



RADIAL DEMOGRAPHICS

10-MILE RADIAL

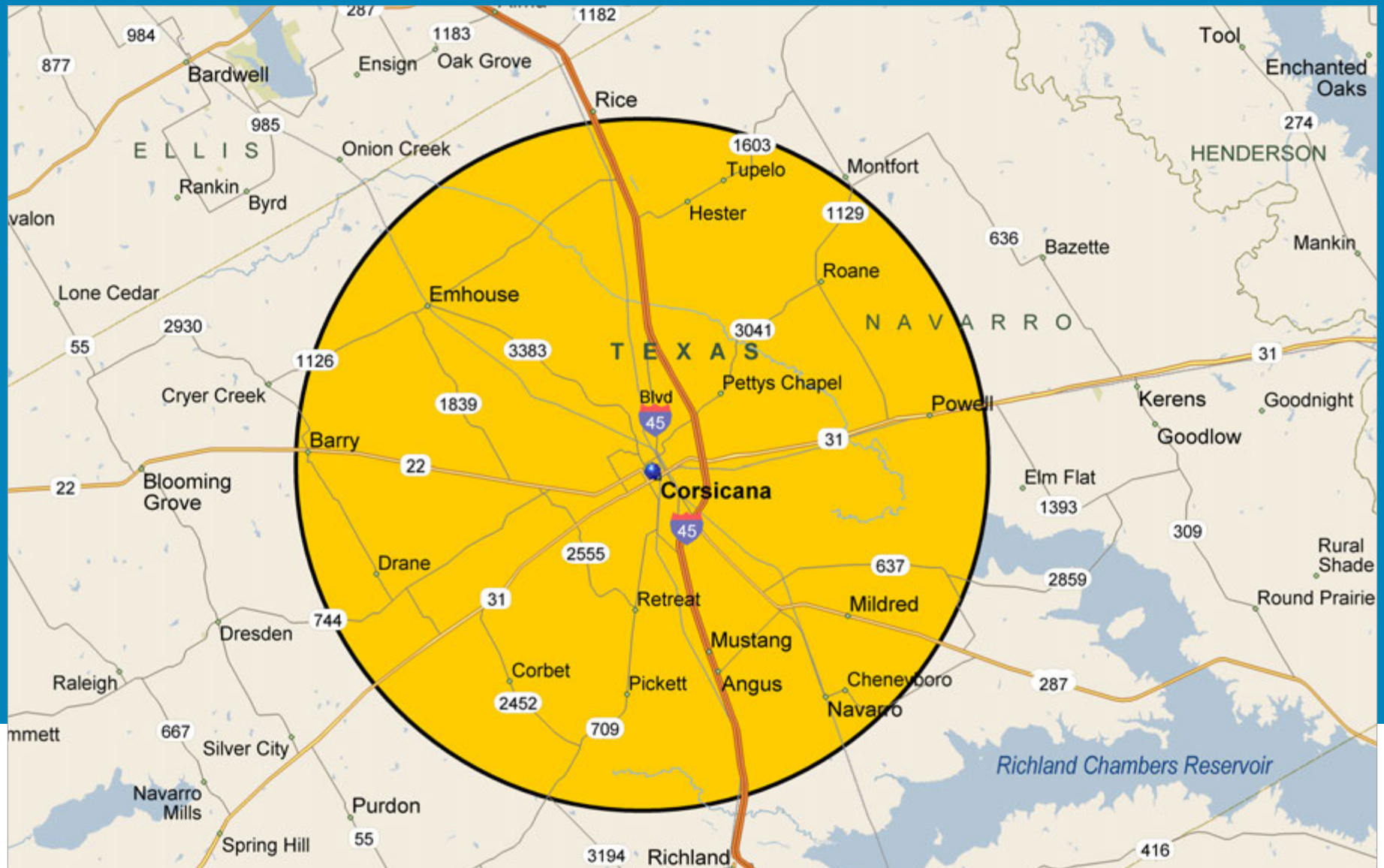
Corsicana, Texas



Prepared for
City of Corsicana
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 **TheRetailCoach®**

