Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections
Calculated using TAS Retrieval

May 12, 2025

BRIXMOR®

Arboretum Village Dallas, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population			
Current Year Estimated Population	51,122	308,859	1,311,496
Population Est 23Q1	51,138	309,254	1,312,949
Population Est 22Q4	51,110	308,192	1,308,186
Population Est 22Q3	51,258	308,754	1,305,622
Population Est 22Q2	51,385	309,037	1,305,566
Population Est 22Q1	51,354	308,844	1,304,438
Population Est 21Q4	51,437	309,096	1,304,384
Population Est 21Q3	51,329	303,512	1,299,335
Population Est 21Q2	51,322	303,337	1,298,633
Population Fcst	51,397	326,239	1,359,106
2010 Census Population	49,898	267,352	1,193,662
2000 Census Population	52,809	269,394	1,202,915
1990 Census Population	46,581	234,759	1,049,466
Current Year Daytime Population	46,807	440,356	1,776,222
Average Seasonal Population	572	3,522	8,373
Historical Annual Growth, 1990 – 2000	1.26%	1.39%	1.37%
Historical Annual Growth, 2000 – 2010	-0.57%	-0.08%	-0.08%
Estimated Annual Growth, 2010 – CY	0.17%	1.02%	0.66%
Projected Annual Growth, CY to Y5	0.11%	1.10%	0.72%
Group Qtrs Est	162	6,969	17,819
Transient Est Average Last 4 Qtrs	94	31,027	108,407
Households			
Current Year Estimated Households	21,522	141,412	504,708
Households Est 23Q1	21,515	141,547	505,176
Households Est 22Q4	21,457	140,713	502,591
Households Est 22Q3	21,512	140,969	501,272
Households Est 22Q2	21,573	141,099	501,354
Households Est 22Q1	21,561	140,993	500,847
Households Est 21Q4	21,592	141,053	500,829
Households Est 21Q3	21,547	137,651	497,384
Households Est 21Q2	21,539	137,546	497,112
Households Fcst	21,692	152,408	528,331
2010 Census Households	20,667	111,678	436,158
2000 Census Households	21,123	105,930	437,695
1990 Census Households	19,645	97,222	402,546
Historical Annual Growth, 1990 – 2000	0.73%	0.86%	0.84%
Historical Annual Growth, 2000 – 2010	-0.22%	0.53%	-0.04%
Estimated Annual Growth, 2010 – CY	0.28%	1.67%	1.03%
Projected Annual Growth, CY to Y5	0.16%	1.51%	0.92%
Population per Household	2.37	2.13	2.56

Demographic Source: Synergos Technologies, Inc

Extended Demographic Report - PopStats
2020 Census, 2024 Estimates & 2029 Projections
Calculated using TAS Retrieval

