Plan Hillsborough

Strategic Planning, Environmental, and Research Division

Last updated: April 15, 2024
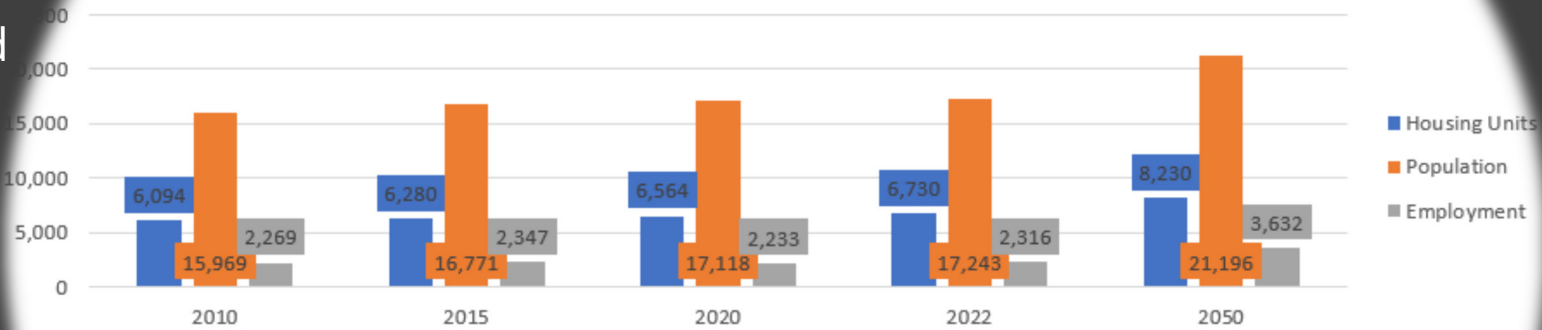
Unincorporated Planning Areas

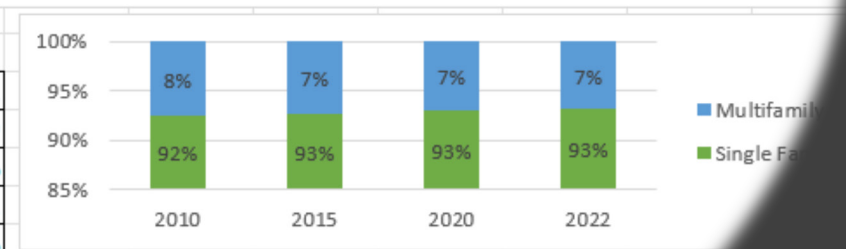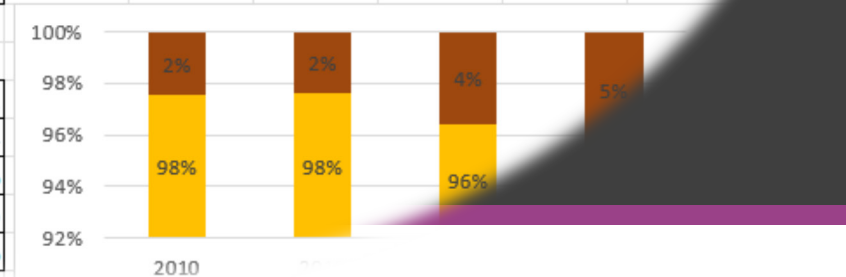# Demographic & Economic Profiles

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Contact

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- Manager – Economics, Demographics & Research
- 813-582-7356
- gonzalezy@plancom.org
- www.planhillsborough.org

- 25 Unincorporated Planning Areas

Apollo Beach	Lutz
Balm	Northwest Hillsborough
Boyette	Riverview
Brandon	Ruskin
Citrus Park Village	Seffner-Mango
East Lake Orient Park	South Rural
East Rural	Sun City Center
Egypt Lake	Thonotosassa
Gibsonton	Town & Country
Greater Carrollwood Northdale	University Area Community
Greater Palm River	Valrico
Keystone-Odessa	Wimauma
Little Manatee South	

Data Elements

1. Housing Units
2. Population
3. Employment
4. Newly Built or Rebuilt Parcels
5. Issued Building Permits and Demolitions

Data Elements (Cont.)

6. Race/Ethnicity
7. Age Groups
8. Educational Level
9. Household Income
10. Labor Force
11. Vulnerable households and populations
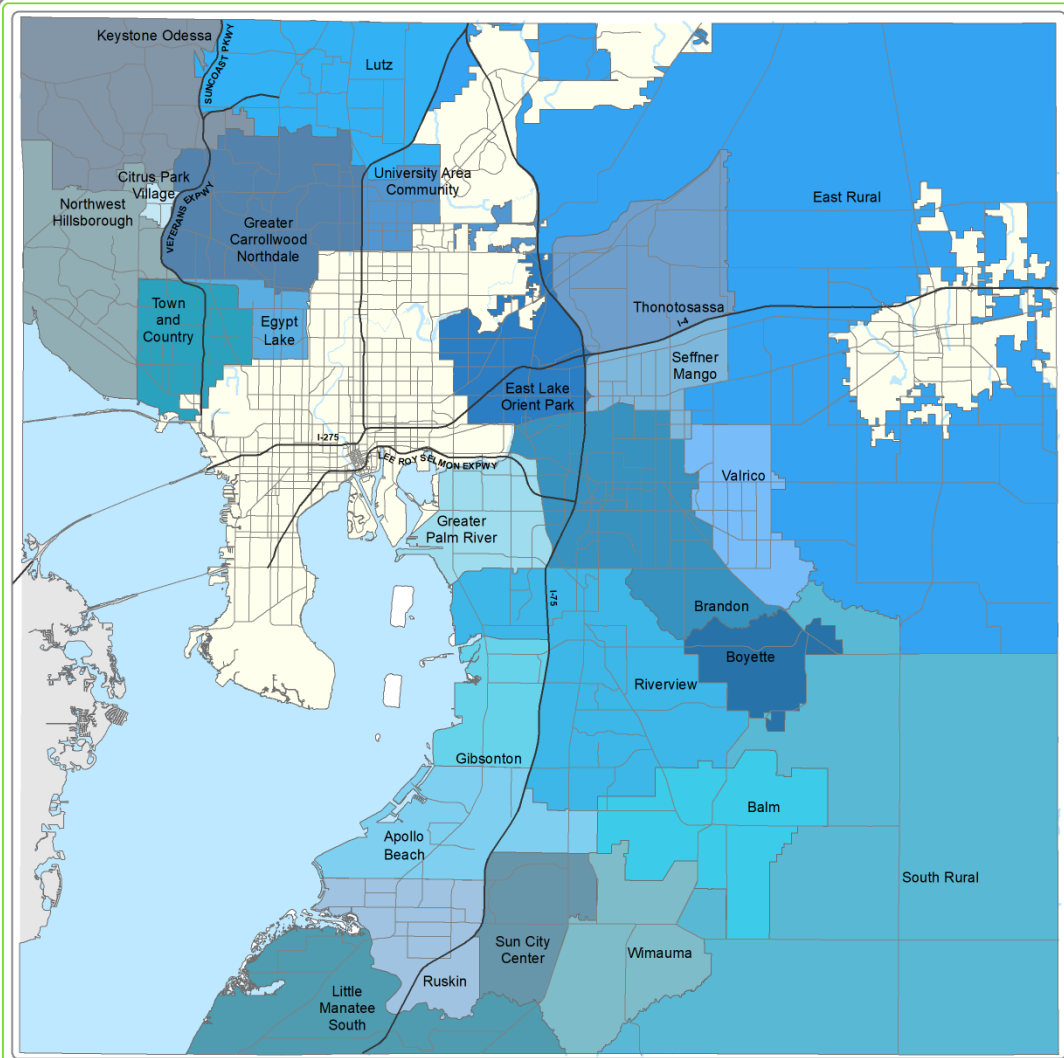
HILLSBOROUGH COUNTY, FLORIDA

Unincorporated Hillsborough County Planning Areas

Hillsborough County
City-County
Planning Commission

LEGEND

REFERENCE INFORMATION

0 0.75 1.5   3   4.5   6
Miles

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Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: **Apollo Beach**

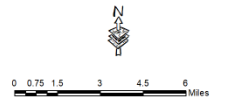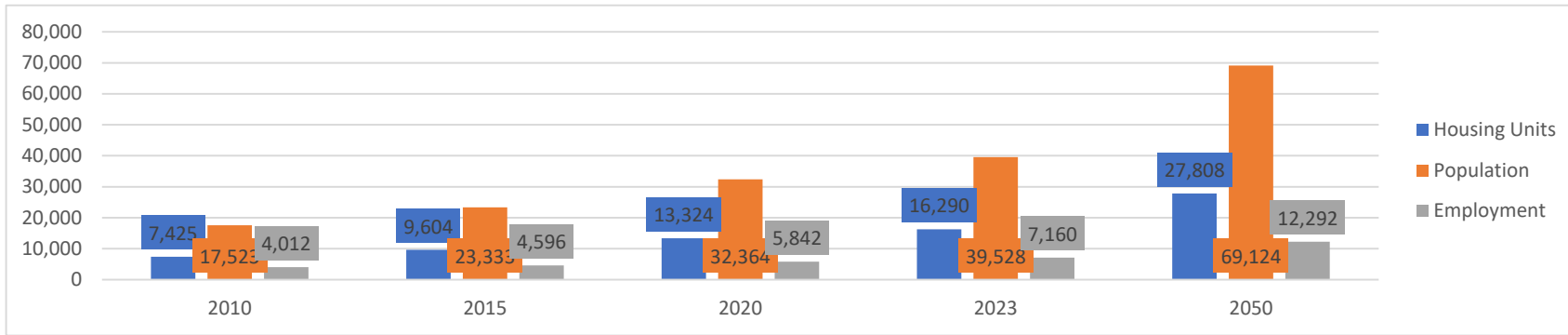|	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	7,425	9,604	13,324	16,290	27,808	11,518	71%	70%
Population	17,523	23,333	32,364	39,528	69,124	29,595	75%	69%
Employment	4,012	4,596	5,842	7,160	12,292	5,132	72%	56%

Residential Units by Type

	2010	2015	2020	2023
Single Family	6,443	8,580	12,274	14,529
Single Family	87%	89%	92%	89%
Multifamily	982	1,024	1,050	1,761
Multifamily	13%	11%	8%	11%
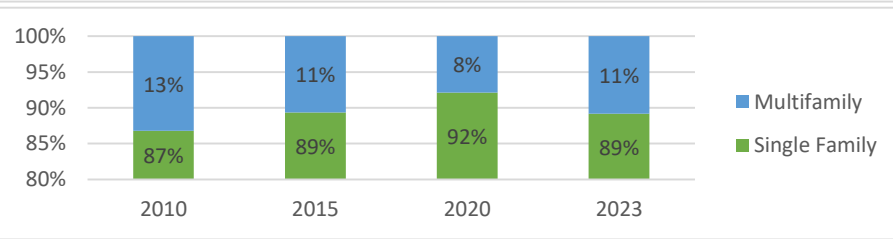
Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	7,372	9,549	12,880	15,454
Occupied	99%	99%	97%	95%
Vacant	53	55	444	836
Vacant	1%	1%	3%	5%
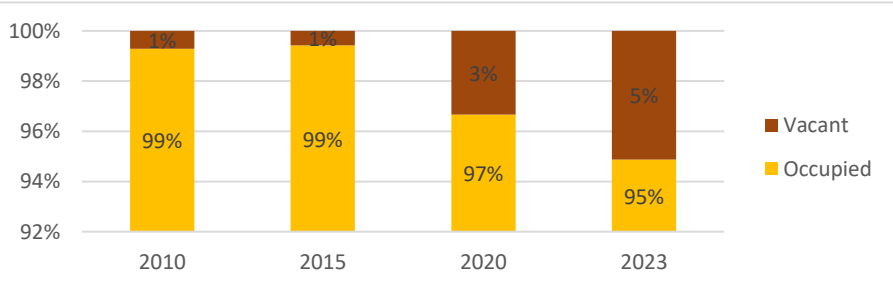
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Apollo Beach

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Employment by Type

	2010	2015	2020	2023
Industrial	403	371	375	609
Commercial	26	31	89	94
Service	3,583	4,194	5,379	6,457
Total	4,012	4,596	5,842	7,160
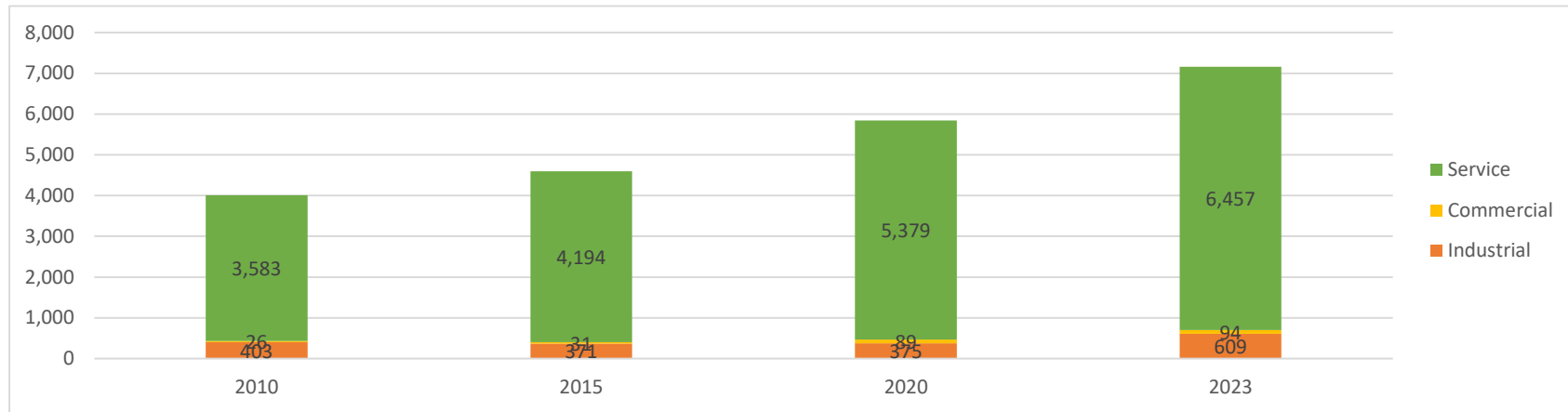
Employment by Type

	2010	2015	2020	2023
Industrial	10%	8%	6%	9%
Commercial	1%	1%	2%	1%
Service	89%	91%	92%	90%
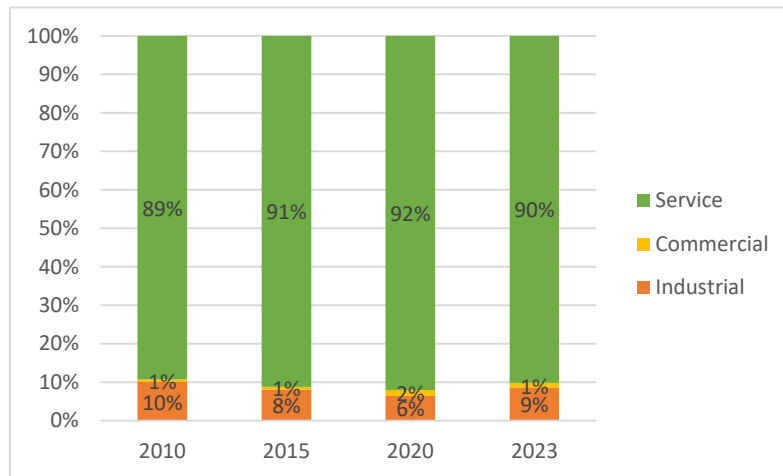
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Area: **Apollo Beach**

Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	796	880	874	1,471	621	928
Job Sites	3	1	8	5	4	0
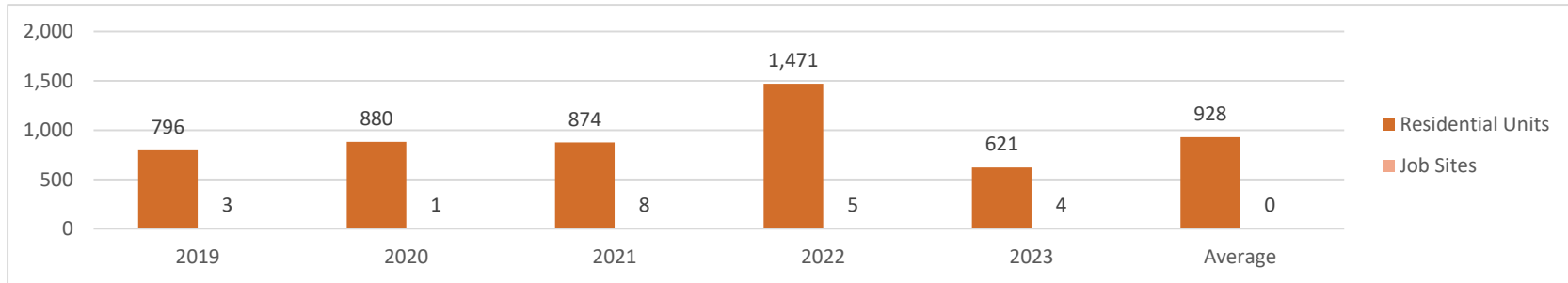
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential	1.832	1.919	2.017	2.687	1.410	1.973
Job Sites	0.17	0.07	0.53	0.03	0.02	0.16
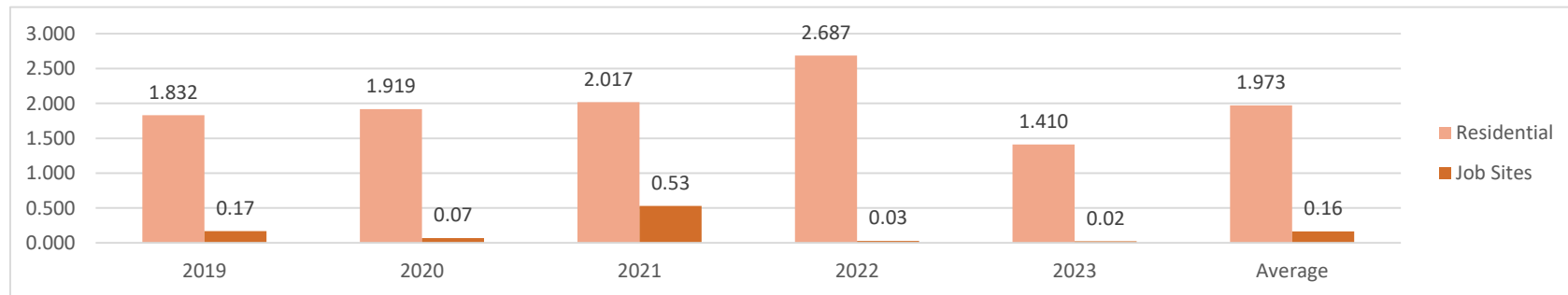
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Area: Apollo Beach

Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	285	649	214	1,106	136	433	304	113	87	370	234
Permitted Commercial Parcels	7	8	2	3	3	2	1	7	3	4	3
Total Building Permits	292	657	216	1,109	139	435	305	120	90	374	238
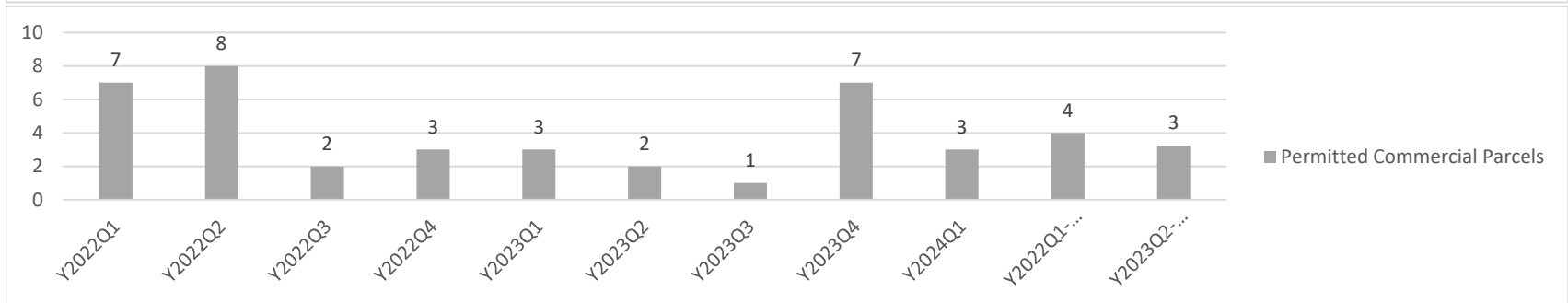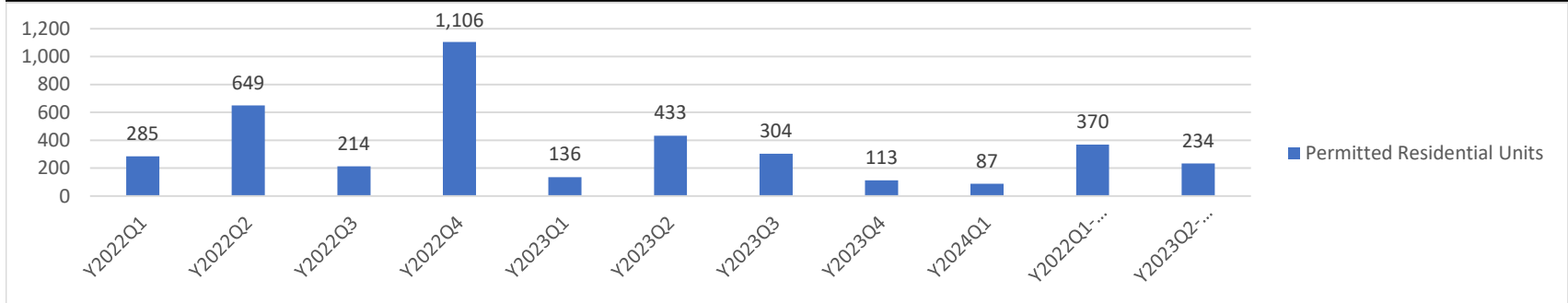
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Plan Hillsborough

Area: Apollo Beach

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	629	743	769	843	1,011	1,467	2,254	986	87	977	1,199
Permitted Commercial Parcels	7	3	4	5	5	21	20	13	3	9	14
Total Building Permits	636	746	773	848	1,016	1,488	2,274	999	90	986	1,213
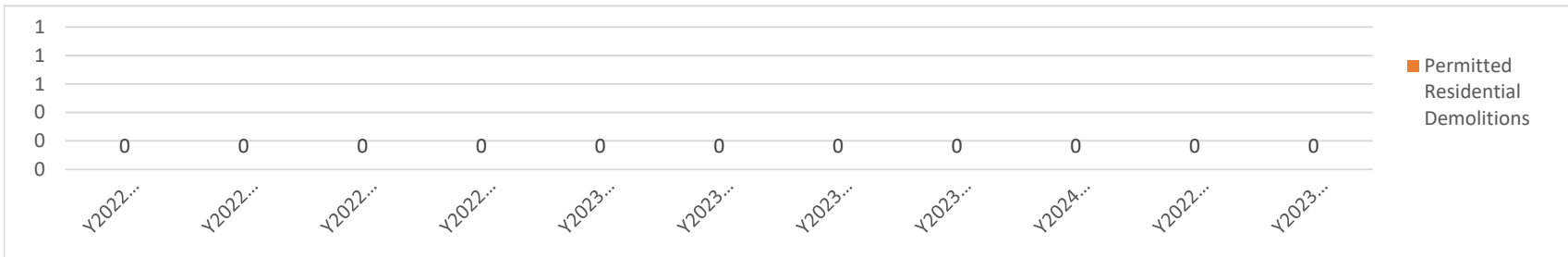
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Apollo Beach

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly	Y2023Q2-Y2024Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	7	8	2	3	3	2	1	7	3	4	3
Total Permitted Demolitions	7	8	2	3	3	2	1	7	3	4	3

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Plan Hillsborough

Area: Apollo Beach

Demolition Perm	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Reside	0	0	2	2	0	1	0	0	0	1	0
Permitted Comm	0	0	0	0	1	0	0	0	0	0	0
Total Permitted	0	0	2	2	1	1	0	0	0	1	0

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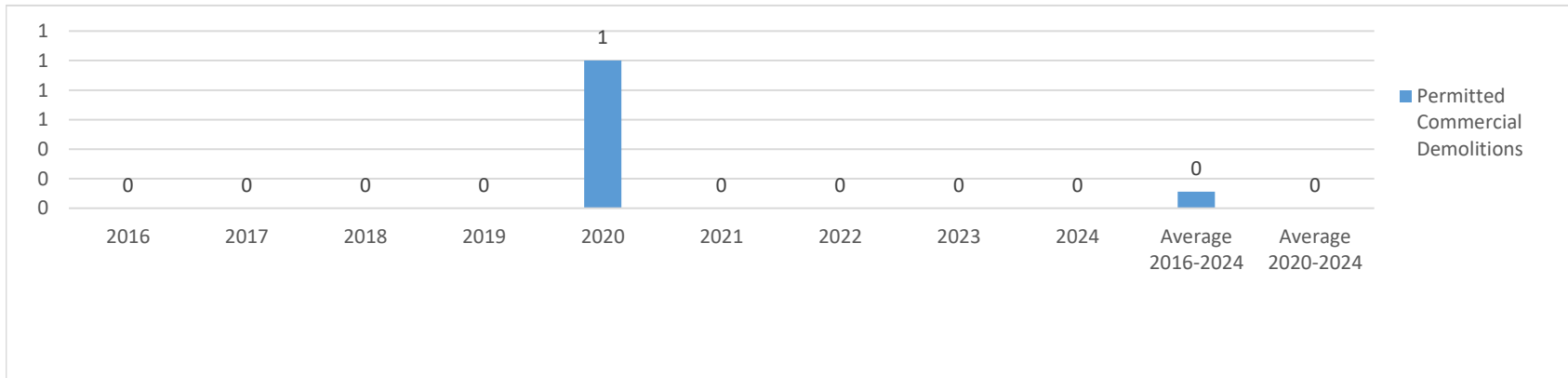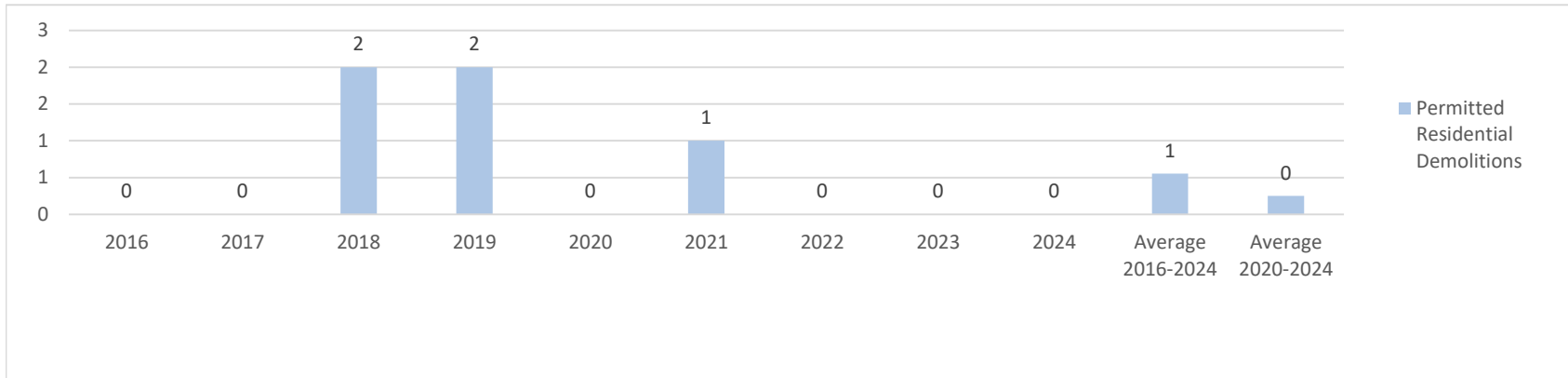
Area: Apollo Beach

	White	Black	Native American	Asian	Hispanic	Other Race	Total Population
	23,630	5,792	45	1,202	6,973	1,887	39,528
	60%	15%	0%	3%	18%	5%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
8,523	12,609	10,101	8,292
22%	32%	26%	21%
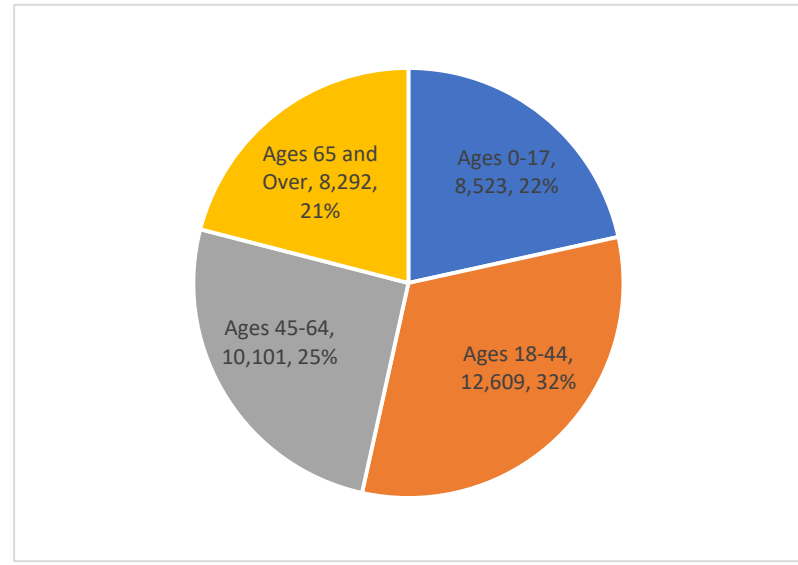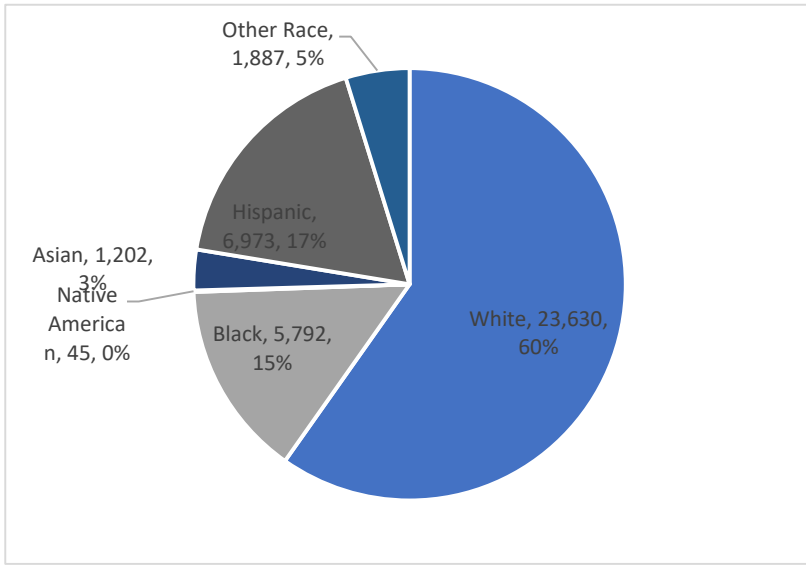
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
1,489	5,800	8,861	7,539	5,082
5%	20%	31%	26%	18%
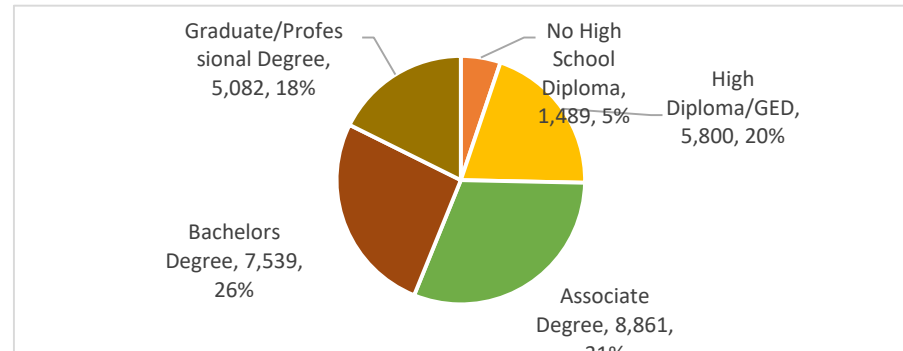
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Area: Apollo Beach

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<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
610	1,157	1,271	1,977	2,181	8,253	$102,923	$133,530	31,334	19,953	859	11,382
4%	7%	8%	13%	14%	53%			79%	64%	4%	36%
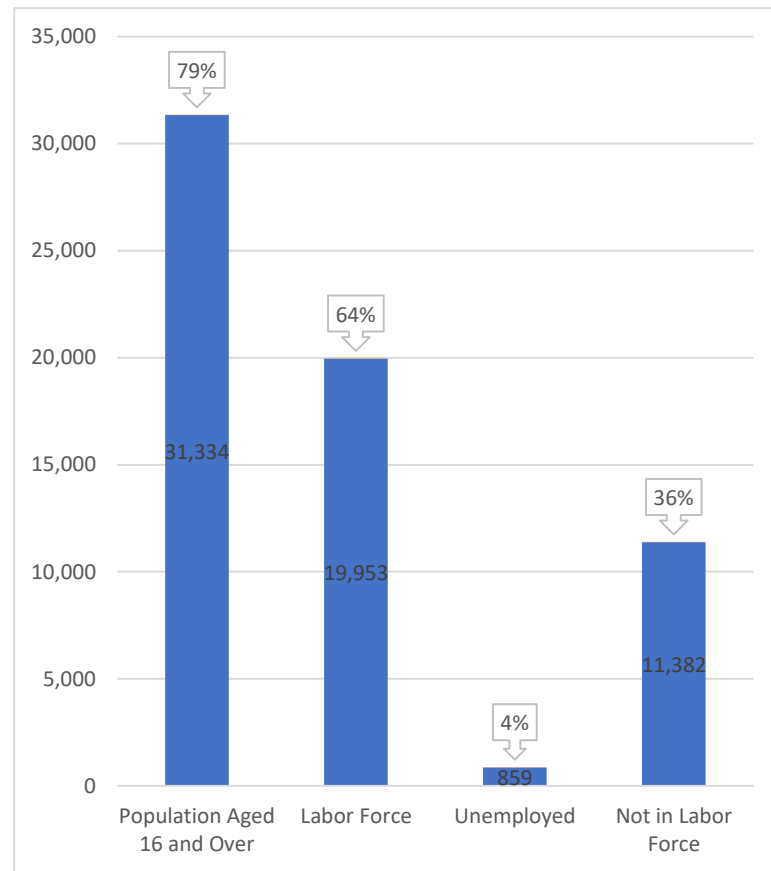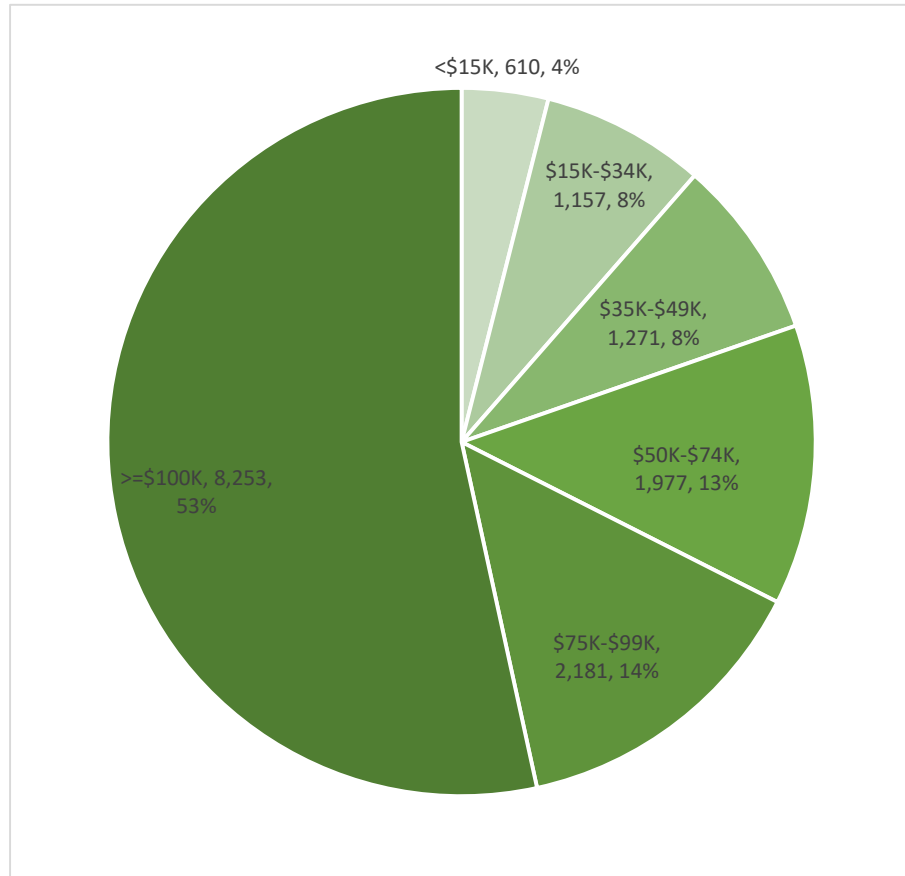
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Demographic and Economic Profile

Area: **Apollo Beach**

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Households Below Poverty	Households Without Cars	Female-Headed Households
926	254	1,075
6%	2%	7%
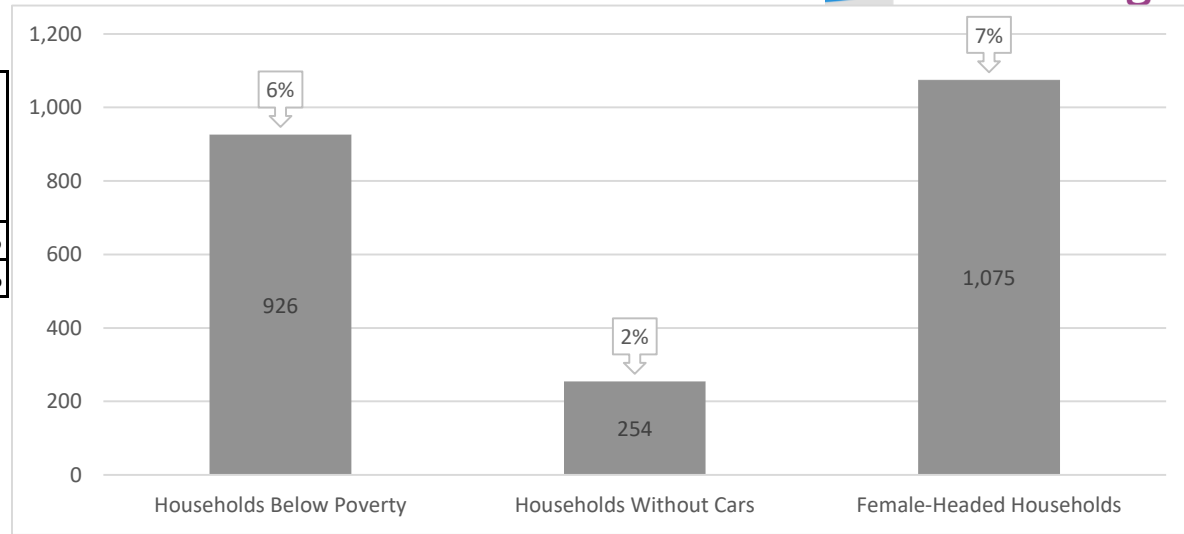
Limited English Population	Disabled Population	Low Income Population
900	1,594	1,953
2%	4%	5%

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
Population Estimates	2010-2023 Population Estimates from Table 1. Estimates of Population by County and City in Florida. https://www.bebr.ufl.edu/population. Jurisdiction-level estimates distributed to residential parcels. Parcel Data from Hillsborough County Property Appraiser.Parcel-level population estimate = Appropriate Census persons per household times
Population Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
Employment Estimate	Quarterly Census of Employment and Wages. Excel Files.QCEW NAICS-Based Data Files (1975 - most recent). Bureau of Labor Statistics https://www.bls.gov/cew/downloadable-data-files.htm. Employment by sector for the years 2010, 2015, and 2020, and 2023. 2010-2023 countywide employment distributed to commercial parcels using share of heated
Employment Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
New Parcels	Parcel Data from Hillsborough County Property Appraiser (Last accessed: January 8, 2024)
Building Permits	Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Demolition Permits	Permitted demolitions of existing buildings. Raw quarterly buildingpermit data from all four jurisdictions: Plant City, Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

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Area: **Balm**

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	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	563	593	1,326	1,353	4,743	3,390	251%	128%
Population	1,603	1,728	4,046	4,053	15,601	11,548	285%	135%
Employment	598	585	555	569	1,348	779	137%	-3%
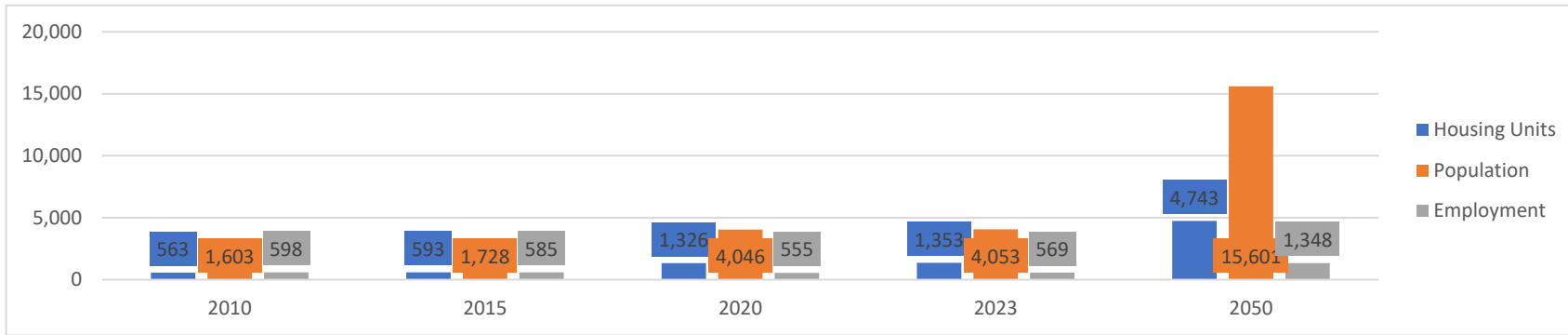
Residential Units by Type

	2010	2015	2020	2023
Single Family	453	483	1,216	1,243
Single Family	80%	81%	92%	92%
Multifamily	110	110	110	110
Multifamily	20%	19%	8%	8%
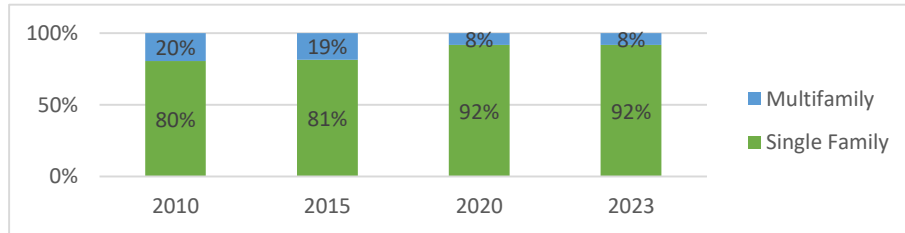
Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	507	537	1,326	1,353
Occupied	90%	91%	100%	100%
Vacant	56	56	0	0
Vacant	10%	9%	0%	0%
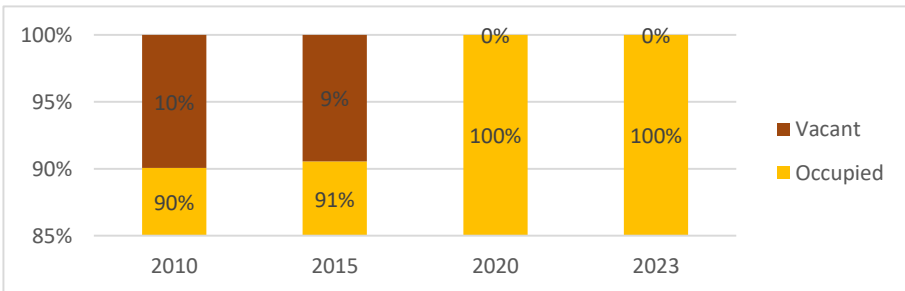
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **Balm**

Employment by Type

	2010	2015	2020	2023
Industrial	314	291	254	236
Commercial	0	0	0	0
Service	284	294	301	333
Total	598	585	555	569
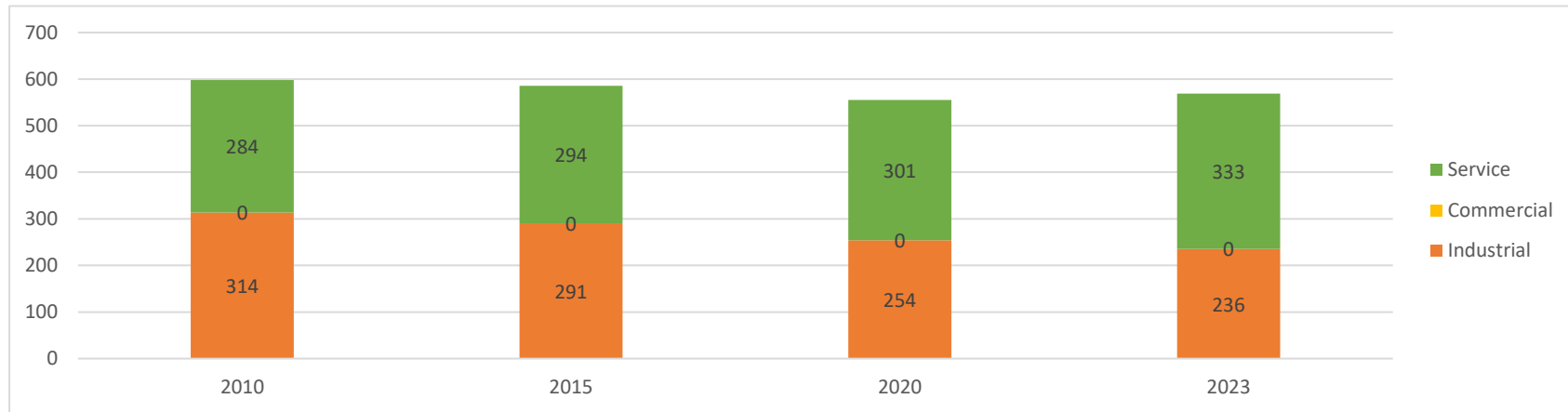
Employment by Type

	2010	2015	2020	2023
Industrial	52%	50%	46%	41%
Commercial	0%	0%	0%	0%
Service	48%	50%	54%	59%

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Demographic and Economic Profile

Plan Hillsborough
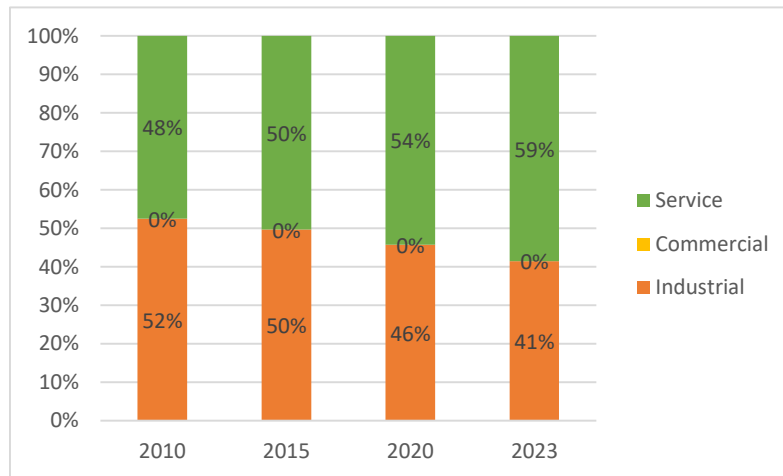
Area: Balm

Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	174	129	6	15	6	66
Job Sites	3	1	4	2	0	0
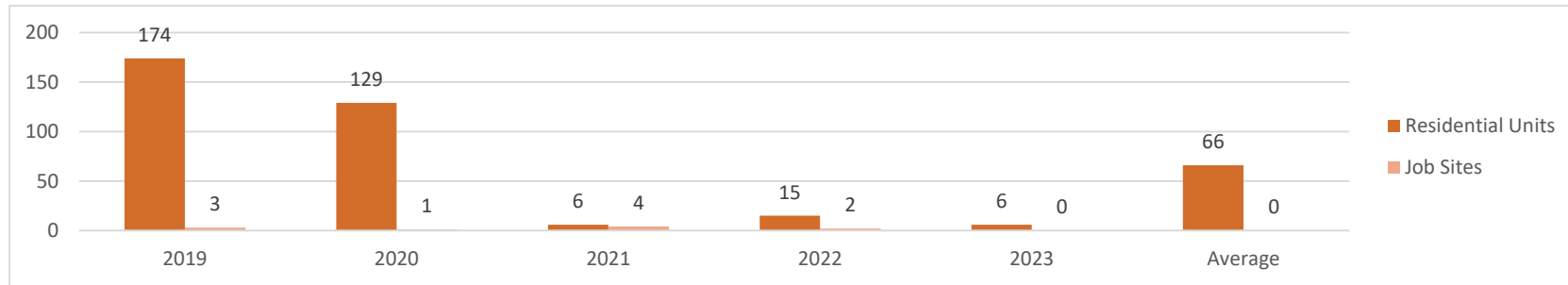
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential	0.442	0.335	0.016	0.028	0.015	0.167
Job Sites	0.01	0.00	0.01	0.00	0.00	0.00
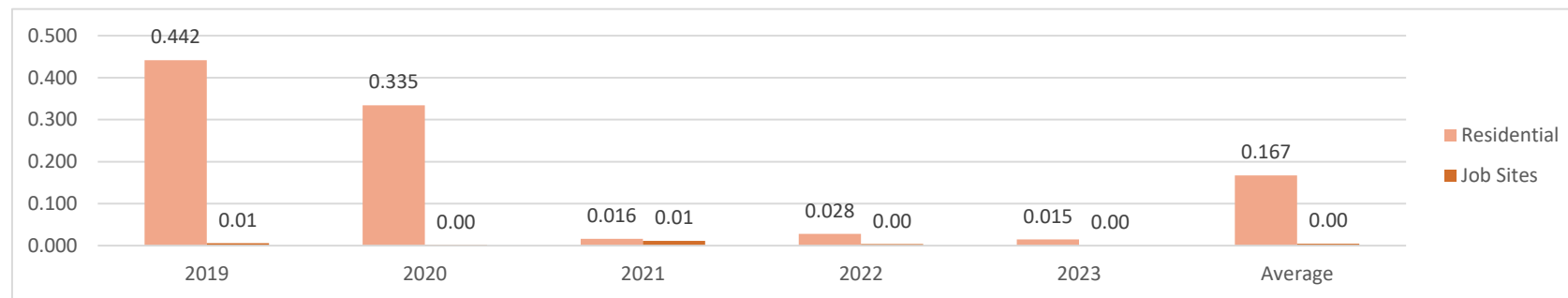
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Balm

Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	2	0	1	0	0	1	18	101	7	14	32
Permitted Commercial Parcels	0	0	0	0	0	0	0	0	0	0	0
Total Building Permits	2	0	1	0	0	1	18	101	7	14	32

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Area: Balm

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	20	207	270	160	70	17	3	120	7	97	37
Permitted Commercial Parcels	0	1	0	2	0	0	0	0	0	0	0
Total Building Permits	20	208	270	162	70	17	3	120	7	97	37

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Area: Balm

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly	Y2023Q2-Y2024Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	0	0	0	0	0	0	0	0	0	0	0
Total Permitted Demolitions	0	0	0	0	0	0	0	0	0	0	0

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Area: Balm

Demolition Perm	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Resid	0	0	0	0	0	1	0	0	0	0	0
Permitted Comm	0	0	0	1	0	0	0	0	0	0	0
Total Permitted	0	0	0	1	0	1	0	0	0	0	0

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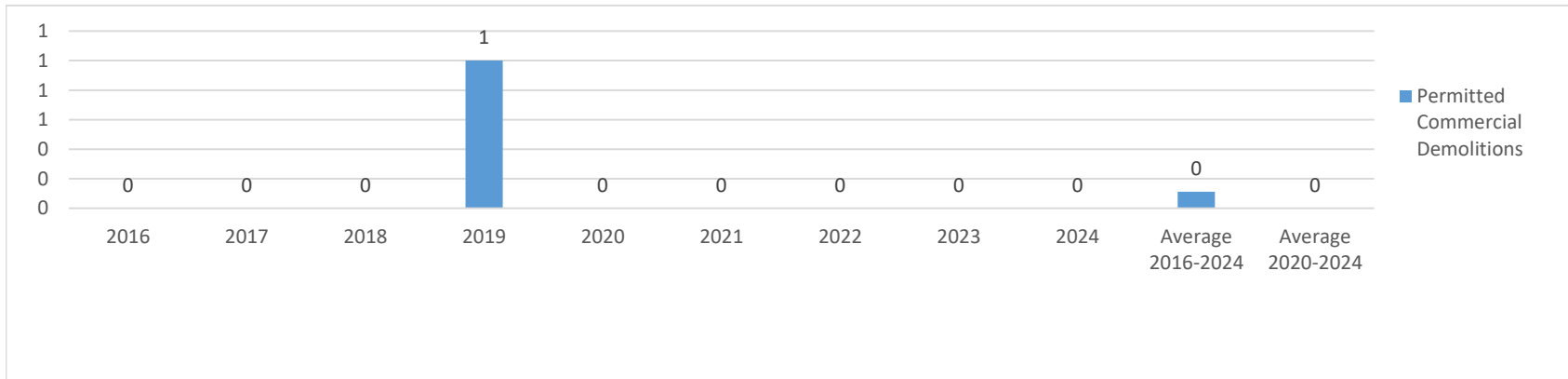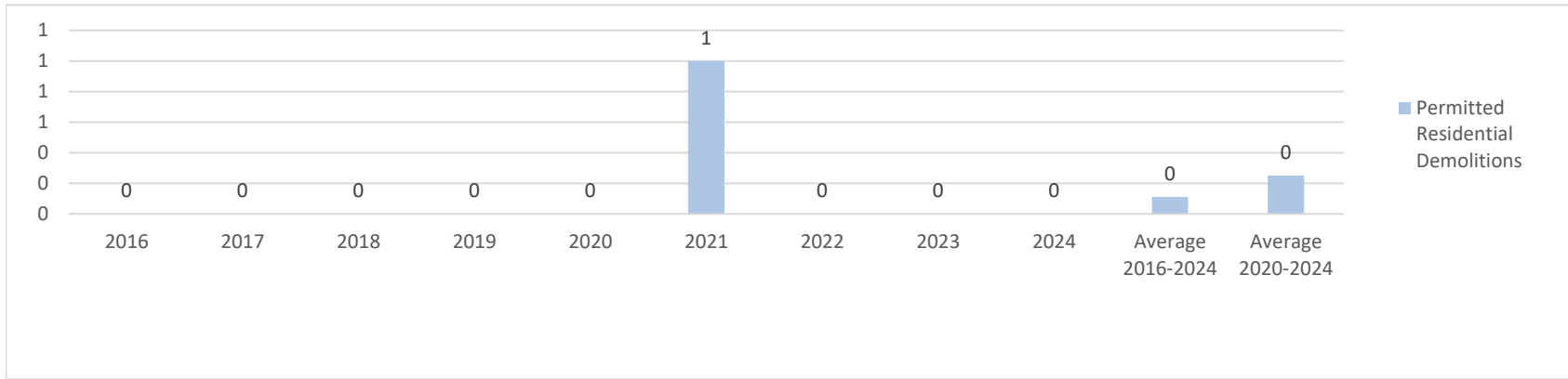
Area: **Balm**

