



Community Summary

Prepared by Casey Darkenwald

Albertville Land
 Albertville Commercial Development
 Ring: 5 miles radius

Latitude: 45.248945
 Longitude: -93.678062

Summary	2000	2010	2015
Population	20,186	33,437	38,116
Households	6,568	11,417	13,149
Families	5,334	9,014	10,293
Average Household Size	3.04	2.91	2.88
Owner Occupied HUs	5,921	10,207	11,752
Renter Occupied HUs	647	1,210	1,397
Median Age	31.0	32.5	32.5
Total Housing Units	6,762	11,898	13,873
Vacant Housing Units	194	481	724
Average Home Value	\$156,912	\$238,962	\$288,372

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	295	4.5%	333	2.9%	290	2.2%
\$15,000 - \$24,999	428	6.5%	485	4.2%	363	2.8%
\$25,000 - \$34,999	515	7.8%	436	3.8%	351	2.7%
\$35,000 - \$49,999	1,110	16.8%	980	8.6%	722	5.5%
\$50,000 - \$74,999	1,922	29.1%	2,590	22.7%	2,642	20.1%
\$75,000 - \$99,999	1,253	19.0%	2,664	23.3%	2,712	20.6%
\$100,000 - \$149,999	811	12.3%	3,152	27.6%	4,806	36.6%
\$150,000 - \$199,000	160	2.4%	478	4.2%	811	6.2%
\$200,000+	103	1.6%	300	2.6%	452	3.4%
Median Household Income	\$62,321		\$81,256		\$93,959	
Average Household Income	\$68,121		\$89,075		\$99,581	
Per Capita Income	\$22,636		\$30,672		\$34,620	

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,972	9.8%	3,313	9.9%	3,625	9.5%
5 - 14	3,762	18.6%	6,067	18.1%	7,039	18.5%
15 - 19	1,461	7.2%	2,391	7.2%	2,753	7.2%
20 - 24	992	4.9%	1,670	5.0%	1,896	5.0%
25 - 34	3,612	17.9%	4,532	13.6%	5,181	13.6%
35 - 44	3,905	19.3%	5,825	17.4%	5,830	15.3%
45 - 54	2,143	10.6%	5,059	15.1%	5,839	15.3%
55 - 64	1,151	5.7%	2,562	7.7%	3,357	8.8%
65 - 74	697	3.5%	1,165	3.5%	1,625	4.3%
75 - 84	375	1.9%	635	1.9%	712	1.9%
85+	118	0.6%	217	0.6%	259	0.7%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	19,813	98.2%	32,320	96.7%	36,720	96.3%
Black Alone	36	0.2%	124	0.4%	159	0.4%
American Indian Alone	44	0.2%	83	0.2%	98	0.3%
Asian Alone	90	0.4%	388	1.2%	492	1.3%
Pacific Islander Alone	3	0.0%	3	0.0%	3	0.0%
Some Other Race Alone	54	0.3%	137	0.4%	164	0.4%
Two or More Races	146	0.7%	383	1.1%	480	1.3%
Hispanic Origin (Any Race)	221	1.1%	681	2.0%	900	2.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015 were effective as of July 1, 2010. Copyright 2010, all rights reserved.



Community Summary

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Albertville Land
 Albertville Commercial Development
 Ring: 7 miles radius

Latitude: 45.248945
 Longitude: -93.678062

Summary	2000	2010	2015
Population	44,765	69,755	78,490
Households	15,014	24,172	27,412
Families	11,929	18,678	21,014
Average Household Size	2.95	2.87	2.85
Owner Occupied HUs	13,010	21,058	23,973
Renter Occupied HUs	2,003	3,113	3,439
Median Age	31.3	32.9	33.0
Total Housing Units	15,425	25,277	29,011
Vacant Housing Units	412	1,106	1,599
Average Home Value	\$158,220	\$237,154	\$284,841

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	942	6.3%	892	3.7%	811	3.0%
\$15,000 - \$24,999	1,110	7.4%	1,235	5.1%	956	3.5%
\$25,000 - \$34,999	1,340	8.9%	1,088	4.5%	889	3.2%
\$35,000 - \$49,999	2,429	16.1%	2,348	9.7%	1,785	6.5%
\$50,000 - \$74,999	4,259	28.3%	5,517	22.8%	5,741	20.9%
\$75,000 - \$99,999	2,748	18.3%	5,316	22.0%	5,398	19.7%
\$100,000 - \$149,999	1,679	11.2%	6,147	25.4%	9,196	33.5%
\$150,000 - \$199,000	296	2.0%	982	4.1%	1,638	6.0%
\$200,000+	246	1.6%	646	2.7%	996	3.6%
Median Household Income	\$59,625		\$78,384		\$89,351	
Average Household Income	\$65,662		\$86,685		\$97,322	
Per Capita Income	\$22,270		\$30,130		\$34,087	

