



The **Retail**Coach®

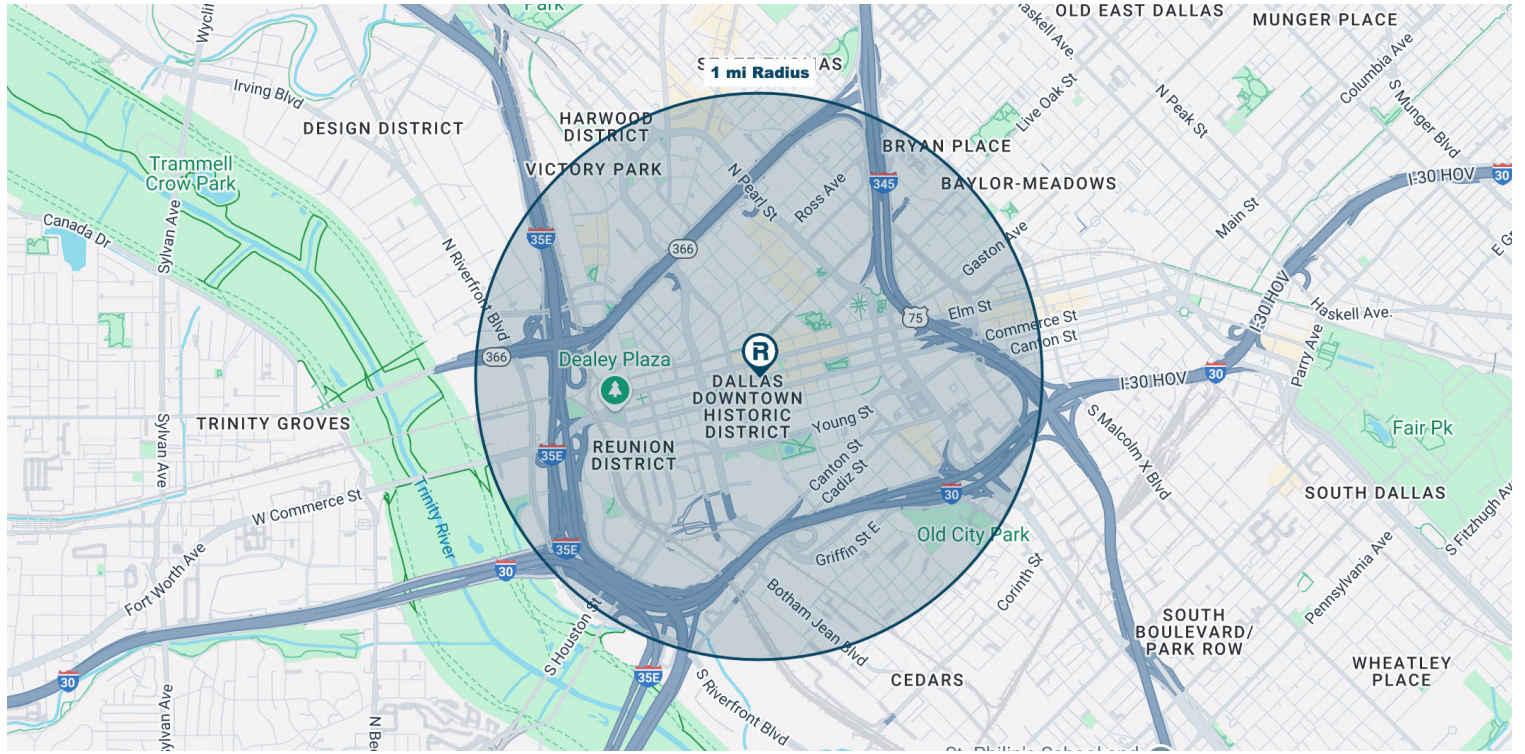
1-Mile Radial Demographic Profile

DOWNTOWN DALLAS, TEXAS

Prepared for Downtown Dallas, Inc.
September 2024

1-Mile Radial • Demographic Snapshot

Downtown Dallas, Texas



Population

2020	23,935
2024	26,136
2029	28,696

Educational Attainment (%)

Graduate or Professional Degree	23.70%
Bachelors Degree	40.60%
Associate Degree	4.82%
Some College	13.99%
High School Graduate (or GED)	10.57%
Some High School, No Degree	4.15%
Less than 9th Grade	2.16%

