Market Profile

Bent Tree Hills Shopping Center
3311 Trinity Mills Rd, Dallas, Texas, 75287
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 32.98733
Longitude: -96.84166

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population Summary			
2010 Total Population	15,579	113,949	207,999
2020 Total Population	16,721	127,029	231,479
2020 Group Quarters	63	209	1,519
2023 Total Population	16,510	127,215	237,647
2023 Group Quarters	63	210	1,527
2028 Total Population	16,470	128,237	243,274
2023-2028 Annual Rate	-0.05%	0.16%	0.47%
2023 Total Daytime Population	26,100	170,660	280,363
Workers	20,385	121,806	179,290
Residents	5,715	48,854	101,073
Household Summary			
2010 Households	8,516	55,020	82,773
2010 Average Household Size	1.83	2.07	2.50
2020 Total Households	8,803	61,112	94,497
2020 Average Household Size	1.89	2.08	2.43
2023 Households	8,702	61,413	98,287
2023 Average Household Size	1.89	2.07	2.40
2028 Households	8,740	62,486	101,706
2028 Average Household Size	1.88	2.05	2.38
2023-2028 Annual Rate	0.09%	0.35%	0.69%
2010 Families	3,394	27,627	52,542
2010 Average Family Size	2.72	2.87	3.16
2023 Families	3,189	28,610	58,429
2023 Average Family Size	2.96	2.98	3.16
2028 Families	3,199	28,887	60,319
2028 Average Family Size	2.93	2.95	3.13
2023-2028 Annual Rate	0.06%	0.19%	0.64%
Housing Unit Summary			
2000 Housing Units	7,627	56,172	81,237
Owner Occupied Housing Units	22.8%	38.8%	50.2%
Renter Occupied Housing Units	70.2%	55.7%	44.7%
Vacant Housing Units	7.0%	5.5%	5.1%
2010 Housing Units	9,253	59,956	89,432
Owner Occupied Housing Units	21.0%	37.7%	48.6%
Renter Occupied Housing Units	71.0%	54.1%	43.9%
Vacant Housing Units	8.0%	8.2%	7.4%
2020 Housing Units	9,285	65,467	101,728
Owner Occupied Housing Units	20.4%	34.8%	45.0%
Renter Occupied Housing Units	74.4%	58.6%	47.9%
Vacant Housing Units	5.4%	6.6%	7.1%
2023 Housing Units	9,159	65,481	106,097
Owner Occupied Housing Units	20.9%	35.4%	44.3%
Renter Occupied Housing Units	74.1%	58.4%	48.3%
Vacant Housing Units	5.0%	6.2%	7.4%
2028 Housing Units	9,304	67,031	110,003
Owner Occupied Housing Units	21.1%	35.1%	43.6%
Renter Occupied Housing Units	72.9%	58.1%	48.9%
Vacant Housing Units	6.1%	6.8%	7.5%

