



# Community Profile

4909 Ross Ave, Dallas, Texas, 75206 3  
 4909 Ross Ave, Dallas, Texas, 75206  
 Rings: 1, 2, 3 mile radii

Prepared by Esri  
 Latitude: 32.80652  
 Longitude: -96.77594

	1 mile	2 miles	3 miles
<b>Population Summary</b>			
2000 Total Population	36,368	88,372	161,052
2010 Total Population	30,589	90,550	160,732
2021 Total Population	43,290	122,021	219,103
2021 Group Quarters	411	1,546	7,029
2026 Total Population	50,052	139,085	247,084
2021-2026 Annual Rate	2.95%	2.65%	2.43%
2021 Total Daytime Population	39,034	162,632	310,921
Workers	20,893	118,472	226,500
Residents	18,141	44,160	84,421
<b>Household Summary</b>			
2000 Households	12,714	38,253	69,288
2000 Average Household Size	2.82	2.26	2.23
2010 Households	13,466	45,866	78,361
2010 Average Household Size	2.24	1.94	1.98
2021 Households	19,118	62,855	109,648
2021 Average Household Size	2.24	1.92	1.93
2026 Households	22,024	71,953	124,495
2026 Average Household Size	2.25	1.91	1.93
2021-2026 Annual Rate	2.87%	2.74%	2.57%
2010 Families	5,606	16,324	29,739
2010 Average Family Size	3.39	3.08	3.07
2021 Families	8,135	21,734	39,585
2021 Average Family Size	3.35	3.03	3.02
2026 Families	9,449	24,772	44,532
2026 Average Family Size	3.35	3.02	3.00
2021-2026 Annual Rate	3.04%	2.65%	2.38%
<b>Housing Unit Summary</b>			
2000 Housing Units	14,174	42,412	76,180
Owner Occupied Housing Units	16.1%	27.1%	30.6%
Renter Occupied Housing Units	73.6%	63.1%	60.4%
Vacant Housing Units	10.3%	9.8%	9.0%
2010 Housing Units	16,306	53,088	91,141
Owner Occupied Housing Units	16.9%	28.8%	31.4%
Renter Occupied Housing Units	65.7%	57.6%	54.6%
Vacant Housing Units	17.4%	13.6%	14.0%
2021 Housing Units	22,359	71,448	125,017
Owner Occupied Housing Units	19.0%	25.4%	26.4%
Renter Occupied Housing Units	66.5%	62.5%	61.3%
Vacant Housing Units	14.5%	12.0%	12.3%
2026 Housing Units	25,222	80,236	139,343
Owner Occupied Housing Units	19.1%	24.6%	25.7%
Renter Occupied Housing Units	68.2%	65.1%	63.6%
Vacant Housing Units	12.7%	10.3%	10.7%
<b>Median Household Income</b>			
2021	\$56,468	\$81,304	\$81,795
2026	\$61,879	\$88,553	\$89,039
<b>Median Home Value</b>			
2021	\$434,565	\$473,078	\$489,543
2026	\$464,426	\$493,859	\$517,041
<b>Per Capita Income</b>			
2021	\$36,622	\$61,138	\$61,139
2026	\$40,856	\$67,092	\$66,830
<b>Median Age</b>			
2010	30.8	32.4	33.0
2021	32.8	34.5	34.8
2026	32.8	35.0	35.1

