



# Executive Summary

Sand Creek Flats  
 201 El Dorado Dr, Jordan, Minnesota, 55352  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 44.66736  
 Longitude: -93.63732

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	3,938	6,796	8,443
2020 Population	4,480	7,941	9,723
2022 Population	4,709	8,339	10,205
2027 Population	5,051	8,897	10,803
2010-2020 Annual Rate	1.30%	1.57%	1.42%
2020-2022 Annual Rate	2.24%	2.20%	2.17%
2022-2027 Annual Rate	1.41%	1.30%	1.15%
2022 Male Population	50.1%	50.2%	50.3%
2022 Female Population	50.0%	49.8%	49.7%
2022 Median Age	33.0	34.6	35.9

In the identified area, the current year population is 10,205. In 2020, the Census count in the area was 9,723. The rate of change since 2020 was 2.17% annually. The five-year projection for the population in the area is 10,803 representing a change of 1.15% annually from 2022 to 2027. Currently, the population is 50.3% male and 49.7% female.

### Median Age

The median age in this area is 35.9, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	81.6%	84.7%	86.2%
2022 Black Alone	2.7%	1.9%	1.7%
2022 American Indian/Alaska Native Alone	1.1%	0.9%	0.8%
2022 Asian Alone	1.2%	1.3%	1.3%
2022 Pacific Islander Alone	0.1%	0.1%	0.1%
2022 Other Race	6.1%	4.6%	3.9%
2022 Two or More Races	7.2%	6.5%	6.0%
2022 Hispanic Origin (Any Race)	11.0%	8.4%	7.2%

Persons of Hispanic origin represent 7.2% of the population in the identified area compared to 19.0% 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 35.2 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	93	113	129
2010 Households	1,441	2,358	2,945
2020 Households	1,658	2,754	3,405
2022 Households	1,740	2,878	3,540
2027 Households	1,865	3,062	3,736
2010-2020 Annual Rate	1.41%	1.56%	1.46%
2020-2022 Annual Rate	2.17%	1.98%	1.74%
2022-2027 Annual Rate	1.40%	1.25%	1.08%
2022 Average Household Size	2.71	2.89	2.87

The household count in this area has changed from 3,405 in 2020 to 3,540 in the current year, a change of 1.74% annually. The five-year projection of households is 3,736, a change of 1.08% annually from the current year total. Average household size is currently 2.87, compared to 2.84 in the year 2020. The number of families in the current year is 2,706 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



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<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	20.7%	20.0%	19.4%
<b>Median Household Income</b>			
2022 Median Household Income	\$83,782	\$90,908	\$97,591
2027 Median Household Income	\$103,964	\$106,949	\$110,693
2022-2027 Annual Rate	4.41%	3.30%	2.55%
<b>Average Household Income</b>			
2022 Average Household Income	\$111,552	\$120,280	\$126,837
2027 Average Household Income	\$133,318	\$142,851	\$149,777
2022-2027 Annual Rate	3.63%	3.50%	3.38%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$39,735	\$41,277	\$43,857
2027 Per Capita Income	\$47,564	\$48,923	\$51,679
2022-2027 Annual Rate	3.66%	3.46%	3.34%

### Households by Income

Current median household income is \$97,591 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$110,693 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$126,837 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$149,777 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$43,857 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$51,679 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	111	115	119
2010 Total Housing Units	1,523	2,478	3,080
2010 Owner Occupied Housing Units	1,133	1,944	2,462
2010 Renter Occupied Housing Units	308	413	483
2010 Vacant Housing Units	82	120	135
2020 Total Housing Units	1,716	2,854	3,516
2020 Vacant Housing Units	58	100	111
2022 Total Housing Units	1,795	2,972	3,643
2022 Owner Occupied Housing Units	1,230	2,120	2,718
2022 Renter Occupied Housing Units	510	758	822
2022 Vacant Housing Units	55	94	103
2027 Total Housing Units	1,921	3,171	3,860
2027 Owner Occupied Housing Units	1,362	2,319	2,934
2027 Renter Occupied Housing Units	503	743	802
2027 Vacant Housing Units	56	109	124

Currently, 74.6% of the 3,643 housing units in the area are owner occupied; 22.6%, renter occupied; and 2.8% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 3,516 housing units in the area and 3.2% vacant housing units. The annual rate of change in housing units since 2020 is 1.59%. Median home value in the area is \$359,065, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.18% annually to \$380,702.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.