

Town of Cross Roads Custom Market Area

Population/Household Formation Analysis

Prepared for: Town of Cross Roads

December 18, 2014



Residential Strategies

To arrive at the estimates and projections provided, RSI has utilized the following methodology:

- RSI begins with household and population counts from the 2010 census. It is assumed that these 2010 counts were accurate. Because the 2010 census was completed in/around June 2010, RSI's assessment of new household formation in DFW begins with 3Q10.
- RSI summarizes, by community, new home activity from 3Q10 to date. Information analyzed includes housing starts (new slabs poured), new home closings (physically occupied homes), vacant lots, final platted lots (both under developed and vacant land) and preliminary platted lots.
- Based on the development stage of new lots and RSI's knowledge from its builder and developer clients, a forecast is made as to the delivery date of the new communities.
- Based on RSI's knowledge of production builders (a majority of DFW activity is performed by RSI builder clients) and the capacity of new communities, RSI projects start activity for each community and by product type.
- Persons per household ratios are established from prior census information and imposed on new household formation.
- RSI's forecasts are extremely accurate as they are based on 'real world' occurrences. With the platted lot approach to determining demand and with RSI's extensive database on new home activity, RSI can paint a very clear picture of household count for the next 24 months.
- The normal time required for new lot development ranges from 6-24 months. In many cases, new projects that will materialize in 3-5 years have not yet been conceptualized. Consequently, RSI's forecasts for the 3-5 year time frame tend to show a drop off in start activity as existing communities build out and replacement communities have yet to be identified.
- RSI's forecasts tend to be conservative and anticipated household growth as summarized in this report is projected at slow to moderate growth rates, depending on the area and current market conditions.

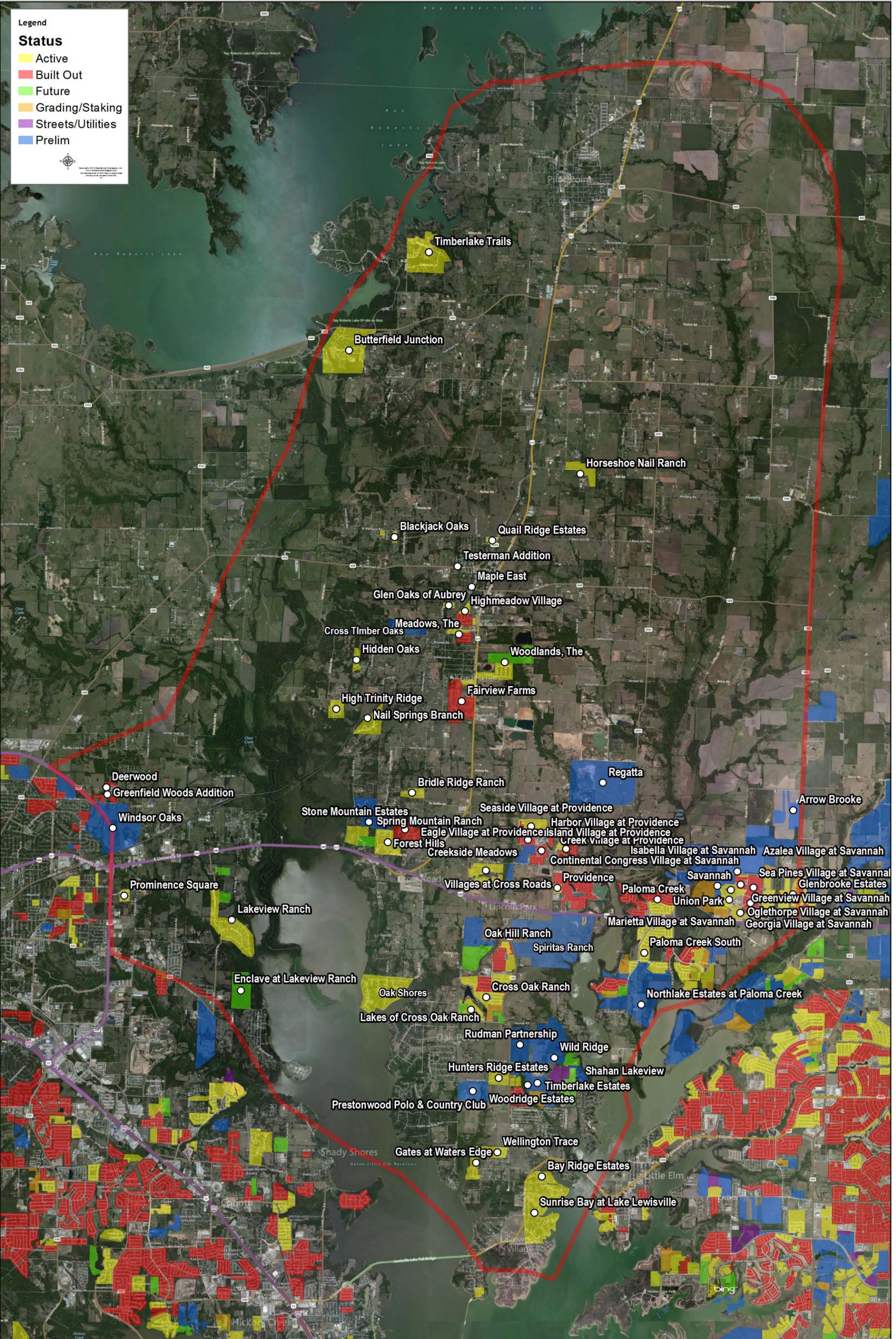


Residential Strategies

Disclaimer

Although Residential Strategies, Inc. (RSI) has used commercially reasonable efforts to obtain the information included in this publication from sources that RSI believes to be reliable, RSI makes no guarantee as to the adequacy or accuracy of any such information. Such information may be incomplete, condensed or interpolated. While RSI believes such information is current as of the date of this publication, such information is subject to change without notice. Nothing contained herein is intended to constitute a recommendation or endorsement by RSI or its affiliates of any properties described herein or any related transaction(s). In no event will RSI or its affiliates be liable for any actual, incidental, consequential or punitive damages arising out of relating to, directly or indirectly, any of the information provided herein.

