



The **Retail** Coach.®

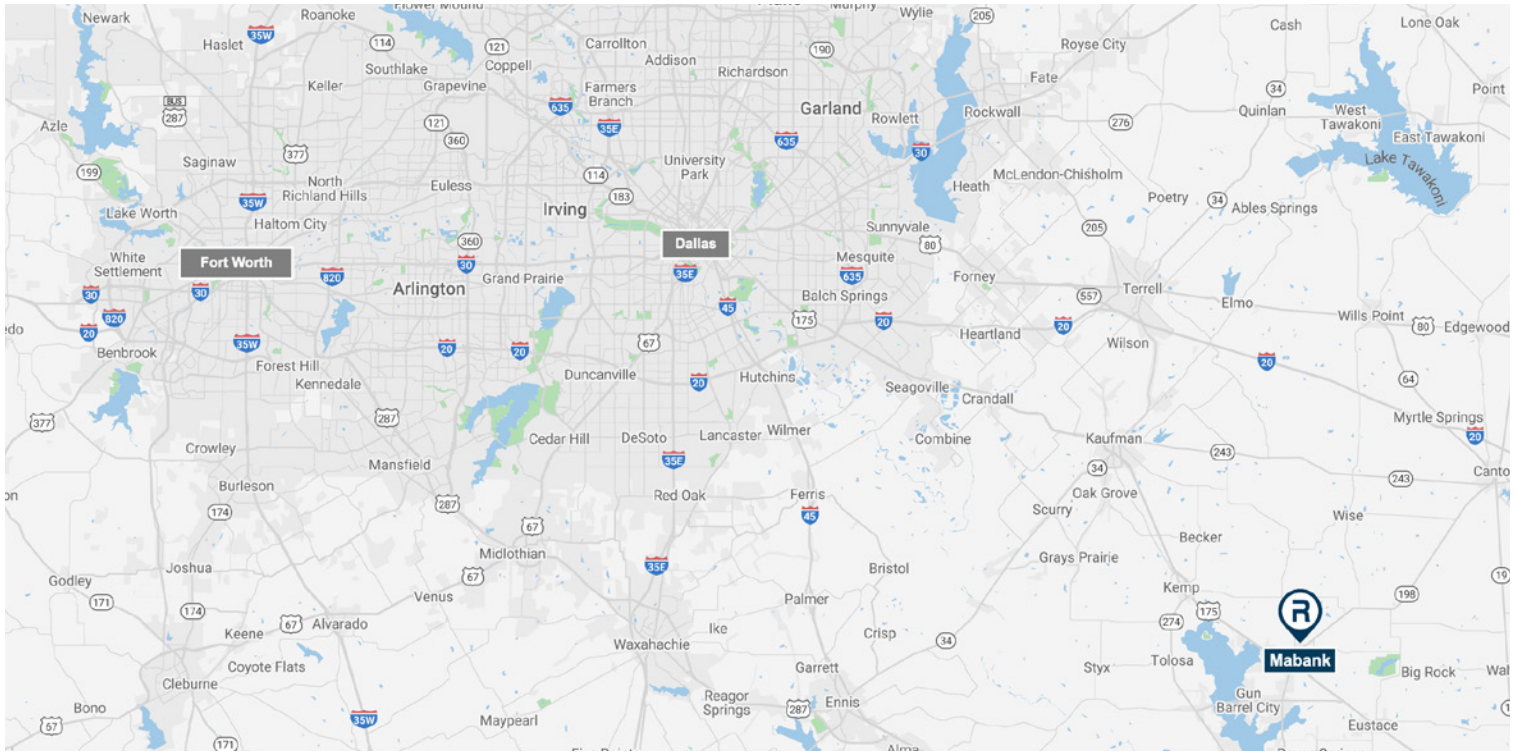
Community Demographic Profile

MABANK, TEXAS

Prepared for City of Mabank
March 2023

Community • Demographic Snapshot

Mabank, Texas



Population

2020	4,050
2023	4,451
2028	4,941

Age

0 - 9 Years	14.96%
10 - 17 Years	12.65%
18 - 24 Years	9.05%
25 - 34 Years	12.07%
35 - 44 Years	14.00%
45 - 54 Years	10.58%
55 - 64 Years	10.63%
65 and Older	16.06%
Median Age	35.92
Average Age	37.50