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
2,099	581	21	92	1,112	148	4,053
52%	14%	1%	2%	27%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
914	1,404	1,029	707
23%	35%	25%	17%
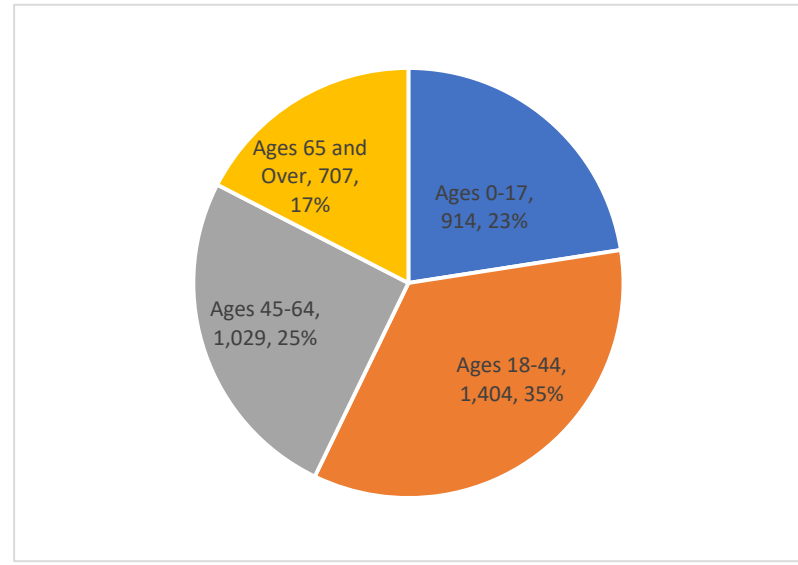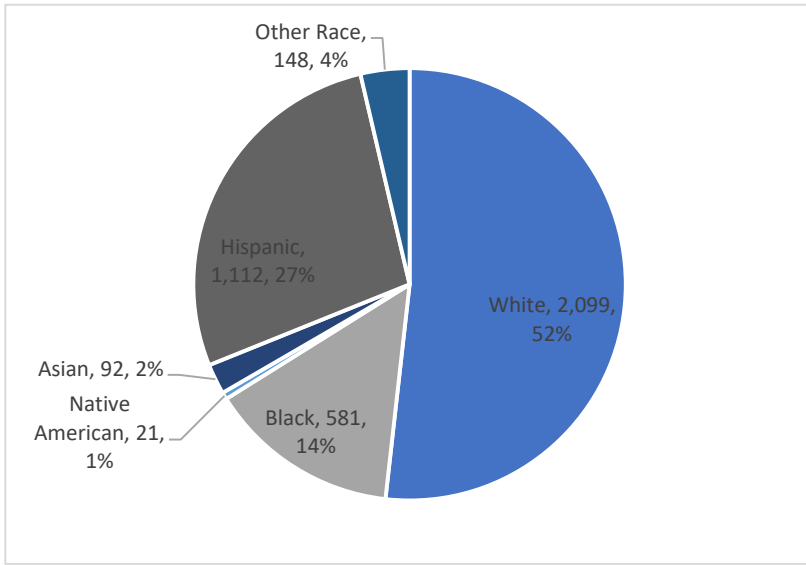
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
348	960	740	534	286
12%	33%	26%	19%	10%

Last Updated: April 15, 2024 **Demographic and Economic Profile**

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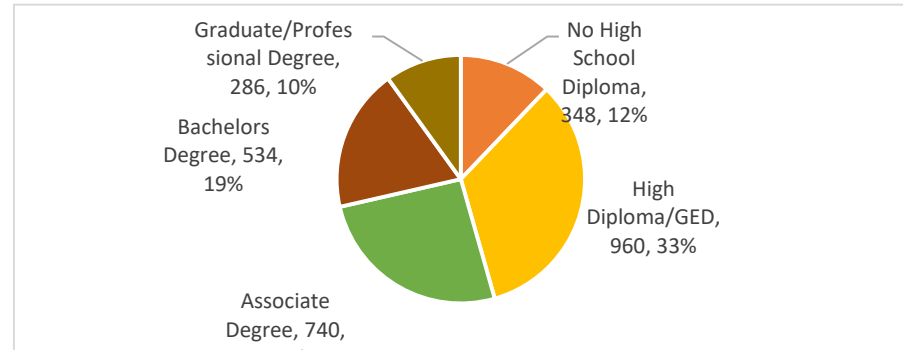
Area: **Balm**

	<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
	38	129	130	184	152	721	$105,304	$113,982	3,034	1,938	97	1,097
	3%	10%	10%	14%	11%	53%			75%	64%	5%	36%
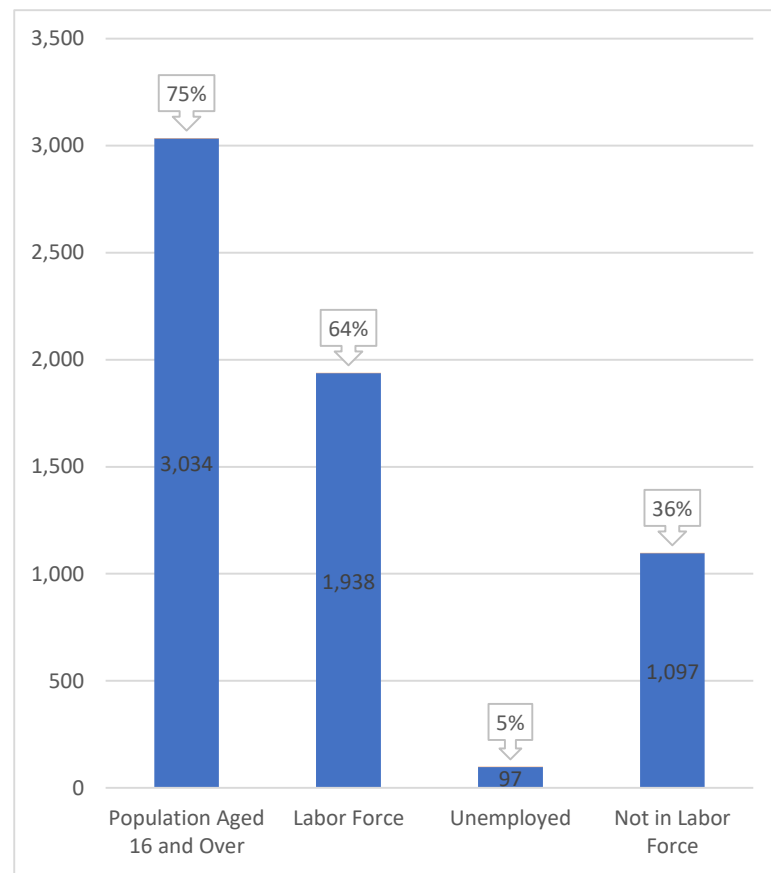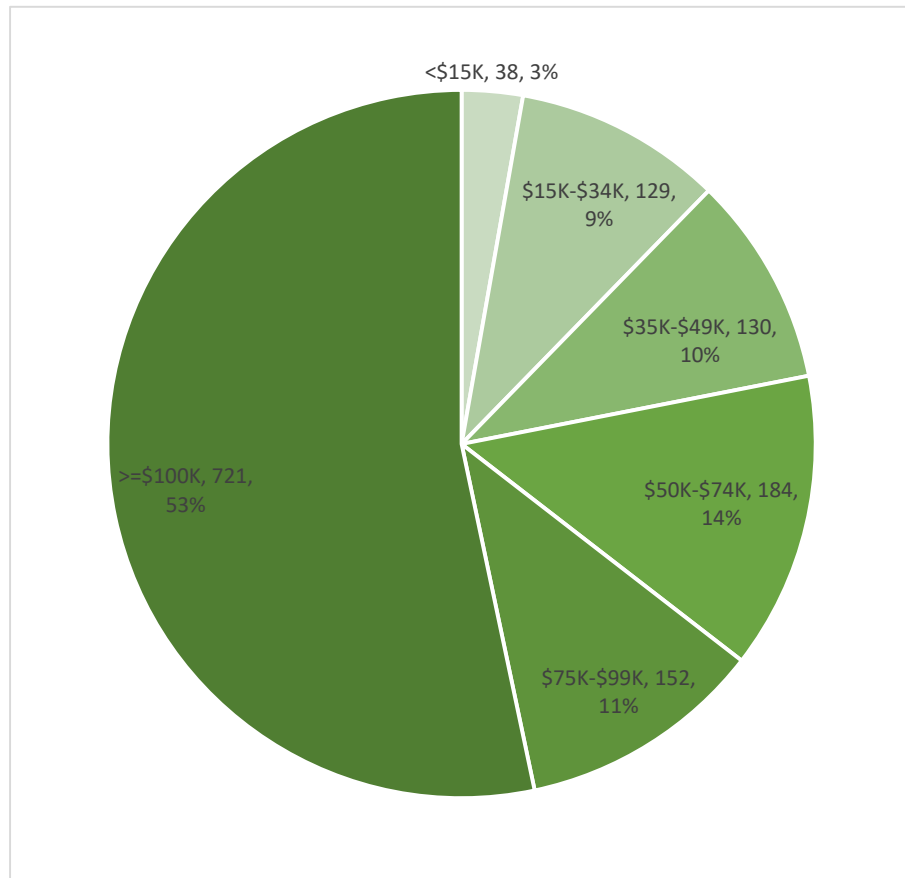
Last Updated: April 15, 2024

Demographic and Economic Profile

Plan Hillsborough

Area: **Balm**

Households Below Poverty	Households Without Cars	Female-Headed Households
52	26	110
4%	2%	8%
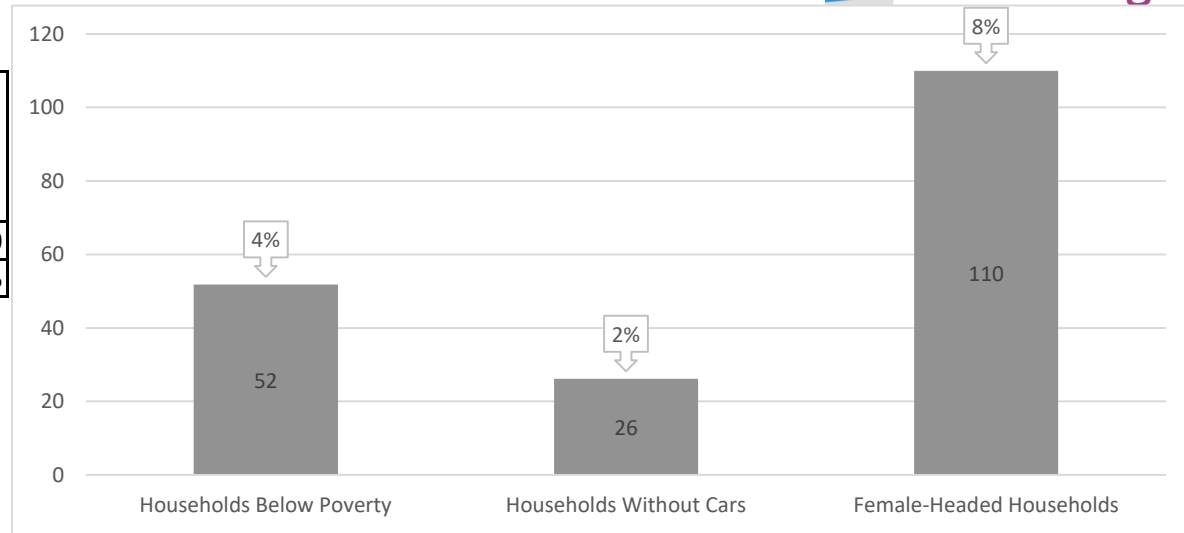
Limited English Population	Disabled Population	Low Income Population
236	286	215
6%	7%	5%

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
Population Estimates	2010-2023 Population Estimates from Table 1. Estimates of Population by County and City in Florida. https://www.bebr.ufl.edu/population. Jurisdiction-level estimates distributed to residential parcels. Parcel Data from Hillsborough County Property Appraiser.Parcel-level population estimate = Appropriate Census persons per household times
Population Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
Employment Estimate	Quarterly Census of Employment and Wages. Excel Files.QCEW NAICS-Based Data Files (1975 - most recent). Bureau of Labor Statistics https://www.bls.gov/cew/downloadable-data-files.htm. Employment by sector for the years 2010, 2015, and 2020, and 2023. 2010-2023 countywide employment distributed to commercial parcels using share of heated
Employment Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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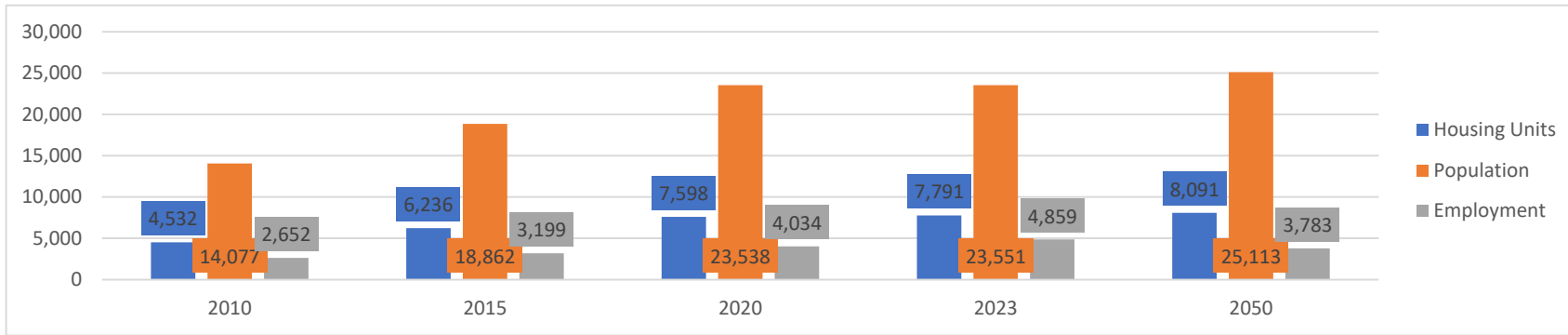Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: **Boyette**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	4,532	6,236	7,598	7,791	8,091	300	4%	25%
Population	14,077	18,862	23,538	23,551	25,113	1,563	7%	25%
Employment	2,652	3,199	4,034	4,859	3,783	-1,076	-22%	52%

Residential Units by Type

	2010	2015	2020	2023
Single Family	4,512	5,956	7,318	7,511
Single Family	100%	96%	96%	96%
Multifamily	20	280	280	280
Multifamily	0%	4%	4%	4%
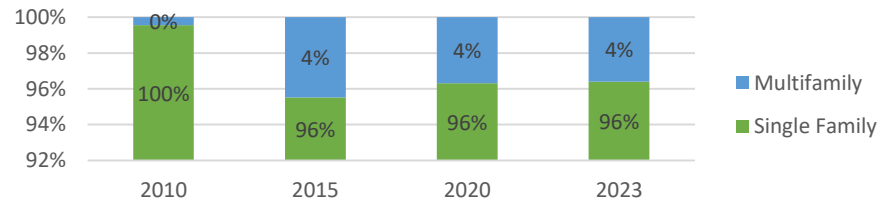
Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	4,513	6,143	7,442	7,580
Occupied	100%	99%	98%	97%
Vacant	19	93	156	211
Vacant	0%	1%	2%	3%
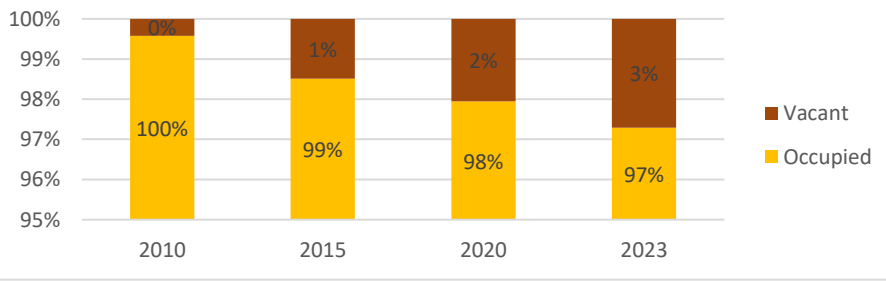
Last Updated: April 15, 2024 **Demographic and Economic Profile**

Area: **Boyette**

Employment by Type

	2010	2015	2020	2023
Industrial	42	44	126	141
Commercial	41	48	60	63
Service	2,569	3,107	3,848	4,654
Total	2,652	3,199	4,034	4,859
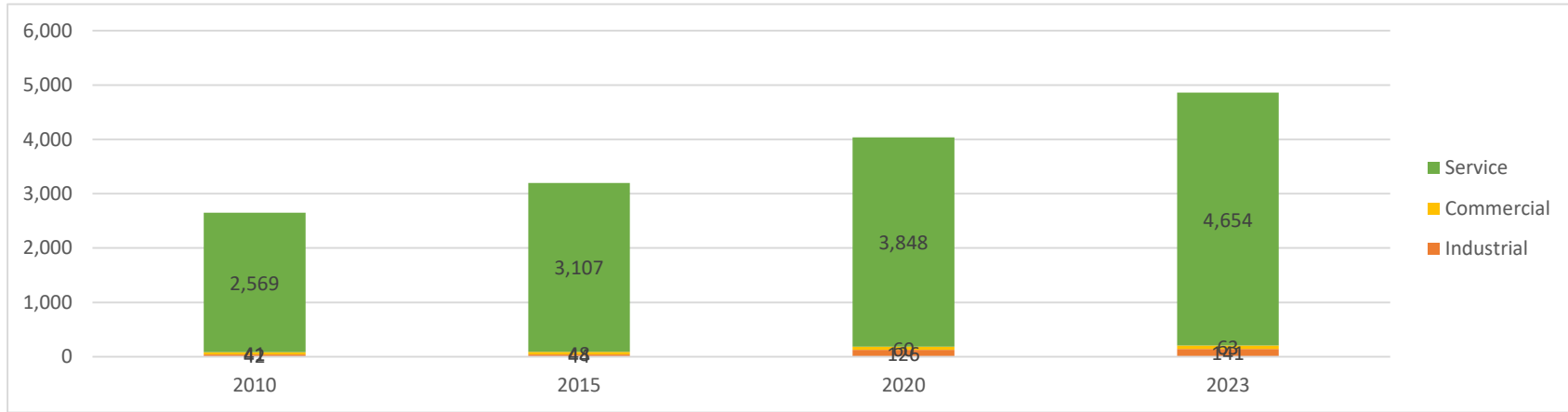
Employment by Type

	2010	2015	2020	2023
Industrial	2%	1%	3%	3%
Commercial	2%	2%	1%	1%
Service	97%	97%	95%	96%
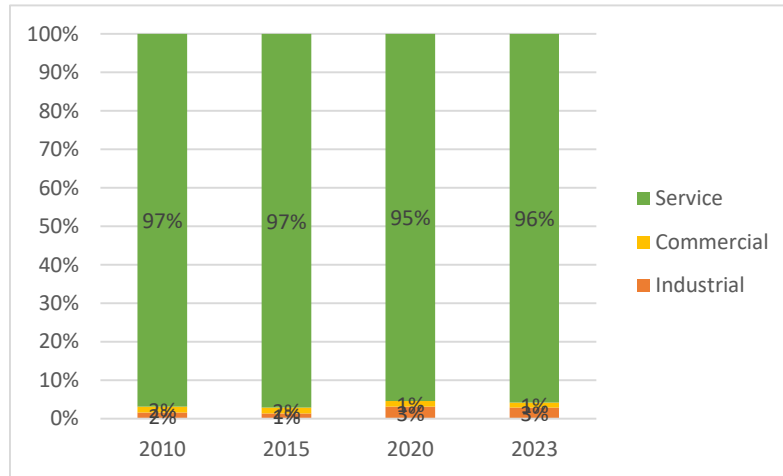
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **Boyette**

Plan Hillsborough

Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	175	148	124	40	29	103
Job Sites	4	2	1	1	0	0
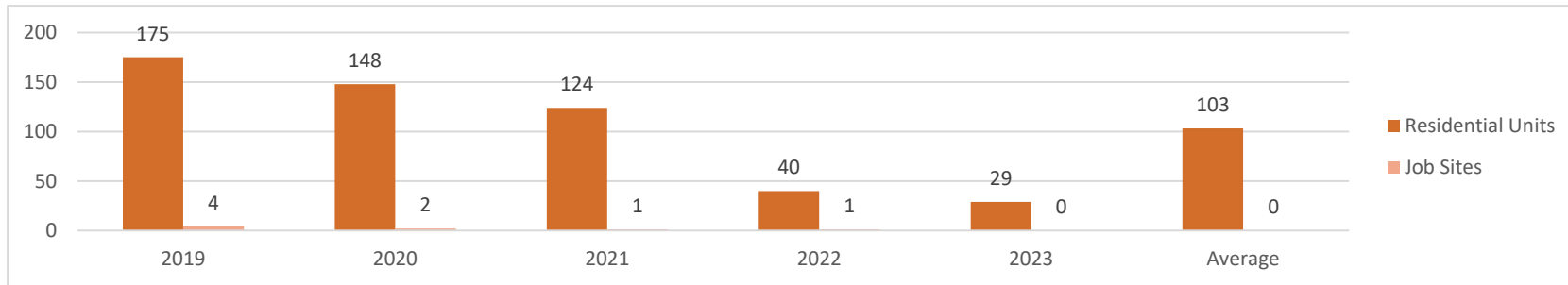
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential	0.465	0.369	0.321	0.103	0.068	0.265
Job Sites	0.18	0.11	0.03	0.00	0.00	0.07
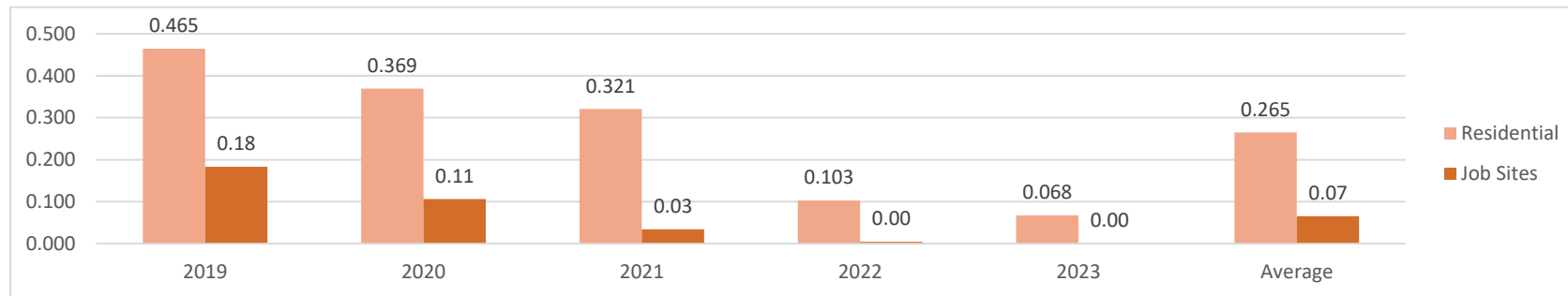
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Plan
Hillsborough

Area: Boyette

Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	0	1	3	2	18	1	0	1	1	3	1
Permitted Commercial Parcels	0	1	1	0	0	1	1	1	0	1	1
Total Building Permits	0	2	4	2	18	2	1	2	1	4	2
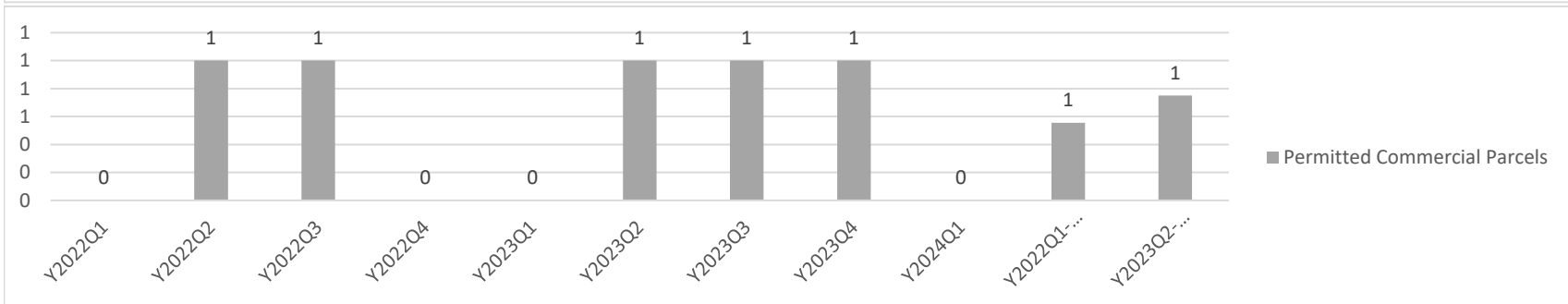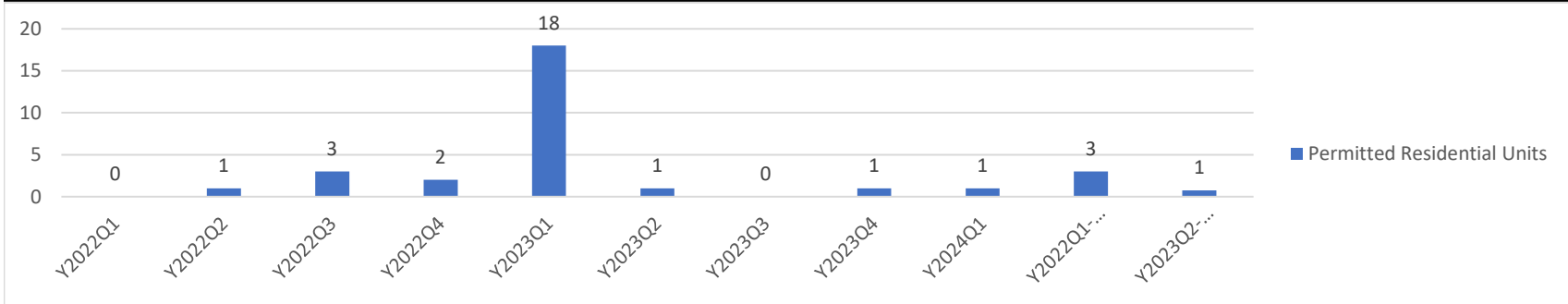
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Plan Hillsborough

Area: Boyette

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	375	303	255	132	200	65	6	20	1	151	23
Permitted Commercial Parcels	0	4	5	4	4	4	2	3	0	3	2
Total Building Permits	375	307	260	136	204	69	8	23	1	154	25

Last Updated: April 15, 2024 **Demographic and Economic Profile**

Plan Hillsborough

Area: Boyette

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly	Y2023Q2-Y2024Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	0	1	1	0	0	1	1	1	0	1	1
Total Permitted Demolitions	0	1	1	0	0	1	1	1	0	1	1
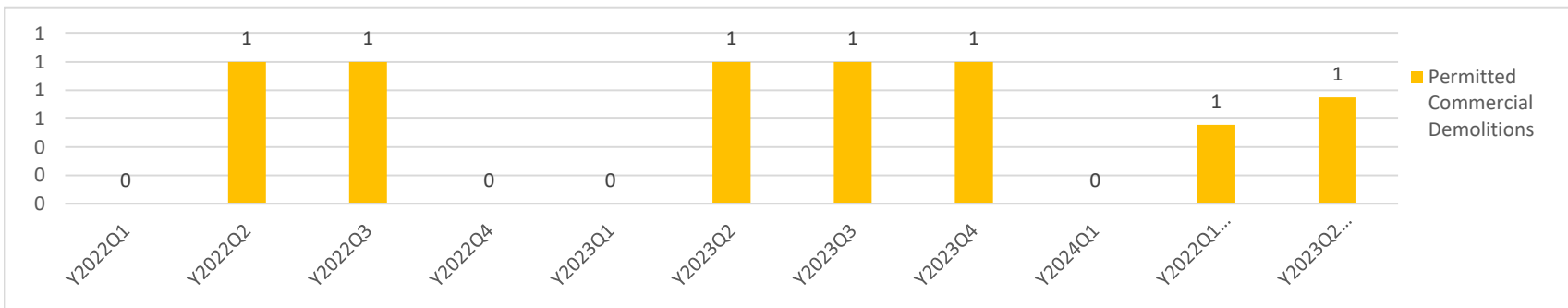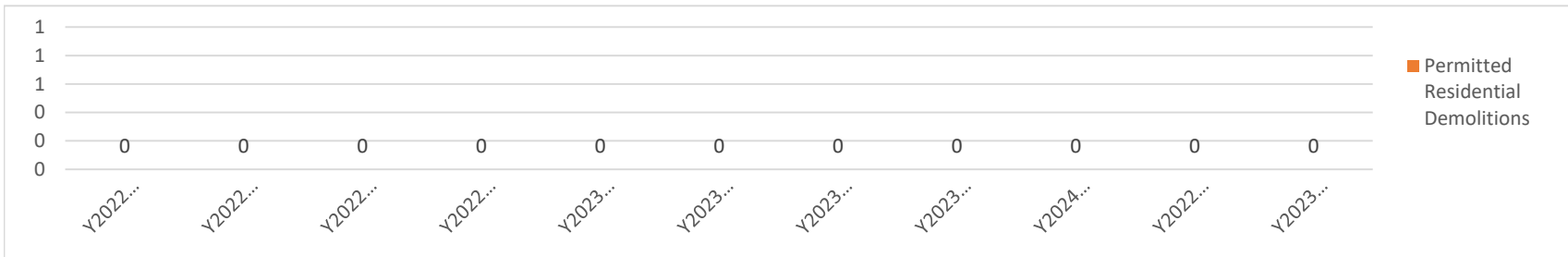
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Plan
Hillsborough

Area: Boyette

Demolition Perm	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Resid	0	0	0	1	0	0	0	0	0	0	0
Permitted Comm	0	0	1	0	1	0	0	0	0	0	0
Total Permitted	0	0	1	1	1	0	0	0	0	0	0

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Plan Hillsborough
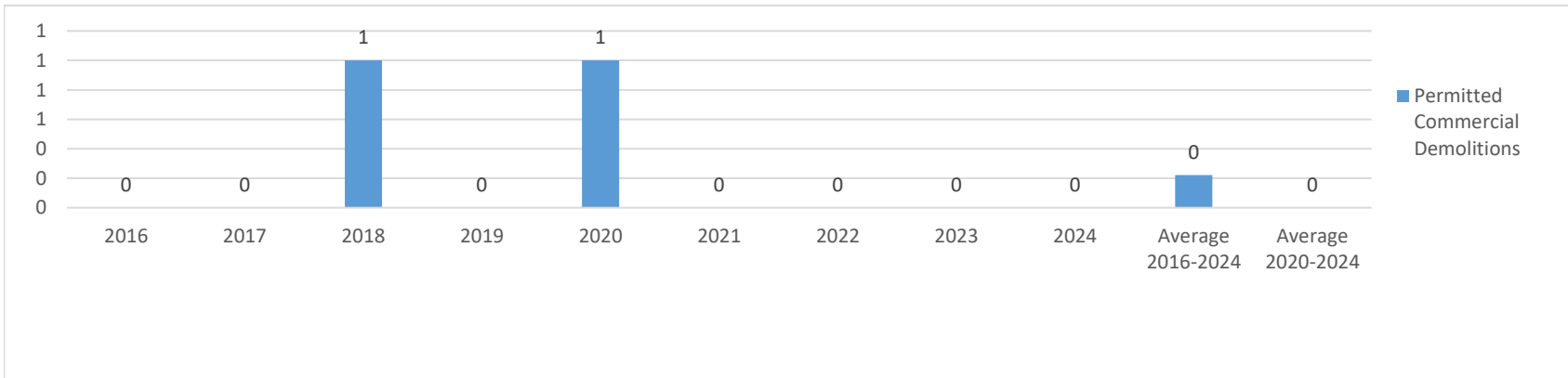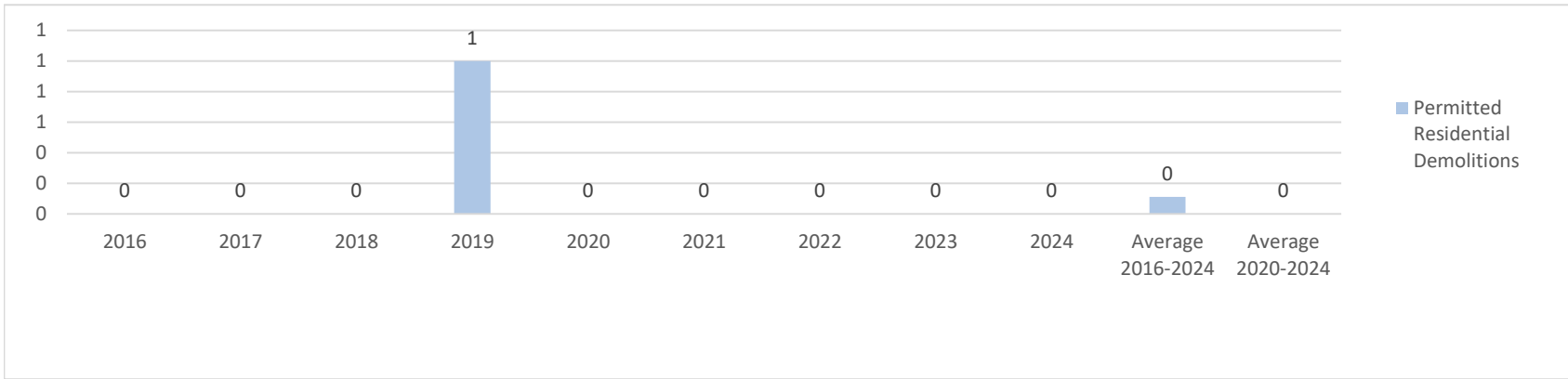
Area: Boyette

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
15,637	1,769	29	1,503	3,365	1,247	23,551
66%	8%	0%	6%	14%	5%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
8,004	7,692	5,771	2,083
34%	33%	25%	9%
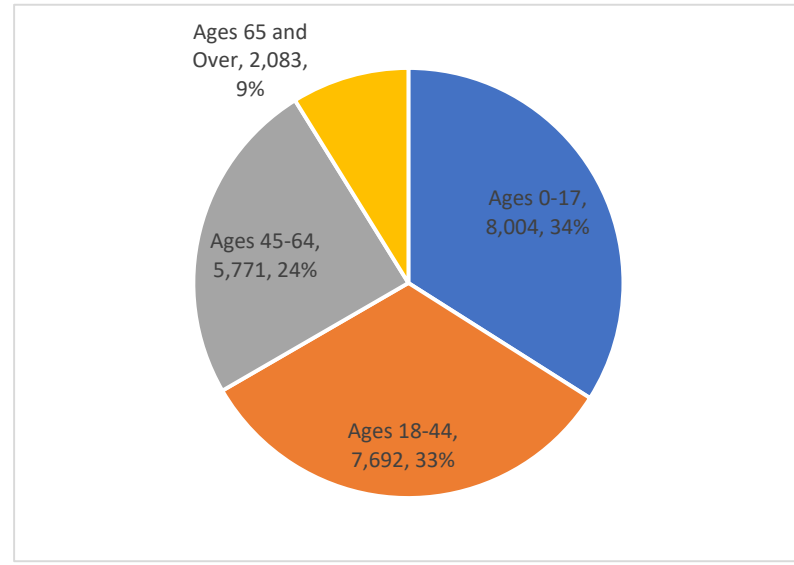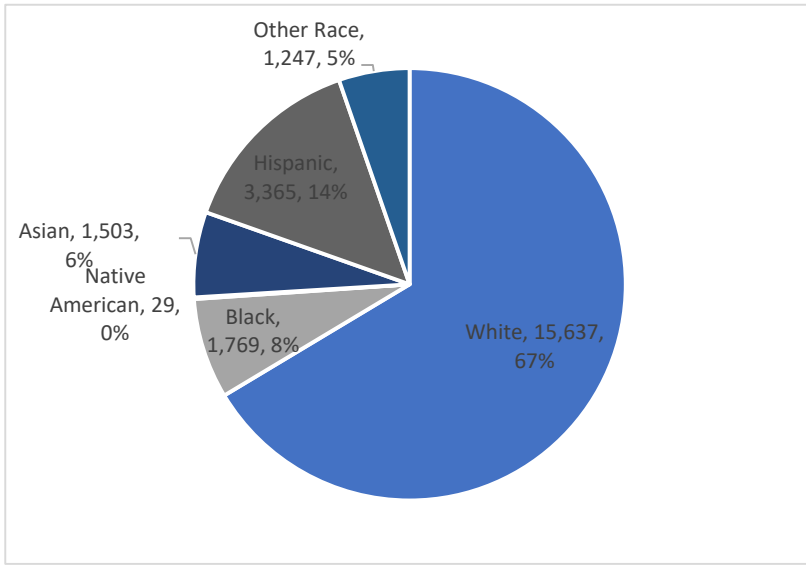
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
543	2,318	3,924	4,184	3,230
4%	16%	28%	29%	23%
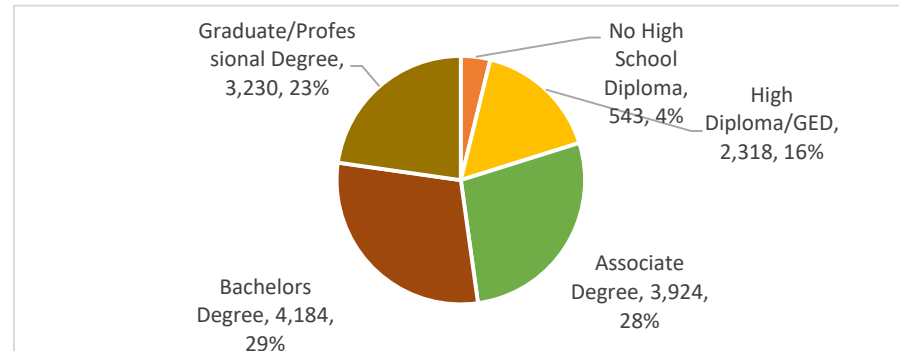
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Area: Boyette

Plan Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
548	586	388	546	835	4,674	$124,508	$147,201	16,660	11,264	563	5,396
7%	8%	5%	7%	11%	62%			71%	68%	5%	32%
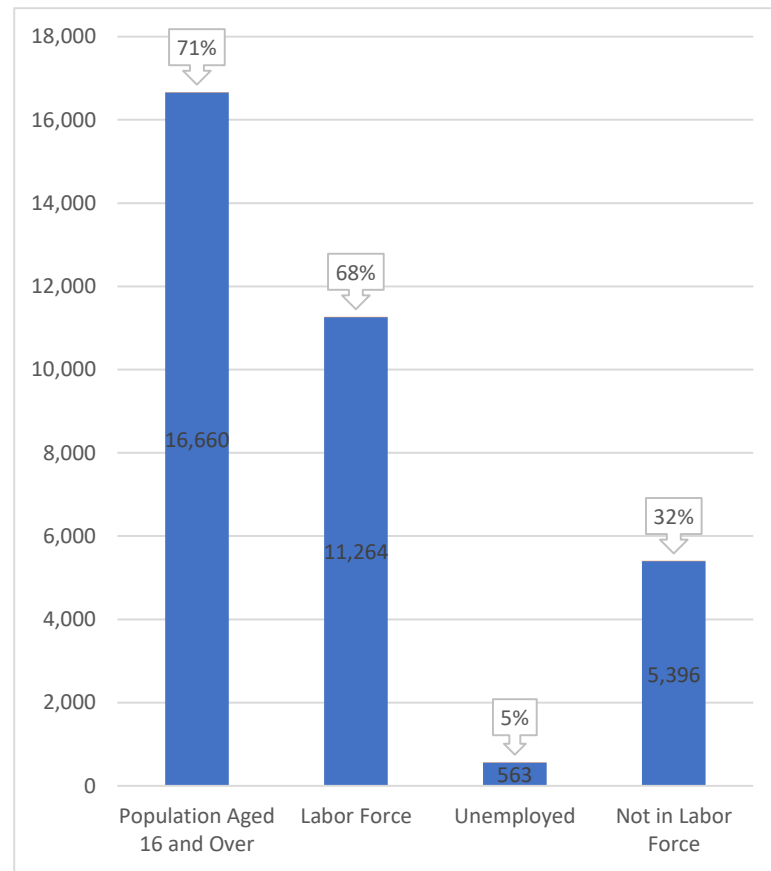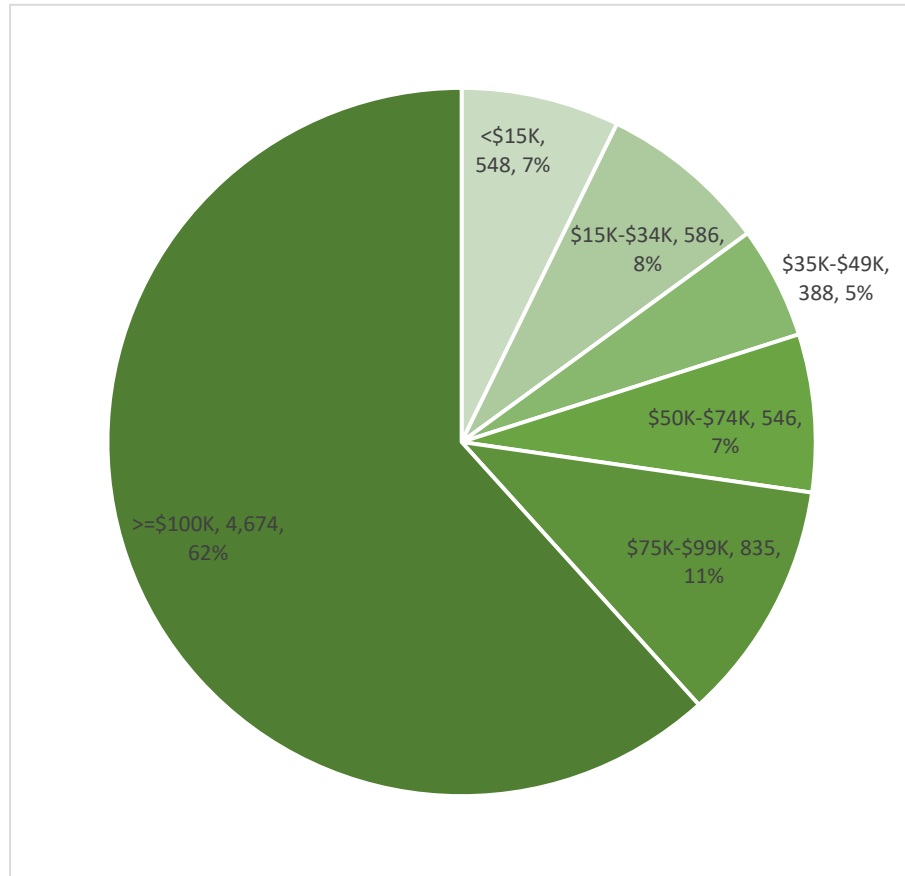
Last Updated: April 15, 2024

Demographic and Economic Profile

Plan
Hillsborough

Area: Boyette

Households Below Poverty	Households Without Cars	Female-Headed Households
664	146	835
9%	2%	11%
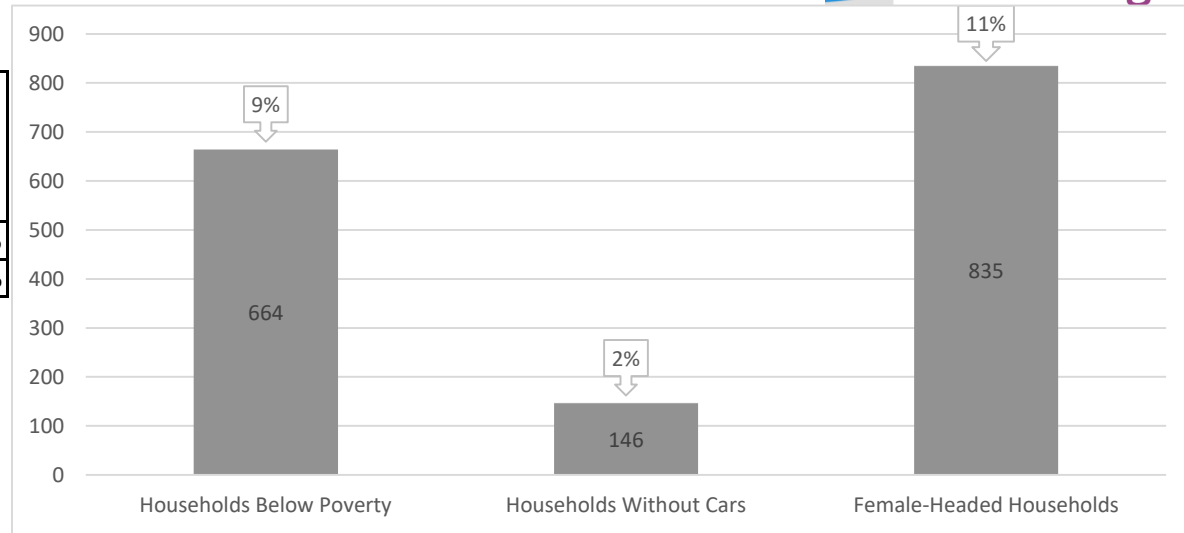
Limited English Population	Disabled Population	Low Income Population
344	957	1,990
1%	4%	8%

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Last Updated: April 15, 2024   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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Hillsborough

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Plan Hillsborough

Area: **Brandon**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	45,692	48,239	50,821	52,018	59,086	7,068	14%	8%
Population	109,451	117,846	131,842	132,491	163,339	30,848	23%	12%
Employment	73,297	87,856	106,039	119,977	134,199	14,222	12%	37%
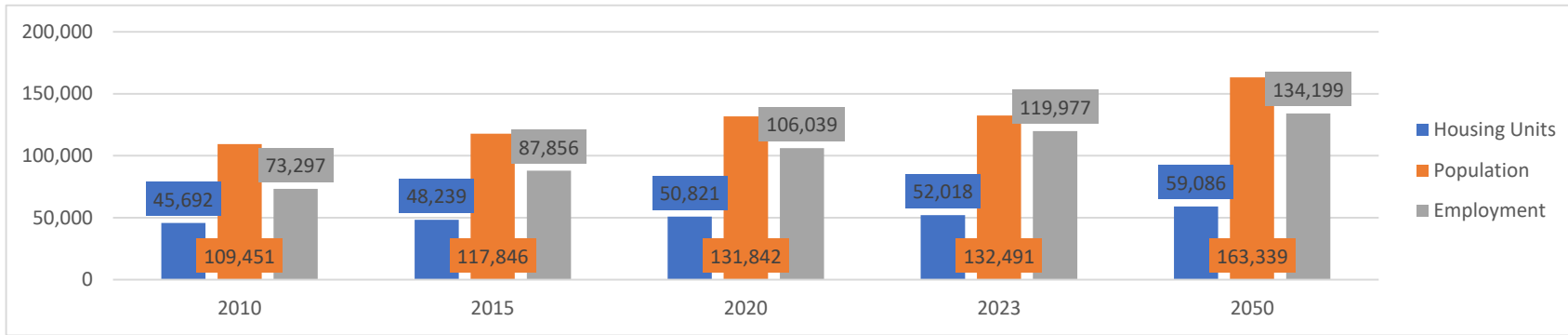
Residential Units by Type

	2010	2015	2020	2023
Single Family	28,948	29,925	31,186	31,547
Single Family	63%	62%	61%	61%
Multifamily	16,744	18,314	19,635	20,471
Multifamily	37%	38%	39%	39%
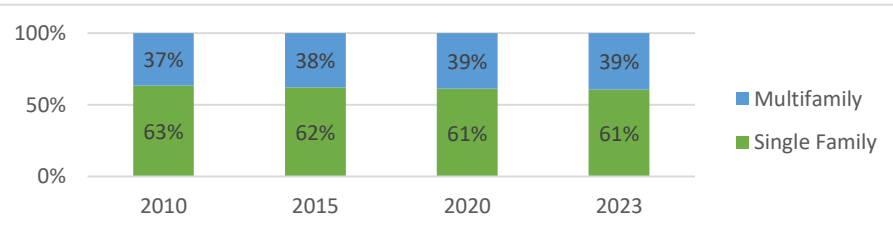
Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	44,045	46,468	49,416	50,459
Occupied	96%	96%	97%	97%
Vacant	1,647	1,771	1,405	1,559
Vacant	4%	4%	3%	3%
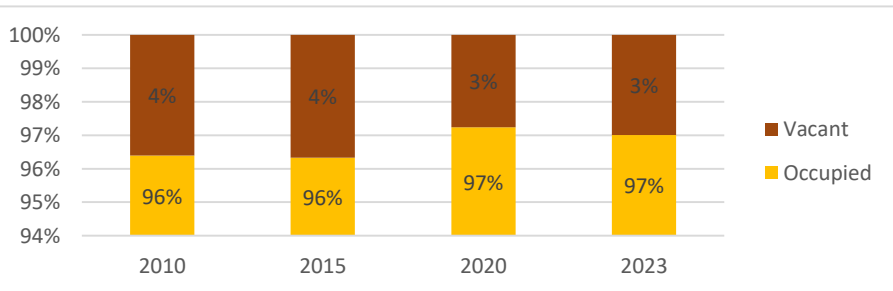
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Brandon

Employment by Type

	2010	2015	2020	2023
Industrial	2,540	3,104	5,033	6,027
Commercial	8,287	10,417	14,302	15,111
Service	62,470	74,335	86,704	98,839
Total	73,297	87,856	106,039	119,977
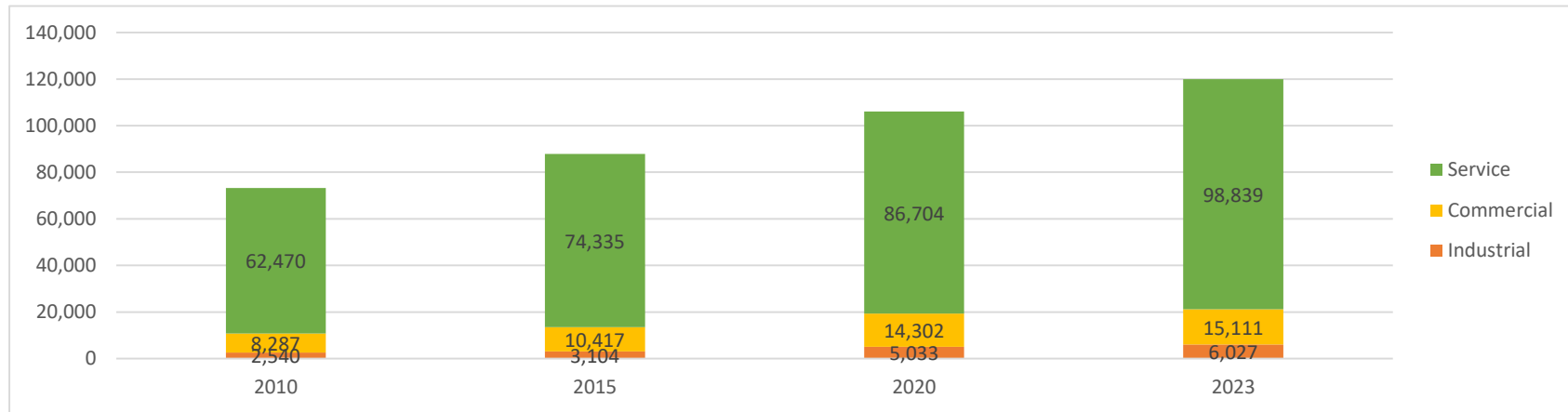
Employment by Type

	2010	2015	2020	2023
Industrial	3%	4%	5%	5%
Commercial	11%	12%	13%	13%
Service	85%	85%	82%	82%
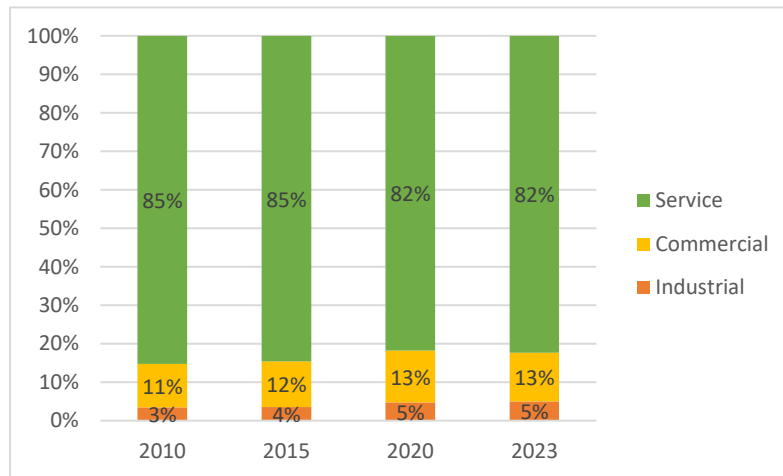
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Area: Brandon

Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	178	797	207	934	56	434
Job Sites	16	22	8	14	2	0
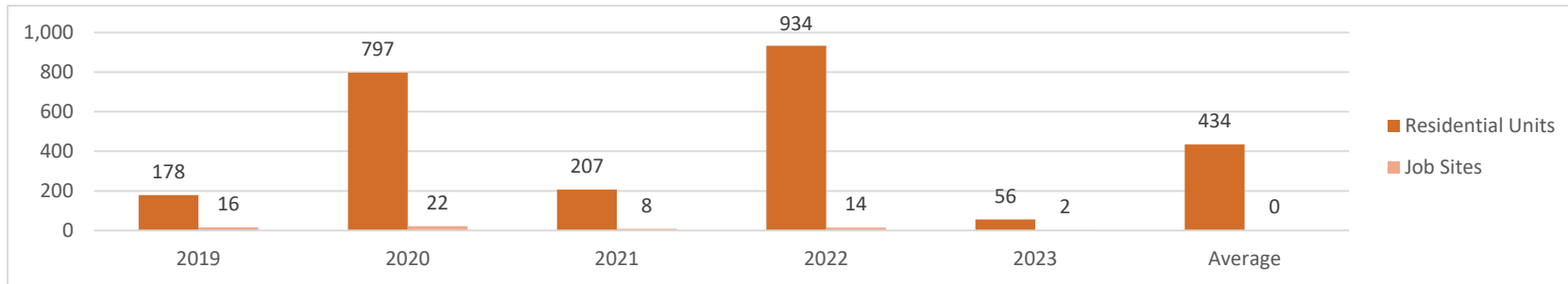
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential	0.477	1.184	0.404	1.057	0.130	0.650
Job Sites	1.11	0.54	0.26	0.27	0.01	0.44
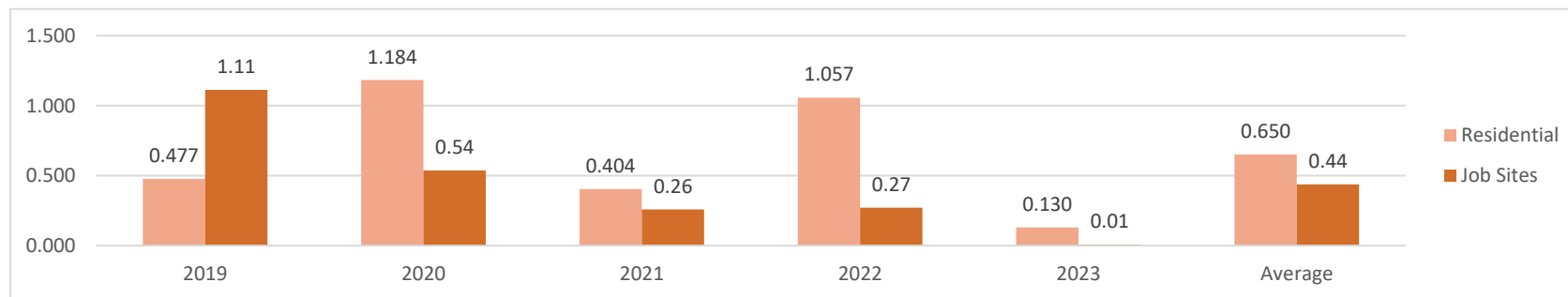
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Plan Hillsborough

Area: Brandon

Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	28	97	67	27	23	25	329	63	18	75	109
Permitted Commercial Parcels	3	5	7	5	2	11	12	1	1	5	6
Total Building Permits	31	102	74	32	25	36	341	64	19	80	115
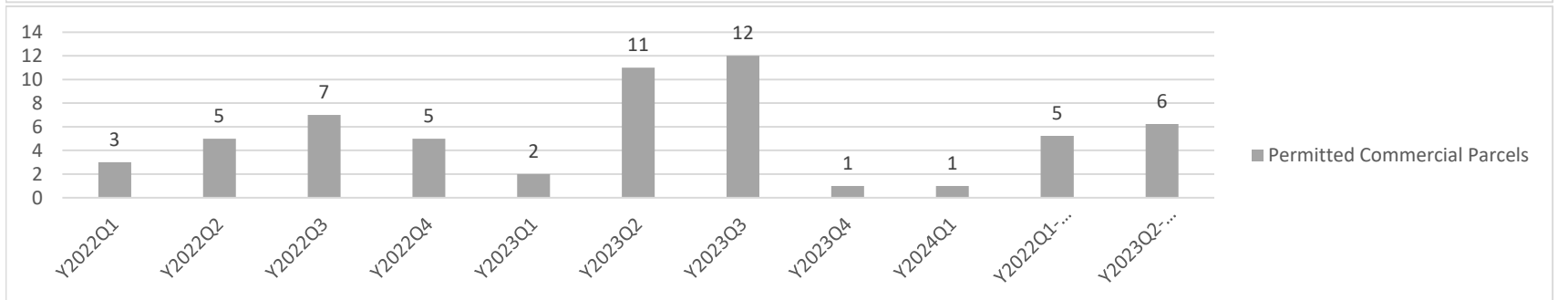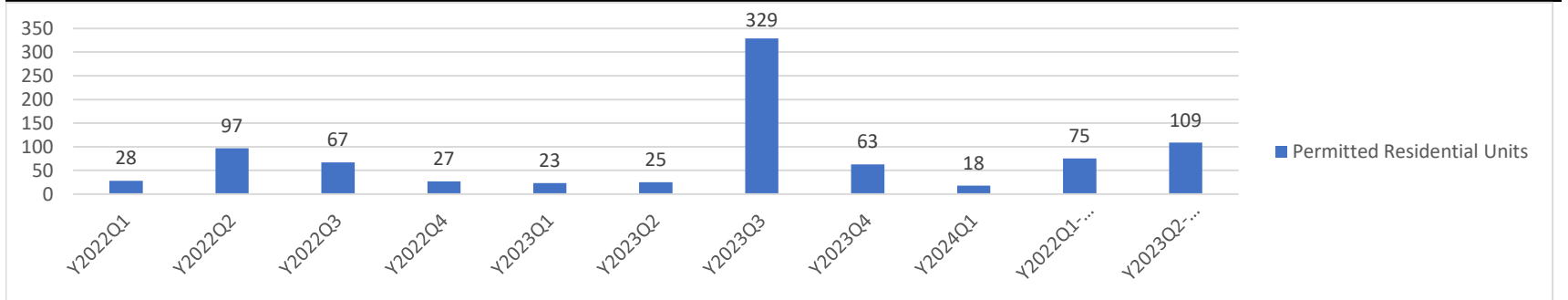
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Plan
Hillsborough

