop 0 to 4 years	6.7%	6.4%	6.5%
	% of Pop 0 to 7 years	9.2%	9.0%	9.2%
	% of Pop 5 - 13	11.7%	11.5%	11.4%
	% of Pop 14 - 18	5.5%	5.5%	5.4%
	% of Pop 19 - 22	5.6%	5.7%	5.3%
	% of Pop 22 - 25	4.3%	4.3%	3.9%
	% of Pop 25 - 29	7.0%	6.8%	6.4%
	% of Pop 30 - 34	7.2%	6.8%	7.2%
	% of Pop 35 - 39	7.1%	6.8%	7.4%
	% of Pop 40 - 44	6.4%	6.5%	7.1%
	% of Pop 45 - 59	17.8%	18.1%	18.5%
	% of Pop 60 - 74	15.2%	15.4%	15.0%
	% of Pop 75 - 84	4.5%	4.7%	4.7%
	% of Pop 85+	1.1%	1.3%	1.3%
	Median Age	36.5	37.1	37.7
	Average Age	37.9	38.4	38.6
Male Population by Age	% of Pop 0 to 4 years	6.9%	6.7%	6.8%
	% of Pop 5 - 13	12.0%	11.9%	11.8%
	% of Pop 14 - 18	5.8%	5.8%	5.6%
	% of Pop 19 - 22	5.9%	5.9%	5.5%
	% of Pop 22 - 25	4.5%	4.5%	4.1%
	% of Pop 25 - 29	7.3%	7.1%	6.5%
	% of Pop 30 - 34	7.1%	6.9%	7.2%
	% of Pop 35 - 39	7.2%	6.9%	7.4%
	% of Pop 40 - 44	6.4%	6.4%	7.2%
	% of Pop 45 - 59	17.5%	17.8%	18.3%
	% of Pop 75 - 84	4.0%	4.3%	4.2%
	% of Pop 60 - 74	14.7%	14.8%	14.3%
	% of Pop 85+	0.8%	1.0%	1.0%
	Median Age	35.4	35.9	36.6
	Average Age	37.0	37.5	37.6

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Keegan's Meadow Stafford, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
% of Pop 0 to 4 years	6.4%	6.2%	6.3%
% of Pop 5 - 13	11.4%	11.2%	10.9%
% of Pop 14 - 18	5.3%	5.3%	5.2%
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% of Pop 40 - 44	6.5%	6.6%	7.1%
% of Pop 45 - 59	18.1%	18.4%	18.6%
% of Pop 60 - 74	15.7%	16.1%	15.7%
% of Pop 75 - 84	5.0%	5.1%	5.1%
% of Pop 85+	1.3%	1.6%	1.7%
Median Age	37.6	38.3	38.8
Average Age	38.8	39.3	39.5
Race			
Count of White	13,566	58,639	361,869
Count of Black or African-American	15,375	60,101	273,067
Count of Asian or Pacific Islander	12,156	54,181	215,544
Count of Other races	22,301	98,070	370,415
White	21.4%	21.6%	29.6%
Black or African American	24.3%	22.2%	22.4%
Asian	19.2%	20.0%	17.7%
Other Races	35.2%	36.2%	30.3%
Language Spoken			
Speak English at Home	42.7%	40.1%	48.5%
Speak Spanish at Home	34.2%	37.0%	29.7%
Speak French or French Creole at Home	0.8%	0.6%	0.9%
Speak German at Home	0.2%	0.1%	0.3%
Speak Other Indo-European Languages at Home	5.8%	4.4%	5.7%
Speak Russian and Other Slavic Languages at Home	0.4%	0.3%	0.5%
Speak Chinese at Home	1.9%	3.5%	3.3%
Speak Korean at Home	0.2%	0.1%	0.2%
Speak Vietnamese at Home	5.7%	6.8%	3.5%
Speak Other Asian Languages at Home	2.3%	1.9%	2.1%
Speak Tagalog and Other Pacific Languages at Home	1.5%	1.4%	0.8%
Speak Other Language at Home	4.4%	4.0%	4.5%
Hispanic			
Hispanic Population	26,434	115,150	422,017
Hispanic Population Percent	41.7%	42.5%	34.6%
Mexican	55.3%	54.0%	53.2%
Puerto Rican	2.0%	1.6%	2.2%
Cuban	2.3%	1.9%	3.0%