- Legend**
- Active
 - Built Out
 - Future
 - Grading/Staking
 - Streets/Utilities
 - Prelim



Town of Cross Roads Custom Trade Area
 Population and Household Growth
 Current Quarter Estimates, Future Projections



Custom Trade Area

Population

| | |
|--------------------|---------|
| 3Q19 Projection* | 73,588 |
| 3Q17 Projection* | 64,621 |
| 3Q15 Projection* | 54,478 |
| 3Q14 Estimate* | 50,656 |
| 2010 Census | 42,233 |
| 2000 Census | 20,923 |
| Growth 2000 - 2010 | 101.85% |
| Growth 2010 - 3Q14 | 19.94% |

Households

| | |
|--------------------|--------|
| 3Q19 Projection* | 25,030 |
| 3Q17 Projection* | 21,980 |
| 3Q15 Projection* | 18,530 |
| 3Q14 Estimate* | 17,230 |
| 2010 Census | 14,358 |
| 2000 Census | 7,352 |
| Growth 2000 - 2010 | 95.29% |
| Growth 2010 - 3Q14 | 20.00% |

New Home Activity

| | |
|----------------------------------|-----------|
| Annual New Home Starts | 1,122 |
| Annual New Home Closings | 923 |
| Vacant Lots | 1,513 |
| Future Lots | 2,732 |
| Preliminary Lots | 13,872 |
| Total Potential Future Homesites | 18,121 |
| Median New Home Price | \$218,805 |

Custom Trade Area

Residential Strategies, Inc. conducts a quarterly census of new home activity throughout the DFW metroplex and provides household estimates and projections based on this quarterly review of activity.* All estimates and future projections are for single-family development and households only. Multi-family growth has not been included.

Disclaimer
 Although Residential Strategies, Inc. (RSI) has used commercially reasonable efforts to obtain information from sources in a manner that RSI believes to be reliable, we do not guarantee its accuracy and such information may be incomplete, condensed or interpolated. Information presented in this report represents our estimates as of the date of the publication and is subject to change without notice. This report is not intended as a recommendation or endorsement for any action taken by others. In no event will Residential Strategies, Inc. be liable for direct, indirect, incidental or consequential lost profits, lost savings.

Identified Communities: Third Quarter, 2014
New Home Activity and Planned Future Supply

| Subdivision | Submarket | Status | Annual Starts | Annual Closings | Total Potential Lots Remaining | Occupied Homes | Total Estimated Lots |
|--|------------------------|-----------|---------------|-----------------|--------------------------------|----------------|----------------------|
| Arrow Brooke | Denton Co. Uninc.-East | Future | 0 | 0 | 1,752 | 0 | 1,752 |
| Azalea Village at Savannah | Denton Co. Uninc.-East | Active | 0 | 0 | 207 | 0 | 207 |
| Bay Ridge Estates | Little Elm | Active | 4 | 0 | 11 | 26 | 41 |
| Blackjack Oaks | Aubrey | Active | 3 | 1 | 5 | 17 | 24 |
| Bridle Ridge Ranch | Cross Roads | Active | 0 | 0 | 1 | 13 | 14 |
| Butterfield Junction | Denton Co. Uninc.-East | Active | 0 | 1 | 9 | 33 | 42 |
| Continental Congress Village at Savannah | Denton Co. Uninc.-East | Active | 12 | 20 | 0 | 202 | 205 |
| Creek Village at Providence | Denton Co. Uninc.-East | Active | 0 | 2 | 1 | 404 | 405 |
| Creekside Meadows | Cross Roads | Future | 0 | 0 | 94 | 0 | 94 |
| Cross Oak Ranch | Oak Point | Active | 199 | 153 | 384 | 1,224 | 1,700 |
| Cross Timber Oaks | Aubrey | Future | 0 | 0 | 166 | 0 | 166 |
| Deerwood | Denton-North | Built Out | 0 | 0 | 0 | 59 | 59 |
| Eagle Village at Providence | Denton Co. Uninc.-East | Built Out | 5 | 25 | 0 | 184 | 184 |
| Enclave at Lakeview Ranch | Denton-North | Future | 0 | 0 | 454 | 0 | 454 |
| Fairview Farms | Krugerville | Active | 0 | 0 | 6 | 159 | 165 |
| Forest Hills | Cross Roads | Active | 11 | 11 | 43 | 31 | 77 |
| Gates at Waters Edge | Oak Point | Active | 1 | 0 | 54 | 5 | 60 |
| Georgia Village at Savannah | Denton Co. Uninc.-East | Active | 18 | 5 | 127 | 106 | 248 |
| Glen Oaks of Aubrey | Aubrey | Active | 22 | 18 | 1 | 29 | 39 |
| Glenbrooke Estates | Prosper | Active | 25 | 54 | 80 | 309 | 398 |
| Greenfield Woods Addition | Denton-North | Built Out | 0 | 0 | 0 | 43 | 43 |
| Greenview Village at Savannah | Denton Co. Uninc.-East | Built Out | 1 | 2 | 0 | 178 | 178 |
| Harbor Village at Providence | Denton Co. Uninc.-East | Active | 0 | 0 | 123 | 69 | 192 |
| Hidden Oaks | Denton Co. Uninc.-West | Active | 2 | 1 | 1 | 13 | 15 |
| High Trinity Ridge | Denton Co. Uninc.-West | Active | 1 | 0 | 7 | 10 | 18 |
| Highmeadow Village | Aubrey | Active | 10 | 11 | 95 | 172 | 273 |
| Horseshoe Nail Ranch | Aubrey | Active | 1 | 3 | 11 | 3 | 15 |
| Hunters Ridge Estates | Oak Point | Active | 0 | 1 | 11 | 5 | 16 |
| Isabella Village at Savannah | Denton Co. Uninc.-East | Active | 30 | 13 | 42 | 42 | 104 |
| Island Village at Providence | Denton Co. Uninc.-East | Built Out | 1 | 4 | 0 | 225 | 225 |
| Lakes of Cross Oak Ranch | Oak Point | Active | 75 | 75 | 194 | 140 | 356 |
| Lakeview Ranch | Denton-North | Active | 1 | 3 | 8 | 139 | 147 |
| Maple East | Aubrey | Built Out | 0 | 0 | 0 | 12 | 12 |
| Marietta Village at Savannah | Denton Co. Uninc.-East | Active | 22 | 10 | 23 | 10 | 45 |
| Meadows, The | Aubrey | Active | 14 | 3 | 19 | 164 | 194 |
| Nail Springs Branch | Denton Co. Uninc.-West | Active | 2 | 2 | 11 | 8 | 20 |
| Northlake Estates at Paloma Creek | Denton Co. Uninc.-East | Future | 0 | 0 | 678 | 0 | 678 |
| Oak Hill Ranch | Cross Roads | Active | 0 | 0 | 141 | 0 | 141 |
| Oak Shores | Cross Roads | Active | 0 | 3 | 24 | 104 | 128 |
| Oglethorpe Village at Savannah | Denton Co. Uninc.-East | Active | 40 | 43 | 72 | 108 | 196 |
| Paloma Creek | Denton Co. Uninc.-East | Active | 1 | 1 | 20 | 968 | 989 |
| Paloma Creek South | Denton Co. Uninc.-East | Active | 415 | 280 | 1,935 | 1,944 | 4,094 |
| Prestonwood Polo & Country Club | Oak Point | Future | 0 | 0 | 17 | 0 | 17 |
| Prominence Square | Denton-North | Active | 1 | 0 | 0 | 92 | 93 |

