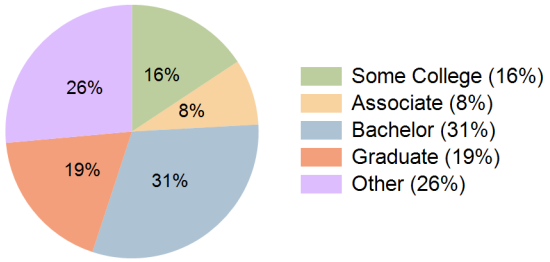
Regency Centers.

Demographic Summary Report

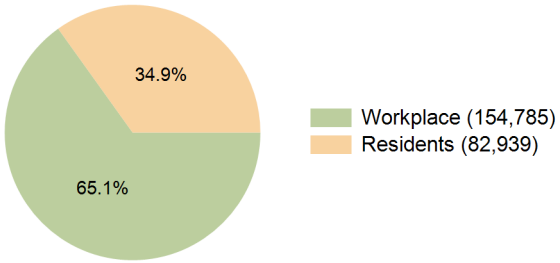
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Shiloh Springs Garland, Texas	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	12,395	109,497	328,332	185,576
Total Daytime Pop	10,792	132,809	360,978	237,724
Daytime Workers	6,022	85,049	207,583	154,785
Average Household Income	$132,736	$137,844	$138,280	$136,013
Median Household Income	$97,176	$101,720	$99,600	$99,538
Total Households	5,518	44,938	123,522	74,921
Median Home Value	$381,838	$376,669	$380,381	$370,135
Bachelors Degree	34.3%	32.2%	29.4%	31.0%
Graduate Degree	20.9%	20.3%	17.4%	18.5%
Consumer Spending Index	109	112	113	111
2031 Demographic Projections				
Projected Population	12,701	113,170	338,823	195,544
Projected 5 Year Annual Growth Rate (Pop)	0.5%	0.7%	0.6%	1.1%
Projected Households	5,755	47,584	130,442	80,917
Projected 5 Year Annual Growth Rate (HH)	0.8%	1.2%	1.1%	1.6%

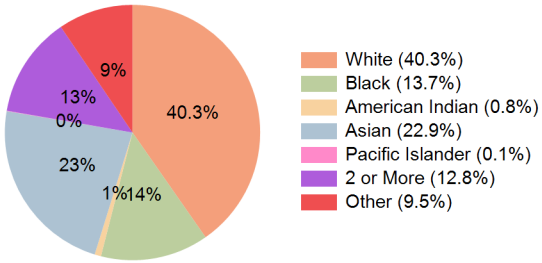
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (23.8%)

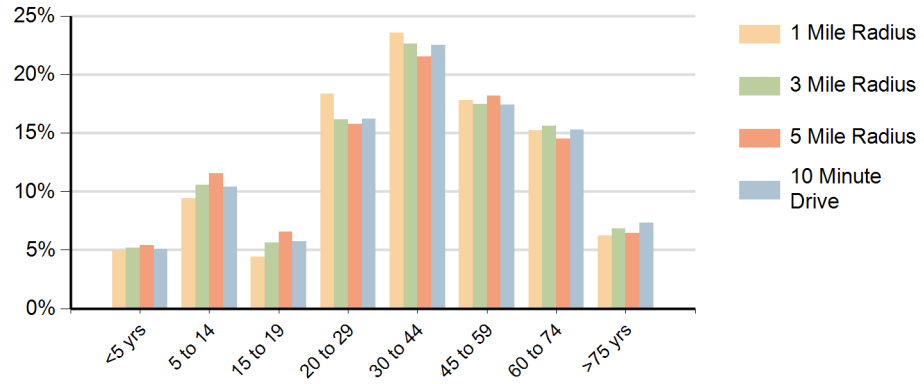
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Regency Centers.

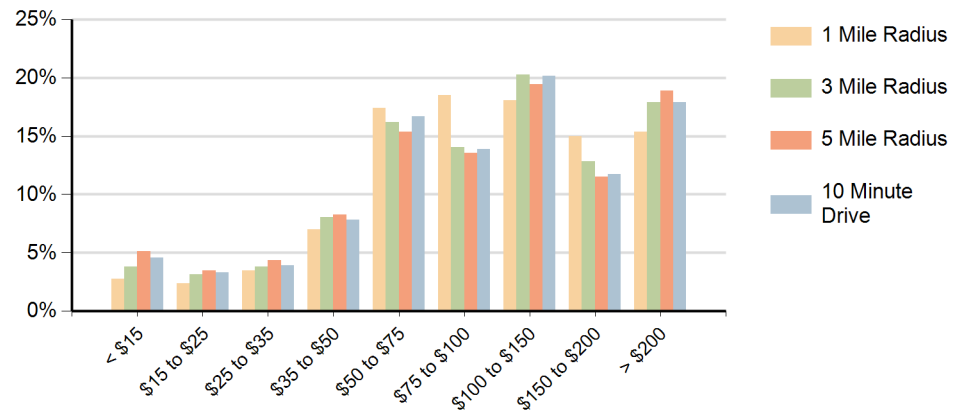
Demographic Summary Report

2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Population by Age Range



Households by Income Range ($000)



	Shiloh Springs Garland, Texas	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	12,395	109,497	328,332	185,576
	2020 Census Population	10,278	104,432	315,209	173,174
	2010 Census Population	7,913	84,542	275,677	146,111
	Historical Annual Growth 2010 to 2020	2.7%	2.1%	1.4%	1.7%
	Estimated Annual Growth 2020 to 2026	3.0%	0.8%	0.7%	1.1%
	Projected Annual Growth 2026 to 2031	0.5%	0.7%	0.6%	1.1%
Households	Current Estimated Households	5,518	44,938	123,522	74,921
	2020 Census Households	4,357	40,845	113,633	67,021
	2010 Census Households	3,297	30,947	96,231	53,248
	Historical Annual Growth 2010 to 2020	2.8%	2.8%	1.7%	2.3%
	Estimated Annual Growth 2020 to 2026	3.9%	1.5%	1.3%	1.8%
	Projected Annual Growth 2026 to 2031	0.8%	1.2%	1.1%	1.6%
	Population per Household	2.2	2.4	2.6	2.5
Race	White	45.5%	39.7%	39.2%	40.3%
	Black or African American	17.7%	14.5%	13.7%	13.7%
	American Indian	0.5%	0.6%	0.9%	0.8%
	Asian	18.0%	25.1%	21.1%	22.9%
	Pacific Islander	0.0%	0.0%	0.1%	0.1%
	2 or More Races	11.9%	12.0%	13.7%	12.8%
	Other Races	6.5%	7.9%	11.3%	9.5%
	Hispanic Origin	18.3%	20.6%	27.3%	23.8%

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