



COMMUNITY DEMOGRAPHIC PROFILE

Corsicana, Texas

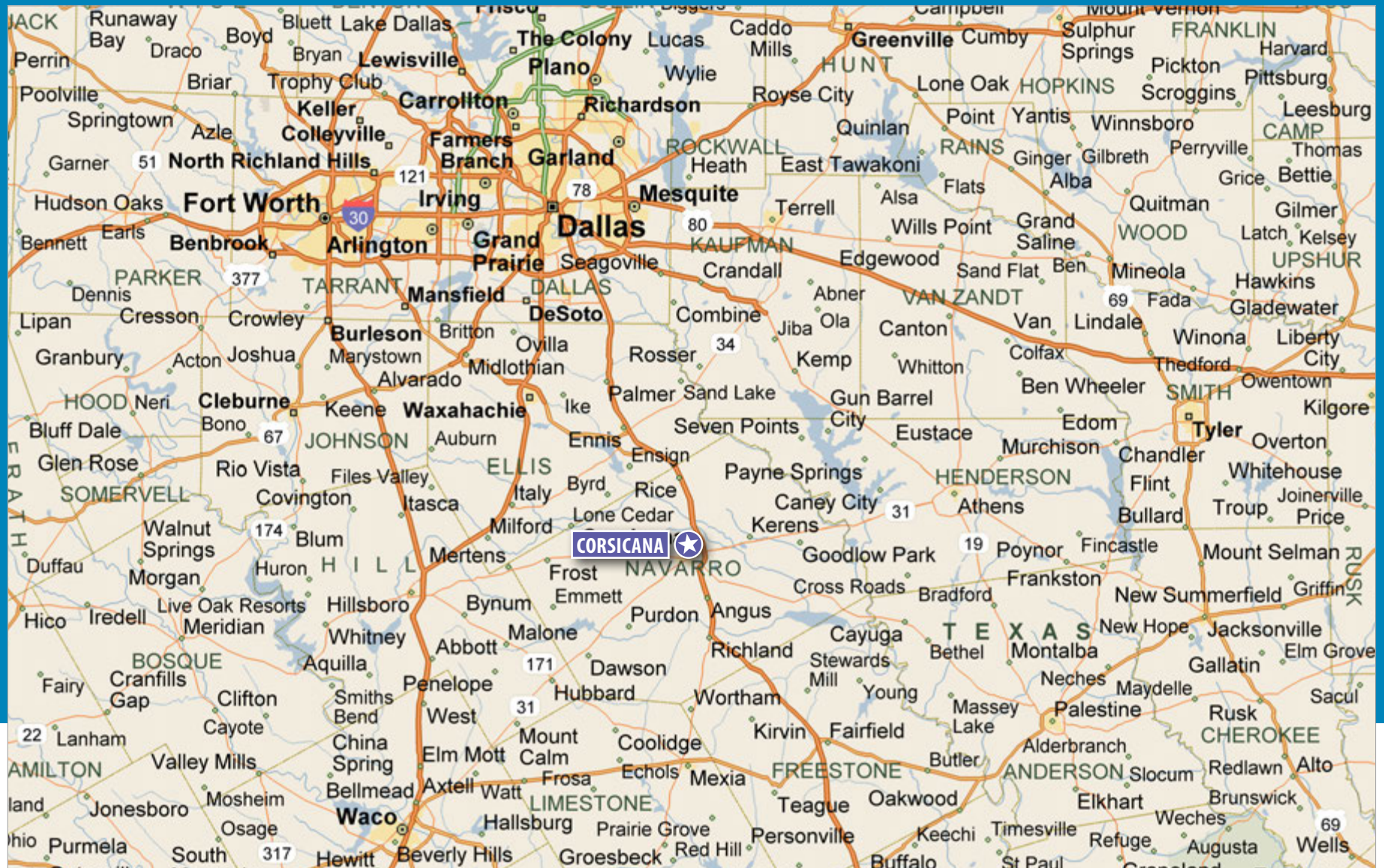


Prepared for
City of Corsicana
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Location Map

Corsicana, Texas



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Community Demographics

Corsicana, Texas

DESCRIPTION	DATA	%
Population		
2020 Projection	24,500	
2015 Estimate	24,014	
2010 Census	23,770	
Growth 2015-2020	2.02%	
Growth 2010-2015	1.03%	
2015 Est. Population by Single-Classification Race	24,014	
White Alone	13,952	58.10
Black or African American Alone	4,807	20.02
Amer. Indian and Alaska Native Alone	162	0.67
Asian Alone	195	0.81
Native Hawaiian and Other Pac. Isl. Alone	335	1.40
Some Other Race Alone	3,896	16.22
Two or More Races	667	2.78
2015 Est. Population by Hispanic or Latino Origin	24,014	
Not Hispanic or Latino	16,248	67.66
Hispanic or Latino:	7,766	32.34
Mexican	7,128	91.78
Puerto Rican	56	0.72
Cuban	8	0.10
All Other Hispanic or Latino	574	7.39