10-Mile Radial Corsicana, Texas



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Radial Demographics | 10-Mile Radial Corsicana, Texas

DESCRIPTION	DATA	%
Population		
2020 Projection	34,444	
2015 Estimate	33,441	
2010 Census	32,863	
2000 Census	32,019	
Growth 2015-2020	3.00%	
Growth 2010-2015	1.76%	
Growth 2000-2010	2.64%	
2015 Est. Population by Single-Classification Race	33,441	
White Alone	20,870	62.41
Black or African American Alone	5,407	16.17
Amer. Indian and Alaska Native Alone	227	0.68
Asian Alone	254	0.76
Native Hawaiian and Other Pac. Isl. Alone	413	1.24
Some Other Race Alone	5,353	16.01
Two or More Races	918	2.75
2015 Est. Population by Hispanic or Latino Origin	33,441	
Not Hispanic or Latino	23,212	69.41
Hispanic or Latino:	10,229	30.59
Mexican	9,365	91.55
Puerto Rican	68	0.66
Cuban	13	0.13
All Other Hispanic or Latino	783	7.65

DESCRIPTION	DATA	%
2015 Est. Hisp. or Latino Pop by Single-Class. Race	10,229	
White Alone	4,172	40.79
Black or African American Alone	107	1.05
American Indian and Alaska Native Alone	105	1.03
Asian Alone	11	0.11
Native Hawaiian and Other Pacific Islander Alone	2	0.02
Some Other Race Alone	5,321	52.02
Two or More Races	510	4.99
2015 Est. Pop by Race, Asian Alone, by Category	254	
Chinese, except Taiwanese	42	16.54
Filipino	113	44.49
Japanese	3	1.18
Asian Indian	93	36.61
Korean	1	0.39
Vietnamese	0	0.00
Cambodian	0	0.00
Hmong	0	0.00
Laotian	1	0.39
Thai	0	0.00
All Other Asian Races Including 2+ Category	1	0.39
2015 Est. Population by Ancestry	33,441	
Arab	12	0.04
Czech	221	0.66
Danish	0	0.00
Dutch	112	0.33
English	2,186	6.54
French (except Basque)	283	0.85
French Canadian	33	0.10
German	1,949	5.83
Greek	8	0.02

Radial Demographics | 10-Mile Radial Corsicana, Texas

DESCRIPTION	DATA	%
Hungarian	35	0.10
Irish	1,838	5.50
Italian	271	0.81
Lithuanian	0	0.00
United States or American	2,336	6.99
Norwegian	86	0.26
Polish	155	0.46
Portuguese	0	0.00
Russian	37	0.11
Scottish	394	1.18
Scotch-Irish	347	1.04
Slovak	0	0.00
Subsaharan African	14	0.04
Swedish	228	0.68
Swiss	1	0.00
Ukrainian	0	0.00
Welsh	93	0.28
West Indian (except Hisp. groups)	2	0.01
Other ancestries	17,383	51.98
Ancestry Unclassified	5,415	16.19
2015 Est. Pop Age 5+ by Language Spoken at Home	30,788	
Speak Only English at Home	23,271	75.58
Speak Asian/Pac. Isl. Lang. at Home	193	0.63
Speak IndoEuropean Language at Home	217	0.70
Speak Spanish at Home	7,106	23.08
Speak Other Language at Home	1	0.00
2015 Est. Population by Sex	33,441	
Male	16,514	49.38
Female	16,927	50.62

