



Executive Summary

Westwoods Business Park
 16201 Westwoods Business Park, Ellisville, MO, 63021, 162...
 Rings: 1, 3, 5 mile radii

Prepared by Charles St. Onge
 Latitude: 38.584690618
 Longitude: -90.59908052

	1 mile	3 miles	5 miles
Population			
2000 Population	8,245	55,912	115,306
2010 Population	8,347	56,894	117,180
2012 Population	8,295	56,959	117,860
2017 Population	8,213	56,808	118,188
2000-2010 Annual Rate	0.12%	0.17%	0.16%
2010-2012 Annual Rate	-0.28%	0.05%	0.26%
2012-2017 Annual Rate	-0.20%	-0.05%	0.06%
2012 Male Population	47.5%	48.5%	48.6%
2012 Female Population	52.5%	51.5%	51.4%
2012 Median Age	41.9	41.5	42.4

In the identified area, the current year population is 117,860. In 2010, the Census count in the area was 117,180. The rate of change since 2010 was 0.26% annually. The five-year projection for the population in the area is 118,188 representing a change of 0.06% annually from 2012 to 2017. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 42.4, compared to U.S. median age of 37.3.

Race and Ethnicity

2012 White Alone	90.0%	90.3%	89.6%
2012 Black Alone	2.3%	1.8%	2.1%
2012 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2012 Asian Alone	5.2%	5.4%	5.8%
2012 Pacific Islander Alone	0.0%	0.0%	0.0%
2012 Other Race	0.6%	0.6%	0.6%
2012 Two or More Races	1.7%	1.7%	1.7%
2012 Hispanic Origin (Any Race)	2.7%	2.5%	2.6%

Persons of Hispanic origin represent 2.6% of the population in the identified area compared to 16.9% 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 23.4 in the identified area, compared to 61.4 for the U.S. as a whole.

Households

2000 Households	3,043	19,473	41,016
2010 Households	3,274	20,820	43,738
2012 Total Households	3,244	20,774	43,897
2017 Total Households	3,231	20,829	44,337
2000-2010 Annual Rate	0.73%	0.67%	0.64%
2010-2012 Annual Rate	-0.40%	-0.10%	0.16%
2012-2017 Annual Rate	-0.08%	0.05%	0.20%
2012 Average Household Size	2.50	2.72	2.67

The household count in this area has changed from 43,738 in 2010 to 43,897 in the current year, a change of 0.16% annually. The five-year projection of households is 44,337, a change of 0.20% annually from the current year total. Average household size is currently 2.67, compared to 2.66 in the year 2010. The number of families in the current year is 33,043 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 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

March 20, 2013



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Median Household Income			
2012 Median Household Income	\$82,378	\$88,835	\$89,553
2017 Median Household Income	\$87,399	\$93,325	\$94,316
2012-2017 Annual Rate	1.19%	0.99%	1.04%
Average Household Income			
2012 Average Household Income	\$95,464	\$106,224	\$108,797
2017 Average Household Income	\$106,662	\$118,904	\$123,428
2012-2017 Annual Rate	2.24%	2.28%	2.56%
Per Capita Income			
2012 Per Capita Income	\$35,868	\$38,808	\$40,760
2017 Per Capita Income	\$40,242	\$43,659	\$46,561
2012-2017 Annual Rate	2.33%	2.38%	2.70%
Households by Income			

Current median household income is \$89,553 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$94,316 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$108,797 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$123,428 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$40,760 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$46,561 in five years, compared to \$29,882 for all U.S. households

Housing			
2000 Total Housing Units	3,270	20,054	42,127
2000 Owner Occupied Housing Units	2,535	17,018	35,581
2000 Renter Occupied Housing Units	508	2,455	5,435
2000 Vacant Housing Units	227	581	1,111
2010 Total Housing Units	3,421	21,630	45,609
2010 Owner Occupied Housing Units	2,491	18,000	37,442
2010 Renter Occupied Housing Units	783	2,820	6,296
2010 Vacant Housing Units	147	810	1,871
2012 Total Housing Units	3,419	21,693	45,910
2012 Owner Occupied Housing Units	2,444	17,860	37,289
2012 Renter Occupied Housing Units	801	2,914	6,608
2012 Vacant Housing Units	175	919	2,013
2017 Total Housing Units	3,419	21,798	46,415
2017 Owner Occupied Housing Units	2,456	17,969	37,718
2017 Renter Occupied Housing Units	775	2,860	6,619
2017 Vacant Housing Units	188	969	2,078

Currently, 81.2% of the 45,910 housing units in the area are owner occupied; 14.4%, renter occupied; and 4.4% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 45,609 housing units in the area - 82.1% owner occupied, 13.8% renter occupied, and 4.1% vacant. The annual rate of change in housing units since 2010 is 0.29%. Median home value in the area is \$281,883, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 0.30% annually to \$286,097.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.