DESCRIPTION	DATA	%
2015 Est. Hisp. or Latino Pop by Single-Class. Race	7,766	
White Alone	3,349	43.12
Black or African American Alone	92	1.18
American Indian and Alaska Native Alone	77	0.99
Asian Alone	3	0.04
Native Hawaiian and Other Pacific Islander Alone	2	0.03
Some Other Race Alone	3,876	49.91
Two or More Races	367	4.73
2015 Est. Pop by Race, Asian Alone, by Category	195	
Chinese, except Taiwanese	38	19.49
Filipino	85	43.59
Japanese	3	1.54
Asian Indian	69	35.38
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	24,014	
Arab	12	0.05
Czech	134	0.56
Danish	0	0.00
Dutch	64	0.27
English	1,611	6.71
French (except Basque)	140	0.58
French Canadian	30	0.12
German	1,227	5.11
Greek	8	0.03

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DESCRIPTION	DATA	%
Hungarian	30	0.12
Irish	1,305	5.43
Italian	212	0.88
Lithuanian	0	0.00
United States or American	1,742	7.25
Norwegian	67	0.28
Polish	123	0.51
Portuguese	0	0.00
Russian	24	0.10
Scottish	283	1.18
Scotch-Irish	251	1.05
Slovak	0	0.00
Subsaharan African	6	0.02
Swedish	214	0.89
Swiss	0	0.00
Ukrainian	0	0.00
Welsh	58	0.24
West Indian (except Hisp. groups)	0	0.00
Other ancestries	12,630	52.59
Ancestry Unclassified	3,843	16.00
2015 Est. Pop Age 5+ by Language Spoken at Home	22,027	
Speak Only English at Home	16,397	74.44
Speak Asian/Pac. Isl. Lang. at Home	154	0.70
Speak IndoEuropean Language at Home	168	0.76
Speak Spanish at Home	5,307	24.09
Speak Other Language at Home	1	0.00
2015 Est. Population by Sex	24,014	
Male	11,748	48.92
Female	12,266	51.08

DESCRIPTION	DATA	%
2015 Est. Population by Age	24,014	
Age 0 - 4	1,987	8.27
Age 5 - 9	1,973	8.22
Age 10 - 14	1,859	7.74
Age 15 - 17	1,094	4.56
Age 18 - 20	1,009	4.20
Age 21 - 24	1,278	5.32
Age 25 - 34	3,089	12.86
Age 35 - 44	2,910	12.12
Age 45 - 54	2,774	11.55
Age 55 - 64	2,554	10.64
Age 65 - 74	1,833	7.63
Age 75 - 84	1,112	4.63
Age 85 and over	542	2.26
Age 16 and over	17,839	74.29
Age 18 and over	17,101	71.21
Age 21 and over	16,092	67.01
Age 65 and over	3,487	14.52
2015 Est. Median Age	34.1	
2015 Est. Average Age	36.4	

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DESCRIPTION	DATA	%
2015 Est. Male Population by Age	11,748	
Age 0 - 4	1,013	8.62
Age 5 - 9	1,008	8.58
Age 10 - 14	983	8.37
Age 15 - 17	586	4.99
Age 18 - 20	553	4.71
Age 21 - 24	660	5.62
Age 25 - 34	1,523	12.96
Age 35 - 44	1,452	12.36
Age 45 - 54	1,338	11.39
Age 55 - 64	1,238	10.54
Age 65 - 74	809	6.89
Age 75 - 84	438	3.73
Age 85 and over	147	1.25
2015 Est. Median Age, Male	32.0	
2015 Est. Average Age, Male	34.6	
2015 Est. Female Population by Age	12,266	
Age 0 - 4	974	7.94
Age 5 - 9	965	7.87
Age 10 - 14	876	7.14
Age 15 - 17	508	4.14
Age 18 - 20	456	3.72
Age 21 - 24	618	5.04
Age 25 - 34	1,566	12.77
Age 35 - 44	1,458	11.89
Age 45 - 54	1,436	11.71
Age 55 - 64	1,316	10.73
Age 65 - 74	1,024	8.35
Age 75 - 84	674	5.49
Age 85 and over	395	3.22

