



RADIAL DEMOGRAPHICS

30-MILE RADIAL

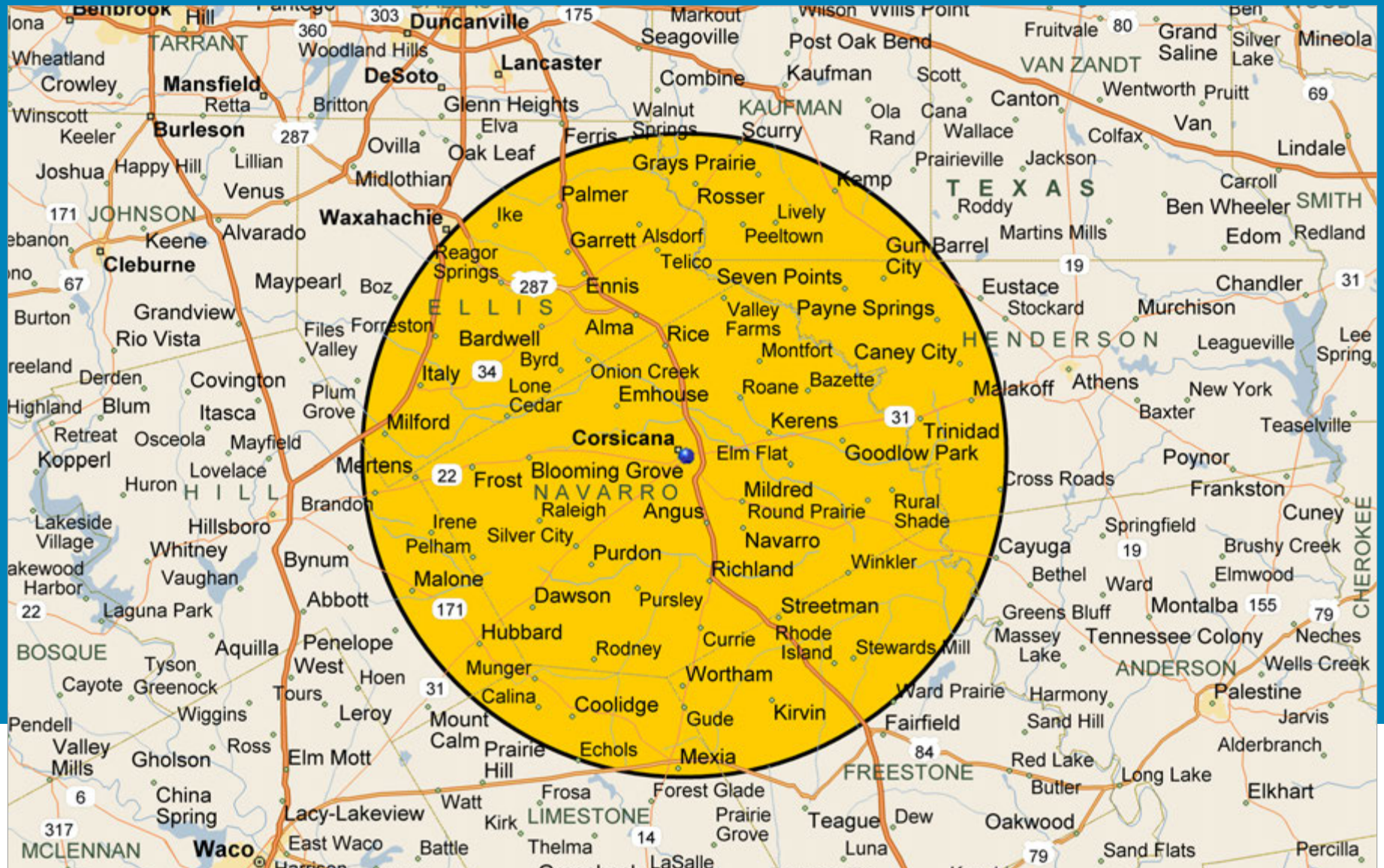
Corsicana, Texas



Prepared for
City of Corsicana
October 2015



30-Mile Radial Corsicana, Texas



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Contact Information

Connie Standridge, City Manager
City of Corsicana & Navarro County
200 North 12th Street
Corsicana, Texas 75110