Identified Communities: Third Quarter, 2014
New Home Activity and Planned Future Supply

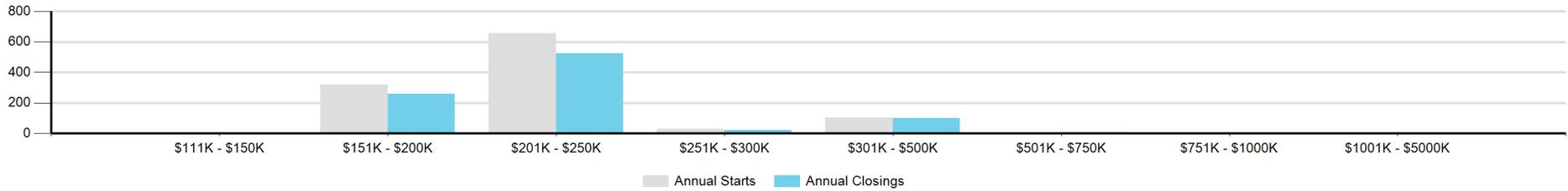
| Subdivision | Submarket | Status | Annual Starts | Annual Closings | Total Potential Lots Remaining | Occupied Homes | Total Estimated Lots |
|--------------------------------|------------------------|-----------|---------------|-----------------|--------------------------------|----------------|----------------------|
| Providence | Denton Co. Uninc.-East | Active | 3 | 14 | 3 | 964 | 969 |
| Quail Ridge Estates | Aubrey | Active | 0 | 0 | 4 | 52 | 56 |
| Regatta | Denton Co. Uninc.-East | Future | 0 | 0 | 5,190 | 0 | 5,190 |
| Rudman Partnership | Oak Point | Future | 0 | 0 | 300 | 0 | 300 |
| Savannah | Denton Co. Uninc.-East | Active | 4 | 4 | 321 | 575 | 904 |
| Sea Pines Village at Savannah | Denton Co. Uninc.-East | Built Out | 4 | 10 | 0 | 325 | 325 |
| Seaside Village at Providence | Denton Co. Uninc.-East | Active | 106 | 74 | 37 | 199 | 279 |
| Shahan Lakeview | Oak Point | Active | 0 | 0 | 402 | 0 | 402 |
| Spiritas Ranch | Denton Co. Uninc.-East | Future | 0 | 0 | N/A | 0 | N/A |
| Spring Mountain Ranch | Cross Roads | Built Out | 0 | 0 | 0 | 26 | 26 |
| Stone Mountain Estates | Cross Roads | Active | 2 | 1 | 67 | 2 | 70 |
| Sunrise Bay at Lake Lewisville | Little Elm | Active | 3 | 1 | 60 | 110 | 173 |
| Testerman Addition | Aubrey | Active | 1 | 1 | 3 | 4 | 8 |
| Timberlake Estates | Oak Point | Future | 0 | 0 | 95 | 0 | 95 |
| Timberlake Trails | Denton Co. Uninc.-East | Active | 3 | 7 | 30 | 30 | 61 |
| Union Park | Little Elm | Active | 0 | 0 | 2,465 | 0 | 2,465 |
| Villages at Cross Roads | Cross Roads | Active | 47 | 38 | 14 | 64 | 299 |
| Wellington Trace | Oak Point | Active | 1 | 0 | 70 | 105 | 176 |
| Wild Ridge | Oak Point | Active | 0 | 0 | 1,167 | 0 | 1,167 |
| Windsor Oaks | Denton-North | Future | 0 | 0 | 573 | 0 | 573 |
| Woodlands, The | Krugerville | Active | 0 | 1 | 133 | 90 | 223 |
| Woodridge Estates | Oak Point | Active | 31 | 27 | 360 | 212 | 592 |
| Totals | | | 1,122 | 923 | 18,121 | 10,008 | 28,876 |



