



Community Profile

44703-University Oaks
 201 University Oaks Blvd
 Rings: 3, 5, 7 mile radii

Prepared by Esri
 Latitude: 30.55669
 Longitude: -97.68825

	3 miles	5 miles	7 miles
Population Summary			
2000 Total Population	26,577	75,954	115,137
2010 Total Population	49,194	127,018	205,004
2019 Total Population	62,837	166,136	278,648
2019 Group Quarters	229	759	3,309
2024 Total Population	70,836	187,400	320,033
2019-2024 Annual Rate	2.43%	2.44%	2.81%
2019 Total Daytime Population	57,150	137,117	256,686
Workers	25,308	52,321	117,114
Residents	31,842	84,796	139,572
Household Summary			
2000 Households	9,035	25,938	38,545
2000 Average Household Size	2.91	2.90	2.92
2010 Households	16,718	43,719	71,012
2010 Average Household Size	2.93	2.89	2.85
2019 Households	21,521	56,809	96,517
2019 Average Household Size	2.91	2.91	2.85
2024 Households	24,313	63,992	111,034
2024 Average Household Size	2.90	2.92	2.85
2019-2024 Annual Rate	2.47%	2.41%	2.84%
2010 Families	12,610	32,909	52,755
2010 Average Family Size	3.37	3.33	3.31
2019 Families	16,032	42,282	71,234
2019 Average Family Size	3.37	3.38	3.33
2024 Families	17,996	47,397	81,631
2024 Average Family Size	3.38	3.39	3.34
2019-2024 Annual Rate	2.34%	2.31%	2.76%
Housing Unit Summary			
2000 Housing Units	9,305	26,601	39,812
Owner Occupied Housing Units	65.3%	68.3%	69.8%
Renter Occupied Housing Units	31.8%	29.2%	27.0%
Vacant Housing Units	2.9%	2.5%	3.2%
2010 Housing Units	17,824	46,107	75,347
Owner Occupied Housing Units	59.9%	63.7%	62.6%
Renter Occupied Housing Units	33.8%	31.1%	31.6%
Vacant Housing Units	6.2%	5.2%	5.8%
2019 Housing Units	23,269	60,233	102,718
Owner Occupied Housing Units	59.5%	66.2%	65.6%
Renter Occupied Housing Units	33.0%	28.1%	28.3%
Vacant Housing Units	7.5%	5.7%	6.0%
2024 Housing Units	26,213	67,748	117,877
Owner Occupied Housing Units	59.3%	66.4%	66.0%
Renter Occupied Housing Units	33.4%	28.0%	28.2%
Vacant Housing Units	7.2%	5.5%	5.8%
Median Household Income			
2019	\$80,553	\$86,114	\$88,788
2024	\$88,400	\$94,875	\$98,822
Median Home Value			
2019	\$247,013	\$254,236	\$259,827
2024	\$274,019	\$280,434	\$284,814
Per Capita Income			
2019	\$34,864	\$36,981	\$38,731
2024	\$38,571	\$40,934	\$42,993
Median Age			
2010	31.6	32.7	32.6
2019	33.0	34.0	34.1
2024	32.9	33.7	33.8