Phone 903.654.4806
Cell 936.615.2210
cstandridge@ci.corsicana.tx.us
www.CorsicanaEconDev.com

Radial Demographics | 30-Mile Radial Corsicana, Texas

DESCRIPTION	DATA	%
Population		
2020 Projection	171,328	
2015 Estimate	165,759	
2010 Census	161,980	
2000 Census	149,011	
Growth 2015-2020	3.36%	
Growth 2010-2015	2.33%	
Growth 2000-2010	8.70%	
2015 Est. Population by Single-Classification Race	165,759	
White Alone	124,158	74.90
Black or African American Alone	17,469	10.54
Amer. Indian and Alaska Native Alone	1,198	0.72
Asian Alone	896	0.54
Native Hawaiian and Other Pac. Isl. Alone	574	0.35
Some Other Race Alone	17,681	10.67
Two or More Races	3,784	2.28
2015 Est. Population by Hispanic or Latino Origin	165,759	
Not Hispanic or Latino	127,301	76.80
Hispanic or Latino:	38,458	23.20
Mexican	34,794	90.47
Puerto Rican	336	0.87
Cuban	88	0.23
All Other Hispanic or Latino	3,240	8.42

DESCRIPTION	DATA	%
2015 Est. Hisp. or Latino Pop by Single-Class. Race	38,458	
White Alone	18,338	47.68
Black or African American Alone	337	0.88
American Indian and Alaska Native Alone	457	1.19
Asian Alone	48	0.12
Native Hawaiian and Other Pacific Islander Alone	15	0.04
Some Other Race Alone	17,537	45.60
Two or More Races	1,726	4.49
2015 Est. Pop by Race, Asian Alone, by Category	896	
Chinese, except Taiwanese	101	11.27
Filipino	218	24.33
Japanese	9	1.00
Asian Indian	221	24.67
Korean	30	3.35
Vietnamese	162	18.08
Cambodian	13	1.45
Hmong	15	1.67
Laotian	24	2.68
Thai	3	0.33
All Other Asian Races Including 2+ Category	100	11.16
2015 Est. Population by Ancestry	165,759	
Arab	79	0.05
Czech	2,187	1.32
Danish	99	0.06
Dutch	880	0.53
English	10,805	6.52
French (except Basque)	2,142	1.29
French Canadian	257	0.16
German	12,786	7.71
Greek	30	0.02

Radial Demographics | 30-Mile Radial Corsicana, Texas

DESCRIPTION	DATA	%
Hungarian	160	0.10
Irish	10,446	6.30
Italian	1,769	1.07
Lithuanian	5	0.00
United States or American	20,173	12.17
Norwegian	464	0.28
Polish	771	0.47
Portuguese	75	0.05
Russian	147	0.09
Scottish	1,723	1.04
Scotch-Irish	1,740	1.05
Slovak	29	0.02
Subsaharan African	73	0.04
Swedish	517	0.31
Swiss	79	0.05
Ukrainian	20	0.01
Welsh	324	0.20
West Indian (except Hisp. groups)	89	0.05
Other ancestries	72,363	43.66
Ancestry Unclassified	25,529	15.40
2015 Est. Pop Age 5+ by Language Spoken at Home	154,599	
Speak Only English at Home	127,376	82.39
Speak Asian/Pac. Isl. Lang. at Home	502	0.32
Speak IndoEuropean Language at Home	1,023	0.66
Speak Spanish at Home	25,657	16.60
Speak Other Language at Home	41	0.03
2015 Est. Population by Sex	165,759	
Male	82,051	49.50
Female	83,708	50.50