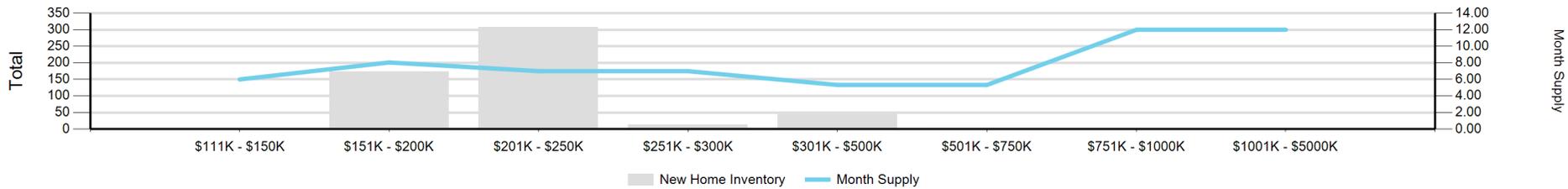
Price Range Analysis - Town of Cross Roads Custom Area - 2014 Q3

| | Median | Average | \$0K - \$70K | \$71K - \$90K | \$91K - \$110K | \$111K - \$150K | \$151K - \$200K | \$201K - \$250K | \$251K - \$300K | \$301K - \$500K | \$501K - \$750K | \$751K - \$1000K | \$1001K - \$5000K | Total |
|---------------------------------|-----------|-----------|--------------|---------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|-------------------|-------|
| Annual Starts | \$218,805 | \$232,840 | | | | 2 | 321 | 655 | 30 | 105 | 6 | 1 | 2 | 1122 |
| Percent | | | | | | 0.18% | 28.61% | 58.38% | 2.67% | 9.36% | 0.53% | 0.09% | 0.18% | |
| Annual Closings | \$219,631 | \$236,870 | | | | 2 | 258 | 526 | 24 | 99 | 9 | 1 | 1 | 920 |
| Percent | | | | | | 0.22% | 28.04% | 57.17% | 2.61% | 10.76% | 0.98% | 0.11% | 0.11% | |
| Quarter Starts | \$212,150 | \$216,089 | | | | 1 | 109 | 167 | 6 | 14 | | | | 297 |
| Percent | | | | | | 0.34% | 36.70% | 56.23% | 2.02% | 4.71% | | | | |
| Quarter Closings | \$218,957 | \$232,409 | | | | | 78 | 161 | 4 | 32 | | | | 275 |
| Percent | | | | | | | 28.36% | 58.55% | 1.45% | 11.64% | | | | |
| Model Homes | \$200,000 | \$213,000 | | | | | 14 | 12 | | 2 | | | | 28 |
| Percent | | | | | | | 50.00% | 42.86% | | 7.14% | | | | |
| Month Supply | | | | | | | 0.7 | 0.3 | | 0.2 | | | | 0.4 |
| Homes Under Construction | \$216,697 | \$232,019 | | | | 1 | 132 | 231 | 12 | 33 | 4 | 1 | 1 | 415 |
| Percent | | | | | | 0.24% | 31.81% | 55.66% | 2.89% | 7.95% | 0.96% | 0.24% | 0.24% | |
| Month Supply | | | | | | 6.0 | 6.1 | 5.3 | 6.0 | 4.0 | 5.3 | 12.0 | 12.0 | 5.4 |
| Finished Vacant Homes | \$219,375 | \$228,686 | | | | | 27 | 64 | 2 | 9 | | | | 102 |
| Percent | | | | | | | 26.47% | 62.75% | 1.96% | 8.82% | | | | |
| Month Supply | | | | | | | 1.3 | 1.5 | 1.0 | 1.1 | | | | 1.3 |
| Total Housing Inventory | \$216,642 | \$230,418 | | | | 1 | 173 | 307 | 14 | 44 | 4 | 1 | 1 | 545 |
| Percent | | | | | | 0.18% | 31.74% | 56.33% | 2.57% | 8.07% | 0.73% | 0.18% | 0.18% | |
| Month Supply | | | | | | 6.0 | 8.1 | 7.0 | 7.0 | 5.3 | 5.3 | 12.0 | 12.0 | 7.1 |
| Vacant Developed Lots | \$212,292 | \$277,572 | | | | 16 | 616 | 486 | 52 | 136 | 148 | 23 | 12 | 1489 |
| Percent | | | | | | 1.07% | 41.37% | 32.64% | 3.49% | 9.13% | 9.94% | 1.54% | 0.81% | |
| Month Supply | | | | | | 96.0 | 28.7 | 11.1 | 26.0 | 16.5 | 197.3 | 276.0 | 144.0 | 15.9 |
| Lots Under Development | \$220,373 | \$214,066 | | | | 118 | 176 | 1037 | 78 | | | | | 1409 |
| Percent | | | | | | 8.37% | 12.49% | 73.60% | 5.54% | | | | | |
| Month Supply | | | | | | 708.0 | 6.6 | 19.0 | 31.2 | | | | | 15.1 |
| Future Lots | | | | | | | | | | | | | | 11905 |

