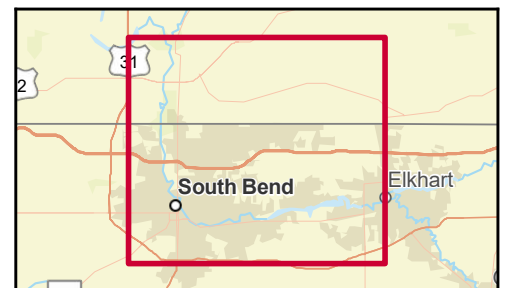
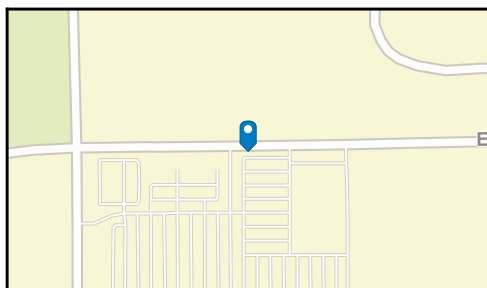
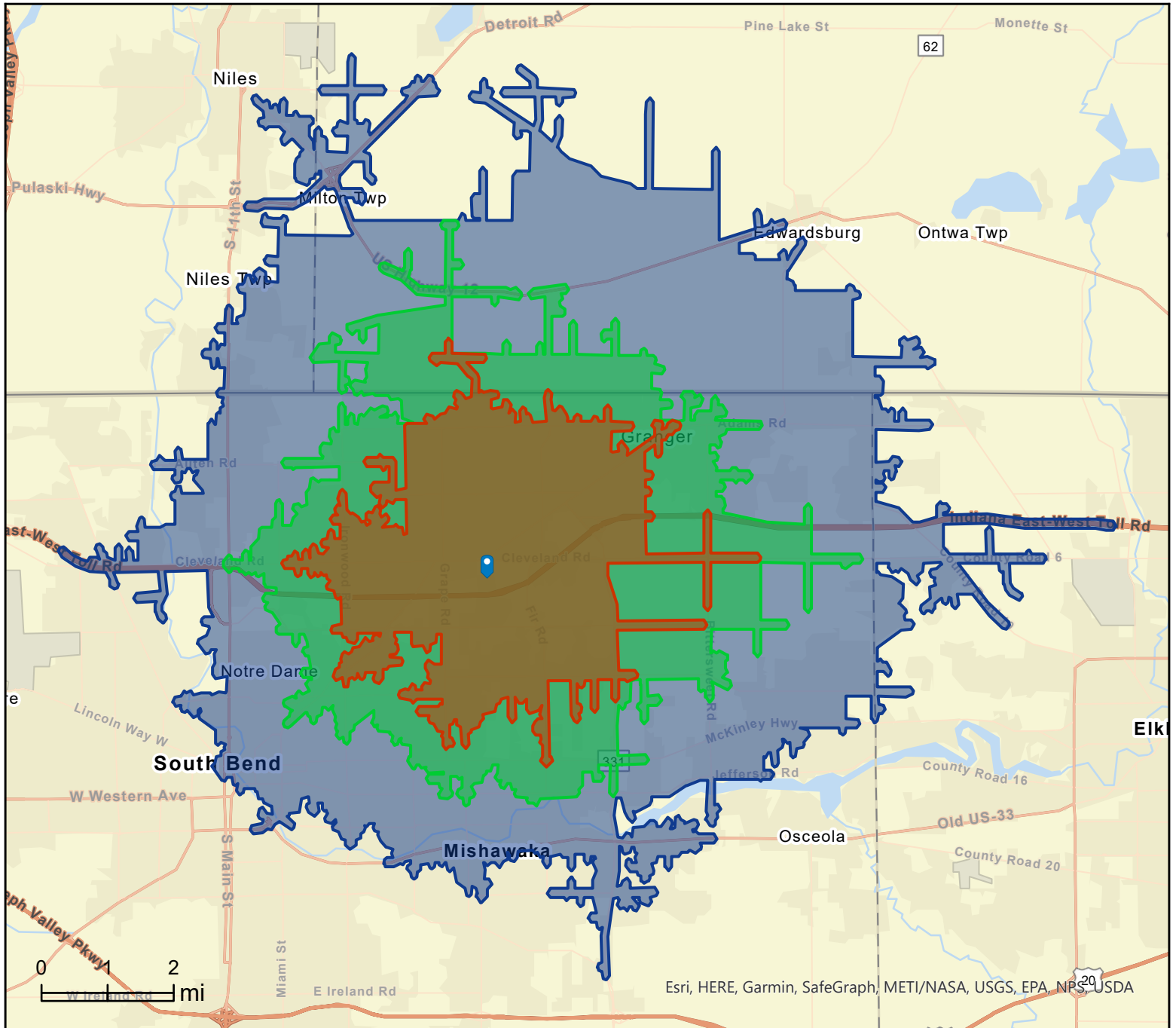