May 12, 2025

BRIXMOR®

Latitude: 32.813135   Longitude: -96.730258

Arboretum Village Dallas, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
HH Income $500,000 or more	4.6%	3.5%	2.2%
HH Income $250,000 to $499,999	5.5%	4.2%	2.7%
HH Income $200,000 to $249,999	12.8%	9.8%	6.3%
HH Income $175,000 to $199,999	5.0%	4.9%	3.9%
HH Income $150,000 to $174,999	6.0%	5.7%	4.5%
HH Income $100,000 to 149,999	13.8%	16.8%	15.1%
HH Income $75,000 to 99,999	12.0%	12.6%	12.8%
HH Income $50,000 to 74,999	15.5%	15.0%	17.5%
HH Income $35,000 to 49,999	8.6%	8.4%	11.3%
HH Income $25,000 to 34,999	6.0%	6.0%	8.0%
HH Income $15,000 to 24,999	4.3%	5.2%	6.8%
HH Income $0 to 14,999	5.8%	7.9%	8.8%
Average Household Income	$157,979	$133,587	$112,325
Median Household Income	$94,798	$88,995	$70,800
Per Capita Income	$66,638	$61,718	$43,573
Average Disposable Income	$105,573	$96,268	$80,912
Median Disposable Income	$83,172	$78,335	$62,710
Discretionary HH Income Over $150,000	17.5%	13.0%	7.7%
Discretionary HH Income $125,000 to $149,999	8.2%	6.9%	5.0%
Discretionary HH Income $100,000 to $124,999	7.9%	7.8%	5.5%
Discretionary HH Income $75,000 to $99,999	10.5%	11.9%	9.8%
Discretionary HH Income $50,000 to $74,999	15.1%	17.3%	16.0%
Discretionary HH Income $25,000 to $49,999	23.0%	21.0%	26.4%
Discretionary HH Income Under $25,000	17.9%	22.1%	29.7%
Average Discretionary HH Income	$78,199	$71,257	$58,137
Median Discretionary HH Income	$64,041	$59,265	$43,408
Householder White – Count	11,456	70,134	179,770
Median HH Income	$143,307	$118,303	$107,698
Average HH Income	$129,398	$119,486	$112,509
Householder Black or African-American – Count	2,332	21,446	106,911
Median HH Income	$52,299	$45,877	$44,397
Average HH Income	$62,741	$60,552	$56,582
Householder Hispanic – Count	5,990	36,099	169,505
Median HH Income	$71,147	$72,291	$63,731
Average HH Income	$83,937	$83,564	$74,360
Householder Asian or Pacific Islander – Count	486	5,104	17,317
Median HH Income	$144,322	$125,899	$89,585
Average HH Income	$117,471	$117,431	$100,122
Householder Other or Pacific Islander – Count	1,257	8,630	31,205
Median HH Income	$95,029	$91,416	$73,805
Average HH Income	$105,650	$100,377	$85,827

(Row label: Income)

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections
Calculated using TAS Retrieval

May 12, 2025

BRIXMOR

Latitude: 32.813135   Longitude: -96.730258

Arboretum Village Dallas, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Gender			
Male Population	25,176	156,074	652,722
Female Population	25,946	152,785	658,775
Total Population by Age			
Count of Pop 0 to 4 years	3,333	24,039	92,610
Count of Pop 0 to 7 years	4,831	29,864	123,426
Count of Pop 5 - 13	5,789	28,987	148,620
Count of Pop 14 - 18	2,375	12,204	70,185
Count of Pop 19 - 22	2,233	12,734	71,255
Count of Pop 22 - 25	1,607	10,008	53,574
Count of Pop 25 - 29	2,902	25,963	98,181
Count of Pop 30 - 34	3,922	36,514	115,822
Count of Pop 35 - 39	4,216	30,428	104,385
Count of Pop 40 - 44	4,045	23,332	90,678
Count of Pop 45 - 59	10,057	52,227	226,254
Count of Pop 60 - 74	7,839	38,920	172,124
Count of Pop 75 - 84	2,190	10,188	50,972
Count of Pop 85+	615	3,315	16,837
% of Pop 0 to 4 years	6.5%	7.8%	7.1%
% of Pop 0 to 7 years	9.4%	9.7%	9.4%
% of Pop 5 - 13	11.3%	9.4%	11.3%
% of Pop 14 - 18	4.6%	4.0%	5.4%
% of Pop 19 - 22	4.4%	4.1%	5.4%
% of Pop 22 - 25	3.1%	3.2%	4.1%
% of Pop 25 - 29	5.7%	8.4%	7.5%
% of Pop 30 - 34	7.7%	11.8%	8.8%
% of Pop 35 - 39	8.2%	9.9%	8.0%
% of Pop 40 - 44	7.9%	7.6%	6.9%
% of Pop 45 - 59	19.7%	16.9%	17.3%
% of Pop 60 - 74	15.3%	12.6%	13.1%
% of Pop 75 - 84	4.3%	3.3%	3.9%
% of Pop 85+	1.2%	1.1%	1.3%
Median Age	39.0	35.7	35.3
Average Age	39.1	37.2	37.0
Male Population by Age			
% of Pop 0 to 4 years	6.7%	7.9%	7.2%
% of Pop 5 - 13	11.6%	9.4%	11.6%
% of Pop 14 - 18	4.8%	4.0%	5.5%
% of Pop 19 - 22	4.5%	4.2%	5.6%
% of Pop 22 - 25	3.3%	3.3%	4.2%
% of Pop 25 - 29	5.6%	8.1%	7.4%
% of Pop 30 - 34	7.4%	11.7%	8.8%
% of Pop 35 - 39	8.2%	10.2%	8.1%
% of Pop 40 - 44	8.2%	7.9%	7.1%
% of Pop 45 - 59	20.1%	17.4%	17.4%
% of Pop 75 - 84	3.8%	2.9%	3.4%
% of Pop 60 - 74	15.1%	12.4%	12.8%
% of Pop 85+	0.7%	0.7%	0.9%
Median Age	38.7	35.7	34.8
Average Age	38.5	36.8	36.3

