



The**Retail**Coach®

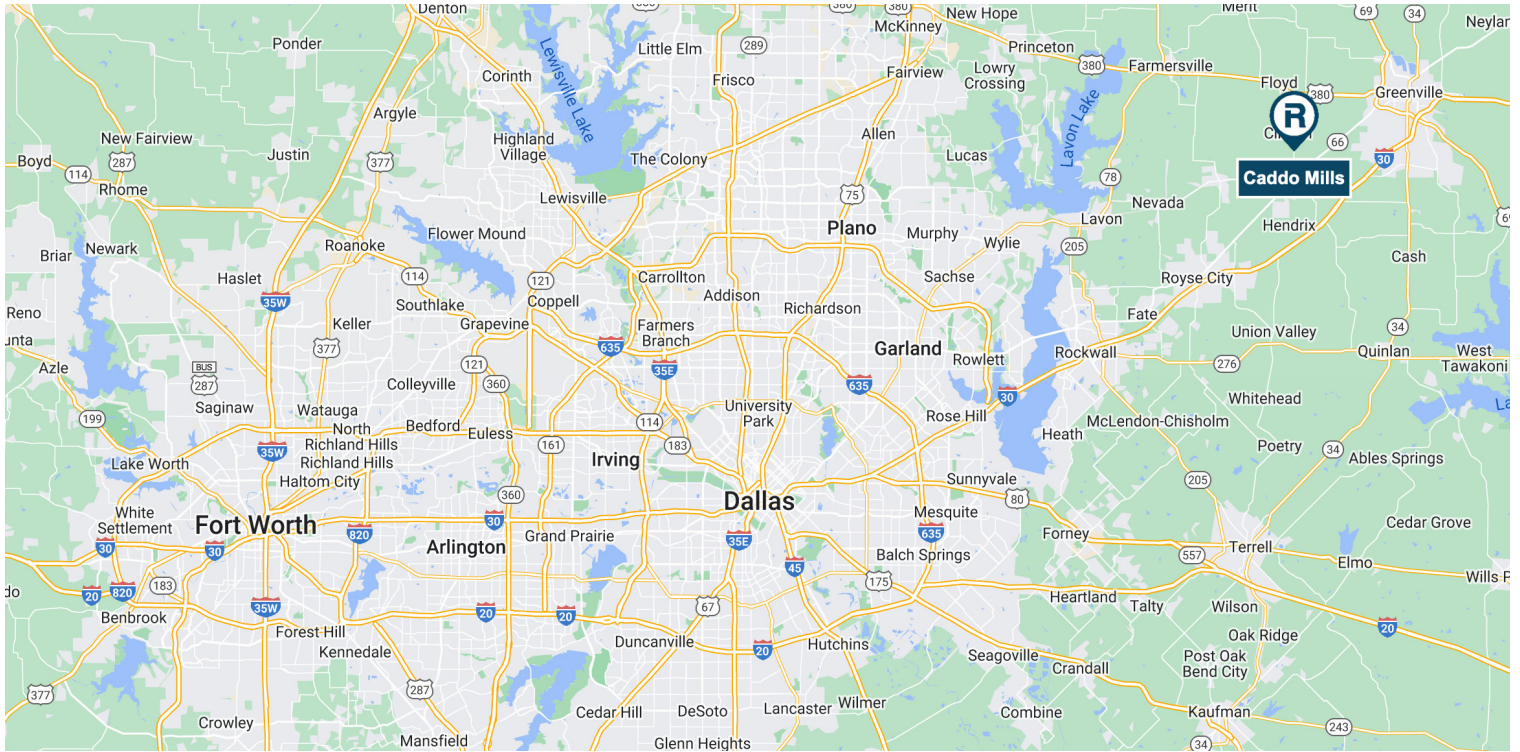
Community Demographic Profile

CADDO MILLS, TEXAS

Prepared for Caddo Mills Economic Development Corporation
January 2024

Community • Demographic Snapshot

Caddo Mills, Texas



Population

2020	1,495
2024	5,921
2029	15,656

Educational Attainment (%)

Graduate or Professional Degree	6.97%
Bachelors Degree	16.10%
Associate Degree	6.44%
Some College	25.70%
High School Graduate (or GED)	37.94%
Some High School, No Degree	4.39%
Less than 9th Grade	2.46%

Income

Average HH	\$97,185
Median HH	\$80,087
Per Capita	\$32,942

Age

0 - 9 Years	14.19%
10 - 17 Years	12.24%
18 - 24 Years	9.46%
25 - 34 Years	10.92%
35 - 44 Years	14.83%
45 - 54 Years	12.43%
55 - 64 Years	11.34%
65 and Older	14.60%
Median Age	37.27
Average Age	37.50

