TheRetailCoach®

RETAIL TRADE AREA DEMOGRAPHIC PROFILE

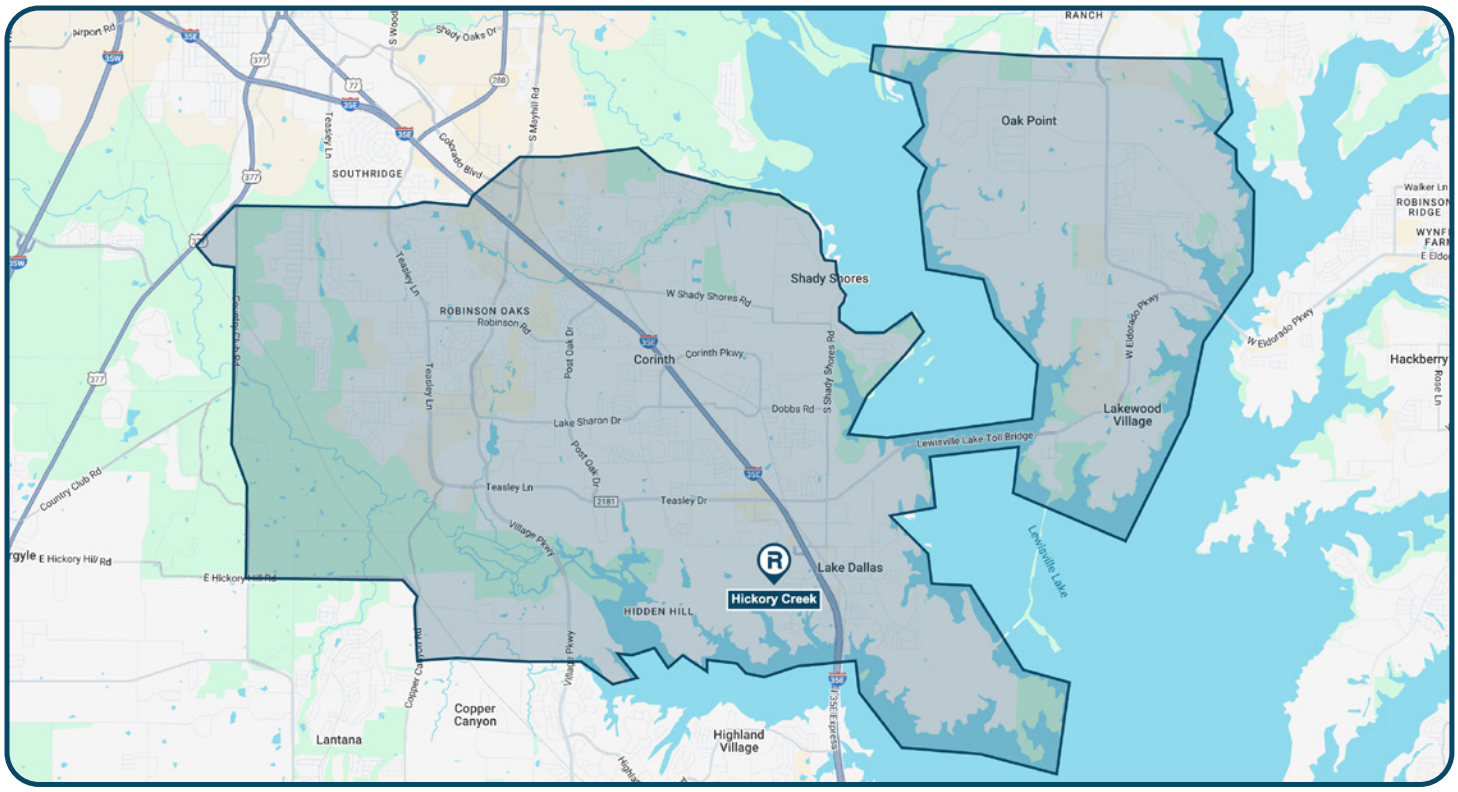
HICKORY CREEK, TEXAS

PREPARED FOR HICKORY CREEK ECONOMIC DEVELOPMENT CORPORATION
OCTOBER 2026

Retail Trade Area — Hickory Creek, Texas

DEMOGRAPHIC SNAPSHOT

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Population

2020	84,056
2026	97,672
2031	107,718

Age

0-9 Years	11.48%
10 - 17 Years	9.95%
18 - 24 Years	8.62%
25 - 34 Years	12.71%
35 - 44 Years	14.64%
45 - 54 Years	14.31%
55 - 64 Years	13.31%
65 and Older	14.97%
Median Age	39.94
Average Age	39.80

