Community Profile

Grapevine Crossing
1515 W State Highway 114, Grapevine, Texas, 76051
Rings: 1, 3, 5 mile radii

Population Summary	1 mile	3 miles	5 miles
2010 Total Population	2,999	49,092	105,389
2020 Total Population	3,475	52,748	120,999
2020 Group Quarters	52	457	532
2026 Total Population	3,293	52,063	124,531
2026 Group Quarters	52	473	549
2031 Total Population	3,278	52,152	125,524
2026-2031 Annual Rate	-0.09%	0.03%	0.16%
2026 Total Daytime Population	19,450	98,395	195,247
Workers	18,158	75,126	140,097
Residents	1,292	23,269	55,150

Household Summary			
2010 Total Households	1,021	18,326	39,728
2010 Average Household Size	2.87	2.67	2.65
2020 Total Households	1,192	20,117	46,360
2020 Average Household Size	2.87	2.60	2.60
2026 Total Households	1,199	20,602	49,614
2026 Average Household Size	2.70	2.50	2.50
2031 Total Households	1,218	21,042	51,071
2031 Average Household Size	2.65	2.46	2.45
2026-2031 Annual Rate	0.31%	0.42%	0.58%
2026 Families	705	14,138	33,959
2026 Average Family Size	3.63	3.06	3.09
2031 Families	706	14,298	34,472
2031 Average Family Size	3.58	3.02	3.05
2026-2031 Growth Rate	0.03%	0.23%	0.30%

Median Household Income			
2026	$112,828	$140,424	$145,837
2031	$128,570	$161,583	$164,145

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Per Capita Income	1 mile	3 miles	5 miles
2026	$81,943	$85,991	$87,664
2031	$93,345	$96,436	$97,269

2026 Households by Income			
Household Income Base	1,197	20,603	49,615
<$10,000	1.3%	2.3%	2.3%
$10,000-14,999	3.0%	1.9%	1.2%
$15,000-19,999	0.6%	1.0%	0.9%
$20,000-24,999	0.9%	1.2%	1.0%
$25,000-29,999	0.9%	1.5%	1.5%
$30,000-34,999	3.6%	2.6%	2.3%
$35,000-39,999	3.9%	1.9%	1.7%
$40,000-44,999	3.8%	2.2%	1.9%
$45,000-49,999	2.1%	1.4%	1.3%
$50,000-59,999	5.0%	4.0%	3.5%
$60,000-74,999	6.6%	7.7%	7.4%
$75000-99999	12.9%	8.9%	9.8%
$100,000-124,999	9.7%	9.5%	8.8%
$125,000-149,999	4.5%	6.1%	7.6%
$150000-199999	5.8%	12.3%	12.8%
$200,000-249,999	7.4%	7.5%	8.6%
$250,000-299,999	4.8%	4.9%	5.5%
$300,000-399,999	7.1%	7.1%	7.4%
$400,000-499,999	2.4%	2.8%	3.0%
$500,000+	13.7%	13.3%	11.5%
Average Household Income	$198,360	$215,707	$219,314

2026 Affordability, Mortgage and Wealth			
Housing Affordability Index	98	87	84
Percent of Income for Mortgage	20.2%	23.6%	24.6%
Wealth Index	160	194	195

Median Home Value			
2026	$386,919	$562,954	$609,533
2031	$568,484	$642,568	$678,571

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Home Value	1 mile	3 miles	5 miles
Total Owner Occupied Housing Units	487	12,901	30,739
<$50,000	1.6%	0.6%	0.9%
$50,000 - $99,999	6.8%	0.5%	0.3%
$100,000 - $149,999	1.6%	0.6%	0.3%
$150,000 - $199,999	0.8%	0.6%	0.5%
$200,000 - $249,999	3.7%	1.4%	1.1%
$250,000 - $299,999	4.3%	2.0%	2.6%
$300,000 - $399,999	35.3%	15.9%	14.2%
$400,000 - $499,999	14.4%	20.2%	17.0%
$500,000 - $749,999	19.1%	32.0%	29.6%
$750,000 - $999,999	10.7%	13.9%	15.0%
$1,000,000 - $1,499,999	1.2%	7.7%	11.8%
$1,500,000 - $1,999,999	0.0%	3.5%	4.1%
$2,000,000 +	0.0%	0.9%	2.4%
Average Home Value	$446,319	$657,972	$727,786