DESCRIPTION	DATA	%
2015 Est. Median Age, Female	36.2	
2015 Est. Average Age, Female	38.2	
2015 Est. Pop Age 15+ by Marital Status	18,195	
Total, Never Married	5,857	32.19
Males, Never Married	3,430	18.85
Females, Never Married	2,427	13.34
Married, Spouse present	7,975	43.83
Married, Spouse absent	977	5.37
Widowed	1,275	7.01
Males Widowed	290	1.59
Females Widowed	985	5.41
Divorced	2,111	11.60
Males Divorced	771	4.24
Females Divorced	1,340	7.36
2015 Est. Pop Age 25+ by Edu. Attainment	14,814	
Less than 9th grade	1,397	9.43
Some High School, no diploma	2,197	14.83
High School Graduate (or GED)	4,468	30.16
Some College, no degree	3,079	20.78
Associate Degree	911	6.15
Bachelor's Degree	2,010	13.57
Master's Degree	440	2.97
Professional School Degree	213	1.44
Doctorate Degree	99	0.67
2015 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.	3,755	
No High School Diploma	2,359	62.82
High School Graduate	700	18.64
Some College or Associate's Degree	456	12.14
Bachelor's Degree or Higher	240	6.39

Community Demographics

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DESCRIPTION	DATA	%
Households		
2020 Projection	8,865	
2015 Estimate	8,681	
2010 Census	8,587	
Growth 2015-2020	2.12%	
Growth 2010-2015	1.09%	
2015 Est. Households by Household Type	8,681	
Family Households	5,953	68.58
Nonfamily Households	2,728	31.42
2015 Est. Group Quarters Population	652	
2015 HHs by Ethnicity, Hispanic/Latino	1,920	22.12
2015 Est. Households by HH Income	8,681	
Income < \$15,000	1,452	16.73
Income \$15,000 - \$24,999	1,143	13.17
Income \$25,000 - \$34,999	963	11.09
Income \$35,000 - \$49,999	1,568	18.06
Income \$50,000 - \$74,999	1,471	16.95
Income \$75,000 - \$99,999	907	10.45
Income \$100,000 - \$124,999	573	6.60
Income \$125,000 - \$149,999	264	3.04
Income \$150,000 - \$199,999	133	1.53
Income \$200,000 - \$249,999	61	0.70
Income \$250,000 - \$499,999	101	1.16
Income \$500,000+	45	0.52

DESCRIPTION	DATA	%
2015 Est. Average Household Income	\$56,830	
2015 Est. Median Household Income	\$42,486	
2015 Median HH Inc. by Single-Class. Race or Eth.		
White Alone	49,383	
Black or African American Alone	31,223	
American Indian and Alaska Native Alone	53,261	
Asian Alone	28,000	
Native Hawaiian and Other Pacific Islander Alone	45,781	
Some Other Race Alone	30,197	
Two or More Races	39,286	
Hispanic or Latino	32,891	
Not Hispanic or Latino	44,903	
2015 Est. Family HH Type by Presence of Own Child.	5,953	
Married-Couple Family, own children	1,754	29.46
Married-Couple Family, no own children	2,222	37.33
Male Householder, own children	263	4.42
Male Householder, no own children	226	3.80
Female Householder, own children	844	14.18
Female Householder, no own children	644	10.82
2015 Est. Households by Household Size	8,681	
1-person	2,338	26.93
2-person	2,626	30.25
3-person	1,355	15.61
4-person	1,134	13.06
5-person	666	7.67
6-person	299	3.44
7-or-more-person	263	3.03

2015 Est. Average Household Size

2.69

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DESCRIPTION	DATA	%
2015 Est. Households by Presence of People Under 18	8,681	
Households with 1 or More People under Age 18:	3,318	38.22
Married-Couple Family	1,954	58.89
Other Family, Male Householder	309	9.31
Other Family, Female Householder	1,018	30.68
Nonfamily, Male Householder	25	0.75
Nonfamily, Female Householder	12	0.36
Households with No People under Age 18:	5,363	61.78
Married-Couple Family	2,024	37.74
Other Family, Male Householder	177	3.30
Other Family, Female Householder	470	8.76
Nonfamily, Male Householder	1,123	20.94
Nonfamily, Female Householder	1,569	29.26
2015 Est. Households by Number of Vehicles	8,681	
No Vehicles	974	11.22
1 Vehicle	3,171	36.53
2 Vehicles	3,107	35.79
3 Vehicles	1,108	12.76
4 Vehicles	244	2.81
5 or more Vehicles	77	0.89
2015 Est. Average Number of Vehicles	1.6	
Family Households		