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,233	9.5%	6,668	9.6%	7,270	9.3%
5 - 14	8,166	18.2%	12,123	17.4%	13,876	17.7%
15 - 19	3,275	7.3%	5,003	7.2%	5,506	7.0%
20 - 24	2,364	5.3%	3,633	5.2%	4,115	5.2%
25 - 34	7,608	17.0%	9,660	13.8%	10,963	14.0%
35 - 44	8,554	19.1%	11,732	16.8%	11,829	15.1%
45 - 54	5,071	11.3%	10,479	15.0%	11,673	14.9%
55 - 64	2,663	5.9%	5,894	8.4%	7,413	9.4%
65 - 74	1,559	3.5%	2,629	3.8%	3,701	4.7%
75 - 84	928	2.1%	1,380	2.0%	1,530	1.9%
85+	344	0.8%	555	0.8%	613	0.8%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	43,725	97.7%	66,855	95.8%	74,893	95.4%
Black Alone	106	0.2%	320	0.5%	411	0.5%
American Indian Alone	123	0.3%	229	0.3%	265	0.3%
Asian Alone	212	0.5%	817	1.2%	1,031	1.3%
Pacific Islander Alone	8	0.0%	9	0.0%	9	0.0%
Some Other Race Alone	196	0.4%	585	0.8%	716	0.9%
Two or More Races	396	0.9%	940	1.3%	1,166	1.5%
Hispanic Origin (Any Race)	584	1.3%	1,736	2.5%	2,257	2.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015 were effective as of July 1, 2010. Copyright 2010, all rights reserved.



Community Summary

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Albertville Land
Albertville Commercial Development
Ring: 10 miles radius

Latitude: 45.248945
 Longitude: -93.678062

Summary	2000	2010	2015
Population	80,567	121,519	135,176
Households	26,906	41,733	46,719
Families	21,543	32,435	35,995
Average Household Size	2.97	2.90	2.88
Owner Occupied HUs	23,437	36,254	40,710
Renter Occupied HUs	3,469	5,479	6,009
Median Age	31.7	33.2	33.4
Total Housing Units	27,679	43,957	49,830
Vacant Housing Units	773	2,224	3,111
Average Home Value	\$162,386	\$239,176	\$285,841

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	1,616	6.0%	1,416	3.4%	1,252	2.7%
\$15,000 - \$24,999	1,777	6.6%	1,901	4.6%	1,451	3.1%
\$25,000 - \$34,999	2,401	8.9%	1,728	4.1%	1,360	2.9%
\$35,000 - \$49,999	4,207	15.6%	3,803	9.1%	2,777	5.9%
\$50,000 - \$74,999	7,785	28.9%	9,287	22.3%	9,316	19.9%
\$75,000 - \$99,999	4,968	18.5%	8,828	21.2%	8,737	18.7%
\$100,000 - \$149,999	3,102	11.5%	11,298	27.1%	16,354	35.0%
\$150,000 - \$199,000	539	2.0%	2,165	5.2%	3,460	7.4%
\$200,000+	509	1.9%	1,309	3.1%	2,012	4.3%
Median Household Income	\$60,709		\$80,887		\$94,363	
Average Household Income	\$68,227		\$90,802		\$102,076	
Per Capita Income	\$22,984		\$31,267		\$35,358	

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,368	9.1%	11,235	9.2%	12,177	9.0%
5 - 14	14,811	18.4%	20,827	17.1%	23,531	17.4%
15 - 19	5,970	7.4%	8,818	7.3%	9,475	7.0%
20 - 24	4,214	5.2%	6,388	5.3%	7,119	5.3%
25 - 34	12,927	16.0%	16,736	13.8%	18,677	13.8%
35 - 44	15,523	19.3%	19,879	16.4%	20,419	15.1%
45 - 54	9,792	12.2%	18,618	15.3%	19,859	14.7%
55 - 64	5,169	6.4%	10,925	9.0%	13,415	9.9%
65 - 74	2,681	3.3%	4,928	4.1%	6,865	5.1%
75 - 84	1,571	1.9%	2,268	1.9%	2,664	2.0%
85+	539	0.7%	899	0.7%	978	0.7%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	78,529	97.5%	116,210	95.6%	128,647	95.2%
Black Alone	214	0.3%	607	0.5%	773	0.6%
American Indian Alone	251	0.3%	455	0.4%	516	0.4%
Asian Alone	434	0.5%	1,488	1.2%	1,861	1.4%
Pacific Islander Alone	14	0.0%	19	0.0%	19	0.0%
Some Other Race Alone	375	0.5%	1,026	0.8%	1,246	0.9%
Two or More Races	750	0.9%	1,715	1.4%	2,113	1.6%
Hispanic Origin (Any Race)	1,023	1.3%	2,935	2.4%	3,809	2.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015 were effective as of July 1, 2010. Copyright 2010, all rights reserved.