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 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2019 Households by Income			
Household Income Base	21,521	56,809	96,517
<\$15,000	5.2%	5.0%	4.4%
\$15,000 - \$24,999	5.8%	4.7%	4.5%
\$25,000 - \$34,999	5.9%	5.6%	5.3%
\$35,000 - \$49,999	10.6%	10.3%	9.7%
\$50,000 - \$74,999	18.6%	16.9%	17.4%
\$75,000 - \$99,999	14.4%	14.6%	14.0%
\$100,000 - \$149,999	22.4%	22.8%	22.9%
\$150,000 - \$199,999	8.1%	10.3%	10.4%
\$200,000+	9.1%	9.9%	11.3%
Average Household Income	\$101,936	\$107,375	\$112,007
2024 Households by Income			
Household Income Base	24,313	63,992	111,034
<\$15,000	4.5%	4.1%	3.6%
\$15,000 - \$24,999	4.9%	4.0%	3.7%
\$25,000 - \$34,999	5.1%	4.8%	4.5%
\$35,000 - \$49,999	9.2%	9.1%	8.5%
\$50,000 - \$74,999	17.7%	16.1%	16.5%
\$75,000 - \$99,999	14.2%	14.2%	13.7%
\$100,000 - \$149,999	24.7%	24.4%	24.5%
\$150,000 - \$199,999	9.6%	12.1%	12.3%
\$200,000+	10.1%	11.1%	12.7%
Average Household Income	\$112,615	\$118,916	\$124,206
2019 Owner Occupied Housing Units by Value			
Total	13,840	39,854	67,425
<\$50,000	1.7%	1.5%	1.5%
\$50,000 - \$99,999	1.7%	1.4%	1.2%
\$100,000 - \$149,999	10.5%	9.6%	7.7%
\$150,000 - \$199,999	17.4%	15.0%	14.9%
\$200,000 - \$249,999	19.9%	21.1%	21.3%
\$250,000 - \$299,999	15.4%	16.9%	17.7%
\$300,000 - \$399,999	20.9%	23.4%	23.4%
\$400,000 - \$499,999	8.9%	7.4%	8.1%
\$500,000 - \$749,999	2.7%	3.0%	3.4%
\$750,000 - \$999,999	0.8%	0.4%	0.5%
\$1,000,000 - \$1,499,999	0.1%	0.1%	0.1%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.1%	0.1%	0.1%
Average Home Value	\$272,043	\$276,110	\$283,212
2024 Owner Occupied Housing Units by Value			
Total	15,556	45,007	77,806
<\$50,000	1.0%	0.8%	0.8%
\$50,000 - \$99,999	1.1%	0.9%	0.7%
\$100,000 - \$149,999	7.1%	6.9%	5.4%
\$150,000 - \$199,999	14.4%	12.1%	11.8%
\$200,000 - \$249,999	19.6%	19.9%	19.9%
\$250,000 - \$299,999	14.3%	15.5%	16.4%
\$300,000 - \$399,999	24.6%	28.3%	28.0%
\$400,000 - \$499,999	13.1%	10.8%	11.5%
\$500,000 - \$749,999	3.2%	3.7%	4.2%
\$750,000 - \$999,999	1.5%	0.8%	0.9%
\$1,000,000 - \$1,499,999	0.1%	0.2%	0.3%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.1%	0.2%	0.2%
Average Home Value	\$300,055	\$301,529	\$309,125

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 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Age			
Total	49,194	127,018	205,003
0 - 4	9.2%	8.8%	8.6%
5 - 9	9.9%	9.5%	9.2%
10 - 14	8.5%	8.4%	8.4%
15 - 24	12.5%	11.9%	12.4%
25 - 34	16.0%	15.3%	15.5%
35 - 44	18.1%	17.8%	17.9%
45 - 54	13.0%	13.6%	13.8%
55 - 64	7.9%	8.5%	8.3%
65 - 74	3.1%	3.8%	3.7%
75 - 84	1.3%	1.7%	1.6%
85 +	0.6%	0.8%	0.7%
18 +	67.9%	68.9%	69.4%
2019 Population by Age			
Total	62,837	166,136	278,648
0 - 4	8.4%	8.0%	7.7%
5 - 9	8.9%	8.6%	8.3%
10 - 14	8.5%	8.4%	8.2%
15 - 24	12.2%	12.2%	12.8%
25 - 34	15.1%	14.3%	14.3%
35 - 44	17.0%	16.6%	16.4%
45 - 54	13.1%	13.3%	13.6%
55 - 64	9.4%	9.8%	10.1%
65 - 74	5.3%	5.8%	5.8%
75 - 84	1.6%	2.1%	2.1%
85 +	0.5%	0.8%	0.7%
18 +	70.0%	70.8%	71.7%
2024 Population by Age			
Total	70,837	187,401	320,032
0 - 4	8.5%	8.2%	7.9%
5 - 9	8.9%	8.5%	8.2%
10 - 14	8.4%	8.2%	7.9%
15 - 24	12.0%	12.0%	12.5%
25 - 34	15.8%	15.3%	15.6%
35 - 44	17.0%	16.5%	16.0%
45 - 54	12.3%	12.5%	12.6%
55 - 64	8.8%	9.3%	9.6%
65 - 74	5.6%	6.2%	6.3%
75 - 84	2.1%	2.6%	2.7%
85 +	0.5%	0.8%	0.7%
18 +	69.9%	70.9%	71.9%
2010 Population by Sex			
Males	24,243	62,344	101,106
Females	24,951	64,674	103,898
2019 Population by Sex			
Males	30,983	81,551	137,220
Females	31,853	84,585	141,428
2024 Population by Sex			
Males	34,901	91,901	157,167
Females	35,935	95,500	162,866