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: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2023 Households by Income			
Household Income Base	8,702	61,413	98,280
<$15,000	5.0%	6.4%	6.2%
$15,000 - $24,999	3.8%	5.1%	4.9%
$25,000 - $34,999	4.9%	6.3%	5.8%
$35,000 - $49,999	20.7%	13.1%	10.1%
$50,000 - $74,999	23.4%	20.4%	16.9%
$75,000 - $99,999	11.9%	14.0%	12.2%
$100,000 - $149,999	16.4%	15.5%	17.9%
$150,000 - $199,999	4.7%	7.1%	10.0%
$200,000+	9.3%	12.1%	16.0%
Average Household Income	$102,197	$113,910	$131,633
2028 Households by Income			
Household Income Base	8,740	62,486	101,703
<$15,000	4.3%	5.6%	5.4%
$15,000 - $24,999	3.0%	4.1%	3.9%
$25,000 - $34,999	4.1%	5.3%	4.9%
$35,000 - $49,999	18.8%	11.8%	8.9%
$50,000 - $74,999	23.5%	20.0%	15.8%
$75,000 - $99,999	12.8%	14.5%	12.3%
$100,000 - $149,999	18.2%	17.0%	19.3%
$150,000 - $199,999	5.8%	8.7%	12.3%
$200,000+	9.7%	13.0%	17.2%
Average Household Income	$111,358	$125,538	$145,453
2023 Owner Occupied Housing Units by Value			
Total	1,914	23,194	47,009
<$50,000	0.5%	0.6%	0.6%
$50,000 - $99,999	0.2%	0.5%	0.4%
$100,000 - $149,999	0.7%	2.6%	1.3%
$150,000 - $199,999	4.6%	5.4%	3.9%
$200,000 - $249,999	5.9%	9.5%	8.1%
$250,000 - $299,999	7.6%	14.5%	11.8%
$300,000 - $399,999	25.2%	26.6%	24.3%
$400,000 - $499,999	27.4%	10.9%	18.6%
$500,000 - $749,999	26.2%	19.9%	22.0%
$750,000 - $999,999	1.7%	6.1%	5.6%
$1,000,000 - $1,499,999	0.2%	2.4%	2.3%
$1,500,000 - $1,999,999	0.0%	0.3%	0.5%
$2,000,000 +	0.0%	0.5%	0.5%
Average Home Value	$434,961	$442,188	$464,383
2028 Owner Occupied Housing Units by Value			
Total	1,957	23,532	47,912
<$50,000	0.1%	0.1%	0.1%
$50,000 - $99,999	0.0%	0.1%	0.2%
$100,000 - $149,999	0.1%	0.9%	0.3%
$150,000 - $199,999	3.3%	3.0%	1.6%
$200,000 - $249,999	4.0%	7.0%	5.8%
$250,000 - $299,999	7.0%	13.9%	11.0%
$300,000 - $399,999	28.0%	29.6%	26.2%
$400,000 - $499,999	29.6%	13.5%	21.9%
$500,000 - $749,999	26.4%	22.8%	24.5%
$750,000 - $999,999	1.4%	6.3%	5.4%
$1,000,000 - $1,499,999	0.1%	2.3%	2.1%
$1,500,000 - $1,999,999	0.0%	0.3%	0.5%
$2,000,000 +	0.0%	0.4%	0.4%
Average Home Value	$444,073	$464,445	$481,291

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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Median Household Income			
2023	$64,293	$72,727	$85,804
2028	$69,667	$79,226	$96,930
Median Home Value			
2023	$419,752	$363,111	$398,025
2028	$425,431	$384,821	$422,184
Per Capita Income			
2023	$53,436	$54,597	$54,696
2028	$58,599	$60,751	$61,068
Median Age			
2010	32.6	35.1	35.3
2020	34.1	36.5	36.9
2023	35.1	37.8	38.1
2028	35.7	38.3	38.7
2020 Population by Age			
Total	16,721	127,029	231,479
0 - 4	5.2%	5.2%	5.5%
5 - 9	4.3%	4.9%	5.7%
10 - 14	4.3%	4.8%	6.1%
15 - 24	12.0%	11.8%	13.1%
25 - 34	26.4%	20.8%	16.9%
35 - 44	14.8%	14.6%	13.9%
45 - 54	11.7%	12.2%	12.8%
55 - 64	11.4%	12.2%	12.5%
65 - 74	7.0%	8.5%	7.9%
75 - 84	2.4%	3.9%	4.1%
85 +	0.6%	1.2%	1.6%
18 +	83.8%	82.1%	79.0%
2023 Population by Age			
Total	16,508	127,213	237,647
0 - 4	5.0%	5.1%	5.5%
5 - 9	4.8%	5.0%	5.8%
10 - 14	4.2%	5.0%	6.1%
15 - 24	13.3%	12.1%	12.3%
25 - 34	22.3%	18.1%	15.6%
35 - 44	18.1%	15.8%	14.5%
45 - 54	11.9%	12.2%	12.3%
55 - 64	10.2%	12.4%	12.2%
65 - 74	6.9%	9.4%	9.2%
75 - 84	2.4%	4.0%	4.7%
85 +	0.7%	1.0%	1.8%
18 +	83.3%	82.1%	79.0%
2028 Population by Age			
Total	16,468	128,237	243,275
0 - 4	5.1%	5.2%	5.6%
5 - 9	4.4%	4.7%	5.5%
10 - 14	4.1%	4.7%	5.7%
15 - 24	15.2%	12.6%	12.0%
25 - 34	19.8%	17.7%	15.5%
35 - 44	17.4%	15.2%	14.6%
45 - 54	12.5%	12.5%	12.4%
55 - 64	9.7%	11.3%	11.0%
65 - 74	7.5%	9.6%	9.9%
75 - 84	3.3%	5.2%	5.7%
85 +	0.9%	1.3%	2.1%
18 +	83.8%	82.6%	79.8%
2020 Population by Sex			

