

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 29.656737 Longitude: -95.584843

Keegan's Meadow Stafford, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	24,305	155,955	429,965
	Population Est 25Q1	24,034	155,272	427,985
	Population Est 24Q4	24,136	155,050	427,406
	Population Est 24Q3	23,928	154,349	426,102
	Population Est 24Q2	23,848	154,786	426,536
	Population Est 24Q1	23,843	154,711	426,354
	Population Est 23Q4	23,783	154,438	425,650
	Population Est 23Q3	23,715	154,262	425,120
	Population Est 23Q2	23,559	153,680	423,605
	Population Fcst	24,003	151,197	416,359
	2010 Census Population	22,548	146,106	404,560
	2000 Census Population	22,421	136,309	362,131
	1990 Census Population	19,687	108,779	272,052
	Current Year Daytime Population	19,364	174,396	450,417
	Average Seasonal Population	54	310	822
	Historical Annual Growth, 1990 – 2000	1.31%	2.28%	2.90%
	Historical Annual Growth, 2000 – 2010	0.06%	0.70%	1.11%
	Estimated Annual Growth, 2010 – CY	0.52%	0.45%	0.42%
	Projected Annual Growth, CY to Y5	-0.25%	-0.62%	-0.64%
	Group Qtrs Est	30	393	1,450
Transient Est Average Last 4 Qtrs	851	7,207	8,929	
Households	Current Year Estimated Households	8,381	52,944	148,900
	Households Est 25Q1	8,272	52,643	147,991
	Households Est 24Q4	8,351	52,635	147,884
	Households Est 24Q3	8,283	52,400	147,438
	Households Est 24Q2	8,253	52,541	147,599
	Households Est 24Q1	8,250	52,519	147,535
	Households Est 23Q4	8,230	52,424	147,301
	Households Est 23Q3	8,207	52,356	147,112
	Households Est 23Q2	8,151	52,147	146,549
	Households Fcst	8,265	51,312	144,229
	2010 Census Households	7,633	47,951	135,281
	2000 Census Households	7,593	45,782	124,751
	1990 Census Households	7,057	40,402	103,169
	Historical Annual Growth, 1990 – 2000	0.73%	1.26%	1.92%
	Historical Annual Growth, 2000 – 2010	0.05%	0.46%	0.81%
	Estimated Annual Growth, 2010 – CY	0.65%	0.69%	0.66%
	Projected Annual Growth, CY to Y5	-0.28%	-0.62%	-0.64%
	Population per Household	2.90	2.94	2.88

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Keegan's Meadow Stafford, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	1.2%	1.2%	1.5%
	HH Income \$250,000 to \$499,999	1.5%	1.5%	1.8%
	HH Income \$200,000 to \$249,999	3.5%	3.4%	4.3%
	HH Income \$175,000 to \$199,999	3.0%	2.6%	3.2%
	HH Income \$150,000 to \$174,999	5.3%	4.1%	4.3%
	HH Income \$100,000 to 149,999	18.6%	14.8%	14.7%
	HH Income \$75,000 to 99,999	14.4%	12.8%	12.7%
	HH Income \$50,000 to 74,999	18.6%	18.9%	18.5%
	HH Income \$35,000 to 49,999	10.4%	14.3%	13.9%
	HH Income \$25,000 to 34,999	8.7%	9.0%	8.5%
	HH Income \$15,000 to 24,999	6.4%	7.8%	7.8%
	HH Income \$0 to 14,999	8.3%	9.7%	8.9%
	Average Household Income	\$89,826	\$84,508	\$90,733
	Median Household Income	\$71,713	\$60,751	\$63,506
	Per Capita Income	\$31,001	\$28,753	\$31,522
	Average Disposable Income	\$74,864	\$68,779	\$72,661
	Median Disposable Income	\$63,653	\$54,179	\$56,338
	Discretionary HH Income Over \$150,000	3.6%	3.7%	4.7%
	Discretionary HH Income \$125,000 to \$149,999	2.8%	2.7%	3.6%
	Discretionary HH Income \$100,000 to \$124,999	6.5%	4.2%	5.2%
	Discretionary HH Income \$75,000 to \$99,999	11.6%	8.5%	8.2%
	Discretionary HH Income \$50,000 to \$74,999	18.1%	14.5%	15.4%
	Discretionary HH Income \$25,000 to \$49,999	24.2%	25.6%	26.7%
	Discretionary HH Income Under \$25,000	33.2%	40.7%	36.1%
	Average Discretionary HH Income	\$51,792	\$45,736	\$49,826
	Median Discretionary HH Income	\$42,757	\$32,895	\$36,113
	Householder White – Count	1,652	7,930	23,164
	Median HH Income	\$94,161	\$87,715	\$91,037
	Average HH Income	\$96,636	\$96,122	\$100,295
	Householder Black or African-American – Count	1,684	11,504	34,702
	Median HH Income	\$54,541	\$54,120	\$58,948
	Average HH Income	\$65,843	\$66,228	\$71,138
	Householder Hispanic – Count	2,882	21,460	56,010
Median HH Income	\$75,693	\$56,350	\$55,946	
Average HH Income	\$84,129	\$67,493	\$67,953	
Householder Asian or Pacific Islander – Count	1,534	8,290	24,826	
Median HH Income	\$63,504	\$64,727	\$74,070	
Average HH Income	\$75,593	\$81,061	\$89,426	
Householder Other or Pacific Islander – Count	629	3,759	10,199	
Median HH Income	\$78,891	\$71,152	\$69,295	
Average HH Income	\$88,646	\$80,875	\$80,806	

