



# Community Profile

W Canyon Grove Rd  
 W Canyon Grove Rd, Sherman, Texas, 75092  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 33.67124  
 Longitude: -96.62205

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	3,087	25,547	39,558
2010 Total Population	3,238	26,631	42,576
2021 Total Population	3,981	30,490	49,848
2021 Group Quarters	59	1,372	1,559
2026 Total Population	4,265	32,093	52,764
2021-2026 Annual Rate	1.39%	1.03%	1.14%
2021 Total Daytime Population	6,196	36,150	53,708
Workers	3,939	18,852	25,507
Residents	2,257	17,298	28,201
<b>Household Summary</b>			
2000 Households	1,361	9,965	15,347
2000 Average Household Size	2.19	2.40	2.45
2010 Households	1,466	10,303	16,376
2010 Average Household Size	2.17	2.46	2.51
2021 Households	1,729	11,710	19,067
2021 Average Household Size	2.27	2.49	2.53
2026 Households	1,853	12,325	20,182
2026 Average Household Size	2.27	2.49	2.54
2021-2026 Annual Rate	1.39%	1.03%	1.14%
2010 Families	919	6,393	10,541
2010 Average Family Size	2.71	3.09	3.10
2021 Families	1,063	7,138	12,063
2021 Average Family Size	2.84	3.15	3.15
2026 Families	1,133	7,471	12,703
2026 Average Family Size	2.85	3.16	3.17
2021-2026 Annual Rate	1.28%	0.92%	1.04%
<b>Housing Unit Summary</b>			
2000 Housing Units	1,431	10,821	16,722
Owner Occupied Housing Units	62.1%	51.5%	53.1%
Renter Occupied Housing Units	33.1%	40.6%	38.6%
Vacant Housing Units	4.9%	7.9%	8.2%
2010 Housing Units	1,562	11,484	18,186
Owner Occupied Housing Units	54.0%	48.2%	50.9%
Renter Occupied Housing Units	39.9%	41.6%	39.2%
Vacant Housing Units	6.1%	10.3%	10.0%
2021 Housing Units	1,815	12,859	20,838
Owner Occupied Housing Units	55.3%	50.4%	52.7%
Renter Occupied Housing Units	40.0%	40.7%	38.8%
Vacant Housing Units	4.7%	8.9%	8.5%
2026 Housing Units	1,935	13,473	21,953
Owner Occupied Housing Units	57.2%	51.7%	54.1%
Renter Occupied Housing Units	38.6%	39.8%	37.8%
Vacant Housing Units	4.2%	8.5%	8.1%
<b>Median Household Income</b>			
2021	\$52,948	\$51,449	\$51,572
2026	\$53,993	\$53,487	\$53,873
<b>Median Home Value</b>			
2021	\$175,575	\$182,695	\$179,387
2026	\$220,395	\$251,699	\$254,455
<b>Per Capita Income</b>			
2021	\$29,514	\$26,490	\$26,375
2026	\$31,672	\$28,745	\$28,693
<b>Median Age</b>			
2010	41.2	34.1	34.3
2021	40.2	35.6	36.1
2026	40.5	36.5	37.0