Housing Unit Summary			
2010 Total Housing Units	1,124	19,370	41,656
Owner Occupied Housing Units	44.9%	66.9%	69.4%
Renter Occupied Housing Units	55.1%	33.1%	30.6%
Vacant Housing Units	9.2%	5.4%	4.6%
2020 Housing Units	1,273	21,118	48,854
Owner Occupied Housing Units	40.8%	62.6%	63.9%
Renter Occupied Housing Units	59.2%	37.4%	36.1%
Vacant Housing Units	5.6%	4.6%	5.1%
2026 Housing Units	1,271	21,478	52,086
Owner Occupied Housing Units	40.6%	62.6%	62.0%
Renter Occupied Housing Units	59.4%	37.4%	38.0%
Vacant Housing Units	5.7%	4.1%	4.8%
2031 Total Housing Units	1,295	21,983	53,931
Owner Occupied Housing Units	41.3%	63.3%	61.7%
Renter Occupied Housing Units	58.7%	36.7%	38.3%
Vacant Housing Units	6.0%	4.3%	5.3%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Population by Sex	1 mile	3 miles	5 miles
Males	1,631	25,909	61,833
Females	1,662	26,154	62,698

Median Age			
2010	36.1	38.4	39.3
2020	38.1	40.4	40.8
2026	40.0	41.7	41.4
2031	41.9	42.7	42.2

2026 Population by Age			
Total	3,294	52,061	124,529
0 - 4	4.6%	4.7%	4.6%
5 - 9	4.4%	5.3%	5.2%
10 - 14	6.3%	6.5%	6.3%
15 - 24	13.7%	12.9%	12.8%
25 - 34	13.0%	12.3%	13.4%
35 - 44	15.3%	12.7%	12.3%
45 - 54	12.2%	13.4%	13.0%
55 - 64	12.4%	14.2%	14.3%
65 - 74	10.4%	11.4%	11.1%
75 - 84	6.0%	5.2%	5.1%
85 +	1.8%	1.4%	1.3%
18 +	81.3%	79.6%	80.0%

2026 Population 15+ by Marital Status			
Total	2,787	43,425	104,511
Never Married	36.4%	26.6%	27.2%
Married	51.4%	61.0%	60.5%
Widowed	1.5%	4.1%	3.8%
Divorced	10.7%	8.3%	8.5%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	2,339	36,699	88,503
Less than 9th Grade	4.8%	2.0%	1.4%
9th - 12th Grade, No Diploma	5.3%	2.4%	1.6%
High School Graduate	15.9%	13.0%	11.2%
GED/Alternative Credential	4.0%	2.0%	1.8%
Some College, No Degree	16.9%	14.3%	14.4%
Associate Degree	6.0%	5.2%	5.8%
Bachelor's Degree	28.4%	37.8%	38.5%
Graduate/Professional Degree	18.9%	23.1%	25.3%

2020 Population by Race/Ethnicity			
Total	3,475	52,748	120,999
White Alone	59.7%	69.0%	67.8%
Black Alone	4.8%	3.6%	5.0%
American Indian Alone	1.6%	0.8%	0.6%
Asian Alone	3.6%	7.4%	10.8%
Pacific Islander Alone	0.1%	0.1%	0.2%
Some Other Race Alone	14.3%	6.5%	4.4%
Two or More Races	14.3%	6.5%	4.4%
Hispanic Origin	33.5%	18.7%	14.4%
Diversity Index	77.5	65.0	63.2

2026 Population by Race/Ethnicity			
Total	3,293	52,063	124,531
White Alone	56.1%	65.0%	63.0%
Black Alone	5.3%	4.2%	6.0%
American Indian Alone	1.6%	0.9%	0.7%
Asian Alone	4.1%	8.8%	12.8%
Pacific Islander Alone	0.1%	0.1%	0.2%
Some Other Race Alone	15.5%	7.3%	5.0%
Two or More Races	17.2%	13.8%	12.4%
Hispanic Origin	36.1%	20.8%	16.3%
Diversity Index	79.9	69.4	68.4

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Employed Pop 16+ by Occupation	1 mile	3 miles	5 miles
Total	2,056	30,325	72,836
White Collar	60.4%	75.9%	78.5%
Management/Business/Financial	24.3%	30.1%	30.7%
Professional	16.8%	27.4%	28.6%
Sales	8.8%	9.0%	9.6%
Administrative Support	10.4%	9.4%	9.5%
Services	11.8%	12.3%	10.2%