University Crossings
307 E University Dr, Granger, Indiana, 46530
Drive Time: 7, 9, 13 minute radii

Prepared by Esri
Latitude: 41.72029
Longitude: -86.17508





Community Profile

University Crossings
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 Drive Time: 7, 9, 13 minute radii

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	7 minutes	9 minutes	13 minutes
Population Summary			
2000 Total Population	25,784	51,091	128,143
2010 Total Population	28,640	54,362	129,090
2021 Total Population	30,685	57,206	134,360
2021 Group Quarters	129	459	7,703
2026 Total Population	31,510	58,402	137,456
2021-2026 Annual Rate	0.53%	0.41%	0.46%
2021 Total Daytime Population	37,078	62,269	142,233
Workers	21,079	32,838	73,014
Residents	15,999	29,431	69,219
Household Summary			
2000 Households	10,307	20,543	47,832
2000 Average Household Size	2.45	2.44	2.46
2010 Households	11,934	22,667	50,004
2010 Average Household Size	2.39	2.38	2.43
2021 Households	12,936	24,048	52,396
2021 Average Household Size	2.36	2.36	2.42
2026 Households	13,335	24,608	53,768
2026 Average Household Size	2.35	2.35	2.41
2021-2026 Annual Rate	0.61%	0.46%	0.52%
2010 Families	7,516	14,033	31,744
2010 Average Family Size	3.03	3.01	3.02
2021 Families	7,982	14,546	32,432
2021 Average Family Size	3.01	3.01	3.02
2026 Families	8,195	14,816	33,021
2026 Average Family Size	3.00	3.00	3.02
2021-2026 Annual Rate	0.53%	0.37%	0.36%
Housing Unit Summary			
2000 Housing Units	10,800	21,667	50,454
Owner Occupied Housing Units	64.3%	62.9%	67.2%
Renter Occupied Housing Units	31.1%	31.9%	27.6%
Vacant Housing Units	4.6%	5.2%	5.2%
2010 Housing Units	13,079	24,917	54,749
Owner Occupied Housing Units	57.4%	57.6%	63.0%
Renter Occupied Housing Units	33.8%	33.4%	28.3%
Vacant Housing Units	8.8%	9.0%	8.7%
2021 Housing Units	14,124	26,304	57,474
Owner Occupied Housing Units	54.6%	55.7%	61.1%
Renter Occupied Housing Units	37.0%	35.7%	30.0%
Vacant Housing Units	8.4%	8.6%	8.8%
2026 Housing Units	14,563	26,915	59,000
Owner Occupied Housing Units	54.7%	55.9%	60.9%
Renter Occupied Housing Units	36.9%	35.5%	30.2%
Vacant Housing Units	8.4%	8.6%	8.9%
Median Household Income			
2021	\$62,467	\$59,636	\$58,094
2026	\$68,769	\$65,798	\$63,736
Median Home Value			
2021	\$228,490	\$199,742	\$177,489
2026	\$264,690	\$247,140	\$224,793
Per Capita Income			
2021	\$38,301	\$36,165	\$31,815
2026	\$43,024	\$40,526	\$35,730
Median Age			
2010	38.3	38.0	35.8
2021	39.7	39.5	37.6
2026	40.4	40.2	38.3