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Race/Ethnicity			
Total	49,194	127,018	205,004
White Alone	71.1%	73.5%	72.3%
Black Alone	9.5%	8.0%	8.5%
American Indian Alone	0.7%	0.7%	0.6%
Asian Alone	5.5%	5.9%	6.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	9.5%	8.4%	8.0%
Two or More Races	3.7%	3.5%	3.5%
Hispanic Origin	28.9%	27.0%	25.7%
Diversity Index	69.5	66.7	66.9
2019 Population by Race/Ethnicity			
Total	62,837	166,135	278,648
White Alone	62.2%	64.7%	64.4%
Black Alone	11.4%	9.9%	10.0%
American Indian Alone	0.7%	0.7%	0.6%
Asian Alone	10.4%	10.5%	11.4%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	10.5%	9.5%	9.1%
Two or More Races	4.6%	4.5%	4.4%
Hispanic Origin	33.3%	31.4%	29.5%
Diversity Index	77.2	75.0	74.5
2024 Population by Race/Ethnicity			
Total	70,838	187,401	320,032
White Alone	58.2%	60.9%	60.9%
Black Alone	12.9%	11.3%	11.1%
American Indian Alone	0.7%	0.7%	0.7%
Asian Alone	12.2%	12.0%	12.9%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	11.1%	10.2%	9.7%
Two or More Races	4.8%	4.7%	4.6%
Hispanic Origin	35.5%	33.9%	31.8%
Diversity Index	79.9	78.1	77.3
2010 Population by Relationship and Household Type			
Total	49,194	127,018	205,004
In Households	99.6%	99.5%	98.6%
In Family Households	88.7%	88.4%	87.2%
Householder	25.7%	26.1%	25.7%
Spouse	19.9%	20.3%	20.2%
Child	36.9%	36.0%	35.3%
Other relative	4.1%	4.0%	3.9%
Nonrelative	2.2%	2.1%	2.0%
In Nonfamily Households	10.9%	11.1%	11.4%
In Group Quarters	0.4%	0.5%	1.4%
Institutionalized Population	0.3%	0.5%	0.9%
Noninstitutionalized Population	0.1%	0.1%	0.6%

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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2019 Population 25+ by Educational Attainment			
Total	38,965	104,349	175,585
Less than 9th Grade	3.5%	3.0%	2.8%
9th - 12th Grade, No Diploma	3.9%	3.7%	3.2%
High School Graduate	16.1%	14.8%	15.2%
GED/Alternative Credential	3.5%	3.5%	3.1%
Some College, No Degree	21.6%	21.7%	21.7%
Associate Degree	8.9%	9.0%	8.8%
Bachelor's Degree	27.6%	29.4%	30.0%
Graduate/Professional Degree	14.9%	15.0%	15.2%
2019 Population 15+ by Marital Status			
Total	46,607	124,578	211,333
Never Married	33.2%	30.3%	30.1%
Married	53.3%	55.6%	55.7%
Widowed	3.0%	3.4%	3.4%
Divorced	10.5%	10.7%	10.7%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	95.3%	95.4%	95.8%
Civilian Unemployed (Unemployment Rate)	4.7%	4.6%	4.2%
2019 Employed Population 16+ by Industry			
Total	31,533	82,774	140,705
Agriculture/Mining	0.4%	0.5%	0.6%
Construction	6.8%	7.1%	6.7%
Manufacturing	11.3%	11.3%	11.3%
Wholesale Trade	2.6%	2.7%	2.6%
Retail Trade	12.3%	11.2%	10.5%
Transportation/Utilities	3.6%	4.3%	3.9%
Information	2.2%	2.8%	2.8%
Finance/Insurance/Real Estate	6.2%	6.6%	7.0%
Services	49.7%	48.5%	48.9%
Public Administration	4.9%	5.0%	5.8%
2019 Employed Population 16+ by Occupation			
Total	31,532	82,773	140,706
White Collar	68.2%	70.5%	71.9%
Management/Business/Financial	17.0%	19.3%	19.7%
Professional	25.8%	26.3%	27.4%
Sales	11.2%	10.8%	11.0%
Administrative Support	14.1%	14.1%	13.8%
Services	15.4%	14.3%	14.1%
Blue Collar	16.4%	15.2%	14.0%
Farming/Forestry/Fishing	0.0%	0.1%	0.2%
Construction/Extraction	4.4%	4.0%	3.6%
Installation/Maintenance/Repair	3.1%	3.1%	3.0%
Production	5.4%	4.3%	3.9%
Transportation/Material Moving	3.5%	3.6%	3.4%
2010 Population By Urban/ Rural Status			
Total Population	49,194	127,018	205,004
Population Inside Urbanized Area	98.6%	97.1%	96.7%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	1.4%	2.9%	3.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Households by Type			
Total	16,718	43,719	71,012
Households with 1 Person	18.7%	19.3%	19.9%
Households with 2+ People	81.3%	80.7%	80.1%
Family Households	75.4%	75.3%	74.3%
Husband-wife Families	58.4%	58.7%	58.4%
With Related Children	35.3%	34.5%	34.5%
Other Family (No Spouse Present)	17.0%	16.6%	15.9%
Other Family with Male Householder	4.8%	4.7%	4.4%
With Related Children	3.2%	3.1%	2.9%
Other Family with Female Householder	12.2%	11.9%	11.4%
With Related Children	9.0%	8.8%	8.5%
Nonfamily Households	5.9%	5.5%	5.8%
All Households with Children	47.9%	46.7%	46.3%
Multigenerational Households	4.5%	4.3%	4.2%
Unmarried Partner Households	6.5%	6.1%	6.0%
Male-female	5.8%	5.3%	5.1%
Same-sex	0.8%	0.8%	0.9%
2010 Households by Size			
Total	16,718	43,719	71,012
1 Person Household	18.7%	19.3%	19.9%
2 Person Household	28.4%	29.0%	29.0%
3 Person Household	18.9%	19.1%	18.9%
4 Person Household	19.3%	19.1%	18.9%
5 Person Household	9.2%	8.5%	8.3%
6 Person Household	3.4%	3.1%	3.0%
7 + Person Household	2.2%	1.9%	1.9%
2010 Households by Tenure and Mortgage Status			
Total	16,718	43,719	71,012
Owner Occupied	63.9%	67.2%	66.4%
Owned with a Mortgage/Loan	57.0%	58.4%	57.7%
Owned Free and Clear	6.9%	8.7%	8.7%
Renter Occupied	36.1%	32.8%	33.6%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	17,824	46,107	75,347
Housing Units Inside Urbanized Area	98.8%	97.2%	96.8%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	1.2%	2.8%	3.2%

