

Demographic Detail Report

Lake Forest Dr, McKinney, TX 75070

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



| Radius | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------|--------------|---------------|----------------|
| Population | | | |
| 2019 Projection | 10,483 | 91,349 | 260,968 |
| 2014 Estimate | 9,132 | 79,706 | 228,213 |
| 2010 Census | 7,875 | 69,256 | 200,275 |
| Growth 2014 - 2019 | 14.79% | 14.61% | 14.35% |
| Growth 2010 - 2014 | 15.96% | 15.09% | 13.95% |
| 2014 Population by Age | | | |
| | 9,132 | 79,706 | 228,213 |
| Age 0 - 4 | 757 8.29% | 5,549 6.96% | 15,949 6.99% |
| Age 5 - 9 | 845 9.25% | 6,774 8.50% | 19,166 8.40% |
| Age 10 - 14 | 797 8.73% | 7,277 9.13% | 20,565 9.01% |
| Age 15 - 19 | 628 6.88% | 6,242 7.83% | 17,896 7.84% |
| Age 20 - 24 | 498 5.45% | 4,282 5.37% | 12,804 5.61% |
| Age 25 - 29 | 558 6.11% | 3,669 4.60% | 11,392 4.99% |
| Age 30 - 34 | 757 8.29% | 4,792 6.01% | 14,121 6.19% |
| Age 35 - 39 | 899 9.84% | 6,524 8.19% | 18,207 7.98% |
| Age 40 - 44 | 925 10.13% | 7,548 9.47% | 20,981 9.19% |
| Age 45 - 49 | 735 8.05% | 6,938 8.70% | 19,641 8.61% |
| Age 50 - 54 | 527 5.77% | 5,710 7.16% | 16,411 7.19% |
| Age 55 - 59 | 375 4.11% | 4,366 5.48% | 12,573 5.51% |
| Age 60 - 64 | 282 3.09% | 3,398 4.26% | 9,601 4.21% |
| Age 65 - 69 | 219 2.40% | 2,633 3.30% | 7,297 3.20% |
| Age 70 - 74 | 158 1.73% | 1,804 2.26% | 4,949 2.17% |
| Age 75 - 79 | 94 1.03% | 1,100 1.38% | 3,066 1.34% |
| Age 80 - 84 | 48 0.53% | 621 0.78% | 1,852 0.81% |
| Age 85+ | 32 0.35% | 479 0.60% | 1,742 0.76% |
| Age 65+ | 551 6.03% | 6,637 8.33% | 18,906 8.28% |
| Median Age | 33.20 | 36.00 | 35.60 |
| Average Age | 31.90 | 34.20 | 34.20 |

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| Radius | 1 Mile | 3 Mile | 5 Mile |
|---|--------------|---------------|----------------|
| 2014 Population By Race | 9,132 | 79,706 | 228,213 |
| White | 6,814 74.62% | 62,711 78.68% | 178,078 78.03% |
| Black | 1,104 12.09% | 6,916 8.68% | 20,632 9.04% |
| Am. Indian & Alaskan | 61 0.67% | 489 0.61% | 1,672 0.73% |
| Asian | 891 9.76% | 7,651 9.60% | 22,211 9.73% |
| Hawaiian & Pacific Island | 8 0.09% | 74 0.09% | 189 0.08% |
| Other | 255 2.79% | 1,865 2.34% | 5,430 2.38% |
| Population by Hispanic Origin | 9,132 | 79,706 | 228,213 |
| Non-Hispanic Origin | 7,969 87.26% | 71,892 90.20% | 197,800 86.67% |
| Hispanic Origin | 1,164 12.75% | 7,813 9.80% | 30,413 13.33% |
| 2014 Median Age, Male | 32.90 | 35.50 | 34.70 |
| 2014 Average Age, Male | 31.50 | 33.70 | 33.40 |
| 2014 Median Age, Female | 33.40 | 36.40 | 36.30 |
| 2014 Average Age, Female | 32.30 | 34.80 | 35.00 |
| 2014 Population by Occupation Classification | 6,610 | 58,858 | 168,955 |
| Civilian Employed | 4,914 74.34% | 41,385 70.31% | 119,271 70.59% |
| Civilian Unemployed | 222 3.36% | 1,638 2.78% | 5,871 3.47% |
| Civilian Non-Labor Force | 1,463 22.13% | 15,766 26.79% | 43,713 25.87% |
| Armed Forces | 11 0.17% | 69 0.12% | 100 0.06% |
| Households by Marital Status | | | |
| Married | 1,986 | 18,829 | 50,843 |
| Married No Children | 787 | 7,766 | 20,597 |
| Married w/Children | 1,198 | 11,063 | 30,246 |
| 2014 Population by Education | 5,909 | 51,736 | 149,566 |
| Some High School, No Diploma | 60 1.02% | 1,476 2.85% | 7,762 5.19% |
| High School Grad (Incl Equivalency) | 769 13.01% | 6,005 11.61% | 19,792 13.23% |
| Some College, No Degree | 1,855 31.39% | 13,699 26.48% | 41,224 27.56% |
| Associate Degree | 301 5.09% | 2,155 4.17% | 7,734 5.17% |
| Bachelor Degree | 1,973 33.39% | 19,342 37.39% | 49,583 33.15% |
| Advanced Degree | 951 16.09% | 9,059 17.51% | 23,471 15.69% |

