



Executive Summary

Viera Development of Regional Impact
Area: 34.07 square miles

Prepared by Esri

Population

| | |
|------------------------|--------|
| 2000 Population | 7,123 |
| 2010 Population | 19,193 |
| 2020 Population | 28,557 |
| 2025 Population | 30,317 |
| 2000-2010 Annual Rate | 10.42% |
| 2010-2020 Annual Rate | 3.95% |
| 2020-2025 Annual Rate | 1.20% |
| 2020 Male Population | 48.1% |
| 2020 Female Population | 51.9% |
| 2020 Median Age | 49.0 |

In the identified area, the current year population is 28,557. In 2010, the Census count in the area was 19,193. The rate of change since 2010 was 3.95% annually. The five-year projection for the population in the area is 30,317 representing a change of 1.20% annually from 2020 to 2025. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 49.0, compared to U.S. median age of 38.5.

Race and Ethnicity

| | |
|--|-------|
| 2020 White Alone | 84.6% |
| 2020 Black Alone | 5.9% |
| 2020 American Indian/Alaska Native Alone | 0.2% |
| 2020 Asian Alone | 4.3% |
| 2020 Pacific Islander Alone | 0.1% |
| 2020 Other Race | 1.5% |
| 2020 Two or More Races | 3.4% |
| 2020 Hispanic Origin (Any Race) | 11.9% |

Persons of Hispanic origin represent 11.9% of the population in the identified area compared to 18.8% 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 43.0 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

| | |
|-----------------------------|--------|
| 2020 Wealth Index | 136 |
| 2000 Households | 3,074 |
| 2010 Households | 8,091 |
| 2020 Total Households | 11,811 |
| 2025 Total Households | 12,496 |
| 2000-2010 Annual Rate | 10.16% |
| 2010-2020 Annual Rate | 3.76% |
| 2020-2025 Annual Rate | 1.13% |
| 2020 Average Household Size | 2.41 |

The household count in this area has changed from 8,091 in 2010 to 11,811 in the current year, a change of 3.76% annually. The five-year projection of households is 12,496, a change of 1.13% annually from the current year total. Average household size is currently 2.41, compared to 2.36 in the year 2010. The number of families in the current year is 8,411 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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income

2020 Percent of Income for Mortgage 14.5%

Median Household Income

2020 Median Household Income \$82,862

2025 Median Household Income \$91,655

2020-2025 Annual Rate 2.04%

Average Household Income

2020 Average Household Income \$100,541

2025 Average Household Income \$113,454

2020-2025 Annual Rate 2.45%

Per Capita Income

2020 Per Capita Income \$41,852

2025 Per Capita Income \$47,050

2020-2025 Annual Rate 2.37%

Households by Income

Current median household income is \$82,862 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$91,655 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$100,541 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$113,454 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$41,852 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$47,050 in five years, compared to \$37,691 for all U.S. households

Housing

2020 Housing Affordability Index 156

2000 Total Housing Units 3,275

2000 Owner Occupied Housing Units 2,743

2000 Renter Occupied Housing Units 331

2000 Vacant Housing Units 201

2010 Total Housing Units 8,939

2010 Owner Occupied Housing Units 6,605

2010 Renter Occupied Housing Units 1,486

2010 Vacant Housing Units 848

2020 Total Housing Units 12,678

2020 Owner Occupied Housing Units 9,675

2020 Renter Occupied Housing Units 2,136

2020 Vacant Housing Units 867

2025 Total Housing Units 13,305

2025 Owner Occupied Housing Units 10,176

2025 Renter Occupied Housing Units 2,321

2025 Vacant Housing Units 809

Currently, 76.3% of the 12,678 housing units in the area are owner occupied; 16.8% are renter occupied; and 6.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 8,939 housing units in the area - 73.9% owner occupied, 16.6% renter occupied, and 9.5% vacant. The annual rate of change in housing units since 2010 is 16.80%. Median home value in the area is \$288,054, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.55% annually to \$311,119.

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.

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