



Demographic Summary Report

Prepared by Colliers
 Latitude: 34.59279
 Longitude: -87.02456

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	5,159	35,064	55,909
2010 Total Population	5,287	37,308	58,913
2020 Total Population	5,299	37,966	60,260
2025 Total Population	5,242	37,883	60,395
2025 Group Quarters	30	1,602	1,721
2030 Total Population	5,199	37,911	60,507
2000-2020 Growth Rate: Population (CAGR)	0.1%	0.4%	0.4%
2010-2020 Growth Rate: Population (CAGR)	0.0%	0.2%	0.2%
2020-2025 Growth Rate: Population (CAGR)	-0.2%	-0.0%	0.0%
2025-2030 Growth Rate: Population (CAGR)	-0.2%	0.0%	0.0%
2025 Total Daytime Population	4,173	47,791	75,826
Workers	1,616	28,219	44,012
Residents	2,557	19,572	31,814
2025 Workers % of Daytime Population	38.7%	59.0%	58.0%
2025 Residents % of Daytime Population	61.3%	41.0%	42.0%
Household Summary			
2000 Households	1,968	14,113	22,530
2010 Households	2,122	14,751	23,483
2025 Households	2,193	15,727	25,238
2025 Average Household Size	2.38	2.31	2.32
2030 Households	2,214	16,003	25,701
2000-2020 Growth Rate: Households (CAGR)	0.5%	0.4%	0.4%
2010-2020 Growth Rate: Households (CAGR)	0.2%	0.3%	0.4%
2020-2025 Growth Rate: Households (CAGR)	0.3%	0.6%	0.6%
2025-2030 Growth Rate: Households (CAGR)	0.2%	0.3%	0.4%
2010 Families	1,447	9,458	15,513
2025 Families	1,389	9,447	15,564
2030 Families	1,390	9,525	15,717
2025-2030 Annual Rate	0.01%	0.16%	0.20%
Housing Unit Summary			
2025 Housing Units	2,272	16,806	26,897
Owner Occupied Housing Units	63.7%	57.8%	60.3%
Renter Occupied Housing Units	36.3%	42.3%	39.7%
Vacant Housing Units	3.5%	6.4%	6.2%
Owner Occupied Median Home Value			
2025 Median Home Value	\$184,722	\$188,340	\$209,941
2030 Median Home Value	\$211,497	\$228,498	\$262,488
Income			
2025 Per Capita Income	\$33,679	\$32,484	\$36,039
2025 Median Household Income	\$64,881	\$60,811	\$67,191
2025 Average Household Income	\$80,466	\$77,730	\$86,011
Household Income Base	2,193	15,727	25,238
<\$15,000	5.4%	9.0%	9.1%
\$15,000 - \$24,999	7.3%	10.7%	9.6%
\$25,000 - \$34,999	12.1%	11.5%	9.8%
\$35,000 - \$49,999	12.9%	9.5%	9.3%
\$50,000 - \$74,999	17.3%	17.5%	16.0%
\$75,000 - \$99,999	17.9%	15.4%	14.8%
\$100,000 - \$149,999	19.8%	16.9%	19.0%
\$150,000 - \$199,999	4.5%	5.5%	6.4%
\$200,000+	2.8%	4.0%	6.0%

Source: U.S. Census, Esri, Esri-Data Axle



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Median Age			
2010	35.8	35.9	36.8
2020	37.5	38.6	39.1
2025	38.4	39.2	39.7
2030	39.5	40.1	40.6
2025 Population by Age			
Total	5,242	37,883	60,397
0 - 4	5.9%	6.0%	6.1%
5 - 9	6.0%	6.1%	6.3%
10 - 14	6.1%	5.9%	6.0%
15 - 19	6.3%	6.0%	5.9%
20 - 24	6.3%	6.2%	6.0%
25 - 29	7.4%	7.0%	6.8%
30 - 34	7.7%	7.1%	6.9%
35 - 39	6.5%	6.7%	6.5%
40 - 44	6.3%	6.5%	6.3%
45 - 49	6.0%	6.2%	6.0%
50 - 54	6.3%	6.1%	6.0%
55 - 59	6.3%	5.9%	6.0%
60 - 64	5.9%	6.3%	6.5%
65 - 69	5.9%	5.5%	5.7%
70 - 74	4.7%	4.6%	4.9%
75 - 79	3.1%	3.6%	3.8%
80 - 84	2.1%	2.3%	2.5%
85+	1.5%	2.0%	2.0%
18+	78.3%	78.4%	78.1%
21+	74.6%	74.7%	74.6%
2025 Population by Race/Ethnicity			
Total	5,243	37,882	60,395
White Alone	46.9%	47.5%	54.2%
Black Alone	34.7%	27.9%	23.6%
American Indian Alone	0.7%	0.9%	0.9%
Asian Alone	0.7%	0.9%	0.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	9.1%	14.6%	12.2%
Two or More Races	7.8%	8.2%	8.1%
Hispanic Origin	14.3%	21.0%	18.1%
Diversity Index	73.2	77.9	73.9
2025 Population 25+ by Educational Attainment			
Total	3,641	26,413	42,149
Less than 9th Grade	6.1%	7.9%	6.8%
9th - 12th Grade, No Diploma	5.7%	8.8%	7.9%
High School Graduate	22.9%	25.4%	26.0%
GED/Alternative Credential	7.3%	7.9%	6.2%
Some College, No Degree	24.5%	22.1%	21.6%
Associate Degree	9.4%	9.0%	9.1%
Bachelor's Degree	18.2%	12.7%	15.6%
Graduate/Professional Degree	5.8%	6.2%	6.8%