



DRIVE TIME DEMOGRAPHICS

10-MINUTE DRIVE TIME

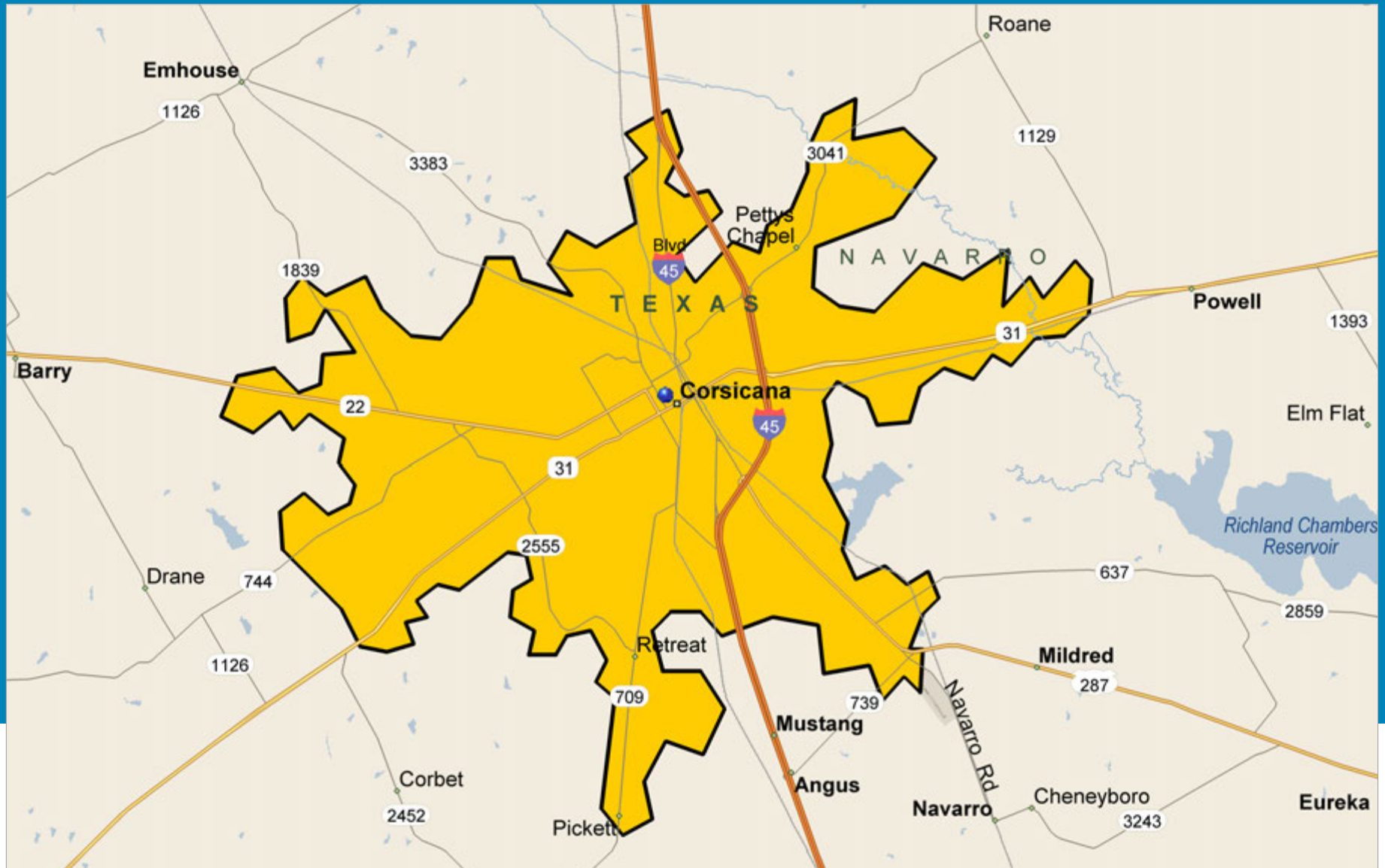
Corsicana, Texas



Prepared for
City of Corsicana
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Drive Time Demographics | 10-Minute Drive Time Corsicana, Texas