**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	1,729	11,710	19,067
<\$15,000	9.4%	12.7%	11.7%
\$15,000 - \$24,999	6.5%	10.5%	10.7%
\$25,000 - \$34,999	14.6%	12.4%	12.3%
\$35,000 - \$49,999	15.6%	12.3%	13.2%
\$50,000 - \$74,999	22.9%	22.3%	22.0%
\$75,000 - \$99,999	12.6%	11.2%	11.2%
\$100,000 - \$149,999	12.3%	11.6%	12.0%
\$150,000 - \$199,999	2.8%	3.1%	2.9%
\$200,000+	3.5%	3.8%	4.0%
Average Household Income	\$69,194	\$67,576	\$68,501
<b>2026 Households by Income</b>			
Household Income Base	1,853	12,325	20,182
<\$15,000	8.4%	11.3%	10.4%
\$15,000 - \$24,999	5.9%	9.4%	9.5%
\$25,000 - \$34,999	14.4%	12.0%	11.7%
\$35,000 - \$49,999	16.1%	12.6%	13.3%
\$50,000 - \$74,999	22.3%	22.9%	22.7%
\$75,000 - \$99,999	12.6%	11.6%	11.7%
\$100,000 - \$149,999	13.3%	12.6%	13.1%
\$150,000 - \$199,999	3.3%	3.6%	3.3%
\$200,000+	3.7%	4.0%	4.3%
Average Household Income	\$74,258	\$73,315	\$74,553
<b>2021 Owner Occupied Housing Units by Value</b>			
Total	1,004	6,479	10,987
<\$50,000	5.6%	8.8%	8.8%
\$50,000 - \$99,999	7.5%	14.4%	16.3%
\$100,000 - \$149,999	23.6%	14.1%	14.7%
\$150,000 - \$199,999	26.0%	19.4%	17.4%
\$200,000 - \$249,999	14.1%	10.4%	9.2%
\$250,000 - \$299,999	11.0%	9.7%	10.3%
\$300,000 - \$399,999	9.8%	14.0%	13.6%
\$400,000 - \$499,999	0.9%	4.2%	4.9%
\$500,000 - \$749,999	1.5%	3.5%	2.5%
\$750,000 - \$999,999	0.0%	0.8%	1.6%
\$1,000,000 - \$1,499,999	0.0%	0.0%	0.1%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.2%
\$2,000,000 +	0.0%	0.4%	0.3%
Average Home Value	\$191,675	\$225,857	\$224,468
<b>2026 Owner Occupied Housing Units by Value</b>			
Total	1,107	6,961	11,887
<\$50,000	1.9%	5.4%	4.8%
\$50,000 - \$99,999	1.9%	5.6%	7.2%
\$100,000 - \$149,999	15.4%	9.2%	9.1%
\$150,000 - \$199,999	23.7%	16.2%	15.3%
\$200,000 - \$249,999	17.2%	13.1%	12.3%
\$250,000 - \$299,999	16.2%	14.2%	14.6%
\$300,000 - \$399,999	18.6%	23.0%	22.2%
\$400,000 - \$499,999	1.9%	6.9%	8.3%
\$500,000 - \$749,999	3.1%	4.5%	3.4%
\$750,000 - \$999,999	0.0%	0.9%	2.0%
\$1,000,000 - \$1,499,999	0.0%	0.1%	0.1%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.2%
\$2,000,000 +	0.0%	0.7%	0.5%
Average Home Value	\$239,005	\$282,797	\$282,765

**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.

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<b>2010 Population by Age</b>			
Total	3,237	26,633	42,577
0 - 4	7.0%	7.4%	7.5%
5 - 9	5.9%	6.6%	7.0%
10 - 14	5.3%	6.2%	6.4%
15 - 24	13.6%	17.6%	16.6%
25 - 34	12.3%	13.3%	13.3%
35 - 44	9.6%	11.2%	11.7%
45 - 54	12.5%	12.7%	13.2%
55 - 64	13.2%	10.8%	10.6%
65 - 74	8.8%	6.8%	6.7%
75 - 84	7.9%	5.1%	4.8%
85 +	4.0%	2.4%	2.1%
18 +	78.7%	76.3%	75.3%
<b>2021 Population by Age</b>			
Total	3,980	30,489	49,851
0 - 4	6.3%	6.7%	6.7%
5 - 9	6.2%	6.4%	6.5%
10 - 14	6.0%	6.1%	6.4%
15 - 24	9.9%	15.1%	14.2%
25 - 34	15.0%	14.9%	14.8%
35 - 44	11.5%	11.8%	12.0%
45 - 54	9.2%	10.3%	10.7%
55 - 64	12.3%	11.2%	11.6%
65 - 74	12.1%	9.5%	9.4%
75 - 84	7.1%	5.2%	5.1%
85 +	4.4%	2.7%	2.5%
18 +	78.9%	77.6%	77.0%
<b>2026 Population by Age</b>			
Total	4,265	32,093	52,764
0 - 4	6.4%	6.7%	6.7%
5 - 9	6.2%	6.4%	6.5%
10 - 14	6.2%	6.2%	6.4%
15 - 24	10.9%	15.2%	14.4%
25 - 34	12.1%	13.4%	13.3%
35 - 44	13.9%	13.1%	13.0%
45 - 54	9.5%	10.3%	10.7%
55 - 64	10.3%	10.1%	10.6%
65 - 74	12.1%	9.7%	9.7%
75 - 84	8.3%	6.4%	6.3%
85 +	4.2%	2.7%	2.5%
18 +	78.2%	77.4%	76.9%
<b>2010 Population by Sex</b>			
Males	1,497	12,684	20,394
Females	1,741	13,947	22,182
<b>2021 Population by Sex</b>			
Males	1,866	14,614	24,005
Females	2,114	15,876	25,843
<b>2026 Population by Sex</b>			
Males	2,016	15,409	25,441
Females	2,249	16,683	27,323