Area: Brandon

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	661	225	247	1,144	551	239	219	440	18	416	229
Permitted Commercial Parcels	23	22	12	19	15	31	20	26	1	19	20
Total Building Permits	684	247	259	1,163	566	270	239	466	19	435	249

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Plan
Hillsborough

Area: Brandon

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly	Y2023Q2-Y2024Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	3	5	7	5	2	11	12	1	1	5	6
Total Permitted Demolitions	3	5	7	5	2	11	12	1	1	5	6
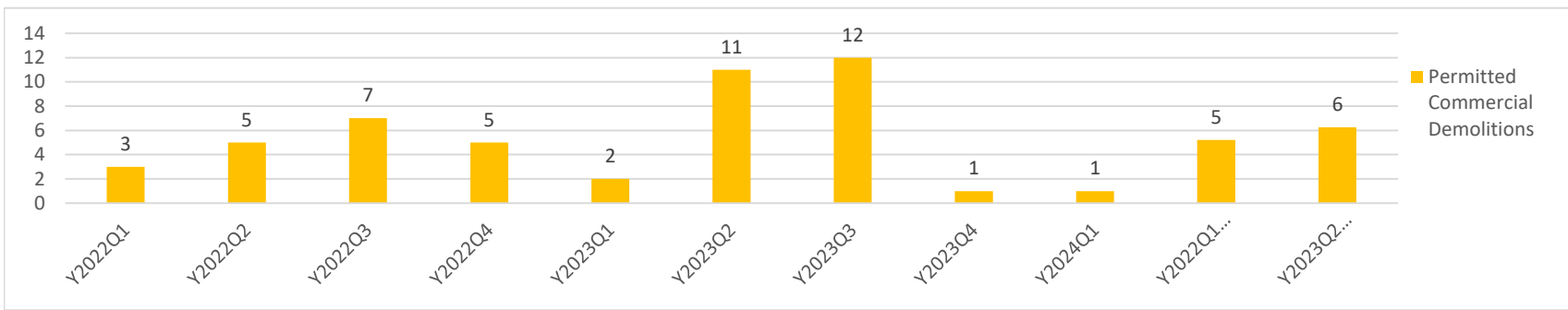
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Plan Hillsborough

Area: Brandon

Demolition Perm	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Resid	7	7	10	5	3	2	0	0	0	4	1
Permitted Comn	0	5	5	3	1	0	0	0	0	2	0
Total Permitted	7	12	15	8	4	2	0	0	0	5	1

Last Updated: April 15, 2024

Demographic and Economic Profile

Plan Hillsborough
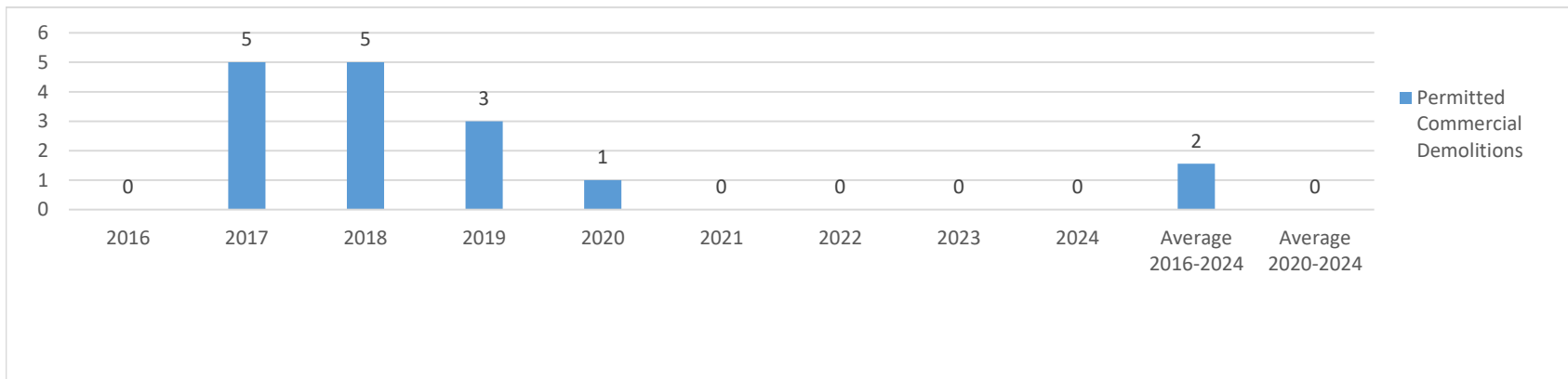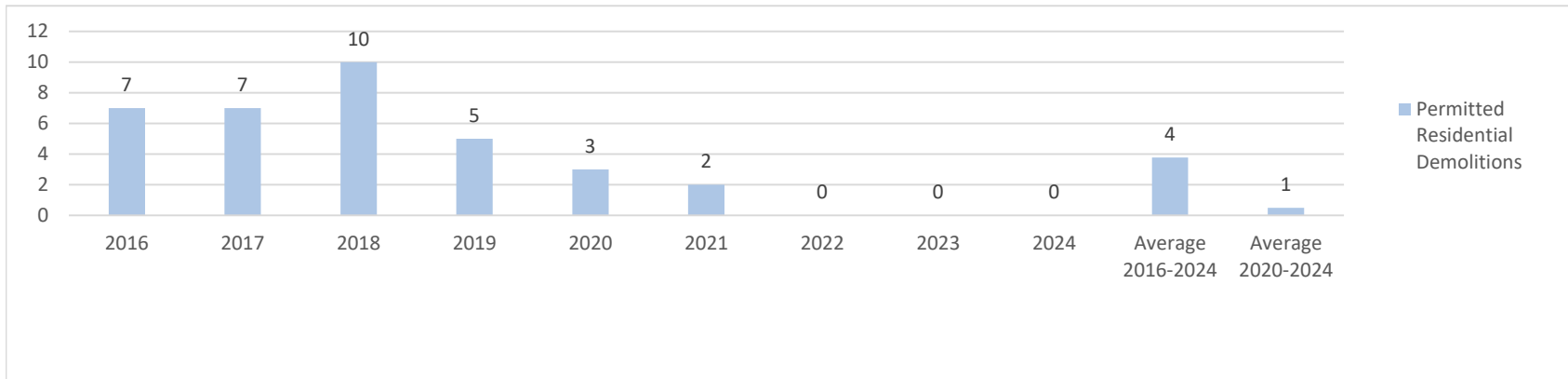
Area: Brandon

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
62,254	22,060	45	5,825	33,678	8,629	132,491
47%	17%	0%	4%	25%	7%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
25,341	55,595	31,992	17,396
19%	42%	24%	13%
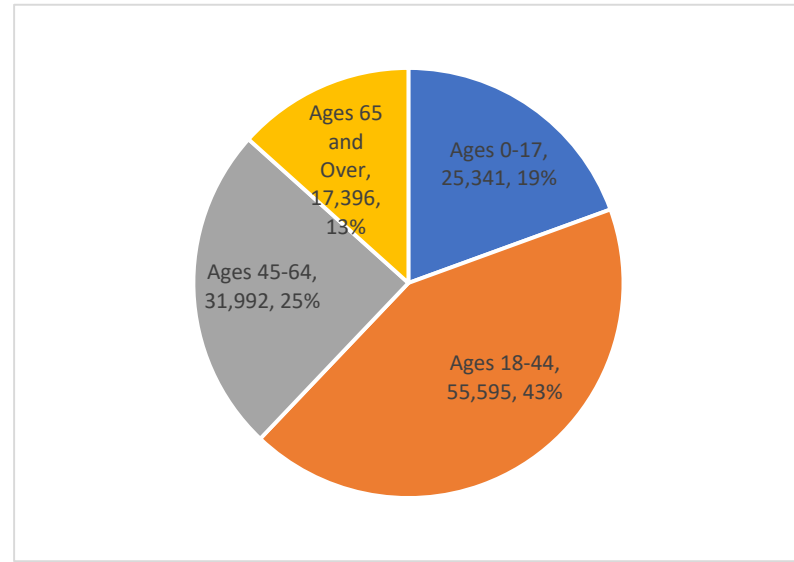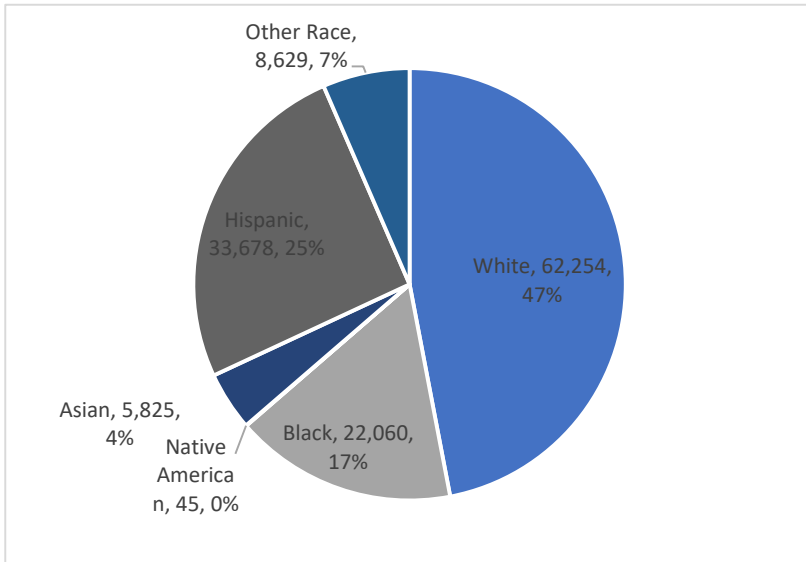
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
6,719	22,288	29,716	23,012	11,377
7%	24%	32%	25%	12%

Last Updated: April 15, 2024

Demographic and Economic Profile

Plan
Hillsborough
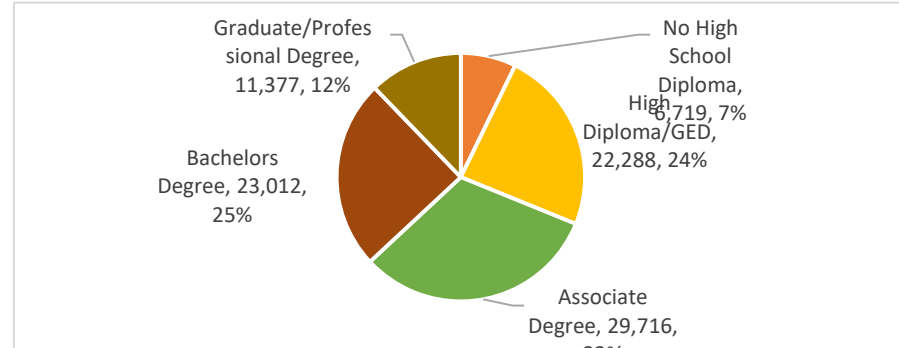
Area: Brandon

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
3,467	5,933	5,856	10,452	7,509	17,240	$78,023	$93,820	107,442	74,959	3,314	32,483
7%	12%	12%	21%	15%	34%			81%	70%	4%	30%
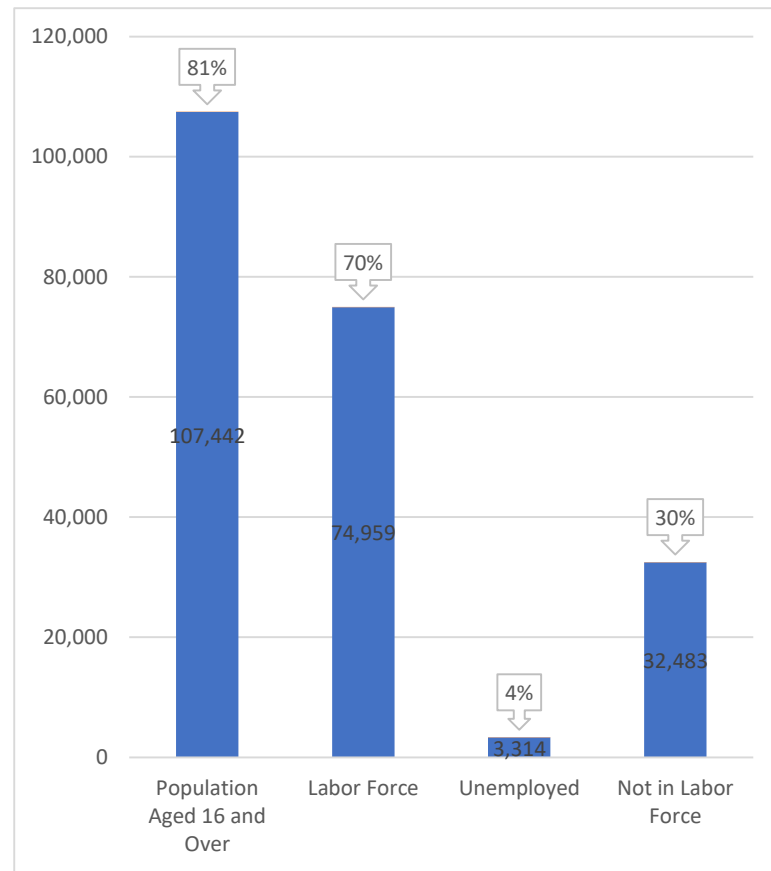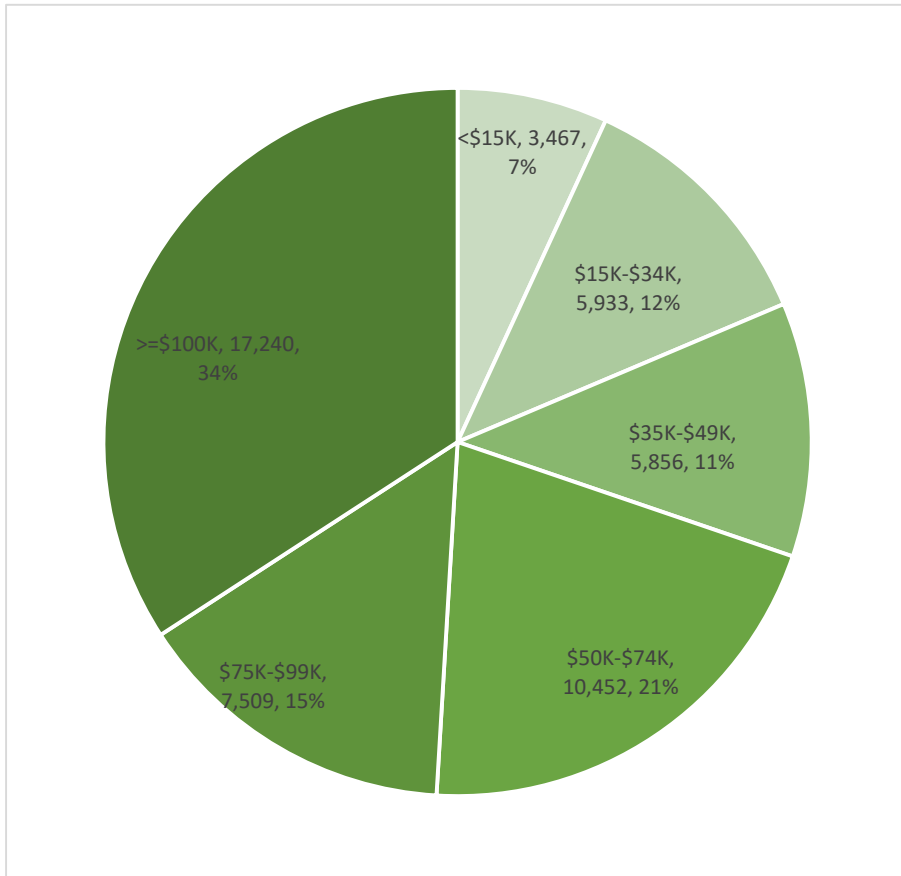
Last Updated: April 15, 2024

Demographic and Economic Profile

Plan Hillsborough

Area: **Brandon**

Households Below Poverty	Households Without Cars	Female-Headed Households
5,318	1,850	7,334
11%	4%	15%
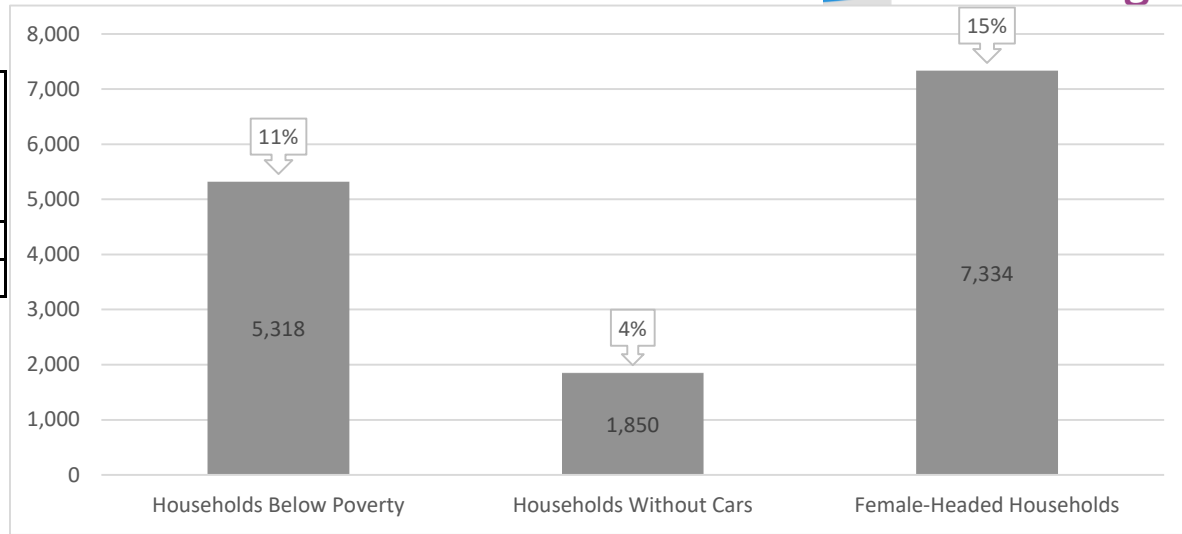
Limited English Population	Disabled Population	Low Income Population
5,067	7,432	14,724
4%	6%	11%

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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Employment Estimate	Quarterly Census of Employment and Wages. Excel Files.QCEW NAICS-Based Data Files (1975 - most recent). Bureau of Labor Statistics https://www.bls.gov/cew/downloadable-data-files.htm. Employment by sector for the years 2010, 2015, and 2020, and 2023. 2010-2023 countywide employment distributed to commercial parcels using share of heated
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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Area: Citrus Park Village

Plan Hillsborough

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	969	1,344	1,407	1,484	1,786	302	20%	10%
Population	2,300	3,270	3,183	3,323	3,962	639	19%	2%
Employment	1,401	1,676	1,879	2,217	1,977	-239	-11%	32%
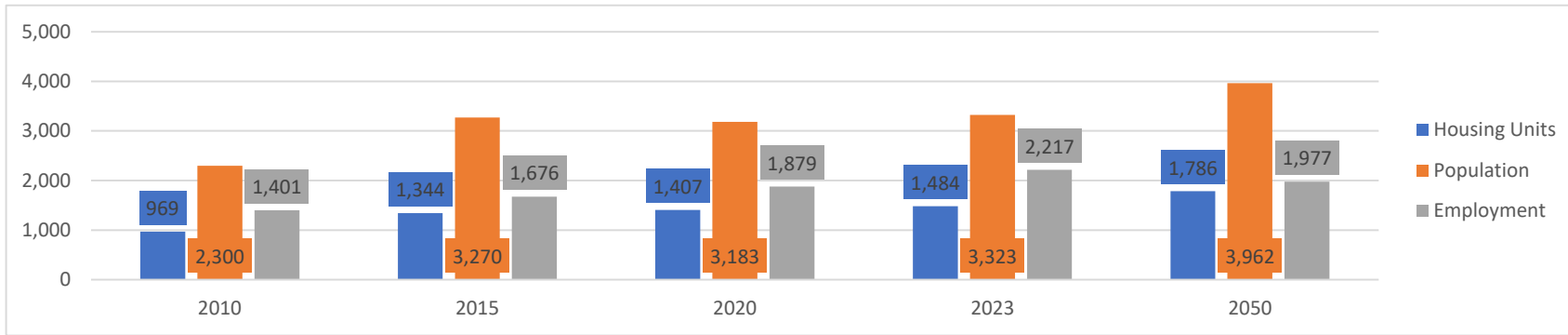
Residential Units by Type

	2010	2015	2020	2023
Single Family	767	846	909	986
Single Family	79%	63%	65%	66%
Multifamily	202	498	498	498
Multifamily	21%	37%	35%	34%
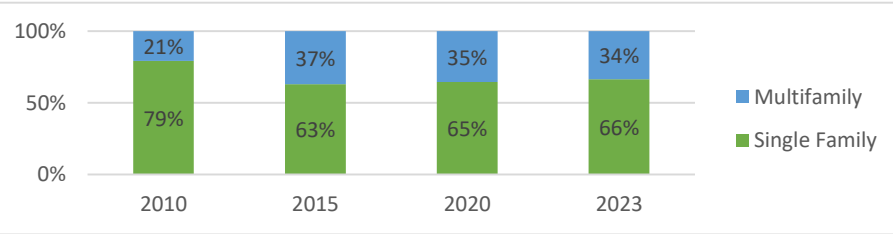
Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	951	1,299	1,341	1,418
Occupied	98%	97%	95%	96%
Vacant	18	45	66	66
Vacant	2%	3%	5%	4%
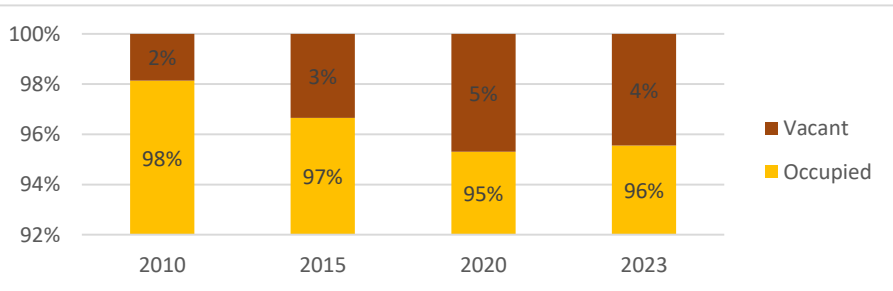
Last Updated: April 15, 2024 **Demographic and Economic Profile**

Area: Citrus Park Village

Employment by Type

	2010	2015	2020	2023
Industrial	23	28	42	94
Commercial	0	0	0	0
Service	1,378	1,647	1,837	2,123
Total	1,401	1,676	1,879	2,217
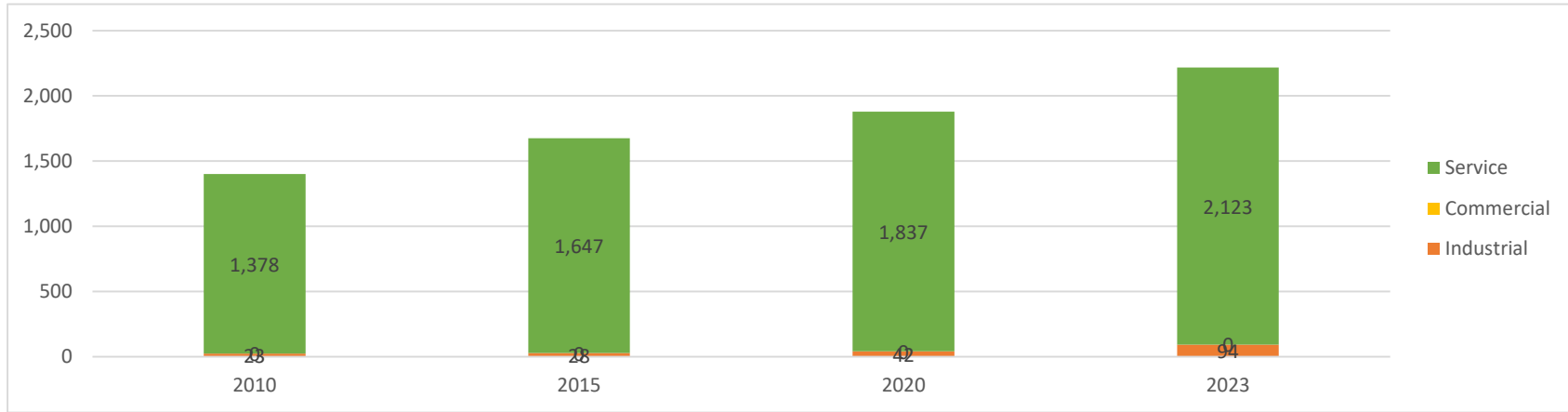
Employment by Type

	2010	2015	2020	2023
Industrial	2%	2%	2%	4%
Commercial	0%	0%	0%	0%
Service	98%	98%	98%	96%
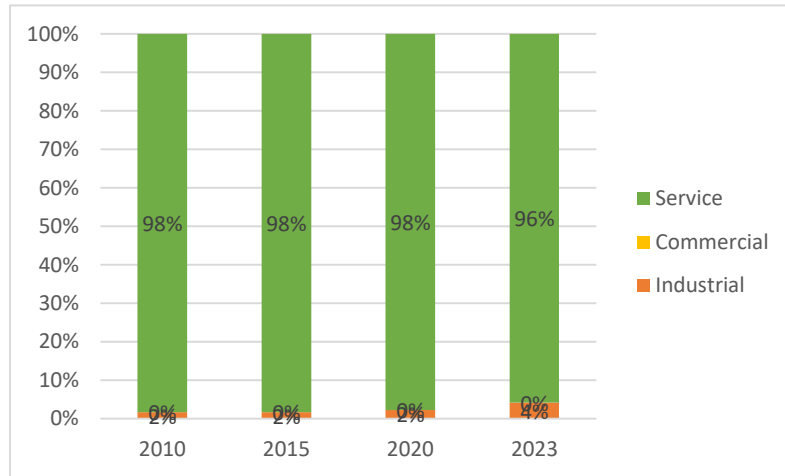
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Citrus Park Village

Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	9	11	5	39	33	19
Job Sites	0	0	1	0	0	0
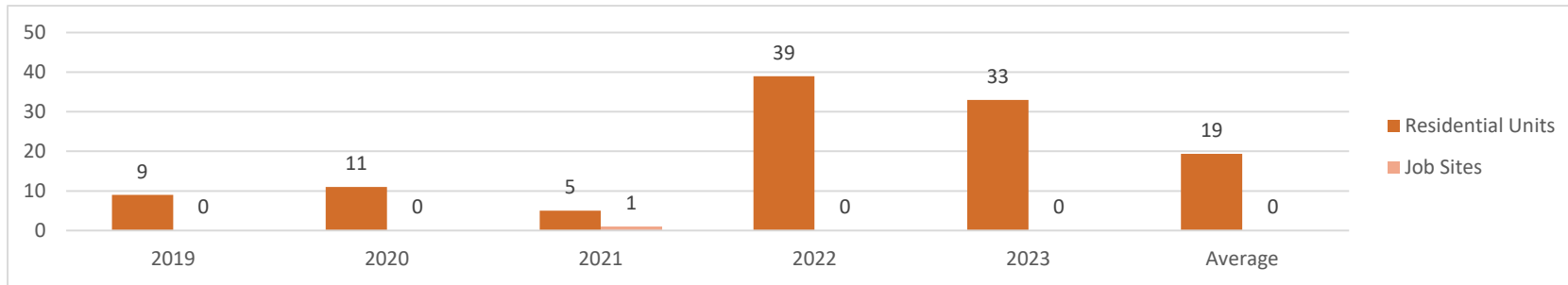
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential	0.023	0.027	0.012	0.072	0.062	0.039
Job Sites	0.00	0.00	0.10	0.00	0.00	0.02
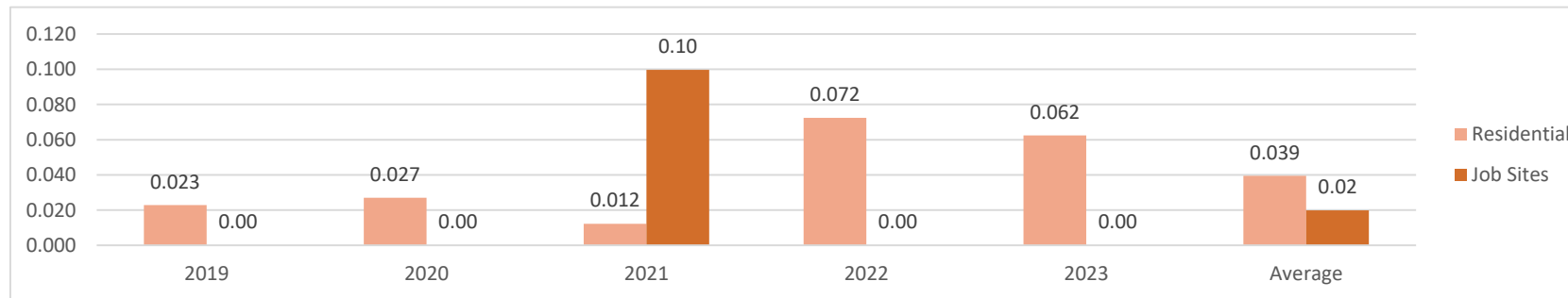
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Citrus Park Village

Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	9	13	5	1	0	1	0	0	2	3	1
Permitted Commercial Parcels	0	0	1	0	0	1	0	0	0	0	0
Total Building Permits	9	13	6	1	0	2	0	0	2	4	1
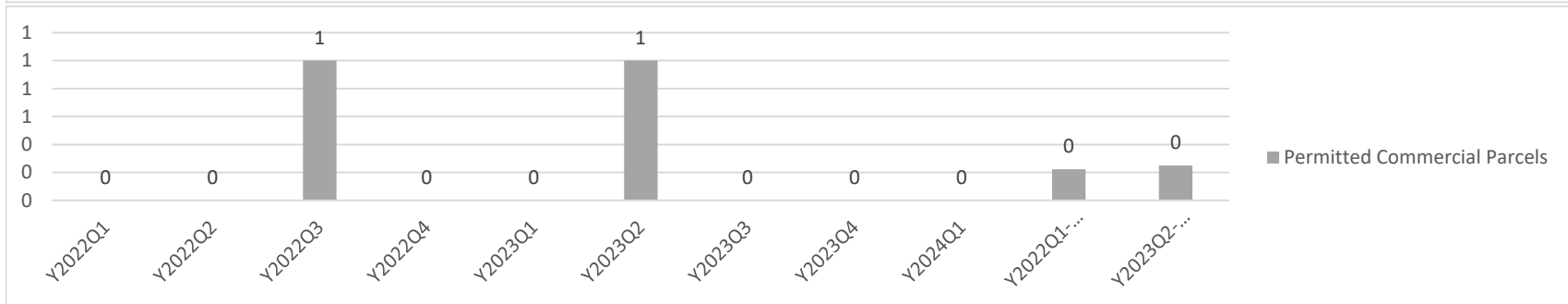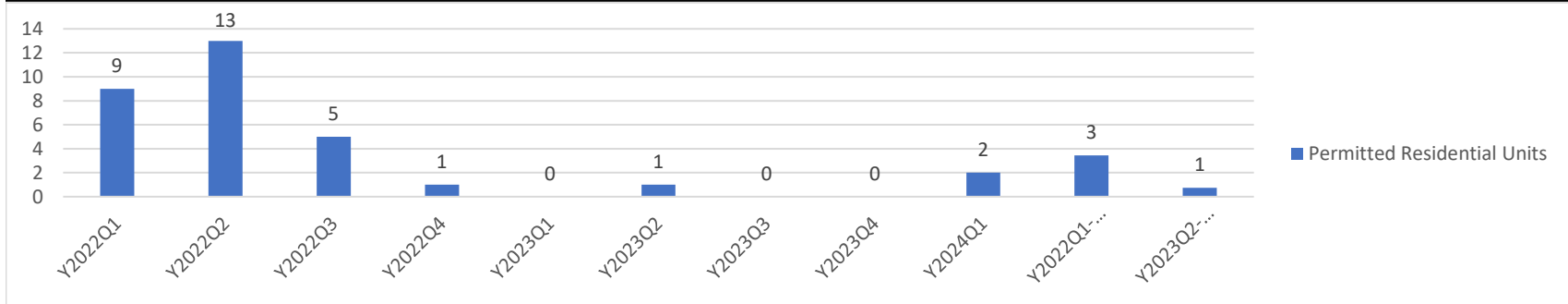
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Plan Hillsborough

Area: Citrus Park Village

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	12	13	11	13	11	72	28	1	2	18	26
Permitted Commercial Parcels	2	2	0	0	1	0	1	1	0	1	1
Total Building Permits	14	15	11	13	12	72	29	2	2	19	26

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Plan Hillsborough

Area: Citrus Park Village

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly	Y2023Q2-Y2024Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	0	0	1	0	0	1	0	0	0	0	0
Total Permitted Demolitions	0	0	1	0	0	1	0	0	0	0	0

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Plan Hillsborough

Area: Citrus Park Village

Demolition Perm	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Reside	1	0	1	0	1	1	0	0	0	0	0
Permitted Comm	0	0	0	1	0	0	0	0	0	0	0
Total Permitted	1	0	1	1	1	1	0	0	0	1	0

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Hillsborough

Area: **Citrus Park Village**

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
1,409	369	7	144	1,096	299	3,323
42%	11%	0%	4%	33%	9%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
799	1,339	843	342
24%	40%	25%	10%
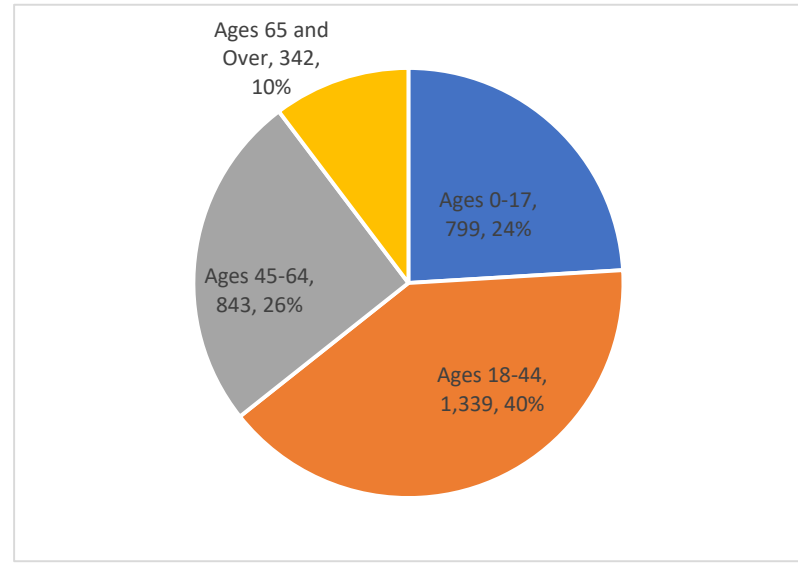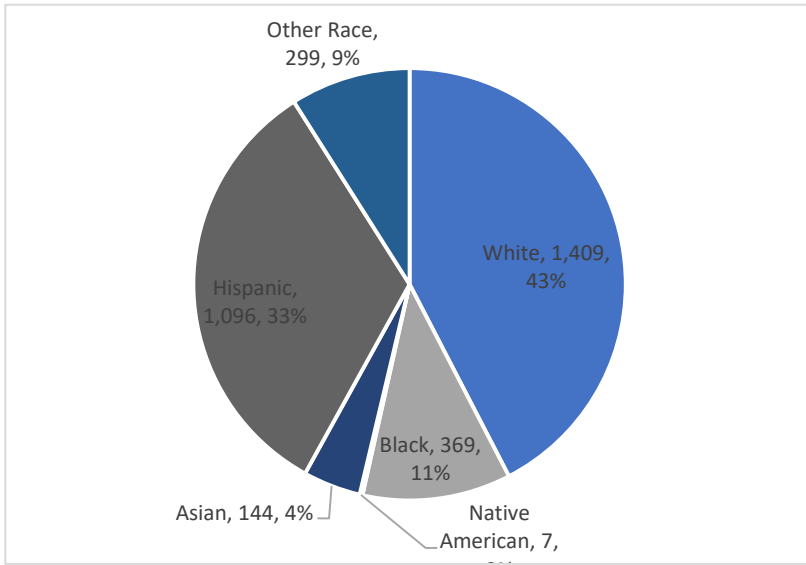
Other Race, 299, 9%

White, 1,409, 43%

Hispanic, 1,096, 33%

Black, 369, 11%

Asian, 144, 4%

Native American, 7,

Ages 65 and Over, 342, 10%

Ages 0-17, 799, 24%

Ages 45-64, 843, 26%

Ages 18-44, 1,339, 40%

No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/ Professional Degree
101	429	765	632	344
4%	19%	34%	28%	15%
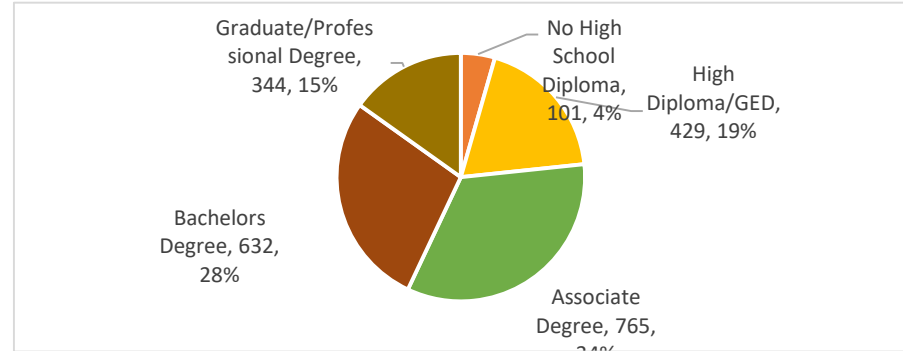
Graduate/Professional Degree, 344, 15%

No High School Diploma, 101, 4%

High Diploma/GED, 429, 19%

Bachelors Degree, 632, 28%

Associate Degree, 765,

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<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
153	153	113	245	153	600	$85,371	$103,339	2,723	1,854	47	869
11%	11%	8%	17%	11%	42%			82%	68%	3%	32%
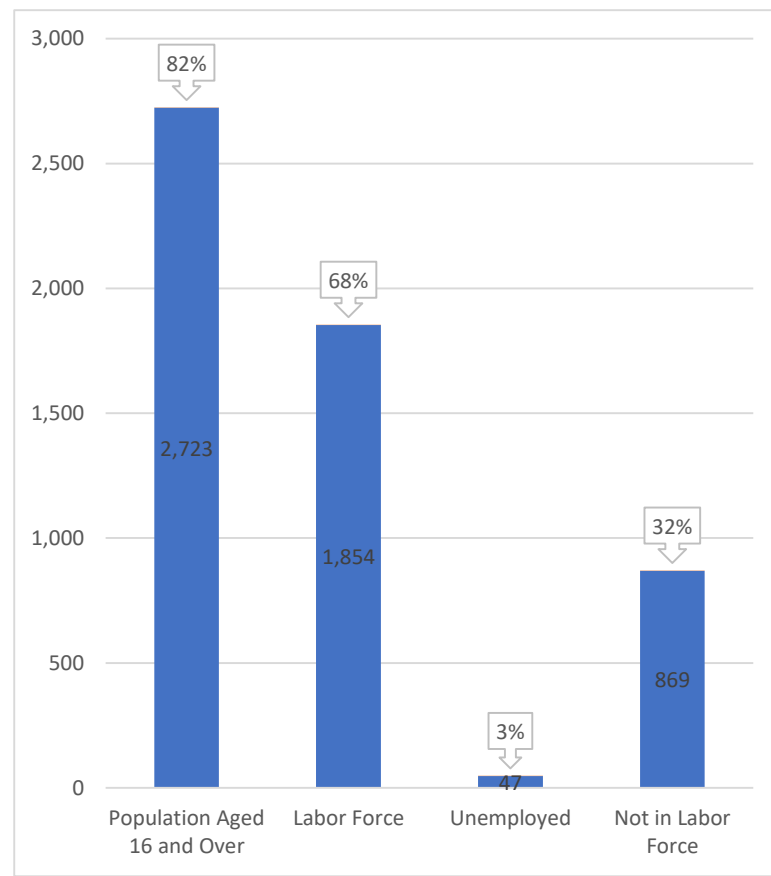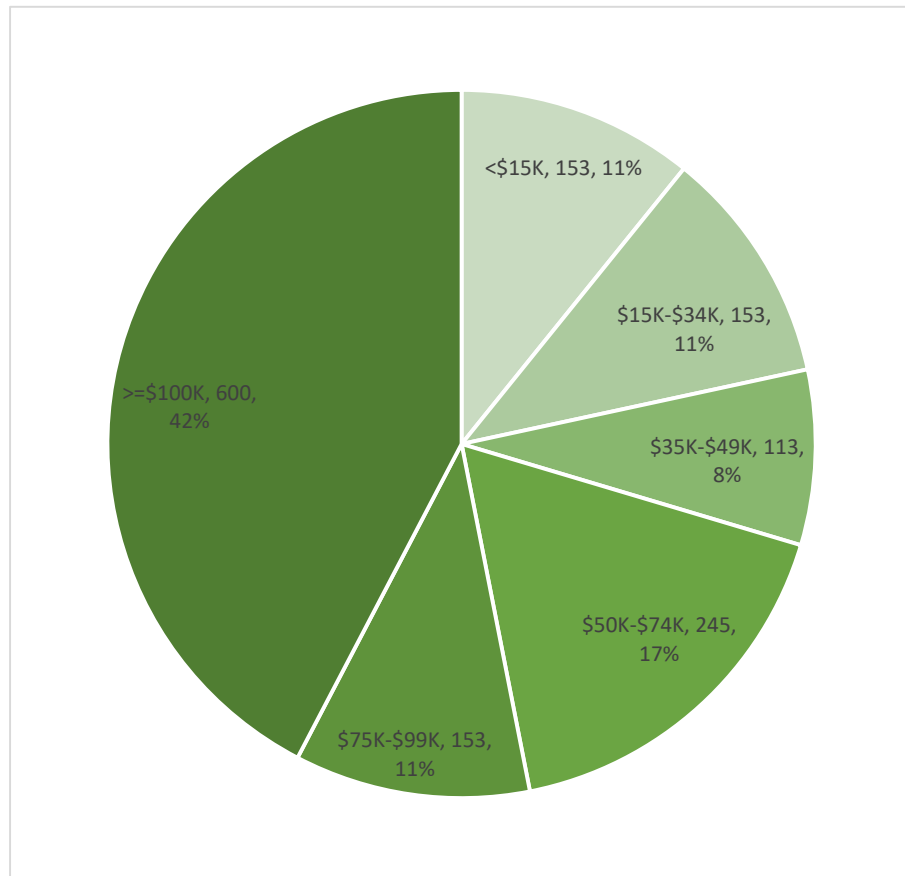
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Demographic and Economic Profile

Plan Hillsborough

Area: **Citrus Park Village**

Households Below Poverty	Households Without Cars	Female-Headed Households
70	41	188
5%	3%	13%
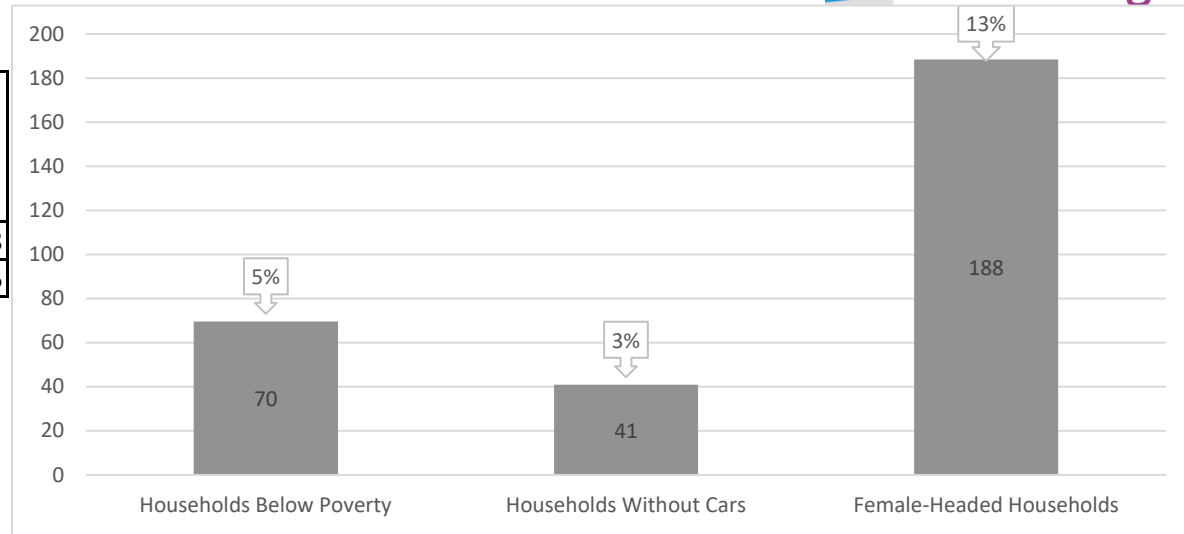
Limited English Population	Disabled Population	Low Income Population
162	115	168
5%	3%	5%

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Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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Demographic and Economic Profile

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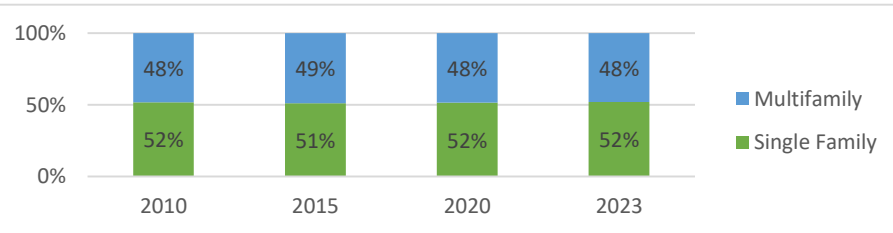Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **East Lake Orient Park**

Plan Hillsborough

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	11,704	12,147	12,326	12,438	19,339	6,901	55%	2%
Population	27,742	29,085	30,711	30,578	48,086	17,508	57%	5%
Employment	41,733	47,816	55,415	69,586	77,565	7,979	11%	46%
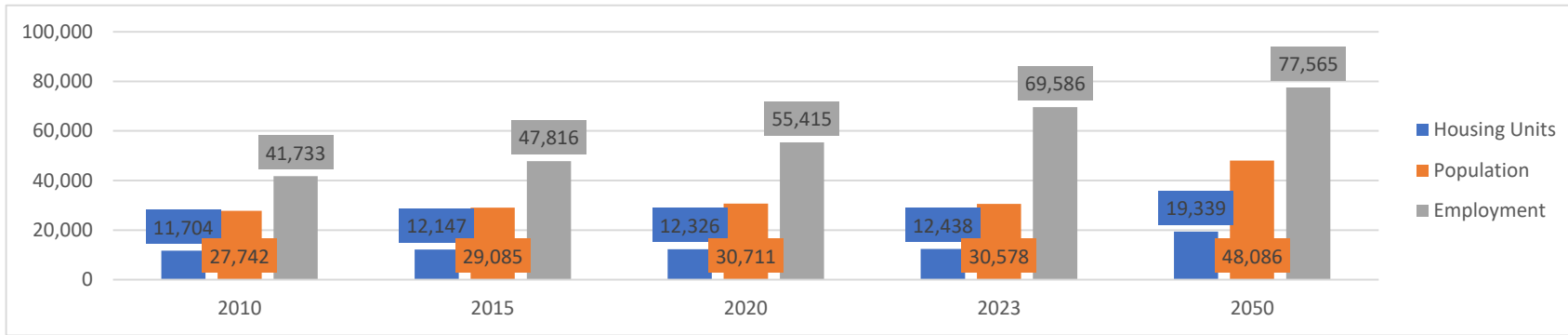
Residential Units by Type

	2010	2015	2020	2023
Single Family	6,059	6,208	6,357	6,467
Single Family	52%	51%	52%	52%
Multifamily	5,645	5,939	5,969	5,971
Multifamily	48%	49%	48%	48%

Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	10,913	11,305	11,776	11,888
Occupied	93%	93%	96%	96%
Vacant	791	842	550	550
Vacant	7%	7%	4%	4%
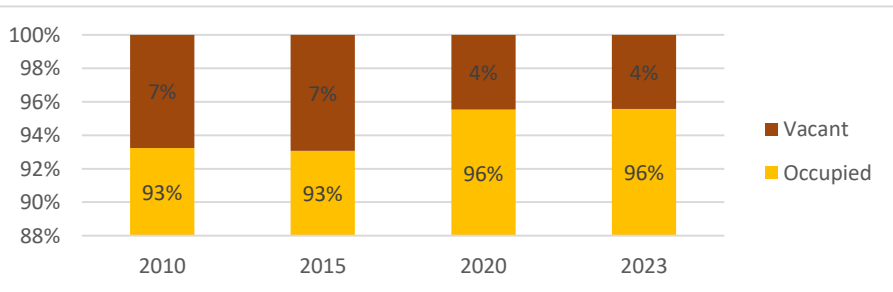
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Area: East Lake Orient Park

Plan Hillsborough

Employment by Type

	2010	2015	2020	2023
Industrial	6,046	6,912	9,343	10,706
Commercial	4,291	5,090	6,628	14,069
Service	31,396	35,814	39,444	44,811
Total	41,733	47,816	55,415	69,586
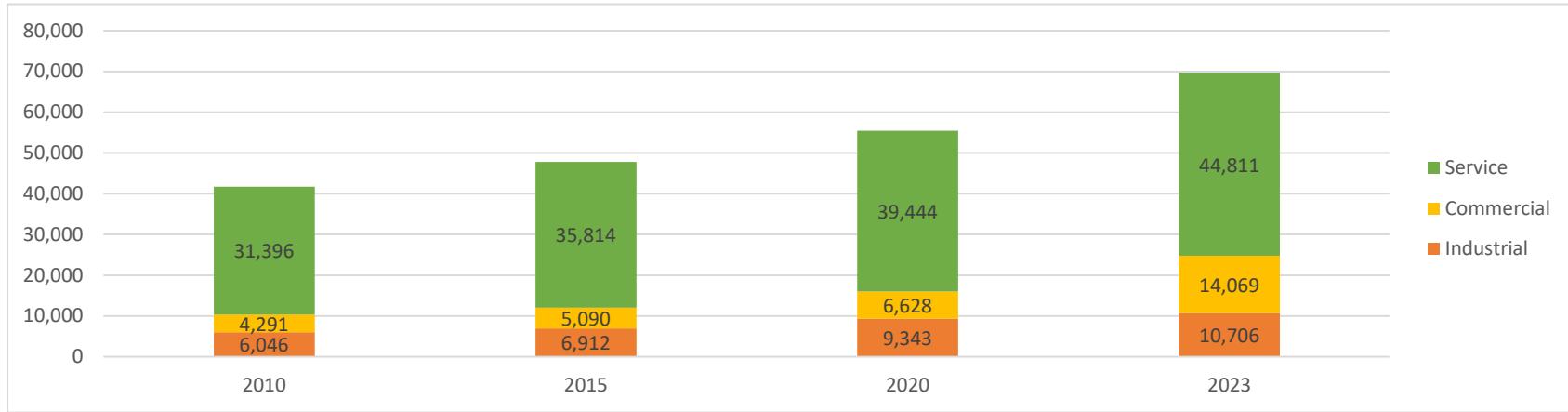
Employment by Type

	2010	2015	2020	2023
Industrial	14%	14%	17%	15%
Commercial	10%	11%	12%	20%
Service	75%	75%	71%	64%
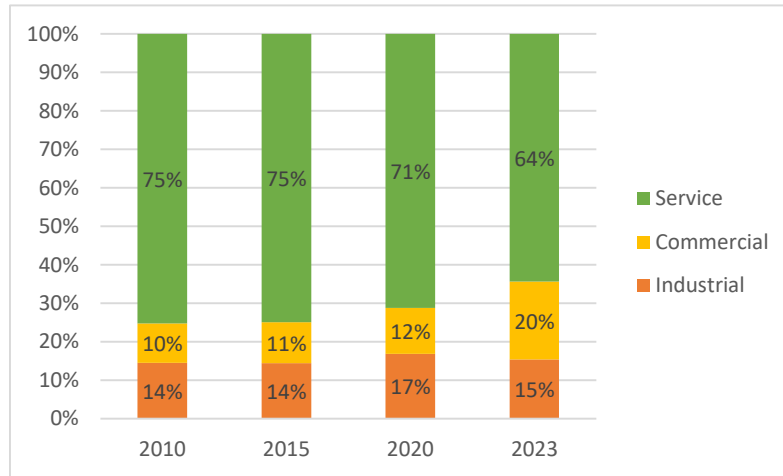
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **East Lake Orient Park**

Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	36	23	31	27	54	34
Job Sites	6	2	4	5	212	0
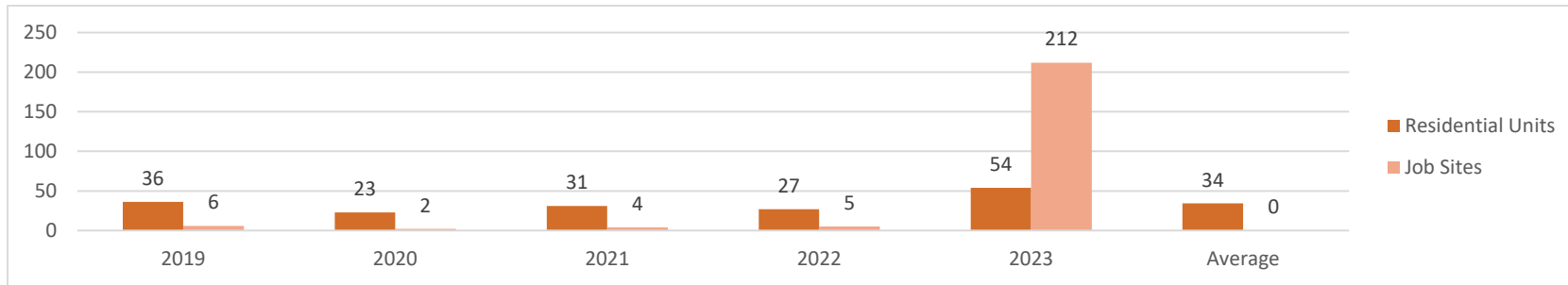
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential	0.055	0.047	0.062	0.052	0.089	0.061
Job Sites	0.44	0.07	0.23	0.10	0.71	0.31
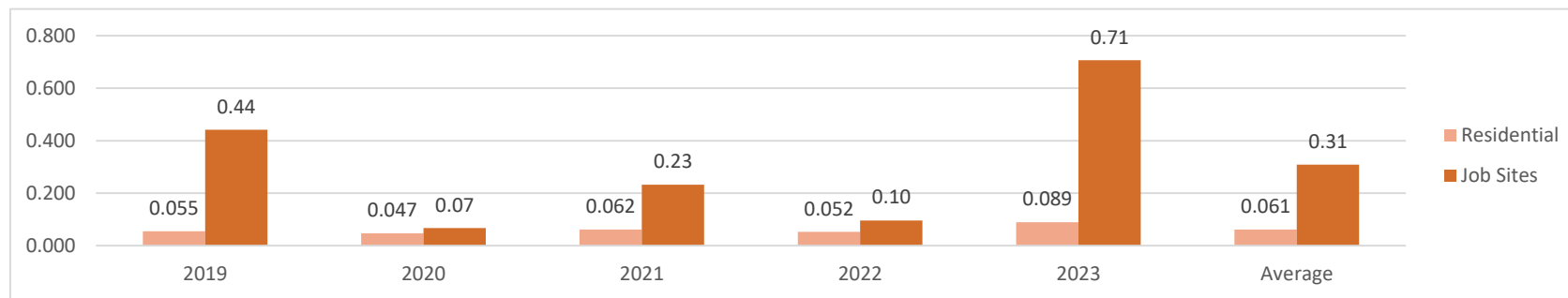
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Plan Hillsborough

