

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 29.6573 Longitude: -95.5851

| Keegan's Meadow Stafford, TX | | 5.00 Minute Drivetime | 10.00 Minute Drivetime | 20.00 Minute Drivetime |
|-----------------------------------|---------------------------------------|--------------------------|---------------------------|---------------------------|
| Population | Current Year Estimated Population | 62,504 | 268,945 | 1,194,831 |
| | Population Est 23Q1 | 62,544 | 269,100 | 1,196,116 |
| | Population Est 22Q4 | 62,500 | 269,094 | 1,194,500 |
| | Population Est 22Q3 | 62,425 | 269,087 | 1,193,438 |
| | Population Est 22Q2 | 62,138 | 267,707 | 1,189,083 |
| | Population Est 22Q1 | 62,067 | 267,320 | 1,187,584 |
| | Population Est 21Q4 | 61,943 | 267,390 | 1,186,030 |
| | Population Est 21Q3 | 62,061 | 267,335 | 1,182,420 |
| | Population Est 21Q2 | 62,041 | 267,090 | 1,180,462 |
| | Population Fcst | 60,963 | 261,619 | 1,195,940 |
| | 2010 Census Population | 58,667 | 262,233 | 1,059,845 |
| | 2000 Census Population | 56,934 | 234,364 | 927,079 |
| | 1990 Census Population | 44,220 | 182,649 | 714,136 |
| | Current Year Daytime Population | 64,701 | 300,810 | 1,209,325 |
| | Average Seasonal Population | 118 | 620 | 4,890 |
| | Historical Annual Growth, 1990 – 2000 | 2.56% | 2.52% | 2.64% |
| | Historical Annual Growth, 2000 – 2010 | 0.30% | 1.13% | 1.35% |
| | Estimated Annual Growth, 2010 – CY | 0.45% | 0.18% | 0.84% |
| | Projected Annual Growth, CY to Y5 | -0.50% | -0.55% | 0.02% |
| | Group Qtrs Est | 106 | 941 | 6,686 |
| Transient Est Average Last 4 Qtrs | 4,554 | 8,578 | 60,827 | |
| Households | Current Year Estimated Households | 21,707 | 92,511 | 442,438 |
| | Households Est 23Q1 | 21,702 | 92,524 | 443,048 |
| | Households Est 22Q4 | 21,689 | 92,539 | 442,425 |
| | Households Est 22Q3 | 21,658 | 92,531 | 442,003 |
| | Households Est 22Q2 | 21,549 | 92,018 | 440,568 |
| | Households Est 22Q1 | 21,523 | 91,886 | 440,101 |
| | Households Est 21Q4 | 21,473 | 91,898 | 439,531 |
| | Households Est 21Q3 | 21,533 | 91,924 | 438,371 |
| | Households Est 21Q2 | 21,522 | 91,823 | 437,690 |
| | Households Fcst | 21,148 | 89,936 | 443,520 |
| | 2010 Census Households | 19,909 | 87,387 | 387,420 |
| | 2000 Census Households | 19,440 | 79,905 | 346,997 |
| | 1990 Census Households | 16,418 | 67,751 | 284,800 |
| | Historical Annual Growth, 1990 – 2000 | 1.70% | 1.66% | 1.99% |
| | Historical Annual Growth, 2000 – 2010 | 0.24% | 0.90% | 1.11% |
| | Estimated Annual Growth, 2010 – CY | 0.61% | 0.40% | 0.94% |
| | Projected Annual Growth, CY to Y5 | -0.52% | -0.56% | 0.05% |
| Population per Household | 2.87 | 2.90 | 2.69 | |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

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| Keegan's Meadow Stafford, TX | | 5.00 Minute Drivetime | 10.00 Minute Drivetime | 20.00 Minute Drivetime |