Demographic Source: Synergos Technologies, Inc

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections
Calculated using TAS Retrieval

May 12, 2025

BRIXMOR®

Latitude: 32.813135   Longitude: -96.730258

Arboretum Village Dallas, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
% of Pop 0 to 4 years	6.3%	7.7%	6.9%
% of Pop 5 - 13	11.0%	9.3%	11.1%
% of Pop 14 - 18	4.5%	3.9%	5.2%
% of Pop 19 - 22	4.2%	4.1%	5.3%
% of Pop 22 - 25	3.0%	3.2%	4.0%
% of Pop 25 - 29	5.8%	8.7%	7.5%
% of Pop 30 - 34	7.9%	12.0%	8.8%
% of Pop 35 - 39	8.3%	9.5%	7.8%
% of Pop 40 - 44	7.7%	7.2%	6.8%
% of Pop 45 - 59	19.3%	16.4%	17.1%
% of Pop 60 - 74	15.6%	12.8%	13.4%
% of Pop 75 - 84	4.7%	3.7%	4.4%
% of Pop 85+	1.7%	1.4%	1.7%
Median Age	39.3	35.6	35.8
Average Age	39.7	37.6	37.7
Race			
Count of White	32,562	168,320	569,343
Count of Black or African-American	4,750	54,227	281,271
Count of Asian or Pacific Islander	1,016	10,204	48,726
Count of Other races	12,794	76,108	412,156
White	63.7%	54.5%	43.4%
Black or African American	9.3%	17.6%	21.4%
Asian	2.0%	3.3%	3.7%
Other Races	25.0%	24.6%	31.4%
Language Spoken			
Speak English at Home	68.6%	68.1%	57.1%
Speak Spanish at Home	29.5%	28.1%	37.1%
Speak French or French Creole at Home	0.2%	0.3%	0.4%
Speak German at Home	0.1%	0.2%	0.2%
Speak Other Indo-European Languages at Home	0.8%	0.9%	1.0%
Speak Russian and Other Slavic Languages at Home	0.1%	0.1%	0.2%
Speak Chinese at Home	0.2%	0.5%	0.4%
Speak Korean at Home	0.1%	0.2%	0.1%
Speak Vietnamese at Home	0.1%	0.4%	0.6%
Speak Other Asian Languages at Home	0.1%	0.4%	0.9%
Speak Tagalog and Other Pacific Languages at Home	0.1%	0.1%	0.3%
Speak Other Language at Home	0.2%	0.6%	1.8%
Hispanic			
Hispanic Population	17,820	102,955	567,814
Hispanic Population Percent	34.9%	33.3%	43.3%
Mexican	83.0%	82.9%	84.0%
Puerto Rican	1.1%	1.6%	1.1%
Cuban	1.1%	1.0%	0.7%
Dominican	1.0%	0.3%	0.1%
Central American	5.6%	6.9%	7.5%
South American	2.1%	2.2%	1.4%
Other Hispanic	6.2%	5.2%	5.1%
2000 Hispanic Population Percent	37%	33%	34%
1990 Hispanic Population Percent	25%	21%	20%

