



# Community Profile

3601-3999 Ansley Blvd  
 3601-3999 Ansley Blvd, Denison, Texas, 75020  
 Rings: 2, 7, 10 mile radii

Prepared by Esri  
 Latitude: 33.75714  
 Longitude: -96.58894

	2 miles	7 miles	10 miles
<b>Population Summary</b>			
2000 Total Population	8,518	37,967	73,134
2010 Total Population	8,616	40,087	76,721
2021 Total Population	9,210	46,485	87,396
2021 Group Quarters	39	775	1,953
2026 Total Population	9,500	49,170	91,953
2021-2026 Annual Rate	0.62%	1.13%	1.02%
2021 Total Daytime Population	8,972	52,780	89,586
Workers	3,620	25,659	39,141
Residents	5,352	27,121	50,445
<b>Household Summary</b>			
2000 Households	3,512	15,244	28,980
2000 Average Household Size	2.42	2.44	2.44
2010 Households	3,556	16,098	30,354
2010 Average Household Size	2.41	2.44	2.47
2021 Households	3,765	18,561	34,313
2021 Average Household Size	2.44	2.46	2.49
2026 Households	3,873	19,608	36,062
2026 Average Household Size	2.44	2.47	2.50
2021-2026 Annual Rate	0.57%	1.10%	1.00%
2010 Families	2,459	10,701	20,074
2010 Average Family Size	2.89	2.96	3.00
2021 Families	2,585	12,160	22,369
2021 Average Family Size	2.93	3.00	3.05
2026 Families	2,655	12,790	23,407
2026 Average Family Size	2.94	3.01	3.06
2021-2026 Annual Rate	0.54%	1.02%	0.91%
<b>Housing Unit Summary</b>			
2000 Housing Units	3,730	17,023	32,669
Owner Occupied Housing Units	71.5%	61.2%	59.1%
Renter Occupied Housing Units	22.7%	28.4%	29.6%
Vacant Housing Units	5.8%	10.5%	11.3%
2010 Housing Units	3,861	18,169	34,835
Owner Occupied Housing Units	69.2%	58.6%	56.6%
Renter Occupied Housing Units	22.9%	30.0%	30.5%
Vacant Housing Units	7.9%	11.4%	12.9%
2021 Housing Units	4,046	20,513	38,728
Owner Occupied Housing Units	72.1%	60.3%	58.6%
Renter Occupied Housing Units	20.9%	30.2%	30.0%
Vacant Housing Units	6.9%	9.5%	11.4%
2026 Housing Units	4,148	21,559	40,528
Owner Occupied Housing Units	73.3%	61.4%	59.7%
Renter Occupied Housing Units	20.1%	29.6%	29.3%
Vacant Housing Units	6.6%	9.0%	11.0%
<b>Median Household Income</b>			
2021	\$56,742	\$52,845	\$51,670
2026	\$60,688	\$56,535	\$55,142
<b>Median Home Value</b>			
2021	\$163,714	\$168,581	\$168,664
2026	\$235,778	\$231,551	\$238,492
<b>Per Capita Income</b>			
2021	\$29,993	\$28,897	\$27,507
2026	\$32,810	\$31,936	\$30,399
<b>Median Age</b>			
2010	44.5	41.0	38.8
2021	45.8	42.4	40.4
2026	45.8	42.9	41.2