**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	19,118	62,855	109,648
<\$15,000	15.4%	8.8%	9.0%
\$15,000 - \$24,999	8.7%	5.5%	5.0%
\$25,000 - \$34,999	7.7%	5.3%	5.5%
\$35,000 - \$49,999	11.9%	9.4%	9.2%
\$50,000 - \$74,999	18.6%	16.8%	17.0%
\$75,000 - \$99,999	12.1%	13.4%	13.2%
\$100,000 - \$149,999	13.2%	17.9%	17.5%
\$150,000 - \$199,999	4.8%	7.7%	7.8%
\$200,000+	7.7%	15.2%	15.9%
Average Household Income	\$82,156	\$119,376	\$122,957
<b>2026 Households by Income</b>			
Household Income Base	22,024	71,953	124,495
<\$15,000	13.2%	7.3%	7.5%
\$15,000 - \$24,999	7.6%	4.7%	4.2%
\$25,000 - \$34,999	7.0%	4.7%	4.9%
\$35,000 - \$49,999	11.4%	8.4%	8.2%
\$50,000 - \$74,999	18.9%	16.4%	16.6%
\$75,000 - \$99,999	12.9%	13.8%	13.6%
\$100,000 - \$149,999	14.9%	19.7%	19.3%
\$150,000 - \$199,999	5.7%	8.9%	9.2%
\$200,000+	8.4%	16.0%	16.5%
Average Household Income	\$91,618	\$130,458	\$133,684
<b>2021 Owner Occupied Housing Units by Value</b>			
Total	4,244	18,170	32,958
<\$50,000	0.0%	0.5%	1.0%
\$50,000 - \$99,999	0.2%	1.1%	2.2%
\$100,000 - \$149,999	1.0%	1.6%	2.0%
\$150,000 - \$199,999	2.9%	2.9%	3.4%
\$200,000 - \$249,999	5.0%	4.4%	5.2%
\$250,000 - \$299,999	7.3%	5.6%	5.4%
\$300,000 - \$399,999	25.5%	19.7%	16.3%
\$400,000 - \$499,999	23.3%	19.3%	16.1%
\$500,000 - \$749,999	25.5%	23.1%	20.3%
\$750,000 - \$999,999	5.6%	7.9%	9.2%
\$1,000,000 - \$1,499,999	2.9%	7.0%	9.2%
\$1,500,000 - \$1,999,999	0.0%	2.2%	3.5%
\$2,000,000 +	0.7%	4.5%	6.2%
Average Home Value	\$492,664	\$631,465	\$688,463
<b>2026 Owner Occupied Housing Units by Value</b>			
Total	4,819	19,750	35,825
<\$50,000	0.0%	0.1%	0.2%
\$50,000 - \$99,999	0.0%	0.3%	0.8%
\$100,000 - \$149,999	0.4%	0.7%	1.1%
\$150,000 - \$199,999	1.0%	1.1%	1.5%
\$200,000 - \$249,999	2.3%	2.3%	3.8%
\$250,000 - \$299,999	4.9%	4.7%	5.0%
\$300,000 - \$399,999	23.7%	19.1%	16.3%
\$400,000 - \$499,999	27.5%	23.2%	19.5%
\$500,000 - \$749,999	32.3%	28.9%	25.3%
\$750,000 - \$999,999	5.1%	6.8%	7.9%
\$1,000,000 - \$1,499,999	2.4%	6.7%	9.2%
\$1,500,000 - \$1,999,999	0.0%	1.9%	3.3%
\$2,000,000 +	0.4%	4.3%	6.0%
Average Home Value	\$513,351	\$646,370	\$707,385