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Keegan's Meadow Stafford, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	11,781	76,649	210,134
	Female Population	12,523	79,306	219,831
Total Population by Age	Count of Pop 0 to 4 years	1,585	10,225	27,825
	Count of Pop 0 to 7 years	2,192	14,332	39,044
	Count of Pop 5 - 13	2,734	18,506	49,605
	Count of Pop 14 - 18	1,287	8,808	23,792
	Count of Pop 19 - 22	1,314	9,011	24,191
	Count of Pop 22 - 25	1,004	6,819	18,241
	Count of Pop 25 - 29	1,684	10,723	29,372
	Count of Pop 30 - 34	1,716	10,804	29,558
	Count of Pop 35 - 39	1,672	10,704	29,354
	Count of Pop 40 - 44	1,570	10,167	28,128
	Count of Pop 45 - 59	4,345	28,283	77,852
	Count of Pop 60 - 74	3,870	23,270	66,786
	Count of Pop 75 - 84	1,218	6,931	19,830
	Count of Pop 85+	307	1,703	5,430
	% of Pop 0 to 4 years	6.5%	6.6%	6.5%
	% of Pop 0 to 7 years	9.0%	9.2%	9.1%
	% of Pop 5 - 13	11.2%	11.9%	11.5%
	% of Pop 14 - 18	5.3%	5.6%	5.5%
	% of Pop 19 - 22	5.4%	5.8%	5.6%
	% of Pop 22 - 25	4.1%	4.4%	4.2%
	% of Pop 25 - 29	6.9%	6.9%	6.8%
	% of Pop 30 - 34	7.1%	6.9%	6.9%
	% of Pop 35 - 39	6.9%	6.9%	6.8%
	% of Pop 40 - 44	6.5%	6.5%	6.5%
	% of Pop 45 - 59	17.9%	18.1%	18.1%
	% of Pop 60 - 74	15.9%	14.9%	15.5%
	% of Pop 75 - 84	5.0%	4.4%	4.6%
	% of Pop 85+	1.3%	1.1%	1.3%
Median Age	37.5	36.4	37.1	
Average Age	38.8	37.8	38.4	
Male Population by Age	% of Pop 0 to 4 years	6.9%	6.8%	6.8%
	% of Pop 5 - 13	11.7%	12.2%	12.0%
	% of Pop 14 - 18	5.5%	5.9%	5.8%
	% of Pop 19 - 22	5.6%	6.0%	5.9%
	% of Pop 22 - 25	4.2%	4.5%	4.5%
	% of Pop 25 - 29	7.5%	7.1%	7.1%
	% of Pop 30 - 34	7.0%	6.9%	7.0%
	% of Pop 35 - 39	7.2%	6.9%	6.9%
	% of Pop 40 - 44	6.4%	6.4%	6.5%
	% of Pop 45 - 59	17.3%	17.9%	17.7%
	% of Pop 75 - 84	4.5%	4.0%	4.2%
	% of Pop 60 - 74	15.2%	14.4%	14.8%
	% of Pop 85+	0.9%	0.9%	1.0%
	Median Age	36.2	35.4	35.8
Average Age	37.7	37.0	37.4	

