

Executive Summary

FLPasco302674
2738 Downy Rose Myrtle Loop, Wesley Chapel, Florida, 33543
Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	624	15,421	53,579
2020 Population	1,537	21,500	76,253
2025 Population	4,057	30,712	103,896
2030 Population	5,483	41,606	128,366
2010-2020 Annual Rate	9.43%	3.38%	3.59%
2020-2025 Annual Rate	20.31%	7.03%	6.07%
2025-2030 Annual Rate	6.21%	6.26%	4.32%

Age			
2025 Median Age	37.9	43.9	42.0
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	60.8%	64.8%	58.6%
Black Alone	9.5%	9.3%	12.4%
American Indian Alone	0.3%	0.3%	0.4%
Asian Alone	7.9%	5.4%	7.4%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	5.0%	5.9%	6.3%
Two or More Races	16.5%	14.1%	14.9%
Hispanic Origin	21.6%	20.8%	22.4%
Diversity Index	72.5	69.4	74.5

Households			
2010 Total Households	303	6,598	22,035
2020 Total Households	635	8,611	29,362
2025 Total Households	1,669	12,139	39,518
2030 Total Households	2,412	17,197	49,789
2010-2020 Annual Rate	7.68%	2.70%	2.91%
2020-2025 Annual Rate	20.21%	6.76%	5.82%
2025-2030 Annual Rate	7.64%	7.21%	4.73%
2025 Average Household Size	2.39	2.50	2.61
Wealth Index	135	102	104

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	23.9%	27.8%	25.7%
Median Household Income			
2025 Median Household Income	\$118,883	\$86,046	\$92,774
2030 Median Household Income	\$131,913	\$101,455	\$107,351
2025-2030 Annual Rate	2.10%	3.35%	2.96%
Average Household Income			
2025 Average Household Income	\$151,425	\$115,532	\$121,464
2030 Average Household Income	\$161,784	\$127,588	\$135,323
Per Capita Income			
2025 Per Capita Income	\$51,593	\$45,555	\$46,281
2030 Per Capita Income	\$58,853	\$51,808	\$52,565
2025-2030 Annual Rate	2.67%	2.61%	2.58%
Income Equality			
2025 Gini Index	45.2	45.2	44.9
Socioeconomic Status			
2025 Socioeconomic Status Index	51.1	54.3	53.2
Housing Unit Summary			
Housing Affordability Index	96	81	88
2010 Total Housing Units	416	8,038	28,431
2010 Owner Occupied Hus (%)	87.1%	84.5%	81.3%
2010 Renter Occupied Hus (%)	12.5%	15.5%	18.8%
2010 Vacant Housing Units (%)	27.2%	17.9%	22.5%
2020 Housing Units	794	9,884	34,751
2020 Owner Occupied HUs (%)	88.8%	82.1%	78.4%
2020 Renter Occupied HUs (%)	11.2%	17.9%	21.6%
Vacant Housing Units	10.8%	13.7%	15.3%
2025 Housing Units	1,992	13,987	46,265
Owner Occupied Housing Units	91.1%	83.4%	82.2%
Renter Occupied Housing Units	8.9%	16.6%	17.8%
Vacant Housing Units	16.2%	13.2%	14.6%
2030 Total Housing Units	2,875	18,963	56,841
2030 Owner Occupied Housing Units	2,255	14,216	41,235
2030 Renter Occupied Housing Units	156	2,981	8,554
2030 Vacant Housing Units	463	1,766	7,052