**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	30,588	90,553	160,732
0 - 4	7.6%	6.2%	6.0%
5 - 9	6.5%	4.7%	4.9%
10 - 14	5.2%	3.9%	4.2%
15 - 24	14.1%	12.9%	14.1%
25 - 34	26.0%	28.6%	25.2%
35 - 44	16.0%	16.2%	16.1%
45 - 54	11.2%	12.0%	12.8%
55 - 64	7.5%	8.7%	9.2%
65 - 74	3.6%	3.9%	4.2%
75 - 84	1.5%	1.9%	2.2%
85 +	0.6%	1.0%	1.0%
18 +	77.7%	82.9%	82.4%
<b>2021 Population by Age</b>			
Total	43,289	122,021	219,104
0 - 4	6.9%	5.3%	5.1%
5 - 9	5.9%	4.7%	4.7%
10 - 14	5.2%	4.2%	4.5%
15 - 24	13.8%	11.0%	12.6%
25 - 34	22.8%	26.0%	23.6%
35 - 44	16.9%	17.6%	16.9%
45 - 54	10.7%	11.2%	11.7%
55 - 64	8.6%	9.6%	10.0%
65 - 74	5.6%	6.5%	6.8%
75 - 84	2.4%	2.7%	2.9%
85 +	1.0%	1.2%	1.2%
18 +	78.9%	83.4%	83.2%
<b>2026 Population by Age</b>			
Total	50,052	139,086	247,085
0 - 4	7.0%	5.4%	5.2%
5 - 9	5.8%	4.5%	4.5%
10 - 14	4.9%	4.0%	4.2%
15 - 24	13.8%	11.6%	13.1%
25 - 34	22.9%	24.6%	22.7%
35 - 44	16.3%	17.9%	17.0%
45 - 54	10.8%	11.4%	11.8%
55 - 64	8.2%	9.0%	9.4%
65 - 74	6.1%	7.0%	7.3%
75 - 84	2.9%	3.4%	3.6%
85 +	1.1%	1.3%	1.3%
18 +	79.5%	83.9%	83.8%
<b>2010 Population by Sex</b>			
Males	16,224	47,196	83,901
Females	14,365	43,354	76,831
<b>2021 Population by Sex</b>			
Males	22,669	63,291	113,891
Females	20,621	58,730	105,213
<b>2026 Population by Sex</b>			
Males	25,984	71,648	127,274
Females	24,067	67,436	119,810

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 Race/Ethnicity</b>			
Total	30,588	90,550	160,731
White Alone	57.2%	69.8%	69.4%
Black Alone	13.2%	8.4%	11.9%
American Indian Alone	0.9%	0.7%	0.6%
Asian Alone	3.4%	3.4%	3.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	22.2%	15.1%	12.2%
Two or More Races	3.0%	2.6%	2.4%
Hispanic Origin	49.9%	34.1%	28.9%
Diversity Index	82.7	72.7	70.8
<b>2021 Population by Race/Ethnicity</b>			
Total	43,288	122,022	219,104
White Alone	51.8%	65.1%	64.1%
Black Alone	15.6%	10.3%	14.1%
American Indian Alone	0.7%	0.6%	0.6%
Asian Alone	4.5%	5.2%	5.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	24.0%	15.5%	13.0%
Two or More Races	3.4%	3.2%	3.1%
Hispanic Origin	53.5%	36.3%	31.6%
Diversity Index	85.2	76.5	75.4
<b>2026 Population by Race/Ethnicity</b>			
Total	50,052	139,084	247,085
White Alone	49.8%	62.8%	61.8%
Black Alone	16.1%	11.1%	14.8%
American Indian Alone	0.7%	0.6%	0.6%
Asian Alone	5.1%	6.2%	6.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	24.6%	15.8%	13.4%
Two or More Races	3.6%	3.5%	3.4%
Hispanic Origin	55.4%	37.9%	33.6%
Diversity Index	86.0	78.3	77.4
<b>2010 Population by Relationship and Household Type</b>			
Total	30,589	90,550	160,732
In Households	98.8%	98.3%	96.4%
In Family Households	65.2%	57.5%	58.6%
Householder	18.4%	17.9%	18.4%
Spouse	10.5%	12.5%	12.9%
Child	27.1%	20.7%	21.3%
Other relative	6.2%	4.4%	4.2%
Nonrelative	3.0%	1.9%	1.8%
In Nonfamily Households	33.6%	40.8%	37.9%
In Group Quarters	1.2%	1.7%	3.6%
Institutionalized Population	0.1%	0.2%	0.8%
Noninstitutionalized Population	1.2%	1.5%	2.8%