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Drive Time Demographics | 10-Minute Drive Time Corsicana, Texas

DESCRIPTION	DATA	%
Population		
2020 Projection	25,330	
2015 Estimate	24,814	
2010 Census	24,669	
Growth 2015-2020	2.08%	
Growth 2010-2015	0.59%	
2015 Est. Population by Single-Classification Race	24,814	
White Alone	14,614	58.89
Black or African American Alone	4,779	19.26
Amer. Indian and Alaska Native Alone	165	0.66
Asian Alone	202	0.81
Native Hawaiian and Other Pac. Isl. Alone	340	1.37
Some Other Race Alone	4,015	16.18
Two or More Races	698	2.81
2015 Est. Population by Hispanic or Latino Origin	24,814	
Not Hispanic or Latino	16,850	67.91
Hispanic or Latino:	7,964	32.09
Mexican	7,306	91.74
Puerto Rican	57	0.72
Cuban	9	0.11
All Other Hispanic or Latino	591	7.42
2015 Est. Hisp. or Latino Pop by Single-Class. Race	7,964	

DESCRIPTION	DATA	%
White Alone	3,404	42.74
Black or African American Alone	92	1.16
American Indian and Alaska Native Alone	78	0.98
Asian Alone	5	0.06
Native Hawaiian and Other Pacific Islander Alone	2	0.03
Some Other Race Alone	3,995	50.16
Two or More Races	387	4.86
2015 Est. Pop by Race, Asian Alone, by Category	202	
Chinese, except Taiwanese	38	18.81
Filipino	88	43.56
Japanese	3	1.49
Asian Indian	73	36.14
Korean	0	0.00
Vietnamese	0	0.00
Cambodian	0	0.00
Hmong	0	0.00
Laotian	0	0.00
Thai	0	0.00
All Other Asian Races Including 2+ Category	0	0.00
2015 Est. Population by Ancestry	24,814	
Arab	12	0.05
Czech	139	0.56
Danish	0	0.00
Dutch	65	0.26
English	1,669	6.73
French (except Basque)	145	0.58
French Canadian	30	0.12
German	1,269	5.11
Greek	8	0.03
Hungarian	29	0.12

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DESCRIPTION	DATA	%
Irish	1,359	5.48
Italian	217	0.87
Lithuanian	0	0.00
United States or American	1,813	7.31
Norwegian	68	0.27
Polish	129	0.52
Portuguese	0	0.00
Russian	24	0.10
Scottish	293	1.18
Scotch-Irish	257	1.04
Slovak	0	0.00
Subsaharan African	7	0.03
Swedish	215	0.87
Swiss	0	0.00
Ukrainian	0	0.00
Welsh	60	0.24
West Indian (except Hisp. groups)	0	0.00
Other ancestries	13,034	52.53
Ancestry Unclassified	3,972	16.01
2015 Est. Pop Age 5+ by Language Spoken at Home	22,780	
Speak Only English at Home	16,994	74.60
Speak Asian/Pac. Isl. Lang. at Home	163	0.72
Speak IndoEuropean Language at Home	177	0.78
Speak Spanish at Home	5,445	23.90
Speak Other Language at Home	1	0.00
2015 Est. Population by Sex	24,814	
Male	12,167	49.03
Female	12,647	50.97
2015 Est. Population by Age	24,814	

DESCRIPTION	DATA	%
Age 0 - 4	2,034	8.20
Age 5 - 9	2,019	8.14
Age 10 - 14	1,915	7.72
Age 15 - 17	1,135	4.57
Age 18 - 20	1,045	4.21
Age 21 - 24	1,310	5.28
Age 25 - 34	3,161	12.74
Age 35 - 44	3,006	12.11
Age 45 - 54	2,886	11.63
Age 55 - 64	2,667	10.75
Age 65 - 74	1,926	7.76
Age 75 - 84	1,151	4.64
Age 85 and over	561	2.26
Age 16 and over	18,477	74.46
Age 18 and over	17,711	71.38
Age 21 and over	16,667	67.17
Age 65 and over	3,637	14.66
2015 Est. Median Age	34.3	
2015 Est. Average Age	36.6	
2015 Est. Male Population by Age	12,167	