DESCRIPTION	DATA	%
2015 Est. Population by Age	165,759	
Age 0 - 4	11,160	6.73
Age 5 - 9	11,356	6.85
Age 10 - 14	11,796	7.12
Age 15 - 17	7,328	4.42
Age 18 - 20	6,597	3.98
Age 21 - 24	8,534	5.15
Age 25 - 34	19,151	11.55
Age 35 - 44	18,986	11.45
Age 45 - 54	21,207	12.79
Age 55 - 64	21,739	13.11
Age 65 - 74	16,609	10.02
Age 75 - 84	8,229	4.96
Age 85 and over	3,068	1.85
Age 16 and over	129,045	77.85
Age 18 and over	124,119	74.88
Age 21 and over	117,522	70.90
Age 65 and over	27,906	16.84
2015 Est. Median Age	38.7	
2015 Est. Average Age	39.1	

Radial Demographics | 30-Mile Radial Corsicana, Texas

DESCRIPTION	DATA	%
2015 Est. Male Population by Age	82,051	
Age 0 - 4	5,711	6.96
Age 5 - 9	5,857	7.14
Age 10 - 14	6,170	7.52
Age 15 - 17	3,844	4.68
Age 18 - 20	3,505	4.27
Age 21 - 24	4,406	5.37
Age 25 - 34	9,601	11.70
Age 35 - 44	9,314	11.35
Age 45 - 54	10,501	12.80
Age 55 - 64	10,606	12.93
Age 65 - 74	7,923	9.66
Age 75 - 84	3,614	4.40
Age 85 and over	999	1.22
2015 Est. Median Age, Male	37.1	
2015 Est. Average Age, Male	38.0	
2015 Est. Female Population by Age	83,708	
Age 0 - 4	5,449	6.51
Age 5 - 9	5,498	6.57
Age 10 - 14	5,626	6.72
Age 15 - 17	3,484	4.16
Age 18 - 20	3,092	3.69
Age 21 - 24	4,128	4.93
Age 25 - 34	9,550	11.41
Age 35 - 44	9,673	11.56
Age 45 - 54	10,705	12.79
Age 55 - 64	11,133	13.30
Age 65 - 74	8,686	10.38
Age 75 - 84	4,615	5.51
Age 85 and over	2,069	2.47

DESCRIPTION	DATA	%
2015 Est. Median Age, Female	40.2	
2015 Est. Average Age, Female	40.3	
2015 Est. Pop Age 15+ by Marital Status	131,447	
Total, Never Married	32,286	24.56
Males, Never Married	17,898	13.62
Females, Never Married	14,387	10.95
Married, Spouse present	63,404	48.24
Married, Spouse absent	7,222	5.49
Widowed	10,295	7.83
Males Widowed	2,372	1.80
Females Widowed	7,923	6.03
Divorced	18,241	13.88
Males Divorced	8,446	6.43
Females Divorced	9,795	7.45
2015 Est. Pop Age 25+ by Edu. Attainment	108,988	
Less than 9th grade	8,874	8.14
Some High School, no diploma	15,712	14.42
High School Graduate (or GED)	36,995	33.94
Some College, no degree	25,351	23.26
Associate Degree	6,671	6.12
Bachelor's Degree	10,810	9.92
Master's Degree	3,603	3.31
Professional School Degree	608	0.56
Doctorate Degree	366	0.34
2015 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.	18,784	
No High School Diploma	10,522	56.02
High School Graduate	4,800	25.55
Some College or Associate's Degree	2,786	14.83
Bachelor's Degree or Higher	676	3.60

Radial Demographics | 30-Mile Radial Corsicana, Texas

DESCRIPTION	DATA	%
Households		
2020 Projection	63,081	
2015 Estimate	60,881	
2010 Census	59,237	
2000 Census	54,585	
Growth 2015-2020	3.61%	
Growth 2010-2015	2.78%	
Growth 2000-2010	8.52%	
2015 Est. Households by Household Type	60,881	
Family Households	43,942	72.18
Nonfamily Households	16,939	27.82
2015 Est. Group Quarters Population	2,462	
2015 HHs by Ethnicity, Hispanic/Latino	9,483	15.58
2015 Est. Households by HH Income	60,881	
Income < \$15,000	9,129	14.99
Income \$15,000 - \$24,999	8,299	13.63
Income \$25,000 - \$34,999	7,384	12.13
Income \$35,000 - \$49,999	9,769	16.05
Income \$50,000 - \$74,999	11,356	18.65
Income \$75,000 - \$99,999	6,028	9.90
Income \$100,000 - \$124,999	3,826	6.28
Income \$125,000 - \$149,999	2,221	3.65
Income \$150,000 - \$199,999	1,530	2.51
Income \$200,000 - \$249,999	545	0.90
Income \$250,000 - \$499,999	606	1.00
Income \$500,000+	186	0.31
2015 Est. Average Household Income	\$57,899	