**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	29,472	91,190	160,177
Less than 9th Grade	8.2%	5.8%	5.0%
9th - 12th Grade, No Diploma	7.8%	4.7%	4.8%
High School Graduate	11.0%	8.1%	8.4%
GED/Alternative Credential	2.7%	1.7%	1.8%
Some College, No Degree	17.9%	13.5%	13.3%
Associate Degree	5.2%	4.1%	4.3%
Bachelor's Degree	31.9%	37.2%	37.5%
Graduate/Professional Degree	15.2%	24.9%	25.0%
<b>2021 Population 15+ by Marital Status</b>			
Total	35,466	104,665	187,760
Never Married	56.0%	51.6%	50.7%
Married	29.0%	34.5%	36.1%
Widowed	2.7%	2.8%	2.8%
Divorced	12.4%	11.1%	10.4%
<b>2021 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	27,083	81,578	141,302
Population 16+ Employed	93.8%	96.2%	96.0%
Population 16+ Unemployment rate	6.2%	3.8%	4.0%
Population 16-24 Employed	14.9%	10.8%	11.7%
Population 16-24 Unemployment rate	5.5%	4.2%	4.2%
Population 25-54 Employed	71.6%	73.7%	71.5%
Population 25-54 Unemployment rate	6.2%	3.6%	3.7%
Population 55-64 Employed	9.1%	10.1%	10.9%
Population 55-64 Unemployment rate	10.8%	6.5%	6.9%
Population 65+ Employed	4.5%	5.4%	5.9%
Population 65+ Unemployment rate	0.1%	0.7%	2.1%
<b>2021 Employed Population 16+ by Industry</b>			
Total	25,395	78,460	135,652
Agriculture/Mining	1.3%	0.9%	0.8%
Construction	9.1%	6.3%	5.7%
Manufacturing	6.1%	6.1%	6.2%
Wholesale Trade	2.3%	2.9%	3.1%
Retail Trade	8.2%	8.1%	8.0%
Transportation/Utilities	4.6%	4.8%	4.9%
Information	2.1%	2.7%	2.5%
Finance/Insurance/Real Estate	11.7%	13.8%	13.6%
Services	52.8%	52.9%	53.5%
Public Administration	1.7%	1.5%	1.8%
<b>2021 Employed Population 16+ by Occupation</b>			
Total	25,394	78,459	135,650
White Collar	67.1%	78.4%	78.3%
Management/Business/Financial	25.1%	31.3%	30.8%
Professional	23.4%	28.5%	28.6%
Sales	10.6%	11.9%	11.4%
Administrative Support	8.0%	6.8%	7.4%
Services	17.0%	10.7%	10.7%
Blue Collar	15.9%	10.9%	11.1%
Farming/Forestry/Fishing	0.4%	0.2%	0.1%
Construction/Extraction	7.3%	4.3%	4.0%
Installation/Maintenance/Repair	1.4%	1.0%	1.0%
Production	2.9%	1.8%	2.0%
Transportation/Material Moving	4.0%	3.5%	3.9%