DESCRIPTION	DATA	%
2015 Est. Population by Age	33,441	
Age 0 - 4	2,653	7.93
Age 5 - 9	2,638	7.89
Age 10 - 14	2,574	7.70
Age 15 - 17	1,520	4.55
Age 18 - 20	1,391	4.16
Age 21 - 24	1,770	5.29
Age 25 - 34	4,086	12.22
Age 35 - 44	4,005	11.98
Age 45 - 54	4,054	12.12
Age 55 - 64	3,792	11.34
Age 65 - 74	2,778	8.31
Age 75 - 84	1,518	4.54
Age 85 and over	662	1.98
Age 16 and over	25,080	75.00
Age 18 and over	24,056	71.94
Age 21 and over	22,665	67.78
Age 65 and over	4,958	14.83
2015 Est. Median Age	35.2	
2015 Est. Average Age	37.0	

Radial Demographics | 10-Mile Radial Corsicana, Texas

DESCRIPTION	DATA	%
2015 Est. Male Population by Age	16,514	
Age 0 - 4	1,352	8.19
Age 5 - 9	1,346	8.15
Age 10 - 14	1,354	8.20
Age 15 - 17	822	4.98
Age 18 - 20	764	4.63
Age 21 - 24	917	5.55
Age 25 - 34	2,018	12.22
Age 35 - 44	1,986	12.03
Age 45 - 54	1,982	12.00
Age 55 - 64	1,854	11.23
Age 65 - 74	1,286	7.79
Age 75 - 84	640	3.88
Age 85 and over	192	1.16
2015 Est. Median Age, Male	33.4	
2015 Est. Average Age, Male	35.6	
2015 Est. Female Population by Age	16,927	
Age 0 - 4	1,301	7.69
Age 5 - 9	1,292	7.63
Age 10 - 14	1,220	7.21
Age 15 - 17	697	4.12
Age 18 - 20	627	3.70
Age 21 - 24	853	5.04
Age 25 - 34	2,068	12.22
Age 35 - 44	2,019	11.93
Age 45 - 54	2,071	12.23
Age 55 - 64	1,938	11.45
Age 65 - 74	1,492	8.81
Age 75 - 84	878	5.19
Age 85 and over	470	2.78

DESCRIPTION	DATA	%
2015 Est. Median Age, Female	37.0	
2015 Est. Average Age, Female	38.4	
2015 Est. Pop Age 15+ by Marital Status	25,576	
Total, Never Married	7,601	29.72
Males, Never Married	4,476	17.50
Females, Never Married	3,125	12.22
Married, Spouse present	12,030	47.04
Married, Spouse absent	1,275	4.99
Widowed	1,671	6.53
Males Widowed	381	1.49
Females Widowed	1,290	5.04
Divorced	3,000	11.73
Males Divorced	1,149	4.49
Females Divorced	1,851	7.24
2015 Est. Pop Age 25+ by Edu. Attainment	20,895	
Less than 9th grade	1,836	8.79
Some High School, no diploma	2,999	14.35
High School Graduate (or GED)	6,564	31.41
Some College, no degree	4,457	21.33
Associate Degree	1,393	6.67
Bachelor's Degree	2,666	12.76
Master's Degree	624	2.99
Professional School Degree	245	1.17
Doctorate Degree	111	0.53
2015 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.	4,908	
No High School Diploma	3,046	62.06
High School Graduate	953	19.42
Some College or Associate's Degree	618	12.59
Bachelor's Degree or Higher	291	5.93

Radial Demographics | 10-Mile Radial Corsicana, Texas

DESCRIPTION	DATA	%
Households		
2020 Projection	12,315	
2015 Estimate	11,977	
2010 Census	11,806	
2000 Census	11,470	
Growth 2015-2020	2.82%	
Growth 2010-2015	1.45%	
Growth 2000-2010	2.93%	
2015 Est. Households by Household Type	11,977	
Family Households	8,496	70.94
Nonfamily Households	3,481	29.06
2015 Est. Group Quarters Population	718	
2015 HHs by Ethnicity, Hispanic/Latino	2,523	21.07
2015 Est. Households by HH Income	11,977	
Income < \$15,000	1,918	16.01
Income \$15,000 - \$24,999	1,504	12.56
Income \$25,000 - \$34,999	1,351	11.28
Income \$35,000 - \$49,999	2,105	17.58
Income \$50,000 - \$74,999	2,085	17.41
Income \$75,000 - \$99,999	1,246	10.40
Income \$100,000 - \$124,999	815	6.80
Income \$125,000 - \$149,999	415	3.46
Income \$150,000 - \$199,999	211	1.76
Income \$200,000 - \$249,999	101	0.84
Income \$250,000 - \$499,999	153	1.28
Income \$500,000+	73	0.61
2015 Est. Average Household Income	\$59,135	

