

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 35.198901 Longitude: -89.79684

The Market at Wolfcreek Memphis, TN		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	31,584	134,614	460,890
	Population Est 23Q1	31,616	134,805	461,693
	Population Est 22Q4	31,756	135,058	462,022
	Population Est 22Q3	31,767	135,128	462,424
	Population Est 22Q2	31,756	135,373	463,631
	Population Est 22Q1	31,798	135,520	464,533
	Population Est 21Q4	31,787	135,543	465,003
	Population Est 21Q3	31,957	135,655	465,407
	Population Est 21Q2	31,946	135,630	465,453
	Population Fcst	31,674	135,176	462,230
	2010 Census Population	30,358	130,073	455,392
	2000 Census Population	28,551	108,568	406,923
	1990 Census Population	14,774	66,274	344,197
	Current Year Daytime Population	36,724	126,967	489,678
	Average Seasonal Population	174	415	2,565
	Historical Annual Growth, 1990 – 2000	6.81%	5.06%	1.69%
	Historical Annual Growth, 2000 – 2010	0.62%	1.82%	1.13%
	Estimated Annual Growth, 2010 – CY	0.28%	0.24%	0.08%
	Projected Annual Growth, CY to Y5	0.06%	0.08%	0.06%
	Group Qtrs Est	291	4,847	8,966
Transient Est Average Last 4 Qtrs	3,561	9,969	28,093	
Households	Current Year Estimated Households	12,395	51,279	180,318
	Households Est 23Q1	12,407	51,340	180,590
	Households Est 22Q4	12,468	51,447	180,733
	Households Est 22Q3	12,472	51,473	180,913
	Households Est 22Q2	12,469	51,577	181,403
	Households Est 22Q1	12,488	51,640	181,784
	Households Est 21Q4	12,478	51,637	181,968
	Households Est 21Q3	12,551	51,693	182,177
	Households Est 21Q2	12,549	51,695	182,222
	Households Fcst	12,426	51,446	180,649
	2010 Census Households	12,065	48,935	175,988
	2000 Census Households	11,169	40,284	160,862
	1990 Census Households	5,067	22,875	135,968
	Historical Annual Growth, 1990 – 2000	8.23%	5.82%	1.70%
	Historical Annual Growth, 2000 – 2010	0.77%	1.96%	0.90%
	Estimated Annual Growth, 2010 – CY	0.19%	0.33%	0.17%
	Projected Annual Growth, CY to Y5	0.05%	0.06%	0.04%
Population per Household	2.52	2.53	2.51	

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The Market at Wolfcreek Memphis, TN		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	0.9%	1.1%	1.8%
	HH Income \$250,000 to \$499,999	1.1%	1.3%	2.1%
	HH Income \$200,000 to \$249,999	2.5%	3.0%	5.0%
	HH Income \$175,000 to \$199,999	2.9%	4.3%	3.9%
	HH Income \$150,000 to \$174,999	5.0%	6.2%	5.4%
	HH Income \$100,000 to 149,999	19.2%	19.7%	16.6%
	HH Income \$75,000 to 99,999	13.8%	13.8%	12.6%
	HH Income \$50,000 to 74,999	22.7%	19.5%	17.0%
	HH Income \$35,000 to 49,999	12.0%	11.5%	11.4%
	HH Income \$25,000 to 34,999	7.6%	7.4%	8.1%
	HH Income \$15,000 to 24,999	6.6%	6.1%	7.1%
	HH Income \$0 to 14,999	5.7%	6.1%	8.9%
	Average Household Income	\$86,922	\$93,099	\$101,356
	Median Household Income	\$68,396	\$73,982	\$70,307
	Per Capita Income	\$34,426	\$35,925	\$40,058
	Average Disposable Income	\$73,819	\$78,281	\$79,495
	Median Disposable Income	\$61,339	\$66,398	\$63,282
	Discretionary HH Income Over \$150,000	2.3%	3.0%	6.4%
	Discretionary HH Income \$125,000 to \$149,999	2.5%	3.6%	4.1%
	Discretionary HH Income \$100,000 to \$124,999	5.6%	7.6%	7.1%
	Discretionary HH Income \$75,000 to \$99,999	13.0%	14.0%	11.8%
	Discretionary HH Income \$50,000 to \$74,999	19.7%	19.2%	16.7%
	Discretionary HH Income \$25,000 to \$49,999	33.0%	29.5%	25.2%
	Discretionary HH Income Under \$25,000	24.0%	23.1%	28.7%
	Average Discretionary HH Income	\$52,373	\$56,477	\$57,625
	Median Discretionary HH Income	\$43,800	\$47,566	\$45,502
	Householder White – Count	6,141	25,971	89,698
	Median HH Income	\$72,823	\$79,733	\$90,857
	Average HH Income	\$84,679	\$88,997	\$99,078
	Householder Black or African-American – Count	4,386	18,044	68,984
	Median HH Income	\$65,754	\$68,179	\$53,354
	Average HH Income	\$75,980	\$79,791	\$67,453
	Householder Hispanic – Count	807	3,128	10,219
	Median HH Income	\$55,946	\$64,859	\$56,856
Average HH Income	\$69,350	\$75,593	\$67,817	
Householder Asian or Pacific Islander – Count	393	1,860	4,121	
Median HH Income	\$90,356	\$103,832	\$99,879	
Average HH Income	\$92,841	\$103,040	\$102,926	
Householder Other or Pacific Islander – Count	668	2,277	7,296	
Median HH Income	\$63,882	\$67,556	\$62,990	
Average HH Income	\$77,156	\$79,134	\$74,923	