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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<b>2021 Households by Income</b>			
Household Income Base	3,765	18,561	34,313
<\$15,000	7.4%	11.2%	11.4%
\$15,000 - \$24,999	10.1%	11.7%	11.5%
\$25,000 - \$34,999	12.1%	11.6%	12.6%
\$35,000 - \$49,999	12.2%	12.0%	12.5%
\$50,000 - \$74,999	22.4%	20.4%	20.8%
\$75,000 - \$99,999	14.6%	12.3%	11.6%
\$100,000 - \$149,999	13.2%	12.4%	11.9%
\$150,000 - \$199,999	4.2%	3.5%	3.5%
\$200,000+	3.8%	4.8%	4.3%
Average Household Income	\$73,687	\$72,269	\$69,891
<b>2026 Households by Income</b>			
Household Income Base	3,873	19,608	36,062
<\$15,000	6.2%	9.7%	10.0%
\$15,000 - \$24,999	8.2%	10.2%	10.0%
\$25,000 - \$34,999	11.1%	10.7%	11.5%
\$35,000 - \$49,999	12.2%	11.9%	12.2%
\$50,000 - \$74,999	22.9%	21.3%	21.8%
\$75,000 - \$99,999	15.6%	13.0%	12.4%
\$100,000 - \$149,999	14.9%	13.7%	13.2%
\$150,000 - \$199,999	4.9%	4.2%	4.2%
\$200,000+	4.0%	5.3%	4.7%
Average Household Income	\$80,822	\$79,966	\$77,337
<b>2021 Owner Occupied Housing Units by Value</b>			
Total	2,919	12,371	22,710
<\$50,000	5.3%	11.4%	11.1%
\$50,000 - \$99,999	18.4%	17.3%	18.0%
\$100,000 - \$149,999	20.0%	14.3%	14.4%
\$150,000 - \$199,999	22.9%	18.9%	17.3%
\$200,000 - \$249,999	10.3%	11.4%	9.8%
\$250,000 - \$299,999	1.8%	8.4%	8.4%
\$300,000 - \$399,999	11.8%	10.6%	12.0%
\$400,000 - \$499,999	6.6%	4.4%	4.6%
\$500,000 - \$749,999	2.0%	2.3%	2.8%
\$750,000 - \$999,999	0.8%	0.8%	1.3%
\$1,000,000 - \$1,499,999	0.0%	0.2%	0.1%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.1%
\$2,000,000 +	0.0%	0.0%	0.1%
Average Home Value	\$199,444	\$197,058	\$206,757
<b>2026 Owner Occupied Housing Units by Value</b>			
Total	3,041	13,227	24,204
<\$50,000	2.1%	5.9%	6.0%
\$50,000 - \$99,999	6.2%	8.7%	9.1%
\$100,000 - \$149,999	8.4%	8.7%	9.2%
\$150,000 - \$199,999	18.7%	17.6%	16.0%
\$200,000 - \$249,999	20.3%	14.4%	12.6%
\$250,000 - \$299,999	4.2%	11.7%	11.7%
\$300,000 - \$399,999	23.1%	19.1%	20.5%
\$400,000 - \$499,999	12.6%	8.1%	8.1%
\$500,000 - \$749,999	2.9%	4.1%	4.5%
\$750,000 - \$999,999	1.4%	1.4%	1.8%
\$1,000,000 - \$1,499,999	0.1%	0.3%	0.2%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.1%
\$2,000,000 +	0.0%	0.0%	0.2%
Average Home Value	\$274,334	\$259,571	\$269,149