|---|--|--------------------------|---------------------------|---------------------------|
| Income | HH Income \$500,000 or more | 0.6% | 1.0% | 2.1% |
| | HH Income \$250,000 to \$499,999 | 0.8% | 1.1% | 2.5% |
| | HH Income \$200,000 to \$249,999 | 1.8% | 2.7% | 6.0% |
| | HH Income \$175,000 to \$199,999 | 2.8% | 3.1% | 5.0% |
| | HH Income \$150,000 to \$174,999 | 4.0% | 3.9% | 5.2% |
| | HH Income \$100,000 to 149,999 | 15.8% | 14.2% | 15.5% |
| | HH Income \$75,000 to 99,999 | 11.5% | 12.7% | 12.1% |
| | HH Income \$50,000 to 74,999 | 18.8% | 18.3% | 16.4% |
| | HH Income \$35,000 to 49,999 | 12.9% | 14.8% | 12.3% |
| | HH Income \$25,000 to 34,999 | 11.8% | 10.1% | 8.5% |
| | HH Income \$15,000 to 24,999 | 9.4% | 8.2% | 6.6% |
| | HH Income \$0 to 14,999 | 9.8% | 9.9% | 7.8% |
| | Average Household Income | \$75,813 | \$80,174 | \$110,360 |
| | Median Household Income | \$58,132 | \$59,202 | \$72,298 |
| | Per Capita Income | \$26,364 | \$27,681 | \$41,036 |
| | Average Disposable Income | \$63,411 | \$66,144 | \$81,943 |
| | Median Disposable Income | \$51,691 | \$52,612 | \$64,247 |
| | Discretionary HH Income Over \$150,000 | 1.5% | 2.4% | 6.8% |
| | Discretionary HH Income \$125,000 to \$149,999 | 1.9% | 2.9% | 5.6% |
| | Discretionary HH Income \$100,000 to \$124,999 | 4.6% | 4.6% | 7.1% |
| | Discretionary HH Income \$75,000 to \$99,999 | 9.3% | 8.0% | 10.0% |
| | Discretionary HH Income \$50,000 to \$74,999 | 15.3% | 16.0% | 16.2% |
| | Discretionary HH Income \$25,000 to \$49,999 | 27.0% | 28.0% | 25.2% |
| | Discretionary HH Income Under \$25,000 | 40.4% | 38.0% | 28.9% |
| | Average Discretionary HH Income | \$42,899 | \$45,044 | \$58,724 |
| | Median Discretionary HH Income | \$33,557 | \$34,420 | \$45,022 |
| | Householder White – Count | 3,444 | 14,800 | 115,375 |
| | Median HH Income | \$71,351 | \$83,756 | \$110,138 |
| | Average HH Income | \$83,541 | \$94,305 | \$112,877 |
| | Householder Black or African-American – Count | 4,971 | 19,888 | 94,909 |
| | Median HH Income | \$45,675 | \$53,444 | \$57,643 |
| | Average HH Income | \$57,021 | \$64,144 | \$70,275 |
| | Householder Hispanic – Count | 8,175 | 36,202 | 139,435 |
| Median HH Income | \$56,090 | \$50,980 | \$57,115 | |
| Average HH Income | \$66,533 | \$63,063 | \$69,811 | |
| Householder Asian or Pacific Islander – Count | 3,719 | 15,598 | 63,166 | |
| Median HH Income | \$64,009 | \$67,156 | \$102,427 | |
| Average HH Income | \$79,437 | \$81,823 | \$105,464 | |
| Householder Other or Pacific Islander – Count | 1,398 | 6,023 | 29,552 | |
| Median HH Income | \$71,685 | \$65,774 | \$70,800 | |
| Average HH Income | \$79,136 | \$74,909 | \$84,799 | |

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| Keegan's Meadow Stafford, TX | | 5.00 Minute Drivetime | 10.00 Minute Drivetime | 20.00 Minute Drivetime |
|------------------------------------|---------------------------|--------------------------|---------------------------|---------------------------|