Demographic Source: Synergos Technologies, Inc

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections
Calculated using TAS Retrieval

May 12, 2025

BRIXMOR®

Latitude: 32.813135   Longitude: -96.730258

Arboretum Village Dallas, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Ancestry			
American (percent of total population)	3.3%	3.7%	3.1%
American	3.0%	3.4%	2.8%
Native American (ie. Indian/Eskimo)	0.2%	0.3%	0.2%
Hawaiian/Pacific Islander	0.1%	0.0%	0.0%
Asian (percent of total population)	1.9%	3.2%	3.7%
Chinese	0.3%	0.6%	0.5%
Japanese	0.0%	0.1%	0.1%
Korean	0.1%	0.2%	0.2%
South Central Asian (ie. Indian)	0.7%	1.0%	1.1%
South East Asian (ie. Vietnamese)	0.7%	0.9%	1.3%
Other Asian	0.1%	0.3%	0.5%
European (percent of total population)	24.7%	20.1%	13.0%
British	6.6%	4.8%	3.2%
Dutch	0.2%	0.3%	0.2%
French	1.0%	0.9%	0.6%
German	4.8%	4.2%	2.6%
Italian	1.5%	1.4%	0.8%
Polish	0.6%	0.6%	0.4%
Scandinavian	1.3%	1.0%	0.6%
Scotch/Irish	5.7%	4.8%	3.1%
Other European (ie. Greek/Russian)	3.0%	2.3%	1.5%
Middle Eastern	0.4%	0.5%	0.4%
Other Ancestry	25.7%	27.9%	27.5%
Unclassified Ancestry	9.2%	11.2%	9.1%
Education (Age 25+)			
Adult Population (25 Years or Older)	35,786	220,886	875,252
Elementary (0 to 8)	8.5%	7.3%	11.5%
Some High School (9 to 11)	6.9%	7.2%	9.7%
High School Graduate (12)	14.1%	17.2%	23.1%
Some College (13 to 16)	14.4%	15.7%	17.4%
Associates Degree Only	3.1%	4.4%	5.3%
Bachelors Degree Only	31.5%	29.5%	20.4%
Graduate Degree	21.5%	18.7%	12.8%
% College (4+)	53.0%	48.3%	33.1%
Household Type			
Total Households – count	21,522	141,412	504,708
One Person HHs – count	7,525	60,346	167,163
Family HHs – count	12,368	65,536	296,112
Married Couple – count	9,629	45,666	191,225
w/own children – count	4,292	17,434	81,856
w/out own children – count	5,337	28,232	109,369
Male Householder – count	939	5,704	28,906
Female Householder – count	1,799	14,166	75,981
Non-Family Households – count	1,629	15,530	41,433
1 Person Household	35.0%	42.7%	33.1%
2 Person Household	30.1%	30.2%	28.0%
3 Person Household	13.7%	10.8%	13.7%
4 Person Household	11.9%	8.5%	11.8%
5 Person Household	5.4%	4.4%	7.2%
6 Person Household	2.3%	2.0%	3.5%
7+ Person Household	1.7%	1.4%	2.6%
% Households With Children	25.8%	19.3%	26.5%

Demographic Source: Synergos Technologies, Inc

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections
Calculated using TAS Retrieval