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	% of Pop 0 to 4 years	6.2%	6.3%	6.2%
	% of Pop 5 - 13	10.8%	11.6%	11.1%
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	% of Pop 22 - 25	4.0%	4.2%	4.0%
	% of Pop 25 - 29	6.4%	6.6%	6.6%
	% of Pop 30 - 34	7.1%	6.9%	6.8%
	% of Pop 35 - 39	6.6%	6.8%	6.8%
	% of Pop 40 - 44	6.5%	6.6%	6.6%
	% of Pop 45 - 59	18.4%	18.4%	18.5%
	% of Pop 60 - 74	16.6%	15.4%	16.2%
	% of Pop 75 - 84	5.5%	4.9%	5.0%
	% of Pop 85+	1.6%	1.3%	1.5%
	Median Age	38.8	37.5	38.4
Average Age	39.7	38.6	39.3	
Race	Count of White	6,491	34,011	90,444
	Count of Black or African-American	5,366	35,922	104,313
	Count of Asian or Pacific Islander	4,779	27,225	87,162
	Count of Other races	7,668	58,798	148,046
	White	26.7%	21.8%	21.0%
	Black or African American	22.1%	23.0%	24.3%
	Asian	19.7%	17.5%	20.3%
	Other Races	31.6%	37.7%	34.4%
Language Spoken	Speak English at Home	46.2%	41.2%	41.4%
	Speak Spanish at Home	30.6%	37.2%	34.3%
	Speak French or French Creole at Home	1.0%	0.6%	0.7%
	Speak German at Home	0.4%	0.1%	0.2%
	Speak Other Indo-European Languages at Home	5.9%	4.1%	4.5%
	Speak Russian and Other Slavic Languages at Home	0.2%	0.3%	0.3%
	Speak Chinese at Home	2.3%	2.1%	3.8%
	Speak Korean at Home	0.1%	0.1%	0.1%
	Speak Vietnamese at Home	6.0%	7.0%	6.7%
	Speak Other Asian Languages at Home	2.0%	1.7%	1.9%
	Speak Tagalog and Other Pacific Languages at Home	1.0%	1.3%	1.2%
	Speak Other Language at Home	4.1%	4.2%	4.9%
Hispanic	Hispanic Population	9,344	69,916	172,159
	Hispanic Population Percent	38.4%	44.8%	40.0%
	Mexican	53.4%	55.8%	53.6%
	Puerto Rican	1.1%	2.0%	1.9%
	Cuban	4.3%	1.7%	2.3%
	Dominican	0.1%	0.2%	0.4%
	Central American	24.2%	28.3%	28.8%
	South American	5.3%	4.7%	5.1%
	Other Hispanic	11.6%	7.3%	7.8%
	2000 Hispanic Population Percent	20%	29%	28%
	1990 Hispanic Population Percent	12%	16%	17%

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Ancestry	American (percent of total population)	1.0%	0.7%	0.7%
	American	0.8%	0.6%	0.5%
	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)	12.7%	9.6%	11.7%
	Chinese	2.5%	2.1%	4.0%
	Japanese	0.0%	0.0%	0.1%
	Korean	0.2%	0.2%	0.1%
	South Central Asian (ie. Indian)	7.4%	4.8%	5.3%
	South East Asian (ie. Vietnamese)	2.0%	1.7%	1.7%
	Other Asian	0.6%	0.8%	0.6%
	European (percent of total population)	3.8%	2.9%	2.9%
	British	0.8%	0.6%	0.7%
	Dutch	0.1%	0.0%	0.0%
	French	0.2%	0.1%	0.1%
	German	1.0%	0.8%	0.7%
	Italian	0.2%	0.2%	0.2%
	Polish	0.3%	0.1%	0.1%
	Scandinavian	0.1%	0.1%	0.1%
	Scotch/Irish	0.7%	0.6%	0.5%
Other European (ie. Greek/Russian)	0.4%	0.4%	0.4%	
Middle Eastern	0.5%	0.3%	0.4%	
Other Ancestry	10.7%	8.4%	9.0%	
Unclassified Ancestry	4.0%	2.7%	2.9%	
Education (Age 25+)	Adult Population (25 Years or Older)	16,381	102,586	286,311
	Elementary (0 to 8)	13.7%	17.0%	16.6%
	Some High School (9 to 11)	8.6%	9.6%	7.9%
	High School Graduate (12)	25.2%	24.9%	23.5%
	Some College (13 to 16)	16.8%	15.6%	16.2%
	Associates Degree Only	8.6%	7.6%	7.0%
	Bachelors Degree Only	19.5%	17.8%	19.3%
	Graduate Degree	7.6%	7.5%	9.5%
	% College (4+)	27.1%	25.3%	28.8%
Household Type	Total Households – count	8,381	52,944	148,900
	One Person HHs – count	1,912	12,102	35,205
	Family HHs – count	5,882	37,879	104,573
	Married Couple – count	4,122	23,441	65,881
	w/own children – count	1,957	9,902	27,171
	w/out own children – count	2,165	13,539	38,710
	Male Householder – count	513	3,879	11,061
	Female Householder – count	1,248	10,559	27,631
	Non-Family Households – count	587	2,963	9,122
	1 Person Household	22.8%	22.9%	23.6%
	2 Person Household	27.9%	26.4%	27.0%
	3 Person Household	17.4%	18.2%	18.3%
	4 Person Household	15.6%	15.7%	15.5%
	5 Person Household	8.3%	9.3%	8.7%
6 Person Household	4.8%	4.4%	4.1%	
7+ Person Household	3.2%	3.1%	2.8%	
% Households With Children	33.0%	32.3%	30.8%	