| Gender | Male Population | 30,651 | 131,984 | 583,989 |
| | Female Population | 31,853 | 136,961 | 610,843 |
| Total Population by Age | Count of Pop 0 to 4 years | 4,163 | 17,337 | 77,926 |
| | Count of Pop 0 to 7 years | 5,783 | 24,353 | 109,240 |
| | Count of Pop 5 - 13 | 7,433 | 31,690 | 138,541 |
| | Count of Pop 14 - 18 | 3,489 | 15,080 | 64,300 |
| | Count of Pop 19 - 22 | 3,544 | 15,328 | 63,462 |
| | Count of Pop 22 - 25 | 2,678 | 11,545 | 46,788 |
| | Count of Pop 25 - 29 | 4,418 | 18,389 | 78,547 |
| | Count of Pop 30 - 34 | 4,500 | 18,451 | 86,614 |
| | Count of Pop 35 - 39 | 4,382 | 18,324 | 87,994 |
| | Count of Pop 40 - 44 | 4,039 | 17,413 | 84,004 |
| | Count of Pop 45 - 59 | 11,237 | 49,200 | 220,934 |
| | Count of Pop 60 - 74 | 9,321 | 40,776 | 176,939 |
| | Count of Pop 75 - 84 | 2,660 | 11,983 | 52,929 |
| | Count of Pop 85+ | 640 | 3,430 | 15,852 |
| | % of Pop 0 to 4 years | 6.7% | 6.4% | 6.5% |
| | % of Pop 0 to 7 years | 9.3% | 9.1% | 9.1% |
| | % of Pop 5 - 13 | 11.9% | 11.8% | 11.6% |
| | % of Pop 14 - 18 | 5.6% | 5.6% | 5.4% |
| | % of Pop 19 - 22 | 5.7% | 5.7% | 5.3% |
| | % of Pop 22 - 25 | 4.3% | 4.3% | 3.9% |
| | % of Pop 25 - 29 | 7.1% | 6.8% | 6.6% |
| | % of Pop 30 - 34 | 7.2% | 6.9% | 7.2% |
| | % of Pop 35 - 39 | 7.0% | 6.8% | 7.4% |
| | % of Pop 40 - 44 | 6.5% | 6.5% | 7.0% |
| | % of Pop 45 - 59 | 18.0% | 18.3% | 18.5% |
| | % of Pop 60 - 74 | 14.9% | 15.2% | 14.8% |
| | % of Pop 75 - 84 | 4.3% | 4.5% | 4.4% |
| | % of Pop 85+ | 1.0% | 1.3% | 1.3% |
| Median Age | 36.2 | 36.8 | 37.3 | |
| Average Age | 37.6 | 38.1 | 38.3 | |
| Male Population by Age | % of Pop 0 to 4 years | 6.9% | 6.7% | 6.8% |
| | % of Pop 5 - 13 | 12.2% | 12.2% | 12.1% |
| | % of Pop 14 - 18 | 5.8% | 5.8% | 5.6% |
| | % of Pop 19 - 22 | 5.9% | 5.9% | 5.5% |
| | % of Pop 22 - 25 | 4.5% | 4.5% | 4.1% |
| | % of Pop 25 - 29 | 7.3% | 7.1% | 6.7% |
| | % of Pop 30 - 34 | 7.1% | 7.0% | 7.3% |
| | % of Pop 35 - 39 | 7.1% | 6.8% | 7.4% |
| | % of Pop 40 - 44 | 6.4% | 6.4% | 7.1% |
| | % of Pop 45 - 59 | 17.7% | 18.0% | 18.3% |
| | % of Pop 75 - 84 | 3.8% | 4.1% | 4.0% |
| | % of Pop 60 - 74 | 14.4% | 14.5% | 14.1% |
| | % of Pop 85+ | 0.8% | 1.0% | 1.0% |
| | Median Age | 35.1 | 35.6 | 36.3 |
| Average Age | 36.8 | 37.2 | 37.3 | |

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|---------------------------------|---|--------------------------|---------------------------|---------------------------|
| | % of Pop 0 to 4 years | 6.4% | 6.2% | 6.3% |
| | % of Pop 5 - 13 | 11.6% | 11.4% | 11.1% |
| | % of Pop 14 - 18 | 5.3% | 5.4% | 5.2% |
| | % of Pop 19 - 22 | 5.4% | 5.5% | 5.1% |
| | % of Pop 22 - 25 | 4.1% | 4.1% | 3.7% |
| | % of Pop 25 - 29 | 6.8% | 6.6% | 6.4% |
| | % of Pop 30 - 34 | 7.3% | 6.8% | 7.2% |
| | % of Pop 35 - 39 | 6.9% | 6.8% | 7.3% |
| | % of Pop 40 - 44 | 6.5% | 6.5% | 7.0% |
| | % of Pop 45 - 59 | 18.2% | 18.6% | 18.6% |