Educational Attainment (%)

Graduate or Professional Degree	5.60%
Bachelors Degree	6.56%
Associate Degree	7.98%
Some College	33.42%
High School Graduate (GED)	32.32%
Some High School, No Degree	11.21%
Less than 9th Grade	2.91%

Race Distribution (%)

White	80.93%
Black/African American	2.70%
American Indian/Alaskan	0.72%
Asian	1.96%
Native Hawaiian/Islander	0.02%
Other Race	4.92%
Two or More Races	8.76%
Hispanic	11.57%

Income

Average HH	\$70,173
Median HH	\$55,014
Per Capita	\$26,756



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DESCRIPTION	DATA	%
Population		
2028 Projection	4,941	
2023 Estimate	4,451	
2020 Census	4,050	
2010 Census	2,465	
Growth 2023 - 2028		11.01%
Growth 2020 - 2023		9.90%
Growth 2010 - 2020		64.30%
2023 Est. Population by Single-Classification Race	4,451	
White Alone	3,602	80.93%
Black or African American Alone	120	2.70%
Amer. Indian and Alaska Native Alone	32	0.72%
Asian Alone	87	1.96%
Native Hawaiian and Other Pacific Island Alone	1	0.02%
Some Other Race Alone	219	4.92%
Two or More Races	390	8.76%
2023 Est. Population by Hispanic or Latino Origin	4,451	
Not Hispanic or Latino	3,936	88.43%
Hispanic or Latino	515	11.57%
Mexican	343	66.60%
Puerto Rican	50	9.71%
Cuban	0	0.00%
All Other Hispanic or Latino	122	23.69%
2023 Est. Hisp. or Latino Pop by Single-Class. Race	515	
White Alone	90	17.48%
Black or African American Alone	2	0.39%
American Indian and Alaska Native Alone	5	0.97%
Asian Alone	1	0.19%
Native Hawaiian and Other Pacific Islander Alone	0	0.00%
Some Other Race Alone	205	39.81%
Two or More Races	212	41.17%
2023 Est. Pop by Race, Asian Alone, by Category	87	
Chinese, except Taiwanese	0	0.00%
Filipino	34	39.08%
Japanese	0	0.00%
Asian Indian	3	3.45%
Korean	0	0.00%
Vietnamese	0	0.00%
Cambodian	0	0.00%
Hmong	0	0.00%
Laotian	0	0.00%
Thai	0	0.00%
All Other Asian Races Including 2+ Category	50	57.47%

DESCRIPTION	DATA	%
2023 Est. Population by Ancestry	4,451	
Arab	0	0.00%
Czech	10	0.23%
Danish	0	0.00%
Dutch	38	0.85%
English	308	6.92%
French (except Basque)	74	1.66%
French Canadian	3	0.07%
German	353	7.93%
Greek	0	0.00%
Hungarian	10	0.23%
Irish	327	7.35%
Italian	54	1.21%
Lithuanian	0	0.00%
United States or American	325	7.30%
Norwegian	28	0.63%
Polish	13	0.29%
Portuguese	1	0.02%
Russian	0	0.00%
Scottish	76	1.71%
Scotch-Irish	146	3.28%
Slovak	0	0.00%
Subsaharan African	6	0.14%
Swedish	31	0.70%
Swiss	7	0.16%
Ukrainian	4	0.09%
Welsh	10	0.23%
West Indian (except Hisp. groups)	31	0.70%
Other ancestries	1,336	30.02%
Ancestry Unclassified	1,260	28.31%
2023 Est. Pop Age 5+ by Language Spoken At Home		
Speak Only English at Home	3,761	91.62%
Speak Asian/Pacific Island Language at Home	19	0.46%
Speak IndoEuropean Language at Home	59	1.44%
Speak Spanish at Home	262	6.38%
Speak Other Language at Home	4	0.10%