Income

Average HH	\$125,250
Median HH	\$94,148
Per Capita	\$84,508

Age

0 - 9 Years	3.85%
10 - 17 Years	2.33%
18 - 24 Years	8.63%
25 - 34 Years	40.52%
35 - 44 Years	19.09%
45 - 54 Years	11.19%
55 - 64 Years	9.08%
65 and Older	5.33%
Median Age	33.60
Average Age	36.88

Race Distribution (%)

White	56.98%
Black/African American	21.45%
American Indian/Alaskan	0.53%
Asian	6.30%
Native Hawaiian/Islander	0.05%
Other Race	4.08%
Two or More Races	10.62%
Hispanic	17.86%



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Downtown Dallas, Texas

DESCRIPTION	DATA	%
Population		
2029 Projection	28,696	
2024 Estimate	26,136	
2020 Census	23,935	
2010 Census	13,436	
Growth 2024 - 2029		9.80%
Growth 2020 - 2024		9.20%
Growth 2010 - 2020		78.14%
2024 Est. Population by Single-Classification Race	26,136	
White Alone	14,891	56.98%
Black or African American Alone	5,607	21.45%
Amer. Indian and Alaska Native Alone	139	0.53%
Asian Alone	1,646	6.30%
Native Hawaiian and Other Pacific Island Alone	12	0.05%
Some Other Race Alone	1,067	4.08%
Two or More Races	2,775	10.62%
2024 Est. Population by Hispanic or Latino Origin	26,136	
Not Hispanic or Latino	21,468	82.14%
Hispanic or Latino	4,668	17.86%
Mexican	2,955	63.30%
Puerto Rican	187	4.01%
Cuban	78	1.67%
All Other Hispanic or Latino	1,448	31.02%
2024 Est. Hisp. or Latino Pop by Single-Class. Race	4,668	
White Alone	1,810	38.78%
Black or African American Alone	137	2.93%
American Indian and Alaska Native Alone	56	1.20%
Asian Alone	23	0.49%
Native Hawaiian and Other Pacific Islander Alone	4	0.09%
Some Other Race Alone	971	20.80%
Two or More Races	1,667	35.71%
2024 Est. Pop by Race, Asian Alone, by Category	1,646	
Chinese, except Taiwanese	345	20.96%
Filipino	191	11.60%
Japanese	55	3.34%
Asian Indian	382	23.21%
Korean	178	10.81%
Vietnamese	180	10.94%
Cambodian	0	0.00%
Hmong	0	0.00%
Laotian	34	2.07%
Thai	15	0.91%
All Other Asian Races Including 2+ Category	266	16.16%

DESCRIPTION	DATA	%
2024 Est. Population by Ancestry	26,136	
Arab	162	0.62%
Czech	165	0.63%
Danish	62	0.24%
Dutch	152	0.58%
English	2,654	10.16%
French (except Basque)	477	1.82%
French Canadian	36	0.14%
German	2,487	9.52%
Greek	39	0.15%
Hungarian	51	0.20%
Irish	2,068	7.91%
Italian	904	3.46%
Lithuanian	16	0.06%
United States or American	850	3.25%
Norwegian	281	1.07%
Polish	399	1.53%
Portuguese	74	0.28%
Russian	145	0.56%
Scottish	426	1.63%
Scotch-Irish	203	0.78%
Slovak	14	0.05%
Subsaharan African	656	2.51%
Swedish	178	0.68%
Swiss	47	0.18%
Ukrainian	34	0.13%
Welsh	142	0.54%
West Indian (except Hisp. groups)	81	0.31%
Other ancestries	8,467	32.40%
Ancestry Unclassified	4,867	18.62%
2024 Est. Pop Age 5+ by Language Spoken At Home		
Speak Only English at Home	21,116	82.42%
Speak Asian/Pacific Island Language at Home	580	2.26%
Speak IndoEuropean Language at Home	721	2.81%
Speak Spanish at Home	3,072	11.99%
Speak Other Language at Home	75	0.29%