Demographic Detail Report

| Lake Forest Dr, McKinney, TX 75070 | | | | | | |
|---------------------------------------|---------------|--------|----------------|--------|----------------|--------|
| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
| 2014 Population by Occupation | 19,354 | | 163,386 | | 469,349 | |
| Real Estate & Finance | 522 | 2.70% | 4,876 | 2.98% | 13,903 | 2.96% |
| Professional & Management Services | 3,993 | 20.63% | 30,943 | 18.94% | 83,703 | 17.83% |
| Information | 491 | 2.54% | 3,429 | 2.10% | 11,392 | 2.43% |
| Sales | 174 | 0.90% | 2,026 | 1.24% | 5,760 | 1.23% |
| Transportation | 1,102 | 5.69% | 10,784 | 6.60% | 31,902 | 6.80% |
| Education & Health | 25 | 0.13% | 271 | 0.17% | 978 | 0.21% |
| Retail | 812 | 4.20% | 8,382 | 5.13% | 23,637 | 5.04% |
| Wholesale | 619 | 3.20% | 5,157 | 3.16% | 14,395 | 3.07% |
| Construction | 127 | 0.66% | 1,407 | 0.86% | 3,825 | 0.81% |
| Agriculture & Mining | 489 | 2.53% | 2,744 | 1.68% | 11,142 | 2.37% |
| Farming, Fishing, Forestry | 29 | 0.15% | 404 | 0.25% | 942 | 0.20% |
| | 0 | 0.00% | 19 | 0.01% | 140 | 0.03% |
| 2014 Worker Travel Time to Job | 4,477 | | 37,802 | | 109,404 | |
| <30 Minutes | 1,859 | 41.52% | 18,199 | 48.14% | 57,599 | 52.65% |
| 30-60 Minutes | 2,314 | 51.69% | 16,114 | 42.63% | 41,767 | 38.18% |
| 60+ Minutes | 304 | 6.79% | 3,489 | 9.23% | 10,038 | 9.18% |
| 2010 Households by HH Size | 2,830 | | 23,554 | | 68,731 | |
| 1-Person Households | 579 | 20.46% | 3,663 | 15.55% | 12,215 | 17.77% |
| 2-Person Households | 853 | 30.14% | 7,089 | 30.10% | 19,802 | 28.81% |
| 3-Person Households | 512 | 18.09% | 4,447 | 18.88% | 12,800 | 18.62% |
| 4-Person Households | 558 | 19.72% | 5,178 | 21.98% | 14,637 | 21.30% |
| 5-Person Households | 211 | 7.46% | 2,205 | 9.36% | 6,248 | 9.09% |
| 6-Person Households | 81 | 2.86% | 675 | 2.87% | 2,044 | 2.97% |
| 7 or more Person Households | 36 | 1.27% | 297 | 1.26% | 985 | 1.43% |
| 2014 Average Household Size | 2.70 | | 2.90 | | 2.90 | |
| Households | | | | | | |
| 2019 Projection | 3,853 | | 31,440 | | 90,290 | |
| 2014 Estimate | 3,343 | | 27,375 | | 78,840 | |
| 2010 Census | 2,831 | | 23,556 | | 68,732 | |
| Growth 2014 - 2019 | 15.26% | | 14.85% | | 14.52% | |
| Growth 2010 - 2014 | 15.11% | | 14.68% | | 13.20% | |

