



TABLE 1

**ALLEN, TEXAS
DEMOGRAPHIC CHARACTERISTICS**

Population	Five Year Projection						
	2010	2018	2019	2020	2021	2022	2023
Total Population	84,246	104,636	107,110	109,643	112,235	114,889	117,606
Population by Age Group							
Under - 17	27,383	30,972	31,487	32,011	32,544	33,085	33,635
18 - 34	15,164	20,613	21,331	22,074	22,843	23,639	24,462
35 - 54	30,136	33,274	33,599	33,927	34,257	34,592	34,929
55 - 74	9,916	17,056	17,709	18,387	19,091	19,822	20,581
75 - Older	1,647	2,721	2,938	3,174	3,428	3,702	3,999
% Distribution by Age Group							
Under - 17	32.5%	29.6%	29.4%	29.2%	29.0%	28.8%	28.6%
18 - 34	18.0%	19.7%	19.9%	20.1%	20.4%	20.6%	20.8%
35 - 54	35.8%	31.8%	31.4%	30.9%	30.5%	30.1%	29.7%
55 - 74	11.8%	16.3%	16.5%	16.8%	17.0%	17.3%	17.5%
75 - Older	2.0%	2.6%	2.7%	2.9%	3.1%	3.2%	3.4%
Median Age	34.6	35.5					35.4
Households							
	2010	2018					2023
Number	27,883	34,168	34,980	35,811	36,663	37,534	38,426
Median Household Income	\$99,502	\$109,978					\$115,839
Household Income Distribution							
Under \$35,000	12.7%	9.6%					8.2%
\$35,000 - \$50,000	8.0%	7.2%					6.5%
\$50,000 - \$75,000	13.3%	13.7%					13.1%
\$75,000 - Above	63.6%	69.5%					72.3%
\$75,000 - \$99,999	14.5%	12.8%					12.2%
\$100,000 - \$149,999	24.0%	23.5%					23.8%
\$150,000 - \$199,999	15.0%	15.8%					16.1%
\$200,000 - Above	10.9%	17.4%					20.2%
Educational Attainment (25 - 64 Years of Age)							
	Percentage %						
Under - 12 Years	4.1%						
12 - 15 Years	41.1%						
12 Years Only	13.9%						
Some College	19.7%						
Associate Degrees	7.5%						
Subtotal	45.2%						
College Graduates							
16 Years - More (Bachelor's or More)	55.7%						
16 Years Only (Bachelor's Only)	36.0%						
Total	100.0%						

Source: ESRI

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TABLE 1b

COLLIN COUNTY
DEMOGRAPHIC CHARACTERISTICS

Population	Five Year Projection						
	2010	2018	2019	2020	2021	2022	2023
Total Population	782,341	1,004,108	1,031,894	1,060,449	1,089,794	1,119,951	1,150,943
Population by Age Group							
Under - 17	224,677	269,101	275,298	281,638	288,124	294,759	301,547
18 - 34	166,443	215,883	223,082	230,521	238,207	246,150	254,358
35 - 54	255,009	301,232	306,623	312,111	317,697	323,382	329,170
55 - 74	114,484	181,744	187,995	194,461	201,150	208,069	215,226
75 - Older	21,728	36,148	38,669	41,367	44,252	47,339	50,641
% Distribution by Age Group							
Under - 17	28.7%	26.8%	26.7%	26.6%	26.4%	26.3%	26.2%
18 - 34	21.3%	21.5%	21.6%	21.7%	21.9%	22.0%	22.1%
35 - 54	32.6%	30.0%	29.7%	29.4%	29.2%	28.9%	28.6%
55 - 74	14.6%	18.1%	18.2%	18.3%	18.5%	18.6%	18.7%
75 - Older	2.8%	3.6%	3.7%	3.9%	4.1%	4.2%	4.4%
Median Age	35	36.1					36.1
Households							
Number	283,759	359,814	369,189	378,807	388,677	398,804	409,194
Median Household Income	\$77,090	\$91,464					\$99,664
Household Income Distribution							
Under \$35,000	19.5%	15.3%					13.2%
\$35,000 - \$50,000	11.5%	9.4%					8.7%
\$50,000 - \$75,000	18.0%	15.8%					15.1%
\$75,000 - Above	51.0%	59.4%					63.1%
\$75,000 - \$99,999	13.7%	13.2%					13.2%
\$100,000 - \$149,999	19.2%	21.5%					23.0%
\$150,000 - \$199,999	9.5%	11.4%					11.8%
\$200,000 - Above	8.6%	13.3%					15.1%
			2017	2016	2015	2014	2013
Net Migration Last Five Years Available*			20,505	19,314	20,861	19,020	20,104
Workforce Educational Attainment							
			Percentage %				
Under - 12 Years				6.0%			
12 - 15 Years				42.4%			
12 Years Only				15.1%			
Some College				19.4%			
Associate Degrees				7.9%			
Subtotal				48.4%			
College Graduates							
16 Years - More				51.6%			
16 Years Only				33.0%			
Total				100.0%			