Educational Attainment (%)

Graduate or Professional Degree	14.63%
Bachelors Degree	30.09%
Associate Degree	9.08%
Some College	22.52%
High School Graduate (GED)	16.91%
Some High School, No Degree	3.60%
Less than 9th Grade	3.18%

Income

Average HH	$162,760
Median HH	$121,247
Per Capita	$57,773

Race Distribution

White	60.35%
Black/African American	9.38%
American Indian/Alaskan	0.91%
Asian	6.55%
Native Hawaiian/Islander	0.11%
Other Race	8.07%
Two or More Races	14.62%
Hispanic	23.02%
Non-Hispanic	76.98%

DEMOGRAPHIC PROFILE

DESCRIPTION	DATA	%
Population		
2031 Projection	107,718	
2026 Estimate	97,672	
2020 Census	84,056	
2010 Census	66,708	
Growth 2026 - 2031		10.29%
Growth 2020 - 2026		16.20%
Growth 2010 - 2020		26.01%
2026 Est. Population by Single-Classification Race	**97,672**	
White Alone	58,941	60.35%
Black or African American Alone	9,166	9.38%
Amer. Indian and Alaska Native Alone	892	0.91%
Asian Alone	6,401	6.55%
Native Hawaiian and Other Pacific Island Alone	103	0.11%
Some Other Race Alone	7,887	8.07%
Two or More Races	14,282	14.62%
2026 Est. Population by Hispanic or Latino Origin	**97,672**	
Not Hispanic or Latino	75,184	76.98%
Hispanic or Latino	22,488	23.02%
Mexican	16,175	71.93%
Puerto Rican	1,063	4.73%
Cuban	494	2.20%
All Other Hispanic or Latino	4,755	21.15%
2026 Est. Hisp. or Latino Pop by Single-Class. Race	**22,488**	
White Alone	5,508	24.49%
Black or African American Alone	229	1.02%
American Indian and Alaska Native Alone	558	2.48%
Asian Alone	72	0.32%
Native Hawaiian and Other Pacific Islander Alone	10	0.04%
Some Other Race Alone	7,480	33.26%
Two or More Races	8,630	38.37%
2026 Est. Pop by Race, Asian Alone, by Category	**6,401**	
Chinese, except Taiwanese	915	14.29%
Filipino	772	12.07%
Japanese	310	4.84%
Asian Indian	1,589	24.83%
Korean	1,287	20.11%
Vietnamese	205	3.21%
Cambodian	16	0.25%
Hmong	12	0.19%
Laotian	0	0.00%
Thai	42	0.66%
All Other Asian Races Including 2+ Category	1,252	19.56%

DESCRIPTION	DATA	%
2026 Est. Population by Ancestry	**97,672**	
Arab	611	0.63%
Czech	355	0.36%
Danish	120	0.12%
Dutch	685	0.70%
English	10,234	10.48%
French (except Basque)	1,451	1.49%
French Canadian	130	0.13%
German	9,641	9.87%
Greek	138	0.14%
Hungarian	150	0.15%
Irish	5,651	5.79%
Italian	2,073	2.12%
Lithuanian	21	0.02%
United States or American	4,052	4.15%
Norwegian	975	1.00%
Polish	1,090	1.12%
Portuguese	203	0.21%
Russian	288	0.30%
Scottish	1,562	1.60%
Scotch-Irish	526	0.54%
Slovak	97	0.10%
Subsaharan African	1,875	1.92%
Swedish	647	0.66%
Swiss	196	0.20%
Ukrainian	106	0.11%
Welsh	327	0.34%
West Indian (except Hisp. groups)	394	0.40%
Other ancestries	30,816	31.55%
Ancestry Unclassified	23,263	23.82%
2026 Est. Pop Age 5+ by Language Spoken At Home		
Speak Only English at Home	71,558	77.73%
Speak Asian/Pacific Island Language at Home	2,576	2.80%
Speak IndoEuropean Language at Home	1,783	1.94%
Speak Spanish at Home	14,962	16.25%
Speak Other Language at Home	1,182	1.28%