Area: East Lake Orient Park

Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	6	13	10	431	5	29	7	6	1	56	11
Permitted Commercial Parcels	5	2	5	4	3	5	4	2	1	3	3
Total Building Permits	11	15	15	435	8	34	11	8	2	60	14
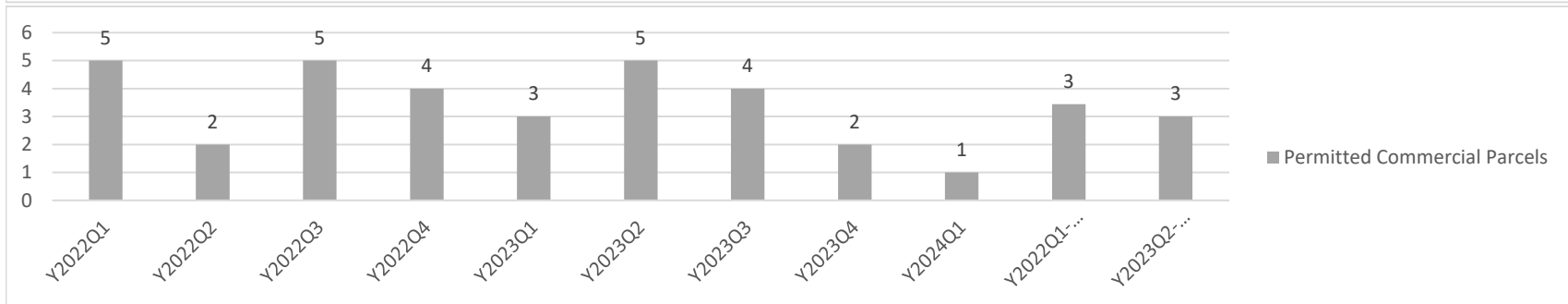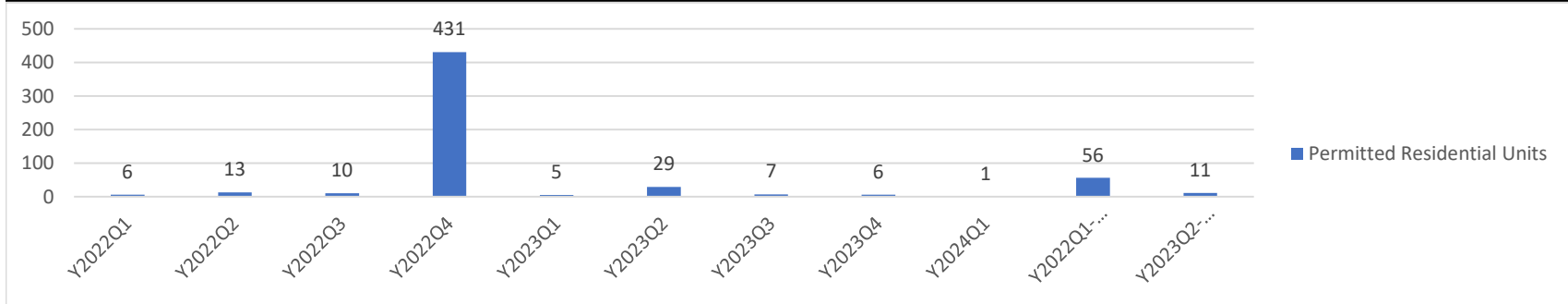
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Plan Hillsborough

Area: **East Lake Orient Park**

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	76	58	28	27	21	68	460	47	1	87	144
Permitted Commercial Parcels	14	12	4	11	2	25	16	14	1	11	14
Total Building Permits	90	70	32	38	23	93	476	61	2	98	158

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Hillsborough

Area: East Lake Orient Park

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly	Y2023Q2-Y2024Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	5	2	5	4	3	5	4	2	1	3	3
Total Permitted Demolitions	5	2	5	4	3	5	4	2	1	3	3

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Plan Hillsborough

Area: East Lake Orient Park

Demolition Perm	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Resid	4	6	0	7	2	5	0	0	0	3	1
Permitted Comm	1	1	2	3	0	1	0	0	0	1	0
Total Permitted	5	7	2	10	2	6	0	0	0	4	2

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Plan
Hillsborough

Area: East Lake Orient Park

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
7,537	12,052	27	2,150	7,748	1,064	30,578
25%	39%	0%	7%	25%	3%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
8,019	12,306	6,835	3,418
26%	40%	22%	11%
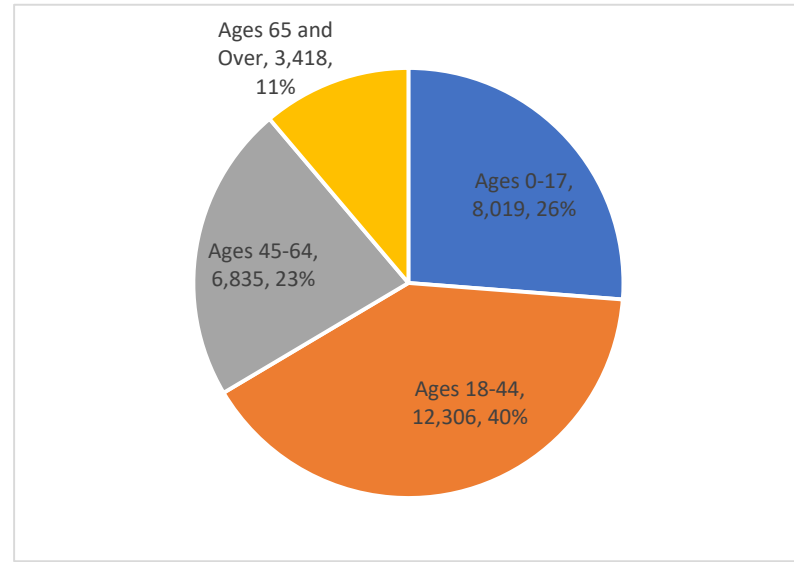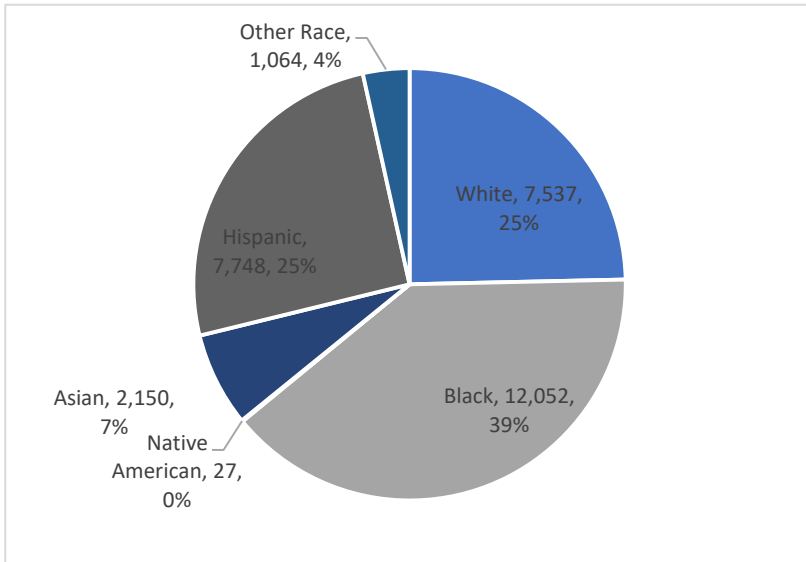
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/ Professional Degree
2,994	6,456	5,685	2,536	1,787
15%	33%	29%	13%	9%

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Plan Hillsborough
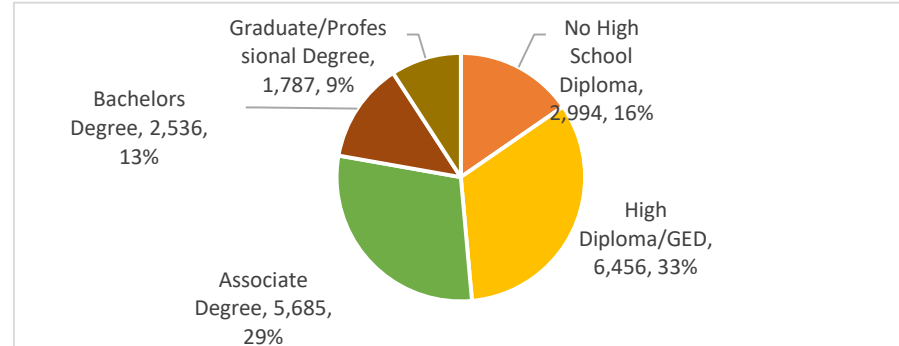
Area: East Lake Orient Park

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
1,502	2,348	1,904	2,314	2,088	1,736	$52,682	$61,985	23,261	15,840	1,080	7,421
13%	20%	16%	19%	18%	15%			76%	68%	7%	32%
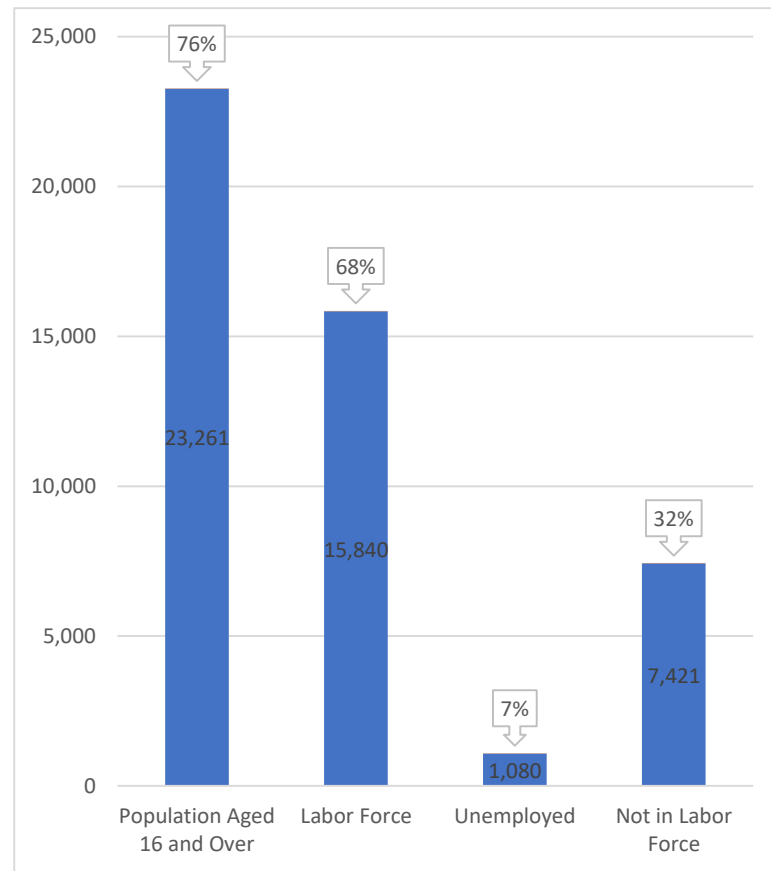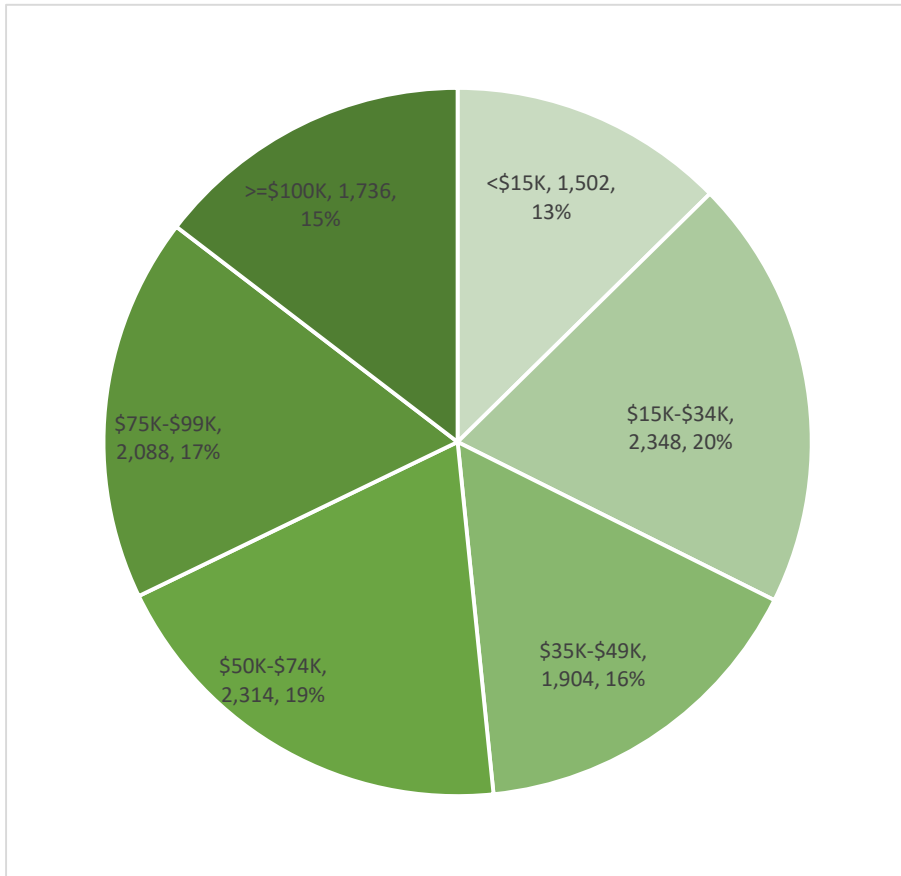
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: **East Lake Orient Park**

	Households Without Cars	Female-Headed Households
Households Below Poverty		
2,001	1,243	2,978
17%	10%	25%
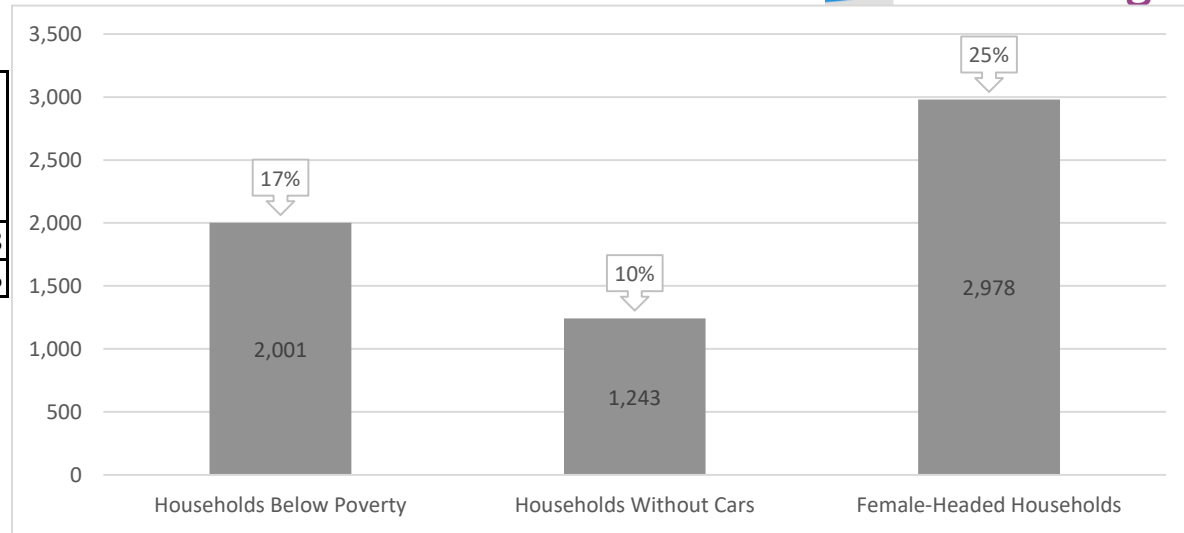
Limited English Population	Disabled Population	Low Income Population
1,470	2,177	4,796
5%	7%	16%

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
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Demographic and Economic Profile

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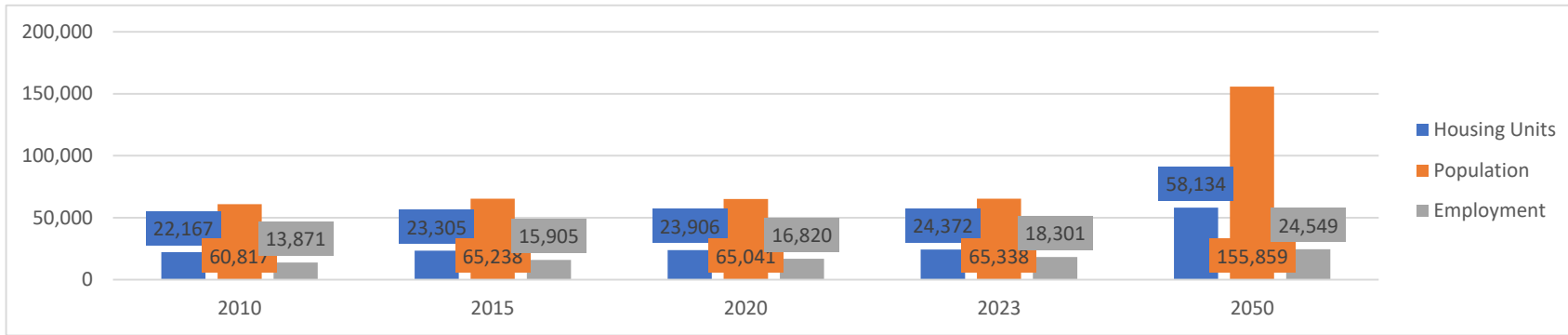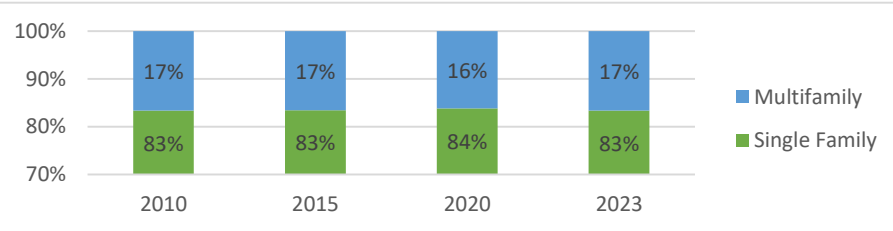Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **East Rural**

Plan Hillsborough

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	22,167	23,305	23,906	24,372	58,134	33,762	139%	5%
Population	60,817	65,238	65,041	65,338	155,859	90,521	139%	0%
Employment	13,871	15,905	16,820	18,301	24,549	6,247	34%	15%

Residential Units by Type

	2010	2015	2020	2023
Single Family	18,485	19,453	20,045	20,314
Single Family	83%	83%	84%	83%
Multifamily	3,682	3,852	3,861	4,058
Multifamily	17%	17%	16%	17%

Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	21,506	22,635	23,060	23,510
Occupied	97%	97%	96%	96%
Vacant	661	670	846	862
Vacant	3%	3%	4%	4%
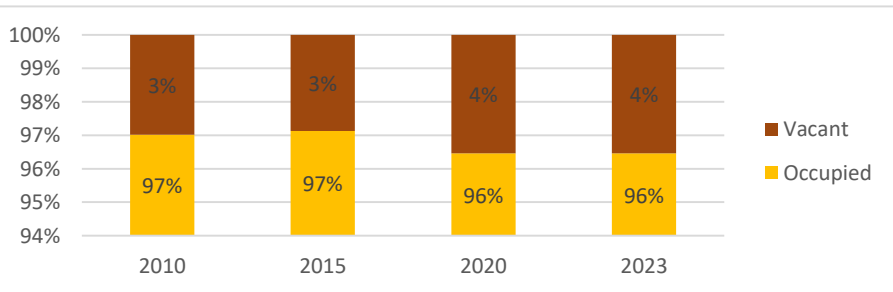
Last Updated: April 15, 2024 **Demographic and Economic Profile**

Area: **East Rural**

Plan Hillsborough

Employment by Type

	2010	2015	2020	2023
Industrial	7,154	6,842	6,332	6,390
Commercial	829	2,091	2,590	2,749
Service	5,888	6,972	7,899	9,162
Total	13,871	15,905	16,820	18,301
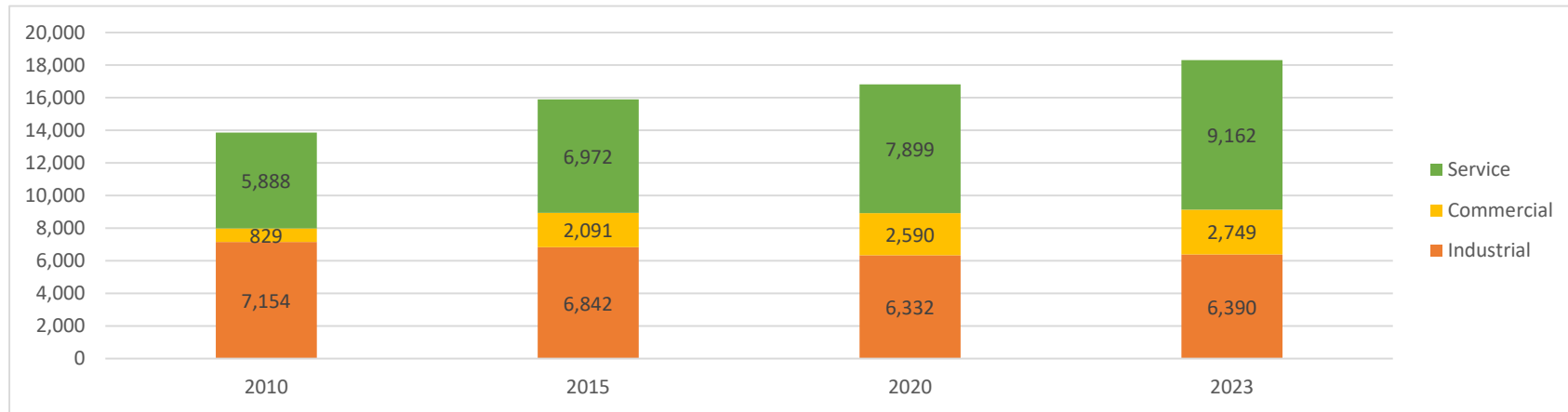
Employment by Type

	2010	2015	2020	2023
Industrial	52%	43%	38%	35%
Commercial	6%	13%	15%	15%
Service	42%	44%	47%	50%
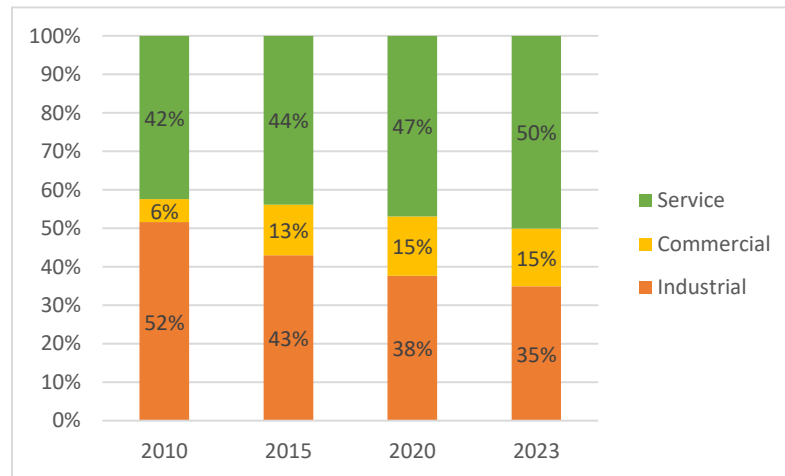
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **East Rural**

Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	126	144	312	85	69	147
Job Sites	11	11	9	8	13	0
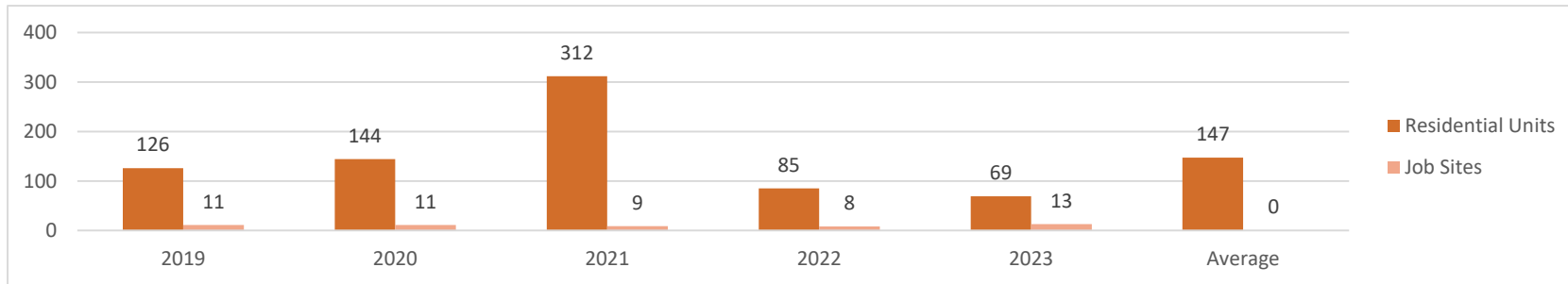
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential	0.285	0.311	0.432	0.210	0.169	0.281
Job Sites	0.03	0.04	0.03	0.05	0.05	0.04
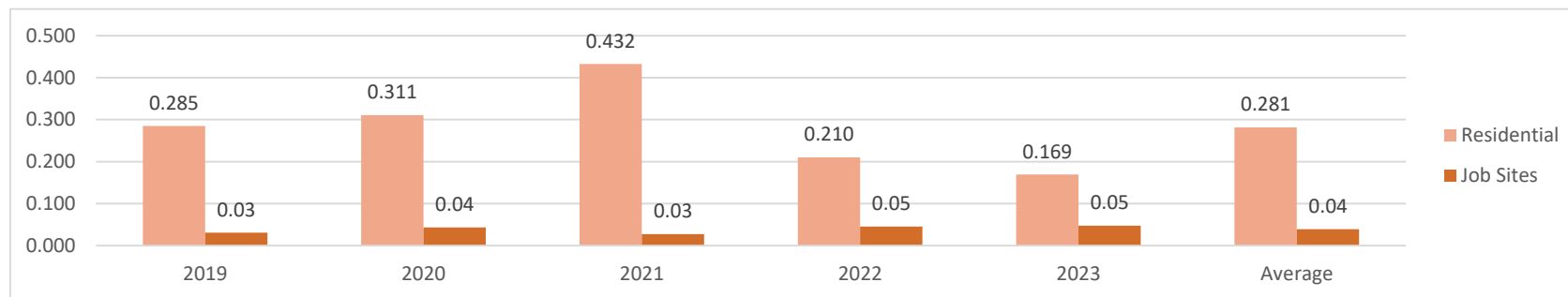
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan
Hillsborough

Area: East Rural

Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	19	34	29	23	22	21	23	39	22	26	26
Permitted Commercial Parcels	1	2	3	2	0	6	0	1	1	2	2
Total Building Permits	20	36	32	25	22	27	23	40	23	28	28
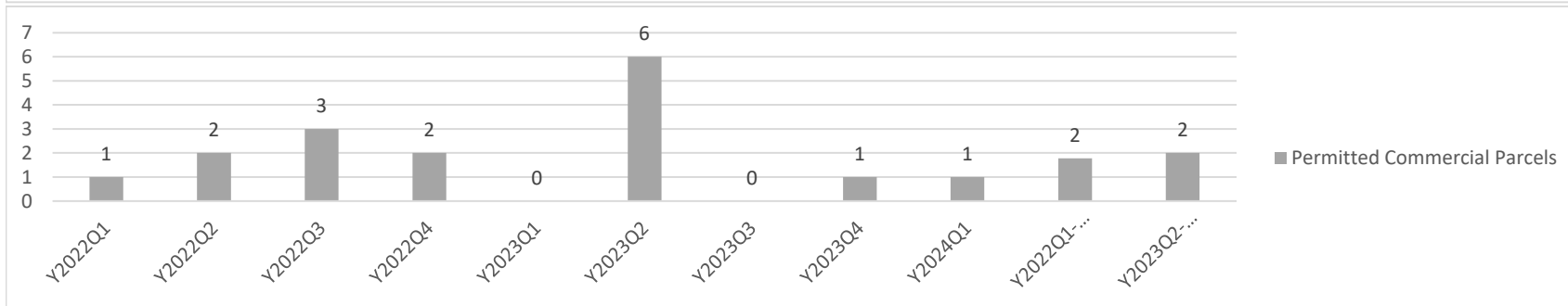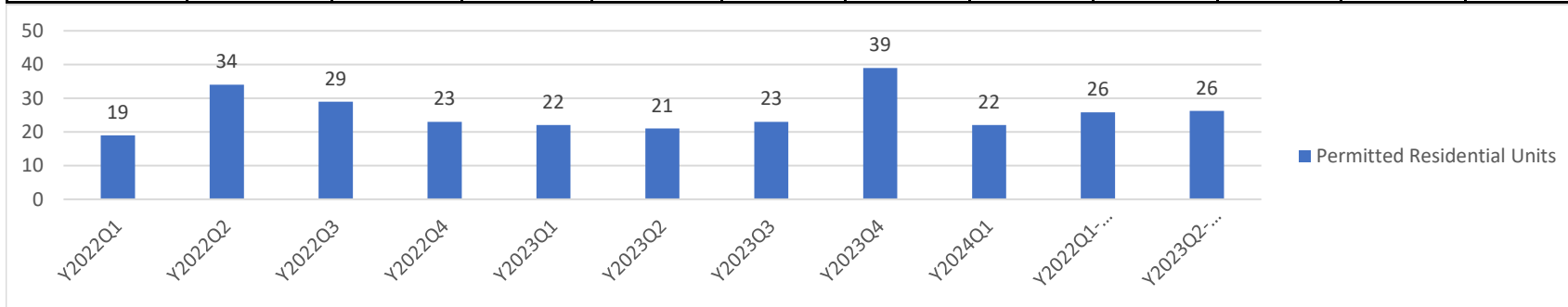
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Plan
Hillsborough

Area: East Rural

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	108	111	114	318	153	175	105	105	22	135	102
Permitted Commercial Parcels	7	1	5	6	4	6	8	7	1	5	6
Total Building Permits	115	112	119	324	157	181	113	112	23	140	107

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Plan Hillsborough

Area: East Rural

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly	Y2023Q2-Y2024Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	1	2	3	2	0	6	0	1	1	2	2
Total Permitted Demolitions	1	2	3	2	0	6	0	1	1	2	2

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: East Rural

Demolition Perm	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Resid	4	15	9	10	9	10	0	0	0	6	3
Permitted Comm	0	1	0	1	0	0	0	0	0	0	0
Total Permitted	4	16	9	11	9	10	0	0	0	7	3

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: East Rural

	White	Black	Native American	Asian	Hispanic	Other Race	Total Population
	35,413	5,866	104	2,490	19,466	2,000	65,338
	54%	9%	0%	4%	30%	3%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
15,109	22,652	18,100	9,477
23%	35%	28%	15%
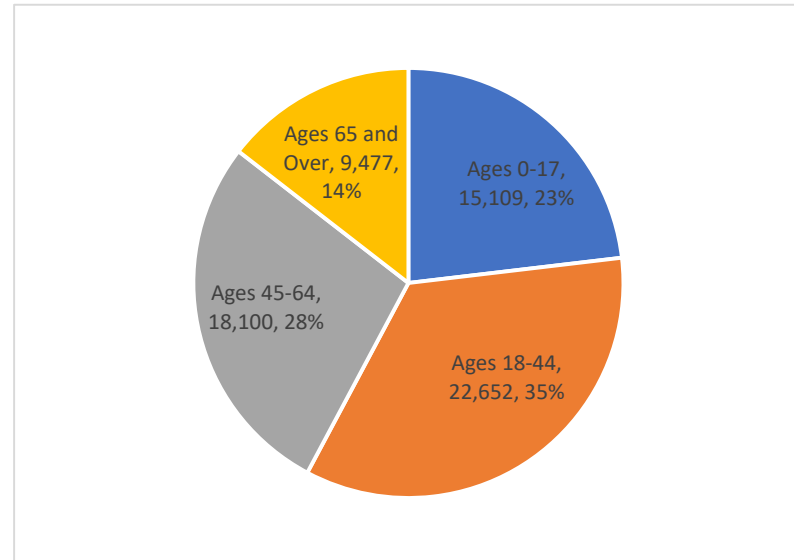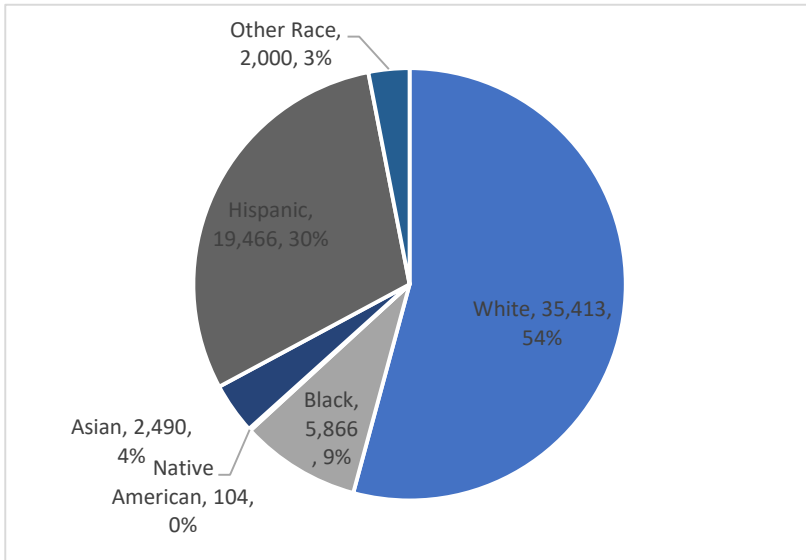
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/ Professional Degree
6,757	13,570	11,882	8,406	3,754
15%	31%	27%	19%	8%
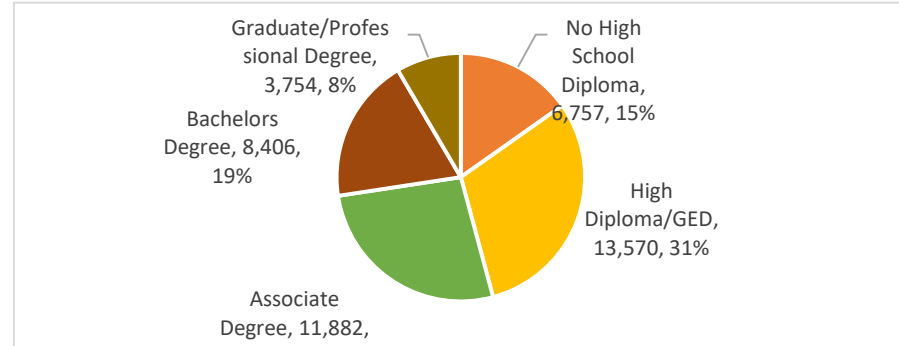
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: East Rural

Plan Hillsborough

						Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K						
1,364	3,361	2,825	3,588	2,873	9,498	$81,962	$98,707	51,932	33,678	1,291	18,254
6%	14%	12%	15%	12%	40%			79%	65%	4%	35%
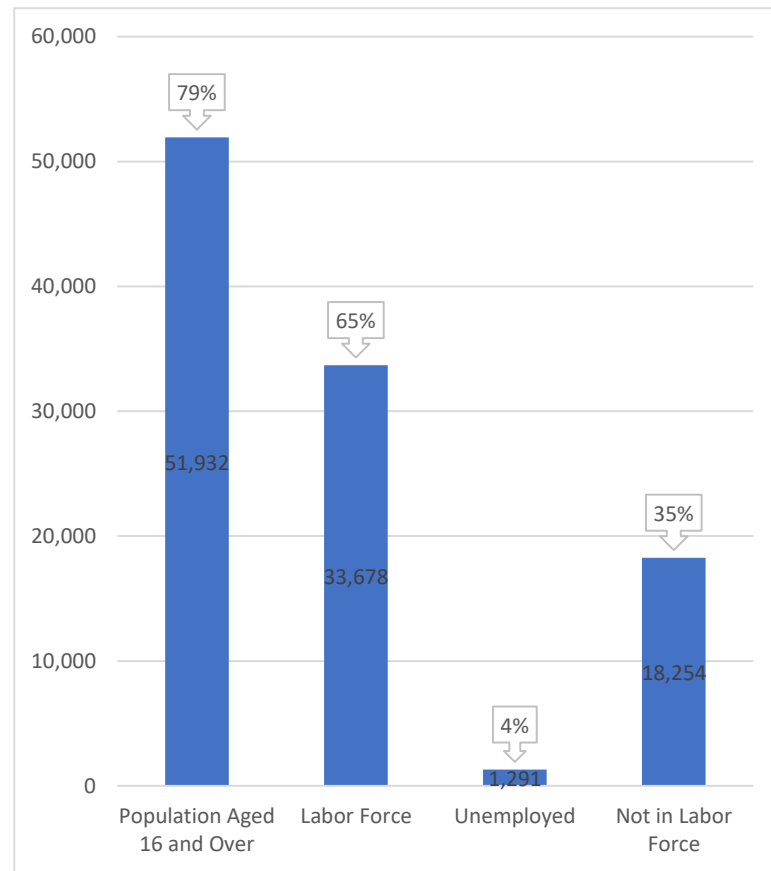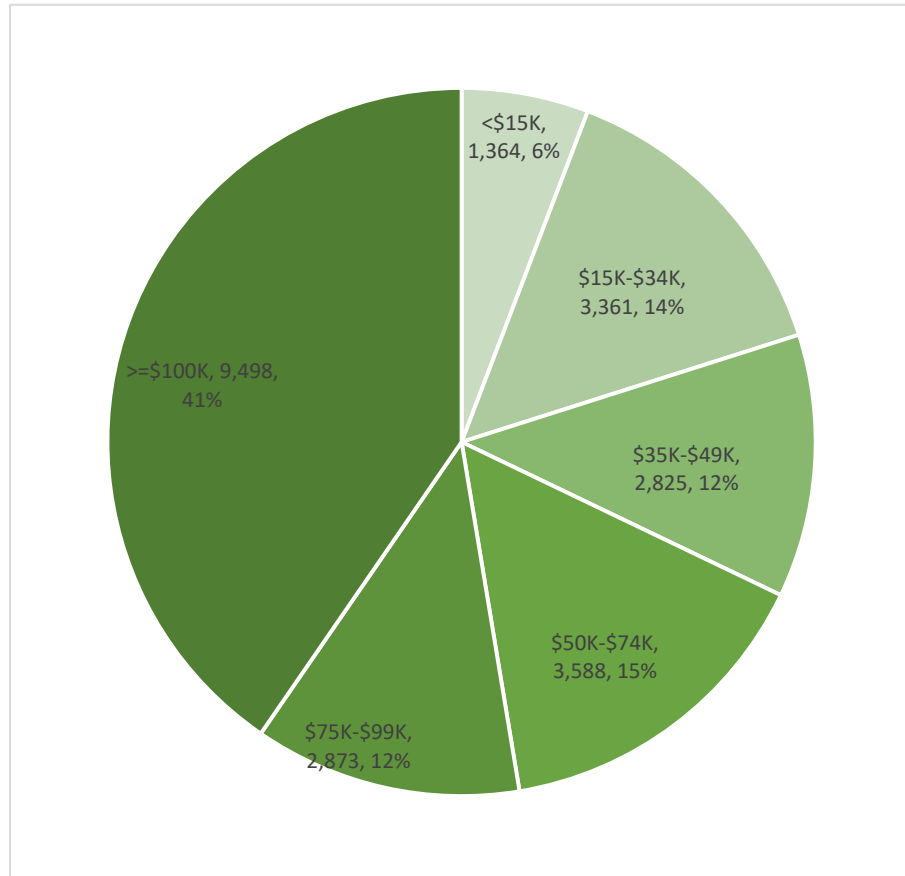
Last Updated: April 15, 2024

Demographic and Economic Profile

Area: **East Rural**

Plan Hillsborough

	Households Without Cars	Female-Headed Households
Households Below Poverty		
2,651	724	2,486
11%	3%	11%
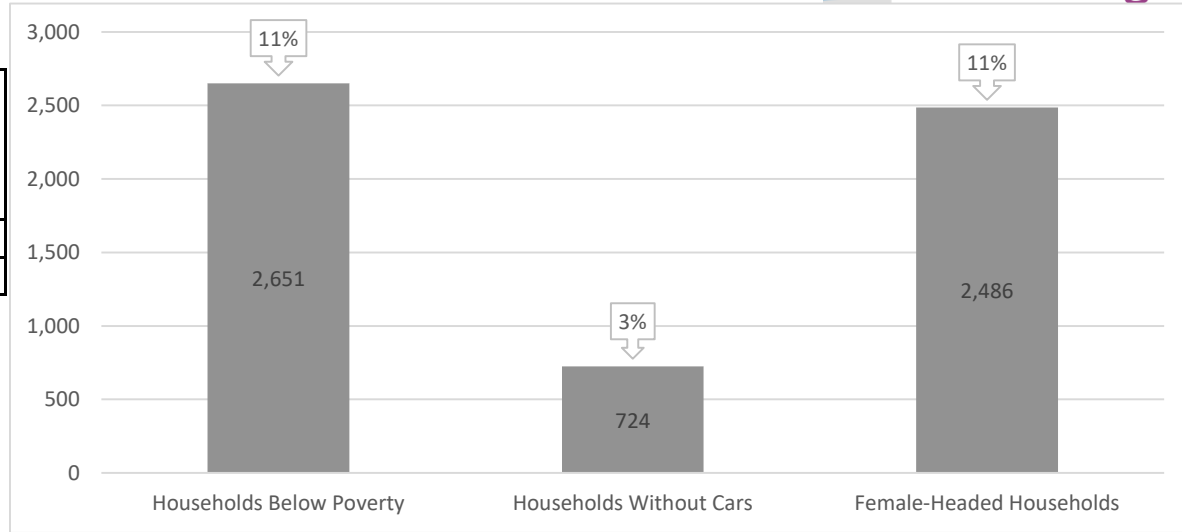
Limited English Population	Disabled Population	Low Income Population
3,729	3,794	9,087
6%	6%	14%

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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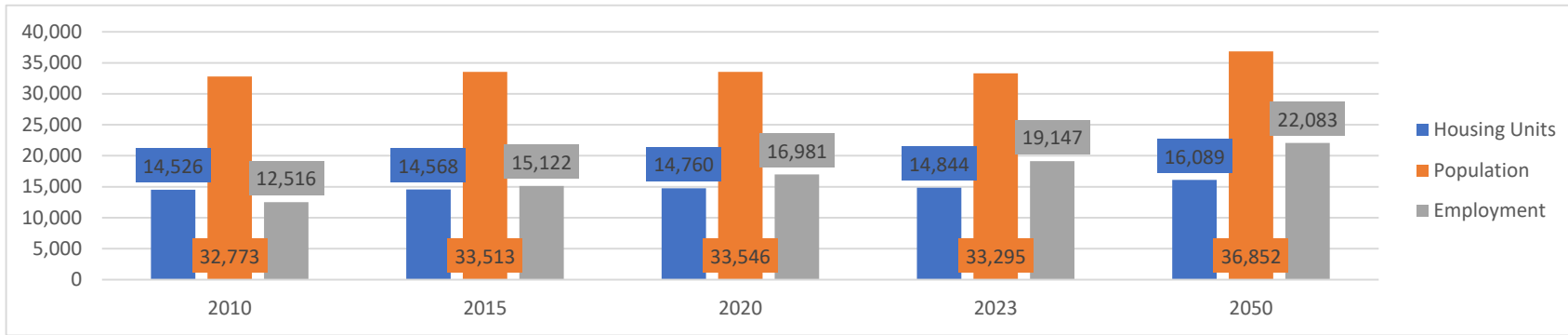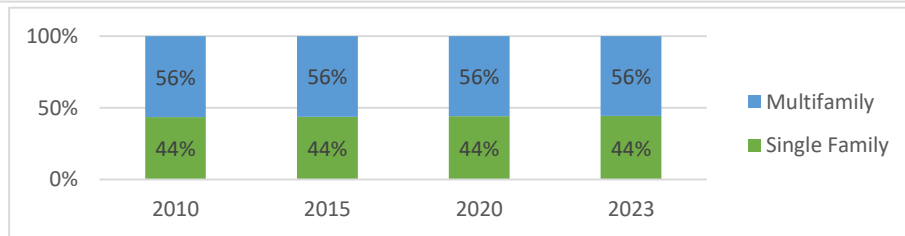Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **Egypt Lake**

Plan Hillsborough

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	14,526	14,568	14,760	14,844	16,089	1,245	8%	2%
Population	32,773	33,513	33,546	33,295	36,852	3,556	11%	-1%
Employment	12,516	15,122	16,981	19,147	22,083	2,936	15%	27%

Residential Units by Type

	2010	2015	2020	2023
Single Family	6,328	6,370	6,506	6,590
Single Family	44%	44%	44%	44%
Multifamily	8,198	8,198	8,254	8,254
Multifamily	56%	56%	56%	56%

Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	13,878	13,920	14,439	14,520
Occupied	96%	96%	98%	98%
Vacant	648	648	321	324
Vacant	4%	4%	2%	2%
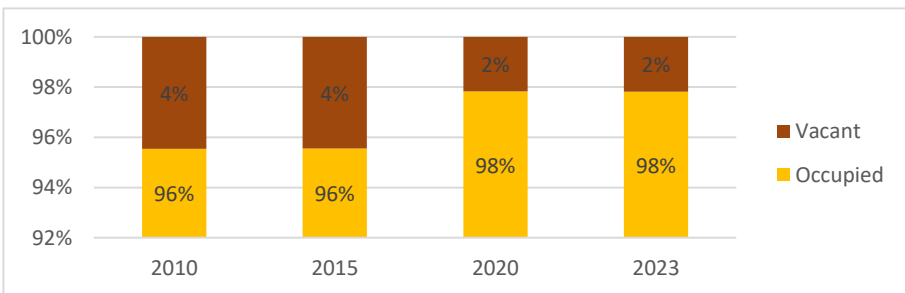
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **Egypt Lake**

Employment by Type

	2010	2015	2020	2023
Industrial	477	583	818	1,008
Commercial	1,933	2,294	2,891	3,055
Service	10,105	12,245	13,271	15,085
Total	12,516	15,122	16,981	19,147
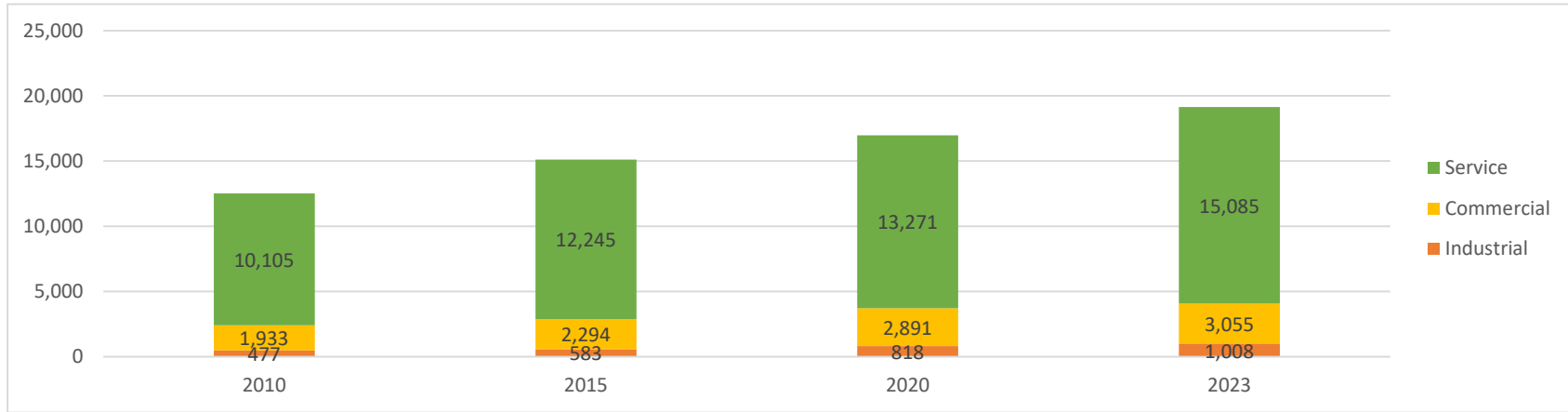
Employment by Type

	2010	2015	2020	2023
Industrial	4%	4%	5%	5%
Commercial	15%	15%	17%	16%
Service	81%	81%	78%	79%
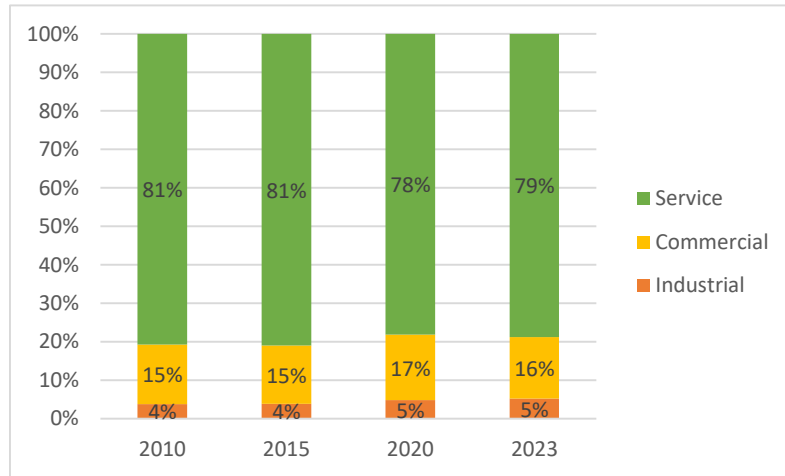
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **Egypt Lake**

Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	53	31	31	14	39	34
Job Sites	1	4	2	1	0	0
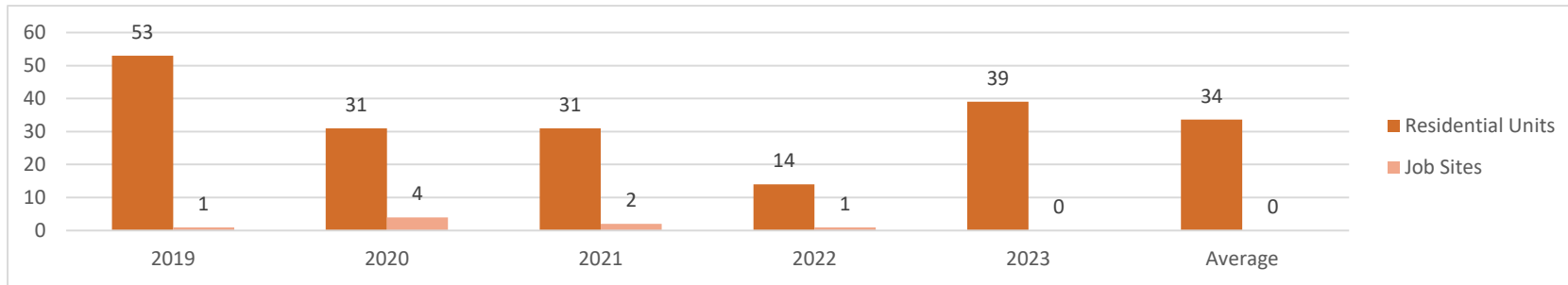
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential	0.101	0.066	0.059	0.027	0.063	0.063
Job Sites	0.01	0.02	0.14	0.01	0.00	0.03
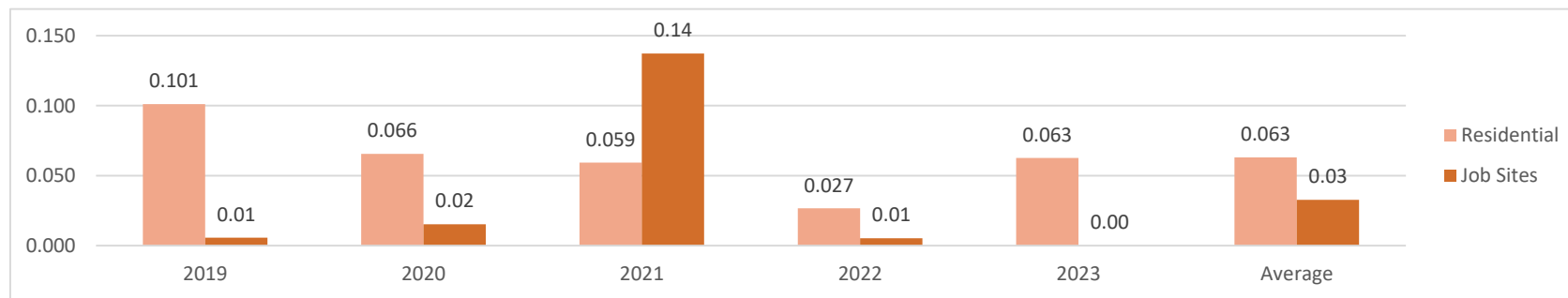
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Egypt Lake

Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	14	129	33	11	3	1	6	5	13	24	6
Permitted Commercial Parcels	1	1	0	1	0	1	2	0	0	1	1
Total Building Permits	15	130	33	12	3	2	8	5	13	25	7
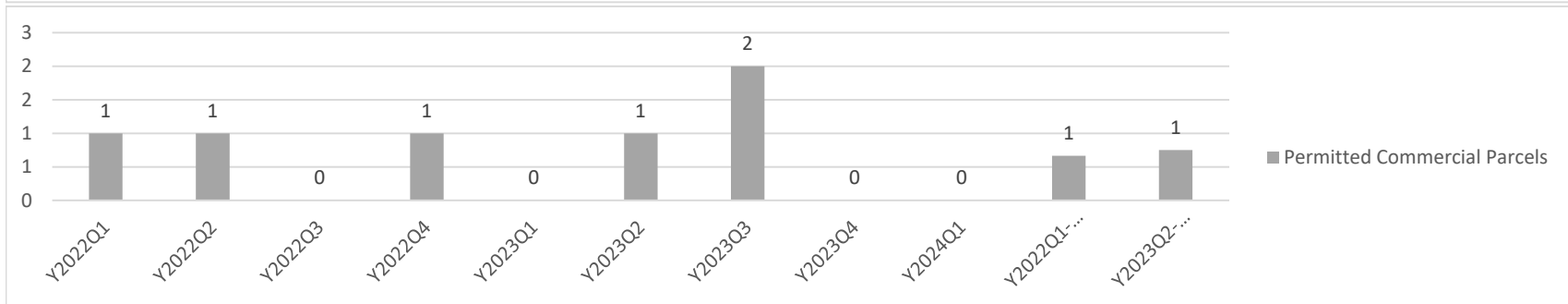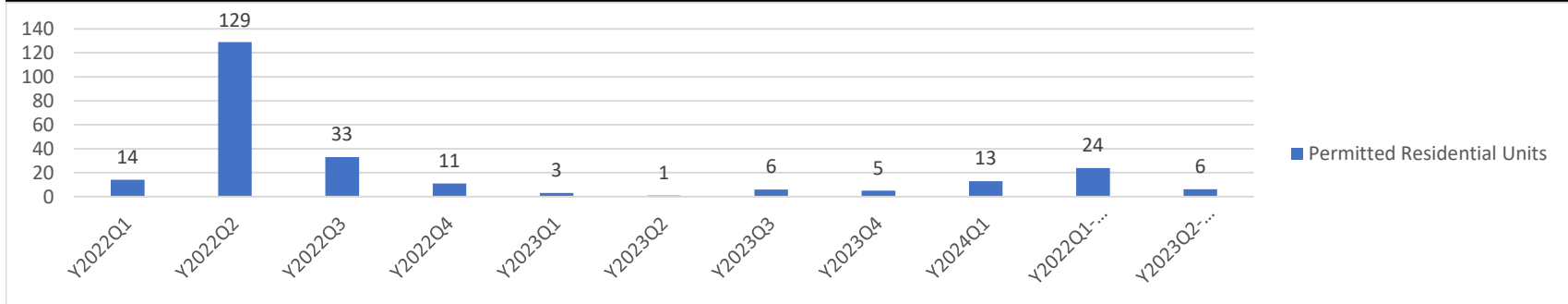
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Plan Hillsborough

Area: **Egypt Lake**

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	15	77	48	33	20	67	187	15	13	53	71
Permitted Commercial Parcels	3	1	5	1	1	4	3	3	0	2	3
Total Building Permits	18	78	53	34	21	71	190	18	13	55	73