| | % of Pop 60 - 74 | 15.4% | 15.8% | 15.5% |
| | % of Pop 75 - 84 | 4.7% | 4.8% | 4.8% |
| | % of Pop 85+ | 1.2% | 1.6% | 1.7% |
| | Median Age | 37.2 | 38.0 | 38.4 |
| Average Age | 38.5 | 39.0 | 39.2 | |
| Race | Count of White | 15,321 | 63,158 | 378,418 |
| | Count of Black or African-American | 15,119 | 60,162 | 269,673 |
| | Count of Asian or Pacific Islander | 11,965 | 53,112 | 211,887 |
| | Count of Other races | 20,099 | 92,513 | 334,853 |
| | White | 24.5% | 23.5% | 31.7% |
| | Black or African American | 24.2% | 22.4% | 22.6% |
| | Asian | 19.1% | 19.7% | 17.7% |
| | Other Races | 32.2% | 34.4% | 28.0% |
| Language Spoken | Speak English at Home | 41.6% | 39.7% | 48.5% |
| | Speak Spanish at Home | 35.3% | 37.7% | 29.4% |
| | Speak French or French Creole at Home | 0.7% | 0.6% | 0.9% |
| | Speak German at Home | 0.2% | 0.1% | 0.3% |
| | Speak Other Indo-European Languages at Home | 5.7% | 3.7% | 5.7% |
| | Speak Russian and Other Slavic Languages at Home | 0.3% | 0.2% | 0.5% |
| | Speak Chinese at Home | 2.1% | 3.6% | 3.3% |
| | Speak Korean at Home | 0.2% | 0.1% | 0.2% |
| | Speak Vietnamese at Home | 5.6% | 6.6% | 3.5% |
| | Speak Other Asian Languages at Home | 2.4% | 2.1% | 2.2% |
| | Speak Tagalog and Other Pacific Languages at Home | 1.4% | 1.5% | 0.8% |
| | Speak Other Language at Home | 4.6% | 4.0% | 4.6% |
| Hispanic | Hispanic Population | 26,044 | 114,512 | 410,534 |
| | Hispanic Population Percent | 41.7% | 42.6% | 34.4% |
| | Mexican | 58.3% | 57.4% | 54.9% |
| | Puerto Rican | 1.4% | 1.5% | 2.0% |
| | Cuban | 2.0% | 1.8% | 2.8% |
| | Dominican | 0.4% | 0.4% | 0.4% |
| | Central American | 26.3% | 27.1% | 26.0% |
| | South American | 4.1% | 3.8% | 6.5% |
| | Other Hispanic | 7.4% | 8.0% | 7.4% |
| | 2000 Hispanic Population Percent | 24% | 28% | 27% |
| | 1990 Hispanic Population Percent | 15% | 16% | 18% |

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|------------------------------------|--|--------------------------|---------------------------|---------------------------|
| Ancestry | American (percent of total population) | 1.1% | 1.2% | 1.8% |
| | American | 1.0% | 1.0% | 1.6% |
| | Native American (ie. Indian/Eskimo) | 0.1% | 0.1% | 0.1% |
| | Hawaiian/Pacific Islander | 0.1% | 0.0% | 0.0% |
| | Asian (percent of total population) | 19.1% | 19.7% | 17.6% |
| | Chinese | 2.2% | 3.7% | 3.6% |
| | Japanese | 0.0% | 0.0% | 0.2% |
| | Korean | 0.2% | 0.2% | 0.4% |
| | South Central Asian (ie. Indian) | 8.2% | 5.7% | 7.0% |
| | South East Asian (ie. Vietnamese) | 7.7% | 9.2% | 5.5% |
| | Other Asian | 0.7% | 0.8% | 0.9% |
| | European (percent of total population) | 4.4% | 4.8% | 9.8% |
| | British | 0.8% | 1.0% | 2.2% |
| | Dutch | 0.1% | 0.1% | 0.2% |
| | French | 0.3% | 0.3% | 0.6% |
| | German | 1.1% | 1.1% | 2.0% |
| | Italian | 0.4% | 0.3% | 0.7% |
| | Polish | 0.2% | 0.2% | 0.3% |
| | Scandinavian | 0.1% | 0.2% | 0.4% |