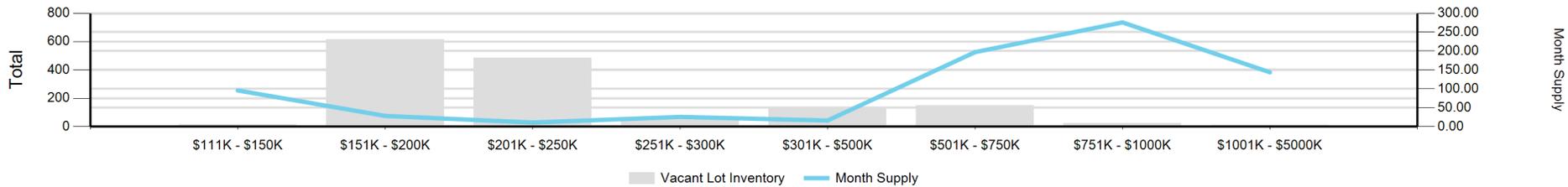
Starts and Closings by Price Range



New Home Inventory by Price Range



Vacant Lot Inventory by Price Range



Starts and Closings by Quarter





Demographic and Income Profile

Town of Cross Roads Trade Area
Area: 159.15 square miles

Latitude: 33.28502183
Longitude: -96.9761783

| Summary | Census 2010 | 2014 | 2019 |
|---------------------------------|-------------|--------|----------|
| Population | 42,233 | 49,273 | 58,813 |
| Households | 14,358 | 16,710 | 19,904 |
| Families | 11,293 | 13,071 | 15,515 |
| Average Household Size | 2.93 | 2.94 | 2.95 |
| Owner Occupied Housing Units | 11,529 | 13,146 | 15,706 |
| Renter Occupied Housing Units | 2,829 | 3,564 | 4,198 |
| Median Age | 33.0 | 33.6 | 34.1 |
| Trends: 2014 - 2019 Annual Rate | Area | State | National |
| Population | 3.60% | 1.49% | 0.73% |
| Households | 3.56% | 1.51% | 0.75% |
| Families | 3.49% | 1.44% | 0.66% |
| Owner HHs | 3.62% | 1.44% | 0.69% |
| Median Household Income | 2.38% | 3.41% | 2.74% |

| Households by Income | 2014 | | 2019 | |
|--------------------------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 1,092 | 6.5% | 1,057 | 5.3% |
| \$15,000 - \$24,999 | 860 | 5.1% | 650 | 3.3% |
| \$25,000 - \$34,999 | 1,177 | 7.0% | 986 | 5.0% |
| \$35,000 - \$49,999 | 1,642 | 9.8% | 1,660 | 8.3% |
| \$50,000 - \$74,999 | 3,655 | 21.9% | 3,795 | 19.1% |
| \$75,000 - \$99,999 | 2,842 | 17.0% | 4,206 | 21.1% |
| \$100,000 - \$149,999 | 3,825 | 22.9% | 5,234 | 26.3% |
| \$150,000 - \$199,999 | 861 | 5.2% | 1,260 | 6.3% |
| \$200,000+ | 756 | 4.5% | 1,055 | 5.3% |
| Median Household Income | \$74,293 | | \$83,570 | |
| Average Household Income | \$88,177 | | \$99,453 | |
| Per Capita Income | \$29,893 | | \$33,637 | |

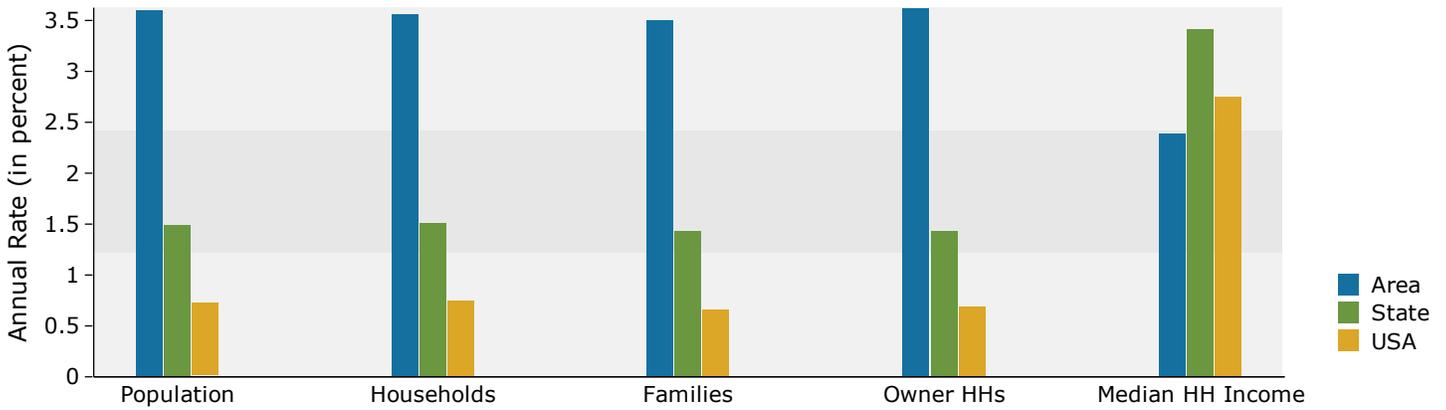
| Population by Age | Census 2010 | | 2014 | | 2019 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 3,769 | 8.9% | 4,257 | 8.6% | 5,142 | 8.7% |
| 5 - 9 | 3,949 | 9.4% | 4,427 | 9.0% | 5,191 | 8.8% |
| 10 - 14 | 3,356 | 7.9% | 4,167 | 8.5% | 4,999 | 8.5% |
| 15 - 19 | 2,708 | 6.4% | 3,063 | 6.2% | 3,858 | 6.6% |
| 20 - 24 | 1,977 | 4.7% | 2,567 | 5.2% | 2,789 | 4.7% |
| 25 - 34 | 6,904 | 16.3% | 7,368 | 15.0% | 8,281 | 14.1% |
| 35 - 44 | 6,963 | 16.5% | 8,228 | 16.7% | 10,133 | 17.2% |
| 45 - 54 | 5,395 | 12.8% | 6,132 | 12.4% | 6,946 | 11.8% |
| 55 - 64 | 3,988 | 9.4% | 4,806 | 9.8% | 5,735 | 9.8% |
| 65 - 74 | 2,186 | 5.2% | 2,964 | 6.0% | 3,893 | 6.6% |
| 75 - 84 | 794 | 1.9% | 1,007 | 2.0% | 1,493 | 2.5% |
| 85+ | 246 | 0.6% | 287 | 0.6% | 353 | 0.6% |