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan
Hillsborough

Area: Egypt Lake

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly	Y2023Q2-Y2024Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	1	1	0	1	0	1	2	0	0	1	1
Total Permitted Demolitions	1	1	0	1	0	1	2	0	0	1	1
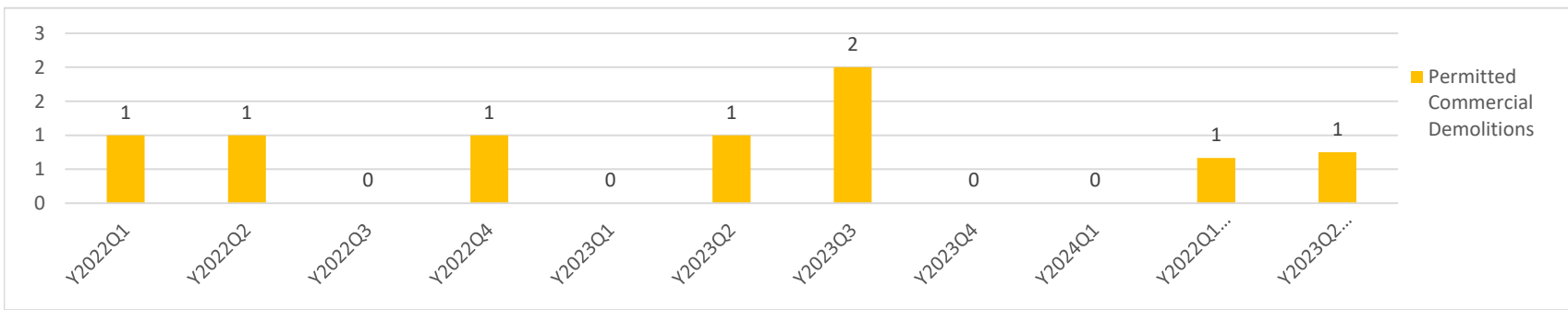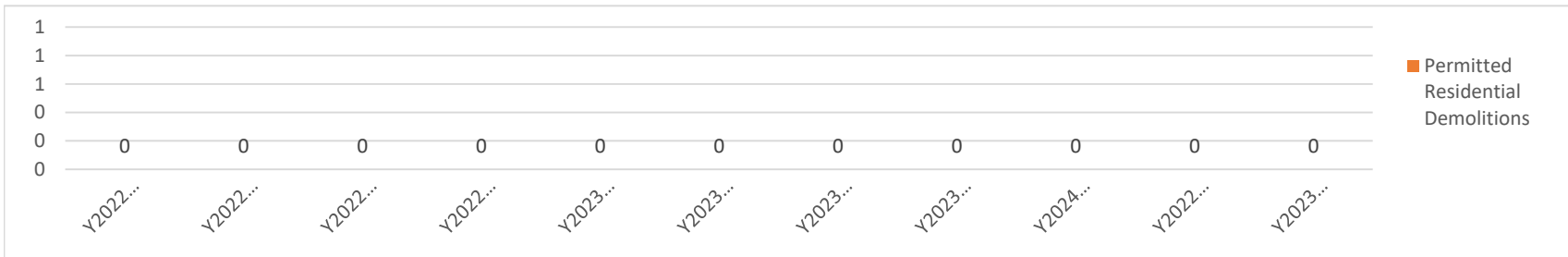
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Plan
Hillsborough

Area: Egypt Lake

Demolition Perm	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Resid	3	5	1	6	3	3	0	0	0	2	1
Permitted Comm	1	0	1	2	2	2	0	0	0	1	1
Total Permitted	4	5	2	8	5	5	0	0	0	3	1

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Plan Hillsborough
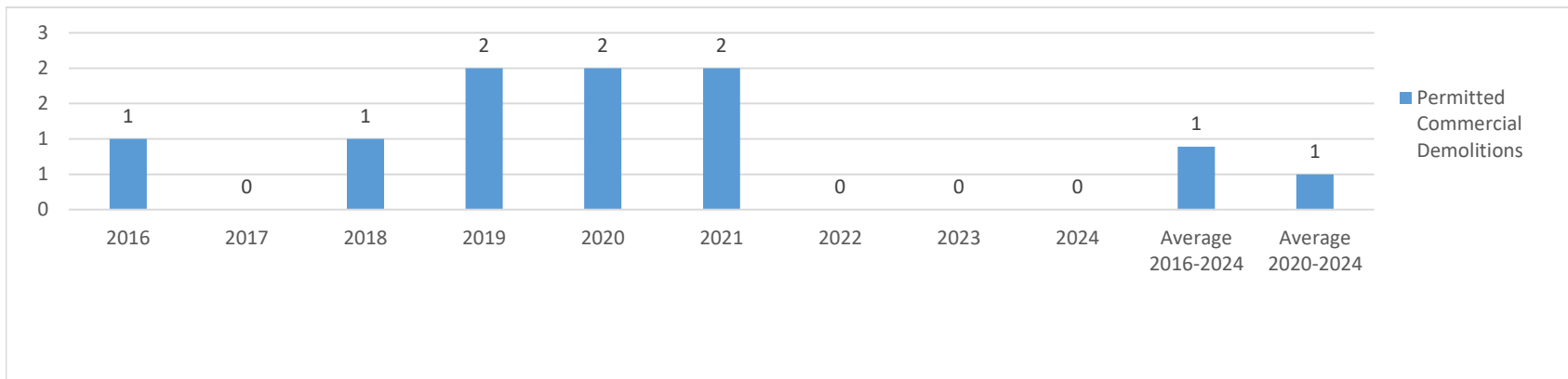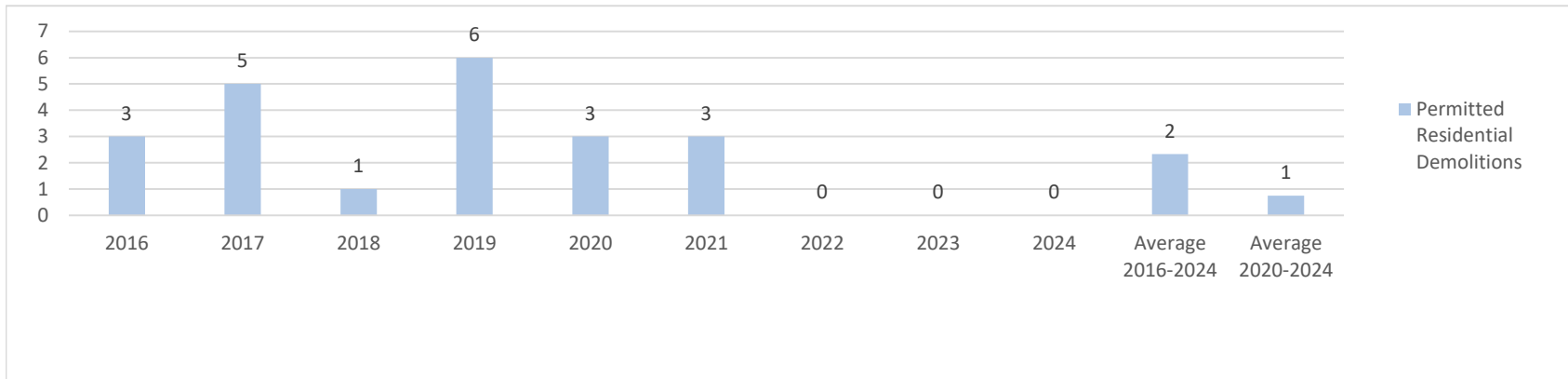
Area: Egypt Lake

	White	Black	Native American	Asian	Hispanic	Other Race	Total Population
	6,500	2,623	79	1,372	22,344	378	33,295
	20%	8%	0%	4%	67%	1%	100%

	Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
	5,071	14,534	8,979	4,713
	15%	44%	27%	14%
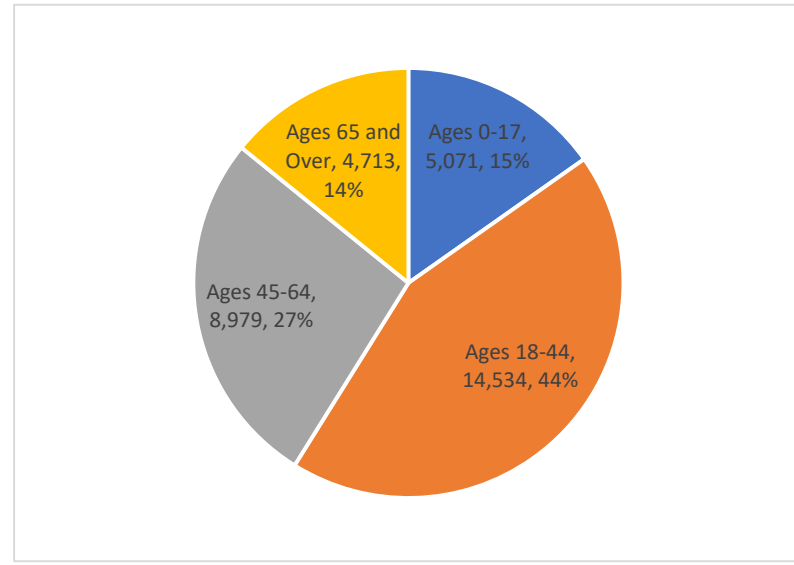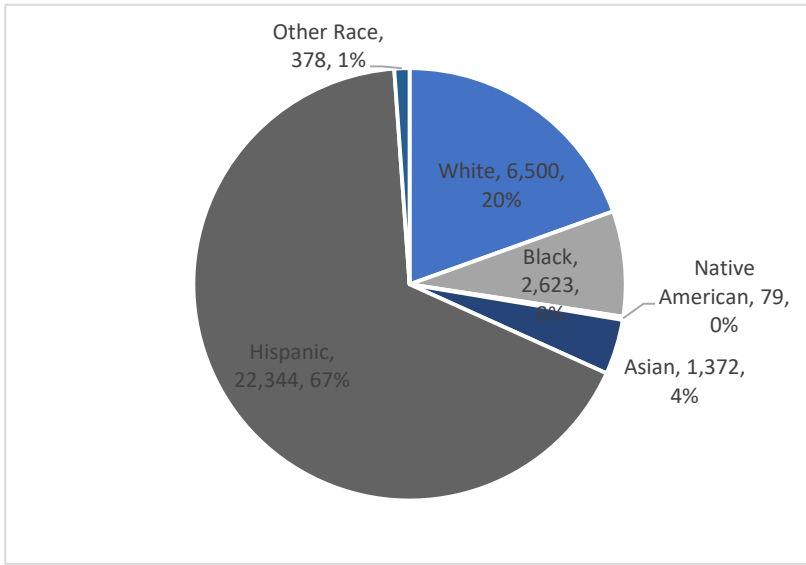
	No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
	5,148	8,388	5,422	4,365	1,567
	21%	34%	22%	18%	6%
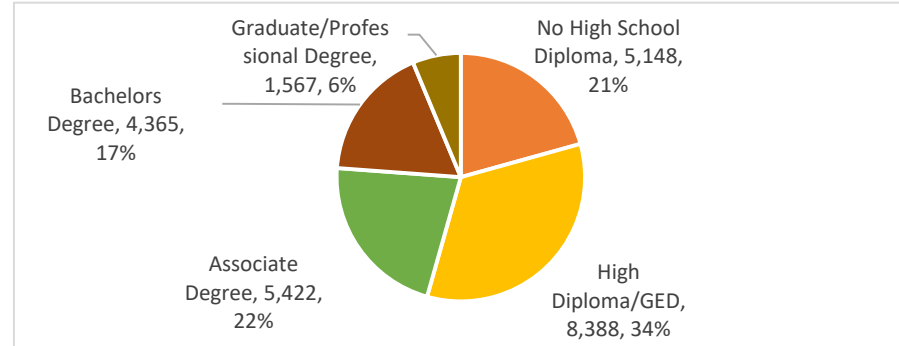
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Egypt Lake

Plan Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
1,615	3,315	2,207	3,112	1,967	2,306	$50,113	$61,673	28,454	19,902	1,464	8,551
11%	23%	15%	21%	14%	16%			85%	70%	7%	30%
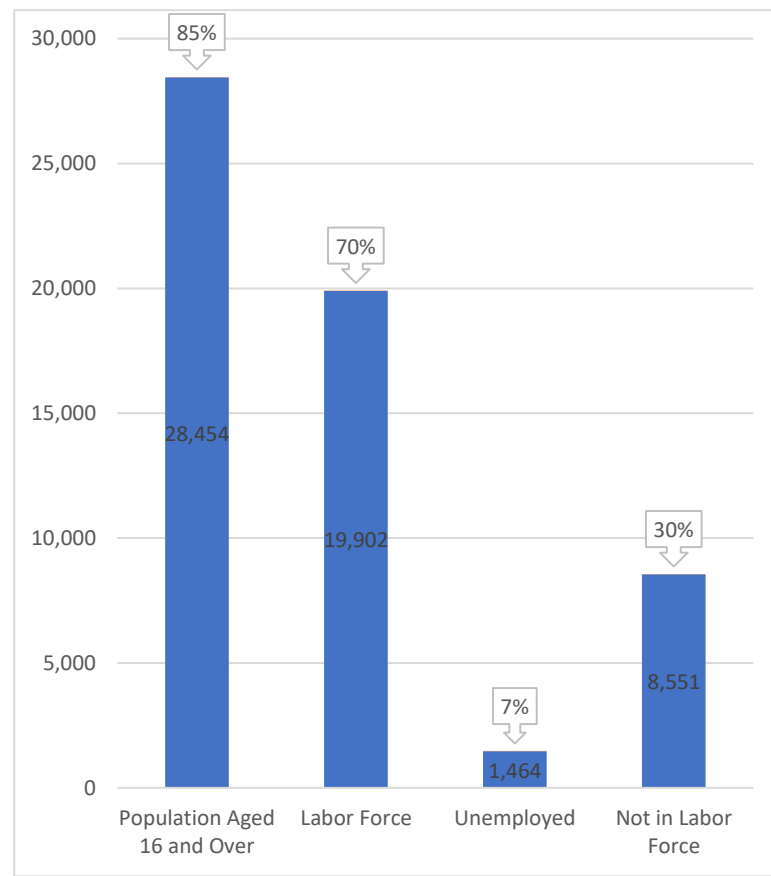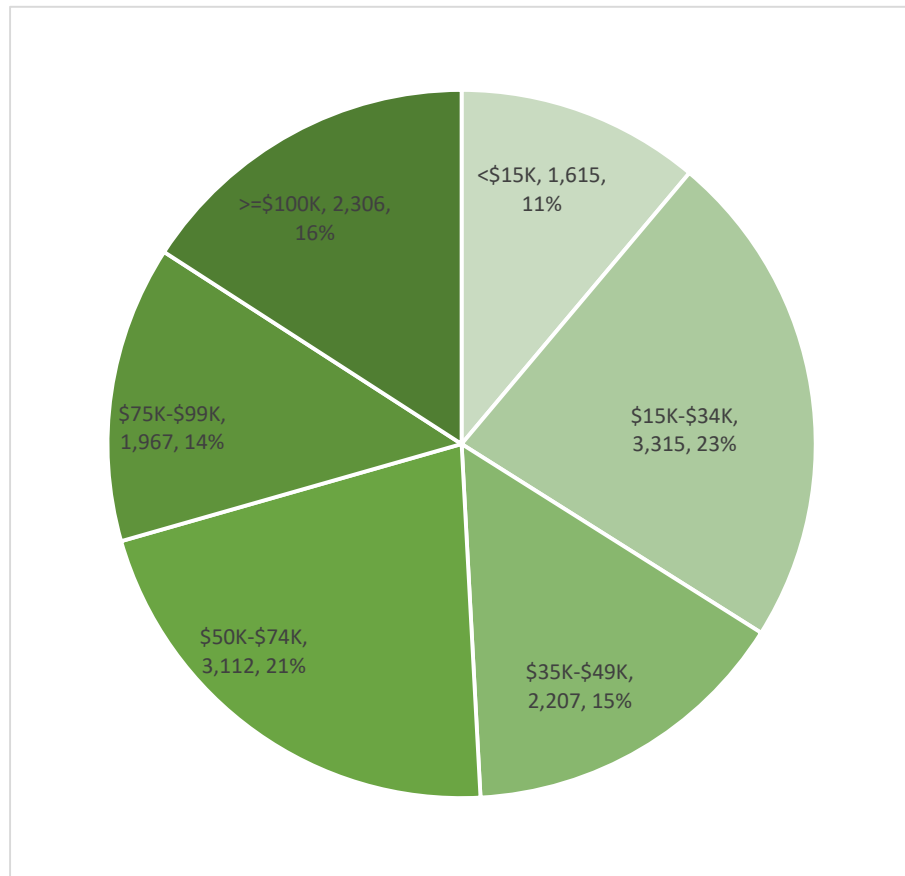
Last Updated: April 15, 2024

Demographic and Economic Profile

Plan
Hillsborough

Area: Egypt Lake

Households Below Poverty	Households Without Cars	Female-Headed Households
2,246	980	2,511
15%	7%	17%
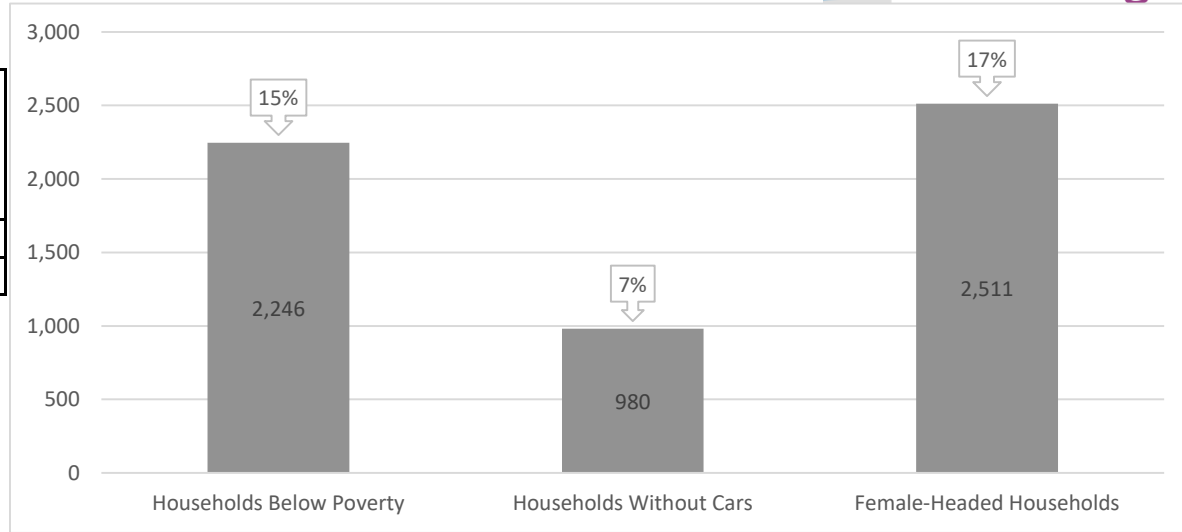
Limited English Population	Disabled Population	Low Income Population
8,373	2,727	5,589
25%	8%	17%

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

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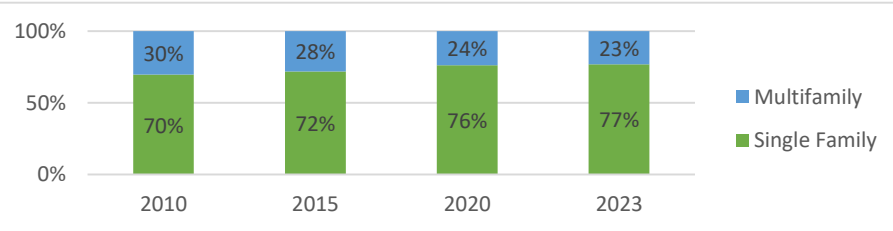Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: **Gibsonton**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	4,996	5,352	6,358	6,537	11,736	5,199	80%	22%
Population	13,619	14,819	17,584	17,816	30,881	13,065	73%	20%
Employment	7,035	8,146	10,464	11,995	13,113	1,118	9%	47%
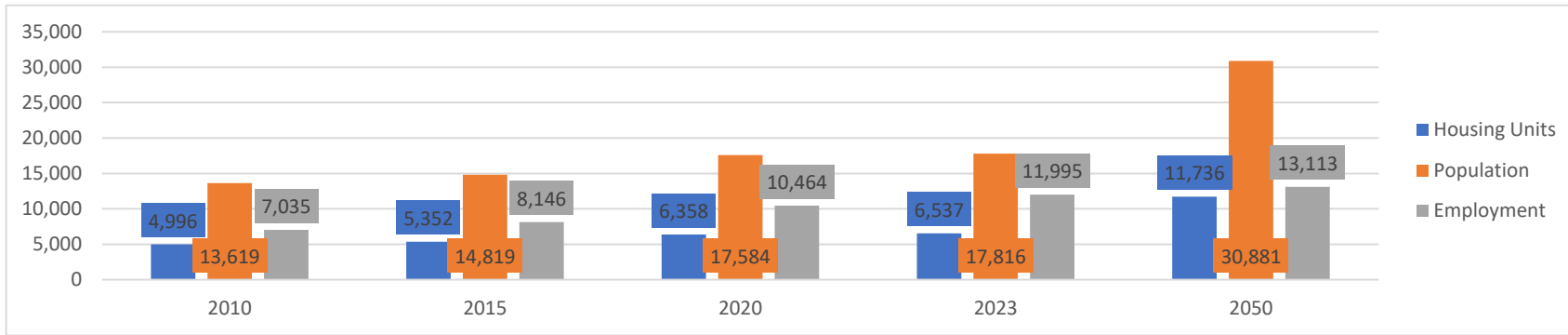
Residential Units by Type

	2010	2015	2020	2023
Single Family	3,485	3,841	4,847	5,026
Single Family	70%	72%	76%	77%
Multifamily	1,511	1,511	1,511	1,511
Multifamily	30%	28%	24%	23%

Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	4,716	5,026	5,972	6,151
Occupied	94%	94%	94%	94%
Vacant	280	326	386	386
Vacant	6%	6%	6%	6%
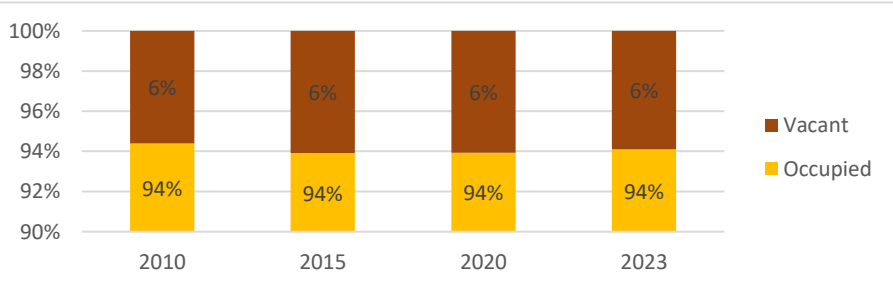
Last Updated: April 15, 2024 **Demographic and Economic Profile**

Area: **Gibsonton**

Plan Hillsborough

Employment by Type

	2010	2015	2020	2023
Industrial	3,280	3,751	4,739	5,481
Commercial	773	917	1,135	1,199
Service	2,982	3,479	4,591	5,315
Total	7,035	8,146	10,464	11,995
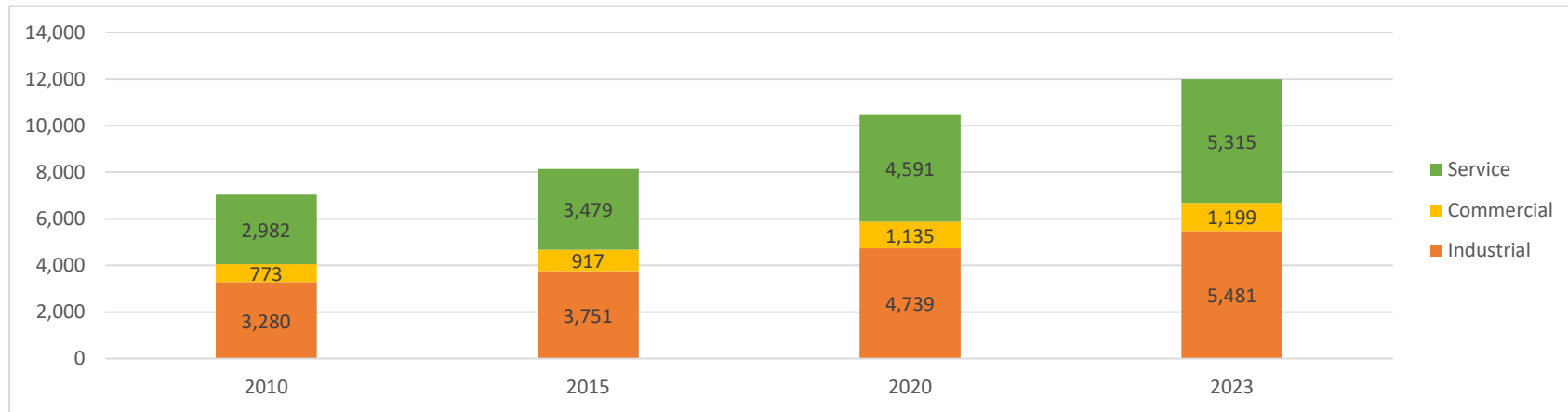
Employment by Type

	2010	2015	2020	2023
Industrial	47%	46%	45%	46%
Commercial	11%	11%	11%	10%
Service	42%	43%	44%	44%
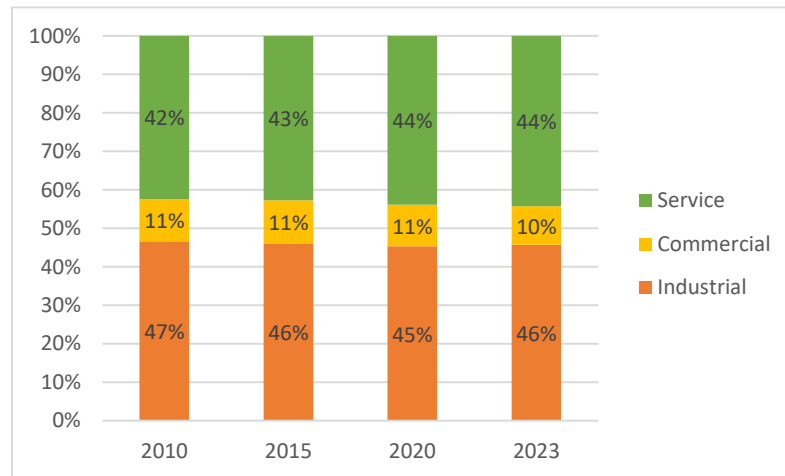
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **Gibsonton**

Plan Hillsborough

Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	243	166	114	6	59	118
Job Sites	4	1	1	3	1	0
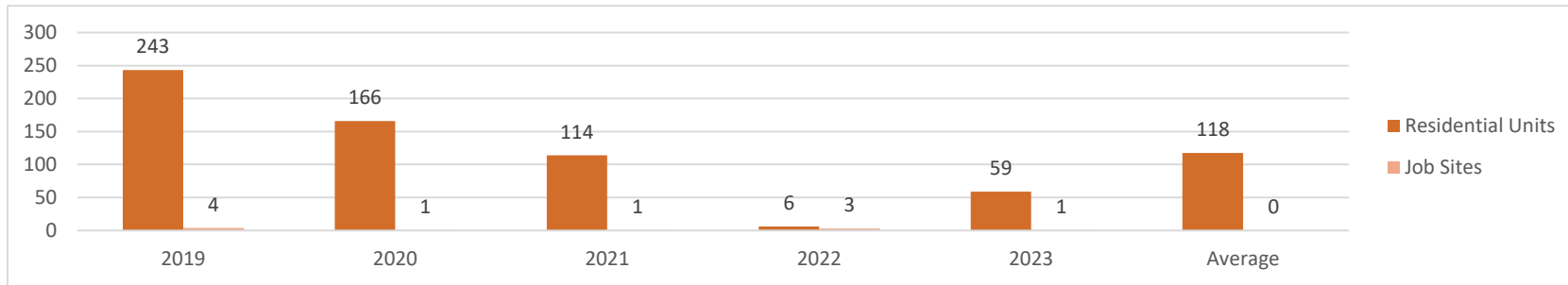
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential	0.452	0.315	0.235	0.010	0.089	0.220
Job Sites	0.09	0.01	0.11	0.06	0.00	0.05
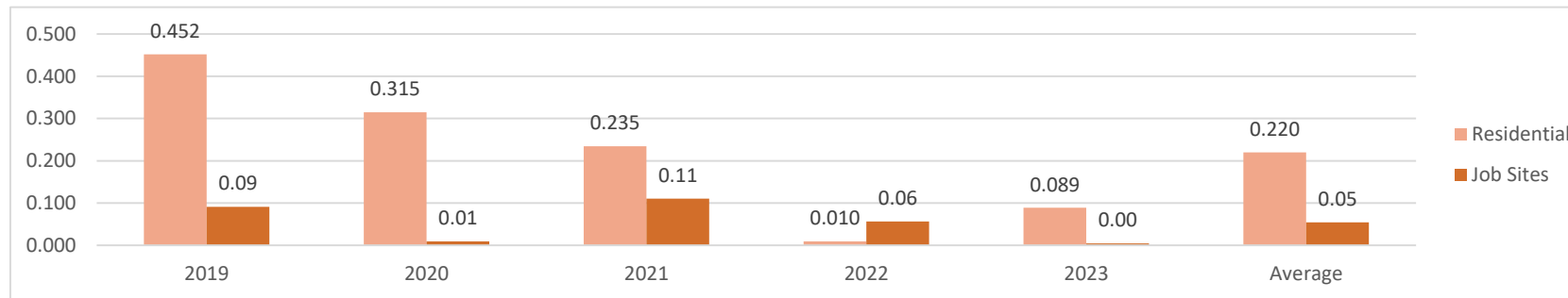
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Gibsonton

Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	1	1	2	38	43	218	117	77	0	55	103
Permitted Commercial Parcels	1	0	2	0	0	2	2	0	0	1	1
Total Building Permits	2	1	4	38	43	220	119	77	0	56	104
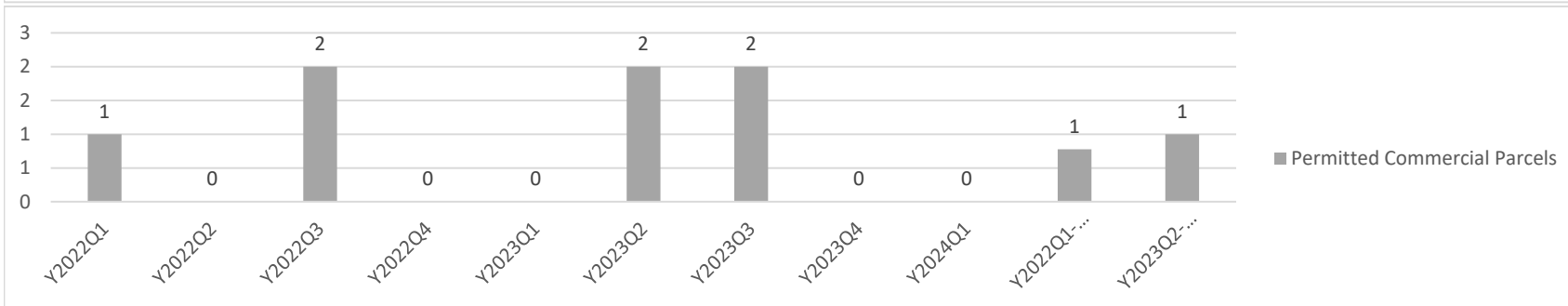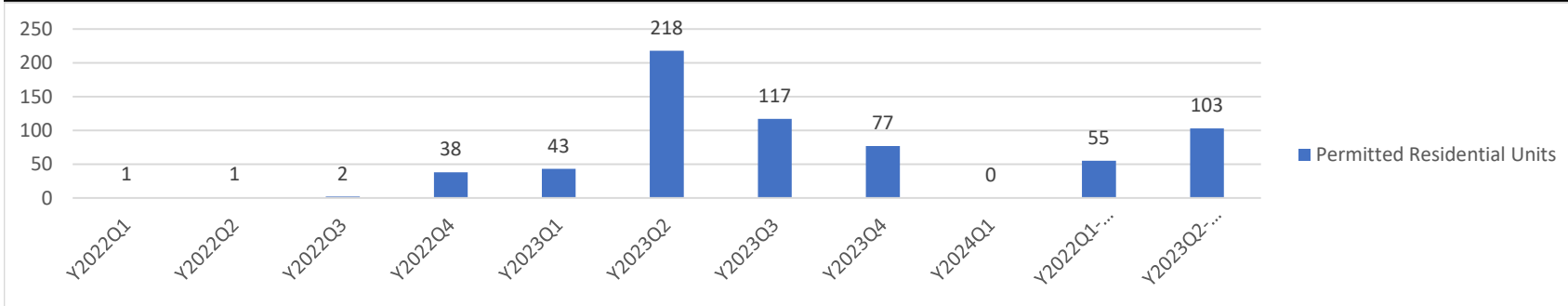
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Plan Hillsborough

Area: Gibsonton

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	154	202	237	200	142	64	42	455	0	166	140
Permitted Commercial Parcels	3	1	4	2	1	5	3	4	0	3	3
Total Building Permits	157	203	241	202	143	69	45	459	0	169	143

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Plan Hillsborough

Area: Gibsonton

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly	Y2023Q2-Y2024Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	1	0	2	0	0	2	2	0	0	1	1
Total Permitted Demolitions	1	0	2	0	0	2	2	0	0	1	1

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Hillsborough

Area: Gibsonton

Demolition Perm	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Resid	1	2	1	1	3	1	0	0	0	1	0
Permitted Comm	0	0	0	0	0	0	0	0	0	0	0
Total Permitted	1	2	1	1	3	1	0	0	0	1	0

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Hillsborough
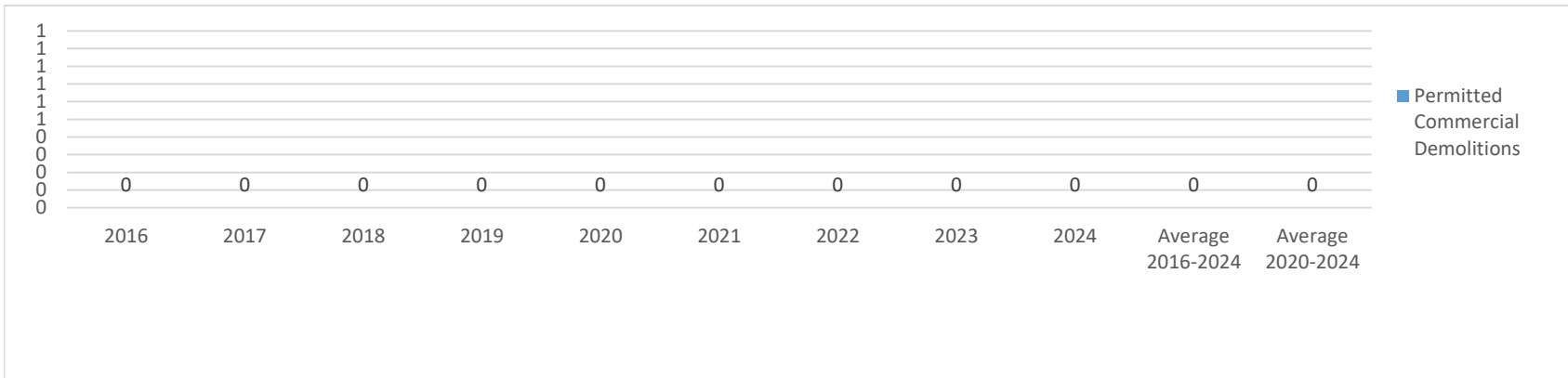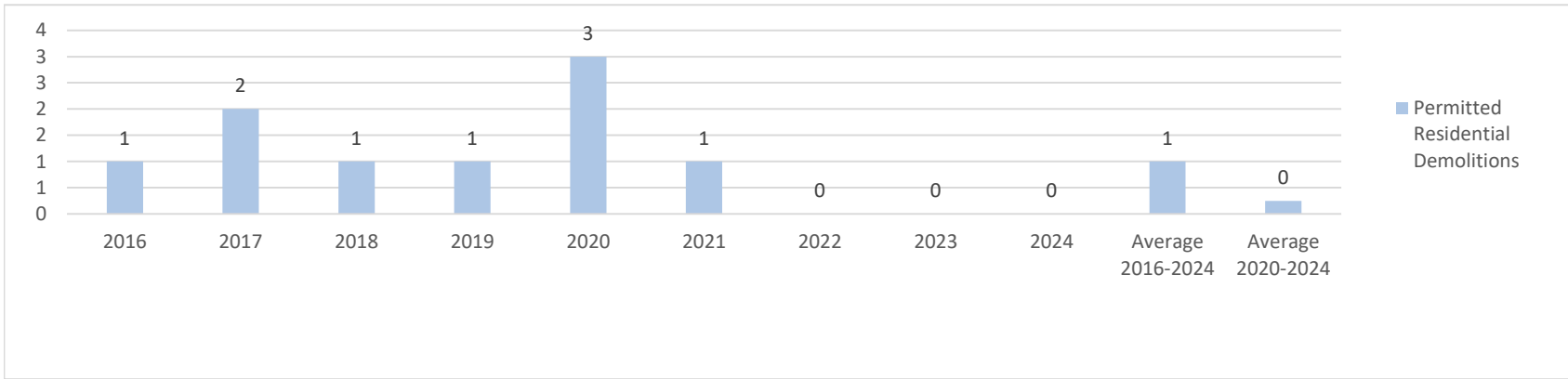
Area: Gibsonton

	White	Black	Native American	Asian	Hispanic	Other Race	Total Population
	6,398	3,217	103	248	7,053	796	17,816
	36%	18%	1%	1%	40%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
5,579	7,393	3,440	1,404
31%	41%	19%	8%
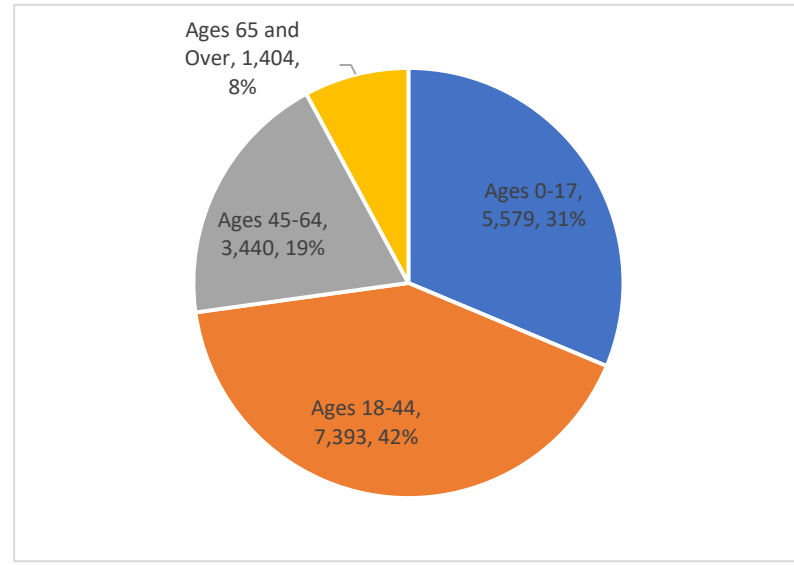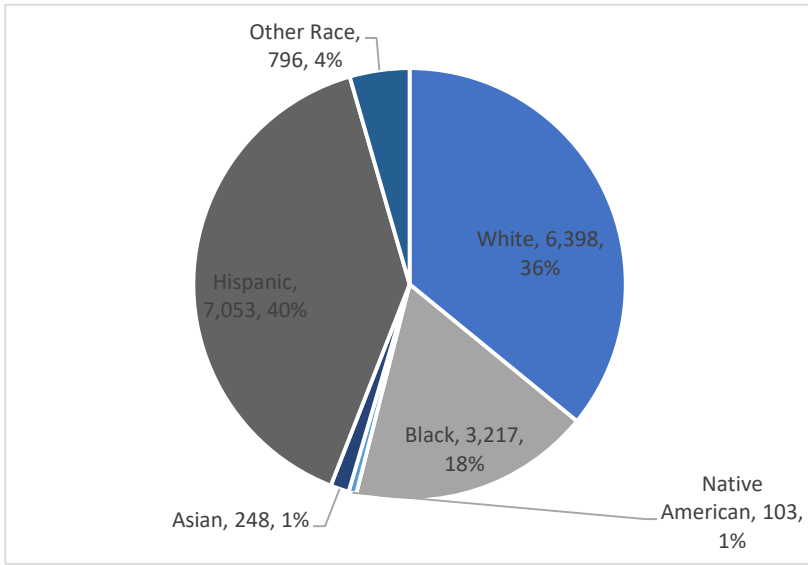
	No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
	2,008	3,751	3,061	1,500	492
	19%	35%	28%	14%	5%
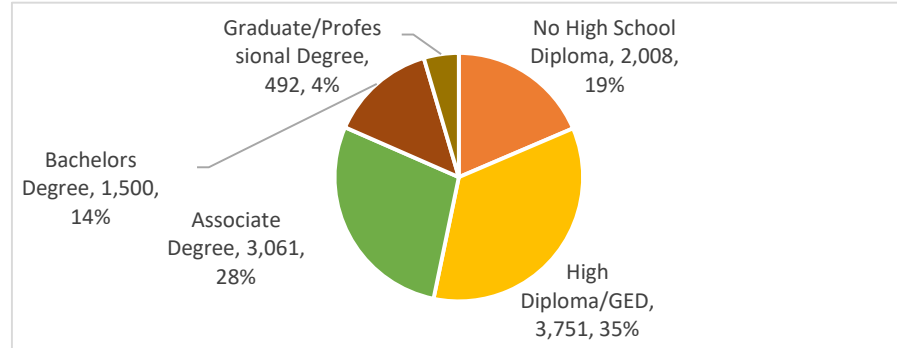
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Area: Gibsonton

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<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
650	788	772	950	1,040	1,950	$74,605	$80,384	12,940	9,173	606	3,767
11%	13%	13%	15%	17%	32%			73%	71%	7%	29%
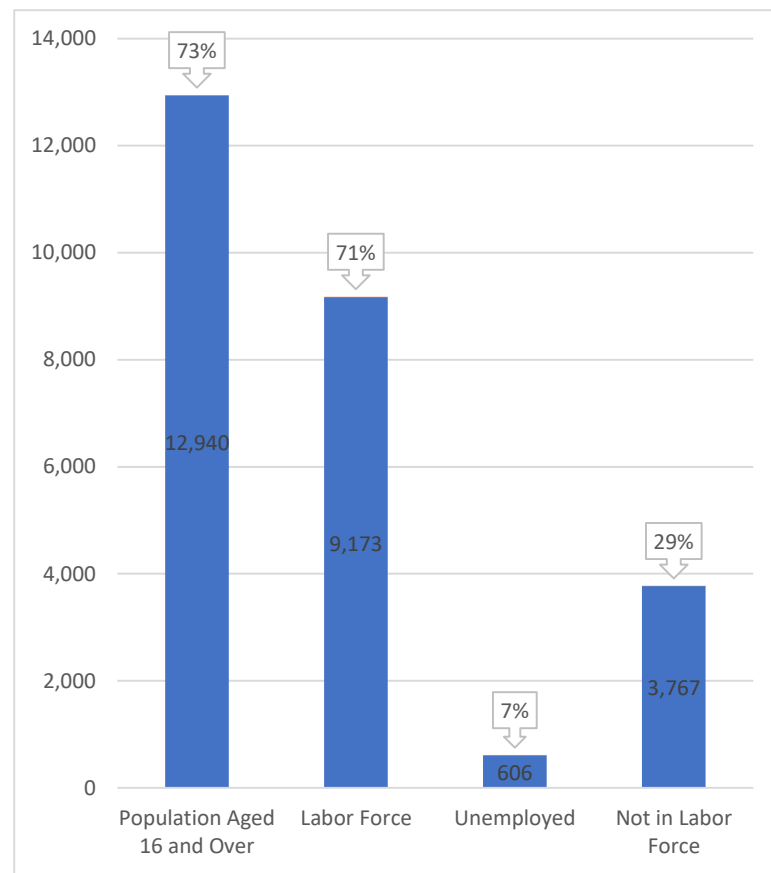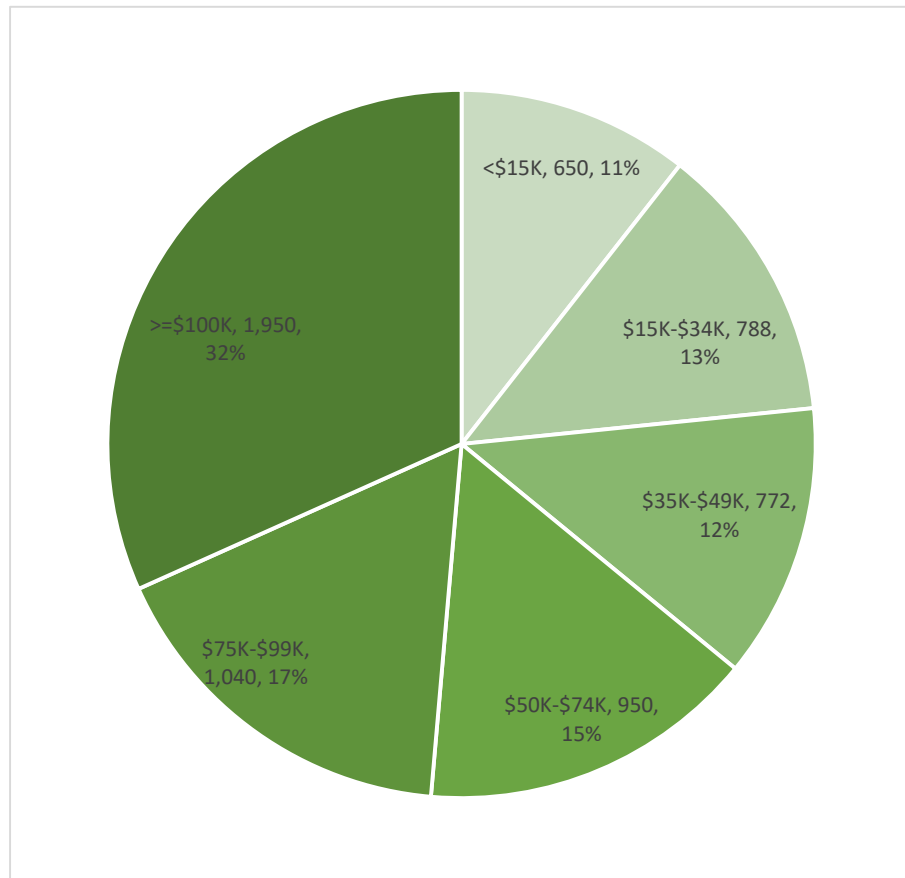
Pie chart — Household income distribution:
- <$15K, 650, 11%
- $15K-$34K, 788, 13%
- $35K-$49K, 772, 12%
- $50K-$74K, 950, 15%
- $75K-$99K, 1,040, 17%
- >=$100K, 1,950, 32%

Bar chart:
- Population Aged 16 and Over: 12,940 (73%)
- Labor Force: 9,173 (71%)
- Unemployed: 606 (7%)
- Not in Labor Force: 3,767 (29%)

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Hillsborough

Area: Gibsonton

	Households Without Cars	Female-Headed Households
Households Below Poverty		
1,244	242	1,047
20%	4%	17%
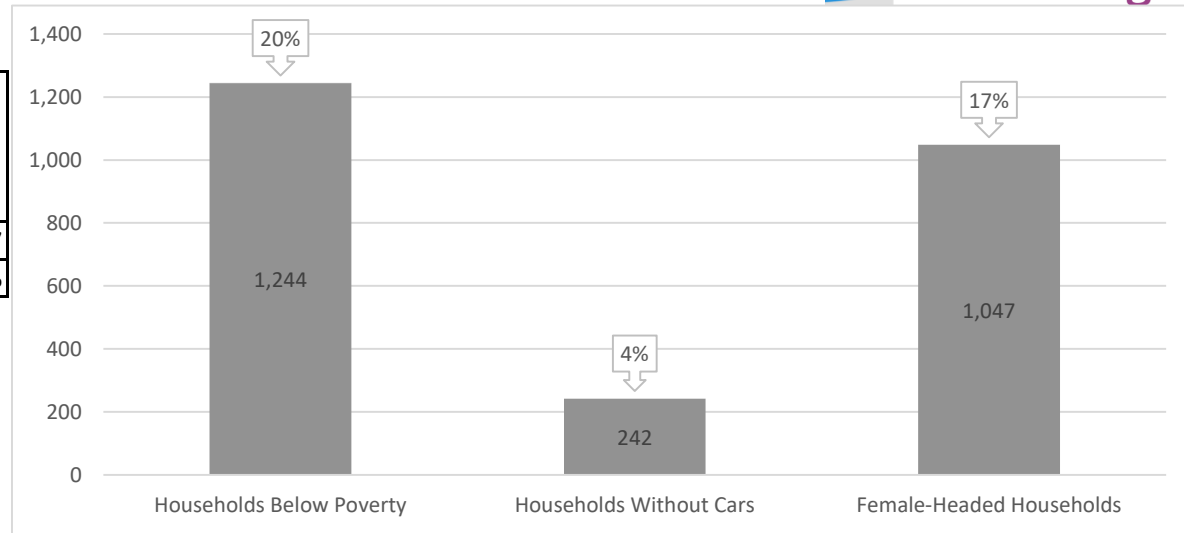
Limited English Population	Disabled Population	Low Income Population
837	856	3,778
5%	5%	21%

Demographic and Economic Profile

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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Population Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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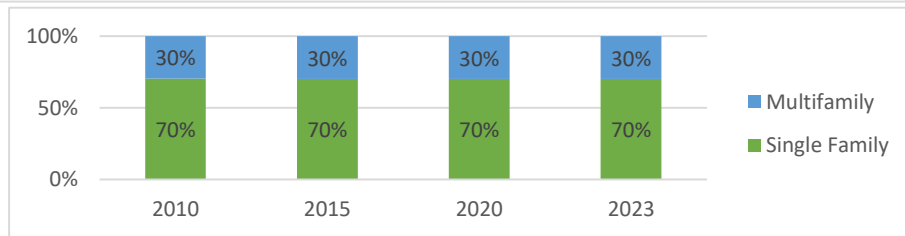Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **Greater Carrollwood Northdale**

Plan Hillsborough

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	44,145	45,245	46,523	46,673	50,355	3,682	8%	3%
Population	101,028	105,343	106,929	105,825	115,899	10,074	10%	0%
Employment	37,460	44,059	49,115	56,049	54,132	-1,917	-3%	27%
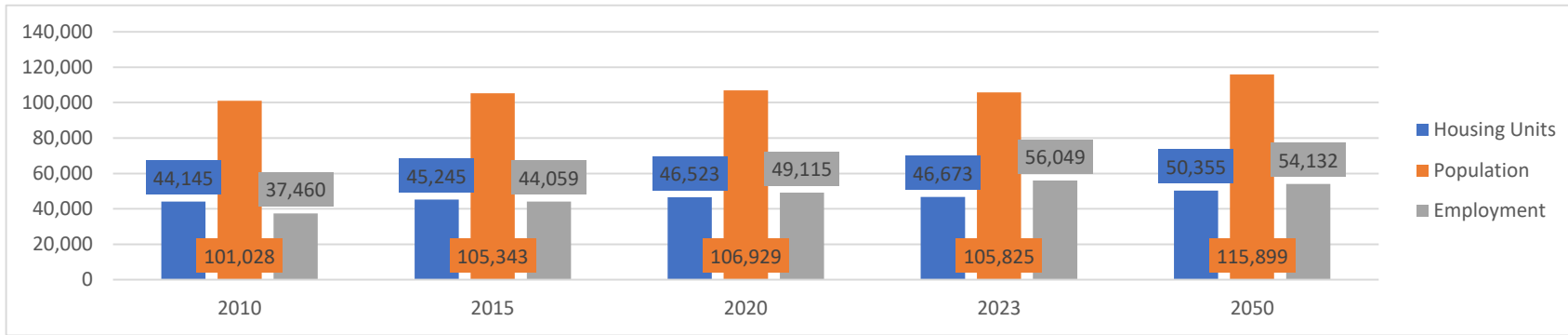
Residential Units by Type

	2010	2015	2020	2023
Single Family	31,100	31,688	32,633	32,781
Single Family	70%	70%	70%	70%
Multifamily	13,045	13,557	13,890	13,892
Multifamily	30%	30%	30%	30%

Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	43,168	44,168	45,472	45,620
Occupied	98%	98%	98%	98%
Vacant	977	1,077	1,051	1,053
Vacant	2%	2%	2%	2%
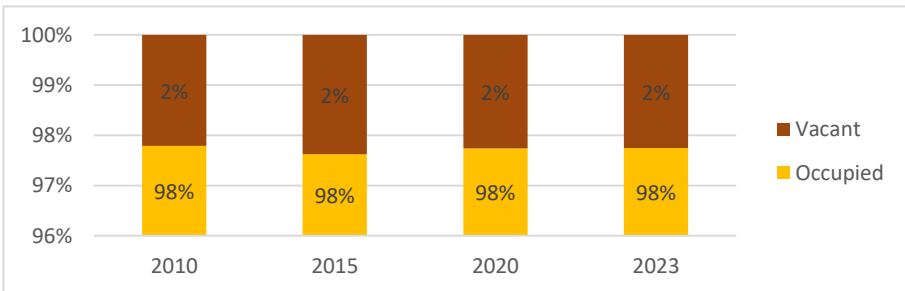
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Greater Carrollwood Northdale

Plan
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Employment by Type

	2010	2015	2020	2023
Industrial	390	437	612	757
Commercial	2,378	2,952	4,028	4,311
Service	34,691	40,670	44,475	50,981
Total	37,460	44,059	49,115	56,049
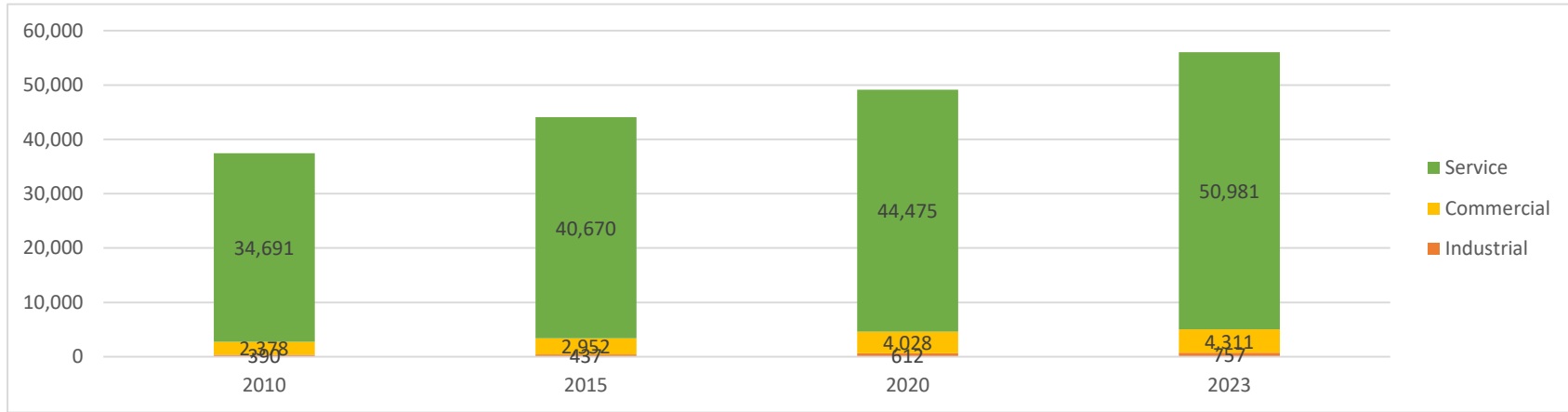
Employment by Type