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DESCRIPTION	DATA	%
2023 Est. Population by Age	4,451	
Age 0 - 4	346	7.77%
Age 5 - 9	320	7.19%
Age 10 - 14	351	7.89%
Age 15 - 17	212	4.76%
Age 18 - 20	182	4.09%
Age 21 - 24	221	4.96%
Age 25 - 34	537	12.07%
Age 35 - 44	623	14.00%
Age 45 - 54	471	10.58%
Age 55 - 64	473	10.63%
Age 65 - 74	370	8.31%
Age 75 - 84	240	5.39%
Age 85 and over	105	2.36%
Age 16 and over	3,365	75.60%
Age 18 and over	3,222	72.39%
Age 21 and over	3,040	68.30%
Age 65 and over	715	16.06%
2023 Est. Median Age		35.92
2023 Est. Average Age		37.50
2023 Est. Population by Sex	4,451	
Male	2,117	47.56%
Female	2,334	52.44%

DESCRIPTION	DATA	%
2023 Est. Male Population by Age	2,117	
Age 0 - 4	183	8.64%
Age 5 - 9	166	7.84%
Age 10 - 14	181	8.55%
Age 15 - 17	105	4.96%
Age 18 - 20	89	4.20%
Age 21 - 24	105	4.96%
Age 25 - 34	262	12.38%
Age 35 - 44	297	14.03%
Age 45 - 54	227	10.72%
Age 55 - 64	215	10.16%
Age 65 - 74	162	7.65%
Age 75 - 84	86	4.06%
Age 85 and over	39	1.84%
2023 Est. Median Age, Male		33.81
2023 Est. Average Age, Male		35.60
2023 Est. Female Population by Age	2,334	
Age 0 - 4	163	6.98%
Age 5 - 9	154	6.60%
Age 10 - 14	170	7.28%
Age 15 - 17	107	4.58%
Age 18 - 20	93	3.98%
Age 21 - 24	116	4.97%
Age 25 - 34	275	11.78%
Age 35 - 44	326	13.97%
Age 45 - 54	244	10.45%
Age 55 - 64	258	11.05%
Age 65 - 74	208	8.91%
Age 75 - 84	154	6.60%
Age 85 and over	66	2.83%
2023 Est. Median Age, Female		37.75
2023 Est. Average Age, Female		39.20

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DESCRIPTION	DATA	%
2023 Est. Pop Age 15+ by Marital Status		
Total, Never Married	1,003	29.21%
Males, Never Married	554	16.13%
Females, Never Married	449	13.08%
Married, Spouse present	1,214	35.35%
Married, Spouse absent	274	7.98%
Widowed	362	10.54%
Males Widowed	108	3.14%
Females Widowed	254	7.40%
Divorced	581	16.92%
Males Divorced	219	6.38%
Females Divorced	362	10.54%
2023 Est. Pop Age 25+ by Edu. Attainment		
Less than 9th grade	82	2.91%
Some High School, no diploma	316	11.21%
High School Graduate (or GED)	911	32.32%
Some College, no degree	942	33.42%
Associate Degree	225	7.98%
Bachelor's Degree	185	6.56%
Master's Degree	129	4.58%
Professional School Degree	4	0.14%
Doctorate Degree	25	0.89%
2023 Est. Pop Age 25+ by Edu. Attain., Hisp./ Lat.		
No High School Diploma	32	13.68%
High School Graduate	73	31.20%
Some College or Associate's Degree	127	54.27%
Bachelor's Degree or Higher	2	0.86%
Households		
2028 Projection	1,845	
2023 Estimate	1,675	
2020 Census	1,540	
2010 Census	951	
Growth 2023 - 2028		10.15%
Growth 2020 - 2023		8.77%
Growth 2010 - 2020		61.94%
2023 Est. Households by Household Type	1,675	
Family Households	1,144	68.30%
Nonfamily Households	531	31.70%
2023 Est. Group Quarters Population	58	
2023 Households by Ethnicity, Hispanic/Latino	119	