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<b>2010 Population by Race/Ethnicity</b>			
Total	3,236	26,630	42,576
White Alone	83.7%	73.2%	73.6%
Black Alone	7.4%	11.2%	10.3%
American Indian Alone	1.3%	1.3%	1.4%
Asian Alone	1.4%	1.8%	1.6%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.4%	8.9%	9.6%
Two or More Races	2.8%	3.5%	3.4%
Hispanic Origin	9.8%	18.0%	18.8%
Diversity Index	41.9	61.3	61.6
<b>2021 Population by Race/Ethnicity</b>			
Total	3,981	30,491	49,848
White Alone	78.6%	67.9%	68.7%
Black Alone	8.4%	11.5%	10.5%
American Indian Alone	1.4%	1.4%	1.5%
Asian Alone	2.9%	3.3%	2.9%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	5.0%	11.4%	12.1%
Two or More Races	3.7%	4.4%	4.4%
Hispanic Origin	13.9%	22.9%	23.4%
Diversity Index	52.4	69.2	69.0
<b>2026 Population by Race/Ethnicity</b>			
Total	4,264	32,092	52,763
White Alone	76.3%	65.5%	66.3%
Black Alone	8.7%	11.4%	10.4%
American Indian Alone	1.4%	1.4%	1.5%
Asian Alone	3.4%	3.8%	3.4%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	6.1%	13.0%	13.6%
Two or More Races	4.2%	4.8%	4.8%
Hispanic Origin	16.3%	25.8%	26.2%
Diversity Index	57.0	72.6	72.3
<b>2010 Population by Relationship and Household Type</b>			
Total	3,238	26,631	42,576
In Households	98.4%	95.1%	96.5%
In Family Households	79.4%	76.7%	79.5%
Householder	27.0%	24.3%	24.9%
Spouse	19.8%	16.6%	17.3%
Child	26.7%	29.1%	30.4%
Other relative	3.6%	4.1%	4.3%
Nonrelative	2.3%	2.6%	2.7%
In Nonfamily Households	19.0%	18.3%	17.0%
In Group Quarters	1.6%	4.9%	3.5%
Institutionalized Population	1.3%	1.6%	1.2%
Noninstitutionalized Population	0.2%	3.3%	2.3%

**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	2,851	20,022	32,978
Less than 9th Grade	1.1%	4.7%	5.2%
9th - 12th Grade, No Diploma	3.0%	6.4%	7.3%
High School Graduate	21.9%	23.5%	24.1%
GED/Alternative Credential	1.1%	3.9%	3.9%
Some College, No Degree	28.2%	27.8%	26.3%
Associate Degree	10.9%	10.7%	10.9%
Bachelor's Degree	21.3%	15.1%	14.9%
Graduate/Professional Degree	12.6%	8.0%	7.5%
<b>2021 Population 15+ by Marital Status</b>			
Total	3,243	24,626	40,079
Never Married	28.5%	32.3%	31.1%
Married	46.6%	44.3%	46.0%
Widowed	12.6%	8.8%	7.9%
Divorced	12.3%	14.6%	15.1%
<b>2021 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	1,814	13,988	23,114
Population 16+ Employed	95.8%	93.6%	93.4%
Population 16+ Unemployment rate	4.3%	6.4%	6.6%
Population 16-24 Employed	13.8%	16.8%	14.8%
Population 16-24 Unemployment rate	5.9%	8.5%	10.0%
Population 25-54 Employed	64.1%	60.5%	62.0%
Population 25-54 Unemployment rate	4.6%	6.0%	6.3%
Population 55-64 Employed	14.9%	15.0%	16.0%
Population 55-64 Unemployment rate	3.4%	8.5%	6.7%
Population 65+ Employed	7.3%	7.7%	7.2%
Population 65+ Unemployment rate	0.0%	1.2%	1.1%
<b>2021 Employed Population 16+ by Industry</b>			
Total	1,737	13,086	21,596
Agriculture/Mining	0.6%	1.3%	1.5%
Construction	5.4%	8.0%	9.6%
Manufacturing	8.1%	12.5%	13.0%
Wholesale Trade	1.6%	1.4%	1.2%
Retail Trade	18.1%	15.1%	13.0%
Transportation/Utilities	6.1%	4.5%	4.6%
Information	0.0%	0.5%	0.8%
Finance/Insurance/Real Estate	9.8%	7.2%	6.7%
Services	45.3%	45.0%	44.6%
Public Administration	5.0%	4.5%	4.9%
<b>2021 Employed Population 16+ by Occupation</b>			
Total	1,735	13,088	21,595
White Collar	64.8%	57.6%	56.2%
Management/Business/Financial	13.6%	12.4%	13.6%
Professional	24.9%	20.8%	20.9%
Sales	9.3%	10.3%	9.6%
Administrative Support	16.9%	14.2%	12.1%
Services	15.1%	17.0%	16.9%
Blue Collar	20.0%	25.4%	26.8%
Farming/Forestry/Fishing	0.0%	0.3%	0.3%
Construction/Extraction	2.3%	6.5%	7.9%
Installation/Maintenance/Repair	3.5%	3.2%	3.2%
Production	0.7%	5.4%	6.2%
Transportation/Material Moving	13.5%	10.0%	9.2%