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Gender	Male Population	14,835	64,938	220,616
	Female Population	16,748	69,677	240,274
Total Population by Age	Count of Pop 0 to 4 years	2,031	8,275	28,962
	Count of Pop 0 to 7 years	2,726	11,273	40,345
	Count of Pop 5 - 13	3,495	14,524	52,314
	Count of Pop 14 - 18	1,653	7,039	25,105
	Count of Pop 19 - 22	1,658	7,197	25,597
	Count of Pop 22 - 25	1,231	5,420	19,229
	Count of Pop 25 - 29	2,127	9,037	30,418
	Count of Pop 30 - 34	2,258	9,669	32,865
	Count of Pop 35 - 39	2,280	9,723	32,162
	Count of Pop 40 - 44	2,287	9,495	30,513
	Count of Pop 45 - 59	5,717	24,957	82,734
	Count of Pop 60 - 74	4,884	20,890	72,295
	Count of Pop 75 - 84	1,543	6,521	22,242
	Count of Pop 85+	419	1,868	6,456
	% of Pop 0 to 4 years	6.4%	6.1%	6.3%
	% of Pop 0 to 7 years	8.6%	8.4%	8.8%
	% of Pop 5 - 13	11.1%	10.8%	11.4%
	% of Pop 14 - 18	5.2%	5.2%	5.4%
	% of Pop 19 - 22	5.3%	5.3%	5.6%
	% of Pop 22 - 25	3.9%	4.0%	4.2%
	% of Pop 25 - 29	6.7%	6.7%	6.6%
	% of Pop 30 - 34	7.1%	7.2%	7.1%
	% of Pop 35 - 39	7.2%	7.2%	7.0%
	% of Pop 40 - 44	7.2%	7.1%	6.6%
	% of Pop 45 - 59	18.1%	18.5%	18.0%
	% of Pop 60 - 74	15.5%	15.5%	15.7%
	% of Pop 75 - 84	4.9%	4.8%	4.8%
	% of Pop 85+	1.3%	1.4%	1.4%
Median Age	37.9	38.2	37.5	
Average Age	38.9	39.1	38.7	
Male Population by Age	% of Pop 0 to 4 years	7.0%	6.5%	6.7%
	% of Pop 5 - 13	11.9%	11.4%	12.2%
	% of Pop 14 - 18	5.6%	5.5%	5.8%
	% of Pop 19 - 22	5.7%	5.7%	5.9%
	% of Pop 22 - 25	4.3%	4.4%	4.4%
	% of Pop 25 - 29	7.0%	7.2%	6.8%
	% of Pop 30 - 34	7.0%	7.4%	7.1%
	% of Pop 35 - 39	7.1%	7.4%	7.1%
	% of Pop 40 - 44	7.2%	7.1%	6.6%
	% of Pop 45 - 59	17.7%	18.2%	17.7%
	% of Pop 75 - 84	4.2%	4.1%	4.1%
	% of Pop 60 - 74	14.6%	14.2%	14.8%
	% of Pop 85+	0.8%	0.8%	0.8%
	Median Age	36.1	36.3	35.8
Average Age	37.3	37.5	37.3	