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DESCRIPTION	DATA	%
2024 Est. Population by Age	26,136	
Age 0 - 4	517	1.98%
Age 5 - 9	490	1.87%
Age 10 - 14	333	1.27%
Age 15 - 17	275	1.05%
Age 18 - 20	612	2.34%
Age 21 - 24	1,642	6.28%
Age 25 - 34	10,589	40.52%
Age 35 - 44	4,989	19.09%
Age 45 - 54	2,924	11.19%
Age 55 - 64	2,372	9.08%
Age 65 - 74	1,060	4.06%
Age 75 - 84	274	1.05%
Age 85 and over	59	0.23%
Age 16 and over	24,709	94.54%
Age 18 and over	24,521	93.82%
Age 21 and over	23,909	91.48%
Age 65 and over	1,392	5.33%
2024 Est. Median Age		33.60
2024 Est. Average Age		36.88
2024 Est. Population by Sex	26,136	
Male	14,953	57.21%
Female	11,183	42.79%
2024 Est. Male Population by Age	14,953	
Age 0 - 4	270	1.81%
Age 5 - 9	263	1.76%
Age 10 - 14	155	1.04%
Age 15 - 17	169	1.13%
Age 18 - 20	337	2.25%
Age 21 - 24	837	5.60%
Age 25 - 34	5,967	39.91%
Age 35 - 44	3,034	20.29%
Age 45 - 54	1,752	11.72%
Age 55 - 64	1,392	9.31%
Age 65 - 74	616	4.12%
Age 75 - 84	134	0.90%
Age 85 and over	27	0.18%
2024 Est. Median Age, Male		34.08
2024 Est. Average Age, Male		37.27
2024 Est. Female Population by Age	11,183	
Age 0 - 4	248	2.22%
Age 5 - 9	227	2.03%
Age 10 - 14	178	1.59%
Age 15 - 17	107	0.96%
Age 18 - 20	275	2.46%
Age 21 - 24	805	7.20%
Age 25 - 34	4,621	41.32%
Age 35 - 44	1,955	17.48%
Age 45 - 54	1,172	10.48%
Age 55 - 64	981	8.77%
Age 65 - 74	443	3.96%
Age 75 - 84	140	1.25%
Age 85 and over	32	0.29%
2024 Est. Median Age, Female		32.98
2024 Est. Average Age, Female		36.27

DESCRIPTION	DATA	%
2024 Est. Pop Age 15+ by Marital Status		
Total, Never Married	15,855	63.94%
Males, Never Married	9,401	37.91%
Females, Never Married	6,454	26.03%
Married, Spouse present	4,838	19.51%
Married, Spouse absent	1,357	5.47%
Widowed	292	1.18%
Males Widowed	101	0.41%
Females Widowed	191	0.77%
Divorced	2,453	9.89%
Males Divorced	1,217	4.91%
Females Divorced	1,236	4.99%
2024 Est. Pop Age 25+ by Edu. Attainment		
Less than 9th grade	482	2.16%
Some High School, no diploma	924	4.15%
High School Graduate (or GED)	2,354	10.57%
Some College, no degree	3,114	13.99%
Associate Degree	1,074	4.82%
Bachelor's Degree	9,041	40.60%
Master's Degree	3,740	16.80%
Professional School Degree	1,206	5.42%
Doctorate Degree	332	1.49%
2024 Est. Pop Age 25+ by Edu. Attain., Hisp./ Lat.		
No High School Diploma	454	12.28%
High School Graduate	558	15.09%
Some College or Associate's Degree	785	21.23%
Bachelor's Degree or Higher	1,900	51.39%
Households		
2029 Projection	17,132	
2024 Estimate	15,449	
2020 Census	13,935	
2010 Census	7,700	
Growth 2024 - 2029		10.89%
Growth 2020 - 2024		10.87%
Growth 2010 - 2020		0.00%
2024 Est. Households by Household Type	15,449	
Family Households	3,097	20.05%
Nonfamily Households	12,352	79.95%
2024 Est. Group Quarters Population	3,239	
2024 Households by Ethnicity, Hispanic/Latino	2,346	



