



## Market Profile

Meadow Creek Square Shopping Center  
901 Northwest Hwy, Garland, Texas, 75041  
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 32.86282  
Longitude: -96.64209

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Population Summary</b>			
2010 Total Population	18,107	121,057	186,784
2020 Total Population	19,221	127,302	200,185
2020 Group Quarters	142	534	1,005
2023 Total Population	18,761	125,303	200,006
2023 Group Quarters	142	534	1,004
2028 Total Population	18,287	123,086	198,783
2023-2028 Annual Rate	-0.51%	-0.36%	-0.12%
2023 Total Daytime Population	15,048	101,569	195,408
Workers	5,653	39,243	98,390
Residents	9,395	62,326	97,018
<b>Household Summary</b>			
2010 Households	6,340	41,051	67,431
2010 Average Household Size	2.84	2.94	2.76
2020 Total Households	6,536	42,925	71,066
2020 Average Household Size	2.92	2.95	2.80
2023 Households	6,381	42,161	71,034
2023 Average Household Size	2.92	2.96	2.80
2028 Households	6,221	41,449	70,823
2028 Average Household Size	2.92	2.96	2.79
2023-2028 Annual Rate	-0.51%	-0.34%	-0.06%
2010 Families	4,364	28,789	46,239
2010 Average Family Size	3.43	3.52	3.36
2023 Families	4,375	29,373	48,385
2023 Average Family Size	3.57	3.59	3.45
2028 Families	4,300	29,114	48,543
2028 Average Family Size	3.54	3.57	3.42
2023-2028 Annual Rate	-0.35%	-0.18%	0.07%
<b>Housing Unit Summary</b>			
2000 Housing Units	7,932	42,186	69,409
Owner Occupied Housing Units	48.3%	57.9%	55.2%
Renter Occupied Housing Units	48.0%	38.7%	40.8%
Vacant Housing Units	3.7%	3.4%	3.9%
2010 Housing Units	7,040	44,514	73,672
Owner Occupied Housing Units	49.7%	52.8%	52.7%
Renter Occupied Housing Units	40.4%	39.5%	38.8%
Vacant Housing Units	9.9%	7.8%	8.5%
2020 Housing Units	7,042	45,486	75,766
Owner Occupied Housing Units	48.2%	51.5%	51.0%
Renter Occupied Housing Units	44.6%	42.9%	42.8%
Vacant Housing Units	6.7%	5.8%	6.1%
2023 Housing Units	6,899	44,861	75,936
Owner Occupied Housing Units	52.5%	51.7%	51.3%
Renter Occupied Housing Units	39.9%	42.3%	42.3%
Vacant Housing Units	7.5%	6.0%	6.5%
2028 Housing Units	6,901	44,969	76,664
Owner Occupied Housing Units	52.2%	51.4%	51.2%
Renter Occupied Housing Units	37.9%	40.7%	41.2%
Vacant Housing Units	9.9%	7.8%	7.6%