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	% of Pop 0 to 4 years	6.0%	5.8%	5.9%
	% of Pop 5 - 13	10.3%	10.2%	10.6%
	% of Pop 14 - 18	4.9%	4.9%	5.1%
	% of Pop 19 - 22	4.9%	5.0%	5.3%
	% of Pop 22 - 25	3.6%	3.7%	4.0%
	% of Pop 25 - 29	6.5%	6.3%	6.4%
	% of Pop 30 - 34	7.3%	7.0%	7.1%
	% of Pop 35 - 39	7.3%	7.0%	6.9%
	% of Pop 40 - 44	7.3%	7.0%	6.6%
	% of Pop 45 - 59	18.5%	18.9%	18.2%
	% of Pop 60 - 74	16.2%	16.7%	16.5%
	% of Pop 75 - 84	5.5%	5.5%	5.5%
	% of Pop 85+	1.8%	1.9%	1.9%
	Median Age	39.5	40.0	39.0
Average Age	40.2	40.5	40.1	
Race	Count of White	15,939	67,495	217,772
	Count of Black or African-American	10,308	47,305	180,794
	Count of Asian or Pacific Islander	1,378	5,887	13,504
	Count of Other races	3,959	13,927	48,820
	White	50.5%	50.1%	47.3%
	Black or African American	32.6%	35.1%	39.2%
	Asian	4.4%	4.4%	2.9%
	Other Races	12.5%	10.3%	10.6%
Language Spoken	Speak English at Home	84.4%	86.2%	88.1%
	Speak Spanish at Home	9.7%	7.4%	7.1%
	Speak French or French Creole at Home	0.0%	0.1%	0.1%
	Speak German at Home	0.2%	0.2%	0.2%
	Speak Other Indo-European Languages at Home	0.5%	0.6%	0.5%
	Speak Russian and Other Slavic Languages at Home	0.4%	0.5%	0.3%
	Speak Chinese at Home	1.1%	1.3%	0.7%
	Speak Korean at Home	0.1%	0.1%	0.1%
	Speak Vietnamese at Home	0.9%	0.9%	0.6%
	Speak Other Asian Languages at Home	0.3%	0.6%	0.4%
	Speak Tagalog and Other Pacific Languages at Home	0.7%	0.6%	0.3%
	Speak Other Language at Home	1.6%	1.4%	1.6%
Hispanic	Hispanic Population	3,841	13,075	44,584
	Hispanic Population Percent	12.2%	9.7%	9.7%
	Mexican	62.2%	59.8%	63.1%
	Puerto Rican	3.9%	4.0%	4.0%
	Cuban	1.8%	3.1%	2.2%
	Dominican	0.8%	0.8%	0.9%
	Central American	14.2%	16.7%	17.8%
	South American	15.1%	10.4%	6.4%
	Other Hispanic	2.0%	5.1%	5.7%
	2000 Hispanic Population Percent	2%	2%	3%
	1990 Hispanic Population Percent	1%	2%	1%

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Ancestry	American (percent of total population)	6.7%	6.3%	6.2%
	American	6.6%	6.2%	6.0%
	Native American (ie. Indian/Eskimo)	0.1%	0.1%	0.1%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	4.4%	4.4%	2.9%
	Chinese	1.2%	1.1%	0.6%
	Japanese	0.1%	0.1%	0.1%
	Korean	0.4%	0.3%	0.2%
	South Central Asian (ie. Indian)	0.9%	1.0%	0.7%
	South East Asian (ie. Vietnamese)	1.8%	1.8%	1.1%
	Other Asian	0.0%	0.1%	0.1%
	European (percent of total population)	25.2%	24.9%	24.3%
	British	7.3%	6.5%	6.2%
	Dutch	0.6%	0.4%	0.4%
	French	1.0%	1.0%	0.9%
	German	4.1%	4.2%	4.0%
	Italian	1.9%	1.8%	1.8%
	Polish	0.7%	0.7%	0.6%
	Scandinavian	0.8%	0.9%	0.8%
	Scotch/Irish	6.5%	7.0%	7.0%
Other European (ie. Greek/Russian)	2.3%	2.5%	2.7%	
Middle Eastern	0.8%	0.8%	0.7%	
Other Ancestry	33.7%	34.5%	37.9%	
Unclassified Ancestry	17.0%	19.4%	18.4%	
Education (Age 25+)	Adult Population (25 Years or Older)	21,516	92,160	309,683
	Elementary (0 to 8)	2.1%	2.8%	3.7%
	Some High School (9 to 11)	4.4%	5.1%	5.4%
	High School Graduate (12)	27.5%	26.5%	24.7%
	Some College (13 to 16)	23.8%	22.4%	21.1%
	Associates Degree Only	8.9%	8.5%	7.1%
	Bachelors Degree Only	23.0%	21.8%	22.6%
	Graduate Degree	10.4%	12.9%	15.4%
	% College (4+)	33.4%	34.7%	38.0%
Household Type	Total Households – count	12,395	51,279	180,318
	One Person HHs – count	3,560	14,146	53,412
	Family HHs – count	8,178	34,384	115,247
	Married Couple – count	5,466	24,161	76,642
	w/own children – count	2,401	9,746	30,227
	w/out own children – count	3,064	14,415	46,416
	Male Householder – count	699	2,298	8,451
	Female Householder – count	2,014	7,925	30,154
	Non-Family Households – count	657	2,749	11,658
	1 Person Household	28.7%	27.6%	29.6%
	2 Person Household	31.3%	32.3%	31.2%
	3 Person Household	16.4%	16.9%	16.3%
	4 Person Household	13.1%	12.8%	12.4%
	5 Person Household	5.9%	6.2%	6.1%
6 Person Household	2.7%	2.7%	2.6%	
7+ Person Household	1.8%	1.7%	1.8%	
% Households With Children	28.8%	28.8%	28.1%	

