

Executive Summary

Scenic Wood
 720 Merchants Dr NW, Knoxville, Tennessee, 37912
 Rings: 1, 3, 5 mile radii

Prepared by Graham Corporation
 Latitude: 36.00605
 Longitude: -83.97883

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 5,647 | 50,166 | 137,606 |
| 2010 Population | 6,085 | 54,349 | 146,501 |
| 2017 Population | 6,508 | 57,431 | 154,317 |
| 2022 Population | 6,839 | 59,707 | 160,164 |
| 2000-2010 Annual Rate | 0.75% | 0.80% | 0.63% |
| 2010-2017 Annual Rate | 0.93% | 0.76% | 0.72% |
| 2017-2022 Annual Rate | 1.00% | 0.78% | 0.75% |
| 2017 Male Population | 48.3% | 47.6% | 48.7% |
| 2017 Female Population | 51.7% | 52.4% | 51.3% |
| 2017 Median Age | 38.7 | 36.2 | 34.5 |

In the identified area, the current year population is 154,317. In 2010, the Census count in the area was 146,501. The rate of change since 2010 was 0.72% annually. The five-year projection for the population in the area is 160,164 representing a change of 0.75% annually from 2017 to 2022. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 38.7, compared to U.S. median age of 38.2.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2017 White Alone | 81.2% | 77.4% | 79.5% |
| 2017 Black Alone | 8.5% | 13.6% | 12.5% |
| 2017 American Indian/Alaska Native Alone | 0.4% | 0.4% | 0.4% |
| 2017 Asian Alone | 1.8% | 1.3% | 1.7% |
| 2017 Pacific Islander Alone | 0.3% | 0.2% | 0.1% |
| 2017 Other Race | 4.8% | 3.6% | 2.8% |
| 2017 Two or More Races | 3.0% | 3.4% | 3.0% |
| 2017 Hispanic Origin (Any Race) | 7.8% | 6.8% | 5.6% |

Persons of Hispanic origin represent 5.6% 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 42.1 in the identified area, compared to 64.0 for the U.S. as a whole.

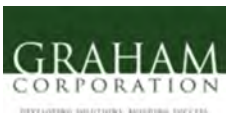
Households

| | | | |
|-----------------------------|-------|--------|--------|
| 2000 Households | 2,574 | 21,895 | 58,319 |
| 2010 Households | 2,747 | 23,494 | 60,870 |
| 2017 Total Households | 2,896 | 24,559 | 63,665 |
| 2022 Total Households | 3,028 | 25,441 | 65,948 |
| 2000-2010 Annual Rate | 0.65% | 0.71% | 0.43% |
| 2010-2017 Annual Rate | 0.73% | 0.61% | 0.62% |
| 2017-2022 Annual Rate | 0.90% | 0.71% | 0.71% |
| 2017 Average Household Size | 2.25 | 2.32 | 2.28 |

The household count in this area has changed from 60,870 in 2010 to 63,665 in the current year, a change of 0.62% annually. The five-year projection of households is 65,948, a change of 0.71% annually from the current year total. Average household size is currently 2.28, compared to 2.25 in the year 2010. The number of families in the current year is 34,021 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 | \$40,443 | \$36,630 | \$37,850 |
| 2022 Median Household Income | \$44,128 | \$39,039 | \$41,112 |
| 2017-2022 Annual Rate | 1.76% | 1.28% | 1.67% |
| Average Household Income | | | |
| 2017 Average Household Income | \$53,108 | \$47,905 | \$52,928 |
| 2022 Average Household Income | \$60,118 | \$54,039 | \$60,182 |
| 2017-2022 Annual Rate | 2.51% | 2.44% | 2.60% |
| Per Capita Income | | | |
| 2017 Per Capita Income | \$22,443 | \$20,678 | \$22,632 |
| 2022 Per Capita Income | \$25,257 | \$23,206 | \$25,568 |
| 2017-2022 Annual Rate | 2.39% | 2.33% | 2.47% |

Current median household income is \$37,850 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$41,112 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$52,928 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$60,182 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$22,632 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$25,568 in five years, compared to \$34,828 for all U.S. households

| Housing | | | |
|------------------------------------|-------|--------|--------|
| 2000 Total Housing Units | 2,800 | 23,780 | 63,974 |
| 2000 Owner Occupied Housing Units | 1,547 | 12,792 | 32,210 |
| 2000 Renter Occupied Housing Units | 1,027 | 9,103 | 26,109 |
| 2000 Vacant Housing Units | 226 | 1,885 | 5,655 |
| 2010 Total Housing Units | 3,016 | 26,067 | 67,659 |
| 2010 Owner Occupied Housing Units | 1,667 | 13,195 | 33,326 |
| 2010 Renter Occupied Housing Units | 1,080 | 10,299 | 27,544 |
| 2010 Vacant Housing Units | 269 | 2,573 | 6,789 |
| 2017 Total Housing Units | 3,127 | 27,126 | 70,768 |
| 2017 Owner Occupied Housing Units | 1,647 | 12,911 | 32,714 |
| 2017 Renter Occupied Housing Units | 1,249 | 11,648 | 30,951 |
| 2017 Vacant Housing Units | 231 | 2,567 | 7,103 |
| 2022 Total Housing Units | 3,267 | 28,065 | 73,314 |
| 2022 Owner Occupied Housing Units | 1,743 | 13,378 | 33,811 |
| 2022 Renter Occupied Housing Units | 1,284 | 12,062 | 32,137 |
| 2022 Vacant Housing Units | 239 | 2,624 | 7,366 |

Currently, 46.2% of the 70,768 housing units in the area are owner occupied; 43.7%, renter occupied; and 10.0% 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 67,659 housing units in the area - 49.3% owner occupied, 40.7% renter occupied, and 10.0% vacant. The annual rate of change in housing units since 2010 is 2.02%. Median home value in the area is \$137,514, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.40% annually to \$154,797.

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.