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Males	7,928	61,096	113,936
Females	8,793	65,933	117,543
2023 Population by Sex			
Males	8,071	62,220	117,537
Females	8,439	64,995	120,110
2028 Population by Sex			
Males	7,965	62,391	119,845
Females	8,505	65,846	123,429
2010 Population by Race/Ethnicity			
Total	15,580	113,948	207,999
White Alone	59.7%	64.9%	68.3%
Black Alone	19.8%	14.8%	8.2%
American Indian Alone	0.5%	0.6%	0.5%
Asian Alone	8.0%	7.6%	9.8%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	8.8%	9.0%	10.3%
Two or More Races	3.1%	3.1%	2.9%
Hispanic Origin	19.7%	21.8%	28.1%
Diversity Index	71.9	69.8	70.5
2020 Population by Race/Ethnicity			
Total	16,721	127,029	231,479
White Alone	41.9%	48.4%	50.0%
Black Alone	28.7%	18.0%	9.9%
American Indian Alone	0.7%	0.8%	0.9%
Asian Alone	8.0%	8.2%	13.4%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	8.7%	10.4%	11.1%
Two or More Races	12.0%	14.2%	14.6%
Hispanic Origin	20.7%	25.5%	27.9%
Diversity Index	80.8	81.2	81.4
2023 Population by Race/Ethnicity			
Total	16,510	127,215	237,648
White Alone	41.5%	47.3%	48.7%
Black Alone	28.0%	17.8%	10.2%
American Indian Alone	0.7%	0.8%	0.9%
Asian Alone	8.0%	8.4%	13.7%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	9.2%	11.0%	11.4%
Two or More Races	12.5%	14.7%	15.0%
Hispanic Origin	22.0%	26.7%	28.6%
Diversity Index	81.5	82.0	82.1
2028 Population by Race/Ethnicity			
Total	16,469	128,237	243,273
White Alone	40.1%	45.0%	46.0%
Black Alone	27.9%	18.1%	10.7%
American Indian Alone	0.8%	0.8%	1.0%
Asian Alone	8.7%	9.2%	15.0%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	9.7%	11.6%	11.8%
Two or More Races	12.9%	15.3%	15.4%
Hispanic Origin	22.8%	27.7%	29.2%
Diversity Index	82.4	83.2	83.4