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Keegan's Meadow Stafford, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	8,882	56,908	161,076
	Owner Occupied Percent	51.7%	42.6%	43.3%
	Renter Occupied Percent	42.7%	50.4%	49.1%
	Vacant Housing Percent	5.6%	7.0%	7.6%
	Total Housing Units (Census 2000)	7,970	48,966	132,420
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.0%	0.6%	1.3%
	Property Value \$750,000 to \$999,999	0.1%	1.4%	2.4%
	Property Value \$500,000 to \$749,999	1.8%	4.9%	6.8%
	Property Value \$400,000 to \$499,999	5.3%	7.4%	10.0%
	Property Value \$300,000, to \$399,999	20.9%	17.9%	20.7%
	Property Value \$200,000 to \$299,999	40.8%	35.7%	31.4%
	Property Value \$150,000 to \$199,999	16.6%	13.2%	10.8%
	Property Value \$100,000 to \$149,999	6.1%	8.4%	7.2%
	Property Value \$60,000 to \$99,999	2.2%	3.7%	3.2%
	Property Value \$40,000 to \$59,999	1.3%	1.8%	1.4%
	Property Value \$0 to \$39,999	3.6%	4.6%	4.1%
	Median Home Value	\$253,515	\$253,428	\$275,178
Wealth per Household	\$0 and under - percent	18.6%	19.6%	19.3%
	\$1 to \$4999 - percent	9.6%	10.5%	10.2%
	\$5k to \$9999 - percent	4.9%	5.2%	5.2%
	\$10k to \$24999 - percent	6.6%	6.9%	6.8%
	\$25k to \$49999 - percent	6.9%	7.0%	6.9%
	\$50k to \$99999 - percent	10.2%	10.1%	10.1%
	\$100k to \$249999 - percent	17.5%	16.9%	17.0%
	\$250k to \$499999 - percent	12.3%	11.7%	11.8%
	\$500k+ - percent	13.2%	12.2%	12.6%
	Median HH Wealth	\$65,815	\$54,266	\$57,541
	Avg HH Wealth	\$220,928	\$207,470	\$212,320
Economic Viability	Economic Viability Local	286	297	296
	Economic Viability Indexed	103	107	107
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	12,988	77,076	215,561
	Managerial/Executive	13.2%	11.2%	11.3%
	Professional Specialty	24.0%	17.3%	18.8%
	Healthcare Support	3.3%	3.4%	4.1%
	Sales	10.8%	9.9%	9.8%
	Office & Administrative Support	10.3%	9.5%	9.8%
	Protective Service	2.1%	2.3%	1.9%
	Food Preparation	7.1%	7.8%	7.8%
	Building Maintenance & Cleaning	3.6%	7.6%	6.5%
	Personal Care	3.2%	3.4%	3.5%
	Farming, Fishing, & Forestry	0.0%	0.2%	0.2%
	Construction	10.3%	13.5%	12.4%
	Production & Transportation	12.0%	13.9%	13.8%
	Percent White Collar Workers	61.6%	51.3%	53.9%
	Percent Blue Collar Workers	38.4%	48.7%	46.1%

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	Agriculture/Mining/Construction	9.3%	14.1%	13.0%
	Manufacturing	6.5%	5.3%	6.4%
	Transportation	6.8%	6.0%	6.0%
	Information	0.7%	1.0%	0.9%
	Wholesale/Retail	18.6%	15.2%	14.8%
	Finance, Insurance, Real Estate	8.6%	5.6%	5.1%
	Professional Services	6.3%	5.4%	6.2%
	Management Services	0.0%	0.1%	0.1%
	Administrative/Waste Services	4.7%	7.7%	7.0%
	Educational Services	23.0%	19.1%	20.5%
	Entertainment Services	9.3%	10.8%	10.9%
	Other Professional Services	3.6%	6.8%	6.7%
	Public Administration	2.6%	2.9%	2.5%
Vehicles per HH	No Vehicles	7.8%	9.8%	10.7%
	1 Vehicle	28.7%	34.7%	36.1%
	2 Vehicles	41.9%	35.1%	33.9%
	3 or more vehicles	21.5%	20.3%	19.3%
	Average Number of Vehicles	1.85	1.74	1.70
Change	Births (last 12 months)	303	1,985	5,366
	Deaths (last 12 months)	173	1,026	2,979
	Migration (last 12 months)	331	275	1,165
Work place	Workplace Establishments	467	5,132	13,192
	Workplace Employees (FTE)	7,453	76,768	177,684