DEMOGRAPHIC PROFILE

DESCRIPTION	DATA	%
2026 Est. Population by Age	**97,672**	
Age 0 - 4	5,611	5.74%
Age 5 - 9	5,602	5.74%
Age 10 - 14	5,870	6.01%
Age 15 - 17	3,845	3.94%
Age 18 - 20	3,757	3.85%
Age 21 - 24	4,667	4.78%
Age 25 - 34	12,417	12.71%
Age 35 - 44	14,303	14.64%
Age 45 - 54	13,976	14.31%
Age 55 - 64	13,004	13.31%
Age 65 - 74	8,717	8.92%
Age 75 - 84	4,532	4.64%
Age 85 and over	1,372	1.40%
Age 16 and over	79,302	81.19%
Age 18 and over	76,745	78.57%
Age 21 and over	72,988	74.73%
Age 65 and over	14,620	14.97%
2026 Est. Median Age		39.94
2026 Est. Average Age		39.80
2026 Est. Population by Sex	**97,672**	
Male	48,578	49.74%
Female	49,094	50.26%
2026 Est. Male Population by Age	**48,578**	
Age 0 - 4	2,875	5.92%
Age 5 - 9	2,867	5.90%
Age 10 - 14	3,029	6.23%
Age 15 - 17	1,999	4.11%
Age 18 - 20	1,951	4.02%
Age 21 - 24	2,424	4.99%
Age 25 - 34	6,154	12.67%
Age 35 - 44	7,200	14.82%
Age 45 - 54	6,793	13.98%
Age 55 - 64	6,623	13.63%
Age 65 - 74	4,140	8.52%
Age 75 - 84	1,964	4.04%
Age 85 and over	559	1.15%
2026 Est. Median Age, Male		39.15
2026 Est. Average Age, Male		39.06

DESCRIPTION	DATA	%
2026 Est. Female Population by Age	**49,094**	
Age 0 - 4	2,735	5.57%
Age 5 - 9	2,736	5.57%
Age 10 - 14	2,842	5.79%
Age 15 - 17	1,846	3.76%
Age 18 - 20	1,806	3.68%
Age 21 - 24	2,243	4.57%
Age 25 - 34	6,263	12.76%
Age 35 - 44	7,103	14.47%
Age 45 - 54	7,183	14.63%
Age 55 - 64	6,381	13.00%
Age 65 - 74	4,577	9.32%
Age 75 - 84	2,567	5.23%
Age 85 and over	813	1.66%
2026 Est. Median Age, Female		40.74
2026 Est. Average Age, Female		40.52
2026 Est. Pop Age 15+ by Marital Status		
Total, Never Married	22,101	27.42%
Males, Never Married	11,784	14.62%
Females, Never Married	10,318	12.80%
Married, Spouse present	46,055	57.15%
Married, Spouse absent	2,083	2.58%
Widowed	3,197	3.97%
Males Widowed	735	0.91%
Females Widowed	2,462	3.06%
Divorced	7,153	8.88%
Males Divorced	3,111	3.86%
Females Divorced	4,042	5.02%
2026 Est. Pop Age 25+ by Edu. Attainment		
Less than 9th grade	2,170	3.18%
Some High School, no diploma	2,459	3.60%
High School Graduate (or GED)	11,553	16.91%
Some College, no degree	15,385	22.52%
Associate Degree	6,205	9.08%
Bachelor's Degree	20,557	30.09%
Master's Degree	7,435	10.88%
Professional School Degree	1,200	1.76%
Doctorate Degree	1,357	1.99%
2026 Est. Pop Age 25+ by Edu. Attain., Hisp./ Lat.		
No High School Diploma	2,956	22.60%
High School Graduate	2,781	21.26%
Some College or Associate's Degree	4,002	30.59%
Bachelor's Degree or Higher	3,343	25.55%