Race Distribution (%)

White	76.01%
Black/African American	2.37%
American Indian/Alaskan	1.16%
Asian	0.53%
Native Hawaiian/Islander	0.00%
Other Race	5.71%
Two or More Races	14.23%
Hispanic	20.50%



CADDO MILLS
ECONOMIC DEVELOPMENT

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Community • Demographic Profile

Caddo Mills, Texas

DESCRIPTION	DATA	%
Population		
2029 Projection	15,656	
2024 Estimate	5,921	
2020 Census	1,495	
2010 Census	1,040	
Growth 2024 - 2029		164.41%
Growth 2020 - 2024		296.05%
Growth 2010 - 2020		43.75%
2024 Est. Population by Single-Classification Race	5,921	
White Alone	4,501	76.01%
Black or African American Alone	140	2.37%
Amer. Indian and Alaska Native Alone	69	1.16%
Asian Alone	31	0.53%
Native Hawaiian and Other Pacific Island Alone	-	0.00%
Some Other Race Alone	338	5.71%
Two or More Races	842	14.23%
2024 Est. Population by Hispanic or Latino Origin	5,921	
Not Hispanic or Latino	4,707	79.51%
Hispanic or Latino	1,214	20.50%
Mexican	1,102	90.84%
Puerto Rican	49	4.03%
Cuban	9	0.73%
All Other Hispanic or Latino	53	4.40%
2024 Est. Hisp. or Latino Pop by Single-Class. Race	1,214	
White Alone	307	25.28%
Black or African American Alone	4	0.37%
American Indian and Alaska Native Alone	36	2.93%
Asian Alone	2	0.18%
Native Hawaiian and Other Pacific Islander Alone	-	0.00%
Some Other Race Alone	333	27.47%
Two or More Races	531	43.77%
2024 Est. Pop by Race, Asian Alone, by Category	31	
Chinese, except Taiwanese	16	50.00%
Filipino	-	0.00%
Japanese	-	0.00%
Asian Indian	2	7.14%
Korean	11	35.71%
Vietnamese	-	0.00%
Cambodian	-	0.00%
Hmong	2	7.14%
Laotian	-	0.00%
Thai	-	0.00%
All Other Asian Races Including 2+ Category	-	0.00%

DESCRIPTION	DATA	%
2024 Est. Population by Ancestry	5,921	
Arab	2	0.04%
Czech	60	1.01%
Danish	4	0.08%
Dutch	27	0.45%
English	598	10.10%
French (except Basque)	262	4.43%
French Canadian	-	0.00%
German	487	8.22%
Greek	11	0.19%
Hungarian	-	0.00%
Irish	329	5.56%
Italian	100	1.69%
Lithuanian	-	0.00%
United States or American	267	4.51%
Norwegian	2	0.04%
Polish	31	0.53%
Portuguese	-	0.00%
Russian	-	0.00%
Scottish	136	2.29%
Scotch-Irish	31	0.53%
Slovak	-	0.00%
Subsaharan African	98	1.65%
Swedish	29	0.49%
Swiss	7	0.11%
Ukrainian	-	0.00%
Welsh	13	0.23%
West Indian (except Hisp. groups)	-	0.00%
Other ancestries	1,705	28.79%
Ancestry Unclassified	1,723	29.09%
2024 Est. Pop Age 5+ by Language Spoken At Home	5,510	
Speak Only English at Home	4,583	83.18%
Speak Asian/Pacific Island Language at Home	7	0.12%
Speak IndoEuropean Language at Home	56	1.01%
Speak Spanish at Home	787	14.28%
Speak Other Language at Home	78	1.41%