Albertville Land
Albertville Commercial Development
Ring: 5, 7, 10 Miles

Latitude: 45.248945
Longitude: -93.678062

	5 miles radius	7 miles radius	10 miles radius
2010 Population			
Total Population	33,437	69,755	121,519
Male Population	50.4%	50.3%	50.2%
Female Population	49.6%	49.7%	49.8%
Median Age	32.5	32.9	33.2
2010 Income			
Median HH Income	\$81,256	\$78,384	\$80,887
Per Capita Income	\$30,672	\$30,130	\$31,267
Average HH Income	\$89,075	\$86,685	\$90,802
2010 Households			
Total Households	11,417	24,172	41,733
Average Household Size	2.91	2.87	2.90
2010 Housing			
Owner Occupied Housing Units	85.8%	83.3%	82.5%
Renter Occupied Housing Units	10.2%	12.3%	12.5%
Vacant Housing Units	4.0%	4.4%	5.1%
Population			
1990 Population	11,830	27,950	53,184
2000 Population	20,186	44,765	80,567
2010 Population	33,437	69,755	121,519
2015 Population	38,116	78,490	135,176
1990-2000 Annual Rate	5.49%	4.82%	4.24%
2000-2010 Annual Rate	5.05%	4.42%	4.09%
2010-2015 Annual Rate	2.65%	2.39%	2.15%

In the identified market area, the current year population is 121,519. In 2000, the Census count in the market area was 80,567. The rate of change since 2000 was 4.09 percent annually. The five-year projection for the population in the market area is 135,176, representing a change of 2.15 percent annually from 2010 to 2015. Currently, the population is 50.2 percent male and 49.8 percent female.

Households			
1990 Households	3,599	8,975	17,085
2000 Households	6,568	15,014	26,906
2010 Households	11,417	24,172	41,733
2015 Households	13,149	27,412	46,719
1990-2000 Annual Rate	6.2%	5.28%	4.65%
2000-2010 Annual Rate	5.54%	4.76%	4.38%
2010-2015 Annual Rate	2.87%	2.55%	2.28%

The household count in this market area has changed from 26,906 in 2000 to 41,733 in the current year, a change of 4.38 percent annually. The five-year projection of households is 46,719, a change of 2.28 percent annually from the current year total. Average household size is currently 2.90, compared to 2.97 in the year 2000. The number of families in the current year is 32,435 in the market area.

Housing

Currently, 82.5 percent of the 43,957 housing units in the market area are owner occupied; 12.5 percent, renter occupied; and 5.1 percent are vacant. In 2000, there were 27,677 housing units - 84.7 percent owner occupied, 12.5 percent renter occupied and 2.8 percent vacant. The rate of change in housing units since 2000 is 4.62 percent. Median home value in the market area is \$218,030, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.59 percent annually to \$260,095. From 2000 to the current year, median home value changed by 4.11 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



Albertville Land
Albertville Commercial Development
Ring: 5, 7, 10 Miles

Latitude: 45.248945
 Longitude: -93.678062

	5 miles radius	7 miles radius	10 miles radius
Median Household Income			
1990 Median HH Income	\$39,249	\$37,774	\$38,314
2000 Median HH Income	\$62,321	\$59,625	\$60,709
2010 Median HH Income	\$81,256	\$78,384	\$80,887
2015 Median HH Income	\$93,959	\$89,351	\$94,363
1990-2000 Annual Rate	4.73%	4.67%	4.71%
2000-2010 Annual Rate	2.62%	2.7%	2.84%
2010-2015 Annual Rate	2.95%	2.65%	3.13%
Per Capita Income			
1990 Per Capita Income	\$13,158	\$13,472	\$13,825
2000 Per Capita Income	\$22,636	\$22,270	\$22,984
2010 Per Capita Income	\$30,672	\$30,130	\$31,267
2015 Per Capita Income	\$34,620	\$34,087	\$35,358
1990-2000 Annual Rate	5.57%	5.15%	5.21%
2000-2010 Annual Rate	3.01%	2.99%	3.05%
2010-2015 Annual Rate	2.45%	2.5%	2.49%
Average Household Income			
1990 Average Household Income	\$42,574	\$41,881	\$42,745
2000 Average Household Income	\$68,121	\$65,662	\$68,227
2010 Average HH Income	\$89,075	\$86,685	\$90,802
2015 Average HH Income	\$99,581	\$97,322	\$102,076
1990-2000 Annual Rate	4.81%	4.6%	4.79%
2000-2010 Annual Rate	2.65%	2.75%	2.83%
2010-2015 Annual Rate	2.25%	2.34%	2.37%
Households by Income			
Current median household income is \$80,887 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$94,363 in five years. In 2000, median household income was \$60,709, compared to \$38,314 in 1990.			
Current average household income is \$90,802 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$102,076 in five years. In 2000, average household income was \$68,227, compared to \$42,745 in 1990.			
Current per capita income is \$31,267 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$35,358 in five years. In 2000, the per capita income was \$22,984, compared to \$13,825 in 1990.			
Population by Employment			
Total Businesses	830	2,602	3,967
Total Employees	9,672	28,944	42,876

Currently, 92.7 percent of the civilian labor force in the identified market area is employed and 7.3 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 94.2 percent of the civilian labor force, and unemployment will be 5.8 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 79.9 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 60.9 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 14.7 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 24.4 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 82.0 percent of the market area population drove alone to work, and 4.8 percent worked at home. The average travel time to work in 2000 was 28.4 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 6.2 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 30.3 percent were high school graduates only (29.6 percent in the U.S.)
- 13.4 percent had completed an Associate degree (7.7 percent in the U.S.)
- 18.2 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 6.1 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)