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<b>2010 Households by Type</b>			
Total	13,466	45,867	78,360
Households with 1 Person	44.8%	49.9%	48.0%
Households with 2+ People	55.2%	50.1%	52.0%
Family Households	41.6%	35.6%	38.0%
Husband-wife Families	23.6%	24.8%	26.5%
With Related Children	12.5%	10.5%	11.7%
Other Family (No Spouse Present)	18.0%	10.8%	11.5%
Other Family with Male Householder	6.0%	3.7%	3.7%
With Related Children	2.8%	1.7%	1.8%
Other Family with Female Householder	12.0%	7.0%	7.8%
With Related Children	8.8%	4.7%	5.0%
Nonfamily Households	13.6%	14.5%	14.1%
All Households with Children	24.4%	17.1%	18.6%
Multigenerational Households	3.2%	2.1%	2.1%
Unmarried Partner Households	9.4%	8.0%	7.9%
Male-female	7.8%	6.1%	5.7%
Same-sex	1.6%	1.9%	2.2%
<b>2010 Households by Size</b>			
Total	13,465	45,867	78,360
1 Person Household	44.8%	49.9%	48.0%
2 Person Household	25.8%	29.3%	29.8%
3 Person Household	11.0%	8.6%	9.4%
4 Person Household	8.1%	5.8%	6.6%
5 Person Household	5.2%	3.3%	3.4%
6 Person Household	2.7%	1.6%	1.5%
7 + Person Household	2.4%	1.5%	1.3%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	13,466	45,866	78,361
Owner Occupied	20.5%	33.4%	36.5%
Owned with a Mortgage/Loan	15.5%	25.3%	26.7%
Owned Free and Clear	4.9%	8.1%	9.8%
Renter Occupied	79.5%	66.6%	63.5%
<b>2021 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	62	81	80
Percent of Income for Mortgage	32.3%	24.4%	25.1%
Wealth Index	57	99	108
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	16,306	53,088	91,141
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	30,589	90,550	160,732
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

**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.	Metro Renters (3B)	Metro Renters (3B)	Metro Renters (3B)
2.	NeWest Residents (13C)	NeWest Residents (13C)	Emerald City (8B)
3.	Emerald City (8B)	Emerald City (8B)	Urban Chic (2A)
<b>2021 Consumer Spending</b>			
Apparel & Services: Total \$	\$39,772,616	\$185,166,151	\$330,117,824
Average Spent	\$2,080.38	\$2,945.93	\$3,010.71
Spending Potential Index	98	139	142
Education: Total \$	\$30,851,646	\$152,258,000	\$274,488,970
Average Spent	\$1,613.75	\$2,422.37	\$2,503.37
Spending Potential Index	93	140	145
Entertainment/Recreation: Total \$	\$52,837,666	\$249,823,905	\$449,652,613
Average Spent	\$2,763.77	\$3,974.61	\$4,100.87
Spending Potential Index	86	123	127
Food at Home: Total \$	\$97,763,743	\$446,885,454	\$798,669,437
Average Spent	\$5,113.70	\$7,109.78	\$7,283.94
Spending Potential Index	94	130	134
Food Away from Home: Total \$	\$71,330,472	\$333,758,721	\$594,615,823
Average Spent	\$3,731.06	\$5,309.98	\$5,422.95
Spending Potential Index	98	140	143
Health Care: Total \$	\$96,775,116	\$445,530,021	\$807,125,671
Average Spent	\$5,061.99	\$7,088.22	\$7,361.06
Spending Potential Index	81	114	118
HH Furnishings & Equipment: Total \$	\$37,532,680	\$175,829,995	\$316,825,197
Average Spent	\$1,963.21	\$2,797.39	\$2,889.48
Spending Potential Index	87	124	128
Personal Care Products & Services: Total \$	\$15,825,906	\$74,227,597	\$133,039,113
Average Spent	\$827.80	\$1,180.93	\$1,213.33
Spending Potential Index	92	132	135
Shelter: Total \$	\$367,753,560	\$1,754,110,715	\$3,130,876,150
Average Spent	\$19,235.98	\$27,907.26	\$28,553.88
Spending Potential Index	95	138	142
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$35,821,022	\$165,238,792	\$301,010,163
Average Spent	\$1,873.68	\$2,628.89	\$2,745.24
Spending Potential Index	78	110	115
Travel: Total \$	\$39,902,662	\$195,446,535	\$353,236,698
Average Spent	\$2,087.18	\$3,109.48	\$3,221.55
Spending Potential Index	83	123	127
Vehicle Maintenance & Repairs: Total \$	\$19,283,194	\$86,515,779	\$155,627,926
Average Spent	\$1,008.64	\$1,376.43	\$1,419.34
Spending Potential Index	91	124	128

**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.