Demographic Detail Report

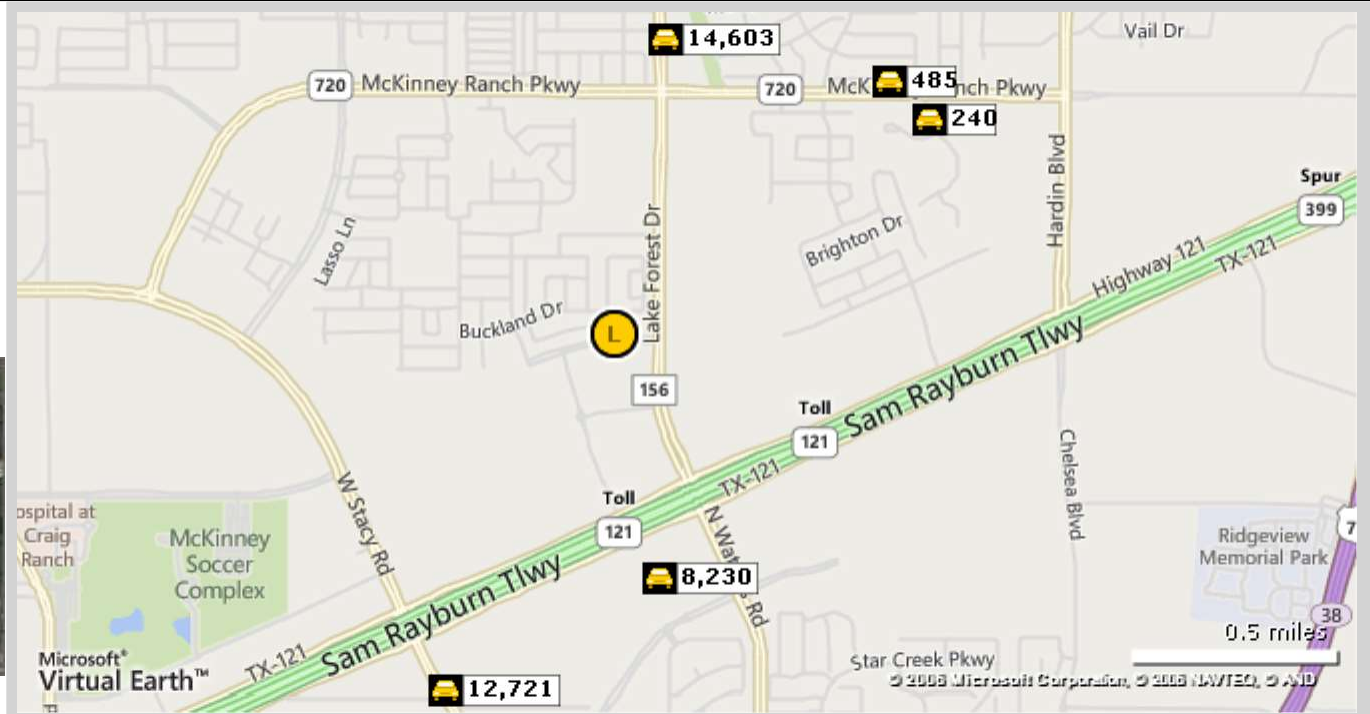
Lake Forest Dr, McKinney, TX 75070

| Radius | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------------|------------------|------------------|------------------|
| 2014 Households by HH Income | 3,344 | 27,373 | 78,841 |
| <\$25,000 | 302 9.03% | 1,884 6.88% | 8,043 10.20% |
| \$25,000 - \$50,000 | 633 18.93% | 2,946 10.76% | 11,330 14.37% |
| \$50,000 - \$75,000 | 389 11.63% | 3,385 12.37% | 11,342 14.39% |
| \$75,000 - \$100,000 | 659 19.71% | 3,838 14.02% | 10,733 13.61% |
| \$100,000 - \$125,000 | 554 16.57% | 4,759 17.39% | 11,554 14.65% |
| \$125,000 - \$150,000 | 299 8.94% | 3,086 11.27% | 7,422 9.41% |
| \$150,000 - \$200,000 | 291 8.70% | 4,159 15.19% | 9,992 12.67% |
| \$200,000+ | 217 6.49% | 3,316 12.11% | 8,425 10.69% |
| 2014 Avg Household Income | \$98,653 | \$124,153 | \$112,402 |
| 2014 Med Household Income | \$88,201 | \$108,581 | \$95,277 |
| 2014 Occupied Housing | 3,343 | 27,374 | 78,840 |
| Owner Occupied | 2,202 65.87% | 21,520 78.61% | 57,758 73.26% |
| Renter Occupied | 1,141 34.13% | 5,854 21.39% | 21,082 26.74% |
| 2010 Housing Units | 3,618 | 28,966 | 82,391 |
| 1 Unit | 2,442 67.50% | 24,278 83.82% | 65,382 79.36% |
| 2 - 4 Units | 3 0.08% | 430 1.48% | 1,544 1.87% |
| 5 - 19 Units | 592 16.36% | 2,351 8.12% | 10,131 12.30% |
| 20+ Units | 581 16.06% | 1,907 6.58% | 5,334 6.47% |
| 2014 Housing Value | 2,202 | 21,520 | 57,757 |
| <\$100,000 | 10 0.45% | 473 2.20% | 2,361 4.09% |
| \$100,000 - \$200,000 | 1,145 52.00% | 8,252 38.35% | 23,516 40.72% |