DESCRIPTION	DATA	%
2015 Est. Median Household Income	\$43,660	
2015 Median HH Inc. by Single-Class. Race or Eth.		
White Alone	49,765	
Black or African American Alone	31,184	
American Indian and Alaska Native Alone	52,423	
Asian Alone	29,363	
Native Hawaiian and Other Pacific Islander Alone	46,009	
Some Other Race Alone	30,878	
Two or More Races	39,388	
Hispanic or Latino	33,471	
Not Hispanic or Latino	46,197	
2015 Est. Family HH Type by Presence of Own Child.	8,496	
Married-Couple Family, own children	2,529	29.77
Married-Couple Family, no own children	3,479	40.95
Male Householder, own children	351	4.13
Male Householder, no own children	310	3.65
Female Householder, own children	1,035	12.18
Female Householder, no own children	793	9.33
2015 Est. Households by Household Size	11,977	
1-person	2,960	24.71
2-person	3,795	31.69
3-person	1,896	15.83
4-person	1,592	13.29
5-person	945	7.89
6-person	437	3.65
7-or-more-person	352	2.94
2015 Est. Average Household Size	2.73	

Radial Demographics | 10-Mile Radial Corsicana, Texas

DESCRIPTION	DATA	%
2015 Est. Households by Presence of People Under 18	11,977	
Households with 1 or More People under Age 18:	4,556	38.04
Married-Couple Family	2,825	62.01
Other Family, Male Householder	420	9.22
Other Family, Female Householder	1,258	27.61
Nonfamily, Male Householder	35	0.77
Nonfamily, Female Householder	17	0.37
Households with No People under Age 18:	7,422	61.97
Married-Couple Family	3,184	42.90
Other Family, Male Householder	238	3.21
Other Family, Female Householder	570	7.68
Nonfamily, Male Householder	1,517	20.44
Nonfamily, Female Householder	1,912	25.76
2015 Est. Households by Number of Vehicles	11,977	
No Vehicles	1,102	9.20
1 Vehicle	4,047	33.79
2 Vehicles	4,405	36.78
3 Vehicles	1,829	15.27
4 Vehicles	465	3.88
5 or more Vehicles	130	1.09
2015 Est. Average Number of Vehicles	1.8	
Family Households		
2020 Projection	8,734	

DESCRIPTION	DATA	%
2015 Estimate	8,496	
2010 Census	8,383	
2000 Census	8,177	
Growth 2015-2020	2.79%	
Growth 2010-2015	1.36%	
Growth 2000-2010	2.52%	
2015 Est. Families by Poverty Status	8,496	
2015 Families at or Above Poverty	7,039	82.85
2015 Families at or Above Poverty with Children	3,111	36.62
2015 Families Below Poverty	1,457	17.15
2015 Families Below Poverty with Children	1,201	14.14
2015 Est. Pop Age 16+ by Employment Status	25,080	
In Armed Forces	31	0.12
Civilian - Employed	14,617	58.28
Civilian - Unemployed	1,499	5.98
Not in Labor Force	8,934	35.62
2015 Est. Civ. Employed Pop 16+ by Class of Worker	14,965	
For-Profit Private Workers	10,174	67.99
Non-Profit Private Workers	917	6.13
Local Government Workers	1,121	7.49
State Government Workers	984	6.58
Federal Government Workers	163	1.09
Self-Employed Workers	1,577	10.54
Unpaid Family Workers	30	0.20
2015 Est. Civ. Employed Pop 16+ by Occupation	14,965	
Architect/Engineer	111	0.74