DESCRIPTION	DATA	%
2015 Est. Median Household Income	\$43,641	
2015 Median HH Inc. by Single-Class. Race or Eth.		
White Alone	47,104	
Black or African American Alone	28,110	
American Indian and Alaska Native Alone	44,312	
Asian Alone	45,844	
Native Hawaiian and Other Pacific Islander Alone	65,044	
Some Other Race Alone	32,537	
Two or More Races	41,557	
Hispanic or Latino	33,405	
Not Hispanic or Latino	45,931	
2015 Est. Family HH Type by Presence of Own Child.	43,942	
Married-Couple Family, own children	12,336	28.07
Married-Couple Family, no own children	20,189	45.94
Male Householder, own children	1,634	3.72
Male Householder, no own children	1,683	3.83
Female Householder, own children	4,250	9.67
Female Householder, no own children	3,849	8.76
2015 Est. Households by Household Size	60,881	
1-person	14,533	23.87
2-person	20,599	33.83
3-person	9,756	16.02
4-person	7,964	13.08
5-person	4,504	7.40
6-person	2,013	3.31
7-or-more-person	1,512	2.48
2015 Est. Average Household Size	2.68	

Radial Demographics | 30-Mile Radial Corsicana, Texas

DESCRIPTION	DATA	%
2015 Est. Households by Presence of People Under 18	60,881	
Households with 1 or More People under Age 18:	21,712	35.66
Married-Couple Family	14,074	64.82
Other Family, Male Householder	1,998	9.20
Other Family, Female Householder	5,413	24.93
Nonfamily, Male Householder	176	0.81
Nonfamily, Female Householder	51	0.23
Households with No People under Age 18:	39,169	64.34
Married-Couple Family	18,456	47.12
Other Family, Male Householder	1,309	3.34
Other Family, Female Householder	2,683	6.85
Nonfamily, Male Householder	7,829	19.99
Nonfamily, Female Householder	8,893	22.70
2015 Est. Households by Number of Vehicles	60,881	
No Vehicles	3,308	5.43
1 Vehicle	20,858	34.26
2 Vehicles	24,280	39.88
3 Vehicles	9,360	15.37
4 Vehicles	2,278	3.74
5 or more Vehicles	797	1.31
2015 Est. Average Number of Vehicles	1.8	
Family Households		
2020 Projection	45,541	

DESCRIPTION	DATA	%
2015 Estimate	43,942	
2010 Census	42,738	
2000 Census	40,184	
Growth 2015-2020	3.64%	
Growth 2010-2015	2.82%	
Growth 2000-2010	6.36%	
2015 Est. Families by Poverty Status	43,942	
2015 Families at or Above Poverty	37,758	85.93
2015 Families at or Above Poverty with Children	16,591	37.76
2015 Families Below Poverty	6,184	14.07
2015 Families Below Poverty with Children	4,703	10.70
2015 Est. Pop Age 16+ by Employment Status	129,045	
In Armed Forces	96	0.07
Civilian - Employed	69,566	53.91
Civilian - Unemployed	7,443	5.77
Not in Labor Force	51,940	40.25
2015 Est. Civ. Employed Pop 16+ by Class of Worker	71,416	
For-Profit Private Workers	48,077	67.32
Non-Profit Private Workers	3,707	5.19
Local Government Workers	5,804	8.13
State Government Workers	4,679	6.55
Federal Government Workers	1,045	1.46
Self-Employed Workers	8,053	11.28
Unpaid Family Workers	51	0.07
2015 Est. Civ. Employed Pop 16+ by Occupation	71,416	
Architect/Engineer	591	0.83