| \$200,000 - \$300,000 | 762 34.60% | 6,349 29.50% | 16,746 28.99% |
| \$300,000 - \$400,000 | 249 11.31% | 3,474 16.14% | 8,568 14.83% |
| \$400,000 - \$500,000 | 15 0.68% | 1,248 5.80% | 2,901 5.02% |
| \$500,000 - \$1,000,000 | 21 0.95% | 1,566 7.28% | 3,262 5.65% |
| \$1,000,000+ | 0 0.00% | 158 0.73% | 403 0.70% |
| 2014 Median Home Value | \$195,283 | \$232,052 | \$217,924 |
| 2014 Housing Units by Yr Built | 3,618 | 29,100 | 82,980 |
| Built 2010+ | 475 13.13% | 3,768 12.95% | 9,777 11.78% |
| Built 2000 - 2010 | 2,477 68.46% | 17,398 59.79% | 41,155 49.60% |
| Built 1990 - 1999 | 606 16.75% | 6,957 23.91% | 21,466 25.87% |
| Built 1980 - 1989 | 50 1.38% | 725 2.49% | 5,484 6.61% |
| Built 1970 - 1979 | 0 0.00% | 134 0.46% | 2,720 3.28% |
| Built 1960 - 1969 | 10 0.28% | 76 0.26% | 965 1.16% |
| Built 1950 - 1959 | 0 0.00% | 29 0.10% | 764 0.92% |
| Built <1949 | 0 0.00% | 13 0.04% | 649 0.78% |
| 2014 Median Year Built | 2004 | 2003 | 2002 |

Traffic Count Report

Lake Forest Dr, McKinney, TX 75070

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



| | Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|---|-----------------|---------------|----------------|------------|------------------|-------------|-------------------------|
| 1 | Watters Rd | State Hwy 121 | 0.15 N | 2012 | 8,230 | MPSI | .62 |
| 2 | Lake Forest Dr | Boxwood Ln | 0.07 N | 2006 | 14,603 | ADT | .74 |
| 3 | San Fernando Ln | Seville Ln | 0.07 E | 2012 | 485 | MPSI | .93 |
| 4 | Timberview | Meadow Hill | 0.05 SE | 2012 | 240 | MPSI | .95 |
| 5 | Stacy Rd | Co Rd 149 | 0.05 SE | 2008 | 12,721 | ADT | .98 |