Community • Demographic Profile

Caddo Mills, Texas

DESCRIPTION	DATA	%
2024 Est. Population by Age	5,921	
Age 0 - 4	411	6.94%
Age 5 - 9	429	7.25%
Age 10 - 14	456	7.70%
Age 15 - 17	269	4.54%
Age 18 - 20	256	4.32%
Age 21 - 24	305	5.14%
Age 25 - 34	647	10.92%
Age 35 - 44	878	14.83%
Age 45 - 54	736	12.43%
Age 55 - 64	671	11.34%
Age 65 - 74	529	8.93%
Age 75 - 84	273	4.62%
Age 85 and over	62	1.05%
Age 16 and over	4,536	76.61%
Age 18 and over	4,356	73.57%
Age 21 and over	4,101	69.26%
Age 65 and over	865	14.60%
2024 Est. Median Age		37.27
2024 Est. Average Age		37.50
2024 Est. Population by Sex	5,921	
Male	2,920	49.32%
Female	3,001	50.68%
2024 Est. Male Population by Age	2,920	
Age 0 - 4	211	7.23%
Age 5 - 9	236	8.07%
Age 10 - 14	229	7.84%
Age 15 - 17	136	4.64%
Age 18 - 20	129	4.41%
Age 21 - 24	156	5.33%
Age 25 - 34	324	11.11%
Age 35 - 44	436	14.92%
Age 45 - 54	351	12.02%
Age 55 - 64	329	11.26%
Age 65 - 74	240	8.22%
Age 75 - 84	113	3.88%
Age 85 and over	31	1.07%
2024 Est. Median Age, Male		35.98
2024 Est. Average Age, Male		36.40
2024 Est. Female Population by Age	3,001	
Age 0 - 4	200	6.67%
Age 5 - 9	193	6.44%
Age 10 - 14	227	7.56%
Age 15 - 17	133	4.44%
Age 18 - 20	127	4.22%
Age 21 - 24	149	4.96%
Age 25 - 34	322	10.74%
Age 35 - 44	442	14.74%
Age 45 - 54	385	12.82%
Age 55 - 64	342	11.41%
Age 65 - 74	289	9.63%
Age 75 - 84	160	5.33%
Age 85 and over	31	1.04%
2024 Est. Median Age, Female		38.51
2024 Est. Average Age, Female		38.50

DESCRIPTION	DATA	%
2024 Est. Pop Age 15+ by Marital Status		
Total, Never Married	1,338	28.93%
Males, Never Married	747	16.15%
Females, Never Married	591	12.78%
Married, Spouse present	2,558	55.31%
Married, Spouse absent	84	1.83%
Widowed	202	4.37%
Males Widowed	51	1.11%
Females Widowed	151	3.27%
Divorced	442	9.56%
Males Divorced	142	3.08%
Females Divorced	300	6.49%
2024 Est. Pop Age 25+ by Edu. Attainment		
Less than 9th grade	93	2.46%
Some High School, no diploma	167	4.39%
High School Graduate (or GED)	1,440	37.94%
Some College, no degree	976	25.70%
Associate Degree	244	6.44%
Bachelor's Degree	611	16.10%
Master's Degree	231	6.09%
Professional School Degree	24	0.64%
Doctorate Degree	9	0.23%
2024 Est. Pop Age 25+ by Edu. Attain., Hisp./ Lat.		
No High School Diploma	85	10.95%
High School Graduate	304	39.05%
Some College or Associate's Degree	185	23.72%
Bachelor's Degree or Higher	204	26.28%
Households		
2029 Projection	6,958	
2024 Estimate	2,007	
2020 Census	494	
2010 Census	358	
Growth 2024 - 2029		246.69%
Growth 2020 - 2024		306.28%
Growth 2010 - 2020		37.99%
2024 Est. Households by Household Type	2,007	
Family Households	1,647	82.06%
Nonfamily Households	360	17.94%
2024 Est. Group Quarters Population	-	
2024 Households by Ethnicity, Hispanic/Latino	137	



Community • Demographic Profile

Caddo Mills, Texas

DESCRIPTION	DATA	%
2024 Est. Households by Household Income	2,007	
Income < \$15,000	191	9.52%
Income \$15,000 - \$24,999	73	3.66%
Income \$25,000 - \$34,999	180	8.97%
Income \$35,000 - \$49,999	267	13.29%
Income \$50,000 - \$74,999	240	11.96%
Income \$75,000 - \$99,999	262	13.07%
Income \$100,000 - \$124,999	258	12.85%
Income \$125,000 - \$149,999	209	10.41%
Income \$150,000 - \$199,999	169	8.42%
Income \$200,000 - \$249,999	71	3.54%
Income \$250,000 - \$499,999	67	3.32%
Income \$500,000+	20	1.00%
2024 Est. Average Household Income		\$97,185
2024 Est. Median Household Income		\$80,087
2024 Median HH Inc. by Single-Class. Race or Eth.		
White Alone		\$83,102
Black or African American Alone		\$32,773
American Indian and Alaska Native Alone		\$62,759
Asian Alone		\$75,000
Native Hawaiian and Other Pacific Islander Alone		\$-
Some Other Race Alone		\$87,294
Two or More Races		\$47,757
Hispanic or Latino		\$88,013
Not Hispanic or Latino		\$78,208
2024 Est. HH by Type and Presence of Own Child.	1,647	
Family Households with Children	618	37.54%
Family Households without Children	1,029	62.46%
Married-Couple Families	1,061	64.45%
Married-Couple Family, own children	503	30.57%
Married-Couple Family, no own children	558	33.89%
Cohabiting-Couple Families	66	3.99%
Cohabiting-Couple Family, own children	27	1.66%
Cohabiting-Couple Family, no own children	38	2.33%
Male Householder Families	210	12.74%
Male Householder, own children	16	1.00%
Male Householder, no own children	29	1.77%
Male Householder, only Nonrelatives	29	1.77%
Male Householder, Living Alone	135	8.20%
Female Householder Families	310	18.83%
Female Householder, own children	71	4.32%
Female Householder, no own children	98	5.98%
Female Householder, only Nonrelatives	4	0.22%
Female Householder, Living Alone	137	8.31%