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DESCRIPTION	DATA	%
Age 0 - 4	1,037	8.52
Age 5 - 9	1,031	8.47
Age 10 - 14	1,012	8.32
Age 15 - 17	613	5.04
Age 18 - 20	576	4.73
Age 21 - 24	676	5.56
Age 25 - 34	1,561	12.83
Age 35 - 44	1,500	12.33
Age 45 - 54	1,400	11.51
Age 55 - 64	1,294	10.64
Age 65 - 74	856	7.04
Age 75 - 84	457	3.76
Age 85 and over	155	1.27
2015 Est. Median Age, Male	32.3	
2015 Est. Average Age, Male	34.8	
2015 Est. Female Population by Age	12,647	
Age 0 - 4	997	7.88
Age 5 - 9	988	7.81
Age 10 - 14	903	7.14
Age 15 - 17	523	4.14
Age 18 - 20	469	3.71
Age 21 - 24	634	5.01
Age 25 - 34	1,600	12.65
Age 35 - 44	1,506	11.91
Age 45 - 54	1,485	11.74
Age 55 - 64	1,373	10.86
Age 65 - 74	1,070	8.46
Age 75 - 84	694	5.49
Age 85 and over	406	3.21
2015 Est. Median Age, Female	36.4	

DESCRIPTION	DATA	%
2015 Est. Average Age, Female	38.3	
2015 Est. Pop Age 15+ by Marital Status	18,847	
Total, Never Married	6,009	31.88
Males, Never Married	3,541	18.79
Females, Never Married	2,468	13.09
Married, Spouse present	8,351	44.31
Married, Spouse absent	984	5.22
Widowed	1,307	6.93
Males Widowed	292	1.55
Females Widowed	1,014	5.38
Divorced	2,196	11.65
Males Divorced	804	4.27
Females Divorced	1,392	7.39
2015 Est. Pop Age 25+ by Edu. Attainment	15,357	
Less than 9th grade	1,419	9.24
Some High School, no diploma	2,273	14.80
High School Graduate (or GED)	4,635	30.18
Some College, no degree	3,216	20.94
Associate Degree	950	6.19
Bachelor's Degree	2,079	13.54
Master's Degree	468	3.05
Professional School Degree	220	1.43
Doctorate Degree	98	0.64
2015 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.	3,852	
No High School Diploma	2,410	62.56
High School Graduate	722	18.74
Some College or Associate's Degree	471	12.23
Bachelor's Degree or Higher	248	6.44
Households		

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DESCRIPTION	DATA	%
2020 Projection	9,154	
2015 Estimate	8,963	
2010 Census	8,909	
Growth 2015-2020	2.14%	
Growth 2010-2015	0.61%	
2015 Est. Households by Household Type	8,963	
Family Households	6,167	68.81
Nonfamily Households	2,795	31.18
2015 Est. Group Quarters Population	680	
2015 HHs by Ethnicity, Hispanic/Latino	1,971	21.99
2015 Est. Households by HH Income	8,963	
Income < \$15,000	1,489	16.61
Income \$15,000 - \$24,999	1,159	12.93
Income \$25,000 - \$34,999	989	11.03
Income \$35,000 - \$49,999	1,593	17.77
Income \$50,000 - \$74,999	1,527	17.04
Income \$75,000 - \$99,999	940	10.49
Income \$100,000 - \$124,999	611	6.82
Income \$125,000 - \$149,999	285	3.18
Income \$150,000 - \$199,999	141	1.57
Income \$200,000 - \$249,999	66	0.74
Income \$250,000 - \$499,999	109	1.22
Income \$500,000+	52	0.58
2015 Est. Average Household Income	\$57,856	