Dominican	0.1%	0.4%	0.5%
Central American	26.2%	30.1%	26.6%
South American	6.1%	4.5%	7.6%
Other Hispanic	8.0%	7.5%	6.9%
2000 Hispanic Population Percent	24%	28%	27%
1990 Hispanic Population Percent	15%	16%	18%

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Ancestry			
American (percent of total population)	0.7%	0.7%	1.2%
American	0.6%	0.5%	1.0%
Native American (ie. Indian/Eskimo)	0.1%	0.1%	0.1%
Hawaiian/Pacific Islander	0.1%	0.0%	0.0%
Asian (percent of total population)	12.0%	11.4%	12.5%
Chinese	2.1%	3.6%	3.6%
Japanese	0.0%	0.0%	0.2%
Korean	0.3%	0.2%	0.3%
South Central Asian (ie. Indian)	6.8%	5.2%	6.9%
South East Asian (ie. Vietnamese)	2.0%	1.8%	1.0%
Other Asian	0.8%	0.7%	0.6%
European (percent of total population)	2.3%	3.2%	7.5%
British	0.5%	0.7%	1.8%
Dutch	0.1%	0.0%	0.1%
French	0.1%	0.1%	0.4%
German	0.6%	0.8%	1.6%
Italian	0.2%	0.2%	0.5%
Polish	0.1%	0.1%	0.3%
Scandinavian	0.1%	0.1%	0.3%
Scotch/Irish	0.4%	0.6%	1.5%
Other European (ie. Greek/Russian)	0.2%	0.4%	1.0%
Middle Eastern	0.5%	0.3%	0.8%
Other Ancestry	8.8%	8.8%	11.6%
Unclassified Ancestry	2.8%	2.8%	4.6%
Education (Age 25+)			
Adult Population (25 Years or Older)	41,987	180,235	824,391
Elementary (0 to 8)	15.1%	17.2%	11.7%
Some High School (9 to 11)	9.3%	8.7%	5.7%
High School Graduate (12)	24.5%	23.5%	19.3%
Some College (13 to 16)	16.9%	15.8%	16.5%
Associates Degree Only	7.7%	7.3%	6.5%
Bachelors Degree Only	19.0%	18.8%	24.3%
Graduate Degree	7.5%	8.7%	16.1%
% College (4+)	26.6%	27.5%	40.4%
Household Type			
Total Households – count	21,992	93,157	452,790
One Person HHs – count	5,361	21,794	125,312
Family HHs – count	15,145	65,861	297,535
Married Couple – count	9,924	41,638	202,806
w/own children – count	4,443	16,732	90,020
w/out own children – count	5,480	24,906	112,786
Male Householder – count	1,482	6,669	27,128
Female Householder – count	3,739	17,554	67,601
Non-Family Households – count	1,485	5,502	29,944
1 Person Household	24.4%	23.4%	27.7%
2 Person Household	26.5%	26.8%	28.0%
3 Person Household	17.8%	18.2%	16.6%
4 Person Household	15.1%	15.6%	14.7%
5 Person Household	8.6%	8.8%	7.7%
6 Person Household	4.5%	4.2%	3.3%
7+ Person Household	3.0%	2.9%	2.1%
% Households With Children	31.6%	30.6%	30.1%

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Housing			
Total Housing Units	23,632	100,798	493,245
Owner Occupied Percent	42.0%	43.5%	45.6%
Renter Occupied Percent	51.0%	48.9%	46.2%
Vacant Housing Percent	6.9%	7.6%	8.2%
Total Housing Units (Census 2000)	20,902	84,855	372,161
Home Value (Owner Occupied)			
Property Value $1,000,000 or more	0.2%	0.9%	5.9%
Property Value $750,000 to $999,999	0.4%	2.2%	6.4%
Property Value $500,000 to $749,999	3.2%	6.3%	12.5%