DESCRIPTION	DATA	%
2024 Est. Households by Household Size	2,007	
1-person	342	17.05%
2-person	607	30.23%
3-person	356	17.72%
4-person	378	18.83%
5-person	196	9.75%
6-person	82	4.10%
7-or-more-person	47	2.33%
2024 Est. Average Household Size		2.95
2024 Est. Households by Number of Vehicles	2,007	
No Vehicles	36	1.77%
1 Vehicle	420	20.93%
2 Vehicles	840	41.86%
3 Vehicles	413	20.60%
4 Vehicles	182	9.08%
5 or more Vehicles	116	5.76%
2024 Est. Average Number of Vehicles		2.40
Family Households		
2029 Projection	5,710	
2024 Estimate	1,647	
2020 Estimate	394	
2010 Census	292	
Growth 2024 - 2029		246.70%
Growth 2020 - 2024		318.01%
Growth 2010 - 2020		34.93%
2024 Est. Families by Poverty Status	1,647	
2024 Families at or Above Poverty	1,498	90.96%
2024 Families at or Above Poverty with Children	833	50.61%
2024 Families Below Poverty	149	9.04%
2024 Families Below Poverty with Children	29	1.75%
2024 Est. Pop 16+ by Employment Status	4,536	
Civilian Labor Force, Employed	2,660	58.65%
Civilian Labor Force, Unemployed	220	4.85%
Armed Forces	-	0.00%
Not in Labor Force	1,656	36.50%
2024 Est. Civ. Employed Pop 16+ by Class of Worker	2,660	
For-Profit Private Workers	1,701	63.95%
Non-Profit Private Workers	260	9.75%
Local Government Workers	32	1.19%
State Government Workers	83	3.14%
Federal Government Workers	176	6.62%
Self-Employed Workers	406	15.27%
Unpaid Family Workers	2	0.09%



Community • Demographic Profile

Caddo Mills, Texas

DESCRIPTION	DATA	%
2024 Est. Civ. Employed Pop 16+ by Occupation	2,660	
Architect/Engineer	113	4.24%
Arts/Entertainment/Sports	34	1.27%
Building Grounds Maintenance	52	1.95%
Business/Financial Operations	194	7.29%
Community/Social Services	29	1.10%
Computer/Mathematical	70	2.63%
Construction/Extraction	171	6.45%
Education/Training/Library	219	8.23%
Farming/Fishing/Forestry	86	3.22%
Food Prep/Serving	83	3.14%
Health Practitioner/Technician	93	3.48%
Healthcare Support	32	1.19%
Maintenance Repair	176	6.62%
Legal	27	1.02%
Life/Physical/Social Science	2	0.09%
Management	266	10.01%
Office/Admin. Support	212	7.97%
Production	135	5.09%
Protective Services	43	1.61%
Sales/Related	264	9.92%
Personal Care/Service	86	3.22%
Transportation/Moving	273	10.26%
2024 Est. Pop 16+ by Occupation Classification	2,660	
White Collar	1,523	57.25%
Blue Collar	756	28.41%
Service and Farm	381	14.33%
2024 Est. Workers Age 16+ by Transp. to Work	2,660	
Drove Alone	2,186	82.17%
Car Pooled	195	7.33%
Public Transportation	85	3.18%
Walked	5	0.18%
Bicycle	-	0.00%
Other Means	26	0.97%
Worked at Home	164	6.18%
2024 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	477	19.09%
15 - 29 Minutes	538	21.55%
30 - 44 Minutes	425	17.01%
45 - 59 Minutes	474	19.00%
60 or more Minutes	583	23.35%
2024 Est. Avg Travel Time to Work in Minutes		41.00
2024 Est. Occupied Housing Units by Tenure	2,007	
Owner Occupied	1,549	77.19%
Renter Occupied	360	17.94%
2024 Owner Occ. HUs: Avg. Length of Residence		11.9 [†]
2024 Renter Occ. HUs: Avg. Length of Residence		6.2 [†]