DESCRIPTION	DATA	%
2020 Projection	6,071	
2015 Estimate	5,953	
2010 Census	5,911	
Growth 2015-2020	1.98%	
Growth 2010-2015	0.71%	
2015 Est. Families by Poverty Status	5,953	
2015 Families at or Above Poverty	4,834	81.20
2015 Families at or Above Poverty with Children	2,166	36.39
2015 Families Below Poverty	1,119	18.80
2015 Families Below Poverty with Children	948	15.92
2015 Est. Pop Age 16+ by Employment Status	17,839	
In Armed Forces	23	0.13
Civilian - Employed	10,451	58.59
Civilian - Unemployed	1,063	5.96
Not in Labor Force	6,302	35.33
2015 Est. Civ. Employed Pop 16+ by Class of Worker	10,709	
For-Profit Private Workers	7,360	68.73
Non-Profit Private Workers	749	6.99
Local Government Workers	738	6.89
State Government Workers	743	6.94
Federal Government Workers	113	1.06
Self-Employed Workers	980	9.15
Unpaid Family Workers	26	0.24
2015 Est. Civ. Employed Pop 16+ by Occupation	10,709	

Community Demographics

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DESCRIPTION	DATA	%
Architect/Engineer	83	0.78
Arts/Entertainment/Sports	56	0.52
Building Grounds Maintenance	640	5.98
Business/Financial Operations	173	1.62
Community/Social Services	169	1.58
Computer/Mathematical	38	0.35
Construction/Extraction	801	7.48
Education/Training/Library	757	7.07
Farming/Fishing/Forestry	59	0.55
Food Prep/Serving	346	3.23
Health Practitioner/Technician	471	4.40
Healthcare Support	294	2.75
Maintenance Repair	539	5.03
Legal	72	0.67
Life/Physical/Social Science	4	0.04
Management	724	6.76
Office/Admin. Support	1,666	15.56
Production	1,194	11.15
Protective Services	375	3.50
Sales/Related	782	7.30
Personal Care/Service	210	1.96
Transportation/Moving	1,256	11.73
2015 Est. Pop 16+ by Occupation Classification	10,709	
Blue Collar	3,790	35.39
White Collar	4,995	46.64
Service and Farm	1,924	17.97
2015 Est. Workers Age 16+ by Transp. to Work	10,420	

DESCRIPTION	DATA	%
Drove Alone	8,233	79.01
Car Pooled	1,501	14.40
Public Transportation	9	0.09
Walked	219	2.10
Bicycle	33	0.32
Other Means	107	1.03
Worked at Home	318	3.05
2015 Est. Workers Age 16+ by Travel Time to Work *		
Less than 15 Minutes	5,277	
15 - 29 Minutes	2,927	
30 - 44 Minutes	707	
45 - 59 Minutes	564	
60 or more Minutes	613	
2015 Est. Avg. Travel Time to Work in Minutes	21.01	
2015 Est. Occupied Housing Units by Tenure	8,681	
Owner Occupied	5,146	59.28
Renter Occupied	3,535	40.72
2015 Owner Occ. HUs: Avg. Length of Residence	17.5	
2015 Renter Occ. HUs: Avg. Length of Residence	7.4	
2015 Est. Owner-Occupied Housing Units by Value	5,146	
Value Less than \$20,000	205	3.98

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DESCRIPTION	DATA	%
Value \$20,000 - \$39,999	545	10.59
Value \$40,000 - \$59,999	848	16.48
Value \$60,000 - \$79,999	661	12.84
Value \$80,000 - \$99,999	607	11.80
Value \$100,000 - \$149,999	1,081	21.01
Value \$150,000 - \$199,999	501	9.74
Value \$200,000 - \$299,999	373	7.25
Value \$300,000 - \$399,999	123	2.39
Value \$400,000 - \$499,999	68	1.32
Value \$500,000 - \$749,999	95	1.85
Value \$750,000 - \$999,999	14	0.27
Value \$1,000,000 or more	25	0.49
2015 Est. Median All Owner-Occupied Housing Value	\$90,346	
2015 Est. Housing Units by Units in Structure	9,679	
1 Unit Attached	228	2.36
1 Unit Detached	6,904	71.33
2 Units	420	4.34
3 or 4 Units	537	5.55
5 to 19 Units	515	5.32
20 to 49 Units	127	1.31
50 or More Units	252	2.60
Mobile Home or Trailer	696	7.19
Boat, RV, Van, etc.	0	0.00
2015 Est. Housing Units by Year Structure Built	9,679	
Housing Units Built 2010 or later	185	1.91

DESCRIPTION	DATA	%
Housing Units Built 2000 to 2009	1,042	10.77
Housing Units Built 1990 to 1999	951	9.83
Housing Units Built 1980 to 1989	1,317	13.61
Housing Units Built 1970 to 1979	2,327	24.04
Housing Units Built 1960 to 1969	1,364	14.09
Housing Units Built 1950 to 1959	1,123	11.60
Housing Units Built 1940 to 1949	593	6.13
Housing Unit Built 1939 or Earlier	777	8.03
2015 Est. Median Year Structure Built**	1974	



C. Kelly Cofer
President & CEO
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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