Property Value $400,000 to $499,999	6.6%	9.2%	11.9%
Property Value $300,000, to $399,999	17.7%	18.7%	17.6%
Property Value $200,000 to $299,999	39.6%	33.0%	22.9%
Property Value $150,000 to $199,999	15.3%	12.2%	7.6%
Property Value $100,000 to $149,999	6.9%	7.9%	5.8%
Property Value $60,000 to $99,999	3.2%	3.2%	2.2%
Property Value $40,000 to $59,999	2.0%	1.5%	1.0%
Property Value $0 to $39,999	4.4%	4.3%	2.9%
Median Home Value	$245,387	$263,625	$342,988
Wealth per Household			
$0 and under - percent	19.5%	19.4%	18.6%
$1 to $4999 - percent	10.3%	10.3%	9.4%
$5k to $9999 - percent	5.2%	5.2%	4.9%
$10k to $24999 - percent	6.8%	6.8%	6.6%
$25k to $49999 - percent	6.9%	6.9%	6.8%
$50k to $99999 - percent	10.1%	10.1%	10.0%
$100k to $249999 - percent	16.9%	17.0%	17.2%
$250k to $499999 - percent	11.8%	11.8%	12.5%
$500k+ - percent	12.4%	12.5%	14.0%
Median HH Wealth	$55,982	$57,214	$68,726
Avg HH Wealth	$209,893	$211,472	$229,230
Economic Viability			
Economic Viability Local	290	297	304
Economic Viability Indexed	105	107	110
Occupation (Employed Civilians Age 16+)			
Employed Civilian Pop 16+ by Occupation	32,266	135,748	630,810
Managerial/Executive	12.2%	11.0%	16.9%
Professional Specialty	20.2%	18.2%	23.9%
Healthcare Support	3.3%	3.7%	3.2%
Sales	10.7%	9.7%	9.9%
Office & Administrative Support	9.4%	9.5%	9.3%
Protective Service	2.8%	1.9%	1.8%
Food Preperation	6.9%	8.0%	6.1%
Building Maintenance & Cleaning	4.8%	7.1%	5.0%
Personal Care	3.0%	3.6%	2.8%
Farming, Fishing, & Forestry	0.0%	0.2%	0.2%
Construction	13.0%	13.3%	9.8%
Production & Transportation	13.8%	13.8%	11.1%
Percent White Collar Workers	55.6%	52.1%	63.2%
Percent Blue Collar Workers	44.4%	47.9%	36.8%

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Agriculture/Mining/Construction	13.4%	13.8%	11.8%
Manufacturing	5.3%	6.4%	7.0%
Transportation	6.9%	5.7%	6.1%
Information	0.8%	1.0%	1.1%
Wholesale/Retail	16.8%	14.7%	13.8%
Finance, Insurance, Real Estate	7.1%	5.0%	6.5%
Professional Services	5.3%	5.9%	9.2%
Management Services	0.1%	0.1%	0.2%
Administrative/Waste Services	6.1%	7.4%	6.3%
Educational Services	21.0%	19.8%	20.7%
Entertainment Services	9.1%	11.1%	9.2%
Other Professional Services	4.7%	6.7%	5.7%
Public Administration	3.4%	2.5%	2.4%
Vehicles per HH No Vehicles	9.2%	10.3%	8.6%
1 Vehicle	33.8%	34.9%	37.9%
2 Vehicles	38.2%	35.0%	36.6%
3 or more vehicles	18.8%	19.7%	16.9%
Average Number of Vehicles	1.74	1.72	1.69
Change Births (last 12 months)	804	3,379	14,866
Deaths (last 12 months)	416	1,896	8,418
Migration (last 12 months)	558	185	10,081
Work place Workplace Establishments	1,860	9,808	39,531
Workplace Employees (FTE)	29,387	139,049	518,994