DESCRIPTION	DATA	%
2024 Est. Owner-Occupied Housing Units by Value	1,549	
Value Less than \$20,000	10	0.68%
Value \$20,000 - \$39,999	67	4.32%
Value \$40,000 - \$59,999	54	3.51%
Value \$60,000 - \$79,999	46	2.97%
Value \$80,000 - \$99,999	61	3.91%
Value \$100,000 - \$149,999	174	11.20%
Value \$150,000 - \$199,999	203	13.09%
Value \$200,000 - \$299,999	243	15.65%
Value \$300,000 - \$399,999	270	17.41%
Value \$400,000 - \$499,999	270	17.41%
Value \$500,000 - \$749,999	100	6.48%
Value \$750,000 - \$999,999	48	3.10%
Value \$1,000,000 or \$1,499,999	2	0.14%
Value \$1,500,000 or \$1,999,999	-	0.00%
Value \$2,000,000+	2	0.14%
2024 Est. Median All Owner-Occupied Housing Value		\$262,962
2024 Est. Housing Units by Units in Structure		
1 Unit Detached	1,094	70.63%
1 Unit Attached	5	0.31%
2 Units	23	1.46%
3 or 4 Units	3	0.21%
5 to 19 Units	58	3.75%
20 to 49 Units	8	0.52%
50 or More Units	-	0.00%
Mobile Home or Trailer	318	20.52%
Boat, RV, Van, etc.	40	2.60%
2024 Est. Housing Units by Year Structure Built		
Housing Units Built 2020 or later	1,044	67.38%
Housing Units Built 2010 to 2019	80	5.15%
Housing Units Built 2000 to 2009	83	5.38%
Housing Units Built 1990 to 1999	64	4.14%
Housing Units Built 1980 to 1989	63	4.06%
Housing Units Built 1970 to 1979	59	3.81%
Housing Units Built 1960 to 1969	43	2.79%
Housing Units Built 1950 to 1959	84	5.42%
Housing Units Built 1940 to 1949	6	0.42%
Housing Unit Built 1939 or Earlier	23	1.46%
2024 Est. Median Year Structure Built		1998

[†] Years



About The Retail Coach®

The Retail Coach is a national retail recruitment and development firm that combines strategy, technology, and creative expertise to develop and deliver high-impact retail recruitment and development plans to local governments, chambers of commerce, economic development organizations and private developers.

Through its unique Retail360® Process, The Retail Coach offers a dynamic system of products and services that better enable communities to maximize their retail development potential.

Retail:360® Process

Providing more than simple data reports of psychographic and demographic trends, The Retail Coach goes well beyond other retail consulting and market research firms' offerings by combining current national and statewide demographics and trend data with real-world, "on-the-ground" information gathered through extensive visits to our clients' communities. Every community is different, and there is no "one size fits all" retail recruitment solution. Compiling the gathered data into client-tailored information packets that are uniquely designed for, and targeted to, specific retailers and restaurants who meet the community's needs help assure our clients that they are receiving the latest and best information for targeted retail recruitment efforts — all with personal service and coaching guidance that continues beyond the initial project scope and timeline.

Our Retail:360® Process assures that communities get timely, accurate and relevant information. Translating that data into the information that retailers need and seek assures our clients even better possibilities for tremendous retail growth and success.



The**RetailCoach**.®

ACKNOWLEDGMENTS

The observations, conclusions and recommendations contained in this study are solely those of The Retail Coach, LLC and should not be construed to represent the opinions of others, including its clients, or any other entity prior to such entity's express approval of this study.

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions.

Sources used in completing this study include: infoUSA™, Applied Geographic Solutions, Claritas, ESRI, U.S. Census Bureau, Economy.com, AlphaMap, Spatial Insights Inc., Urban Land Institute, CensusViewer.com, International Council of Shopping Centers, and/or U.S. Bureau of Labor and Statistics. To better represent current data, where applicable, portions of estimated actual sales may be calculated using an average sales per square foot model. Mapping data is provided by Google, Nielsen, ESRI and/or Microsoft Corporation.

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