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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2021 Households by Income			
Household Income Base	12,936	24,048	52,396
<\$15,000	9.0%	10.5%	11.1%
\$15,000 - \$24,999	9.3%	9.2%	8.8%
\$25,000 - \$34,999	10.5%	10.3%	10.0%
\$35,000 - \$49,999	11.0%	11.9%	12.4%
\$50,000 - \$74,999	17.2%	16.9%	18.7%
\$75,000 - \$99,999	10.5%	10.8%	11.6%
\$100,000 - \$149,999	17.3%	16.6%	15.7%
\$150,000 - \$199,999	6.5%	6.3%	5.8%
\$200,000+	8.7%	7.5%	5.9%
Average Household Income	\$90,796	\$86,064	\$80,939
2026 Households by Income			
Household Income Base	13,335	24,608	53,768
<\$15,000	7.9%	9.2%	9.7%
\$15,000 - \$24,999	8.5%	8.3%	7.9%
\$25,000 - \$34,999	9.6%	9.3%	9.1%
\$35,000 - \$49,999	10.7%	11.4%	11.6%
\$50,000 - \$74,999	16.5%	16.6%	18.4%
\$75,000 - \$99,999	10.1%	10.8%	11.8%
\$100,000 - \$149,999	18.9%	18.4%	17.6%
\$150,000 - \$199,999	7.9%	7.5%	7.1%
\$200,000+	10.0%	8.5%	6.8%
Average Household Income	\$101,611	\$96,220	\$90,726
2021 Owner Occupied Housing Units by Value			
Total	7,708	14,649	35,138
<\$50,000	1.5%	1.8%	3.2%
\$50,000 - \$99,999	5.2%	10.0%	16.5%
\$100,000 - \$149,999	14.3%	17.8%	19.6%
\$150,000 - \$199,999	20.6%	20.5%	19.4%
\$200,000 - \$249,999	14.8%	12.5%	11.6%
\$250,000 - \$299,999	15.8%	12.8%	9.9%
\$300,000 - \$399,999	16.3%	13.9%	10.2%
\$400,000 - \$499,999	5.7%	4.8%	3.3%
\$500,000 - \$749,999	3.0%	3.2%	4.1%
\$750,000 - \$999,999	1.5%	1.3%	1.1%
\$1,000,000 - \$1,499,999	1.1%	1.2%	0.8%
\$1,500,000 - \$1,999,999	0.2%	0.2%	0.1%
\$2,000,000 +	0.1%	0.1%	0.2%
Average Home Value	\$267,972	\$251,445	\$226,963
2026 Owner Occupied Housing Units by Value			
Total	7,964	15,045	35,945
<\$50,000	0.6%	0.9%	1.5%
\$50,000 - \$99,999	1.5%	4.3%	8.1%
\$100,000 - \$149,999	7.7%	11.7%	13.7%
\$150,000 - \$199,999	17.6%	19.1%	19.1%
\$200,000 - \$249,999	16.9%	14.9%	15.5%
\$250,000 - \$299,999	19.6%	16.3%	14.2%
\$300,000 - \$399,999	22.3%	19.0%	14.7%
\$400,000 - \$499,999	6.8%	5.8%	4.4%
\$500,000 - \$749,999	3.1%	3.6%	5.6%
\$750,000 - \$999,999	2.3%	2.3%	1.8%
\$1,000,000 - \$1,499,999	1.3%	1.7%	1.1%
\$1,500,000 - \$1,999,999	0.3%	0.2%	0.1%
\$2,000,000 +	0.1%	0.2%	0.3%
Average Home Value	\$304,626	\$294,347	\$275,025

Data Note: 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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



Community Profile

University Crossings
 307 E University Dr, Granger, Indiana, 46530
 Drive Time: 7, 9, 13 minute radii