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<b>2010 Households by Type</b>			
Total	1,467	10,304	16,376
Households with 1 Person	31.3%	31.4%	29.4%
Households with 2+ People	68.7%	68.6%	70.6%
Family Households	62.6%	62.0%	64.4%
Husband-wife Families	45.8%	42.3%	44.7%
With Related Children	15.6%	18.1%	19.9%
Other Family (No Spouse Present)	16.8%	19.8%	19.6%
Other Family with Male Householder	4.2%	5.0%	5.3%
With Related Children	2.6%	3.2%	3.4%
Other Family with Female Householder	12.6%	14.7%	14.3%
With Related Children	8.5%	10.1%	9.8%
Nonfamily Households	6.1%	6.6%	6.3%
All Households with Children	26.9%	31.9%	33.6%
Multigenerational Households	3.3%	4.2%	4.4%
Unmarried Partner Households	6.3%	6.6%	6.7%
Male-female	5.7%	5.9%	6.0%
Same-sex	0.5%	0.7%	0.7%
<b>2010 Households by Size</b>			
Total	1,466	10,302	16,378
1 Person Household	31.3%	31.4%	29.4%
2 Person Household	36.9%	32.4%	32.3%
3 Person Household	15.3%	15.4%	15.6%
4 Person Household	9.6%	11.2%	12.1%
5 Person Household	4.2%	5.3%	6.0%
6 Person Household	1.6%	2.5%	2.7%
7 + Person Household	1.1%	1.8%	1.9%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	1,466	10,303	16,376
Owner Occupied	57.5%	53.7%	56.5%
Owned with a Mortgage/Loan	31.7%	30.6%	33.2%
Owned Free and Clear	25.9%	23.1%	23.3%
Renter Occupied	42.5%	46.3%	43.5%
<b>2021 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	146	139	141
Percent of Income for Mortgage	13.9%	14.9%	14.6%
Wealth Index	60	61	63
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	1,562	11,484	18,186
Housing Units Inside Urbanized Area	96.3%	95.8%	89.6%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	3.7%	4.2%	10.4%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	3,238	26,631	42,576
Population Inside Urbanized Area	96.4%	95.2%	88.6%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	3.6%	4.8%	11.4%

**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)	Old and Newcomers (8F)	Old and Newcomers (8F)
2.	Old and Newcomers (8F)	Midlife Constants (5E)	Midlife Constants (5E)
3.	Rustbelt Traditions (5D)	Traditional Living (12B)	Traditional Living (12B)
<b>2021 Consumer Spending</b>			
Apparel & Services: Total \$	\$2,765,796	\$18,707,985	\$30,726,636
Average Spent	\$1,599.65	\$1,597.61	\$1,611.51
Spending Potential Index	75	75	76
Education: Total \$	\$2,116,046	\$13,689,562	\$22,378,341
Average Spent	\$1,223.86	\$1,169.05	\$1,173.67
Spending Potential Index	71	68	68
Entertainment/Recreation: Total \$	\$4,246,135	\$28,322,280	\$46,704,591
Average Spent	\$2,455.83	\$2,418.64	\$2,449.50
Spending Potential Index	76	75	76
Food at Home: Total \$	\$7,071,516	\$48,110,228	\$79,204,647
Average Spent	\$4,089.95	\$4,108.47	\$4,154.02
Spending Potential Index	75	75	76
Food Away from Home: Total \$	\$4,882,116	\$32,983,494	\$54,451,457
Average Spent	\$2,823.66	\$2,816.69	\$2,855.80
Spending Potential Index	74	74	75
Health Care: Total \$	\$8,475,973	\$56,407,042	\$93,170,080
Average Spent	\$4,902.24	\$4,817.00	\$4,886.46
Spending Potential Index	79	77	78
HH Furnishings & Equipment: Total \$	\$2,977,391	\$19,582,165	\$32,397,928
Average Spent	\$1,722.03	\$1,672.26	\$1,699.16
Spending Potential Index	76	74	75
Personal Care Products & Services: Total \$	\$1,193,195	\$7,941,649	\$13,065,963
Average Spent	\$690.11	\$678.19	\$685.27
Spending Potential Index	77	76	76
Shelter: Total \$	\$25,755,126	\$171,713,780	\$282,343,549
Average Spent	\$14,895.97	\$14,663.86	\$14,807.97
Spending Potential Index	74	73	73
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$3,211,297	\$20,539,271	\$34,210,010
Average Spent	\$1,857.31	\$1,753.99	\$1,794.20
Spending Potential Index	78	73	75
Travel: Total \$	\$3,290,712	\$21,045,719	\$34,836,192
Average Spent	\$1,903.25	\$1,797.24	\$1,827.04
Spending Potential Index	75	71	72
Vehicle Maintenance & Repairs: Total \$	\$1,484,642	\$10,051,969	\$16,590,899
Average Spent	\$858.67	\$858.41	\$870.14
Spending Potential Index	77	77	79

**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.