| | Scotch/Irish | 0.9% | 0.9% | 2.0% |
| Other European (ie. Greek/Russian) | 0.5% | 0.7% | 1.4% | |
| Middle Eastern | 0.6% | 0.4% | 1.2% | |
| Other Ancestry | 26.6% | 25.5% | 27.6% | |
| Unclassified Ancestry | 6.5% | 5.9% | 7.7% | |
| Education (Age 25+) | Adult Population (25 Years or Older) | 41,197 | 177,966 | 803,814 |
| | Elementary (0 to 8) | 15.2% | 17.6% | 11.6% |
| | Some High School (9 to 11) | 8.0% | 8.3% | 5.6% |
| | High School Graduate (12) | 27.4% | 24.3% | 19.3% |
| | Some College (13 to 16) | 18.3% | 16.5% | 17.0% |
| | Associates Degree Only | 7.6% | 7.2% | 6.3% |
| | Bachelors Degree Only | 17.1% | 17.8% | 24.2% |
| | Graduate Degree | 6.3% | 8.3% | 16.0% |
| | % College (4+) | 23.5% | 26.2% | 40.1% |
| Household Type | Total Households – count | 21,707 | 92,511 | 442,438 |
| | One Person HHs – count | 5,309 | 21,697 | 121,968 |
| | Family HHs – count | 15,044 | 65,515 | 292,125 |
| | Married Couple – count | 9,558 | 40,158 | 197,816 |
| | w/own children – count | 4,029 | 16,167 | 88,943 |
| | w/out own children – count | 5,529 | 23,991 | 108,874 |
| | Male Householder – count | 1,558 | 6,839 | 26,968 |
| | Female Householder – count | 3,928 | 18,518 | 67,340 |
| | Non-Family Households – count | 1,354 | 5,299 | 28,345 |
| | 1 Person Household | 24.5% | 23.5% | 27.6% |
| | 2 Person Household | 26.5% | 26.8% | 28.0% |
| | 3 Person Household | 17.8% | 18.2% | 16.6% |
| | 4 Person Household | 15.1% | 15.6% | 14.7% |
| | 5 Person Household | 8.6% | 8.8% | 7.7% |
| | 6 Person Household | 4.5% | 4.2% | 3.4% |
| 7+ Person Household | 3.0% | 2.9% | 2.1% | |
| % Households With Children | 32.0% | 31.6% | 30.8% | |

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|--|---|--------------------------|---------------------------|---------------------------|
| Housing | Total Housing Units | 23,347 | 100,151 | 481,849 |
| | Owner Occupied Percent | 41.8% | 43.2% | 45.4% |
| | Renter Occupied Percent | 51.2% | 49.1% | 46.4% |
| | Vacant Housing Percent | 7.0% | 7.6% | 8.2% |
| | Total Housing Units (Census 2000) | 20,902 | 84,855 | 372,161 |
| Home Value (Owner Occupied) | Property Value \$1,000,000 or more | 0.1% | 0.9% | 6.1% |
| | Property Value \$750,000 to \$999,999 | 0.3% | 1.9% | 5.9% |
| | Property Value \$500,000 to \$749,999 | 2.9% | 6.7% | 12.8% |
| | Property Value \$400,000 to \$499,999 | 5.3% | 7.8% | 11.4% |
| | Property Value \$300,000, to \$399,999 | 16.3% | 17.2% | 16.1% |
| | Property Value \$200,000 to \$299,999 | 40.9% | 33.2% | 23.3% |
| | Property Value \$150,000 to \$199,999 | 14.6% | 13.5% | 8.8% |
| | Property Value \$100,000 to \$149,999 | 9.5% | 9.1% | 6.2% |
| | Property Value \$60,000 to \$99,999 | 3.6% | 3.5% | 2.5% |
| | Property Value \$40,000 to \$59,999 | 2.0% | 1.4% | 0.9% |
| | Property Value \$0 to \$39,999 | 4.1% | 4.3% | 2.8% |
| | Median Home Value | \$232,664 | \$248,166 | \$334,138 |