Prepared by Esri
 Latitude: 41.72029
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	7 minutes	9 minutes	13 minutes
2010 Population by Age			
Total	28,643	54,365	129,091
0 - 4	6.2%	6.0%	5.9%
5 - 9	7.0%	6.7%	6.4%
10 - 14	7.2%	7.0%	6.6%
15 - 24	13.0%	14.4%	18.0%
25 - 34	12.6%	12.4%	12.2%
35 - 44	12.6%	12.3%	12.1%
45 - 54	14.5%	14.2%	13.8%
55 - 64	12.6%	12.7%	12.0%
65 - 74	7.1%	7.0%	6.6%
75 - 84	4.9%	5.0%	4.5%
85 +	2.3%	2.4%	2.1%
18 +	75.1%	76.1%	77.0%
2021 Population by Age			
Total	30,686	57,207	134,358
0 - 4	5.5%	5.4%	5.2%
5 - 9	5.7%	5.5%	5.4%
10 - 14	6.4%	6.0%	5.8%
15 - 24	12.6%	13.6%	17.2%
25 - 34	13.5%	13.9%	13.2%
35 - 44	12.4%	11.8%	11.5%
45 - 54	11.4%	11.4%	11.3%
55 - 64	12.9%	13.1%	12.8%
65 - 74	10.9%	10.8%	10.1%
75 - 84	5.7%	5.6%	5.0%
85 +	2.9%	2.9%	2.4%
18 +	78.5%	79.4%	80.1%
2026 Population by Age			
Total	31,509	58,403	137,456
0 - 4	5.6%	5.5%	5.2%
5 - 9	5.6%	5.5%	5.4%
10 - 14	6.0%	5.8%	5.6%
15 - 24	12.4%	13.1%	16.7%
25 - 34	13.3%	13.6%	13.1%
35 - 44	13.1%	12.5%	11.8%
45 - 54	10.9%	11.0%	10.9%
55 - 64	11.6%	11.9%	11.7%
65 - 74	11.2%	11.1%	10.7%
75 - 84	7.2%	7.0%	6.4%
85 +	3.0%	3.0%	2.5%
18 +	79.3%	79.9%	80.4%
2010 Population by Sex			
Males	13,672	26,018	62,545
Females	14,968	28,344	66,545
2021 Population by Sex			
Males	14,689	27,436	65,168
Females	15,996	29,770	69,192
2026 Population by Sex			
Males	15,071	27,970	66,706
Females	16,439	30,432	70,751

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Race/Ethnicity			
Total	28,640	54,362	129,089
White Alone	84.0%	83.0%	84.8%
Black Alone	6.9%	8.2%	7.7%
American Indian Alone	0.3%	0.3%	0.4%
Asian Alone	5.0%	4.4%	2.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	1.4%	1.6%	1.5%
Two or More Races	2.3%	2.3%	2.6%
Hispanic Origin	4.1%	4.4%	4.5%
Diversity Index	34.4	36.2	33.6
2021 Population by Race/Ethnicity			
Total	30,686	57,206	134,360
White Alone	78.8%	77.7%	80.4%
Black Alone	7.9%	9.5%	8.8%
American Indian Alone	0.3%	0.3%	0.4%
Asian Alone	7.8%	6.8%	4.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	1.9%	2.3%	2.2%
Two or More Races	3.2%	3.2%	3.5%
Hispanic Origin	5.9%	6.3%	6.4%
Diversity Index	43.7	45.6	42.2
2026 Population by Race/Ethnicity			
Total	31,512	58,402	137,457
White Alone	76.0%	75.0%	78.1%
Black Alone	8.3%	10.0%	9.4%
American Indian Alone	0.3%	0.4%	0.4%
Asian Alone	9.3%	8.1%	5.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.2%	2.7%	2.5%
Two or More Races	3.6%	3.7%	4.1%
Hispanic Origin	7.0%	7.5%	7.6%
Diversity Index	48.3	50.1	46.6
2010 Population by Relationship and Household Type			
Total	28,640	54,362	129,090
In Households	99.6%	99.2%	94.2%
In Family Households	80.9%	79.3%	76.2%
Householder	26.3%	25.8%	24.6%
Spouse	20.9%	20.0%	18.5%
Child	30.2%	29.7%	28.9%
Other relative	2.0%	2.3%	2.3%
Nonrelative	1.4%	1.7%	2.0%
In Nonfamily Households	18.7%	19.8%	18.0%
In Group Quarters	0.4%	0.8%	5.8%
Institutionalized Population	0.4%	0.3%	0.4%
Noninstitutionalized Population	0.0%	0.5%	5.3%