DESCRIPTION	DATA	%
2015 Est. Median Household Income	\$42,952	
2015 Median HH Inc. by Single-Class. Race or Eth.		
White Alone	49,939	
Black or African American Alone	31,387	
American Indian and Alaska Native Alone	52,303	
Asian Alone	28,698	
Native Hawaiian and Other Pacific Islander Alone	45,958	
Some Other Race Alone	30,331	
Two or More Races	39,681	
Hispanic or Latino	33,173	
Not Hispanic or Latino	45,406	
2015 Est. Family HH Type by Presence of Own Child.	6,167	
Married-Couple Family, own children	1,826	29.61
Married-Couple Family, no own children	2,344	38.01
Male Householder, own children	267	4.33
Male Householder, no own children	233	3.78
Female Householder, own children	843	13.67
Female Householder, no own children	654	10.60
2015 Est. Households by Household Size	8,963	
1-person	2,395	26.72
2-person	2,731	30.47
3-person	1,399	15.61
4-person	1,170	13.05
5-person	687	7.66
6-person	312	3.48
7-or-more-person	268	2.99
2015 Est. Average Household Size	2.69	

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DESCRIPTION	DATA	%
2015 Est. Households by Presence of People Under 18	8,963	
Households with 1 or More People under Age 18:	3,405	37.99
Married-Couple Family	2,032	59.68
Other Family, Male Householder	316	9.28
Other Family, Female Householder	1,021	29.99
Nonfamily, Male Householder	26	0.76
Nonfamily, Female Householder	11	0.32
Households with No People under Age 18:	5,557	62.00
Married-Couple Family	2,140	38.51
Other Family, Male Householder	181	3.26
Other Family, Female Householder	477	8.58
Nonfamily, Male Householder	1,156	20.80
Nonfamily, Female Householder	1,602	28.83
2015 Est. Households by Number of Vehicles	8,963	
No Vehicles	977	10.90
1 Vehicle	3,240	36.15
2 Vehicles	3,200	35.70
3 Vehicles	1,181	13.18
4 Vehicles	280	3.12
5 or more Vehicles	85	0.95
2015 Est. Average Number of Vehicles	1.7	
Family Households		
2020 Projection	6,290	

DESCRIPTION	DATA	%
2015 Estimate	6,167	
2010 Census	6,146	
Growth 2015-2020	2.00%	
Growth 2010-2015	0.35%	
2015 Est. Families by Poverty Status	6,167	
2015 Families at or Above Poverty	5,033	81.61
2015 Families at or Above Poverty with Children	2,237	36.27
2015 Families Below Poverty	1,135	18.40
2015 Families Below Poverty with Children	965	15.65
2015 Est. Pop Age 16+ by Employment Status	18,477	
In Armed Forces	24	0.13
Civilian - Employed	10,844	58.69
Civilian - Unemployed	1,095	5.93
Not in Labor Force	6,514	35.25
2015 Est. Civ. Employed Pop 16+ by Class of Worker	11,104	
For-Profit Private Workers	7,579	68.25
Non-Profit Private Workers	767	6.91
Local Government Workers	769	6.93
State Government Workers	780	7.02
Federal Government Workers	120	1.08
Self-Employed Workers	1,065	9.59
Unpaid Family Workers	24	0.22
2015 Est. Civ. Employed Pop 16+ by Occupation	11,104	
Architect/Engineer	85	0.77

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DESCRIPTION	DATA	%
Arts/Entertainment/Sports	58	0.52
Building Grounds Maintenance	649	5.84
Business/Financial Operations	190	1.71
Community/Social Services	175	1.58
Computer/Mathematical	41	0.37
Construction/Extraction	823	7.41
Education/Training/Library	786	7.08
Farming/Fishing/Forestry	59	0.53
Food Prep/Serving	361	3.25
Health Practitioner/Technician	492	4.43
Healthcare Support	298	2.68
Maintenance Repair	551	4.96
Legal	74	0.67
Life/Physical/Social Science	7	0.06
Management	773	6.96
Office/Admin. Support	1,734	15.62
Production	1,214	10.93
Protective Services	394	3.55
Sales/Related	831	7.48
Personal Care/Service	232	2.09
Transportation/Moving	1,279	11.52
2015 Est. Pop 16+ by Occupation Classification	11,104	
Blue Collar	3,866	34.82
White Collar	5,245	47.24
Service and Farm	1,993	17.95
2015 Est. Workers Age 16+ by Transp. to Work	10,802	
Drove Alone	8,585	79.48