**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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<b>2023 Households by Income</b>			
Household Income Base	6,381	42,161	71,034
<\$15,000	10.4%	9.2%	8.6%
\$15,000 - \$24,999	7.7%	8.2%	7.7%
\$25,000 - \$34,999	9.5%	11.4%	8.9%
\$35,000 - \$49,999	14.4%	14.4%	11.8%
\$50,000 - \$74,999	18.5%	20.6%	19.9%
\$75,000 - \$99,999	14.1%	13.1%	12.0%
\$100,000 - \$149,999	15.0%	13.7%	15.7%
\$150,000 - \$199,999	6.4%	4.9%	7.2%
\$200,000+	3.9%	4.5%	8.3%
Average Household Income	\$80,341	\$79,280	\$96,329
<b>2028 Households by Income</b>			
Household Income Base	6,221	41,449	70,823
<\$15,000	9.4%	8.3%	7.7%
\$15,000 - \$24,999	6.1%	6.7%	6.3%
\$25,000 - \$34,999	8.2%	10.0%	7.8%
\$35,000 - \$49,999	13.4%	13.2%	10.8%
\$50,000 - \$74,999	18.5%	20.7%	19.0%
\$75,000 - \$99,999	14.3%	13.8%	12.3%
\$100,000 - \$149,999	16.7%	15.7%	17.3%
\$150,000 - \$199,999	8.4%	6.3%	9.1%
\$200,000+	4.9%	5.5%	9.6%
Average Household Income	\$91,491	\$90,262	\$108,949
<b>2023 Owner Occupied Housing Units by Value</b>			
Total	3,624	23,176	38,903
<\$50,000	1.2%	1.7%	0.9%
\$50,000 - \$99,999	1.9%	4.0%	1.3%
\$100,000 - \$149,999	9.6%	11.5%	6.1%
\$150,000 - \$199,999	32.7%	23.3%	16.1%
\$200,000 - \$249,999	22.4%	19.3%	22.3%
\$250,000 - \$299,999	19.3%	17.6%	15.3%
\$300,000 - \$399,999	6.5%	12.8%	16.7%
\$400,000 - \$499,999	1.3%	4.2%	9.7%
\$500,000 - \$749,999	4.2%	2.8%	7.7%
\$750,000 - \$999,999	0.6%	1.2%	1.9%
\$1,000,000 - \$1,499,999	0.2%	0.6%	1.2%
\$1,500,000 - \$1,999,999	0.1%	0.5%	0.2%
\$2,000,000 +	0.1%	0.5%	0.6%
Average Home Value	\$240,425	\$269,146	\$327,955
<b>2028 Owner Occupied Housing Units by Value</b>			
Total	3,603	23,126	39,231
<\$50,000	0.1%	0.3%	0.1%
\$50,000 - \$99,999	0.1%	0.6%	0.1%
\$100,000 - \$149,999	1.6%	3.8%	0.9%
\$150,000 - \$199,999	26.0%	14.7%	7.6%
\$200,000 - \$249,999	24.4%	20.6%	21.1%
\$250,000 - \$299,999	25.4%	23.2%	17.6%
\$300,000 - \$399,999	11.7%	20.7%	22.7%
\$400,000 - \$499,999	3.1%	7.7%	13.8%
\$500,000 - \$749,999	6.1%	4.1%	11.0%
\$750,000 - \$999,999	1.1%	2.4%	2.7%
\$1,000,000 - \$1,499,999	0.3%	0.9%	1.6%
\$1,500,000 - \$1,999,999	0.1%	0.8%	0.3%
\$2,000,000 +	0.1%	0.4%	0.6%
Average Home Value	\$281,585	\$328,429	\$381,456

**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>Median Household Income</b>			
2023	\$58,466	\$56,015	\$64,155
2028	\$65,176	\$61,844	\$72,034
<b>Median Home Value</b>			
2023	\$210,406	\$224,509	\$260,829
2028	\$245,653	\$271,715	\$311,502
<b>Per Capita Income</b>			
2023	\$27,596	\$26,617	\$34,132
2028	\$31,430	\$30,323	\$38,715
<b>Median Age</b>			
2010	32.5	31.7	33.5
2020	34.3	33.9	35.3
2023	34.9	33.6	35.4
2028	35.7	34.1	35.9
<b>2020 Population by Age</b>			
Total	19,221	127,302	200,185
0 - 4	6.7%	6.6%	6.8%
5 - 9	7.4%	7.2%	7.0%
10 - 14	7.7%	8.0%	7.6%
15 - 24	14.7%	15.1%	13.9%
25 - 34	14.4%	14.7%	14.4%
35 - 44	13.8%	13.7%	13.7%
45 - 54	12.1%	12.3%	12.5%
55 - 64	10.9%	10.6%	11.8%
65 - 74	7.1%	6.9%	7.8%
75 - 84	3.5%	3.5%	3.3%
85 +	1.6%	1.5%	1.3%
18 +	73.9%	73.5%	74.2%
<b>2023 Population by Age</b>			
Total	18,761	125,302	200,008
0 - 4	7.2%	7.6%	7.0%
5 - 9	7.5%	7.7%	7.2%
10 - 14	7.6%	7.4%	7.1%
15 - 24	13.5%	14.1%	13.3%
25 - 34	14.4%	15.4%	14.9%
35 - 44	13.9%	13.3%	13.4%
45 - 54	11.3%	11.1%	11.9%
55 - 64	10.0%	10.4%	11.4%
65 - 74	8.3%	7.6%	8.5%
75 - 84	4.4%	3.8%	3.9%
85 +	1.8%	1.6%	1.4%
18 +	73.3%	73.0%	74.7%
<b>2028 Population by Age</b>			
Total	18,288	123,086	198,785
0 - 4	7.3%	7.7%	7.1%
5 - 9	7.3%	7.5%	6.9%
10 - 14	7.5%	7.6%	7.0%
15 - 24	13.7%	13.8%	13.2%
25 - 34	13.1%	14.7%	14.6%
35 - 44	14.4%	13.8%	13.6%
45 - 54	11.9%	11.3%	11.8%
55 - 64	9.4%	9.7%	10.4%
65 - 74	8.4%	7.8%	8.9%
75 - 84	4.9%	4.5%	4.9%
85 +	2.0%	1.7%	1.6%
18 +	73.6%	73.0%	75.0%
<b>2020 Population by Sex</b>			

