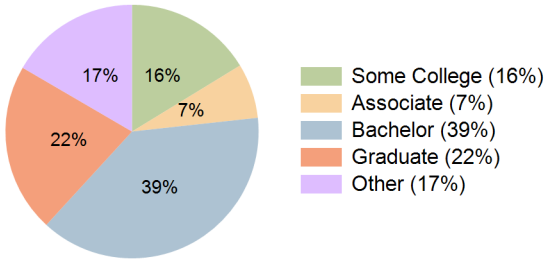
Regency Centers.

Demographic Summary Report

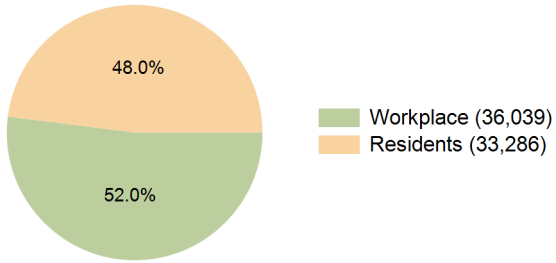
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Keller Town Center Keller, Texas	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	9,725	81,222	237,874	70,898
Total Daytime Pop	12,013	77,823	208,679	69,325
Daytime Workers	7,089	39,559	97,280	36,039
Average Household Income	$162,056	$224,448	$196,970	$224,654
Median Household Income	$105,587	$171,659	$142,476	$170,988
Total Households	4,150	27,858	82,490	24,441
Median Home Value	$524,693	$525,483	$448,707	$525,113
Bachelors Degree	36.7%	37.8%	34.9%	38.6%
Graduate Degree	15.4%	21.7%	18.8%	21.6%
Consumer Spending Index	130	179	158	179
2031 Demographic Projections				
Projected Population	9,866	82,710	244,108	72,455
Projected 5 Year Annual Growth Rate (Pop)	0.3%	0.4%	0.5%	0.4%
Projected Households	4,290	28,815	86,330	25,373
Projected 5 Year Annual Growth Rate (HH)	0.7%	0.7%	0.9%	0.8%

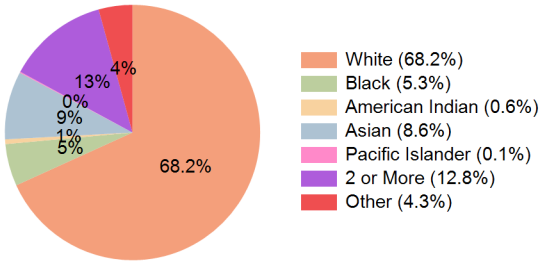
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (15.5%)

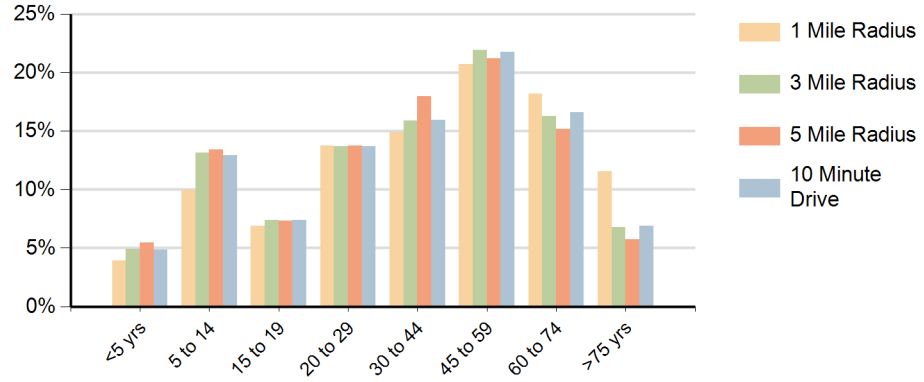
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Regency Centers.

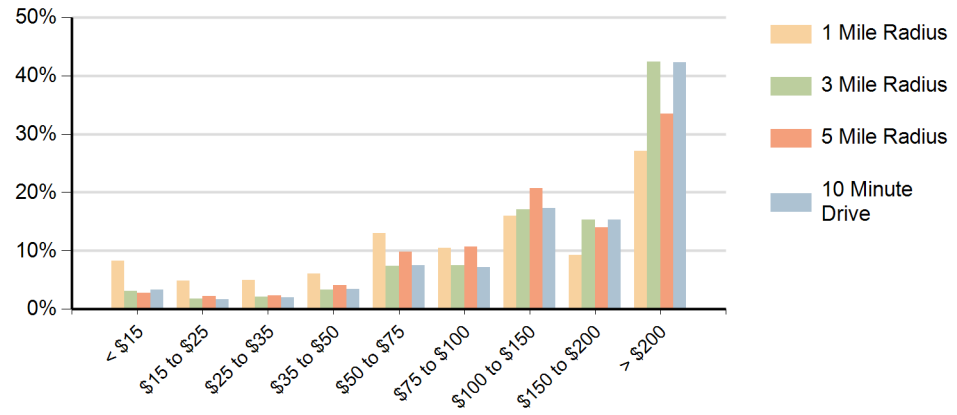
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Keller Town Center Keller, Texas	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	9,725	81,222	237,874	70,898
	2020 Census Population	9,535	76,571	228,734	65,735
	2010 Census Population	8,010	64,468	192,534	57,146
	Historical Annual Growth 2010 to 2020	1.8%	1.7%	1.7%	1.4%
	Estimated Annual Growth 2020 to 2026	0.3%	1.0%	0.6%	1.2%
	Projected Annual Growth 2026 to 2031	0.3%	0.4%	0.5%	0.4%
Households	Current Estimated Households	4,150	27,858	82,490	24,441
	2020 Census Households	3,957	25,462	76,866	21,966
	2010 Census Households	3,221	21,536	64,374	19,136
	Historical Annual Growth 2010 to 2020	2.1%	1.7%	1.8%	1.4%
	Estimated Annual Growth 2020 to 2026	0.8%	1.5%	1.1%	1.7%
	Projected Annual Growth 2026 to 2031	0.7%	0.7%	0.9%	0.8%
	Population per Household	2.3	2.9	2.9	2.9
Race	White	72.8%	67.8%	64.3%	68.2%
	Black or African American	4.3%	5.7%	7.0%	5.3%
	American Indian	0.7%	0.6%	0.7%	0.6%
	Asian	7.5%	9.1%	9.4%	8.6%
	Pacific Islander	0.1%	0.1%	0.2%	0.1%
	2 or More Races	11.2%	12.7%	13.5%	12.8%
	Other Races	3.4%	4.0%	4.9%	4.3%
	Hispanic Origin	12.8%	15.1%	17.5%	15.5%

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