DEMOGRAPHIC PROFILE

DESCRIPTION	DATA	%
Households		
2031 Projection	38,174	
2026 Estimate	34,415	
2020 Census	29,159	
2010 Census	22,919	
Growth 2026 - 2031		10.92%
Growth 2020 - 2026		18.02%
Growth 2010 - 2020		27.23%
2026 Est. Households by Household Type	**34,415**	
Family Households	26,686	77.54%
Nonfamily Households	7,729	22.46%
2026 Est. Group Quarters Population	717	
2026 Households by Ethnicity, Hispanic/Latino	5,993	
2026 Est. Households by Household Income	**34,415**	
Income < $15,000	941	2.73%
Income $15,000 - $24,999	599	1.74%
Income $25,000 - $34,999	996	2.90%
Income $35,000 - $49,999	2,557	7.43%
Income $50,000 - $74,999	4,220	12.26%
Income $75,000 - $99,999	4,601	13.37%
Income $100,000 - $124,999	3,875	11.26%
Income $125,000 - $149,999	3,306	9.61%
Income $150,000 - $199,999	4,739	13.77%
Income $200,000 - $249,999	3,040	8.83%
Income $250,000 - $499,999	3,409	9.90%
Income $500,000+	2,132	6.19%
2026 Est. Average Household Income		$162,760
2026 Est. Median Household Income		$121,247
2026 Median HH Inc. by Single-Class. Race or Eth.		
White Alone		$124,530
Black or African American Alone		$116,413
American Indian and Alaska Native Alone		$92,603
Asian Alone		$128,511
Native Hawaiian and Other Pacific Islander Alone		$107,745
Some Other Race Alone		$117,534
Two or More Races		$106,141
Hispanic or Latino		$96,984
Not Hispanic or Latino		$126,169

DESCRIPTION	DATA	%
2026 Est. HH by Type and Presence of Own Child.	**34,415**	
Family Households with Children	11,340	32.95%
Family Households without Children	23,075	67.05%
Married-Couple Families	**22,327**	**64.88%**
Married-Couple Family, own children	9,032	26.25%
Married-Couple Family, no own children	13,295	38.63%
Cohabitating-Couple Families	**1,737**	**5.05%**
Cohabitating-Couple Family, own children	626	1.82%
Cohabitating-Couple Family, no own children	1,111	3.23%
Male Householder Families	**4,543**	**13.20%**
Male Householder, own children	390	1.13%
Male Householder, no own children	829	2.41%
Male Householder, only Nonrelatives	407	1.18%
Male Householder, Living Alone	2,917	8.48%
Female Householder Families	**5,808**	**16.88%**
Female Householder, own children	1,293	3.76%
Female Householder, no own children	1,546	4.49%
Female Householder, only Nonrelatives	260	0.76%
Female Householder, Living Alone	2,709	7.87%
2026 Est. Households by Household Size	**34,415**	
1-person	6,374	18.52%
2-person	11,111	32.29%
3-person	6,317	18.36%
4-person	5,915	17.19%
5-person	2,905	8.44%
6-person	1,190	3.46%
7-or-more-person	602	1.75%
2026 Est. Average Household Size		2.82
2026 Est. Households by Number of Vehicles	**34,415**	
No Vehicles	1,051	3.05%
1 Vehicle	7,258	21.09%
2 Vehicles	16,509	47.97%
3 Vehicles	6,092	17.70%
4 Vehicles	2,386	6.93%
5 or more Vehicles	1,119	3.25%
2026 Est. Average Number of Vehicles		2.2

DEMOGRAPHIC PROFILE

DESCRIPTION	DATA	%
Family Households		
2031 Projection	29,598	
2026 Estimate	26,686	
2020 Estimate	22,595	
2010 Census	17,462	
Growth 2026 - 2031		10.91%
Growth 2020 - 2026		18.11%
Growth 2010 - 2020		29.39%
2026 Est. Families by Poverty Status	**26,686**	
2026 Families at or Above Poverty	25,745	96.47%
2026 Families at or Above Poverty with Children	11,452	42.91%
2026 Families Below Poverty	941	3.53%
2026 Families Below Poverty with Children	428	1.60%
2026 Est. Pop 16+ by Employment Status		
Civilian Labor Force, Employed	54,665	68.93%
Civilian Labor Force, Unemployed	1,610	2.03%
Armed Forces	23	0.03%
Not in Labor Force	23,004	29.01%
2026 Est. Civ. Employed Pop 16+ by Class of Worker		
For-Profit Private Workers	37,690	69.18%
Non-Profit Private Workers	3,072	5.64%
Local Government Workers	1,251	2.30%
State Government Workers	2,130	3.91%
Federal Government Workers	5,101	9.36%
Self-Employed Workers	5,086	9.34%
Unpaid Family Workers	153	0.28%