	2010	2015	2020	2023
Industrial	1%	1%	1%	1%
Commercial	6%	7%	8%	8%
Service	93%	92%	91%	91%
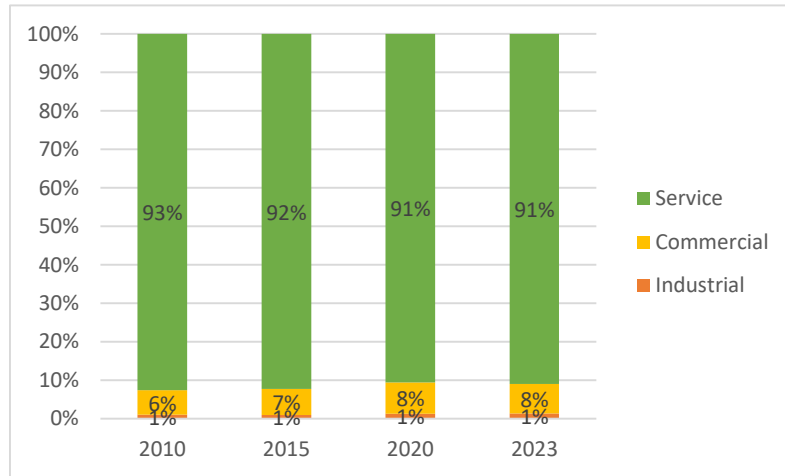
Last Updated: April 15, 2024 **Demographic and Economic Profile**
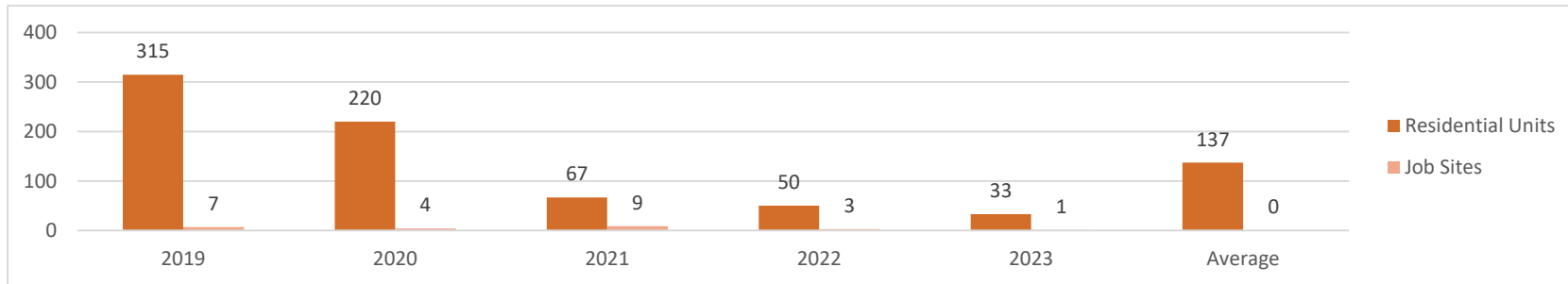
Area: **Greater Carrollwood Northdale**

Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	315	220	67	50	33	137
Job Sites	7	4	9	3	1	0

Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential	0.694	0.501	0.180	0.193	0.093	0.332
Job Sites	0.18	0.02	0.08	0.02	0.01	0.06
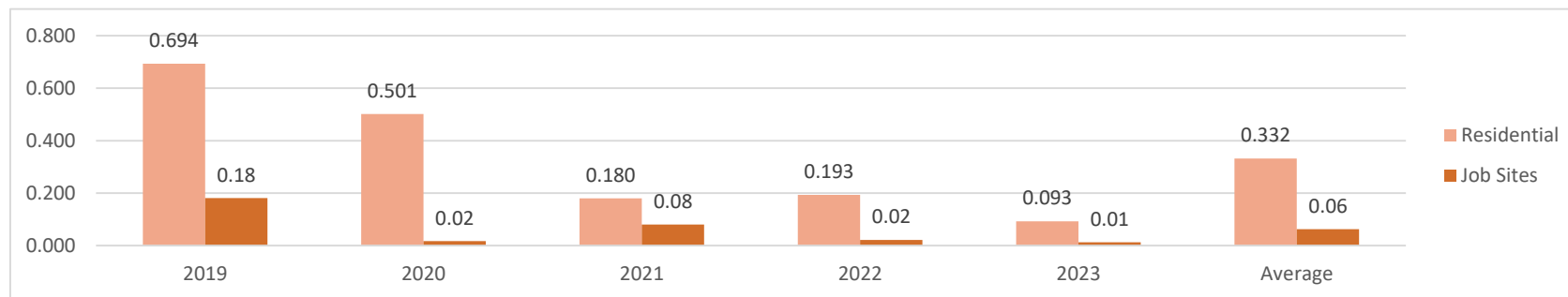
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Area: **Greater Carrollwood Northdale**

Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	17	16	21	8	7	20	34	39	26	21	30
Permitted Commercial Parcels	2	6	1	2	2	3	0	5	2	3	3
Total Building Permits	19	22	22	10	9	23	34	44	28	23	32
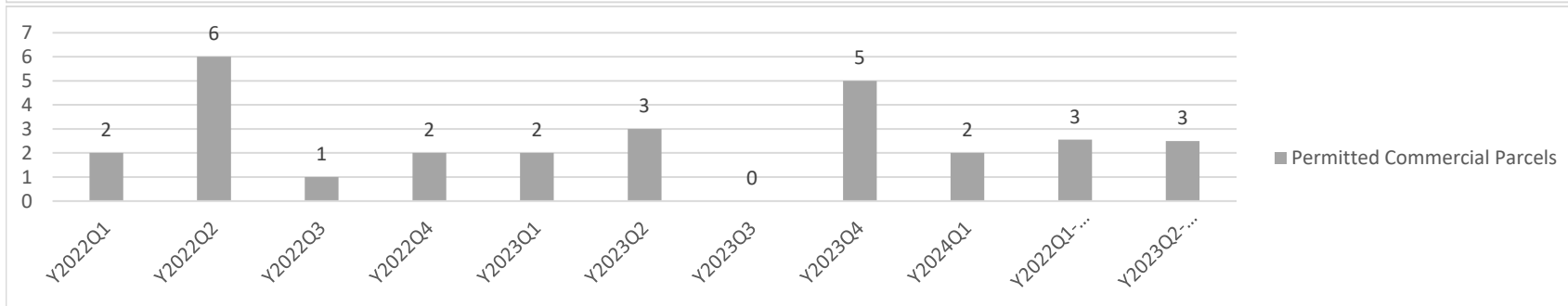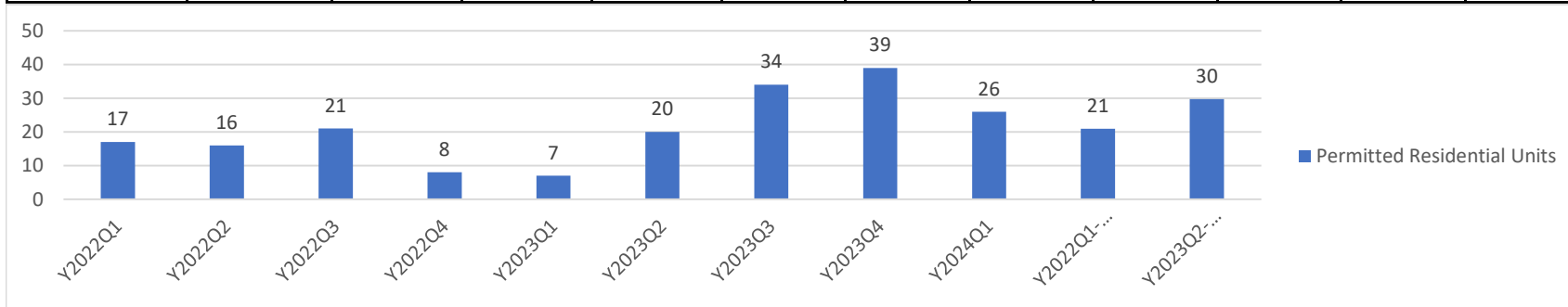
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Plan
Hillsborough

Area: Greater Carrollwood Northdale

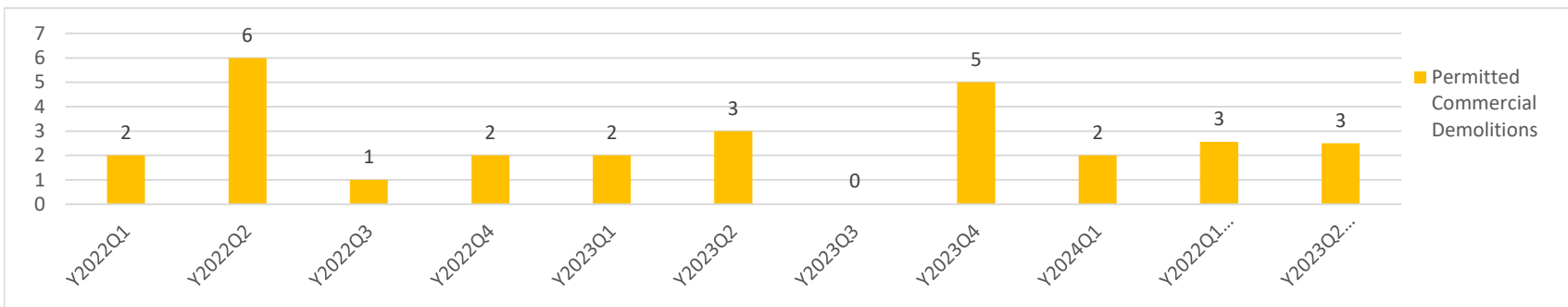| Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	103	484	251	317	144	84	62	100	26	175	68
Permitted Commercial Parcels	16	9	14	2	7	13	11	10	2	9	9
Total Building Permits	119	493	265	319	151	97	73	110	28	184	77

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Area: Greater Carrollwood Northdale

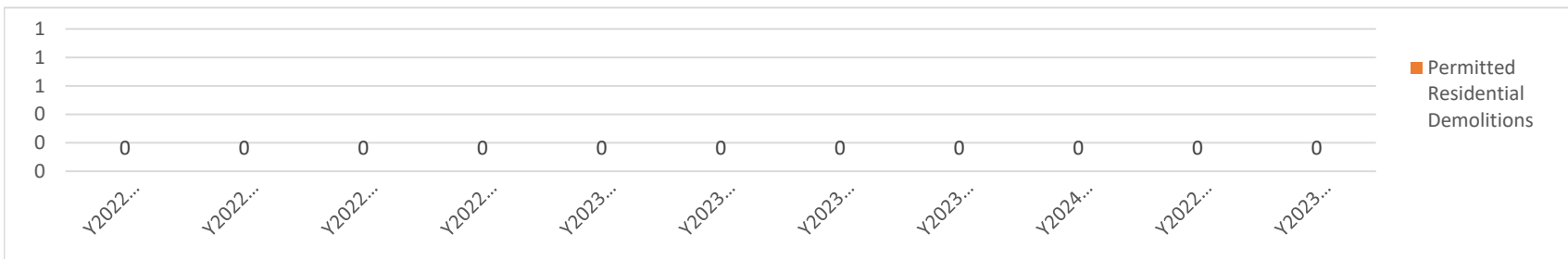| Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly	Y2023Q2-Y2024Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	2	6	1	2	2	3	0	5	2	3	3
Total Permitted Demolitions	2	6	1	2	2	3	0	5	2	3	3

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Area: Greater Carrollwood Northdale

Demolition Perm	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Resid	7	9	4	13	7	4	0	0	0	5	1
Permitted Comn	2	1	3	0	3	1	0	0	0	1	0
Total Permitted	9	10	7	13	10	5	0	0	0	6	1
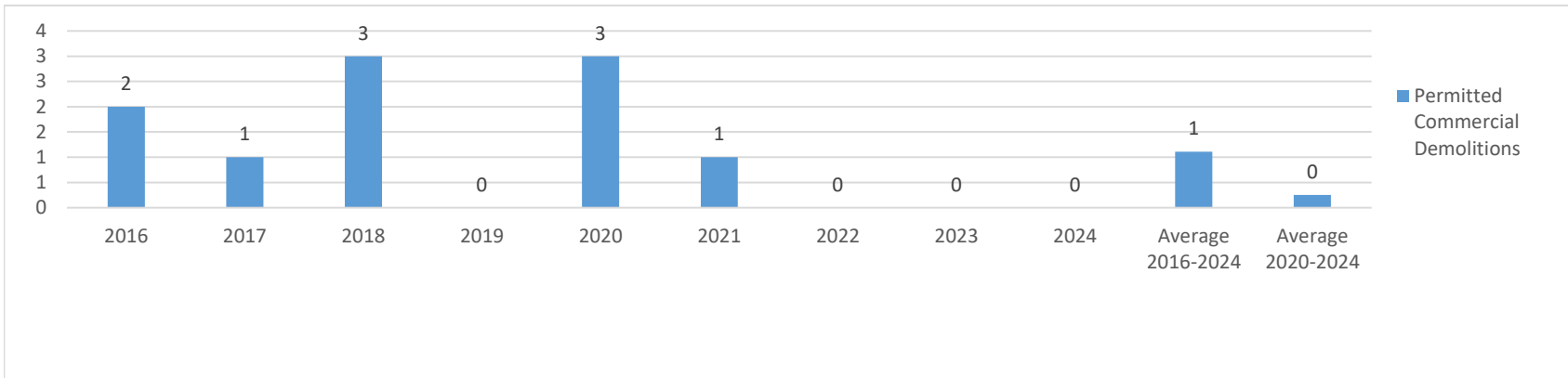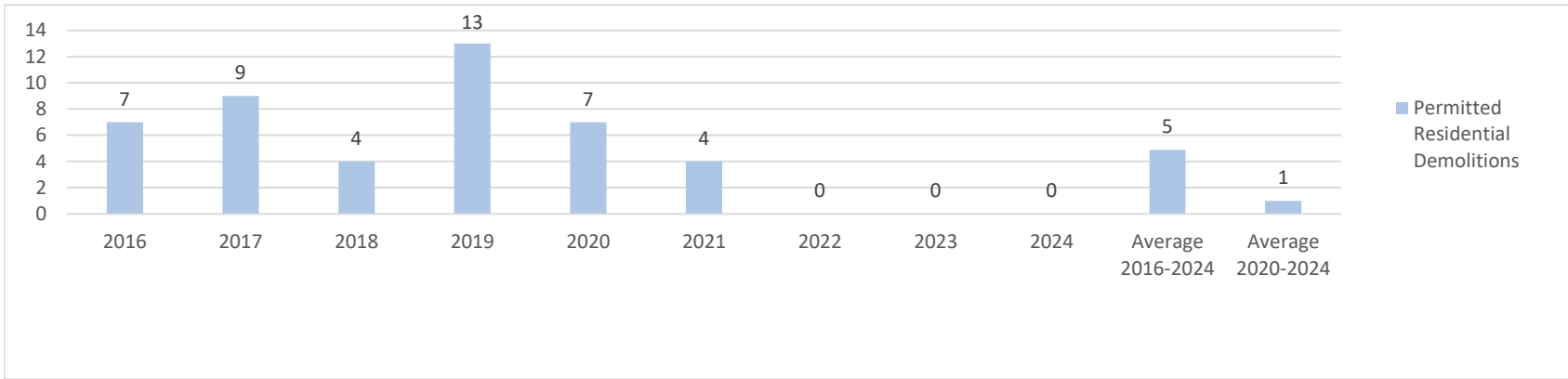
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Plan
Hillsborough

Area: Greater Carrollwood Northdale

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
54,569	6,284	194	4,178	37,151	3,450	105,825
52%	6%	0%	4%	35%	3%	100%

	Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
	20,232	35,506	31,230	18,857
	19%	34%	30%	18%
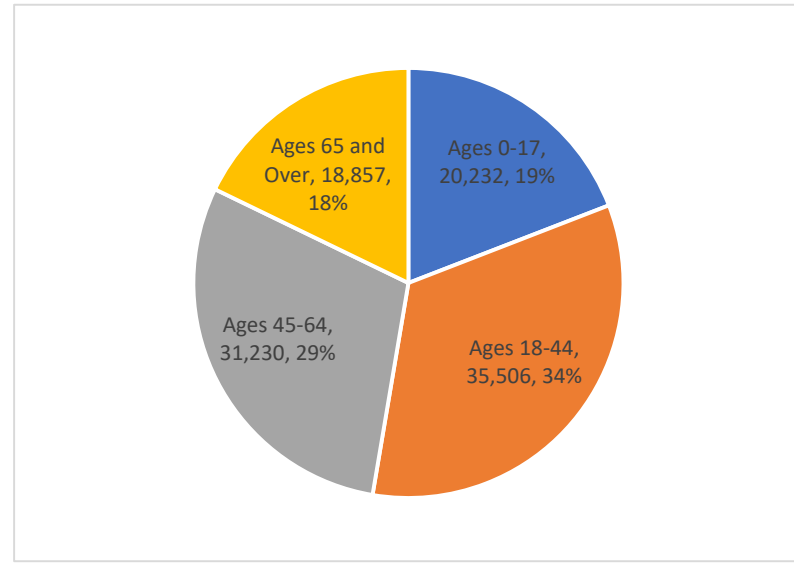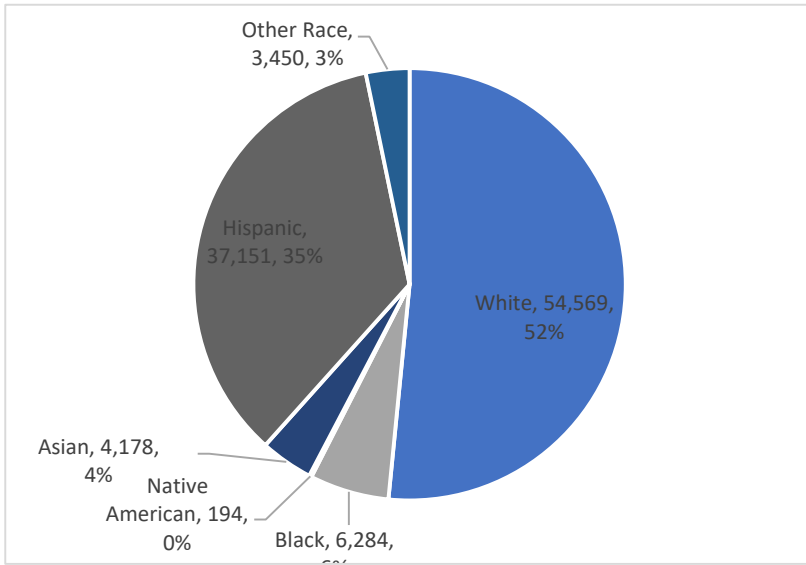
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
5,296	18,174	22,634	20,791	11,703
7%	23%	29%	26%	15%
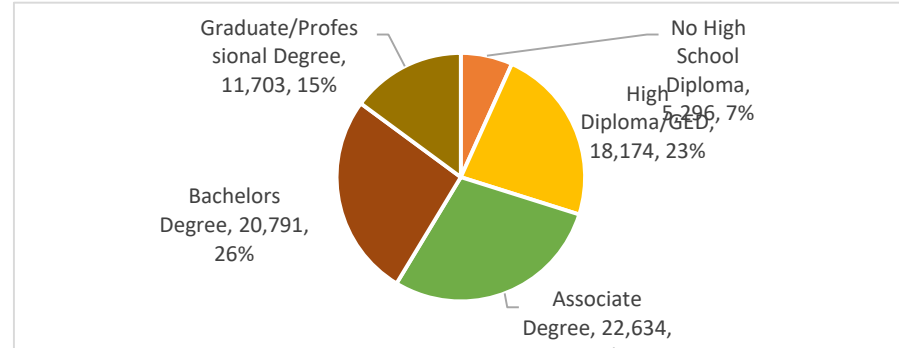
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Area: **Greater Carrollwood Northdale**

Plan Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
2,632	6,414	4,629	8,379	6,258	17,305	$80,803	$107,522	87,397	57,754	2,023	29,643
6%	14%	10%	18%	14%	38%			83%	66%	4%	34%
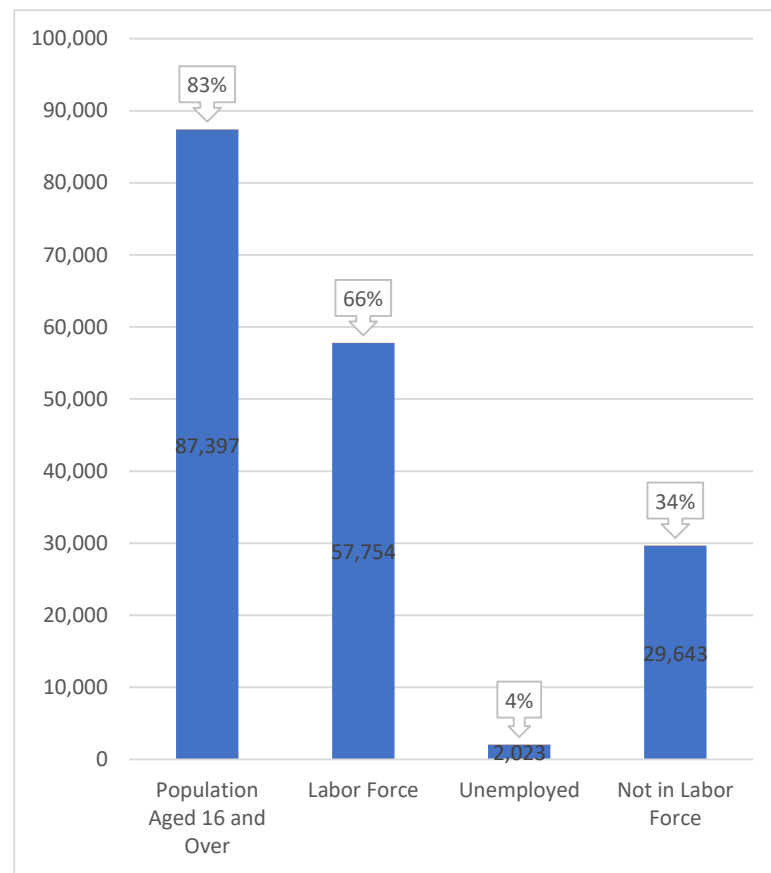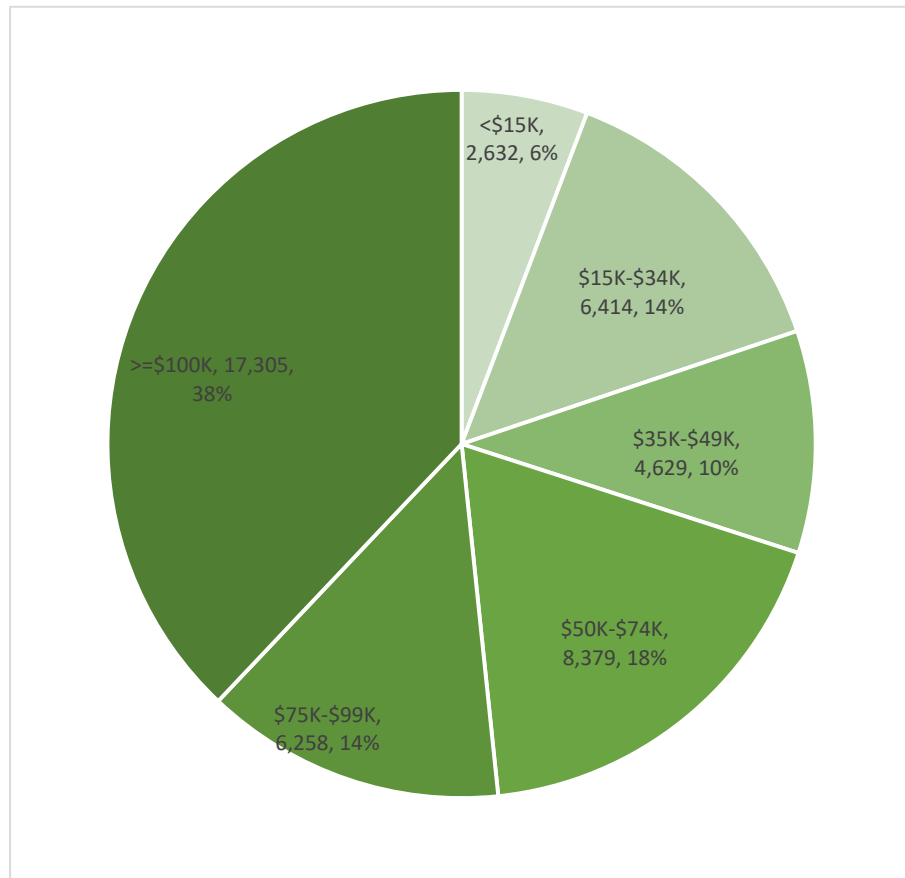
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Plan Hillsborough

Area: Greater Carrollwood Northdale

Households Below Poverty	Households Without Cars	Female-Headed Households
3,854	1,964	5,464
8%	4%	12%

	8%	4%	12%
6,000			
5,000			5,464
4,000	3,854		
3,000		4%	
2,000		1,964	
1,000			
0	Households Below Poverty	Households Without Cars	Female-Headed Households
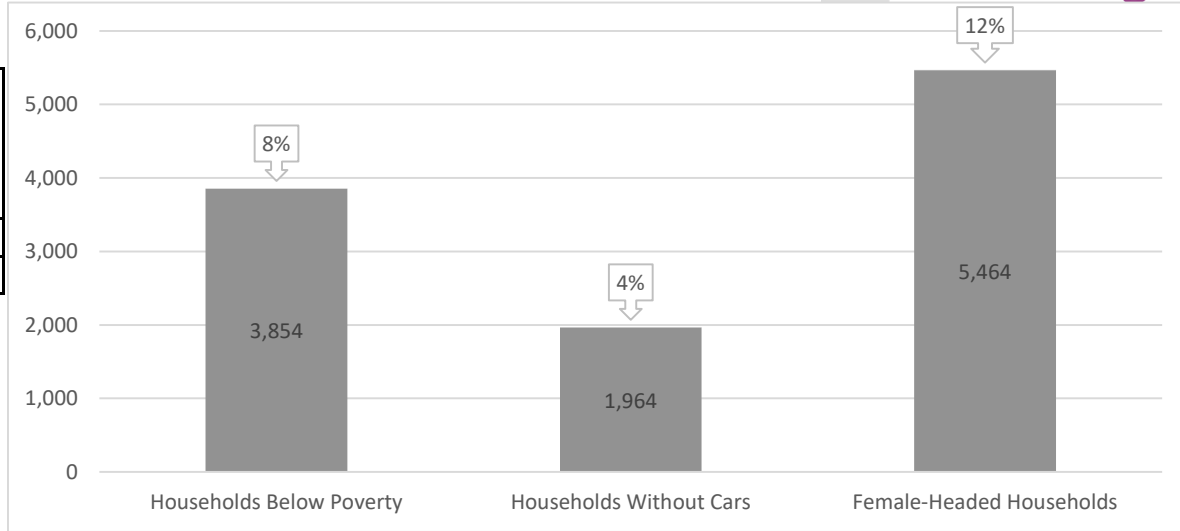
Limited English Population	Disabled Population	Low Income Population
5,170	6,289	9,521
5%	6%	9%

	5%	6%	9%
10,000			
9,000			9,521
8,000			
7,000		6,289	
6,000	5,170		
5,000			
0	Limited English Population	Disabled Population	Low Income Population

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Sources:

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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

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Area: **Greater Palm River**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	8,806	9,377	11,264	12,985	18,224	5,239	40%	38%
Population	23,778	25,724	29,395	34,493	47,453	12,960	38%	34%
Employment	15,655	18,597	23,466	26,493	35,007	8,515	32%	42%
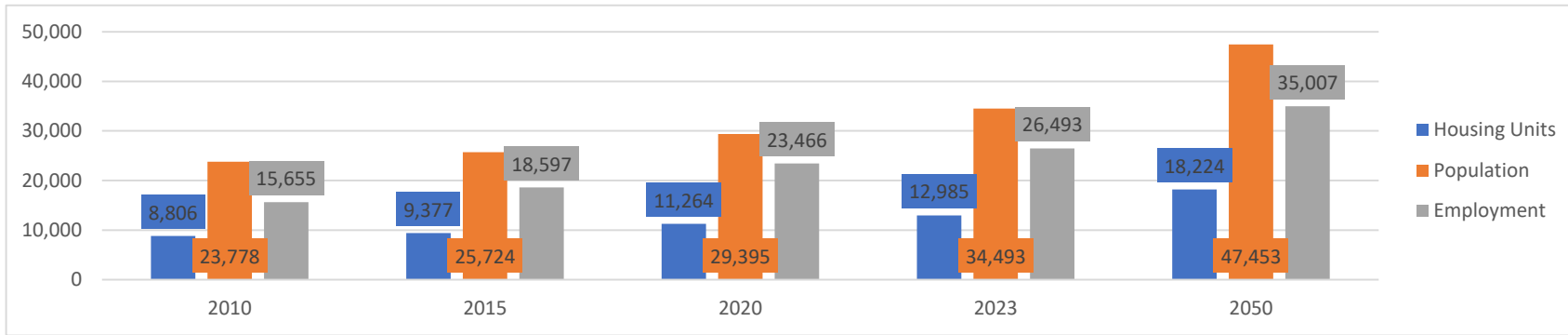
Residential Units by Type

	2010	2015	2020	2023
Single Family	6,784	7,296	8,275	9,012
Single Family	77%	78%	73%	69%
Multifamily	2,022	2,081	2,989	3,973
Multifamily	23%	22%	27%	31%
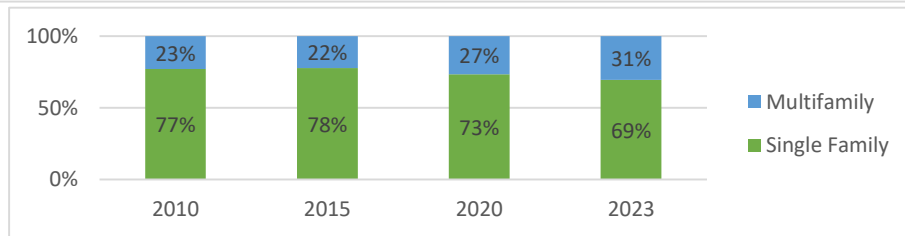
Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	8,333	8,900	10,986	12,457
Occupied	95%	95%	98%	96%
Vacant	473	477	278	528
Vacant	5%	5%	2%	4%
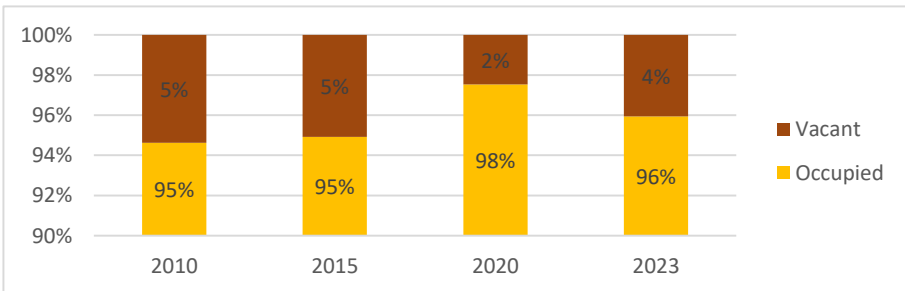
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **Greater Palm River**

Plan Hillsborough

Employment by Type

	2010	2015	2020	2023
Industrial	6,378	7,427	9,870	11,395
Commercial	3,413	4,049	5,166	5,458
Service	5,864	7,121	8,430	9,640
Total	15,655	18,597	23,466	26,493
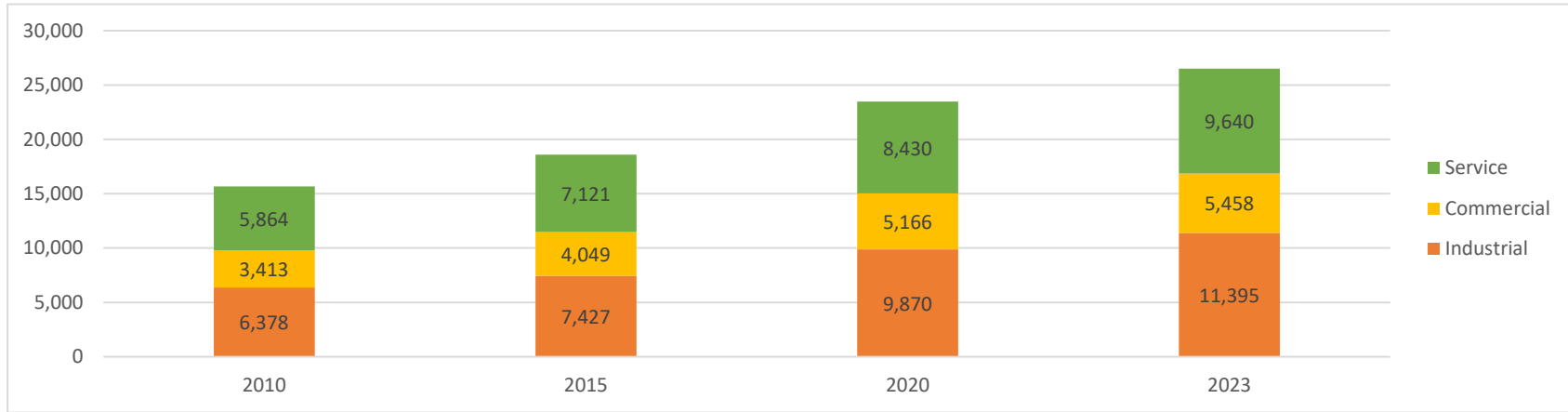
Employment by Type

	2010	2015	2020	2023
Industrial	41%	40%	42%	43%
Commercial	22%	22%	22%	21%
Service	37%	38%	36%	36%
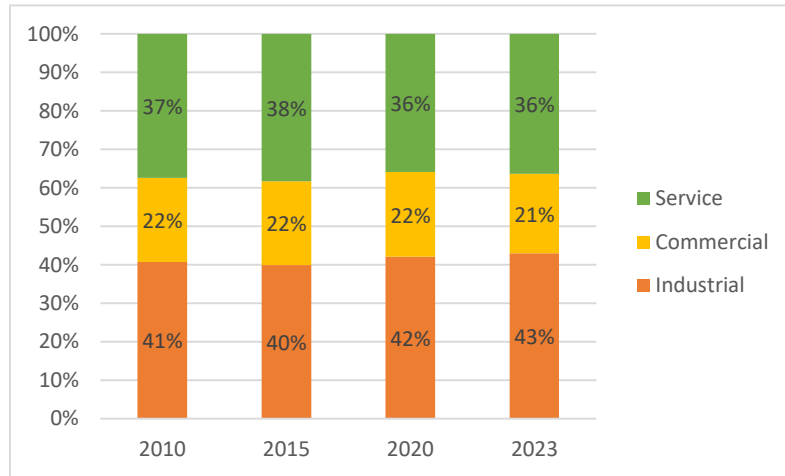
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **Greater Palm River**

Plan Hillsborough

Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	250	277	610	965	146	450
Job Sites	7	5	4	3	1	0
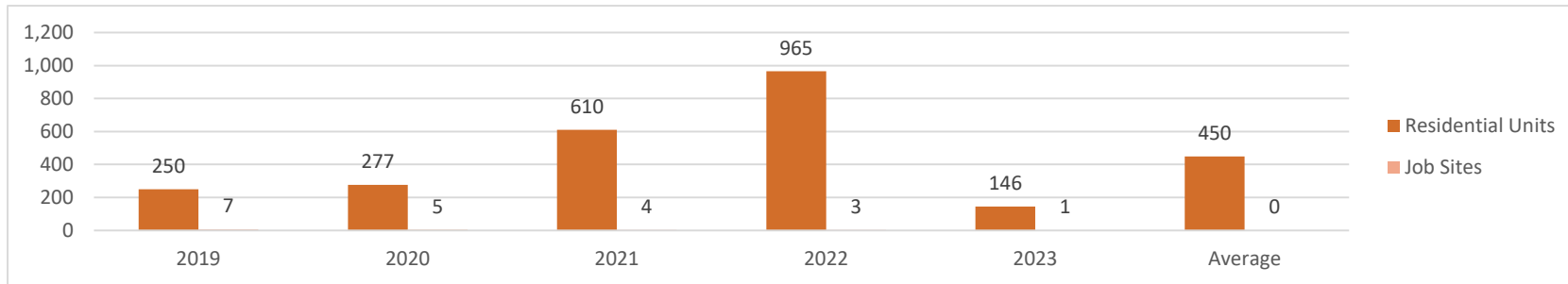
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential	0.485	0.544	0.967	1.288	0.268	0.710
Job Sites	0.48	0.03	0.04	0.18	0.00	0.15
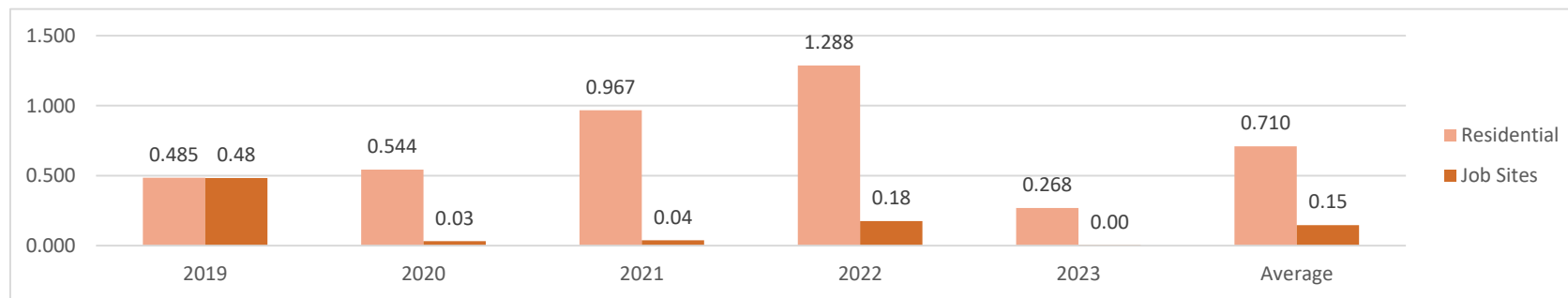
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: **Greater Palm River**

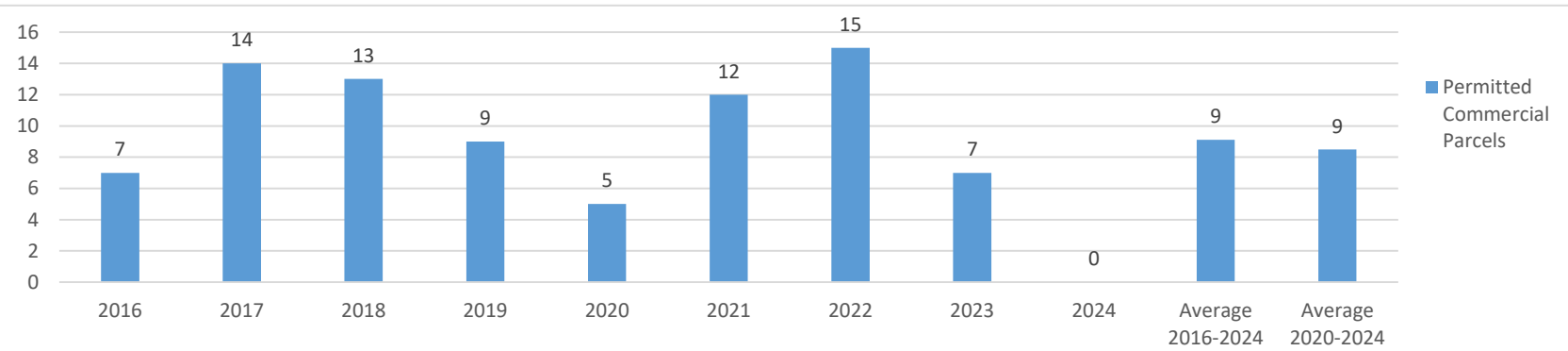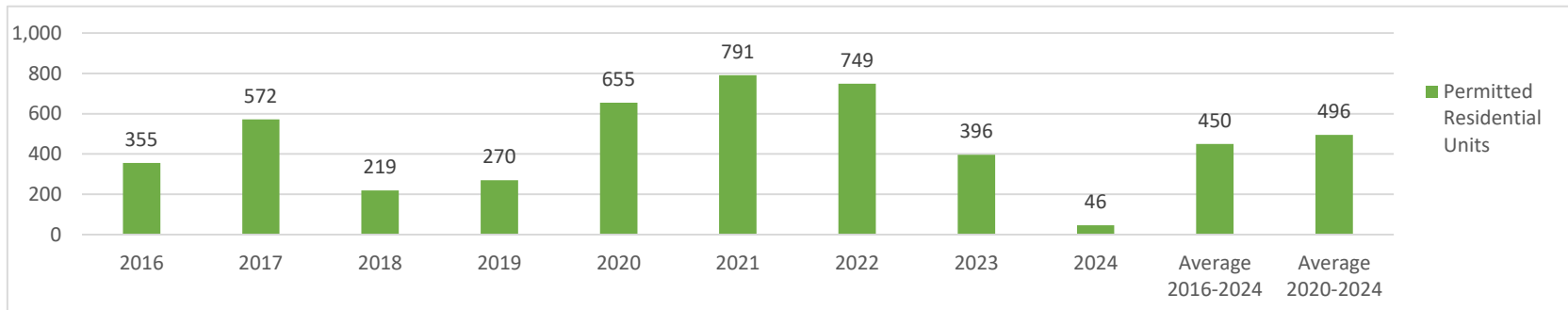| Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	224	60	288	177	295	30	57	14	46	132	37
Permitted Commercial Parcels	1	11	1	2	5	1	1	0	0	2	1
Total Building Permits	225	71	289	179	300	31	58	14	46	135	37
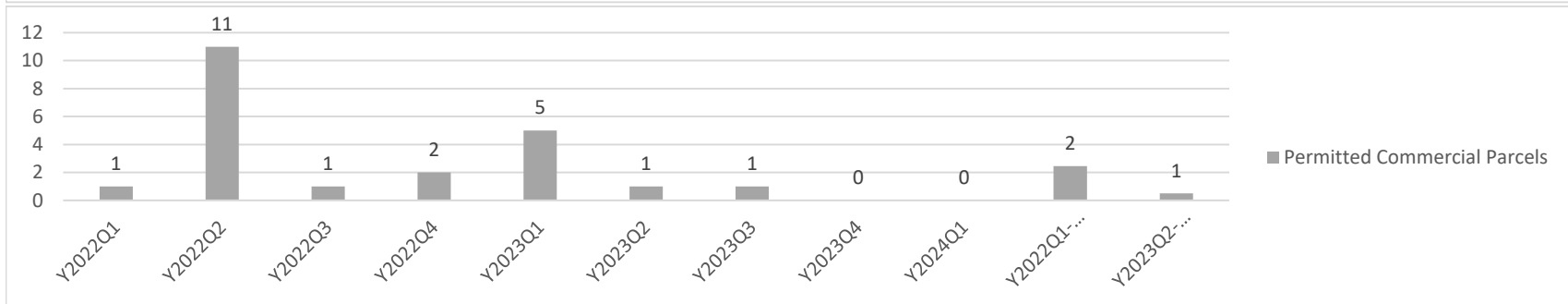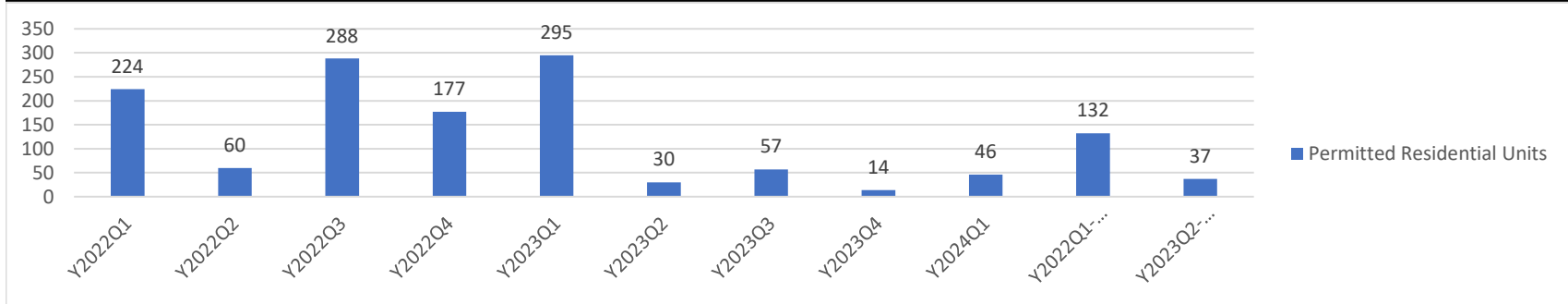
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Greater Palm River

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	355	572	219	270	655	791	749	396	46	450	496
Permitted Commercial Parcels	7	14	13	9	5	12	15	7	0	9	9
Total Building Permits	362	586	232	279	660	803	764	403	46	459	504

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Hillsborough

Area: Greater Palm River

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly	Y2023Q2-Y2024Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	1	11	1	2	5	1	1	0	0	2	1
Total Permitted Demolitions	1	11	1	2	5	1	1	0	0	2	1
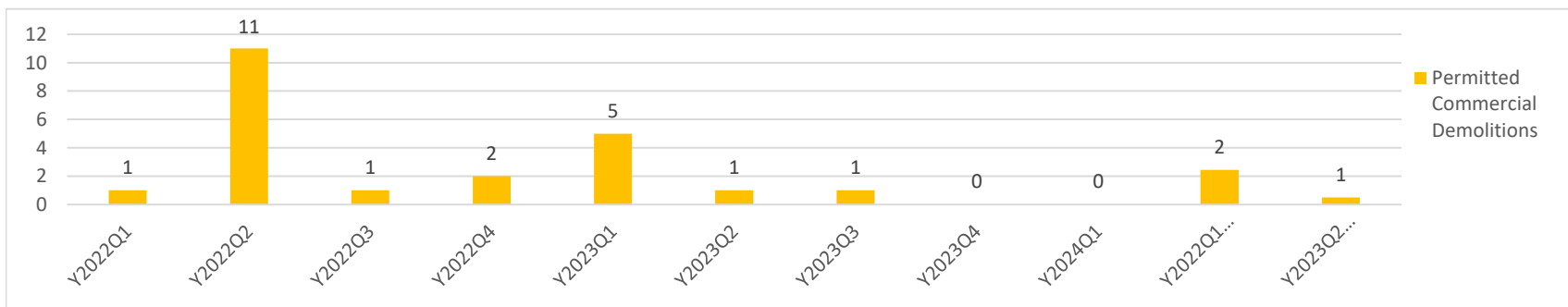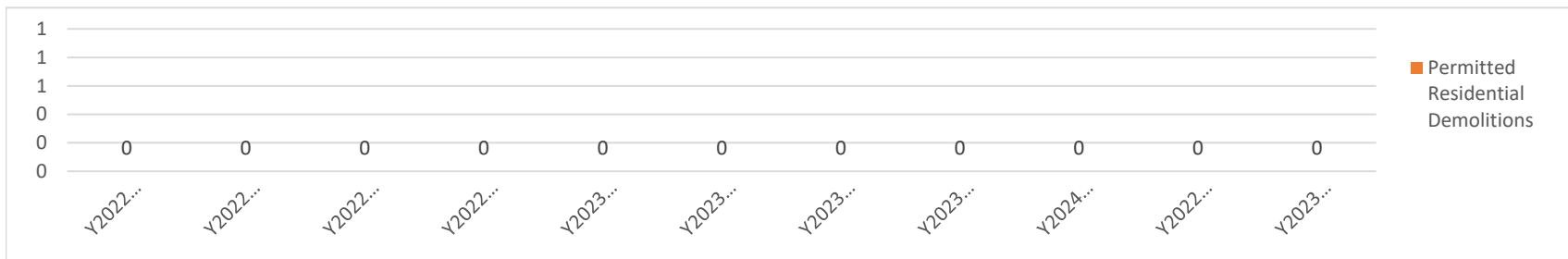
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Plan
Hillsborough

Area: Greater Palm River

Demolition Perm	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Reside	1	5	3	3	7	0	0	0	0	2	0
Permitted Comn	0	2	2	0	4	2	0	0	0	1	1
Total Permitted	1	7	5	3	11	2	0	0	0	3	1
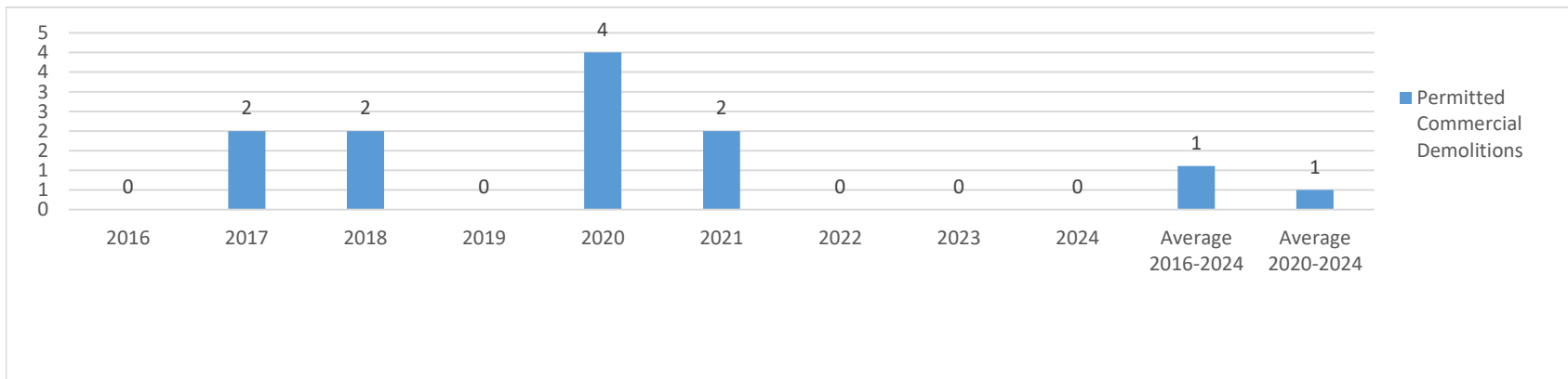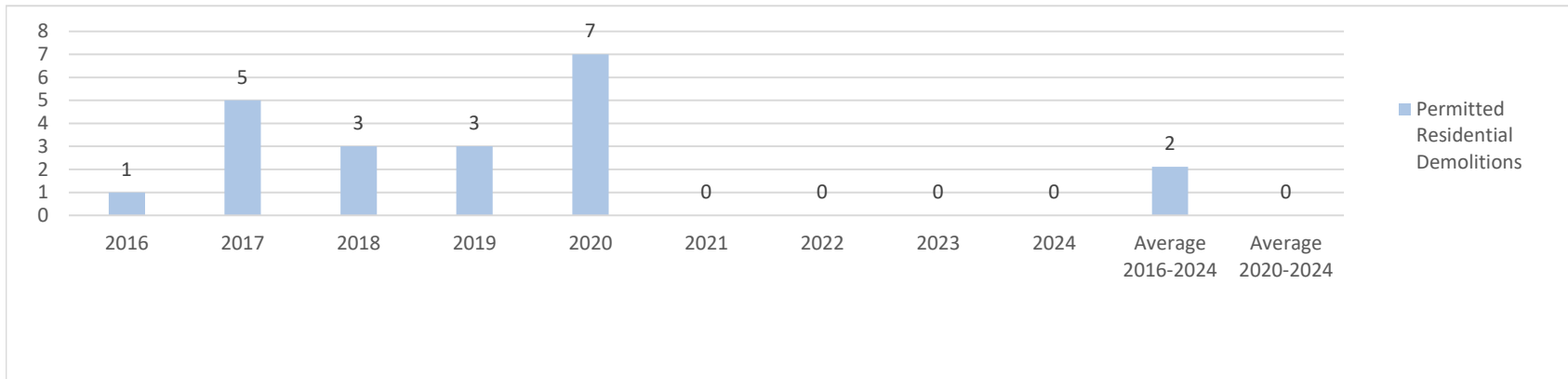
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Plan Hillsborough

Area: **Greater Palm River**

		Native American	Asian	Hispanic	Other Race	Total Population
White	Black					
9,332	9,802	47	850	12,831	1,631	34,493
27%	28%	0%	2%	37%	5%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
8,662	13,566	8,486	3,662
25%	39%	25%	11%
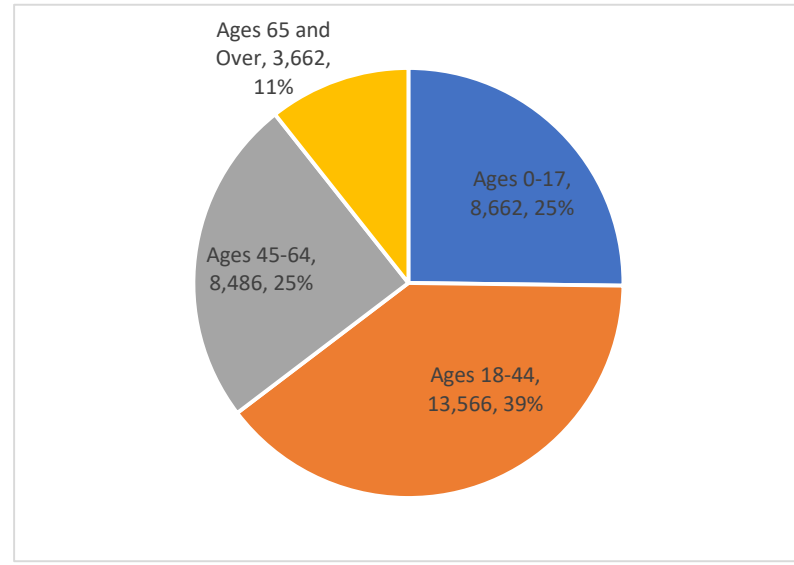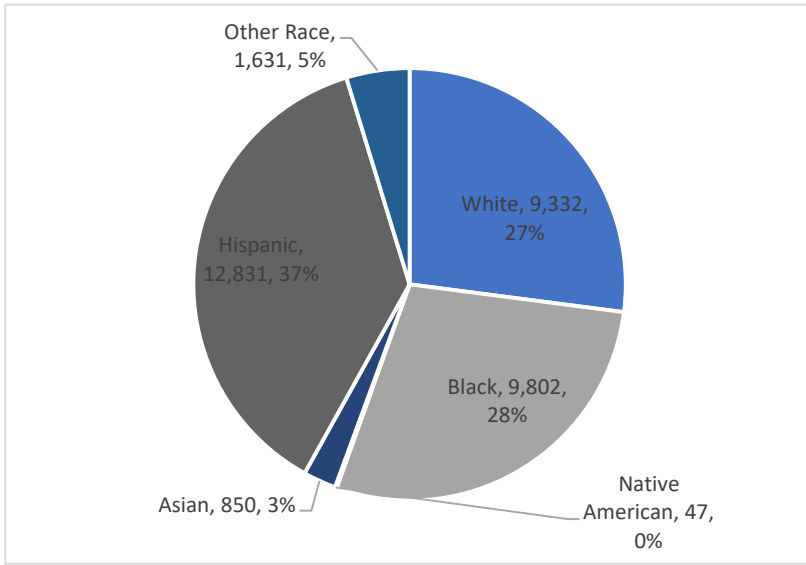
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
3,221	7,688	5,981	3,843	1,935
14%	34%	26%	17%	9%
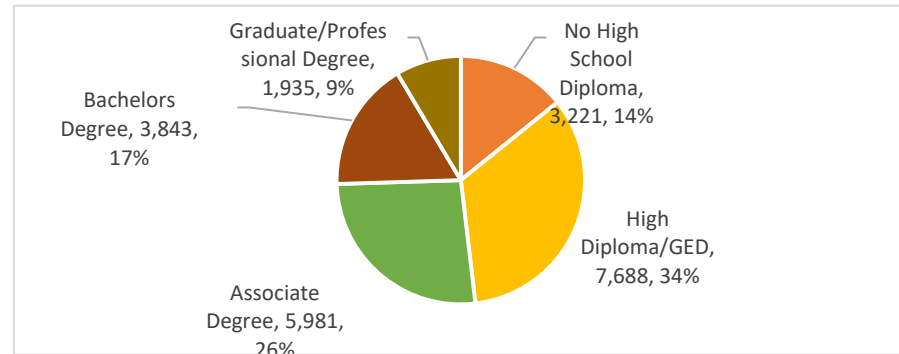
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **Greater Palm River**