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DESCRIPTION	DATA	%
2024 Est. Households by Household Income	15,449	
Income < \$15,000	1,522	9.85%
Income \$15,000 - \$24,999	389	2.52%
Income \$25,000 - \$34,999	503	3.26%
Income \$35,000 - \$49,999	990	6.41%
Income \$50,000 - \$74,999	2,665	17.25%
Income \$75,000 - \$99,999	2,110	13.66%
Income \$100,000 - \$124,999	1,712	11.08%
Income \$125,000 - \$149,999	1,371	8.87%
Income \$150,000 - \$199,999	1,725	11.17%
Income \$200,000 - \$249,999	947	6.13%
Income \$250,000 - \$499,999	1,106	7.16%
Income \$500,000+	410	2.65%
2024 Est. Average Household Income		\$125,250
2024 Est. Median Household Income		\$94,148
2024 Median HH Inc. by Single-Class. Race or Eth.		
White Alone		\$101,978
Black or African American Alone		\$68,773
American Indian and Alaska Native Alone		\$109,113
Asian Alone		\$106,397
Native Hawaiian and Other Pacific Islander Alone		\$112,500
Some Other Race Alone		\$82,445
Two or More Races		\$101,621
Hispanic or Latino		\$103,572
Not Hispanic or Latino		\$92,616
2024 Est. HH by Type and Presence of Own Child.	15,449	
Family Households with Children	911	5.90%
Family Households without Children	14,538	94.10%
Married-Couple Families	2,633	17.04%
Married-Couple Family, own children	314	2.03%
Married-Couple Family, no own children	2,319	15.01%
Cohabiting-Couple Families	1,366	8.84%
Cohabiting-Couple Family, own children	112	0.73%
Cohabiting-Couple Family, no own children	1,254	8.12%
Male Householder Families	6,148	39.80%
Male Householder, own children	94	0.61%
Male Householder, no own children	157	1.02%
Male Householder, only Nonrelatives	632	4.09%
Male Householder, Living Alone	5,265	34.08%
Female Householder Families	5,302	34.32%
Female Householder, own children	391	2.53%
Female Householder, no own children	281	1.82%
Female Householder, only Nonrelatives	384	2.49%
Female Householder, Living Alone	4,247	27.49%

DESCRIPTION	DATA	%
2024 Est. Households by Household Size	15,449	
1-person	9,838	63.68%
2-person	4,465	28.90%
3-person	660	4.27%
4-person	254	1.64%
5-person	137	0.89%
6-person	63	0.41%
7-or-more-person	32	0.21%
2024 Est. Average Household Size		1.49
2024 Est. Households by Number of Vehicles	15,449	
No Vehicles	1,495	9.68%
1 Vehicle	9,494	61.45%
2 Vehicles	3,989	25.82%
3 Vehicles	317	2.05%
4 Vehicles	65	0.42%
5 or more Vehicles	88	0.57%
2024 Est. Average Number of Vehicles		1.2
Family Households		
2029 Projection	3,437	
2024 Estimate	3,097	
2020 Estimate	3,318	
2010 Census	1,540	
Growth 2024 - 2029		10.98%
Growth 2020 - 2024		-6.65%
Growth 2010 - 2020		115.45%
2024 Est. Families by Poverty Status	3,097	
2024 Families at or Above Poverty	2,894	93.44%
2024 Families at or Above Poverty with Children	610	19.70%
2024 Families Below Poverty	203	6.55%
2024 Families Below Poverty with Children	144	4.65%
2024 Est. Pop 16+ by Employment Status		
Civilian Labor Force, Employed	18,252	73.87%
Civilian Labor Force, Unemployed	777	3.14%
Armed Forces	4	0.02%
Not in Labor Force	5,676	22.97%
2024 Est. Civ. Employed Pop 16+ by Class of Worker		
For-Profit Private Workers	14,159	75.83%
Non-Profit Private Workers	986	5.28%
Local Government Workers	319	1.71%
State Government Workers	599	3.21%
Federal Government Workers	789	4.23%
Self-Employed Workers	1,798	9.63%
Unpaid Family Workers	22	0.12%