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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<b>2010 Population by Age</b>			
Total	8,616	40,086	76,720
0 - 4	5.5%	6.4%	6.7%
5 - 9	6.0%	6.3%	6.6%
10 - 14	6.3%	6.4%	6.4%
15 - 24	11.0%	12.8%	14.1%
25 - 34	10.9%	11.4%	12.0%
35 - 44	10.9%	11.1%	11.4%
45 - 54	15.2%	14.9%	14.3%
55 - 64	14.2%	13.1%	12.5%
65 - 74	10.1%	9.0%	8.4%
75 - 84	7.2%	5.9%	5.4%
85 +	2.7%	2.6%	2.2%
18 +	78.2%	77.0%	76.6%
<b>2021 Population by Age</b>			
Total	9,208	46,484	87,397
0 - 4	4.9%	5.7%	6.0%
5 - 9	5.1%	5.8%	6.0%
10 - 14	5.5%	5.9%	6.0%
15 - 24	10.7%	11.2%	12.3%
25 - 34	11.1%	12.7%	13.2%
35 - 44	11.7%	11.4%	11.6%
45 - 54	11.1%	11.2%	11.2%
55 - 64	14.7%	13.9%	13.4%
65 - 74	13.4%	12.2%	11.5%
75 - 84	8.0%	6.9%	6.2%
85 +	3.6%	3.0%	2.6%
18 +	81.1%	79.3%	78.7%
<b>2026 Population by Age</b>			
Total	9,501	49,170	91,956
0 - 4	5.0%	5.7%	6.0%
5 - 9	5.3%	5.8%	6.0%
10 - 14	5.5%	6.0%	6.1%
15 - 24	10.3%	11.2%	12.3%
25 - 34	11.2%	11.7%	11.9%
35 - 44	11.8%	12.2%	12.4%
45 - 54	11.4%	11.1%	11.1%
55 - 64	12.7%	12.2%	12.0%
65 - 74	14.1%	12.8%	12.1%
75 - 84	9.2%	8.2%	7.6%
85 +	3.6%	3.1%	2.6%
18 +	80.8%	79.2%	78.6%
<b>2010 Population by Sex</b>			
Males	4,099	19,175	37,043
Females	4,517	20,912	39,678
<b>2021 Population by Sex</b>			
Males	4,402	22,362	42,408
Females	4,808	24,123	44,987
<b>2026 Population by Sex</b>			
Males	4,558	23,752	44,741
Females	4,942	25,418	47,212

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

July 26, 2021



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<b>2010 Population by Race/Ethnicity</b>			
Total	8,616	40,087	76,721
White Alone	88.5%	83.1%	79.2%
Black Alone	4.5%	7.9%	8.3%
American Indian Alone	1.7%	2.0%	1.9%
Asian Alone	0.7%	0.9%	1.0%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	1.8%	3.1%	6.2%
Two or More Races	2.7%	3.0%	3.4%
Hispanic Origin	6.1%	8.9%	13.3%
Diversity Index	30.4	41.7	51.2
<b>2021 Population by Race/Ethnicity</b>			
Total	9,210	46,484	87,396
White Alone	85.4%	79.3%	75.0%
Black Alone	5.1%	8.4%	8.6%
American Indian Alone	1.9%	2.1%	2.0%
Asian Alone	1.5%	1.7%	2.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.6%	4.3%	8.0%
Two or More Races	3.6%	4.0%	4.3%
Hispanic Origin	8.5%	12.2%	17.1%
Diversity Index	38.2	49.9	59.1
<b>2026 Population by Race/Ethnicity</b>			
Total	9,500	49,170	91,954
White Alone	83.8%	77.5%	73.1%
Black Alone	5.3%	8.6%	8.7%
American Indian Alone	1.9%	2.2%	2.1%
Asian Alone	1.7%	2.0%	2.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.1%	5.1%	9.1%
Two or More Races	4.0%	4.4%	4.7%
Hispanic Origin	10.1%	14.3%	19.4%
Diversity Index	42.2	54.0	62.8
<b>2010 Population by Relationship and Household Type</b>			
Total	8,616	40,087	76,721
In Households	99.6%	98.2%	97.6%
In Family Households	84.8%	81.9%	81.3%
Householder	28.4%	26.7%	26.1%
Spouse	21.4%	18.8%	18.5%
Child	29.1%	29.8%	29.8%
Other relative	3.6%	3.8%	4.1%
Nonrelative	2.2%	2.8%	2.7%
In Nonfamily Households	14.8%	16.3%	16.3%
In Group Quarters	0.4%	1.8%	2.4%
Institutionalized Population	0.1%	1.2%	1.0%
Noninstitutionalized Population	0.3%	0.6%	1.4%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