DESCRIPTION	DATA	%
Car Pooled	1,526	14.13
Public Transportation	10	0.09
Walked	213	1.97
Bicycle	33	0.31
Other Means	108	1.00
Worked at Home	326	3.02
2015 Est. Workers Age 16+ by Travel Time to Work *		
Less than 15 Minutes	5,395	
15 - 29 Minutes	3,038	
30 - 44 Minutes	754	
45 - 59 Minutes	601	
60 or more Minutes	666	
2015 Est. Avg. Travel Time to Work in Minutes	21.36	
2015 Est. Occupied Housing Units by Tenure	8,963	
Owner Occupied	5,409	60.35
Renter Occupied	3,554	39.65
2015 Owner Occ. HUs: Avg. Length of Residence	17.3	
2015 Renter Occ. HUs: Avg. Length of Residence	7.5	
2015 Est. Owner-Occupied Housing Units by Value	5,409	
Value Less than \$20,000	216	3.99
Value \$20,000 - \$39,999	568	10.50

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DESCRIPTION	DATA	%
Value \$40,000 - \$59,999	877	16.21
Value \$60,000 - \$79,999	704	13.02
Value \$80,000 - \$99,999	631	11.67
Value \$100,000 - \$149,999	1,129	20.87
Value \$150,000 - \$199,999	524	9.69
Value \$200,000 - \$299,999	401	7.41
Value \$300,000 - \$399,999	139	2.57
Value \$400,000 - \$499,999	77	1.42
Value \$500,000 - \$749,999	102	1.89
Value \$750,000 - \$999,999	15	0.28
Value \$1,000,000 or more	26	0.48
2015 Est. Median All Owner-Occupied Housing Value	\$90,764	
2015 Est. Housing Units by Units in Structure	9,999	
1 Unit Attached	234	2.34
1 Unit Detached	7,139	71.40
2 Units	431	4.31
3 or 4 Units	514	5.14
5 to 19 Units	505	5.05
20 to 49 Units	115	1.15
50 or More Units	253	2.53
Mobile Home or Trailer	809	8.09
Boat, RV, Van, etc.	0	0.00
2015 Est. Housing Units by Year Structure Built	9,999	
Housing Units Built 2010 or later	188	1.88
Housing Units Built 2000 to 2009	1,127	11.27

DESCRIPTION	DATA	%
Housing Units Built 1990 to 1999	1,016	10.16
Housing Units Built 1980 to 1989	1,384	13.84
Housing Units Built 1970 to 1979	2,377	23.77
Housing Units Built 1960 to 1969	1,385	13.85
Housing Units Built 1950 to 1959	1,142	11.42
Housing Units Built 1940 to 1949	592	5.92
Housing Unit Built 1939 or Earlier	787	7.87
2015 Est. Median Year Structure Built**	1975	



C. Kelly Cofer
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The Retail Coach, LLC

About The Retail Coach

The Retail Coach, LLC, is a national retail analytics and locational intelligence firm that specializes in all aspects of retail market analyses and recruitment, from “macro to micro” trade area assessment to actively recruiting retailers on behalf of our clients.

Through its unique Retail:360 process, The Retail Coach offers a dynamic system of products and services that better enable communities to maximize their retail development potential.