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<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
1,201	2,516	1,426	2,438	1,906	2,979	$63,906	$75,438	26,595	18,359	823	8,236
10%	20%	11%	20%	15%	24%			77%	69%	4%	31%
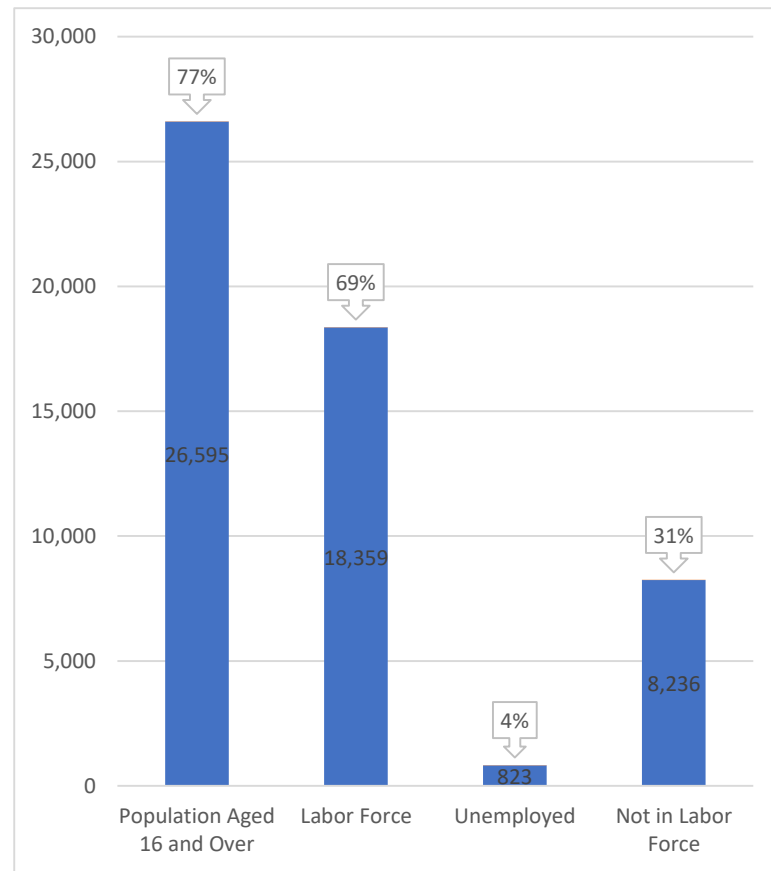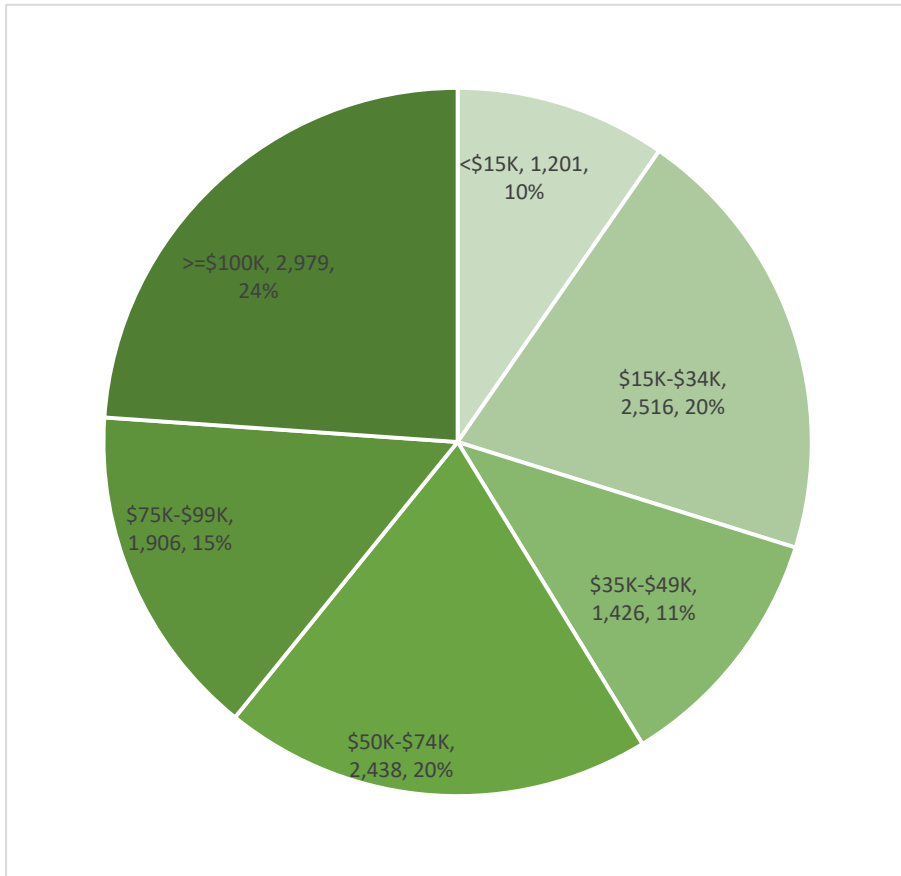
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Demographic and Economic Profile

Plan Hillsborough

Area: **Greater Palm River**

	Households Without Cars	Female-Headed Households
Households Below Poverty		
1,794	559	2,543
14%	4%	20%
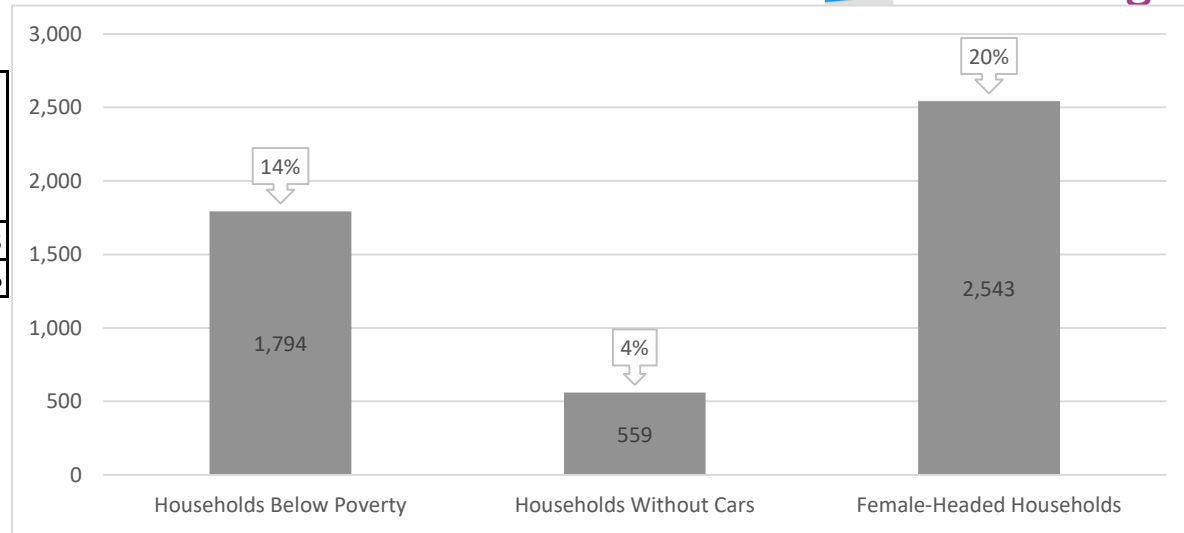
Limited English Population	Disabled Population	Low Income Population
3,198	2,537	5,963
9%	7%	17%

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Sources:

|	
Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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Employment Estimate	Quarterly Census of Employment and Wages. Excel Files.QCEW NAICS-Based Data Files (1975 - most recent). Bureau of Labor Statistics https://www.bls.gov/cew/downloadable-data-files.htm. Employment by sector for the years 2010, 2015, and 2020, and 2023. 2010-2023 countywide employment distributed to commercial parcels using share of heated
Employment Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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Demolition Permits	Permitted demolitions of existing buildings. Raw quarterly buildingpermit data from all four jurisdictions: Plant City, Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

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Area: **Keystone Odessa**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	4,507	4,653	4,935	5,171	6,650	1,479	29%	11%
Population	11,529	12,147	12,507	12,585	16,714	4,129	33%	4%
Employment	2,440	2,448	2,317	2,416	3,526	1,110	46%	-1%
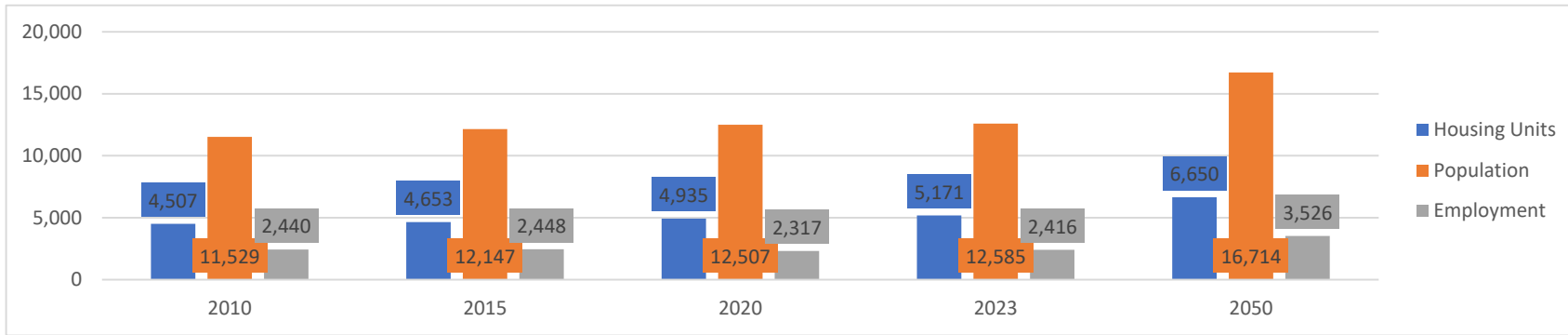
Residential Units by Type

	2010	2015	2020	2023
Single Family	4,039	4,185	4,467	4,703
Single Family	90%	90%	91%	91%
Multifamily	468	468	468	468
Multifamily	10%	10%	9%	9%
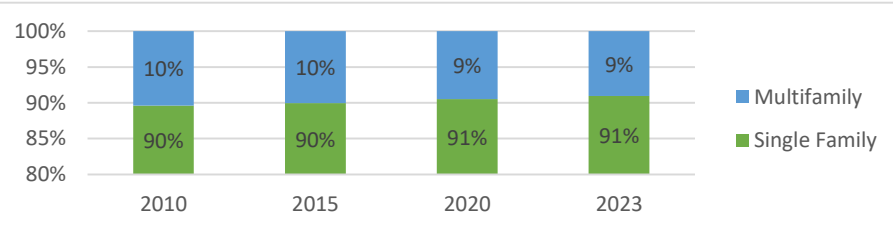
Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	4,357	4,503	4,694	4,792
Occupied	97%	97%	95%	93%
Vacant	150	150	241	379
Vacant	3%	3%	5%	7%
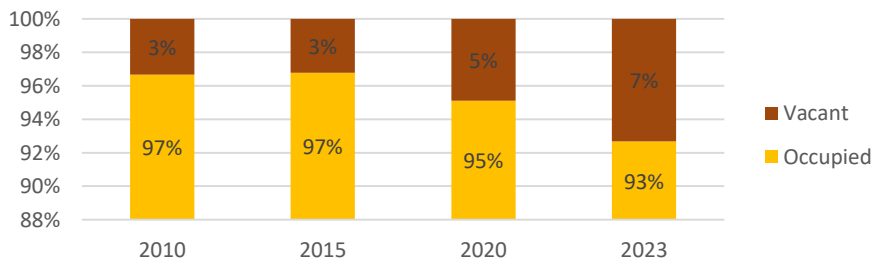
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Keystone Odessa

Employment by Type

	2010	2015	2020	2023
Industrial	948	815	602	540
Commercial	0	0	0	0
Service	1,492	1,633	1,715	1,876
Total	2,440	2,448	2,317	2,416
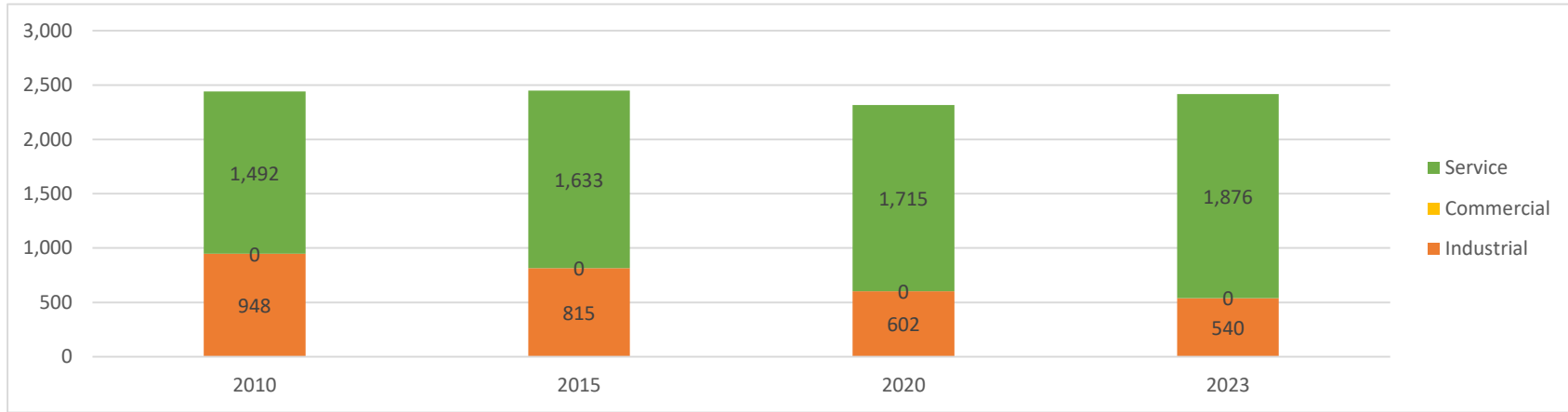
Employment by Type

	2010	2015	2020	2023
Industrial	39%	33%	26%	22%
Commercial	0%	0%	0%	0%
Service	61%	67%	74%	78%
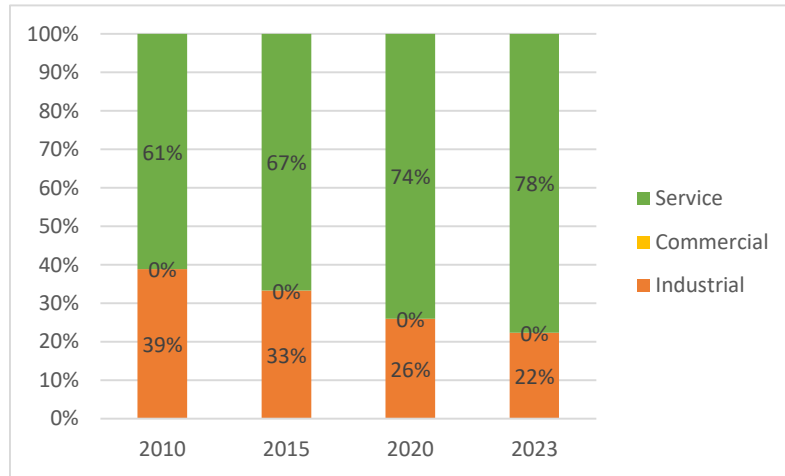
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Area: Keystone Odessa

Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	57	77	59	59	118	74
Job Sites	0	0	4	3	2	0
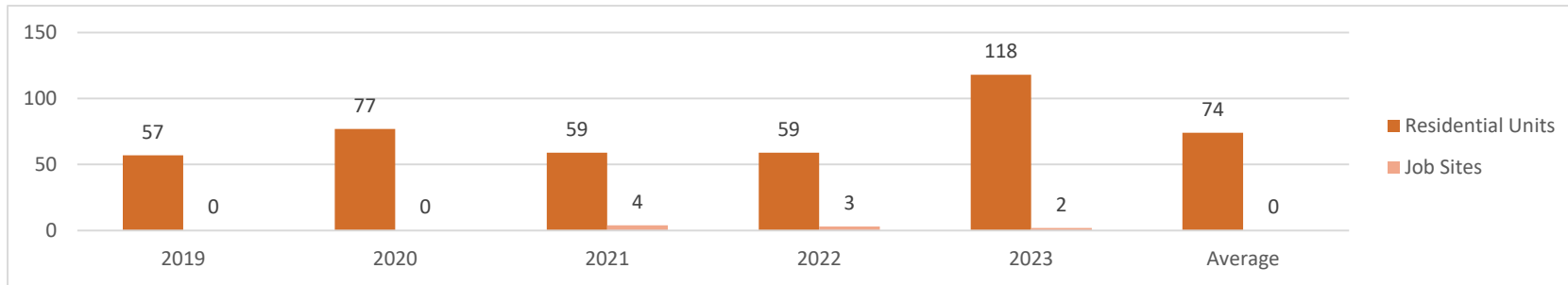
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential	0.219	0.303	0.237	0.234	0.476	0.294
Job Sites	0.00	0.00	0.01	0.01	0.01	0.01
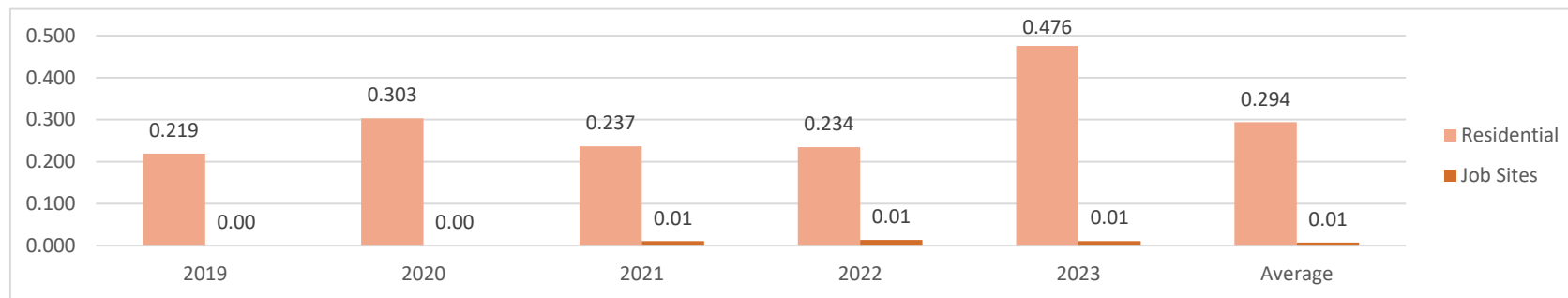
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Hillsborough

Area: Keystone Odessa

Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	36	29	38	40	34	19	17	18	17	28	18
Permitted Commercial Parcels	0	1	0	2	0	0	0	0	0	0	0
Total Building Permits	36	30	38	42	34	19	17	18	17	28	18
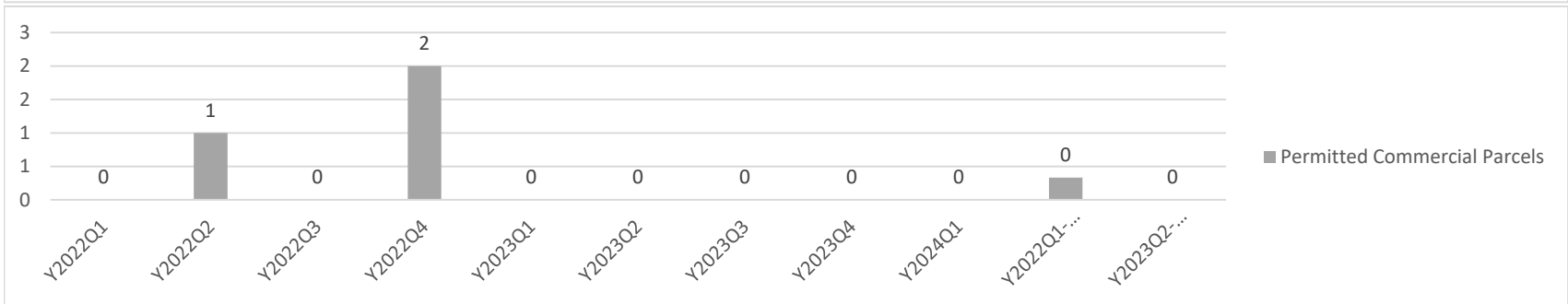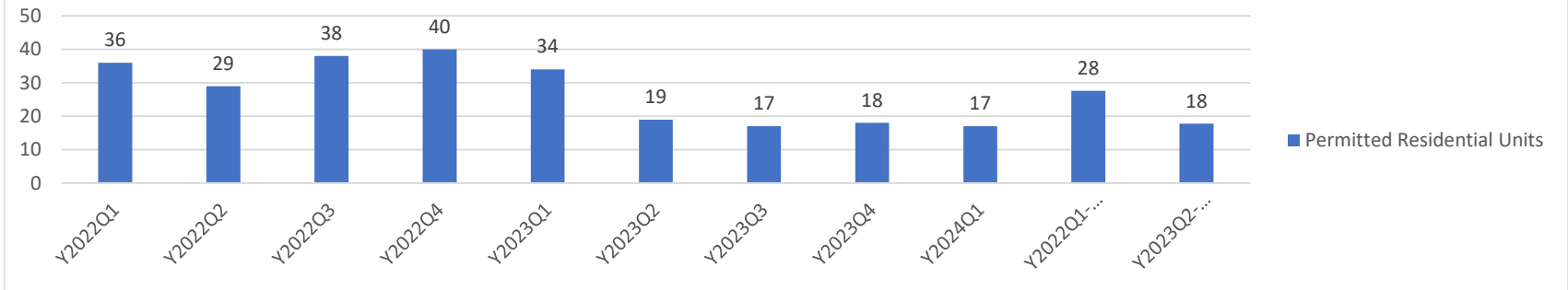
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Plan Hillsborough

Area: Keystone Odessa

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	55	55	48	65	79	87	143	88	17	71	84
Permitted Commercial Parcels	0	2	0	0	2	2	3	0	0	1	1
Total Building Permits	55	57	48	65	81	89	146	88	17	72	85

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Area: Keystone Odessa

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly	Y2023Q2-Y2024Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	0	1	0	2	0	0	0	0	0	0	0
Total Permitted Demolitions	0	1	0	2	0	0	0	0	0	0	0
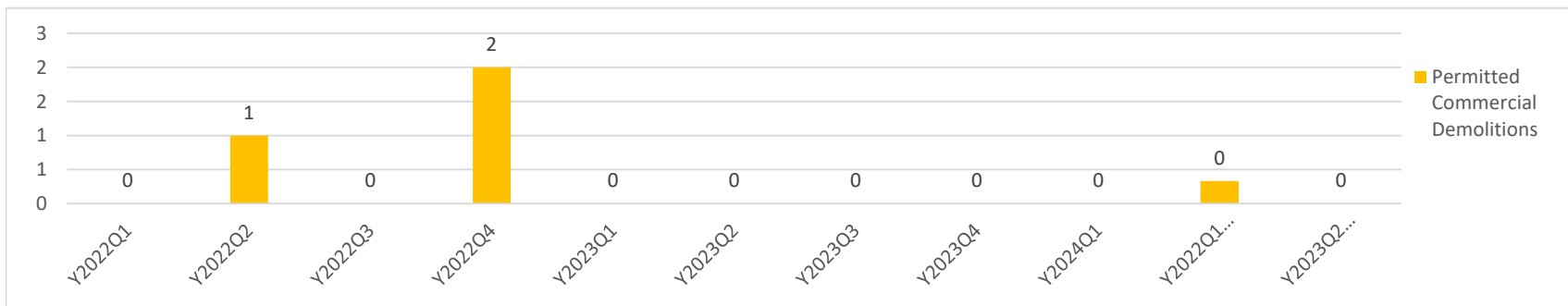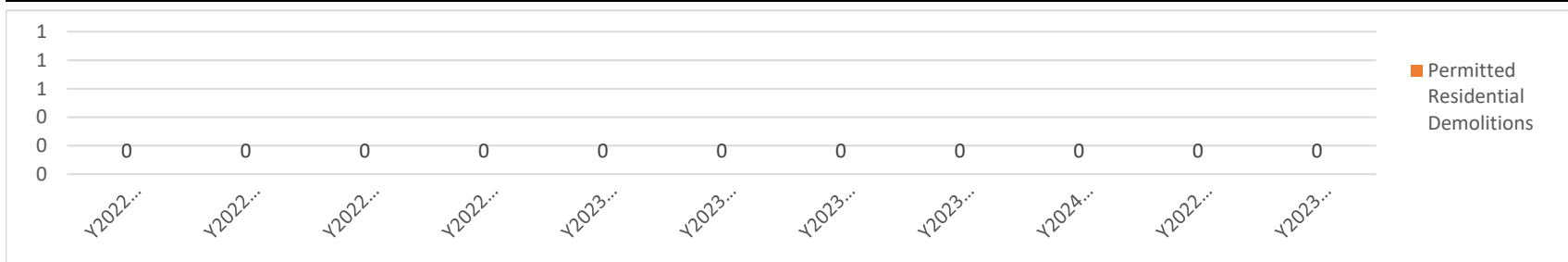
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Plan
Hillsborough

Area: Keystone Odessa

Demolition Perm	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Resid	4	5	5	6	3	6	0	0	0	3	2
Permitted Comn	0	0	0	0	0	1	0	0	0	0	0
Total Permitted	4	5	5	6	3	7	0	0	0	3	2

Last Updated: April 15, 2024 **Demographic and Economic Profile**

Plan Hillsborough
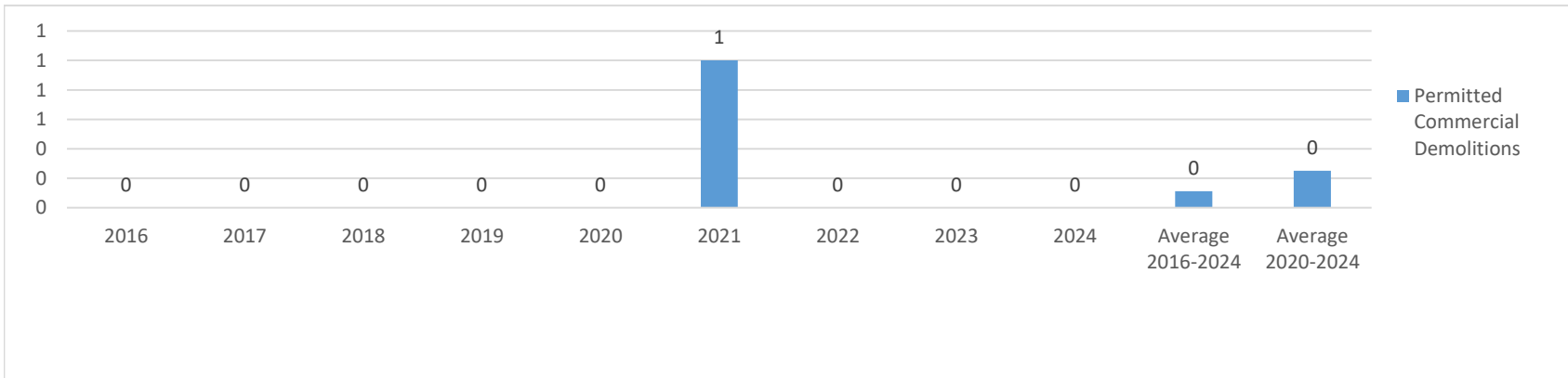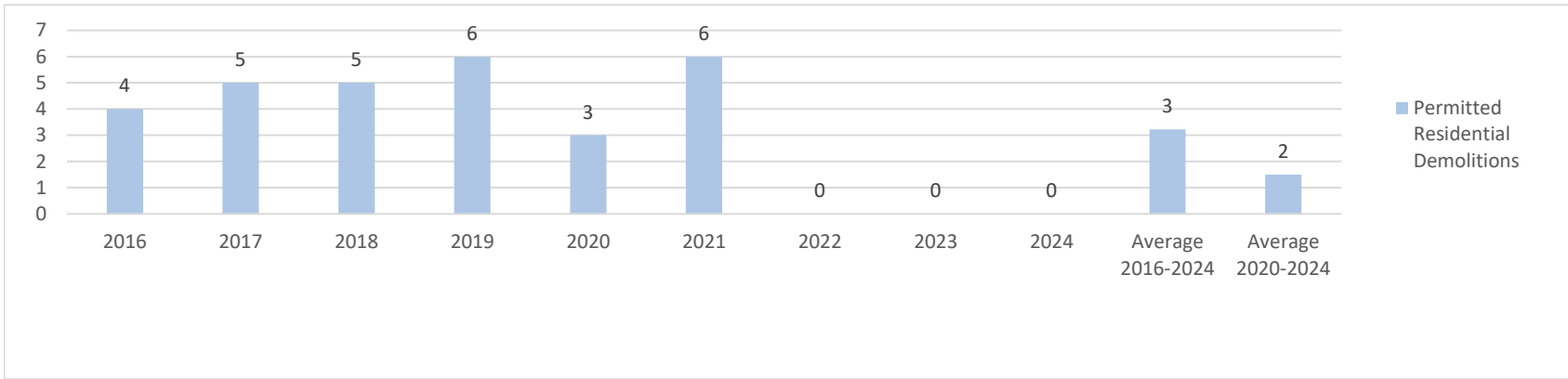
Area: Keystone Odessa

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
9,323	487	3	629	1,566	579	12,585
74%	4%	0%	5%	12%	5%	100%

	Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
	2,858	2,610	4,747	2,369
	23%	21%	38%	19%
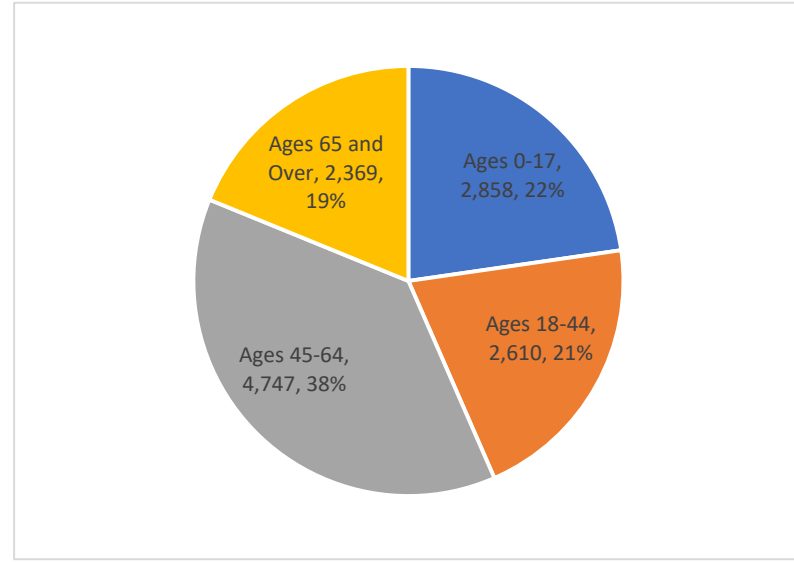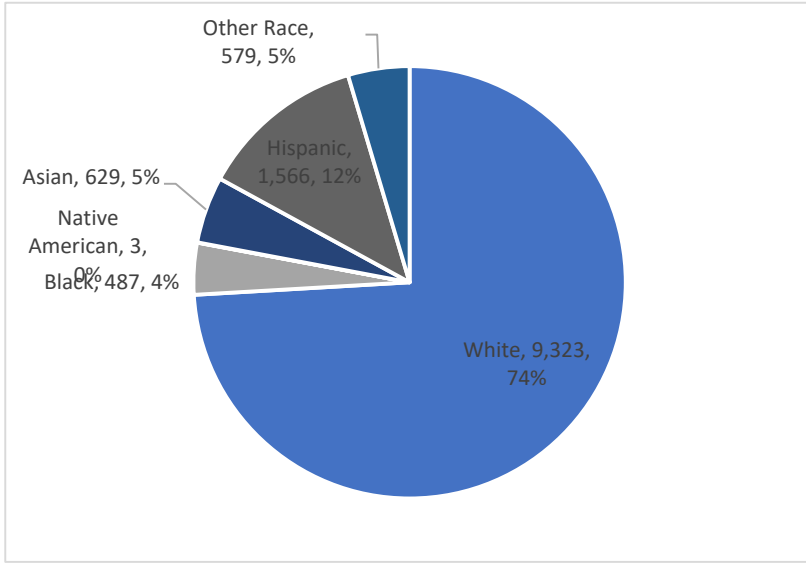
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
316	1,727	2,362	2,672	2,023
3%	19%	26%	29%	22%
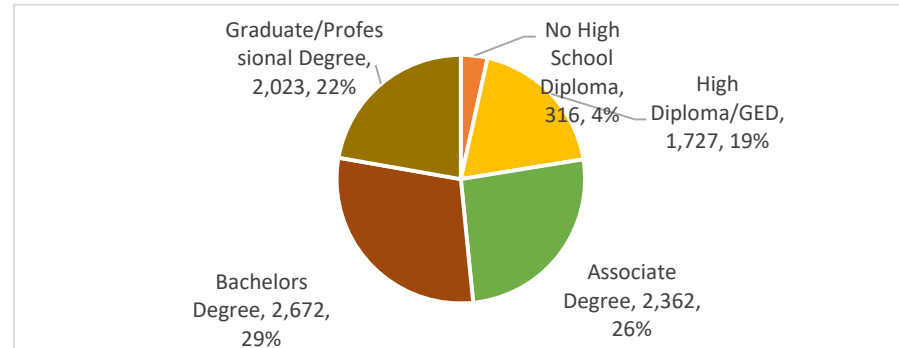
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Area: Keystone Odessa

Plan Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
264	284	257	496	469	3,026	$140,167	$191,055	9,896	6,228	214	3,668
6%	6%	5%	10%	10%	63%			79%	63%	3%	37%
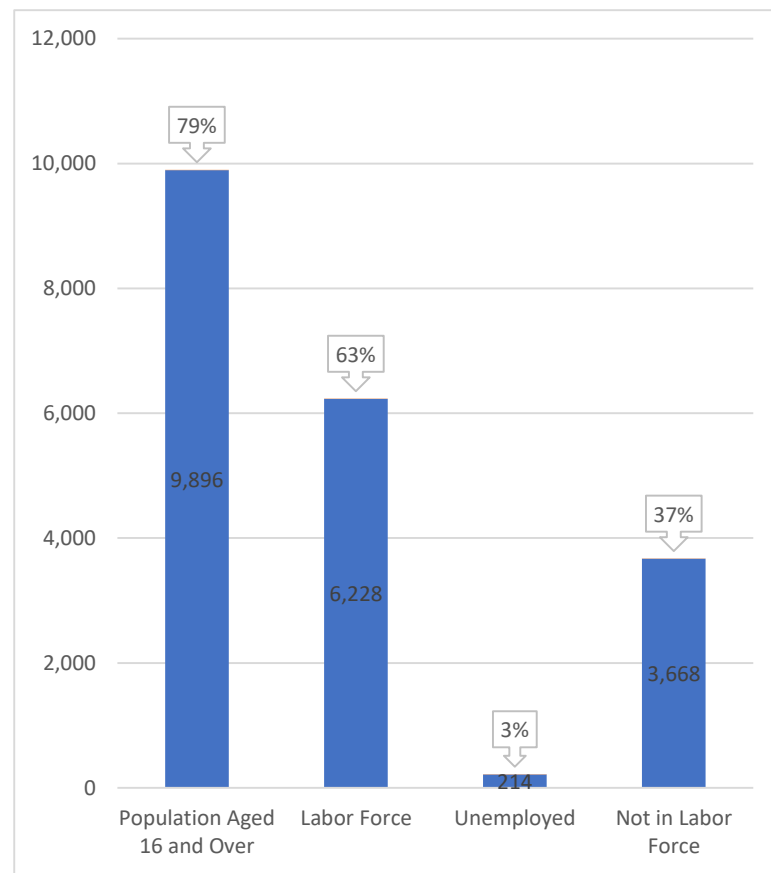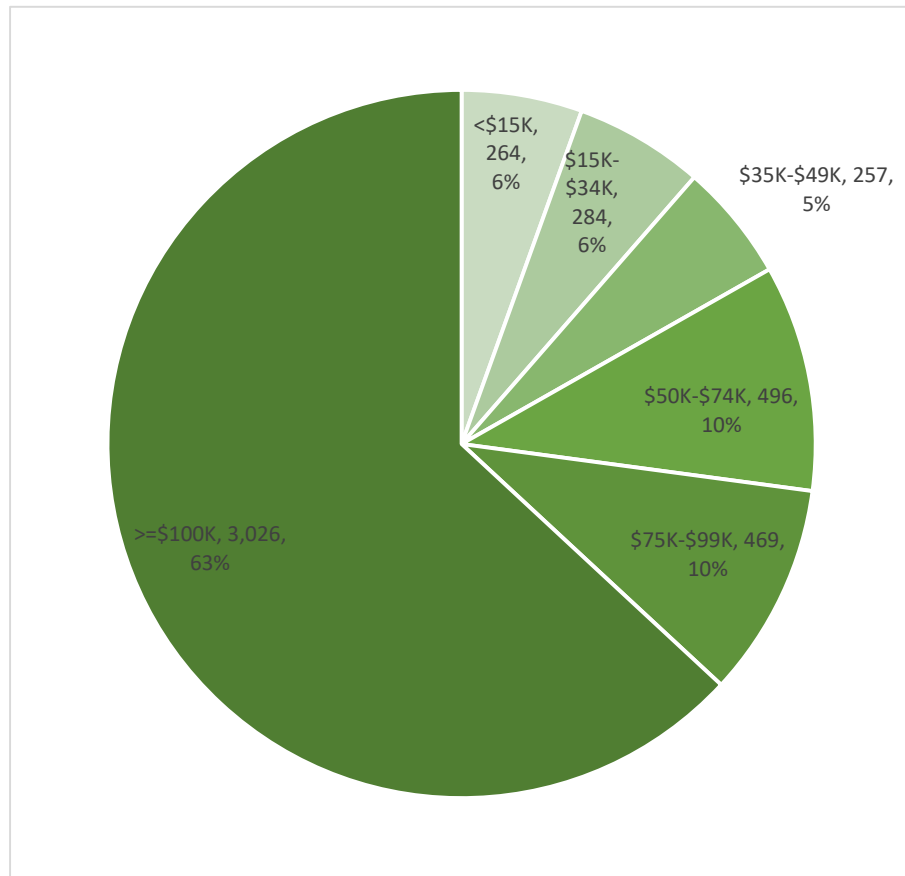
Demographic and Economic Profile

Plan
Hillsborough

Area: Keystone Odessa

Households Below Poverty	Households Without Cars	Female-Headed Households
277	91	268
6%	2%	6%
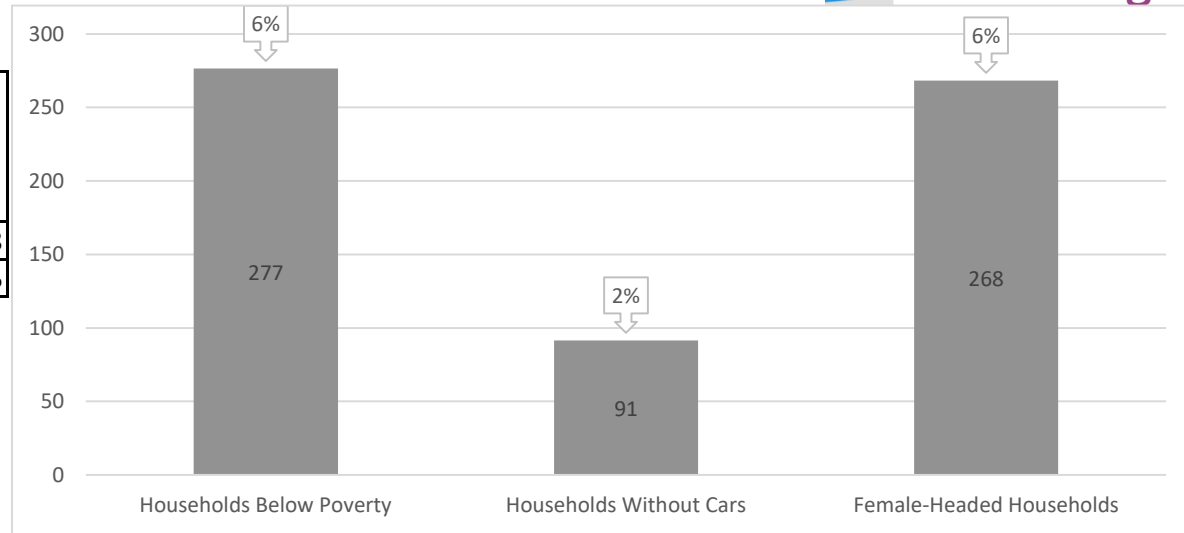
Limited English Population	Disabled Population	Low Income Population
142	327	663
1%	3%	5%

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Sources:

Plan Hillsborough

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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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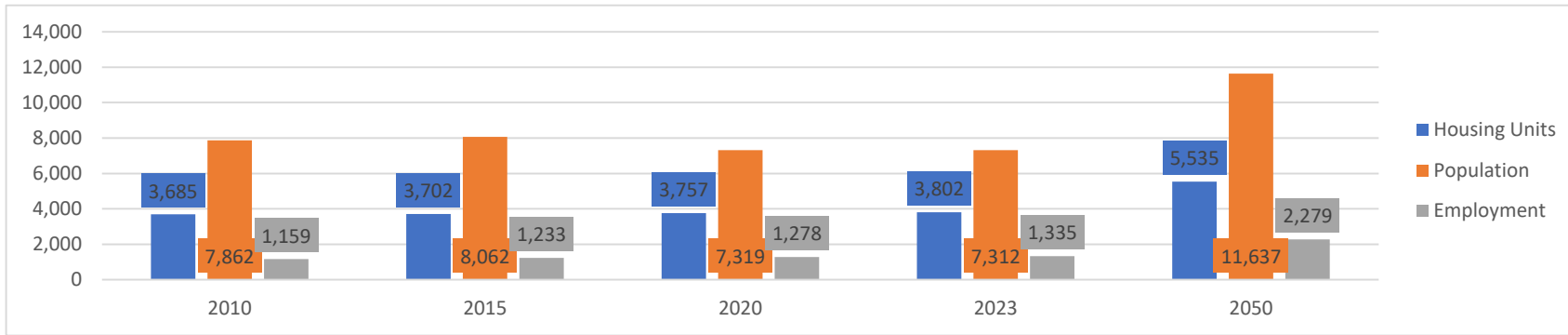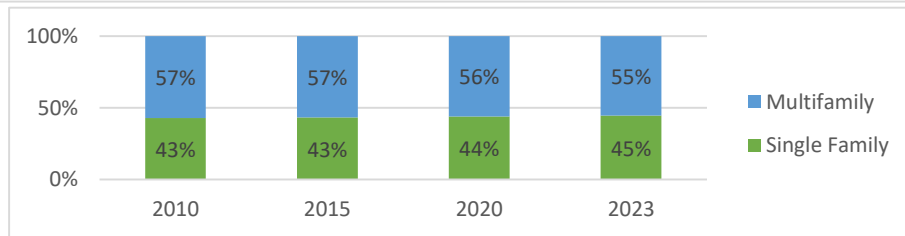Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **Little Manatee South**

Plan Hillsborough

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	3,685	3,702	3,757	3,802	5,535	1,733	46%	3%
Population	7,862	8,062	7,319	7,312	11,637	4,325	59%	-9%
Employment	1,159	1,233	1,278	1,335	2,279	944	71%	8%

Residential Units by Type

	2010	2015	2020	2023
Single Family	1,582	1,599	1,654	1,699
Single Family	43%	43%	44%	45%
Multifamily	2,103	2,103	2,103	2,103
Multifamily	57%	57%	56%	55%

Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	3,035	3,051	3,001	3,044
Occupied	82%	82%	80%	80%
Vacant	650	651	756	758
Vacant	18%	18%	20%	20%
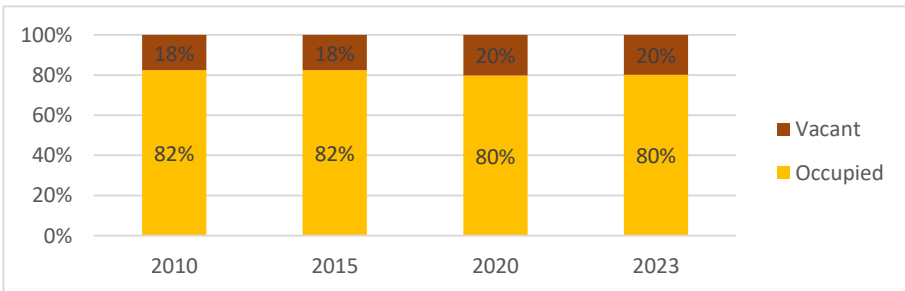
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **Little Manatee South**

Plan
Hillsborough

Employment by Type

	2010	2015	2020	2023
Industrial	501	431	332	301
Commercial	334	397	491	519
Service	324	405	455	515
Total	1,159	1,233	1,278	1,335
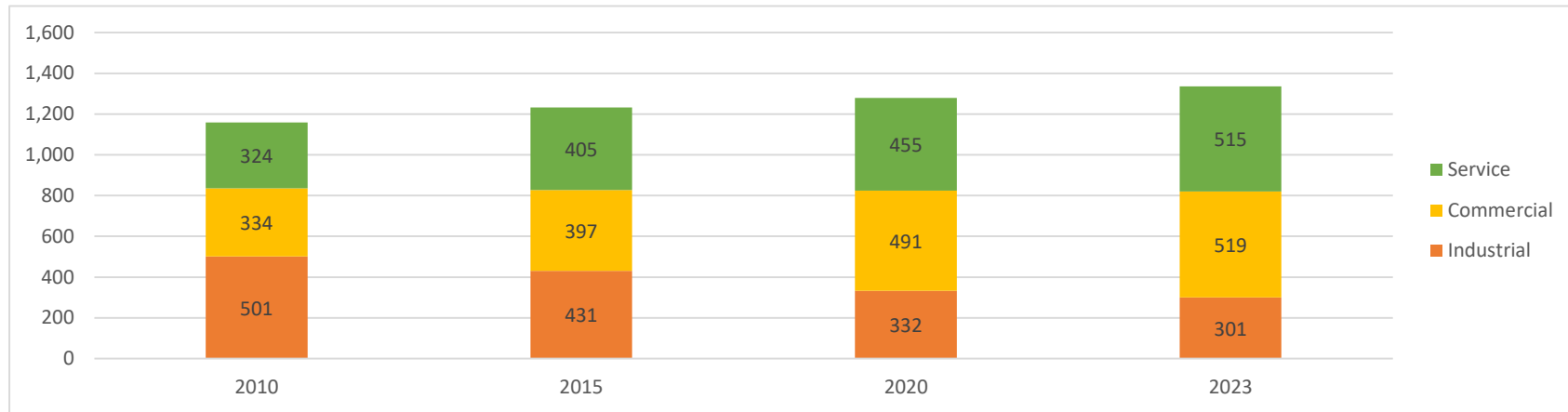
Employment by Type

	2010	2015	2020	2023
Industrial	43%	35%	26%	23%
Commercial	29%	32%	38%	39%
Service	28%	33%	36%	39%
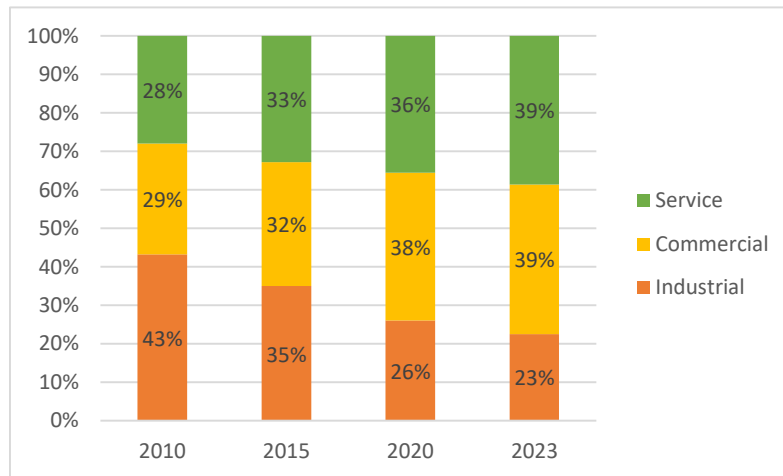
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Little Manatee South

Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	11	16	22	11	12	14
Job Sites	0	1	0	0	0	0
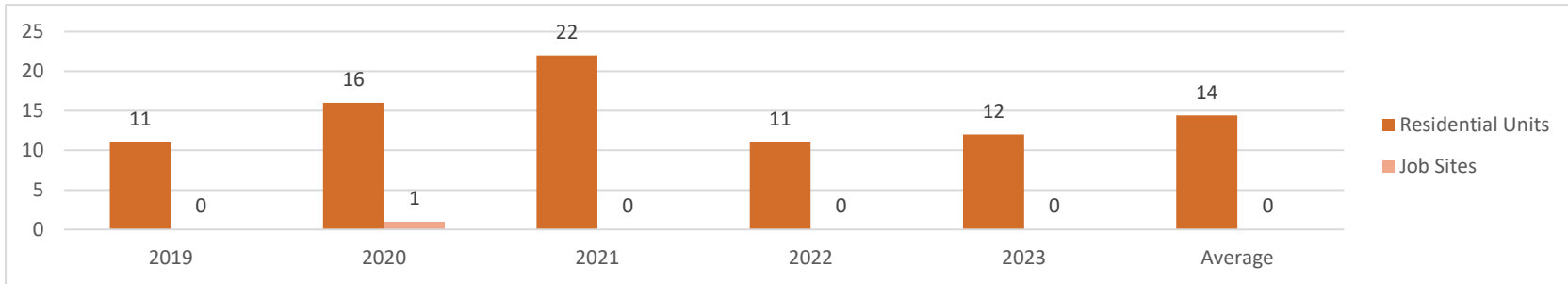
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential	0.021	0.041	0.048	0.030	0.034	0.035
Job Sites	0.00	0.01	0.00	0.00	0.00	0.00

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Area: **Little Manatee South**

Plan
Hillsborough

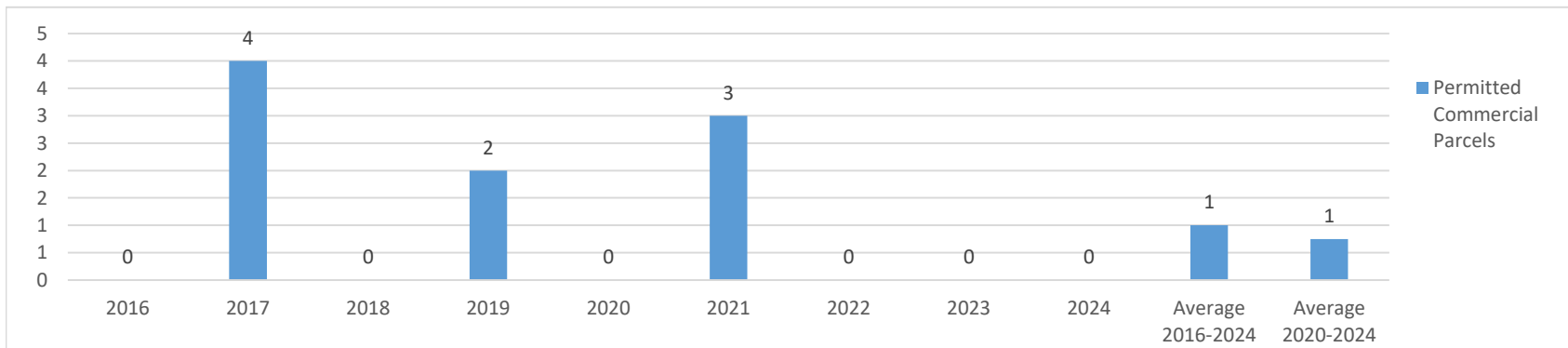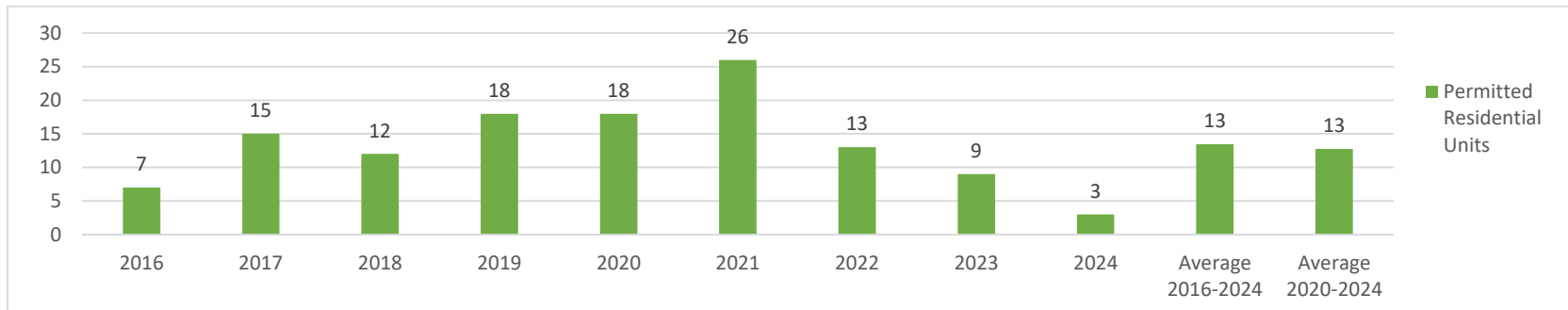| Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	2	7	0	4	2	5	2	0	3	3	3
Permitted Commercial Parcels	0	0	0	0	0	0	0	0	0	0	0
Total Building Permits	2	7	0	4	2	5	2	0	3	3	3
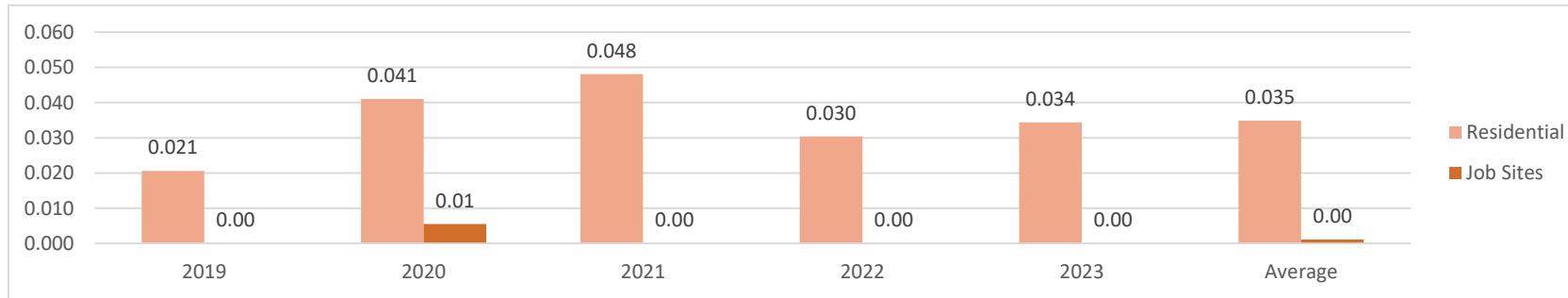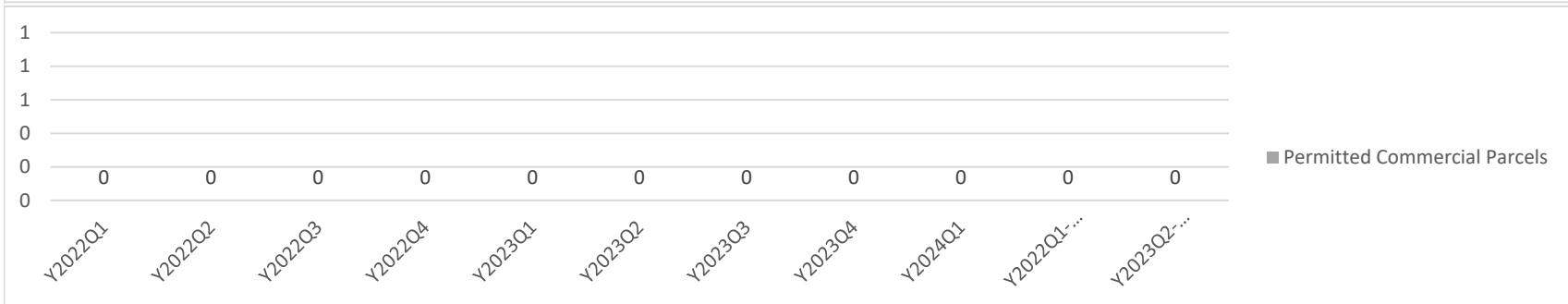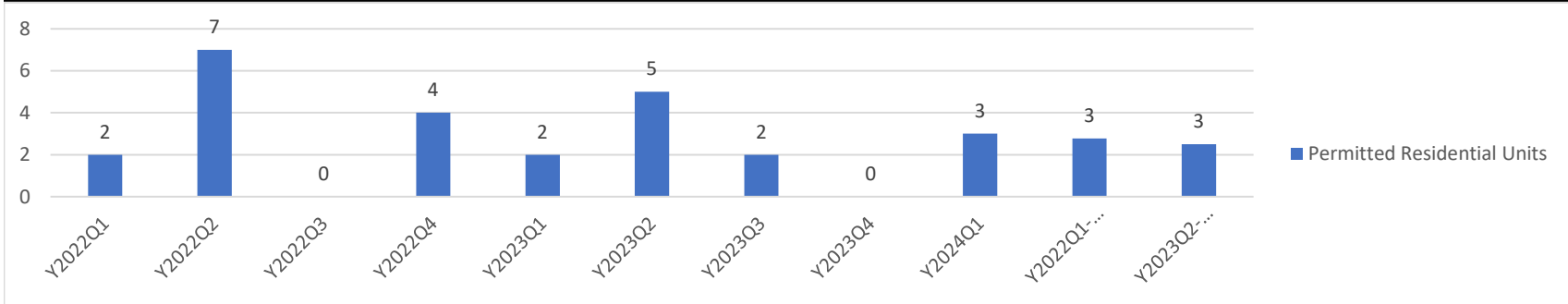
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Little Manatee South

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	7	15	12	18	18	26	13	9	3	13	13
Permitted Commercial Parcels	0	4	0	2	0	3	0	0	0	1	1
Total Building Permits	7	19	12	20	18	29	13	9	3	14	14

