



# Executive Summary

27028  
 27028, Mocksville, North Carolina  
 Drive Time: 5, 15, 30 minute radii

Prepared By Kyle Swicegood, CCIM, Broker  
 Latitude: 35.95374  
 Longitude: -80.52347

	5 minutes	15 minutes	30 minutes
<b>Population</b>			
2000 Population	586	29,161	336,360
2010 Population	704	35,063	380,923
2019 Population	767	38,178	413,132
2024 Population	804	39,911	431,666
2000-2010 Annual Rate	1.85%	1.86%	1.25%
2010-2019 Annual Rate	0.93%	0.92%	0.88%
2019-2024 Annual Rate	0.95%	0.89%	0.88%
2019 Male Population	47.6%	48.6%	48.0%
2019 Female Population	52.4%	51.4%	52.0%
2019 Median Age	42.6	45.7	39.2

In the identified area, the current year population is 413,132. In 2010, the Census count in the area was 380,923. The rate of change since 2010 was 0.88% annually. The five-year projection for the population in the area is 431,666 representing a change of 0.88% annually from 2019 to 2024. Currently, the population is 48.0% male and 52.0% female.

### Median Age

The median age in this area is 42.6, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	84.1%	84.0%	63.3%
2019 Black Alone	7.0%	6.2%	23.3%
2019 American Indian/Alaska Native Alone	0.4%	0.5%	0.4%
2019 Asian Alone	1.3%	2.6%	2.6%
2019 Pacific Islander Alone	0.0%	0.0%	0.1%
2019 Other Race	4.4%	4.6%	7.7%
2019 Two or More Races	2.7%	2.1%	2.6%
2019 Hispanic Origin (Any Race)	7.3%	8.2%	12.7%

Persons of Hispanic origin represent 12.7% of the population in the identified area compared to 18.6% 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 64.5 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	71	134	88
2000 Households	225	11,461	135,249
2010 Households	267	14,012	152,854
2019 Total Households	288	15,143	165,362
2024 Total Households	301	15,780	172,835
2000-2010 Annual Rate	1.73%	2.03%	1.23%
2010-2019 Annual Rate	0.82%	0.84%	0.85%
2019-2024 Annual Rate	0.89%	0.83%	0.89%
2019 Average Household Size	2.65	2.50	2.43

The household count in this area has changed from 152,854 in 2010 to 165,362 in the current year, a change of 0.85% annually. The five-year projection of households is 172,835, a change of 0.89% annually from the current year total. Average household size is currently 2.43, compared to 2.42 in the year 2010. The number of families in the current year is 105,472 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



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<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	23.8%	17.4%	17.3%
<b>Median Household Income</b>			
2019 Median Household Income	\$55,208	\$67,650	\$50,609
2024 Median Household Income	\$62,651	\$77,332	\$57,401
2019-2024 Annual Rate	2.56%	2.71%	2.55%
<b>Average Household Income</b>			
2019 Average Household Income	\$71,731	\$96,292	\$75,048
2024 Average Household Income	\$83,984	\$109,320	\$86,254
2019-2024 Annual Rate	3.20%	2.57%	2.82%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$27,964	\$37,978	\$30,242
2024 Per Capita Income	\$32,686	\$42,983	\$34,727
2019-2024 Annual Rate	3.17%	2.51%	2.80%

### Households by Income

Current median household income is \$50,609 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$57,401 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$75,048 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$86,254 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$30,242 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$34,727 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	102	139	136
2000 Total Housing Units	245	12,423	145,734
2000 Owner Occupied Housing Units	176	9,522	89,884
2000 Renter Occupied Housing Units	49	1,939	45,365
2000 Vacant Housing Units	20	962	10,485
2010 Total Housing Units	298	15,654	171,077
2010 Owner Occupied Housing Units	210	11,314	98,842
2010 Renter Occupied Housing Units	57	2,698	54,012
2010 Vacant Housing Units	31	1,642	18,223
2019 Total Housing Units	324	17,043	184,992
2019 Owner Occupied Housing Units	203	11,225	102,336
2019 Renter Occupied Housing Units	85	3,918	63,025
2019 Vacant Housing Units	36	1,900	19,630
2024 Total Housing Units	340	17,803	193,198
2024 Owner Occupied Housing Units	215	11,812	108,052
2024 Renter Occupied Housing Units	86	3,968	64,783
2024 Vacant Housing Units	39	2,023	20,363

Currently, 55.3% of the 184,992 housing units in the area are owner occupied; 34.1%, renter occupied; and 10.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 171,077 housing units in the area - 57.8% owner occupied, 31.6% renter occupied, and 10.7% vacant. The annual rate of change in housing units since 2010 is 3.54%. Median home value in the area is \$179,058, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.51% annually to \$193,001.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.