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<b>2021 Population 25+ by Educational Attainment</b>			
Total	6,786	33,132	60,861
Less than 9th Grade	2.2%	2.0%	3.7%
9th - 12th Grade, No Diploma	6.2%	7.1%	7.5%
High School Graduate	20.7%	24.3%	25.0%
GED/Alternative Credential	8.8%	7.0%	5.8%
Some College, No Degree	28.2%	26.8%	26.8%
Associate Degree	13.0%	11.0%	10.5%
Bachelor's Degree	11.6%	13.8%	13.6%
Graduate/Professional Degree	9.3%	8.0%	7.0%
<b>2021 Population 15+ by Marital Status</b>			
Total	7,773	38,355	71,651
Never Married	25.6%	26.0%	28.4%
Married	48.9%	48.5%	47.7%
Widowed	8.2%	9.5%	8.2%
Divorced	17.3%	16.0%	15.7%
<b>2021 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	4,187	20,981	39,860
Population 16+ Employed	92.5%	92.8%	92.8%
Population 16+ Unemployment rate	7.5%	7.2%	7.2%
Population 16-24 Employed	11.3%	11.1%	12.3%
Population 16-24 Unemployment rate	8.4%	12.2%	11.2%
Population 25-54 Employed	59.9%	61.2%	60.8%
Population 25-54 Unemployment rate	8.4%	7.1%	6.9%
Population 55-64 Employed	20.7%	19.3%	18.5%
Population 55-64 Unemployment rate	0.2%	5.2%	7.0%
Population 65+ Employed	8.0%	8.4%	8.3%
Population 65+ Unemployment rate	15.5%	4.8%	3.3%
<b>2021 Employed Population 16+ by Industry</b>			
Total	3,873	19,479	36,982
Agriculture/Mining	0.5%	0.6%	1.0%
Construction	3.4%	8.4%	9.2%
Manufacturing	12.3%	11.4%	12.6%
Wholesale Trade	7.9%	3.2%	2.5%
Retail Trade	11.4%	11.9%	12.5%
Transportation/Utilities	3.6%	4.9%	4.6%
Information	0.2%	0.7%	0.7%
Finance/Insurance/Real Estate	10.0%	8.2%	7.2%
Services	45.2%	45.5%	44.9%
Public Administration	5.5%	5.1%	4.8%
<b>2021 Employed Population 16+ by Occupation</b>			
Total	3,874	19,478	36,982
White Collar	67.5%	60.0%	57.6%
Management/Business/Financial	11.6%	13.2%	13.3%
Professional	27.5%	22.4%	21.1%
Sales	14.8%	10.3%	10.4%
Administrative Support	13.5%	14.2%	12.8%
Services	13.7%	14.5%	15.6%
Blue Collar	18.9%	25.5%	26.9%
Farming/Forestry/Fishing	0.2%	0.1%	0.3%
Construction/Extraction	1.5%	5.7%	7.0%
Installation/Maintenance/Repair	1.2%	2.8%	2.9%
Production	5.5%	6.1%	6.9%
Transportation/Material Moving	10.5%	10.7%	9.8%