| Race and Ethnicity | Census 2010 | | 2014 | | 2019 | |
|----------------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 34,559 | 81.8% | 39,045 | 79.2% | 44,606 | 75.8% |
| Black Alone | 2,510 | 5.9% | 3,700 | 7.5% | 5,526 | 9.4% |
| American Indian Alone | 427 | 1.0% | 480 | 1.0% | 565 | 1.0% |
| Asian Alone | 429 | 1.0% | 591 | 1.2% | 854 | 1.5% |
| Pacific Islander Alone | 37 | 0.1% | 50 | 0.1% | 70 | 0.1% |
| Some Other Race Alone | 3,108 | 7.4% | 3,895 | 7.9% | 5,115 | 8.7% |
| Two or More Races | 1,162 | 2.8% | 1,512 | 3.1% | 2,077 | 3.5% |
| Hispanic Origin (Any Race) | 8,743 | 20.7% | 11,045 | 22.4% | 14,414 | 24.5% |

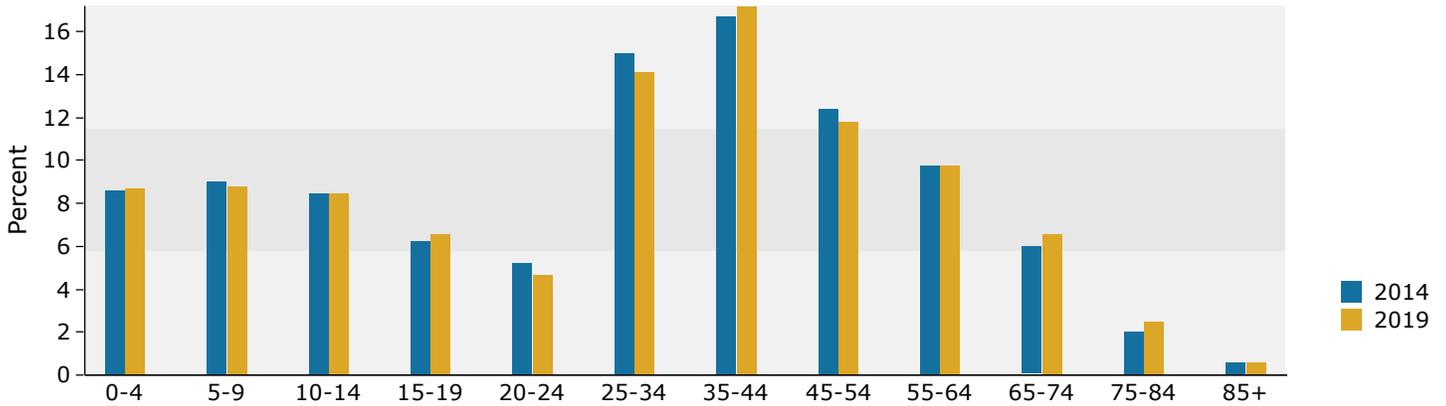
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

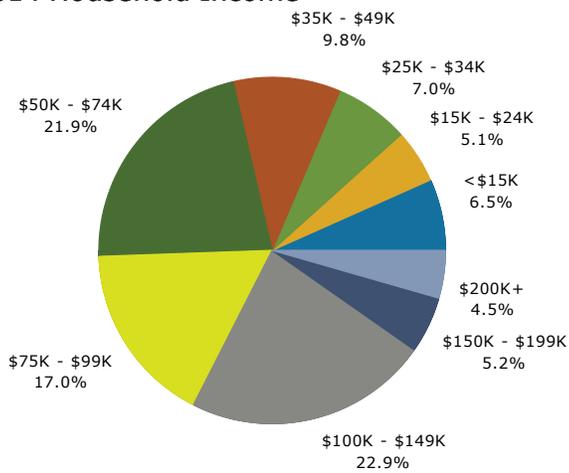
Trends 2014-2019



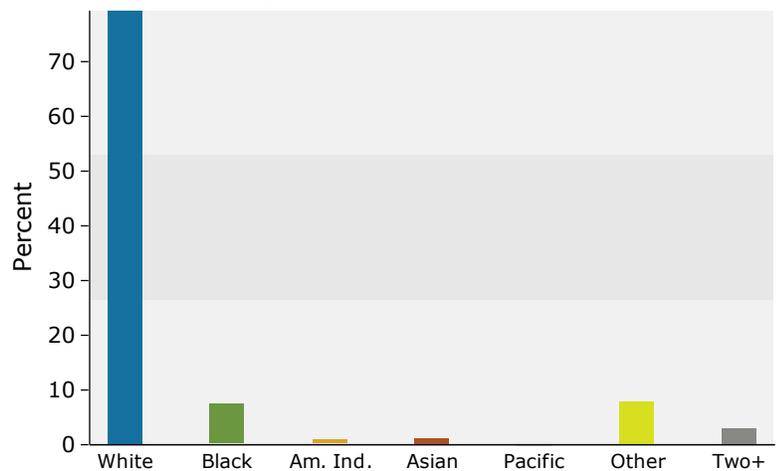
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 22.4%