Radial Demographics | 30-Mile Radial Corsicana, Texas

DESCRIPTION	DATA	%
Arts/Entertainment/Sports	709	0.99
Building Grounds Maintenance	4,161	5.83
Business/Financial Operations	2,019	2.83
Community/Social Services	927	1.30
Computer/Mathematical	476	0.67
Construction/Extraction	5,880	8.23
Education/Training/Library	4,517	6.32
Farming/Fishing/Forestry	469	0.66
Food Prep/Serving	3,320	4.65
Health Practitioner/Technician	2,534	3.55
Healthcare Support	1,790	2.51
Maintenance Repair	3,698	5.18
Legal	393	0.55
Life/Physical/Social Science	236	0.33
Management	5,177	7.25
Office/Admin. Support	10,815	15.14
Production	6,273	8.78
Protective Services	1,939	2.72
Sales/Related	7,078	9.91
Personal Care/Service	1,964	2.75
Transportation/Moving	6,448	9.03
2015 Est. Pop 16+ by Occupation Classification	71,416	
Blue Collar	22,300	31.23
White Collar	35,472	49.67
Service and Farm	13,644	19.10
2015 Est. Workers Age 16+ by Transp. to Work	69,459	
Drove Alone	55,233	79.52

DESCRIPTION	DATA	%
Car Pooled	10,206	14.69
Public Transportation	86	0.12
Walked	842	1.21
Bicycle	64	0.09
Other Means	562	0.81
Worked at Home	2,466	3.55
2015 Est. Workers Age 16+ by Travel Time to Work *		
Less than 15 Minutes	23,302	
15 - 29 Minutes	19,430	
30 - 44 Minutes	10,096	
45 - 59 Minutes	5,429	
60 or more Minutes	8,758	
2015 Est. Avg. Travel Time to Work in Minutes	29.39	
2015 Est. Occupied Housing Units by Tenure	60,881	
Owner Occupied	44,253	72.69
Renter Occupied	16,629	27.31
2015 Owner Occ. HUs: Avg. Length of Residence	15.8	
2015 Renter Occ. HUs: Avg. Length of Residence	7.6	
2015 Est. Owner-Occupied Housing Units by Value	44,253	
Value Less than \$20,000	2,384	5.39
Value \$20,000 - \$39,999	4,401	9.95

Radial Demographics | 30-Mile Radial Corsicana, Texas

DESCRIPTION	DATA	%
Value \$40,000 - \$59,999	5,618	12.70
Value \$60,000 - \$79,999	5,430	12.27
Value \$80,000 - \$99,999	5,190	11.73
Value \$100,000 - \$149,999	7,531	17.02
Value \$150,000 - \$199,999	4,949	11.18
Value \$200,000 - \$299,999	3,959	8.95
Value \$300,000 - \$399,999	1,977	4.47
Value \$400,000 - \$499,999	1,010	2.28
Value \$500,000 - \$749,999	1,052	2.38
Value \$750,000 - \$999,999	384	0.87
Value \$1,000,000 or more	368	0.83
2015 Est. Median All Owner-Occupied Housing Value	\$96,545	
2015 Est. Housing Units by Units in Structure	73,442	
1 Unit Attached	751	1.02
1 Unit Detached	50,214	68.37
2 Units	1,702	2.32
3 or 4 Units	1,626	2.21
5 to 19 Units	2,003	2.73
20 to 49 Units	391	0.53
50 or More Units	748	1.02
Mobile Home or Trailer	15,906	21.66
Boat, RV, Van, etc.	101	0.14
2015 Est. Housing Units by Year Structure Built	73,442	
Housing Units Built 2010 or later	2,606	3.55
Housing Units Built 2000 to 2009	11,984	16.32

DESCRIPTION	DATA	%
Housing Units Built 1990 to 1999	11,868	16.16
Housing Units Built 1980 to 1989	14,837	20.20
Housing Units Built 1970 to 1979	13,295	18.10
Housing Units Built 1960 to 1969	6,590	8.97
Housing Units Built 1950 to 1959	4,722	6.43
Housing Units Built 1940 to 1949	2,728	3.71
Housing Unit Built 1939 or Earlier	4,814	6.55
2015 Est. Median Year Structure Built**	1983	