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Males	9,465	62,887	97,470
Females	9,756	64,415	102,715
<b>2023 Population by Sex</b>			
Males	9,210	62,016	97,965
Females	9,551	63,287	102,041
<b>2028 Population by Sex</b>			
Males	8,966	60,830	97,317
Females	9,321	62,256	101,466
<b>2010 Population by Race/Ethnicity</b>			
Total	18,107	121,057	186,783
White Alone	59.1%	58.5%	59.3%
Black Alone	17.3%	14.4%	17.5%
American Indian Alone	0.8%	0.9%	0.8%
Asian Alone	3.1%	2.6%	5.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	16.4%	20.2%	13.4%
Two or More Races	3.2%	3.4%	3.0%
Hispanic Origin	43.4%	49.5%	34.9%
Diversity Index	79.2	79.7	77.9
<b>2020 Population by Race/Ethnicity</b>			
Total	19,221	127,302	200,185
White Alone	33.5%	34.4%	39.5%
Black Alone	17.3%	14.3%	18.4%
American Indian Alone	1.5%	1.6%	1.2%
Asian Alone	3.1%	3.6%	6.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	25.7%	26.3%	17.8%
Two or More Races	18.8%	19.8%	16.2%
Hispanic Origin	51.8%	56.5%	39.8%
Diversity Index	87.8	87.4	86.8
<b>2023 Population by Race/Ethnicity</b>			
Total	18,760	125,304	200,007
White Alone	31.5%	32.6%	37.6%
Black Alone	17.9%	15.0%	19.2%
American Indian Alone	1.6%	1.6%	1.2%
Asian Alone	3.3%	3.9%	7.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	26.5%	26.9%	18.2%
Two or More Races	19.1%	19.9%	16.5%
Hispanic Origin	53.1%	57.3%	40.5%
Diversity Index	88.0	87.6	87.4
<b>2028 Population by Race/Ethnicity</b>			
Total	18,287	123,086	198,784
White Alone	28.8%	29.9%	34.8%
Black Alone	18.6%	15.7%	20.1%
American Indian Alone	1.7%	1.7%	1.3%
Asian Alone	3.7%	4.4%	8.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	27.7%	28.0%	18.9%
Two or More Races	19.4%	20.1%	16.9%
Hispanic Origin	54.6%	58.5%	41.4%
Diversity Index	88.2	87.9	88.1

**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>2020 Population by Relationship and Household Type</b>			
Total	19,221	127,302	200,185
In Households	99.3%	99.6%	99.5%
Householder	34.1%	33.6%	35.4%
Opposite-Sex Spouse	14.4%	14.6%	16.0%
Same-Sex Spouse	0.2%	0.2%	0.2%
Opposite-Sex Unmarried Partner	2.3%	2.2%	2.1%
Same-Sex Unmarried Partner	0.2%	0.2%	0.2%
Biological Child	31.2%	31.9%	31.1%
Adopted Child	0.4%	0.4%	0.4%
Stepchild	1.3%	1.3%	1.2%
Grandchild	3.4%	3.8%	3.2%
Brother or Sister	2.4%	2.1%	2.0%
Parent	2.0%	2.1%	1.9%
Parent-in-law	0.4%	0.4%	0.4%
Son-in-law or Daughter-in-law	0.7%	0.9%	0.7%
Other Relatives	2.5%	2.6%	2.1%
Foster Child	0.1%	0.1%	0.1%
Other Nonrelatives	3.6%	3.3%	2.7%
In Group Quarters	0.7%	0.4%	0.5%
Institutionalized	0.6%	0.3%	0.4%
Noninstitutionalized	0.1%	0.1%	0.1%
<b>2023 Population 25+ by Educational Attainment</b>			
Total	12,046	79,245	130,867
Less than 9th Grade	10.4%	11.8%	8.7%
9th - 12th Grade, No Diploma	10.9%	11.6%	8.1%
High School Graduate	23.8%	26.7%	21.8%
GED/Alternative Credential	3.8%	4.5%	3.3%
Some College, No Degree	19.1%	18.1%	19.7%
Associate Degree	9.3%	6.9%	7.3%
Bachelor's Degree	18.7%	13.9%	19.8%
Graduate/Professional Degree	4.0%	6.6%	11.4%
<b>2023 Population 15+ by Marital Status</b>			
Total	14,582	96,896	157,403
Never Married	36.0%	38.4%	34.3%
Married	50.3%	46.6%	52.2%
Widowed	4.1%	5.4%	4.6%
Divorced	9.6%	9.6%	9.0%
<b>2023 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	10,073	66,723	108,326
Population 16+ Employed	95.0%	96.2%	97.0%
Population 16+ Unemployment rate	5.0%	3.8%	3.0%
Population 16-24 Employed	15.1%	15.7%	13.7%
Population 16-24 Unemployment rate	9.8%	6.5%	7.3%
Population 25-54 Employed	63.8%	63.7%	63.7%
Population 25-54 Unemployment rate	3.5%	3.6%	2.1%
Population 55-64 Employed	14.3%	14.2%	15.5%
Population 55-64 Unemployment rate	6.7%	2.0%	2.3%
Population 65+ Employed	6.7%	6.4%	7.0%
Population 65+ Unemployment rate	4.0%	2.0%	3.5%

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<b>2023 Employed Population 16+ by Industry</b>			
Total	9,572	64,217	105,069
Agriculture/Mining	0.2%	0.3%	0.3%
Construction	19.7%	15.7%	10.2%
Manufacturing	8.0%	8.1%	8.3%
Wholesale Trade	1.1%	2.3%	2.0%
Retail Trade	10.8%	10.7%	11.0%
Transportation/Utilities	3.9%	6.1%	6.6%
Information	2.4%	1.4%	1.6%
Finance/Insurance/Real Estate	8.1%	7.1%	7.9%
Services	44.1%	46.0%	49.6%
Public Administration	1.7%	2.2%	2.5%
<b>2023 Employed Population 16+ by Occupation</b>			
Total	9,573	64,217	105,068
White Collar	47.9%	47.0%	56.9%
Management/Business/Financial	11.0%	11.8%	15.1%
Professional	15.4%	13.6%	20.6%
Sales	8.9%	8.4%	9.0%
Administrative Support	12.5%	13.2%	12.3%
Services	17.5%	19.8%	18.0%
Blue Collar	34.7%	33.2%	25.0%
Farming/Forestry/Fishing	0.1%	0.1%	0.1%
Construction/Extraction	17.1%	13.5%	7.7%
Installation/Maintenance/Repair	3.6%	4.4%	3.6%
Production	7.8%	5.7%	5.4%
Transportation/Material Moving	6.2%	9.5%	8.3%
<b>2020 Households by Type</b>			
Total	6,536	42,925	71,066
Married Couple Households	42.6%	44.0%	45.7%
With Own Children <18	19.4%	20.3%	20.2%
Without Own Children <18	23.2%	23.7%	25.6%
Cohabiting Couple Households	7.3%	6.9%	6.5%
With Own Children <18	3.3%	3.2%	2.7%
Without Own Children <18	4.1%	3.7%	3.7%
Male Householder, No Spouse/Partner	19.5%	19.3%	18.0%
Living Alone	11.2%	11.2%	10.8%
65 Years and over	2.9%	3.0%	2.6%
With Own Children <18	1.9%	2.0%	2.0%
Without Own Children <18, With Relatives	4.3%	4.4%	3.6%
No Relatives Present	2.2%	1.8%	1.6%
Female Householder, No Spouse/Partner	30.6%	29.7%	29.8%
Living Alone	12.5%	12.9%	13.9%
65 Years and over	5.6%	5.9%	5.8%
With Own Children <18	8.1%	7.5%	7.3%
Without Own Children <18, With Relatives	9.1%	8.4%	7.6%
No Relatives Present	0.9%	0.9%	1.0%
<b>2020 Households by Size</b>			
Total	6,536	42,925	71,066
1 Person Household	23.7%	24.0%	24.7%
2 Person Household	27.2%	26.1%	28.4%
3 Person Household	17.0%	16.5%	16.5%
4 Person Household	14.7%	14.6%	14.8%
5 Person Household	9.2%	9.8%	8.8%
6 Person Household	4.7%	5.3%	4.1%
7 + Person Household	3.5%	3.6%	2.8%

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<b>2020 Households by Tenure and Mortgage Status</b>			
Total	6,536	42,925	71,066
Owner Occupied	51.9%	54.6%	54.4%
Owned with a Mortgage/Loan	34.1%	36.2%	37.4%
Owned Free and Clear	17.8%	18.3%	17.0%
Renter Occupied	48.1%	45.4%	45.6%
<b>2023 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	102	91	91
Percent of Income for Mortgage	21.6%	24.1%	24.4%
Wealth Index	63	61	83
<b>2020 Housing Units By Urban/ Rural Status</b>			
Total	7,042	45,486	75,766
Urban Housing Units	100.0%	100.0%	99.9%
Rural Housing Units	0.0%	0.0%	0.1%
<b>2020 Population By Urban/ Rural Status</b>			
Total	19,221	127,302	200,185
Urban Population	100.0%	100.0%	99.9%
Rural Population	0.0%	0.0%	0.1%

**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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	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Top 3 Tapestry Segments</b>			
1.	Urban Edge Families (7C)	Forging Opportunity (7D)	Urban Edge Families (7C)
2.	NeWest Residents (13C)	Urban Edge Families (7C)	Forging Opportunity (7D)
3.	Forging Opportunity (7D)	NeWest Residents (13C)	Home Improvement (4B)
<b>2023 Consumer Spending</b>			
Apparel & Services: Total \$	\$10,991,226	\$71,718,399	\$145,750,072
Average Spent	\$1,722.49	\$1,701.06	\$2,051.84
Spending Potential Index	78	77	93
Education: Total \$	\$8,003,947	\$51,591,433	\$113,321,828
Average Spent	\$1,254.34	\$1,223.68	\$1,595.32
Spending Potential Index	70	68	89
Entertainment/Recreation: Total \$	\$17,754,188	\$115,642,193	\$235,962,579
Average Spent	\$2,782.35	\$2,742.87	\$3,321.83
Spending Potential Index	74	73	88
Food at Home: Total \$	\$33,364,511	\$216,791,903	\$439,564,455
Average Spent	\$5,228.73	\$5,142.00	\$6,188.09
Spending Potential Index	77	76	91
Food Away from Home: Total \$	\$18,971,503	\$124,761,991	\$249,291,235
Average Spent	\$2,973.12	\$2,959.18	\$3,509.46
Spending Potential Index	80	79	94
Health Care: Total \$	\$34,893,229	\$227,684,434	\$455,491,703
Average Spent	\$5,468.30	\$5,400.36	\$6,412.31
Spending Potential Index	74	73	87
HH Furnishings & Equipment: Total \$	\$14,218,295	\$92,611,245	\$189,057,243
Average Spent	\$2,228.22	\$2,196.61	\$2,661.50
Spending Potential Index	75	74	90
Personal Care Products & Services: Total \$	\$4,733,035	\$30,890,484	\$62,776,511
Average Spent	\$741.74	\$732.68	\$883.75
Spending Potential Index	78	77	92
Shelter: Total \$	\$122,019,961	\$795,666,115	\$1,627,741,978
Average Spent	\$19,122.39	\$18,872.09	\$22,914.97
Spending Potential Index	77	76	92
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$14,492,756	\$94,179,399	\$192,366,971
Average Spent	\$2,271.24	\$2,233.80	\$2,708.10
Spending Potential Index	73	71	87
Travel: Total \$	\$10,637,857	\$69,144,668	\$142,481,092
Average Spent	\$1,667.11	\$1,640.01	\$2,005.82
Spending Potential Index	74	73	89
Vehicle Maintenance & Repairs: Total \$	\$6,582,570	\$43,259,269	\$85,574,917
Average Spent	\$1,031.59	\$1,026.05	\$1,204.70
Spending Potential Index	79	78	92

**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.

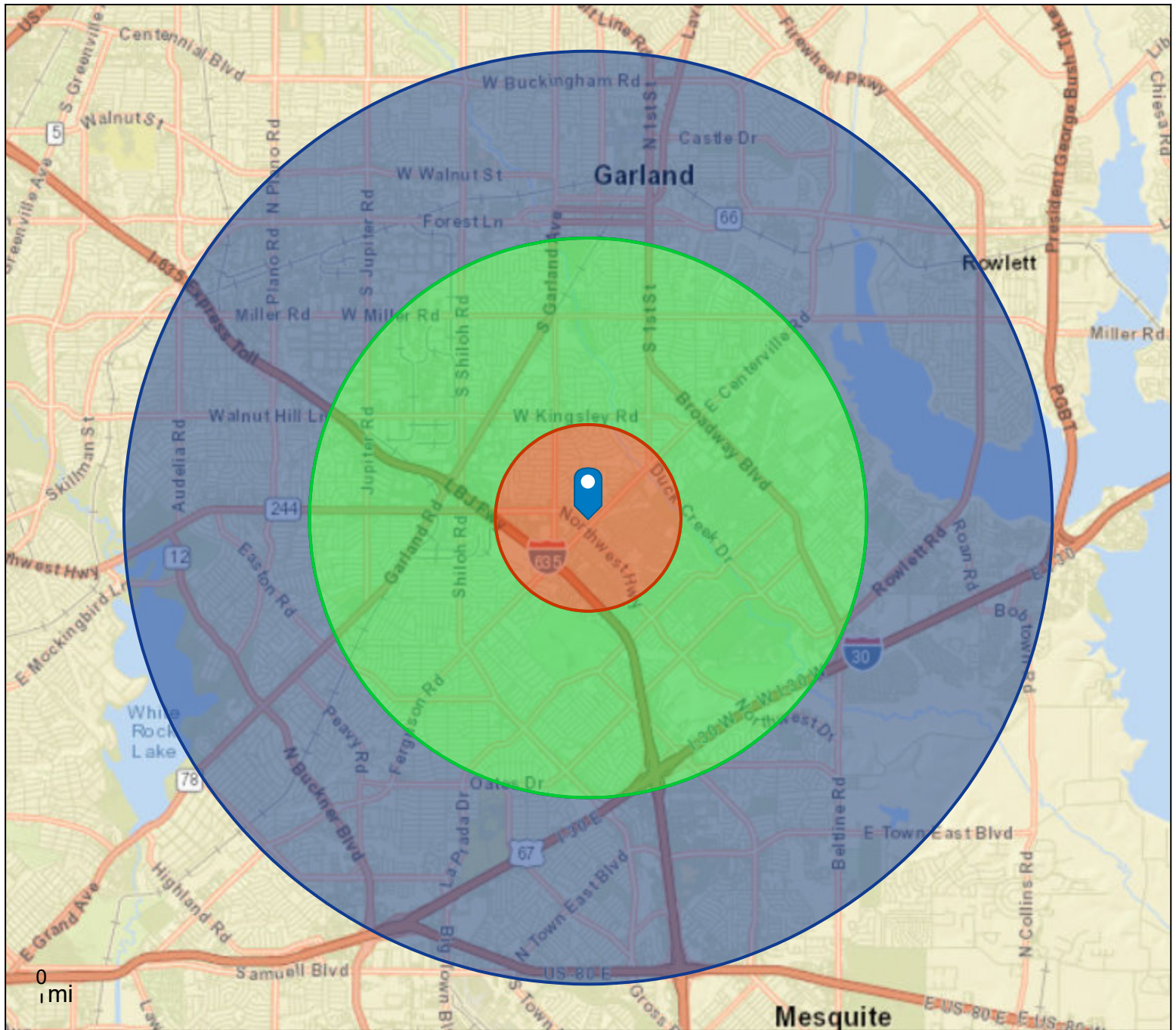
**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

March 25, 2024



Meadow Creek Square Shopping Center  
 901 Northwest Hwy, Garland, Texas, 75041  
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
 Latitude: 32.86282  
 Longitude: -96.64209



### This site is located in:

**City:** Garland  
**County:** Dallas County  
**State:** Texas  
**ZIP Code:** 75041  
**Census Tract:** 48113018402  
**Census Block Group:** 481130184021  
**CBSA:** Dallas-Fort Worth-Arlington, TX Metropolitan Statistical Area