2010 Census Profile

Town of Cross Roads Trade Area
Area: 159.15 square miles

Latitude: 33.28502183
Longitude: -96.9761783

| | 2000 | 2010 | 2000-2010 Annual Rate |
|---------------|--------|--------|--------------------------|
| Population | 20,923 | 42,233 | 7.28% |
| Households | 7,352 | 14,358 | 6.92% |
| Housing Units | 7,951 | 15,700 | 7.04% |

| Population by Race | Number | Percent |
|--|--------|---------|
| Total | 42,232 | 100.0% |
| Population Reporting One Race | 41,070 | 97.2% |
| White | 34,559 | 81.8% |
| Black | 2,510 | 5.9% |
| American Indian | 427 | 1.0% |
| Asian | 429 | 1.0% |
| Pacific Islander | 37 | 0.1% |
| Some Other Race | 3,108 | 7.4% |
| Population Reporting Two or More Races | 1,162 | 2.8% |
| Total Hispanic Population | 8,743 | 20.7% |

| Population by Sex | Number | Percent |
|-------------------|--------|---------|
| Male | 20,944 | 49.6% |
| Female | 21,289 | 50.4% |

| Population by Age | Number | Percent |
|-------------------|--------|---------|
| Total | 42,233 | 100.0% |
| Age 0 - 4 | 3,769 | 8.9% |
| Age 5 - 9 | 3,949 | 9.4% |
| Age 10 - 14 | 3,356 | 7.9% |
| Age 15 - 19 | 2,708 | 6.4% |
| Age 20 - 24 | 1,977 | 4.7% |
| Age 25 - 29 | 3,121 | 7.4% |
| Age 30 - 34 | 3,783 | 9.0% |
| Age 35 - 39 | 3,756 | 8.9% |
| Age 40 - 44 | 3,207 | 7.6% |
| Age 45 - 49 | 2,863 | 6.8% |
| Age 50 - 54 | 2,532 | 6.0% |
| Age 55 - 59 | 2,147 | 5.1% |
| Age 60 - 64 | 1,841 | 4.4% |
| Age 65 - 69 | 1,362 | 3.2% |
| Age 70 - 74 | 824 | 2.0% |
| Age 75 - 79 | 471 | 1.1% |
| Age 80 - 84 | 323 | 0.8% |
| Age 85+ | 246 | 0.6% |
| Age 18+ | 29,339 | 69.5% |
| Age 65+ | 3,226 | 7.6% |

| Median Age by Sex and Race/Hispanic Origin | Median Age |
|--|------------|
| Total Population | 33.0 |
| Male | 32.4 |
| Female | 33.4 |
| White Alone | 34.4 |
| Black Alone | 30.9 |
| American Indian Alone | 30.2 |
| Asian Alone | 33.8 |
| Pacific Islander Alone | 29.4 |
| Some Other Race Alone | 23.9 |
| Two or More Races | 18.2 |
| Hispanic Population | 23.6 |

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



2010 Census Profile

Town of Cross Roads Trade Area
Area: 159.15 square miles

Latitude: 33.28502183
Longitude: -96.9761783

| Households by Type | | |
|----------------------------------|--------|--------|
| Total | 14,358 | 100.0% |
| Households with 1 Person | 2,335 | 16.3% |
| Households with 2+ People | 12,023 | 83.7% |
| Family Households | 11,293 | 78.7% |
| Husband-wife Families | 9,146 | 63.7% |
| With Own Children | 4,802 | 33.4% |
| Other Family (No Spouse Present) | 2,147 | 15.0% |
| With Own Children | 1,307 | 9.1% |
| Nonfamily Households | 730 | 5.1% |
| All Households with Children | 6,653 | 46.3% |
| Multigenerational Households | 644 | 4.5% |
| Unmarried Partner Households | 854 | 5.9% |
| Male-female | 722 | 5.0% |
| Same-sex | 132 | 0.9% |
| Average Household Size | 2.93 | |

| Family Households by Size | | |
|---------------------------|--------|--------|
| Total | 11,294 | 100.0% |
| 2 People | 3,982 | 35.3% |
| 3 People | 2,586 | 22.9% |
| 4 People | 2,582 | 22.9% |
| 5 People | 1,307 | 11.6% |
| 6 People | 536 | 4.7% |
| 7+ People | 301 | 2.7% |
| Average Family Size | 3.28 | |

| Nonfamily Households by Size | | |
|------------------------------|-------|--------|
| Total | 3,066 | 100.0% |
| 1 Person | 2,335 | 76.2% |
| 2 People | 602 | 19.6% |
| 3 People | 89 | 2.9% |
| 4 People | 22 | 0.7% |
| 5 People | 11 | 0.4% |
| 6 People | 5 | 0.2% |
| 7+ People | 2 | 0.1% |
| Average Nonfamily Size | 1.30 | |

| Population by Relationship and Household Type | | |
|---|--------|--------|
| Total | 42,233 | 100.0% |
| In Households | 42,088 | 99.7% |
| In Family Households | 38,097 | 90.2% |
| Householder | 11,277 | 26.7% |
| Spouse | 9,132 | 21.6% |
| Child | 15,014 | 35.6% |
| Other relative | 1,665 | 3.9% |
| Nonrelative | 1,009 | 2.4% |
| In Nonfamily Households | 3,990 | 9.4% |
| In Group Quarters | 145 | 0.3% |
| Institutionalized Population | 115 | 0.3% |
| Noninstitutionalized Population | 30 | 0.1% |