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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2020 Population by Relationship and Household Type			
Total	16,721	127,029	231,479
In Households	99.6%	99.8%	99.3%
Householder	52.6%	47.8%	40.9%
Opposite-Sex Spouse	13.2%	16.1%	18.5%
Same-Sex Spouse	0.4%	0.3%	0.3%
Opposite-Sex Unmarried Partner	4.1%	3.1%	2.1%
Same-Sex Unmarried Partner	0.4%	0.3%	0.2%
Biological Child	18.9%	21.6%	26.1%
Adopted Child	0.3%	0.4%	0.5%
Stepchild	0.8%	0.8%	0.9%
Grandchild	1.0%	1.3%	1.5%
Brother or Sister	1.6%	1.4%	1.4%
Parent	1.4%	1.5%	1.6%
Parent-in-law	0.1%	0.3%	0.3%
Son-in-law or Daughter-in-law	0.2%	0.3%	0.4%
Other Relatives	1.1%	1.2%	1.3%
Foster Child	0.0%	0.0%	0.0%
Other Nonrelatives	3.5%	3.3%	3.2%
In Group Quaters	0.4%	0.2%	0.7%
Institutionalized	0.4%	0.1%	0.4%
Noninstitutionalized	0.0%	0.0%	0.3%
2023 Population 25+ by Educational Attainment			
Total	11,984	92,697	167,106
Less than 9th Grade	1.1%	2.4%	4.6%
9th - 12th Grade, No Diploma	3.1%	2.7%	3.7%
High School Graduate	12.0%	14.3%	12.7%
GED/Alternative Credential	2.3%	1.8%	1.8%
Some College, No Degree	22.5%	17.7%	13.8%
Associate Degree	6.3%	7.5%	5.6%
Bachelor's Degree	34.3%	35.8%	36.0%
Graduate/Professional Degree	18.2%	17.8%	21.7%
2023 Population 15+ by Marital Status			
Total	14,180	108,082	196,337
Never Married	37.0%	36.0%	34.6%
Married	44.0%	47.7%	52.8%
Widowed	2.0%	3.8%	3.7%
Divorced	17.1%	12.5%	8.9%
2023 Civilian Population 16+ in Labor Force			
Civilian Population 16+	11,324	82,314	143,352
Population 16+ Employed	96.9%	96.8%	96.9%
Population 16+ Unemployment rate	3.1%	3.2%	3.1%
Population 16-24 Employed	12.7%	12.1%	11.5%
Population 16-24 Unemployment rate	3.1%	5.0%	6.8%
Population 25-54 Employed	68.3%	64.5%	63.0%
Population 25-54 Unemployment rate	3.5%	2.5%	2.4%
Population 55-64 Employed	12.6%	15.0%	15.8%
Population 55-64 Unemployment rate	1.4%	2.9%	2.5%
Population 65+ Employed	6.3%	8.3%	9.7%
Population 65+ Unemployment rate	1.8%	6.6%	3.7%

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2023 Employed Population 16+ by Industry			
Total	10,976	79,652	138,941
Agriculture/Mining	0.1%	0.3%	0.4%
Construction	2.7%	3.6%	6.5%
Manufacturing	8.5%	7.1%	7.6%
Wholesale Trade	2.0%	2.5%	2.3%
Retail Trade	11.6%	10.5%	9.4%
Transportation/Utilities	4.9%	6.4%	5.3%
Information	3.1%	2.8%	2.5%
Finance/Insurance/Real Estate	17.1%	13.6%	12.1%
Services	48.0%	51.4%	52.3%
Public Administration	1.9%	1.8%	1.6%
2023 Employed Population 16+ by Occupation			
Total	10,977	79,653	138,940
White Collar	82.0%	72.0%	72.6%
Management/Business/Financial	21.6%	24.1%	25.1%
Professional	32.9%	26.1%	27.8%
Sales	9.0%	9.4%	10.1%
Administrative Support	18.4%	12.3%	9.6%
Services	10.1%	13.7%	13.4%
Blue Collar	7.9%	14.3%	14.0%
Farming/Forestry/Fishing	0.0%	0.0%	0.0%
Construction/Extraction	0.6%	2.3%	4.0%
Installation/Maintenance/Repair	3.1%	2.0%	2.1%
Production	1.2%	3.2%	3.0%
Transportation/Material Moving	3.1%	6.8%	4.9%
2020 Households by Type			
Total	8,803	61,112	94,497
Married Couple Households	26.1%	34.5%	45.8%
With Own Children <18	8.7%	11.9%	18.6%
Without Own Children <18	17.4%	22.6%	27.2%
Cohabitating Couple Households	8.4%	7.2%	5.7%
With Own Children <18	1.6%	1.6%	1.5%
Without Own Children <18	6.8%	5.6%	4.2%
Male Householder, No Spouse/Partner	27.6%	24.5%	20.9%
Living Alone	22.0%	18.6%	14.2%
65 Years and over	2.2%	2.5%	2.4%
With Own Children <18	1.3%	1.3%	1.5%
Without Own Children <18, With Relatives	2.1%	2.4%	2.8%
No Relatives Present	2.2%	2.2%	2.4%
Female Householder, No Spouse/Partner	37.9%	33.8%	27.6%
Living Alone	24.6%	21.5%	16.5%
65 Years and over	4.0%	5.5%	5.9%
With Own Children <18	6.2%	5.5%	4.7%
Without Own Children <18, With Relatives	5.1%	5.2%	5.0%
No Relatives Present	1.9%	1.6%	1.4%
2020 Households by Size			
Total	8,803	61,112	94,497
1 Person Household	46.6%	40.1%	30.8%
2 Person Household	31.6%	33.1%	31.8%
3 Person Household	11.2%	12.4%	15.2%
4 Person Household	6.5%	8.6%	13.0%
5 Person Household	2.5%	3.5%	5.7%
6 Person Household	1.0%	1.4%	2.2%
7 + Person Household	0.7%	0.9%	1.3%