DESCRIPTION	DATA	%
2026 Est. Civ. Employed Pop 16+ by Occupation		
Architect/Engineer	1,249	2.29%
Arts/Entertainment/Sports	1,100	2.02%
Building Grounds Maintenance	1,258	2.31%
Business/Financial Operations	4,440	8.15%
Community/Social Services	1,210	2.22%
Computer/Mathematical	2,480	4.55%
Construction/Extraction	1,611	2.96%
Education/Training/Library	4,819	8.85%
Farming/Fishing/Forestry	15	0.03%
Food Prep/Serving	2,247	4.12%
Health Practitioner/Technician	3,572	6.56%
Healthcare Support	1,242	2.28%
Maintenance Repair	1,934	3.55%
Legal	307	0.56%
Life/Physical/Social Science	383	0.70%
Management	7,905	14.51%
Office/Admin. Support	6,075	11.15%
Production	1,530	2.81%
Protective Services	1,051	1.93%
Sales/Related	5,467	10.03%
Personal Care/Service	948	1.74%
Transportation/Moving	3,642	6.68%
2026 Est. Pop 16+ by Occupation Classification		
White Collar	39,007	71.59%
Blue Collar	8,716	16.00%
Service and Farm	6,761	12.41%
2026 Est. Workers Age 16+ by Transp. to Work		
Drove Alone	38,231	71.75%
Car Pooled	5,074	9.52%
Public Transportation	83	0.16%
Walked	267	0.50%
Bicycle	40	0.08%
Other Means	760	1.43%
Worked at Home	8,826	16.57%
2026 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	7,059	
15 - 29 Minutes	15,966	
30 - 44 Minutes	12,657	
45 - 59 Minutes	6,240	
60 or more Minutes	2,398	
2026 Est. Avg Travel Time to Work in Minutes		31

DEMOGRAPHIC PROFILE

DESCRIPTION	DATA	%
2026 Est. Occupied Housing Units by Tenure	**34,415**	
Owner Occupied	26,286	76.38%
Renter Occupied	8,129	23.62%
2026 Owner Occ. HUs: Avg. Length of Residence		12.24†
2026 Renter Occ. HUs: Avg. Length of Residence		5.75†
2026 Est. Owner-Occupied Housing Units by Value	**26,286**	
Value Less than $20,000	532	2.02%
Value $20,000 - $39,999	371	1.41%
Value $40,000 - $59,999	254	0.97%
Value $60,000 - $79,999	83	0.32%
Value $80,000 - $99,999	209	0.80%
Value $100,000 - $149,999	386	1.47%
Value $150,000 - $199,999	266	1.01%
Value $200,000 - $299,999	3,353	12.75%
Value $300,000 - $399,999	6,371	24.24%
Value $400,000 - $499,999	5,347	20.34%
Value $500,000 - $749,999	6,045	23.00%
Value $750,000 - $999,999	2,095	7.97%
Value $1,000,000 or $1,499,999	629	2.39%
Value $1,500,000 or $1,999,999	181	0.69%
Value $2,000,000+	164	0.62%
2026 Est. Median All Owner-Occupied Housing Value		$424,660
2026 Est. Housing Units by Units in Structure		
1 Unit Detached	28,400	79.67%
1 Unit Attached	867	2.43%
2 Units	257	0.72%
3 or 4 Units	688	1.93%
5 to 19 Units	1,888	5.30%
20 to 49 Units	684	1.92%
50 or More Units	1,346	3.78%
Mobile Home or Trailer	1,447	4.06%
Boat, RV, Van, etc.	68	0.19%

DESCRIPTION	DATA	%
2026 Est. Housing Units by Year Structure Built		
Housing Units Built 2020 or later	5,363	15.05%
Housing Units Built 2010 to 2019	7,449	20.90%
Housing Units Built 2000 to 2009	11,036	30.96%
Housing Units Built 1990 to 1999	5,546	15.56%
Housing Units Built 1980 to 1989	3,844	10.78%
Housing Units Built 1970 to 1979	1,367	3.83%
Housing Units Built 1960 to 1969	569	1.60%
Housing Units Built 1950 to 1959	283	0.79%
Housing Units Built 1940 to 1949	101	0.28%
Housing Unit Built 1939 or Earlier	88	0.25%
2026 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.

TheRetailCoach®

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.

Sources used in completing this study include: infoUSA™, Applied Geographic Solutions, Claritas, ESRI, U.S. Census Bureau, Economy.com, Unacast, Spatial Insights Inc., Urban Land Institute, CensusViewer.com, International Council of Shopping Centers, and/or U.S. Bureau of Labor and Statistics. To better represent current data, where applicable, portions of estimated actual sales may be calculated using an average sales per square foot model. Mapping data is provided by Google, Nielsen, ESRI and/or Microsoft Corporation.

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