Data Note: 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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2021 Population 25+ by Educational Attainment			
Total	21,408	39,753	89,211
Less than 9th Grade	2.6%	2.4%	2.5%
9th - 12th Grade, No Diploma	3.2%	4.0%	5.4%
High School Graduate	18.8%	20.8%	22.2%
GED/Alternative Credential	2.7%	3.2%	4.4%
Some College, No Degree	17.4%	18.3%	19.3%
Associate Degree	8.4%	7.9%	8.3%
Bachelor's Degree	26.4%	24.2%	21.8%
Graduate/Professional Degree	20.5%	19.3%	16.1%
2021 Population 15+ by Marital Status			
Total	25,269	47,506	112,295
Never Married	31.8%	33.6%	37.5%
Married	50.8%	49.1%	45.6%
Widowed	6.6%	6.1%	5.3%
Divorced	10.8%	11.2%	11.5%
2021 Civilian Population 16+ in Labor Force			
Civilian Population 16+	15,341	29,191	68,712
Population 16+ Employed	96.2%	95.6%	95.4%
Population 16+ Unemployment rate	3.8%	4.4%	4.6%
Population 16-24 Employed	11.8%	12.7%	15.6%
Population 16-24 Unemployment rate	9.7%	11.5%	8.3%
Population 25-54 Employed	60.8%	60.3%	58.9%
Population 25-54 Unemployment rate	2.9%	3.6%	4.5%
Population 55-64 Employed	19.7%	19.6%	18.8%
Population 55-64 Unemployment rate	3.5%	2.7%	2.7%
Population 65+ Employed	7.8%	7.4%	6.7%
Population 65+ Unemployment rate	1.5%	1.7%	2.1%
2021 Employed Population 16+ by Industry			
Total	14,759	27,917	65,522
Agriculture/Mining	0.1%	0.1%	0.2%
Construction	4.8%	4.0%	4.7%
Manufacturing	14.7%	15.3%	16.3%
Wholesale Trade	2.9%	2.8%	2.5%
Retail Trade	10.6%	11.0%	10.5%
Transportation/Utilities	4.7%	4.7%	4.6%
Information	1.4%	1.3%	1.4%
Finance/Insurance/Real Estate	8.0%	7.0%	5.9%
Services	50.6%	51.4%	51.2%
Public Administration	2.3%	2.6%	2.9%
2021 Employed Population 16+ by Occupation			
Total	14,760	27,918	65,523
White Collar	72.8%	70.5%	66.4%
Management/Business/Financial	21.9%	19.5%	17.6%
Professional	30.7%	30.3%	27.9%
Sales	10.1%	9.9%	9.1%
Administrative Support	10.1%	10.8%	11.8%
Services	10.6%	11.5%	12.9%
Blue Collar	16.6%	17.9%	20.7%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	2.8%	2.8%	3.3%
Installation/Maintenance/Repair	2.6%	2.9%	2.8%
Production	4.3%	5.0%	6.8%
Transportation/Material Moving	6.8%	7.2%	7.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2010 Households by Type			
Total	11,934	22,667	50,004
Households with 1 Person	30.5%	30.6%	29.1%
Households with 2+ People	69.5%	69.4%	70.9%
Family Households	63.0%	61.9%	63.5%
Husband-wife Families	50.2%	47.9%	47.8%
With Related Children	22.3%	20.8%	20.6%
Other Family (No Spouse Present)	12.8%	14.0%	15.7%
Other Family with Male Householder	3.2%	3.7%	4.3%
With Related Children	2.0%	2.2%	2.6%
Other Family with Female Householder	9.6%	10.3%	11.4%
With Related Children	6.4%	6.7%	7.4%
Nonfamily Households	6.5%	7.5%	7.5%
All Households with Children	31.1%	30.2%	31.0%
Multigenerational Households	2.1%	2.3%	2.7%
Unmarried Partner Households	5.0%	5.4%	6.1%
Male-female	4.4%	4.9%	5.5%
Same-sex	0.5%	0.6%	0.6%
2010 Households by Size			
Total	11,933	22,666	50,005
1 Person Household	30.5%	30.6%	29.1%
2 Person Household	34.5%	34.5%	34.3%
3 Person Household	14.1%	14.3%	15.2%
4 Person Household	12.2%	12.0%	12.4%
5 Person Household	5.7%	5.4%	5.6%
6 Person Household	2.2%	2.1%	2.2%
7 + Person Household	0.9%	1.0%	1.2%
2010 Households by Tenure and Mortgage Status			
Total	11,934	22,667	50,004
Owner Occupied	63.0%	63.3%	69.0%
Owned with a Mortgage/Loan	45.7%	45.6%	49.9%
Owned Free and Clear	17.2%	17.7%	19.2%
Renter Occupied	37.0%	36.7%	31.0%
2021 Affordability, Mortgage and Wealth			
Housing Affordability Index	147	160	176
Percent of Income for Mortgage	15.3%	14.1%	12.8%
Wealth Index	111	102	91
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	13,079	24,917	54,749
Housing Units Inside Urbanized Area	99.4%	98.8%	96.9%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.6%	1.2%	3.1%
2010 Population By Urban/ Rural Status			
Total Population	28,640	54,362	129,090
Population Inside Urbanized Area	99.3%	98.7%	96.6%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.7%	1.3%	3.4%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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Top 3 Tapestry Segments			
1.	Old and Newcomers (8F)	Old and Newcomers (8F)	Old and Newcomers (8F)
2.	Comfortable Empty Nesters (5A)	Young and Restless (11B)	Rustbelt Traditions (5D)
3.	Metro Renters (3B)	Comfortable Empty Nesters (5A)	Traditional Living (12B)
2021 Consumer Spending			
Apparel & Services: Total \$	\$27,216,083	\$48,343,971	\$98,878,643
Average Spent	\$2,103.90	\$2,010.31	\$1,887.14
Spending Potential Index	99	95	89
Education: Total \$	\$22,275,001	\$39,059,212	\$77,318,282
Average Spent	\$1,721.94	\$1,624.22	\$1,475.65
Spending Potential Index	100	94	85
Entertainment/Recreation: Total \$	\$40,746,914	\$72,444,644	\$150,647,816
Average Spent	\$3,149.89	\$3,012.50	\$2,875.18
Spending Potential Index	97	93	89
Food at Home: Total \$	\$68,088,586	\$121,865,372	\$251,096,811
Average Spent	\$5,263.50	\$5,067.59	\$4,792.29
Spending Potential Index	97	93	88
Food Away from Home: Total \$	\$48,411,070	\$85,859,518	\$174,693,385
Average Spent	\$3,742.35	\$3,570.34	\$3,334.10
Spending Potential Index	99	94	88
Health Care: Total \$	\$78,373,950	\$140,225,246	\$294,571,862
Average Spent	\$6,058.59	\$5,831.06	\$5,622.03
Spending Potential Index	97	93	90
HH Furnishings & Equipment: Total \$	\$28,791,872	\$50,829,816	\$104,574,562
Average Spent	\$2,225.72	\$2,113.68	\$1,995.85
Spending Potential Index	99	94	89
Personal Care Products & Services: Total \$	\$11,565,046	\$20,443,066	\$41,950,253
Average Spent	\$894.02	\$850.09	\$800.64
Spending Potential Index	100	95	89
Shelter: Total \$	\$256,483,221	\$450,663,132	\$913,898,444
Average Spent	\$19,827.09	\$18,740.15	\$17,442.14
Spending Potential Index	98	93	87
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$30,649,629	\$53,663,221	\$109,740,483
Average Spent	\$2,369.33	\$2,231.50	\$2,094.44
Spending Potential Index	99	93	88
Travel: Total \$	\$32,402,393	\$56,311,019	\$114,973,938
Average Spent	\$2,504.82	\$2,341.61	\$2,194.33
Spending Potential Index	99	93	87
Vehicle Maintenance & Repairs: Total \$	\$14,080,047	\$25,311,543	\$52,525,726
Average Spent	\$1,088.44	\$1,052.54	\$1,002.48
Spending Potential Index	98	95	90

Data Note: 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: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.