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DESCRIPTION	DATA	%
2024 Est. Civ. Employed Pop 16+ by Occupation		
Architect/Engineer	614	3.29%
Arts/Entertainment/Sports	834	4.47%
Building Grounds Maintenance	158	0.85%
Business/Financial Operations	3,503	18.76%
Community/Social Services	193	1.03%
Computer/Mathematical	1,211	6.49%
Construction/Extraction	405	2.17%
Education/Training/Library	1,266	6.78%
Farming/Fishing/Forestry	1	0.01%
Food Prep/Serving	612	3.28%
Health Practitioner/Technician	939	5.03%
Healthcare Support	163	0.87%
Maintenance Repair	112	0.60%
Legal	449	2.40%
Life/Physical/Social Science	148	0.79%
Management	3,440	18.42%
Office/Admin. Support	1,620	8.68%
Production	331	1.77%
Protective Services	210	1.12%
Sales/Related	1,710	9.16%
Personal Care/Service	250	1.34%
Transportation/Moving	502	2.69%
2024 Est. Pop 16+ by Occupation Classification		
White Collar	15,927	85.30%
Blue Collar	1,350	7.23%
Service and Farm	1,393	7.46%
2024 Est. Workers Age 16+ by Transp. to Work		
Drove Alone	10,529	56.71%
Car Pooled	577	3.11%
Public Transportation	566	3.05%
Walked	2,190	11.80%
Bicycle	102	0.55%
Other Means	365	1.97%
Worked at Home	4,235	22.81%
2024 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	4,998	
15 - 29 Minutes	5,924	
30 - 44 Minutes	3,095	
45 - 59 Minutes	942	
60 or more Minutes	760	
2024 Est. Avg Travel Time to Work in Minutes		25
2024 Est. Occupied Housing Units by Tenure	15,449	
Owner Occupied	1,799	11.65%
Renter Occupied	13,650	88.35%
2024 Owner Occ. HUs: Avg. Length of Residence		9.88 [†]
2024 Renter Occ. HUs: Avg. Length of Residence		5.21 [†]

DESCRIPTION	DATA	%
2024 Est. Owner-Occupied Housing Units by Value	1,799	
Value Less than \$20,000	10	0.56%
Value \$20,000 - \$39,999	2	0.11%
Value \$40,000 - \$59,999	1	0.06%
Value \$60,000 - \$79,999	0	0.00%
Value \$80,000 - \$99,999	8	0.45%
Value \$100,000 - \$149,999	14	0.78%
Value \$150,000 - \$199,999	17	0.95%
Value \$200,000 - \$299,999	244	13.56%
Value \$300,000 - \$399,999	287	15.95%
Value \$400,000 - \$499,999	209	11.62%
Value \$500,000 - \$749,999	293	16.29%
Value \$750,000 - \$999,999	205	11.40%
Value \$1,000,000 or \$1,499,999	123	6.84%
Value \$1,500,000 or \$1,999,999	97	5.39%
Value \$2,000,000+	288	16.01%
2024 Est. Median All Owner-Occupied Housing Value		\$571,966
2024 Est. Housing Units by Units in Structure		
1 Unit Detached	426	2.34%
1 Unit Attached	556	3.05%
2 Units	94	0.52%
3 or 4 Units	17	0.09%
5 to 19 Units	777	4.26%
20 to 49 Units	1,512	8.30%
50 or More Units	14,821	81.31%
Mobile Home or Trailer	0	0.00%
Boat, RV, Van, etc.	24	0.13%
2024 Est. Housing Units by Year Structure Built		
Housing Units Built 2020 or later	1,592	8.73%
Housing Units Built 2010 to 2019	5,192	28.48%
Housing Units Built 2000 to 2009	3,945	21.64%
Housing Units Built 1990 to 1999	1,994	10.94%
Housing Units Built 1980 to 1989	800	4.39%
Housing Units Built 1970 to 1979	823	4.51%
Housing Units Built 1960 to 1969	765	4.20%
Housing Units Built 1950 to 1959	803	4.41%
Housing Units Built 1940 to 1949	258	1.41%
Housing Unit Built 1939 or Earlier	2,055	11.27%
2024 Est. Median Year Structure Built		2005

[†] Years



About The Retail Coach®

The Retail Coach is a national retail recruitment and development firm that combines strategy, technology, and creative expertise to develop and deliver high-impact retail recruitment and development plans to local governments, chambers of commerce, economic development organizations and private developers.

Through its unique Retail360® 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" information gathered through extensive visits to 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 help assure our clients that they are receiving the latest and best information for targeted 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**RetailCoach**.®

ACKNOWLEDGMENTS

The observations, conclusions and recommendations contained in this study are solely those of The Retail Coach, LLC and should not be construed to represent the opinions of others, including its clients, or any other entity prior to such entity's express approval of this study.

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

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