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

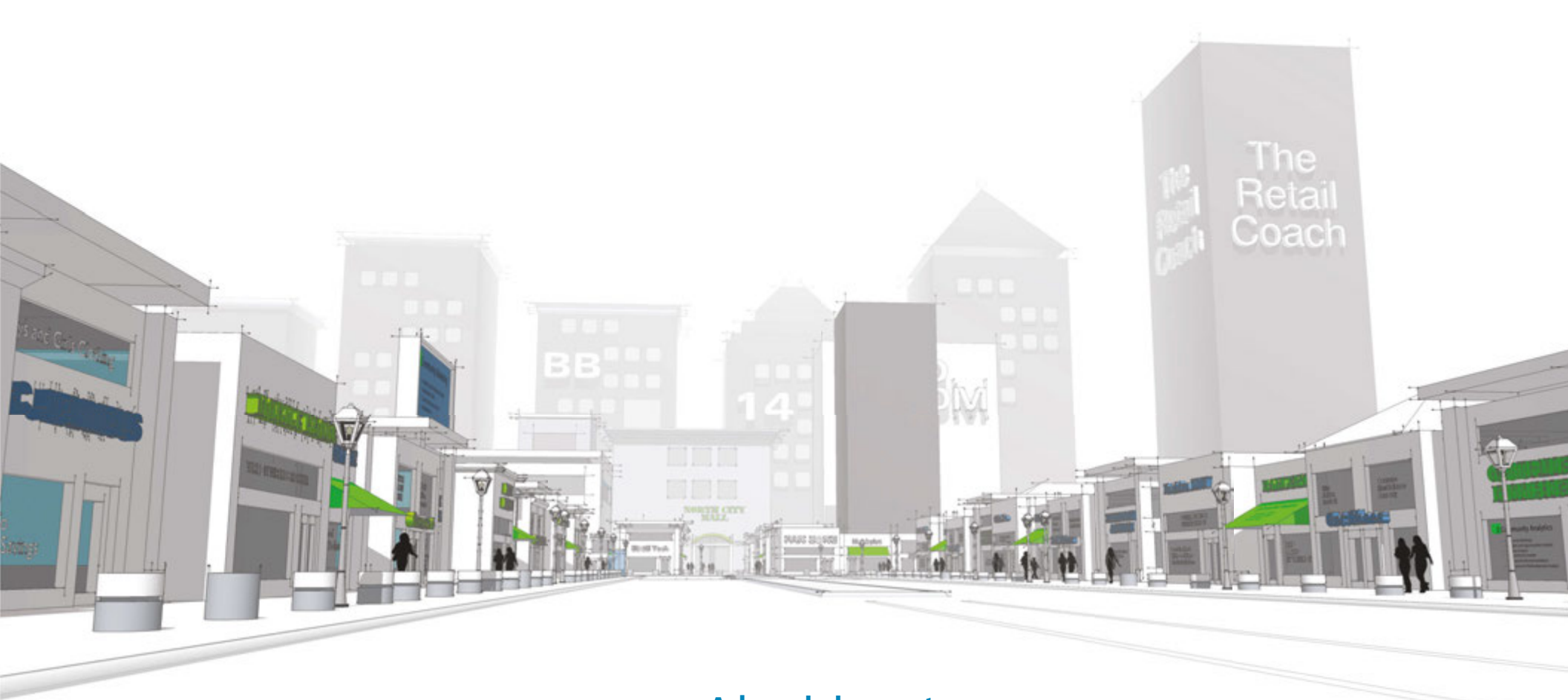
Providing more than simple data reports of psychographic and demographic trends, The Retail Coach goes well beyond other retail consulting and market research firms’ offerings by combining current national and statewide demographics and trend data with real-world, “on-the-ground” data gathered through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

The Retail Coach, LLC | P. O. Box 7272 | Tupelo, Mississippi 38802
tel 800.851.0962 | fax 662.844.2738 | e-mail info@theretailcoach.net | web www.theretailcoach.net



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.

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions.