



**Old Jacksonville Hwy and Rice Rd, Tyler, TX,
75703**

Site Type: Ring

Radius: 1 Miles

Radius: 3 Miles

Radius: 5 Miles

2009 Population

Total Population	6,364	36,985	89,265
Male Population	47.5%	46.1%	47.2%
Female Population	52.5%	53.9%	52.8%
Median Age	35.1	40.9	35.9

2009 Income

Median HH Income	\$47,069	\$49,559	\$46,651
Per Capita Income	\$30,151	\$30,297	\$25,357
Average HH Income	\$59,536	\$69,958	\$63,595

2009 Households

Total Households	3,095	15,838	34,939
Average Household Size	1.99	2.28	2.47

2009 Housing

Owner Occupied Housing Units	31.1%	51.0%	52.1%
Renter Occupied Housing Units	58.7%	40.2%	39.0%
Vacant Housing Units	10.2%	8.7%	8.9%

Population

1990 Population	4,154	30,558	72,298
2000 Population	5,170	32,311	79,462
2009 Population	6,364	36,985	89,265
2014 Population	6,977	39,419	94,528
1990-2000 Annual Rate	2.21%	0.56%	0.95%
2000-2009 Annual Rate	2.27%	1.47%	1.27%
2009-2014 Annual Rate	1.86%	1.28%	1.15%

In the identified market area, the current year population is 89,265. In 2000, the Census count in the market area was 79,462. The rate of change since 2000 was 1.27 percent annually. The five-year projection for the population in the market area is 94,528, representing a change of 1.15 percent annually from 2009 to 2014. Currently, the population is 47.2 percent male and 52.8 percent female.

Households

1990 Households	1,971	12,916	28,617
2000 Households	2,527	14,114	31,741
2009 Households	3,095	15,838	34,939
2014 Households	3,414	16,902	37,062
1990-2000 Annual Rate	2.52%	0.89%	1.04%
2000-2009 Annual Rate	2.22%	1.25%	1.04%
2009-2014 Annual Rate	1.98%	1.31%	1.19%

The household count in this market area has changed from 31,741 in 2000 to 34,939 in the current year, a change of 1.04 percent annually. The five-year projection of households is 37,062, a change of 1.19 percent annually from the current year total. Average household size is currently 2.47, compared to 2.43 in the year 2000. The number of families in the current year is 22,101 in the market area.

Housing

Currently, 52.1 percent of the 38,338 housing units in the market area are owner occupied; 39.0 percent, renter occupied; and 8.9 percent are vacant. In 2000, there were 34,369 housing units—53.5 percent owner occupied, 38.8 percent renter occupied and 7.7 percent vacant. The rate of change in housing units since 2000 is 1.19 percent. Median home value in the market area is \$113,899, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 2.4 percent annually to \$128,223. From 2000 to the current year, median home value changed by 3.13 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



Old Jacksonville Hwy and Rice Rd, Tyler, TX,
75703

Site Type: Ring	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Median Household Income			
1990 Median HH Income	\$26,546	\$31,186	\$26,009
2000 Median HH Income	\$36,572	\$40,883	\$36,668
2009 Median HH Income	\$47,069	\$49,559	\$46,651
2014 Median HH Income	\$49,237	\$50,840	\$48,768
1990-2000 Annual Rate	3.26%	2.74%	3.49%
2000-2009 Annual Rate	2.77%	2.1%	2.64%
2009-2014 Annual Rate	0.9%	0.51%	0.89%
Per Capita Income			
1990 Per Capita Income	\$17,616	\$18,844	\$14,491
2000 Per Capita Income	\$25,429	\$26,178	\$21,541
2009 Per Capita Income	\$30,151	\$30,297	\$25,357
2014 Per Capita Income	\$30,725	\$30,930	\$26,071
1990-2000 Annual Rate	3.74%	3.34%	4.04%
2000-2009 Annual Rate	1.86%	1.59%	1.78%
2009-2014 Annual Rate	0.38%	0.41%	0.56%
Average Household Income			
1990 Average Household Income	\$35,304	\$44,632	\$36,258
2000 Average Household Income	\$49,720	\$59,276	\$53,155
2009 Average HH Income	\$59,536	\$69,958	\$63,595
2014 Average HH Income	\$60,342	\$71,295	\$65,225
1990-2000 Annual Rate	3.48%	2.88%	3.9%
2000-2009 Annual Rate	1.97%	1.81%	1.96%
2009-2014 Annual Rate	0.27%	0.38%	0.51%

Households by Income

Current median household income is \$46,651 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$48,768 in five years. In 2000, median household income was \$36,668, compared to \$26,009 in 1990.

Current average household income is \$63,595 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$65,225 in five years. In 2000, average household income was \$53,155, compared to \$36,258 in 1990.

Current per capita income is \$25,357 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$26,071 in five years. In 2000, the per capita income was \$21,541, compared to \$14,491 in 1990.

Population by Employment

Total Businesses	314	2,544	6,092
Total Employees	3,087	29,508	95,079

Currently, 94.3 percent of the civilian labor force in the identified market area is employed and 5.7 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 96.1 percent of the civilian labor force, and unemployment will be 3.9 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 62.8 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 63.9 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 16.6 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 19.5 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 81.0 percent of the market area population drove alone to work, and 2.5 percent worked at home. The average travel time to work in 2000 was 18.6 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 15.3 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 21.3 percent were high school graduates only (29.8 percent in the U.S.)
- 8.3 percent had completed an Associate degree (7.2 percent in the U.S.)
- 20.6 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 10.4 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)



Executive Summary

Interlink Real Estate Services, Inc./Jo Dobbs

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography. Business data provided by InfoUSA, Omaha NE Copyright 2009, all rights reserved.