2026 Employed Pop 16+ by Occupation			
Total	2,056	30,325	72,836
Blue Collar	27.8%	11.8%	11.3%
Farming/Forestry/Fishing	0.1%	0.1%	0.1%
Construction/Extraction	8.2%	2.8%	1.6%
Installation/Maintenance/Repair	0.9%	1.4%	1.3%
Production	2.1%	1.3%	1.6%
Transportation/Material Moving	16.5%	6.2%	6.8%
White Collar	60.4%	75.9%	78.5%
Management/Business/Financial	24.3%	30.1%	30.7%
Professional	16.8%	27.4%	28.6%
Sales	8.8%	9.0%	9.6%
Administrative Support	10.4%	9.4%	9.5%
Services	11.8%	12.3%	10.2%

2026 Civilian Population 16+ in Labor Force			
Civilian Population 16+	2,056	30,325	72,836
Population 16+ Employed	98.7%	96.1%	96.5%
Population 16+ Unemployment rate	1.3%	3.9%	3.5%
Population 16-24 Employed	15.4%	12.8%	12.4%
Population 16-24 Unemployment rate	2.8%	8.1%	7.2%
Population 25-54 Employed	58.4%	55.9%	57.4%
Population 25-54 Unemployment rate	0.9%	3.0%	2.9%
Population 55-64 Employed	17%	18%	18%
Population 55-64 Unemployment rate	1.4%	3.5%	3.2%
Population 65+ Employed	8%	9%	8%
Population 65+ Unemployment rate	0.6%	4.2%	3.0%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Employed Population 16+ by Industry	1 mile	3 miles	5 miles
Total	2,029	29,136	70,279
Agriculture/Mining	1.7%	0.9%	0.8%
Construction	9.6%	5.5%	4.6%
Manufacturing	4.9%	8.0%	8.3%
Wholesale Trade	2.4%	2.1%	2.2%
Retail Trade	16.7%	9.1%	9.4%
Transportation/Utilities	13.4%	9.7%	9.8%
Information	2%	2%	2%
Finance/Insurance/Real Estate	9.9%	10.3%	11.3%
Services	38.2%	50.5%	48.9%
Public Administration	1.4%	1.8%	2.6%

2026 Consumer Spending			
Apparel & Services: Total $	$5,026,046	$91,609,766	$224,354,273
Average Spent	$4,191.86	$4,446.64	$4,522.00
Spending Potential Index	164	174	177
Education: Total $	$3,920,099	$77,483,931	$191,911,652
Average Spent	$3,269.47	$3,760.99	$3,868.09
Spending Potential Index	163	188	193
Entertainment/Recreation: Total $	$8,317,848	$154,118,679	$375,132,645
Average Spent	$6,937.32	$7,480.76	$7,561.02
Spending Potential Index	161	174	176
Food at Home: Total $	$15,225,824	$274,874,712	$668,089,072
Average Spent	$12,698.77	$13,342.14	$13,465.74
Spending Potential Index	161	169	171
Food Away from Home: Total $	$8,771,065	$160,917,383	$395,028,767
Average Spent	$7,315.32	$7,810.77	$7,962.04
Spending Potential Index	164	175	178
Health Care: Total $	$15,349,082	$276,304,809	$665,484,953
Average Spent	$12,801.57	$13,411.55	$13,413.25
Spending Potential Index	160	167	167
HH Furnishings & Equipment: Total $	$5,532,360	$102,222,327	$248,243,545
Average Spent	$4,614.15	$4,961.77	$5,003.50
Spending Potential Index	162	174	176
Personal Care Products & Services: Total $	$2,254,968	$41,661,446	$101,619,070
Average Spent	$1,880.71	$2,022.20	$2,048.19
Spending Potential Index	165	177	180

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Consumer Spending	1 mile	3 miles	5 miles
Shelter: Total $	$53,178,271	$996,109,952	$2,442,420,563
Average Spent	$44,352.19	$48,350.16	$49,228.45
Spending Potential Index	161	175	179
Support Payments/Gifts in Kind: Total $	$6,036,096	$110,538,064	$263,615,946
Average Spent	$5,034.28	$5,365.40	$5,313.34
Spending Potential Index	165	176	174
Travel: Total $	$6,935,034	$134,076,621	$329,047,436
Average Spent	$5,784.02	$6,507.94	$6,632.15
Spending Potential Index	158	178	181
Vehicle Maintenance & Repairs: Total $	$2,412,668	$43,736,293	$105,440,932
Average Spent	$2,012.23	$2,122.91	$2,125.23
Spending Potential Index	162	171	172

Top Tapestry Segment

1 mile

City Greens (K6):

This segment is characterized by educated professionals in metro areas with high home ownership.

Learn more about this segment...

3 miles

Modern Minds (D3):

This segment is characterized by urban, educated, affluent households with commutes.

Learn more about this segment...

5 miles

Top Tier (L3):

This segment is characterized by highly educated professionals in affluent suburbs.

Learn more about this segment...

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.