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

Town of Cross Roads Trade Area
Area: 159.15 square miles

Latitude: 33.28502183
Longitude: -96.9761783

| Family Households by Age of Householder | | |
|---|--------|--------|
| Total | 11,292 | 100.0% |
| Householder Age 15 - 44 | 6,071 | 53.8% |
| Householder Age 45 - 54 | 2,359 | 20.9% |
| Householder Age 55 - 64 | 1,597 | 14.1% |
| Householder Age 65 - 74 | 907 | 8.0% |
| Householder Age 75+ | 358 | 3.2% |

| Nonfamily Households by Age of Householder | | |
|--|-------|--------|
| Total | 3,066 | 100.0% |
| Householder Age 15 - 44 | 1,155 | 37.7% |
| Householder Age 45 - 54 | 621 | 20.3% |
| Householder Age 55 - 64 | 589 | 19.2% |
| Householder Age 65 - 74 | 418 | 13.6% |
| Householder Age 75+ | 283 | 9.2% |

| Households by Race of Householder | | |
|---------------------------------------|--------|--------|
| Total | 14,358 | 100.0% |
| Householder is White Alone | 12,304 | 85.7% |
| Householder is Black Alone | 840 | 5.9% |
| Householder is American Indian Alone | 122 | 0.9% |
| Householder is Asian Alone | 112 | 0.8% |
| Householder is Pacific Islander Alone | 14 | 0.1% |
| Householder is Some Other Race Alone | 720 | 5.0% |
| Householder is Two or More Races | 246 | 1.7% |
| Households with Hispanic Householder | 2,064 | 14.4% |

| Husband-wife Families by Race of Householder | | |
|---|-------|--------|
| Total | 9,147 | 100.0% |
| Householder is White Alone | 7,916 | 86.5% |
| Householder is Black Alone | 434 | 4.7% |
| Householder is American Indian Alone | 79 | 0.9% |
| Householder is Asian Alone | 71 | 0.8% |
| Householder is Pacific Islander Alone | 6 | 0.1% |
| Householder is Some Other Race Alone | 487 | 5.3% |
| Householder is Two or More Races | 154 | 1.7% |
| Husband-wife Families with Hispanic Householder | 1,404 | 15.4% |

| Other Families (No Spouse) by Race of Householder | | |
|---|-------|--------|
| Total | 2,147 | 100.0% |
| Householder is White Alone | 1,715 | 79.9% |
| Householder is Black Alone | 214 | 10.0% |
| Householder is American Indian Alone | 20 | 0.9% |
| Householder is Asian Alone | 16 | 0.7% |
| Householder is Pacific Islander Alone | 3 | 0.1% |
| Householder is Some Other Race Alone | 146 | 6.8% |
| Householder is Two or More Races | 33 | 1.5% |
| Other Families with Hispanic Householder | 400 | 18.6% |

| Nonfamily Households by Race of Householder | | |
|--|-------|--------|
| Total | 3,064 | 100.0% |
| Householder is White Alone | 2,673 | 87.2% |
| Householder is Black Alone | 192 | 6.3% |
| Householder is American Indian Alone | 23 | 0.8% |
| Householder is Asian Alone | 25 | 0.8% |
| Householder is Pacific Islander Alone | 6 | 0.2% |
| Householder is Some Other Race Alone | 86 | 2.8% |
| Householder is Two or More Races | 59 | 1.9% |
| Nonfamily Households with Hispanic Householder | 259 | 8.5% |

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

Town of Cross Roads Trade Area
Area: 159.15 square miles

Latitude: 33.28502183
Longitude: -96.9761783

Total Housing Units by Occupancy

| | | |
|--|--------|--------|
| Total | 15,697 | 100.0% |
| Occupied Housing Units | 14,358 | 91.5% |
| Vacant Housing Units | | |
| For Rent | 439 | 2.8% |
| Rented, not Occupied | 23 | 0.1% |
| For Sale Only | 362 | 2.3% |
| Sold, not Occupied | 65 | 0.4% |
| For Seasonal/Recreational/Occasional Use | 173 | 1.1% |
| For Migrant Workers | 2 | 0.0% |
| Other Vacant | 275 | 1.8% |
| Total Vacancy Rate | 8.5% | |

Households by Tenure and Mortgage Status

| | | |
|----------------------------|--------|--------|
| Total | 14,358 | 100.0% |
| Owner Occupied | 11,529 | 80.3% |
| Owned with a Mortgage/Loan | 9,242 | 64.4% |
| Owned Free and Clear | 2,287 | 15.9% |
| Average Household Size | 2.88 | |
| Renter Occupied | 2,829 | 19.7% |
| Average Household Size | 3.13 | |

Owner-occupied Housing Units by Race of Householder

| | | |
|--|--------|--------|
| Total | 11,530 | 100.0% |
| Householder is White Alone | 10,013 | 86.8% |
| Householder is Black Alone | 693 | 6.0% |
| Householder is American Indian Alone | 88 | 0.8% |
| Householder is Asian Alone | 100 | 0.9% |
| Householder is Pacific Islander Alone | 11 | 0.1% |
| Householder is Some Other Race Alone | 434 | 3.8% |
| Householder is Two or More Races | 191 | 1.7% |
| Owner-occupied Housing Units with Hispanic Householder | 1,389 | 12.0% |

Renter-occupied Housing Units by Race of Householder

| | | |
|---|-------|--------|
| Total | 2,828 | 100.0% |
| Householder is White Alone | 2,290 | 81.0% |
| Householder is Black Alone | 147 | 5.2% |
| Householder is American Indian Alone | 34 | 1.2% |
| Householder is Asian Alone | 12 | 0.4% |
| Householder is Pacific Islander Alone | 4 | 0.1% |
| Householder is Some Other Race Alone | 286 | 10.1% |
| Householder is Two or More Races | 55 | 1.9% |
| Renter-occupied Housing Units with Hispanic Householder | 675 | 23.9% |

Average Household Size by Race/Hispanic Origin of Householder

| | |
|---------------------------------------|------|
| Householder is White Alone | 2.84 |
| Householder is Black Alone | 3.02 |
| Householder is American Indian Alone | 3.28 |
| Householder is Asian Alone | 3.04 |
| Householder is Pacific Islander Alone | 2.79 |
| Householder is Some Other Race Alone | 4.21 |
| Householder is Two or More Races | 3.11 |
| Householder is Hispanic | 3.94 |

Source: U.S. Census Bureau, Census 2010 Summary File 1.