Radial Demographics | 10-Mile Radial Corsicana, Texas

DESCRIPTION	DATA	%
Arts/Entertainment/Sports	75	0.50
Building Grounds Maintenance	805	5.38
Business/Financial Operations	261	1.74
Community/Social Services	223	1.49
Computer/Mathematical	61	0.41
Construction/Extraction	1,149	7.68
Education/Training/Library	1,029	6.88
Farming/Fishing/Forestry	78	0.52
Food Prep/Serving	516	3.45
Health Practitioner/Technician	623	4.16
Healthcare Support	384	2.57
Maintenance Repair	728	4.86
Legal	94	0.63
Life/Physical/Social Science	29	0.19
Management	1,095	7.32
Office/Admin. Support	2,383	15.92
Production	1,569	10.48
Protective Services	520	3.47
Sales/Related	1,205	8.05
Personal Care/Service	356	2.38
Transportation/Moving	1,670	11.16
2015 Est. Pop 16+ by Occupation Classification	14,965	
Blue Collar	5,116	34.19
White Collar	7,190	48.05
Service and Farm	2,659	17.77
2015 Est. Workers Age 16+ by Transp. to Work	14,582	
Drove Alone	11,703	80.26

DESCRIPTION	DATA	%
Car Pooled	1,978	13.56
Public Transportation	10	0.07
Walked	248	1.70
Bicycle	33	0.23
Other Means	145	0.99
Worked at Home	464	3.18
2015 Est. Workers Age 16+ by Travel Time to Work *		
Less than 15 Minutes	6,359	
15 - 29 Minutes	4,569	
30 - 44 Minutes	1,206	
45 - 59 Minutes	801	
60 or more Minutes	1,174	
2015 Est. Avg. Travel Time to Work in Minutes	23.55	
2015 Est. Occupied Housing Units by Tenure	11,977	
Owner Occupied	7,807	65.18
Renter Occupied	4,170	34.82
2015 Owner Occ. HUs: Avg. Length of Residence	16.6	
2015 Renter Occ. HUs: Avg. Length of Residence	7.7	
2015 Est. Owner-Occupied Housing Units by Value	7,807	
Value Less than \$20,000	357	4.57
Value \$20,000 - \$39,999	818	10.48

Radial Demographics | 10-Mile Radial Corsicana, Texas

DESCRIPTION	DATA	%
Value \$40,000 - \$59,999	1,242	15.91
Value \$60,000 - \$79,999	1,052	13.48
Value \$80,000 - \$99,999	933	11.95
Value \$100,000 - \$149,999	1,465	18.77
Value \$150,000 - \$199,999	771	9.88
Value \$200,000 - \$299,999	584	7.48
Value \$300,000 - \$399,999	217	2.78
Value \$400,000 - \$499,999	135	1.73
Value \$500,000 - \$749,999	169	2.16
Value \$750,000 - \$999,999	32	0.41
Value \$1,000,000 or more	32	0.41
2015 Est. Median All Owner-Occupied Housing Value	\$89,304	
2015 Est. Housing Units by Units in Structure	13,583	
1 Unit Attached	258	1.90
1 Unit Detached	9,354	68.87
2 Units	460	3.39
3 or 4 Units	573	4.22
5 to 19 Units	577	4.25
20 to 49 Units	144	1.06
50 or More Units	258	1.90
Mobile Home or Trailer	1,952	14.37
Boat, RV, Van, etc.	7	0.05
2015 Est. Housing Units by Year Structure Built	13,583	
Housing Units Built 2010 or later	336	2.47
Housing Units Built 2000 to 2009	2,013	14.82

DESCRIPTION	DATA	%
Housing Units Built 1990 to 1999	1,653	12.17
Housing Units Built 1980 to 1989	2,155	15.87
Housing Units Built 1970 to 1979	2,873	21.15
Housing Units Built 1960 to 1969	1,572	11.57
Housing Units Built 1950 to 1959	1,291	9.50
Housing Units Built 1940 to 1949	698	5.14
Housing Unit Built 1939 or Earlier	994	7.32
2015 Est. Median Year Structure Built**	1978	