Retail:360 Process

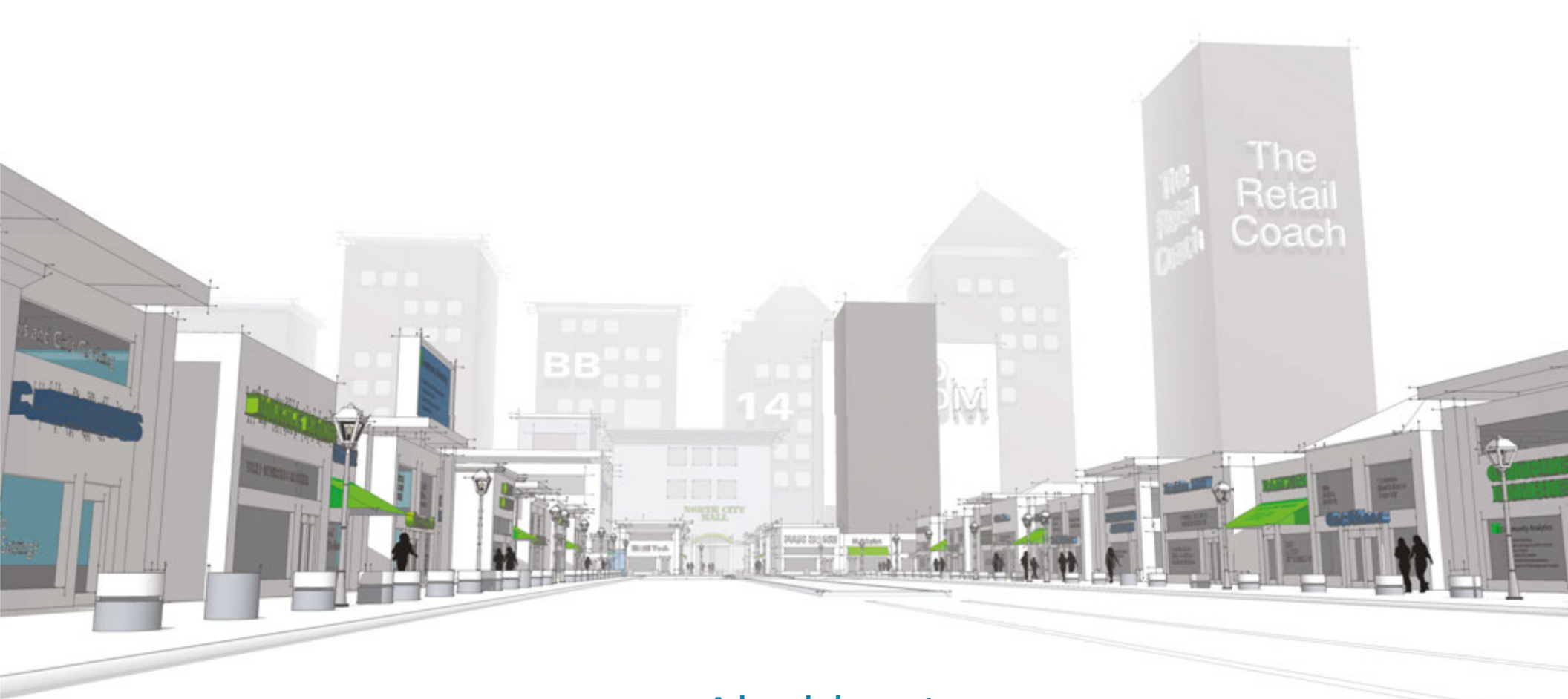
Providing more than simple data reports of psychographic and demographic trends, The Retail Coach goes well beyond other retail consulting and market research firms’ offerings by combining current national and statewide demographics and trend data with real-world, “on-the-ground” data gathered through extensive visits within our clients’ communities.

Every community is different, and there is no “one size fits all” retail recruitment solution. Compiling the gathered data into client-tailored information packets that are uniquely designed for, and targeted to, specific retailers and restaurants who meet the community’s needs helps assure our clients that they are receiving the latest and best information for their retail recruitment efforts — all with personal service and coaching guidance that continues beyond the initial project scope and timeline.

Our Retail:360 process assures that communities get timely, accurate and relevant information. Translating that data into the information that retailers need and seek assures our clients even better possibilities for tremendous retail growth and success.

**The Retail Coach -
It’s not about data. It’s about your success.**

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Acknowledgements

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Sources used in completing this study include: infoUSA™, Applied Geographic Solutions, Nielsen 2014/2015, ESRI 2015, U.S. Census Bureau, Economy.com, Spatial Insights Inc., Urban Land Institute, CensusViewer.com, International Council of Shopping Centers, and/or U.S. Bureau of Labor and Statistics.

To better represent current data, where applicable, portions of estimated actual sales may be calculated using an average sales per square foot model.

Mapping data is provided by MapInfo, Nielsen, ESRI and/or Microsoft Corporation.

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