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.	Up and Coming Families (7A)	Boomburbs (1C)	Boomburbs (1C)
2.	Boomburbs (1C)	Up and Coming Families (7A)	Up and Coming Families (7A)
3.	Bright Young Professionals (8C)	Bright Young Professionals	Bright Young Professionals
2019 Consumer Spending			
Apparel & Services: Total \$	\$55,608,034	\$153,891,724	\$273,170,715
Average Spent	\$2,583.90	\$2,708.93	\$2,830.29
Spending Potential Index	121	126	132
Education: Total \$	\$37,707,297	\$106,280,901	\$189,099,622
Average Spent	\$1,752.12	\$1,870.85	\$1,959.24
Spending Potential Index	110	117	123
Entertainment/Recreation: Total \$	\$81,010,067	\$225,047,908	\$398,916,927
Average Spent	\$3,764.23	\$3,961.48	\$4,133.13
Spending Potential Index	115	121	126
Food at Home: Total \$	\$128,125,625	\$354,884,326	\$629,855,783
Average Spent	\$5,953.52	\$6,246.97	\$6,525.85
Spending Potential Index	115	121	126
Food Away from Home: Total \$	\$95,688,522	\$264,719,280	\$469,956,938
Average Spent	\$4,446.29	\$4,659.81	\$4,869.16
Spending Potential Index	121	127	133
Health Care: Total \$	\$142,784,276	\$396,997,990	\$702,869,795
Average Spent	\$6,634.65	\$6,988.29	\$7,282.34
Spending Potential Index	112	118	123
HH Furnishings & Equipment: Total \$	\$55,880,638	\$154,591,179	\$273,941,335
Average Spent	\$2,596.56	\$2,721.24	\$2,838.27
Spending Potential Index	122	128	133
Personal Care Products & Services: Total \$	\$23,485,942	\$65,040,058	\$115,226,391
Average Spent	\$1,091.30	\$1,144.89	\$1,193.85
Spending Potential Index	123	129	135
Shelter: Total \$	\$458,262,463	\$1,273,836,281	\$2,258,116,983
Average Spent	\$21,293.73	\$22,423.14	\$23,396.05
Spending Potential Index	115	121	126
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$61,313,860	\$170,303,120	\$301,674,543
Average Spent	\$2,849.02	\$2,997.82	\$3,125.61
Spending Potential Index	115	121	126
Travel: Total \$	\$57,052,286	\$158,888,661	\$280,781,092
Average Spent	\$2,651.01	\$2,796.89	\$2,909.14
Spending Potential Index	118	125	130
Vehicle Maintenance & Repairs: Total \$	\$28,655,714	\$79,323,808	\$141,050,133
Average Spent	\$1,331.52	\$1,396.32	\$1,461.40
Spending Potential Index	116	122	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 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.