DESCRIPTION	DATA	%
2023 Est. Households by Household Income	1,675	
Income < \$15,000	174	10.39%
Income \$15,000 - \$24,999	106	6.33%
Income \$25,000 - \$34,999	111	6.63%
Income \$35,000 - \$49,999	360	21.49%
Income \$50,000 - \$74,999	337	20.12%
Income \$75,000 - \$99,999	240	14.33%
Income \$100,000 - \$124,999	165	9.85%
Income \$125,000 - \$149,999	103	6.15%
Income \$150,000 - \$199,999	41	2.45%
Income \$200,000 - \$249,999	16	0.96%
Income \$250,000 - \$499,999	16	0.96%
Income \$500,000+	6	0.36%
2023 Est. Average Household Income		\$70,173
2023 Est. Median Household Income		\$55,014
2023 Median HH Inc. by Single-Class. Race or Eth.		
White Alone		\$54,721
Black or African American Alone		\$23,831
American Indian and Alaska Native Alone		\$44,010
Asian Alone		\$61,193
Native Hawaiian and Other Pacific Islander Alone		\$0
Some Other Race Alone		\$42,325
Two or More Races		\$91,075
Hispanic or Latino		\$41,432
Not Hispanic or Latino		\$57,572
2023 Est. Family HH Type by Presence of Own Child.	1,144	
Married-Couple Family, own children	340	29.72%
Married-Couple Family, no own children	448	39.16%
Male Householder, own children	56	4.89%
Male Householder, no own children	39	3.41%
Female Householder, own children	151	13.20%
Female Householder, no own children	110	9.62%
2023 Est. Households by Household Size	1,675	
1-person	389	23.22%
2-person	684	40.84%
3-person	258	15.40%
4-person	106	6.33%
5-person	174	10.39%
6-person	33	1.97%
7-or-more-person	31	1.85%
2023 Est. Average Household Size		2.62

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DESCRIPTION	DATA	%
2023 Est. Households by Presence of People Under 18	1,675	
Households with 1 or More People under Age 18:	630	37.61%
Married-Couple Family	374	59.37%
Other Family, Male Householder	64	10.16%
Other Family, Female Householder	183	29.05%
Nonfamily, Male Householder	7	1.11%
Nonfamily, Female Householder	2	0.32%
Households with No People under Age 18:	1,045	
Married-Couple Family	415	39.71%
Other Family, Male Householder	32	3.06%
Other Family, Female Householder	76	7.27%
Nonfamily, Male Householder	170	16.27%
Nonfamily, Female Householder	352	33.68%
2023 Est. Households by Number of Vehicles	1,675	
No Vehicles	82	4.90%
1 Vehicle	496	29.61%
2 Vehicles	771	46.03%
3 Vehicles	264	15.76%
4 Vehicles	54	3.22%
5 or more Vehicles	8	0.48%
2023 Est. Average Number of Vehicles		1.8
Family Households		
2028 Projection	1,258	
2023 Estimate	1,144	
2010 Census	651	
Growth 2023 - 2028		9.97%
Growth 2010 - 2023		75.73%
2023 Est. Families by Poverty Status	1,144	
2023 Families at or Above Poverty	1,042	91.08%
2023 Families at or Above Poverty with Children	400	34.97%
2023 Families Below Poverty	102	8.92%
2023 Families Below Poverty with Children	55	4.81%
2023 Est. Pop 16+ by Employment Status		
Civilian Labor Force, Employed	1,690	50.22%
Civilian Labor Force, Unemployed	119	3.54%
Armed Forces	0	0.00%
Not in Labor Force	1,556	46.24%