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

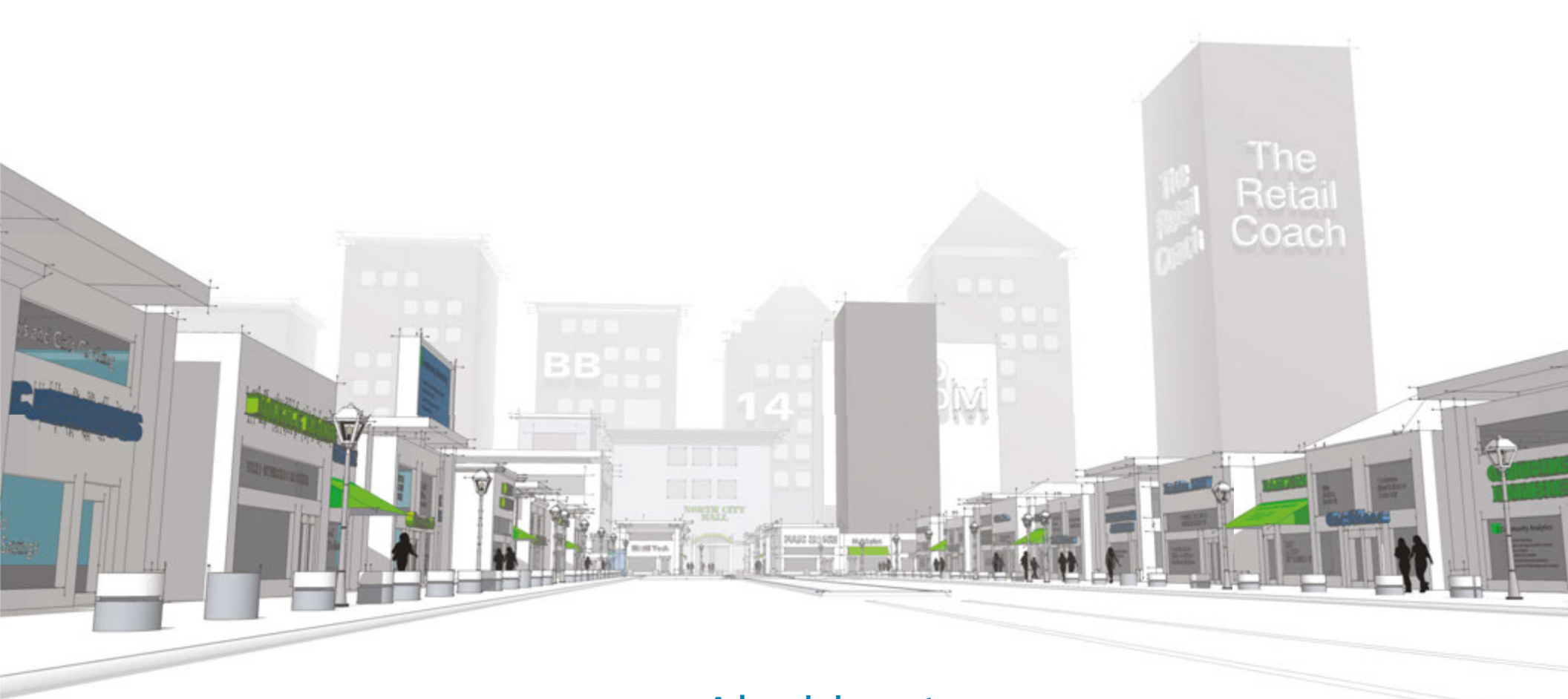
Providing more than simple data reports of psychographic and demographic trends, The Retail Coach goes well beyond other retail consulting and market research firms’ offerings by combining current national and statewide demographics and trend data with real-world, “on-the-ground” data gathered through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