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Housing	Total Housing Units	13,086	53,810	194,847
	Owner Occupied Percent	56.7%	59.2%	54.5%
	Renter Occupied Percent	38.0%	36.1%	38.1%
	Vacant Housing Percent	5.3%	4.7%	7.5%
	Total Housing Units (Census 2000)	11,555	41,826	170,264
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.2%	0.6%	1.9%
	Property Value \$750,000 to \$999,999	1.3%	2.3%	4.1%
	Property Value \$500,000 to \$749,999	6.7%	7.3%	10.7%
	Property Value \$400,000 to \$499,999	10.4%	11.1%	12.0%
	Property Value \$300,000, to \$399,999	20.5%	21.4%	16.9%
	Property Value \$200,000 to \$299,999	33.9%	33.0%	23.1%
	Property Value \$150,000 to \$199,999	16.9%	14.6%	10.9%
	Property Value \$100,000 to \$149,999	7.2%	6.0%	9.4%
	Property Value \$60,000 to \$99,999	1.2%	1.3%	5.5%
	Property Value \$40,000 to \$59,999	0.3%	0.4%	1.8%
	Property Value \$0 to \$39,999	1.3%	1.8%	2.5%
	Median Home Value	\$266,412	\$277,674	\$283,578
Wealth per Household	\$0 and under - percent	18.0%	17.7%	18.0%
	\$1 to \$4999 - percent	8.9%	8.7%	8.9%
	\$5k to \$9999 - percent	4.8%	4.7%	4.7%
	\$10k to \$24999 - percent	6.6%	6.5%	6.5%
	\$25k to \$49999 - percent	6.9%	6.9%	6.8%
	\$50k to \$99999 - percent	10.2%	10.2%	10.1%
	\$100k to \$249999 - percent	17.8%	17.9%	17.7%
	\$250k to \$499999 - percent	12.8%	13.0%	12.8%
	\$500k+ - percent	14.0%	14.5%	14.4%
	Median HH Wealth	\$73,590	\$77,584	\$74,839
	Avg HH Wealth	\$231,109	\$237,076	\$234,961
Economic Viability	Economic Viability Local	276	268	270
	Economic Viability Indexed	102	99	100
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	17,613	71,110	237,488
	Managerial/Executive	13.0%	15.1%	16.8%
	Professional Specialty	24.6%	23.5%	23.3%
	Healthcare Support	2.9%	2.3%	2.4%
	Sales	10.2%	9.9%	9.1%
	Office & Administrative Support	12.7%	12.7%	11.5%
	Protective Service	3.5%	3.0%	3.2%
	Food Preperation	4.7%	4.6%	4.6%
	Building Maintenance & Cleaning	3.3%	3.1%	3.4%
	Personal Care	2.3%	2.6%	2.4%
	Farming, Fishing, & Forestry	0.1%	0.0%	0.1%
	Construction	8.9%	7.7%	7.0%
	Production & Transportation	13.8%	15.4%	16.1%
	Percent White Collar Workers	63.4%	63.5%	63.2%
	Percent Blue Collar Workers	36.6%	36.5%	36.8%

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	Agriculture/Mining/Construction	7.4%	6.2%	6.2%
	Manufacturing	7.3%	8.4%	8.7%
	Transportation	8.6%	10.7%	11.1%
	Information	1.9%	1.5%	1.2%
	Wholesale/Retail	15.9%	14.9%	13.5%
	Finance, Insurance, Real Estate	4.3%	4.9%	6.0%
	Professional Services	5.3%	6.2%	5.9%
	Management Services	0.1%	0.2%	0.2%
	Administrative/Waste Services	4.6%	4.3%	5.1%
	Educational Services	20.5%	22.6%	23.4%
	Entertainment Services	10.4%	9.0%	8.4%
	Other Professional Services	6.0%	5.7%	5.3%
	Public Administration	7.8%	5.5%	5.0%
Vehicles per HH	No Vehicles	3.3%	3.0%	6.0%
	1 Vehicle	36.7%	34.8%	35.3%
	2 Vehicles	37.1%	39.8%	38.9%
	3 or more vehicles	23.0%	22.4%	19.8%
	Average Number of Vehicles	1.85	1.89	1.80
Change	Births (last 12 months)	394	1,608	5,701
	Deaths (last 12 months)	279	1,173	4,100
	Migration (last 12 months)	-286	-1,163	-4,195
Work place	Workplace Establishments	1,114	3,430	12,318
	Workplace Employees (FTE)	18,870	52,455	198,744