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2020 Households by Tenure and Mortgage Status			
Total	8,803	61,112	94,497
Owner Occupied	21.5%	37.3%	48.4%
Owned with a Mortgage/Loan	14.7%	25.0%	32.9%
Owned Free and Clear	6.8%	12.2%	15.5%
Renter Occupied	78.5%	62.7%	51.6%
2023 Affordability, Mortgage and Wealth			
Housing Affordability Index	58	74	81
Percent of Income for Mortgage	39.2%	30.0%	27.9%
Wealth Index	75	100	127
2020 Housing Units By Urban/ Rural Status			
Total	9,285	65,467	101,728
Urban Housing Units	100.0%	100.0%	100.0%
Rural Housing Units	0.0%	0.0%	0.0%
2020 Population By Urban/ Rural Status			
Total	16,721	127,029	231,479
Urban Population	100.0%	100.0%	100.0%
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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Top 3 Tapestry Segments			
1.	Young and Restless (11B)	Young and Restless (11B)	Young and Restless (11B)
2.	Bright Young Professionals	Metro Renters (3B)	Metro Renters (3B)
3.	Metro Renters (3B)	Home Improvement (4B)	Home Improvement (4B)
2023 Consumer Spending			
Apparel & Services: Total $	$20,224,945	$151,689,086	$273,537,781
Average Spent	$2,324.17	$2,469.98	$2,783.05
Spending Potential Index	106	112	127
Education: Total $	$15,237,025	$121,428,357	$227,397,247
Average Spent	$1,750.98	$1,977.24	$2,313.60
Spending Potential Index	98	110	129
Entertainment/Recreation: Total $	$30,360,411	$239,759,610	$442,575,664
Average Spent	$3,488.90	$3,904.05	$4,502.89
Spending Potential Index	92	103	119
Food at Home: Total $	$59,242,467	$449,800,052	$815,387,519
Average Spent	$6,807.91	$7,324.18	$8,295.99
Spending Potential Index	100	108	122
Food Away from Home: Total $	$34,783,257	$259,609,820	$465,184,213
Average Spent	$3,997.16	$4,227.28	$4,732.92
Spending Potential Index	107	114	127
Health Care: Total $	$56,944,902	$450,816,647	$828,613,838
Average Spent	$6,543.89	$7,340.74	$8,430.55
Spending Potential Index	89	100	115
HH Furnishings & Equipment: Total $	$24,929,866	$194,465,846	$356,681,095
Average Spent	$2,864.84	$3,166.53	$3,628.98
Spending Potential Index	97	107	123
Personal Care Products & Services: Total $	$8,584,764	$65,449,071	$118,586,398
Average Spent	$986.53	$1,065.72	$1,206.53
Spending Potential Index	103	111	126
Shelter: Total $	$217,000,681	$1,675,040,080	$3,075,524,976
Average Spent	$24,936.87	$27,275.01	$31,291.27
Spending Potential Index	101	110	126
Support Payments/Cash Contributions/Gifts in Kind: Total $	$22,812,246	$190,043,325	$358,801,149
Average Spent	$2,621.49	$3,094.51	$3,650.55
Spending Potential Index	84	99	117
Travel: Total $	$18,259,336	$146,346,074	$272,955,711
Average Spent	$2,098.29	$2,382.98	$2,777.13
Spending Potential Index	93	106	123
Vehicle Maintenance & Repairs: Total $	$11,693,800	$87,600,220	$155,404,529
Average Spent	$1,343.81	$1,426.41	$1,581.13
Spending Potential Index	103	109	121