| Wealth per Household | \$0 and under - percent | 19.6% | 19.6% | 18.7% |
| | \$1 to \$4999 - percent | 10.5% | 10.4% | 9.5% |
| | \$5k to \$9999 - percent | 5.3% | 5.2% | 4.9% |
| | \$10k to \$24999 - percent | 6.9% | 6.8% | 6.6% |
| | \$25k to \$49999 - percent | 6.9% | 6.9% | 6.8% |
| | \$50k to \$99999 - percent | 10.0% | 10.1% | 9.9% |
| | \$100k to \$249999 - percent | 16.9% | 16.9% | 17.2% |
| | \$250k to \$499999 - percent | 11.6% | 11.7% | 12.4% |
| | \$500k+ - percent | 12.2% | 12.4% | 14.0% |
| | Median HH Wealth | \$53,893 | \$55,168 | \$67,601 |
| | Avg HH Wealth | \$207,541 | \$209,423 | \$228,384 |
| Economic Viability | Economic Viability Local | 284 | 289 | 292 |
| | Economic Viability Indexed | 105 | 107 | 108 |
| Occupation (Employed Civilians Age 16+) | Employed Civilian Pop 16+ by Occupation | 31,318 | 135,614 | 616,277 |
| | Managerial/Executive | 12.8% | 10.7% | 16.6% |
| | Professional Specialty | 18.2% | 17.6% | 23.5% |
| | Healthcare Support | 3.3% | 3.8% | 3.2% |
| | Sales | 11.6% | 10.1% | 10.5% |
| | Office & Administrative Support | 9.0% | 9.8% | 9.8% |
| | Protective Service | 2.5% | 2.0% | 1.7% |
| | Food Preparation | 6.6% | 8.0% | 6.3% |
| | Building Maintenance & Cleaning | 5.5% | 7.6% | 5.1% |
| | Personal Care | 2.8% | 3.6% | 2.8% |
| | Farming, Fishing, & Forestry | 0.0% | 0.2% | 0.2% |
| | Construction | 13.8% | 13.2% | 9.7% |
| | Production & Transportation | 13.8% | 13.2% | 10.7% |
| | Percent White Collar Workers | 55.0% | 52.1% | 63.6% |
| | Percent Blue Collar Workers | 45.0% | 47.9% | 36.4% |

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|---------------------------------|---------------------------------|--------------------------|---------------------------|---------------------------|
| | Agriculture/Mining/Construction | 14.2% | 13.7% | 11.9% |
| | Manufacturing | 6.2% | 6.4% | 7.0% |
| | Transportation | 6.5% | 5.6% | 5.7% |
| | Information | 0.9% | 0.9% | 1.1% |
| | Wholesale/Retail | 16.9% | 14.4% | 13.9% |
| | Finance, Insurance, Real Estate | 7.2% | 5.0% | 6.8% |
| | Professional Services | 5.1% | 5.3% | 8.8% |
| | Management Services | 0.1% | 0.1% | 0.2% |
| | Administrative/Waste Services | 5.2% | 7.6% | 6.2% |
| | Educational Services | 19.9% | 19.5% | 20.7% |
| | Entertainment Services | 9.2% | 11.8% | 9.5% |
| | Other Professional Services | 5.1% | 7.0% | 5.7% |
| | Public Administration | 3.4% | 2.5% | 2.3% |
| Vehicles per HH | No Vehicles | 9.4% | 10.0% | 8.3% |
| | 1 Vehicle | 33.3% | 34.9% | 37.4% |
| | 2 Vehicles | 38.0% | 35.1% | 37.3% |
| | 3 or more vehicles | 19.3% | 20.1% | 17.0% |
| | Average Number of Vehicles | 1.75 | 1.74 | 1.70 |
| Change | Births (last 12 months) | 830 | 3,491 | 15,334 |
| | Deaths (last 12 months) | 392 | 1,792 | 7,869 |
| | Migration (last 12 months) | -41 | -360 | -1,498 |
| Work place | Workplace Establishments | 1,877 | 9,762 | 39,140 |
| | Workplace Employees (FTE) | 28,994 | 135,184 | 502,394 |