DESCRIPTION	DATA	%
2023 Est. Civ. Employed Pop 16+ by Class of Worker	1,825	
For-Profit Private Workers	1,395	76.44%
Non-Profit Private Workers	98	5.37%
Local Government Workers	6	0.33%
State Government Workers	53	2.90%
Federal Government Workers	49	2.69%
Self-Employed Workers	222	12.16%
Unpaid Family Workers	2	0.11%
2023 Est. Civ. Employed Pop 16+ by Occupation	1,825	
Architect/Engineer	1	0.06%
Arts/Entertainment/Sports	2	0.11%
Building Grounds Maintenance	169	9.26%
Business/Financial Operations	48	2.63%
Community/Social Services	11	0.60%
Computer/Mathematical	77	4.22%
Construction/Extraction	110	6.03%
Education/Training/Library	29	1.59%
Farming/Fishing/Forestry	2	0.11%
Food Prep/Serving	92	5.04%
Health Practitioner/Technician	71	3.89%
Healthcare Support	155	8.49%
Maintenance Repair	50	2.74%
Legal	1	0.06%
Life/Physical/Social Science	1	0.06%
Management	57	3.12%
Office/Admin. Support	217	11.89%
Production	89	4.88%
Protective Services	58	3.18%
Sales/Related	217	11.89%
Personal Care/Service	136	7.45%
Transportation/Moving	232	12.71%
2023 Est. Pop 16+ by Occupation Classification	1,825	
White Collar	732	40.11%
Blue Collar	481	26.36%
Service and Farm	612	33.53%
2023 Est. Workers Age 16+ by Transp. to Work	1,806	
Drove Alone	1,408	77.96%
Car Pooled	333	18.44%
Public Transportation	0	0.00%
Walked	4	0.22%
Bicycle	0	0.00%
Other Means	26	1.44%
Worked at Home	35	1.94%

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Mabank, Texas

DESCRIPTION	DATA	%
2023 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	614	
15 - 29 Minutes	472	
30 - 44 Minutes	321	
45 - 59 Minutes	59	
60 or more Minutes	325	
2023 Est. Avg Travel Time to Work in Minutes		31
2023 Est. Occupied Housing Units by Tenure	1,675	
Owner Occupied	928	55.40%
Renter Occupied	747	44.60%
2023 Owner Occ. HUs: Avg. Length of Residence		13.70 [†]
2023 Renter Occ. HUs: Avg. Length of Residence		4.80 [†]
2023 Est. Owner-Occupied Housing Units by Value	1,675	
Value Less than \$20,000	51	5.50%
Value \$20,000 - \$39,999	29	3.12%
Value \$40,000 - \$59,999	18	1.94%
Value \$60,000 - \$79,999	25	2.69%
Value \$80,000 - \$99,999	111	11.96%
Value \$100,000 - \$149,999	142	15.30%
Value \$150,000 - \$199,999	168	18.10%
Value \$200,000 - \$299,999	178	19.18%
Value \$300,000 - \$399,999	90	9.70%
Value \$400,000 - \$499,999	70	7.54%
Value \$500,000 - \$749,999	29	3.12%
Value \$750,000 - \$999,999	11	1.18%
Value \$1,000,000 or \$1,499,999	5	0.54%
Value \$1,500,000 or \$1,999,999	1	0.11%
Value \$2,000,000+	0	0.00%
2023 Est. Median All Owner-Occupied Housing Value		\$175,626
2023 Est. Housing Units by Units in Structure		
1 Unit Detached	1,193	63.93%
1 Unit Attached	9	0.48%
2 Units	39	2.09%
3 or 4 Units	121	6.49%
5 to 19 Units	106	5.68%
20 to 49 Units	22	1.18%
50 or More Units	55	2.95%
Mobile Home or Trailer	321	17.20%
Boat, RV, Van, etc.	0	0.00%

DESCRIPTION	DATA	%
2023 Est. Housing Units by Year Structure Built		
Housing Units Built 2014 or later	259	13.88%
Housing Units Built 2010 to 2014	79	4.23%
Housing Units Built 2000 to 2009	222	11.90%
Housing Units Built 1990 to 1999	272	14.58%
Housing Units Built 1980 to 1989	320	17.15%
Housing Units Built 1970 to 1979	346	18.54%
Housing Units Built 1960 to 1969	247	13.24%
Housing Units Built 1950 to 1959	89	4.77%
Housing Units Built 1940 to 1949	0	0.00%
Housing Unit Built 1939 or Earlier	32	1.72%
2023 Est. Median Year Structure Built		1987

[†] 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.



The**RetailCoach**.®

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, Environics Analytics, ESRI, U.S. Census Bureau, Economy.com, Placer.AI, 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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