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 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.
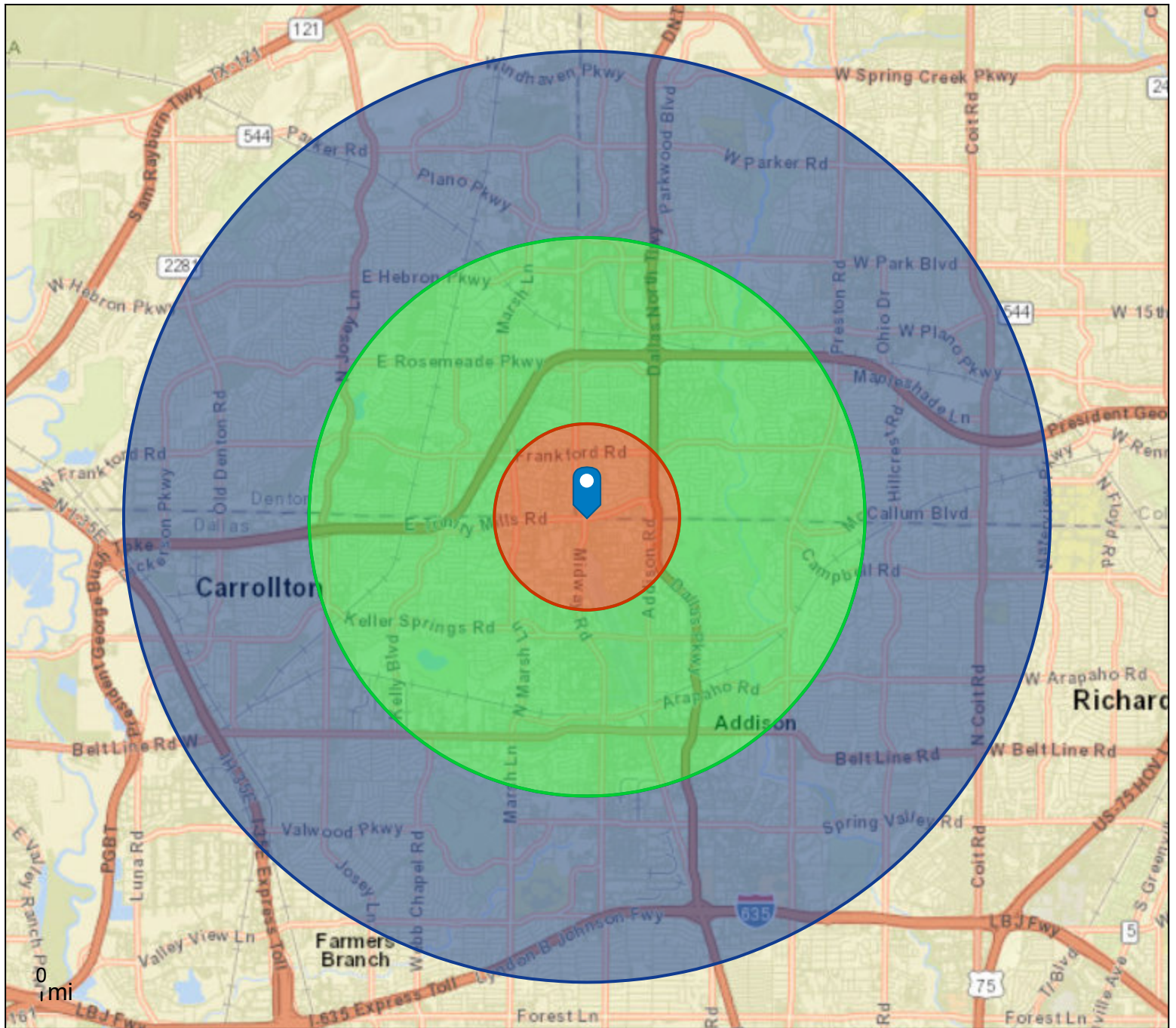
March 25, 2024

Site Details Map

Bent Tree Hills Shopping Center
3311 Trinity Mills Rd, Dallas, Texas, 75287
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 32.98733
Longitude: -96.84166

This site is located in:

City:	Dallas
County:	Dallas County
State:	Texas
ZIP Code:	75287
Census Tract:	48113013727
Census Block Group:	481130137272
CBSA:	Dallas-Fort Worth-Arlington, TX Metropolitan Statistical Area