Source: ESRI

*Source: US Census Population Estimates Program

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TABLE 1c

DALLAS-FORT WORTH METRO AREA
DEMOGRAPHIC CHARACTERISTICS

Population	Five Year Projection						
	2010	2018	2019	2020	2021	2022	2023
Total Population	6,426,214	7,516,037	7,657,000	7,800,606	7,946,906	8,095,949	8,247,788
Population by Age Group							
Under - 17	1,786,487	1,931,622	1,961,685	1,992,216	2,023,222	2,054,711	2,086,690
18 - 34	1,555,144	1,841,429	1,875,965	1,911,148	1,946,992	1,983,508	2,020,708
35 - 54	1,876,454	2,014,298	2,042,804	2,071,714	2,101,032	2,130,766	2,160,920
55 - 74	970,358	1,397,983	1,430,276	1,463,314	1,497,116	1,531,698	1,567,080
75 - Older	237,770	330,706	345,633	361,233	377,538	394,579	412,389
% Distribution by Age Group							
Under - 17	27.8%	25.7%	25.6%	25.5%	25.5%	25.4%	25.3%
18 - 34	24.2%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%
35 - 54	29.2%	26.8%	26.7%	26.6%	26.4%	26.3%	26.2%
55 - 74	15.1%	18.6%	18.7%	18.8%	18.8%	18.9%	19.0%
75 - Older	3.7%	4.4%	4.5%	4.6%	4.8%	4.9%	5.0%
Median Age	33.6	34.6					35.1
Households							
	2010	2018					2023
Number	2,320,283	2,681,057					2,930,796
Median Household Income	\$54,449	\$64,460					\$72,373
Household Income Distribution							
Under \$35,000	31.5%	26.2%					23.9%
\$35,000 - \$50,000	14.1%	12.8%					11.1%
\$50,000 - \$75,000	18.9%	18.2%					17.0%
\$75,000 - Above	35.5%	42.8%					48.1%
\$75,000 - \$99,999	12.2%	12.5%					13.3%
\$100,000 - \$149,999	13.6%	15.7%					18.1%
\$150,000 - \$199,999	5.0%	6.9%					7.9%
\$200,000 - Above	4.7%	7.7%					8.8%
			2017	2016	2015	2014	2013
Net Migration Last Five Years Available*			89,627	85,856	86,701	74,176	52,142
Workforce Educational Attainment							
			Percentage %				
Under - 12 Years			14.9%				
12 - 15 Years			51.1%				
12 Years Only			22.8%				
Some College			21.4%				
Associate Degrees			6.9%				
Subtotal			66.0%				
College Graduates							
16 Years - More			34.0%				
16 Years Only			22.6%				
Total			100.0%				

Source: ESRI

*Source: US Census Bureau Population Estimates Program

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TABLE 1d

ALLEN, TEXAS DEMOGRAPHIC COMPARISON

Population Growth	2010-2018			2018-2023		
	Allen	Collin County	DFW Metro	Allen	Collin County	DFW Metro
Average Annual Growth Rate	2.75%	3.17%	1.98%	2.40%	2.88%	1.86%
Average Annual Growth by Age Group						
Under - 17	1.6%	2.3%	1.0%	1.7%	2.5%	1.6%
18 - 34	3.9%	3.3%	2.1%	3.5%	3.2%	1.6%
35 - 54	1.2%	2.1%	0.9%	1.0%	1.9%	1.3%
55 - 74	7.0%	5.9%	4.7%	3.8%	3.8%	2.7%
75 - Older	6.5%	6.6%	4.2%	8.0%	7.3%	4.6%

Rankings for Population Growth (2010-2017)*

DFW Ranking	#4	#2	-
State Ranking	#12	#10	#1
National Ranking	#27	#21	#1

Households Comparison	2018			2023		
	Allen	Collin County	DFW Metro	Allen	Collin County	DFW Metro
Median Household Income	\$109,978	\$91,464	\$64,460	\$115,839	\$99,664	\$72,373
Income Per Capita	\$44,786	\$42,491	\$33,110	\$49,376	\$46,342	\$36,827
Median Home Value	\$251,405	\$261,188	\$197,778	\$285,776	\$289,967	\$231,073

Comparison of Household Income Distribution

Under \$35,000	9.6%	15.3%	26.2%	8.2%	13.2%	23.9%
\$35,000 - \$50,000	7.2%	9.4%	12.8%	6.5%	8.7%	11.1%
\$50,000 - \$75,000	13.7%	15.8%	18.2%	13.1%	15.1%	17.0%
\$75,000 - Above	69.5%	59.4%	42.8%	72.3%	63.1%	48.1%
\$75,000 - \$99,999	12.8%	13.2%	12.5%	12.2%	13.2%	13.3%
\$100,000 - \$149,999	23.5%	21.5%	15.7%	23.8%	23.0%	18.1%
\$150,000 - \$199,999	15.8%	11.4%	6.9%	16.1%	11.8%	7.9%
\$200,000 - Above	17.4%	13.3%	7.7%	20.2%	15.1%	8.8%

Educational Attainment (25 - 64 Years of Age)	2018		
	Allen	Collin County	DFW Metro
Under - 12 Years	4.1%	6.0%	14.9%
12 - 15 Years	41.1%	42.4%	51.1%
12 Years Only	13.9%	15.1%	22.8%
Some College	19.7%	19.4%	21.4%
Associate Degrees	7.5%	7.9%	6.9%
Subtotal	45.2%	48.4%	66.0%
College Graduates			
16 Years - More (Bachelor's or More)	55.7%	51.6%	34.0%
16 Years Only (Bachelor's Only)	36.0%	33.0%	22.6%
Total	100.0%	100.0%	100.0%

Source: ESRI

*Source: US Census Bureau - Population Estimates Program

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