May 12, 2025

BRIXMOR®

Latitude: 32.813135   Longitude: -96.730258

Arboretum Village Dallas, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Housing			
Total Housing Units	23,476	156,656	550,773
Owner Occupied Percent	45.8%	36.4%	42.0%
Renter Occupied Percent	45.8%	53.9%	49.6%
Vacant Housing Percent	8.3%	9.7%	8.4%
Total Housing Units (Census 2000)	22,521	114,643	467,119
Home Value (Owner Occupied)			
Property Value $1,000,000 or more	23.8%	11.3%	7.8%
Property Value $750,000 to $999,999	12.5%	10.8%	5.8%
Property Value $500,000 to $749,999	21.6%	20.7%	11.0%
Property Value $400,000 to $499,999	9.4%	11.3%	8.0%
Property Value $300,000, to $399,999	10.2%	13.3%	14.5%
Property Value $200,000 to $299,999	7.1%	12.3%	21.2%
Property Value $150,000 to $199,999	2.0%	5.8%	9.2%
Property Value $100,000 to $149,999	3.6%	5.3%	9.3%
Property Value $60,000 to $99,999	0.9%	2.4%	4.2%
Property Value $40,000 to $59,999	0.1%	0.6%	1.0%
Property Value $0 to $39,999	1.5%	1.7%	2.4%
Median Home Value	$677,483	$475,673	$319,555
Wealth per Household			
$0 and under - percent	17.8%	19.2%	19.3%
$1 to $4999 - percent	8.7%	9.6%	10.0%
$5k to $9999 - percent	4.6%	5.1%	5.1%
$10k to $24999 - percent	6.4%	6.7%	6.8%
$25k to $49999 - percent	6.7%	6.7%	6.8%
$50k to $99999 - percent	9.8%	9.6%	9.9%
$100k to $249999 - percent	17.4%	16.6%	16.8%
$250k to $499999 - percent	13.1%	12.2%	12.0%
$500k+ - percent	15.5%	14.3%	13.3%
Median HH Wealth	$79,405	$64,004	$59,820
Avg HH Wealth	$246,133	$229,080	$218,774
Economic Viability			
Economic Viability Local	307	298	293
Economic Viability Indexed	113	110	109
Occupation (Employed Civilians Age 16+)			
Employed Civilian Pop 16+ by Occupation	28,840	173,585	670,578
Managerial/Executive	25.0%	24.8%	16.8%
Professional Specialty	29.6%	25.8%	20.0%
Healthcare Support	1.3%	1.8%	3.0%
Sales	9.5%	10.4%	9.8%
Office & Administrative Support	6.8%	9.1%	10.7%
Protective Service	0.9%	1.3%	1.4%
Food Preperation	4.3%	4.1%	5.4%
Building Maintenance & Cleaning	5.0%	3.5%	4.7%
Personal Care	1.2%	2.0%	2.2%
Farming, Fishing, & Forestry	0.1%	0.1%	0.1%
Construction	9.4%	8.7%	12.6%
Production & Transportation	6.9%	8.4%	13.4%
Percent White Collar Workers	72.2%	71.9%	60.3%
Percent Blue Collar Workers	27.8%	28.1%	39.7%

Demographic Source: Synergos Technologies, Inc

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections
Calculated using TAS Retrieval

May 12, 2025

BRIXMOR®

Latitude: 32.813135   Longitude: -96.730258

Arboretum Village Dallas, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Agriculture/Mining/Construction	10.7%	10.0%	12.7%
Manufacturing	5.7%	6.5%	7.2%
Transportation	3.8%	4.6%	6.4%
Information	3.1%	2.9%	2.0%
Wholesale/Retail	10.1%	11.9%	13.2%
Finance, Insurance, Real Estate	10.3%	11.2%	9.0%
Professional Services	16.3%	14.8%	9.5%
Management Services	0.7%	0.4%	0.2%
Administrative/Waste Services	5.5%	4.5%	5.5%
Educational Services	19.5%	18.6%	18.2%
Entertainment Services	9.2%	8.5%	8.9%
Other Professional Services	3.1%	3.9%	5.0%
Public Administration	2.0%	2.1%	2.1%
Vehicles per HH No Vehicles	5.5%	8.5%	8.3%
1 Vehicle	39.6%	47.0%	40.5%
2 Vehicles	38.1%	32.8%	33.7%
3 or more vehicles	16.8%	11.8%	17.5%
Average Number of Vehicles	1.72	1.52	1.68
Change Births (last 12 months)	609	4,483	18,251
Deaths (last 12 months)	339	1,697	7,947
Migration (last 12 months)	-525	-2,903	-4,098
Work place Workplace Establishments	1,455	13,024	46,210
Workplace Employees (FTE)	15,493	233,618	893,549

Demographic Source: Synergos Technologies, Inc