



Executive Summary

Magnolia Spruce
 2363 E Magnolia Ave NE, Knoxville, Tennessee, 37917
 Rings: 1, 3, 5 mile radii

Prepared by Graham Corporation
 Latitude: 35.98304
 Longitude: -83.89876

	1 mile	3 miles	5 miles
Population			
2000 Population	9,138	69,344	127,477
2010 Population	8,502	69,792	132,067
2017 Population	9,087	73,606	139,602
2022 Population	9,510	76,389	145,032
2000-2010 Annual Rate	-0.72%	0.06%	0.35%
2010-2017 Annual Rate	0.92%	0.74%	0.77%
2017-2022 Annual Rate	0.91%	0.75%	0.77%
2017 Male Population	48.1%	48.7%	48.6%
2017 Female Population	51.9%	51.3%	51.4%
2017 Median Age	37.8	31.0	33.8

In the identified area, the current year population is 139,602. In 2010, the Census count in the area was 132,067. The rate of change since 2010 was 0.77% annually. The five-year projection for the population in the area is 145,032 representing a change of 0.77% annually from 2017 to 2022. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 37.8, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	27.7%	64.8%	72.2%
2017 Black Alone	64.7%	27.8%	20.2%
2017 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2017 Asian Alone	0.1%	1.3%	1.4%
2017 Pacific Islander Alone	0.0%	0.2%	0.1%
2017 Other Race	2.2%	2.1%	2.5%
2017 Two or More Races	4.9%	3.5%	3.2%
2017 Hispanic Origin (Any Race)	5.2%	5.0%	5.3%

Persons of Hispanic origin represent 5.3% of the population in the identified area compared to 18.1% 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 49.4 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	3,992	29,262	55,223
2010 Households	3,685	28,479	55,914
2017 Total Households	3,886	29,928	58,629
2022 Total Households	4,045	31,063	60,789
2000-2010 Annual Rate	-0.80%	-0.27%	0.12%
2010-2017 Annual Rate	0.74%	0.69%	0.66%
2017-2022 Annual Rate	0.81%	0.75%	0.73%
2017 Average Household Size	2.30	2.20	2.23

The household count in this area has changed from 55,914 in 2010 to 58,629 in the current year, a change of 0.66% annually. The five-year projection of households is 60,789, a change of 0.73% annually from the current year total. Average household size is currently 2.23, compared to 2.20 in the year 2010. The number of families in the current year is 28,929 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



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Median Household Income			
2017 Median Household Income	\$21,699	\$26,317	\$31,493
2022 Median Household Income	\$22,254	\$27,292	\$33,486
2017-2022 Annual Rate	0.51%	0.73%	1.23%
Average Household Income			
2017 Average Household Income	\$33,966	\$38,459	\$46,372
2022 Average Household Income	\$37,473	\$43,534	\$52,600
2017-2022 Annual Rate	1.98%	2.51%	2.55%
Per Capita Income			
2017 Per Capita Income	\$15,314	\$16,897	\$20,151
2022 Per Capita Income	\$16,727	\$18,925	\$22,687
2017-2022 Annual Rate	1.78%	2.29%	2.40%

Current median household income is \$31,493 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$33,486 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$46,372 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$52,600 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$20,151 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$22,687 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	4,767	33,424	62,018
2000 Owner Occupied Housing Units	1,569	12,815	28,109
2000 Renter Occupied Housing Units	2,423	16,447	27,114
2000 Vacant Housing Units	775	4,162	6,795
2010 Total Housing Units	4,556	33,092	64,102
2010 Owner Occupied Housing Units	1,305	11,654	27,282
2010 Renter Occupied Housing Units	2,380	16,825	28,632
2010 Vacant Housing Units	871	4,613	8,188
2017 Total Housing Units	4,826	35,003	67,446
2017 Owner Occupied Housing Units	1,242	11,124	26,478
2017 Renter Occupied Housing Units	2,644	18,804	32,151
2017 Vacant Housing Units	940	5,075	8,817
2022 Total Housing Units	5,032	36,413	69,980
2022 Owner Occupied Housing Units	1,296	11,404	27,299
2022 Renter Occupied Housing Units	2,749	19,659	33,489
2022 Vacant Housing Units	987	5,350	9,191

Currently, 39.3% of the 67,446 housing units in the area are owner occupied; 47.7%, renter occupied; and 13.1% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 64,102 housing units in the area - 42.6% owner occupied, 44.7% renter occupied, and 12.8% vacant. The annual rate of change in housing units since 2010 is 2.29%. Median home value in the area is \$115,646, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.77% annually to \$132,595.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