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<b>2010 Households by Type</b>			
Total	3,557	16,097	30,354
Households with 1 Person	27.0%	28.0%	28.1%
Households with 2+ People	73.0%	72.0%	71.9%
Family Households	69.1%	66.5%	66.1%
Husband-wife Families	52.1%	46.9%	46.9%
With Related Children	18.3%	17.7%	18.6%
Other Family (No Spouse Present)	17.0%	19.6%	19.2%
Other Family with Male Householder	4.8%	5.3%	5.3%
With Related Children	2.9%	3.1%	3.2%
Other Family with Female Householder	12.3%	14.3%	13.9%
With Related Children	7.4%	9.5%	9.2%
Nonfamily Households	3.9%	5.6%	5.7%
All Households with Children	29.0%	30.9%	31.6%
Multigenerational Households	4.8%	4.8%	4.6%
Unmarried Partner Households	4.6%	6.4%	6.4%
Male-female	4.0%	5.8%	5.7%
Same-sex	0.6%	0.6%	0.7%
<b>2010 Households by Size</b>			
Total	3,557	16,098	30,354
1 Person Household	27.0%	28.0%	28.1%
2 Person Household	37.0%	35.5%	34.8%
3 Person Household	16.0%	16.1%	15.9%
4 Person Household	11.9%	11.4%	11.6%
5 Person Household	5.1%	5.6%	5.6%
6 Person Household	2.0%	2.1%	2.3%
7 + Person Household	1.0%	1.5%	1.7%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	3,556	16,098	30,354
Owner Occupied	75.1%	66.1%	65.0%
Owned with a Mortgage/Loan	41.2%	35.4%	35.2%
Owned Free and Clear	33.9%	30.7%	29.8%
Renter Occupied	24.9%	33.9%	35.0%
<b>2021 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	161	153	151
Percent of Income for Mortgage	12.1%	13.4%	13.7%
Wealth Index	82	78	72
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	3,861	18,169	34,835
Housing Units Inside Urbanized Area	93.9%	77.0%	72.2%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	6.1%	23.0%	27.8%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	8,616	40,087	76,721
Population Inside Urbanized Area	93.7%	76.9%	75.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	6.3%	23.1%	25.0%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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<b>Top 3 Tapestry Segments</b>			
1.	Comfortable Empty Nesters (5A)	Midlife Constants (5E)	Traditional Living (12B)
2.	Midlife Constants (5E)	Traditional Living (12B)	Midlife Constants (5E)
3.	Small Town Simplicity (12C)	Small Town Simplicity (12C)	Old and Newcomers (8F)
<b>2021 Consumer Spending</b>			
Apparel & Services: Total \$	\$6,323,767	\$31,001,412	\$55,524,572
Average Spent	\$1,679.62	\$1,670.24	\$1,618.18
Spending Potential Index	79	79	76
Education: Total \$	\$4,590,131	\$22,471,455	\$39,530,369
Average Spent	\$1,219.16	\$1,210.68	\$1,152.05
Spending Potential Index	71	70	67
Entertainment/Recreation: Total \$	\$10,309,534	\$49,290,342	\$88,057,530
Average Spent	\$2,738.26	\$2,655.59	\$2,566.30
Spending Potential Index	85	82	79
Food at Home: Total \$	\$16,965,777	\$82,476,879	\$148,395,678
Average Spent	\$4,506.18	\$4,443.56	\$4,324.77
Spending Potential Index	83	82	79
Food Away from Home: Total \$	\$11,191,385	\$54,934,748	\$98,969,489
Average Spent	\$2,972.48	\$2,959.69	\$2,884.31
Spending Potential Index	78	78	76
Health Care: Total \$	\$20,842,974	\$99,216,797	\$177,977,239
Average Spent	\$5,535.98	\$5,345.44	\$5,186.87
Spending Potential Index	89	86	83
HH Furnishings & Equipment: Total \$	\$6,885,865	\$33,258,587	\$59,613,740
Average Spent	\$1,828.92	\$1,791.85	\$1,737.35
Spending Potential Index	81	79	77
Personal Care Products & Services: Total \$	\$2,730,431	\$13,222,783	\$23,675,112
Average Spent	\$725.21	\$712.40	\$689.97
Spending Potential Index	81	79	77
Shelter: Total \$	\$57,807,859	\$282,700,091	\$505,448,608
Average Spent	\$15,354.01	\$15,230.87	\$14,730.53
Spending Potential Index	76	76	73
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$7,449,574	\$35,730,893	\$64,779,932
Average Spent	\$1,978.64	\$1,925.05	\$1,887.91
Spending Potential Index	83	81	79
Travel: Total \$	\$7,427,554	\$35,594,779	\$63,399,585
Average Spent	\$1,972.79	\$1,917.72	\$1,847.68
Spending Potential Index	78	76	73
Vehicle Maintenance & Repairs: Total \$	\$3,551,092	\$17,306,505	\$31,214,164
Average Spent	\$943.19	\$932.41	\$909.69
Spending Potential Index	85	84	82

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.