



# Executive Summary

2110 Eagle Creek Ln, Woodbury, Minnesota, 55129 2  
 2110 Eagle Creek Ln, Woodbury, Minnesota, 55129  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 44.91858  
 Longitude: -92.90119

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	6,379	35,925	68,024
2010 Population	10,164	49,647	85,538
2015 Population	10,410	54,017	90,777
2020 Population	11,189	57,687	95,998
2000-2010 Annual Rate	4.77%	3.29%	2.32%
2010-2015 Annual Rate	0.46%	1.62%	1.14%
2015-2020 Annual Rate	1.45%	1.32%	1.12%
2015 Male Population	48.6%	48.6%	48.7%
2015 Female Population	51.4%	51.4%	51.3%
2015 Median Age	35.2	36.3	37.1

In the identified area, the current year population is 90,777. In 2010, the Census count in the area was 85,538. The rate of change since 2010 was 1.14% annually. The five-year projection for the population in the area is 95,998 representing a change of 1.12% annually from 2015 to 2020. Currently, the population is 48.7% male and 51.3% female.

### Median Age

The median age in this area is 35.2, compared to U.S. median age of 37.9.

### Race and Ethnicity

2015 White Alone	78.8%	79.4%	79.5%
2015 Black Alone	6.9%	6.4%	6.6%
2015 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2015 Asian Alone	10.3%	10.1%	9.3%
2015 Pacific Islander Alone	0.1%	0.0%	0.0%
2015 Other Race	0.9%	1.0%	1.3%
2015 Two or More Races	2.8%	2.8%	2.9%
2015 Hispanic Origin (Any Race)	3.8%	4.0%	4.6%

Persons of Hispanic origin represent 4.6% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 41.1 in the identified area, compared to 63.0 for the U.S. as a whole.

### Households

2000 Households	1,951	12,225	24,571
2010 Households	3,393	17,446	31,227
2015 Total Households	3,541	19,076	33,364
2020 Total Households	3,827	20,369	35,326
2000-2010 Annual Rate	5.69%	3.62%	2.43%
2010-2015 Annual Rate	0.82%	1.72%	1.27%
2015-2020 Annual Rate	1.57%	1.32%	1.15%
2015 Average Household Size	2.94	2.82	2.70

The household count in this area has changed from 31,227 in 2010 to 33,364 in the current year, a change of 1.27% annually. The five-year projection of households is 35,326, a change of 1.15% annually from the current year total. Average household size is currently 2.70, compared to 2.72 in the year 2010. The number of families in the current year is 24,342 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



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<b>Median Household Income</b>			
2015 Median Household Income	\$110,492	\$104,187	\$90,238
2020 Median Household Income	\$117,832	\$112,821	\$100,667
2015-2020 Annual Rate	1.29%	1.61%	2.21%
<b>Average Household Income</b>			
2015 Average Household Income	\$142,862	\$136,235	\$118,024
2020 Average Household Income	\$154,825	\$150,121	\$131,671
2015-2020 Annual Rate	1.62%	1.96%	2.21%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$49,800	\$48,519	\$43,557
2020 Per Capita Income	\$54,292	\$53,502	\$48,646
2015-2020 Annual Rate	1.74%	1.97%	2.23%

Current median household income is \$90,238 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$100,667 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$118,024 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$131,671 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$43,557 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$48,646 in five years, compared to \$32,501 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	2,078	12,946	25,583
2000 Owner Occupied Housing Units	1,781	11,249	21,167
2000 Renter Occupied Housing Units	170	976	3,404
2000 Vacant Housing Units	127	721	1,012
2010 Total Housing Units	3,536	18,224	32,568
2010 Owner Occupied Housing Units	2,906	14,848	25,855
2010 Renter Occupied Housing Units	487	2,598	5,372
2010 Vacant Housing Units	143	778	1,341
2015 Total Housing Units	3,612	19,805	34,588
2015 Owner Occupied Housing Units	3,014	16,193	27,547
2015 Renter Occupied Housing Units	528	2,883	5,817
2015 Vacant Housing Units	71	729	1,224
2020 Total Housing Units	3,907	21,166	36,660
2020 Owner Occupied Housing Units	3,246	17,293	29,192
2020 Renter Occupied Housing Units	581	3,076	6,134
2020 Vacant Housing Units	80	797	1,334

Currently, 79.6% of the 34,588 housing units in the area are owner occupied; 16.8%, renter occupied; and 3.5% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 32,568 housing units in the area - 79.4% owner occupied, 16.5% renter occupied, and 4.1% vacant. The annual rate of change in housing units since 2010 is 2.71%. Median home value in the area is \$280,004, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 3.68% annually to \$335,493.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.