Demographic and Economic Profile

Area: **Little Manatee South**

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly	Y2023Q2-Y2024Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	0	0	0	0	0	0	0	0	0	0	0
Total Permitted Demolitions	0	0	0	0	0	0	0	0	0	0	0

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan
Hillsborough

Area: Little Manatee South

Demolition Perm	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Resid	0	0	1	1	0	1	0	0	0	0	0
Permitted Comm	0	0	0	0	0	0	0	0	0	0	0
Total Permitted	0	0	1	1	0	1	0	0	0	0	0

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Little Manatee South

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
4,422	276	0	39	2,418	157	7,312
60%	4%	0%	1%	33%	2%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
1,338	1,505	1,819	2,650
18%	21%	25%	36%
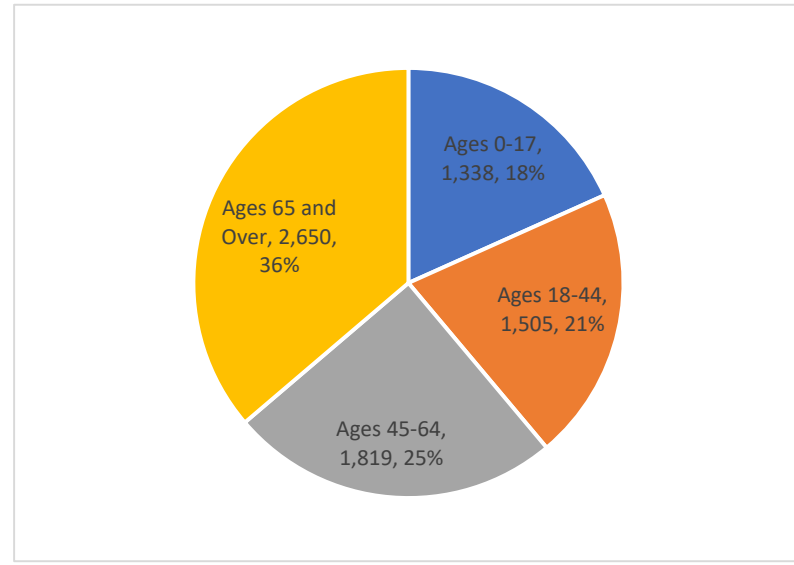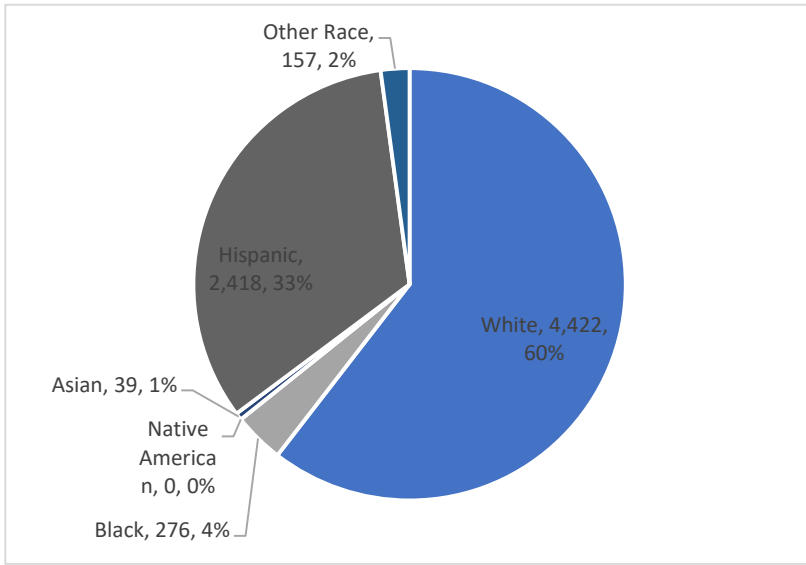
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/ Professional Degree
1,001	1,894	1,333	679	552
18%	35%	24%	12%	10%

Demographic and Economic Profile

Plan Hillsborough
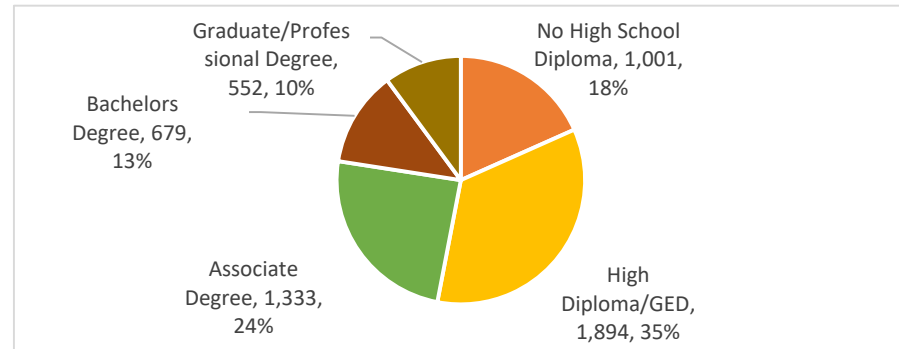
Area: Little Manatee South

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
238	537	542	442	443	845	$56,912	$77,957	5,853	2,617	131	3,236
8%	18%	18%	14%	15%	28%			80%	45%	5%	55%

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough
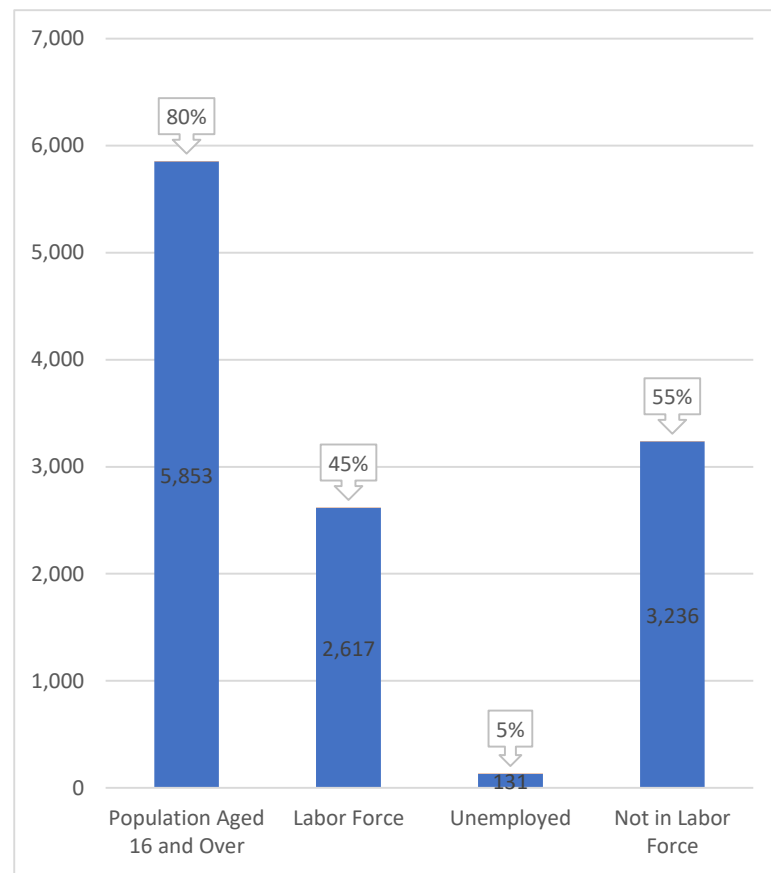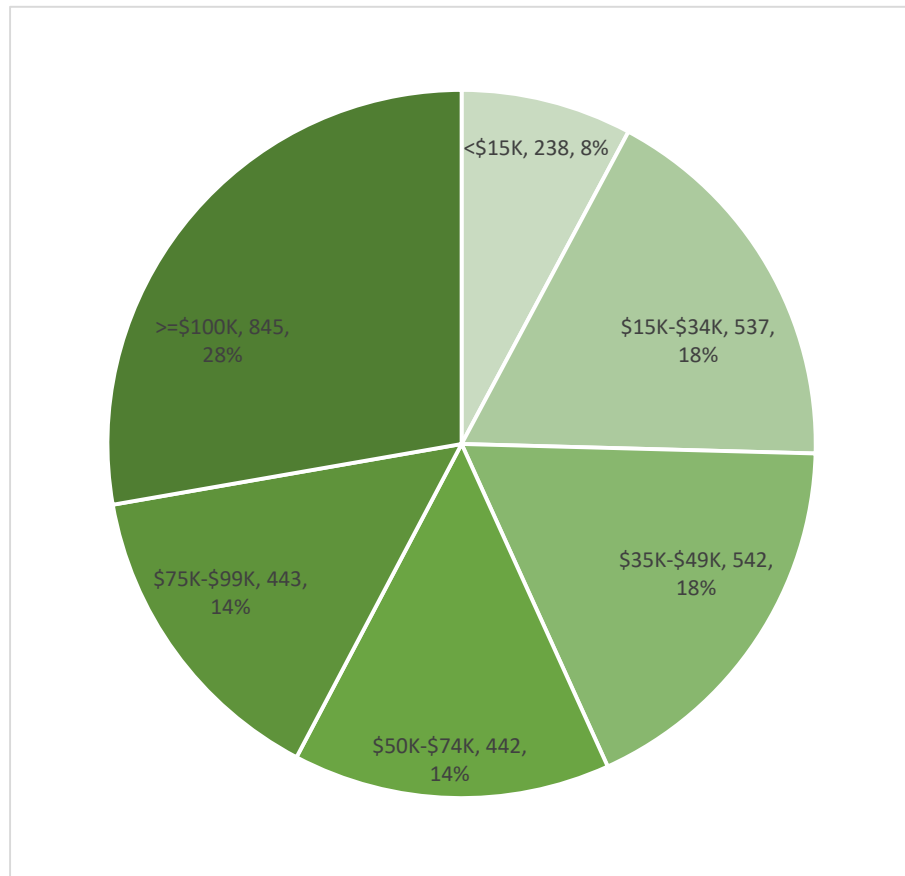
Area: Little Manatee South

Households Below Poverty	Households Without Cars	Female-Headed Households
401	102	131
13%	3%	4%
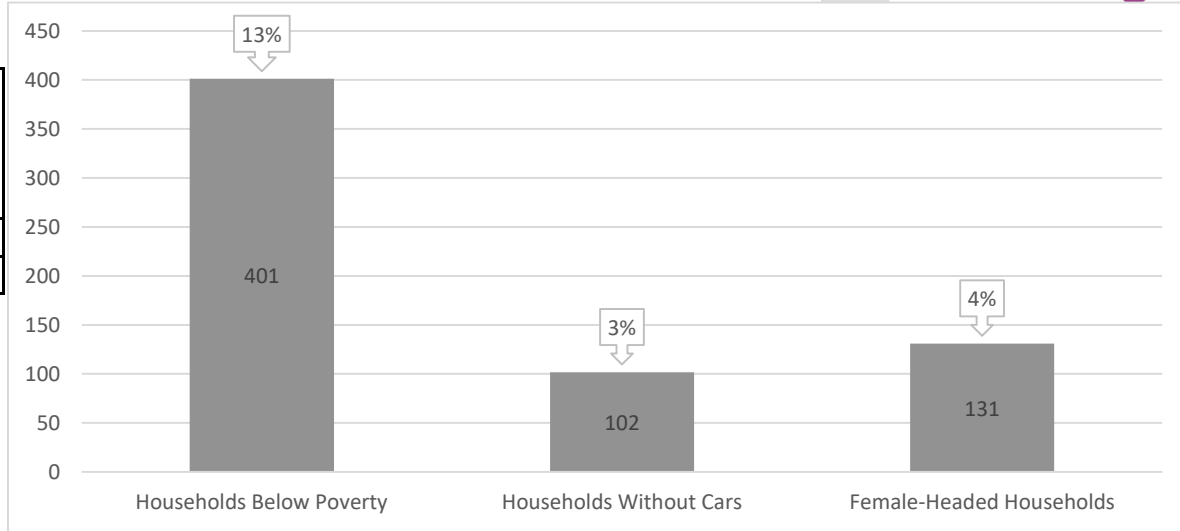
Limited English Population	Disabled Population	Low Income Population
527	324	1,212
7%	4%	17%

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
Population Estimates	2010-2023 Population Estimates from Table 1. Estimates of Population by County and City in Florida. https://www.bebr.ufl.edu/population. Jurisdiction-level estimates distributed to residential parcels. Parcel Data from Hillsborough County Property Appraiser.Parcel-level population estimate = Appropriate Census persons per household times
Population Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
Employment Estimate	Quarterly Census of Employment and Wages. Excel Files.QCEW NAICS-Based Data Files (1975 - most recent). Bureau of Labor Statistics https://www.bls.gov/cew/downloadable-data-files.htm. Employment by sector for the years 2010, 2015, and 2020, and 2023. 2010-2023 countywide employment distributed to commercial parcels using share of heated
Employment Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
New Parcels	Parcel Data from Hillsborough County Property Appraiser (Last accessed: January 8, 2024)
Building Permits	Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Demolition Permits	Permitted demolitions of existing buildings. Raw quarterly buildingpermit data from all four jurisdictions: Plant City, Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Last Updated: April 15, 2024 **Demographic and Economic Profile**

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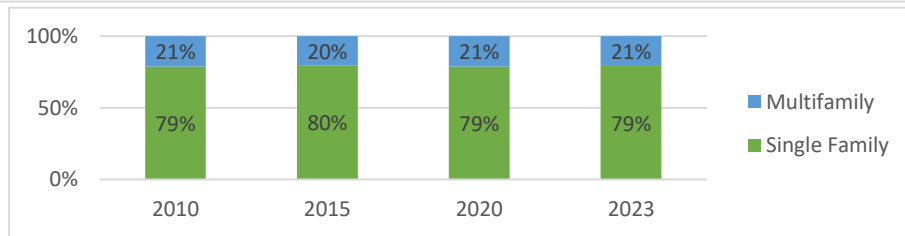Last Updated: April 15, 2024 **Demographic and Economic Profile**

Plan
Hillsborough

Area: Lutz

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	13,632	14,253	16,036	16,410	19,555	3,145	19%	15%
Population	34,692	36,838	41,919	42,318	50,980	8,663	20%	15%
Employment	9,220	10,437	11,622	13,624	12,491	-1,133	-8%	31%
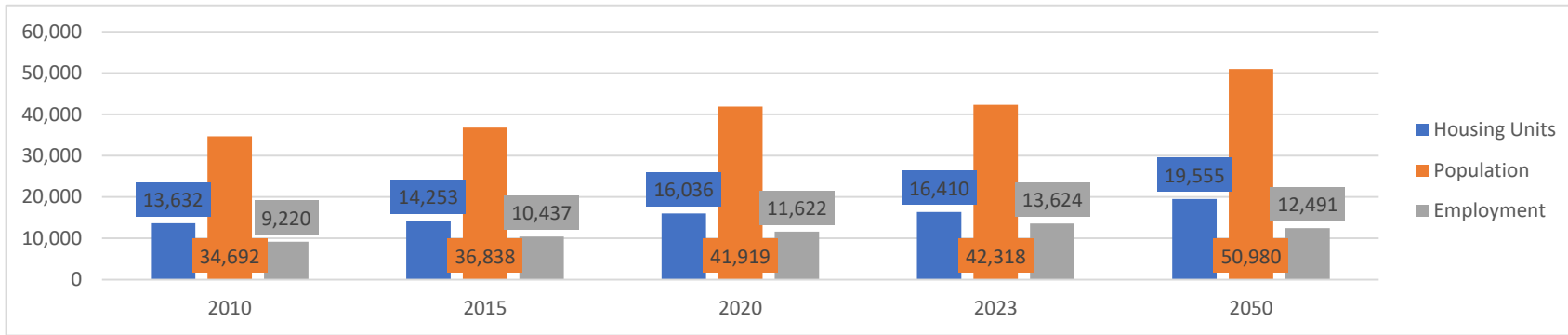
Residential Units by Type

	2010	2015	2020	2023
Single Family	10,749	11,369	12,636	13,010
Single Family	79%	80%	79%	79%
Multifamily	2,883	2,884	3,400	3,400
Multifamily	21%	20%	21%	21%

Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	13,304	13,873	15,715	16,089
Occupied	98%	97%	98%	98%
Vacant	328	380	321	321
Vacant	2%	3%	2%	2%
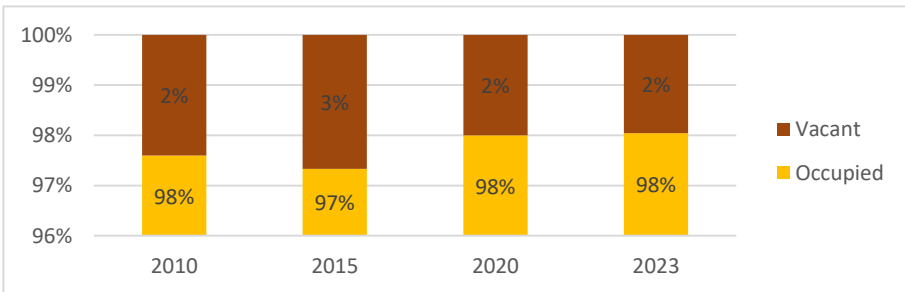
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Lutz

Employment by Type

	2010	2015	2020	2023
Industrial	297	284	324	331
Commercial	351	416	515	544
Service	8,572	9,738	10,783	12,749
Total	9,220	10,437	11,622	13,624
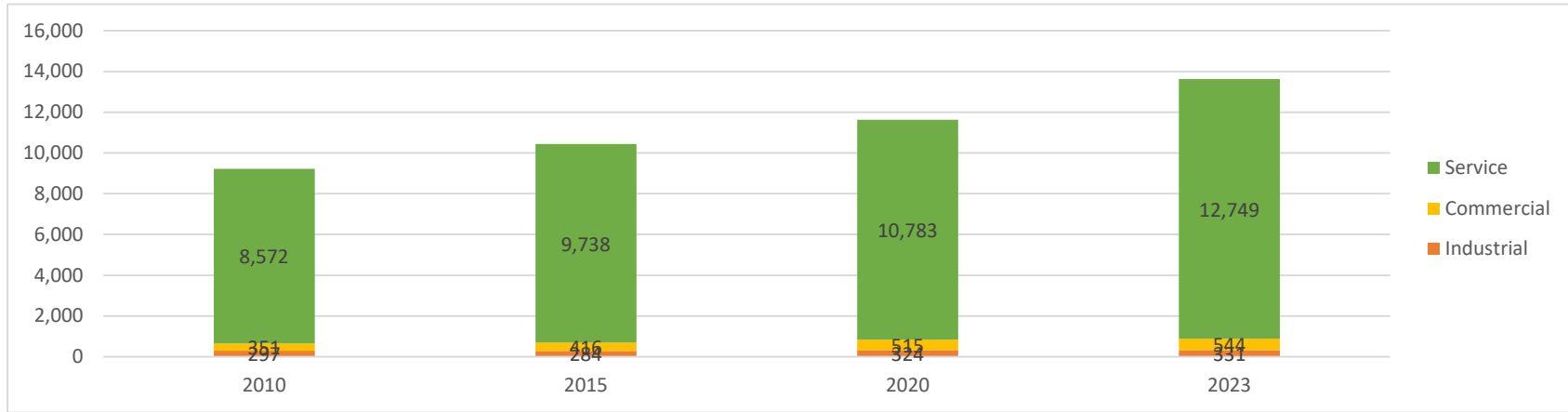
Employment by Type

	2010	2015	2020	2023
Industrial	3%	3%	3%	2%
Commercial	4%	4%	4%	4%
Service	93%	93%	93%	94%

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Hillsborough
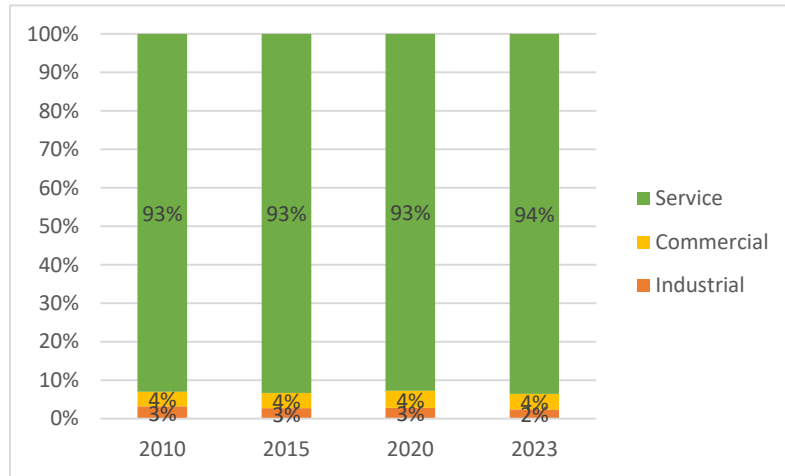
Area:　Lutz

Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	673	298	180	134	60	269
Job Sites	6	4	5	7	0	0
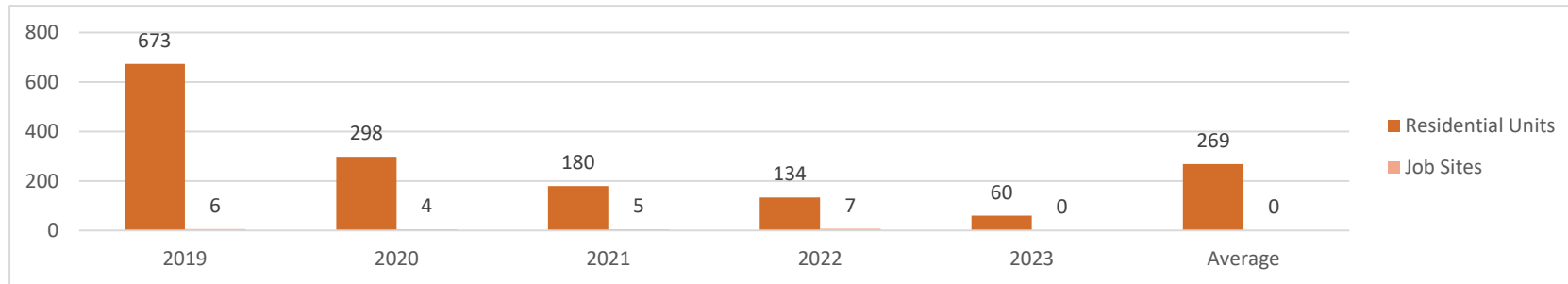
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

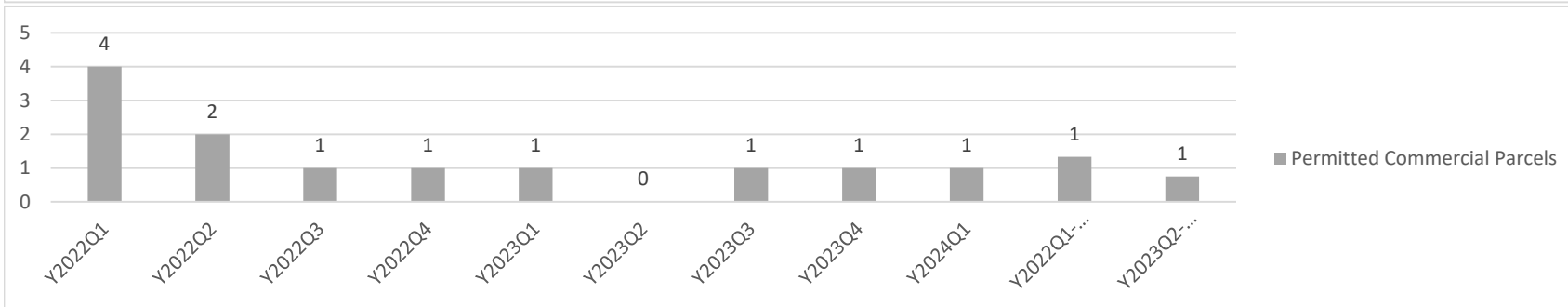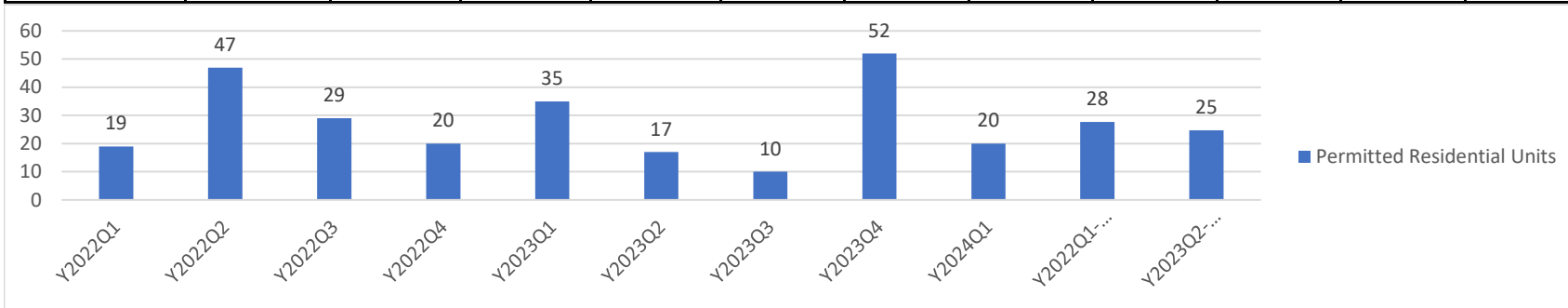|	2019	2020	2021	2022	2023	Average
Residential	1.358	0.915	0.532	0.430	0.215	0.690
Job Sites	0.20	0.04	0.07	0.09	0.00	0.08
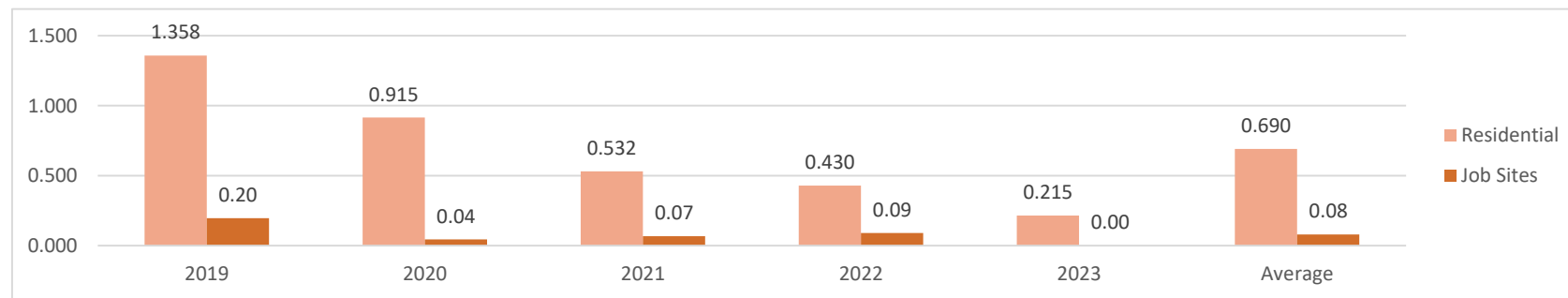
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Lutz

Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	19	47	29	20	35	17	10	52	20	28	25
Permitted Commercial Parcels	4	2	1	1	1	0	1	1	1	1	1
Total Building Permits	23	49	30	21	36	17	11	53	21	29	26

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Plan Hillsborough

Area: Lutz

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	171	238	661	384	237	206	115	114	20	238	114
Permitted Commercial Parcels	7	4	11	2	8	14	8	3	1	6	7
Total Building Permits	178	242	672	386	245	220	123	117	21	245	120

Demographic and Economic Profile

Plan Hillsborough

Area: Lutz

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly	Y2023Q2-Y2024Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	4	2	1	1	1	0	1	1	1	1	1
Total Permitted Demolitions	4	2	1	1	1	0	1	1	1	1	1
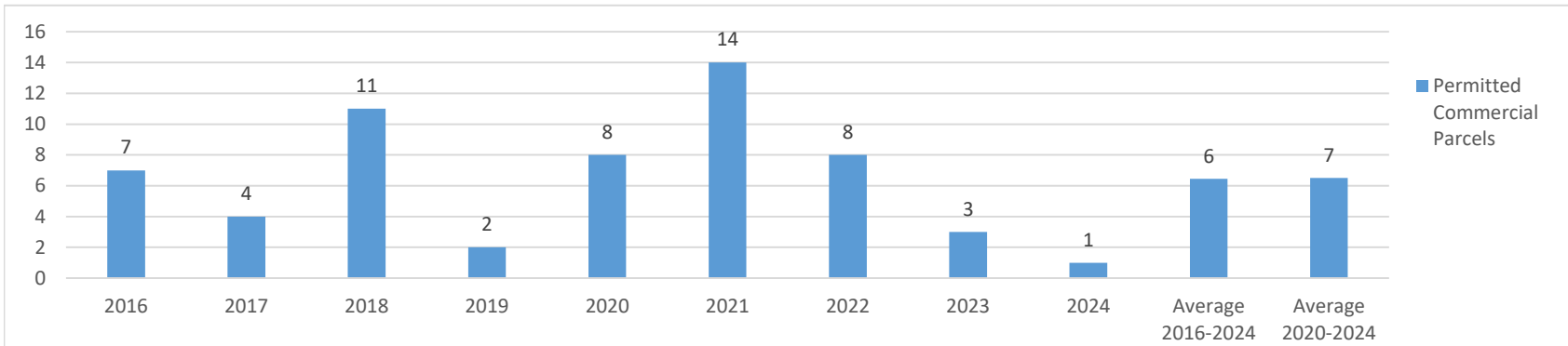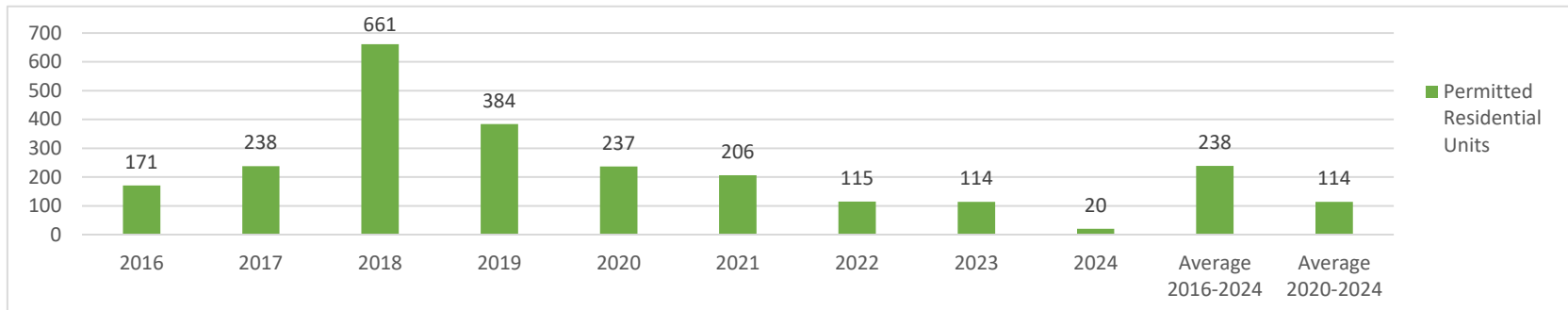
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Lutz

Demolition Perm	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Resid	3	4	4	8	3	6	0	0	0	3	2
Permitted Comn	0	0	0	3	0	0	0	0	0	0	0
Total Permitted	3	4	4	11	3	6	0	0	0	3	2

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Lutz

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
25,639	2,615	28	3,336	8,901	1,799	42,318
61%	6%	0%	8%	21%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
10,053	13,160	11,898	7,206
24%	31%	28%	17%
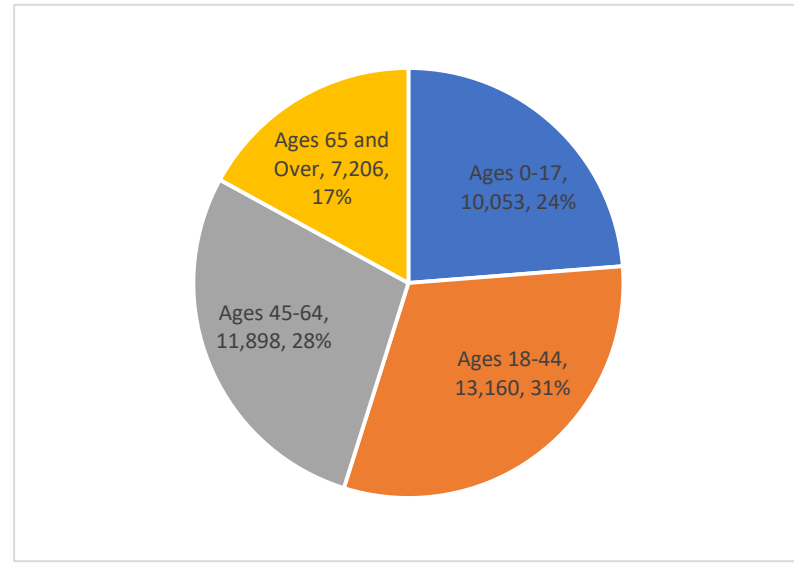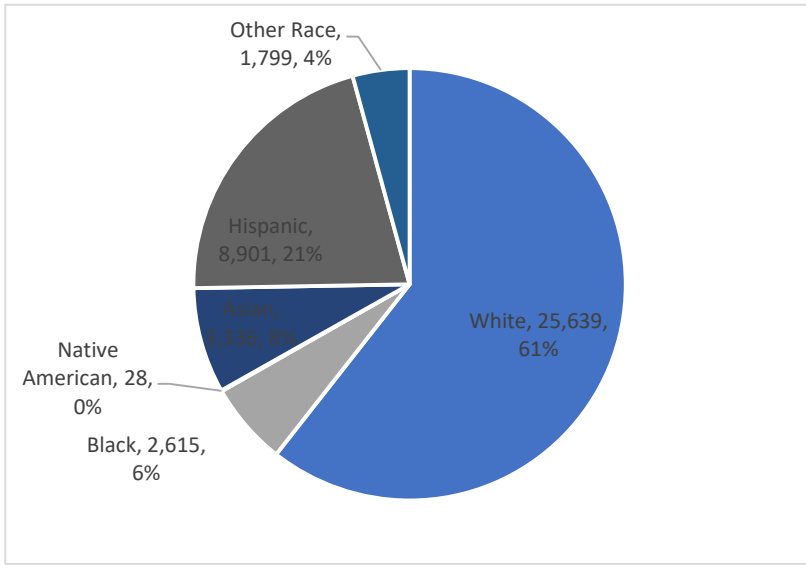
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
805	5,160	8,013	8,498	6,526
3%	18%	28%	29%	23%
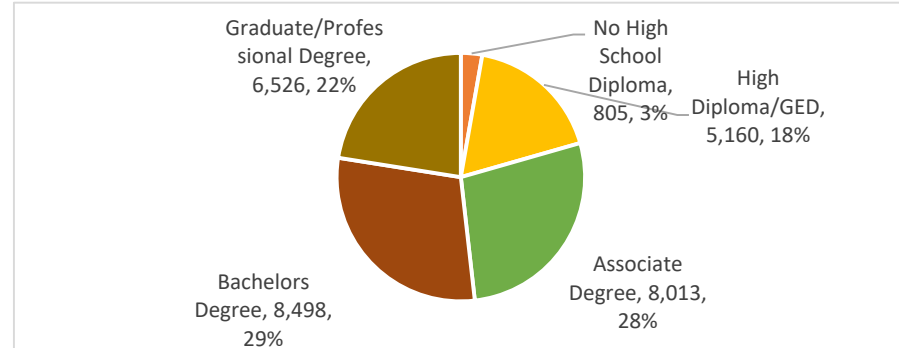
Last Updated: April 15, 2024 **Demographic and Economic Profile**

Area: Lutz

Plan Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
836	1,643	1,442	2,620	1,552	7,992	$112,941	$138,073	33,584	21,446	727	12,138
5%	10%	9%	16%	10%	50%			79%	64%	3%	36%
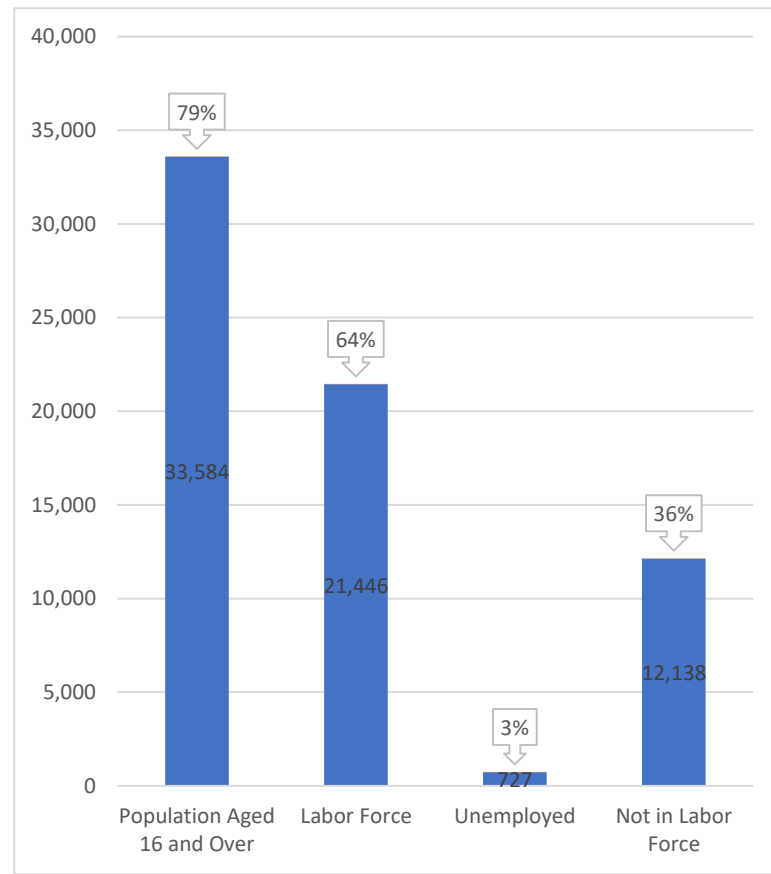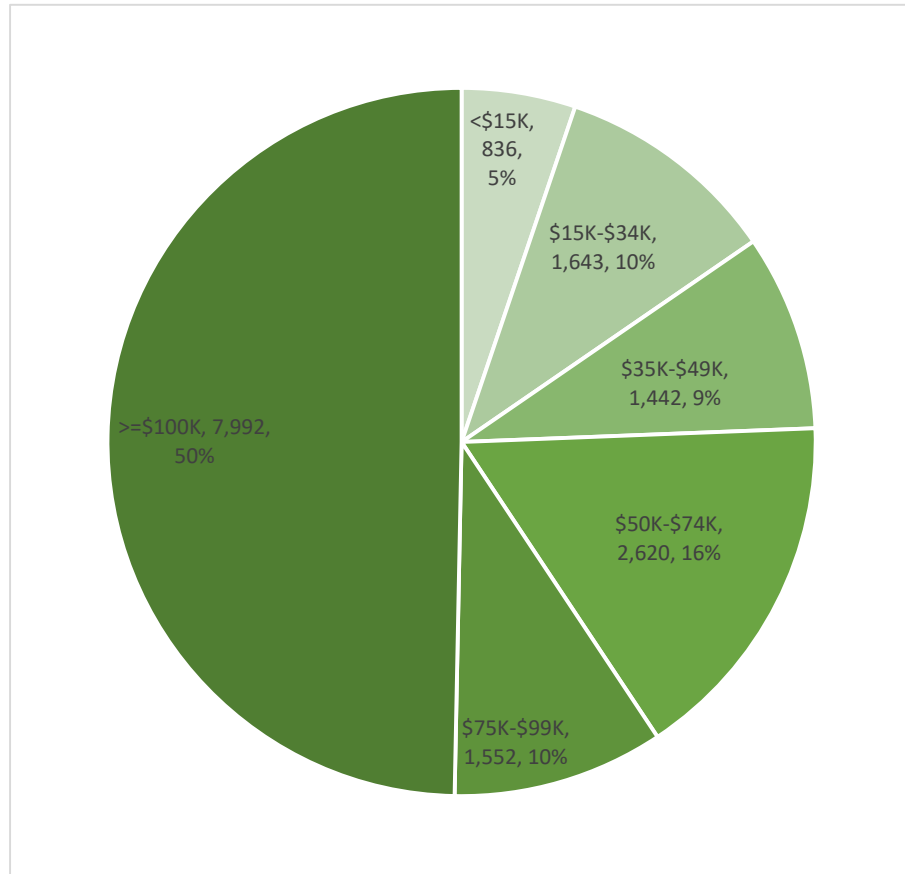
Last Updated: April 15, 2024

Demographic and Economic Profile

Plan Hillsborough

Area: Lutz

Households Below Poverty	Households Without Cars	Female-Headed Households
1,011	212	1,653
6%	1%	10%
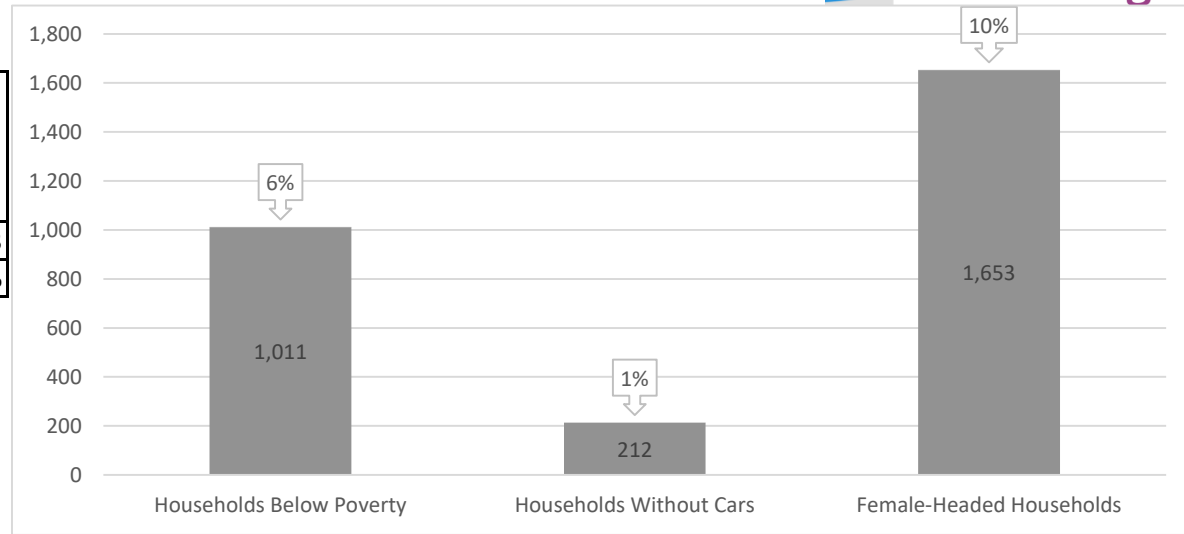
Limited English Population	Disabled Population	Low Income Population
700	1,669	2,383
2%	4%	6%

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Last Updated: April 15, 2024   **Demographic and Economic Profile**

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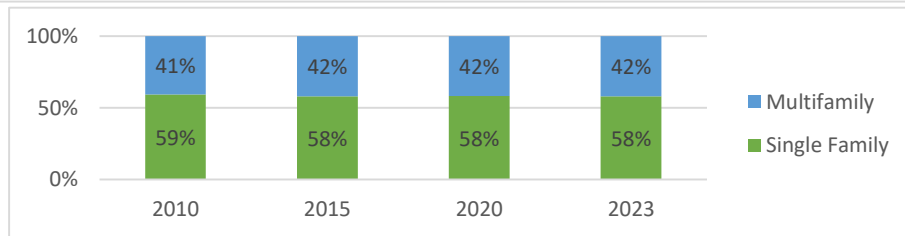Last Updated: April 15, 2024 **Demographic and Economic Profile**

Plan Hillsborough

Area: **Northwest Hillsborough**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	30,101	31,817	33,237	33,527	35,698	2,171	6%	5%
Population	70,683	76,062	80,818	80,364	87,403	7,039	9%	6%
Employment	22,185	26,680	31,927	36,510	35,449	-1,061	-3%	37%
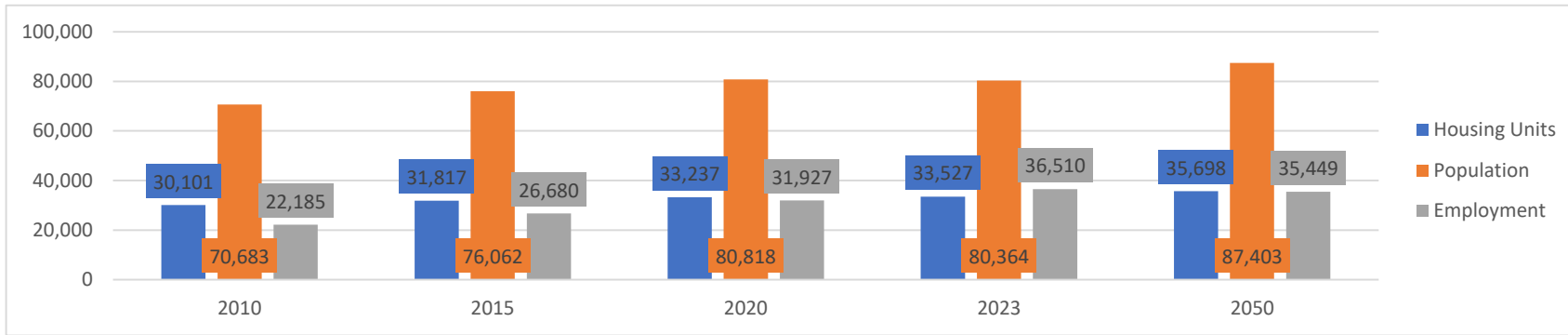
Residential Units by Type

	2010	2015	2020	2023
Single Family	17,849	18,467	19,330	19,437
Single Family	59%	58%	58%	58%
Multifamily	12,252	13,350	13,907	14,090
Multifamily	41%	42%	42%	42%

Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	28,892	30,503	32,466	32,742
Occupied	96%	96%	98%	98%
Vacant	1,209	1,314	771	785
Vacant	4%	4%	2%	2%
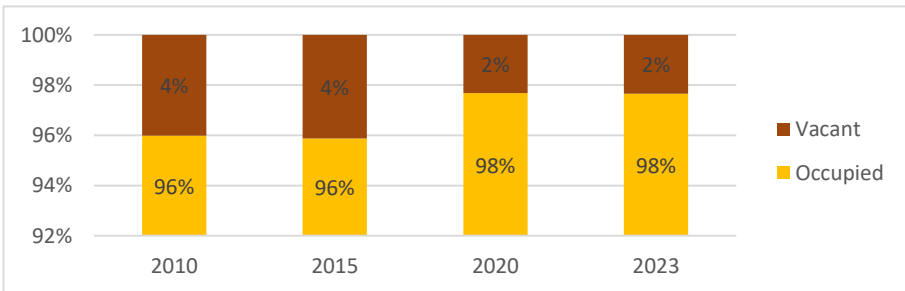
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **Northwest Hillsborough**

Plan Hillsborough

Employment by Type

	2010	2015	2020	2023
Industrial	3,356	3,894	4,766	5,373
Commercial	1,364	1,656	2,051	2,166
Service	17,465	21,129	25,111	28,971
Total	22,185	26,680	31,927	36,510
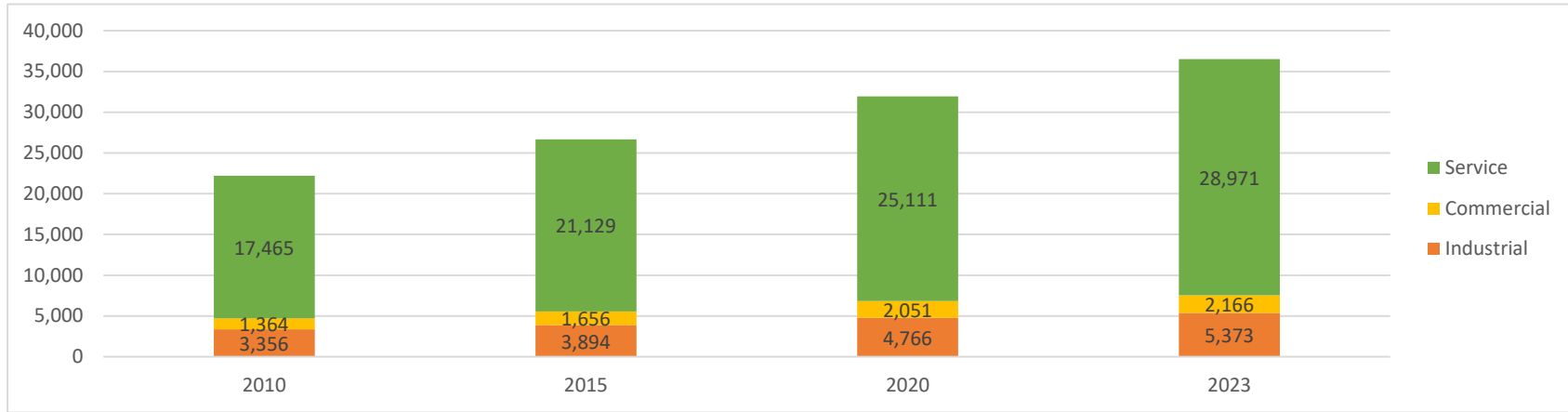
Employment by Type

	2010	2015	2020	2023
Industrial	15%	15%	15%	15%
Commercial	6%	6%	6%	6%
Service	79%	79%	79%	79%
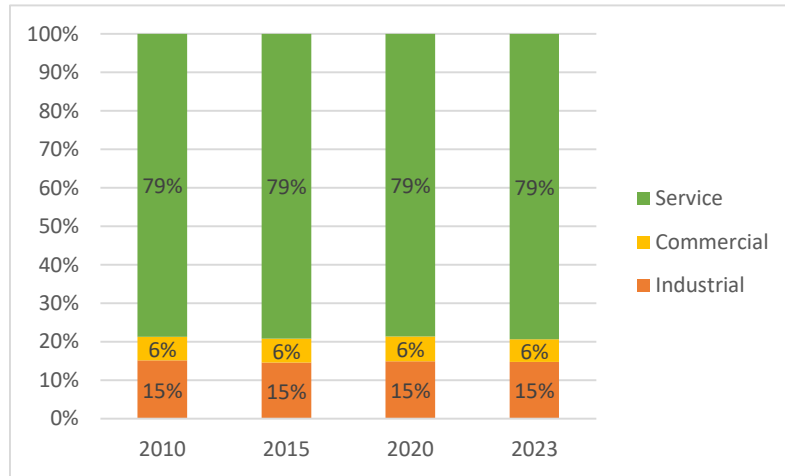
Last Updated: April 15, 2024   **Demographic and Economic Profile**
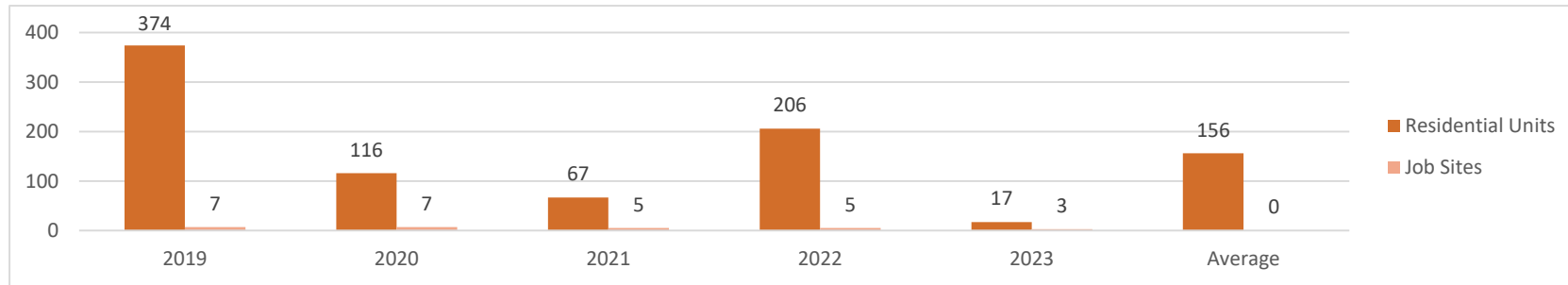
Area: Northwest Hillsborough

Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	374	116	67	206	17	156
Job Sites	7	7	5	5	3	0

Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential	0.615	0.313	0.191	0.078	0.051	0.250
Job Sites	0.06	0.09	0.03	0.01	0.02	0.04
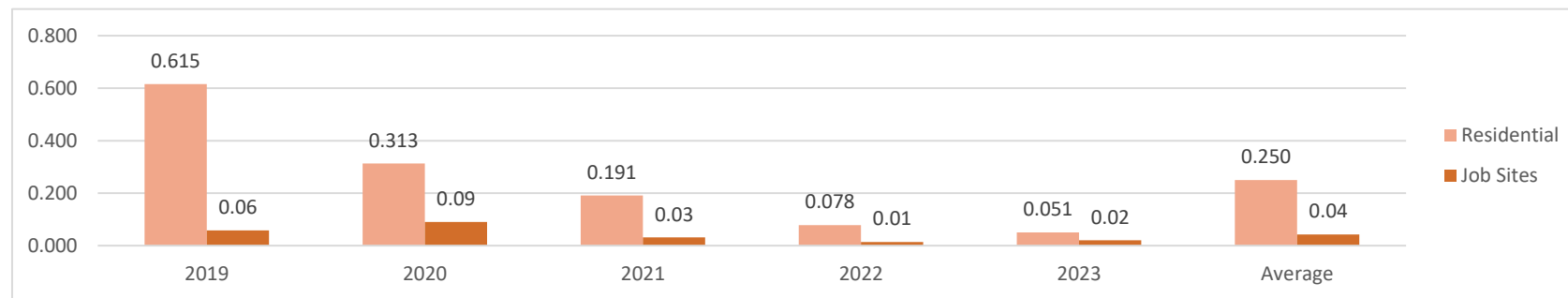
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Northwest Hillsborough

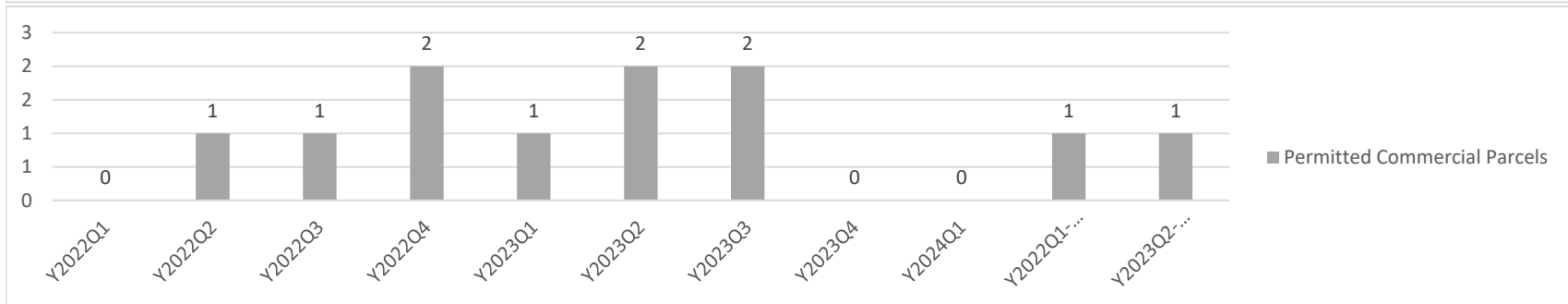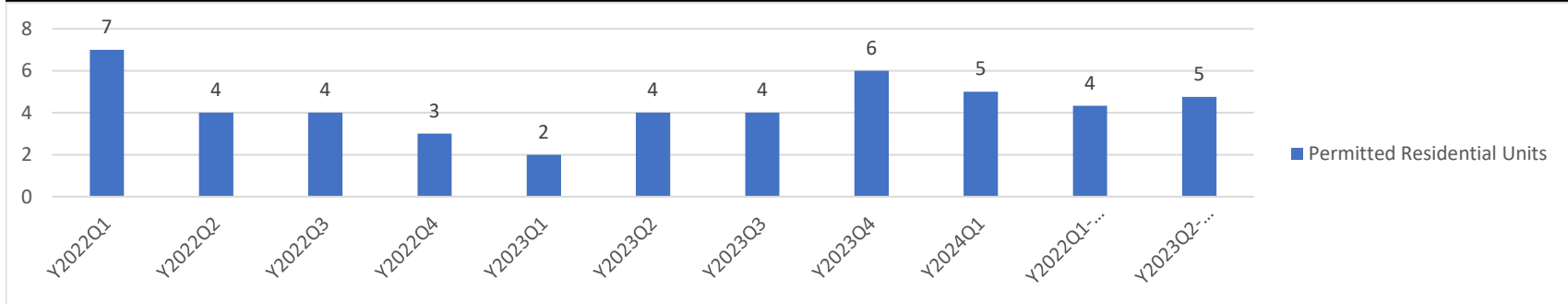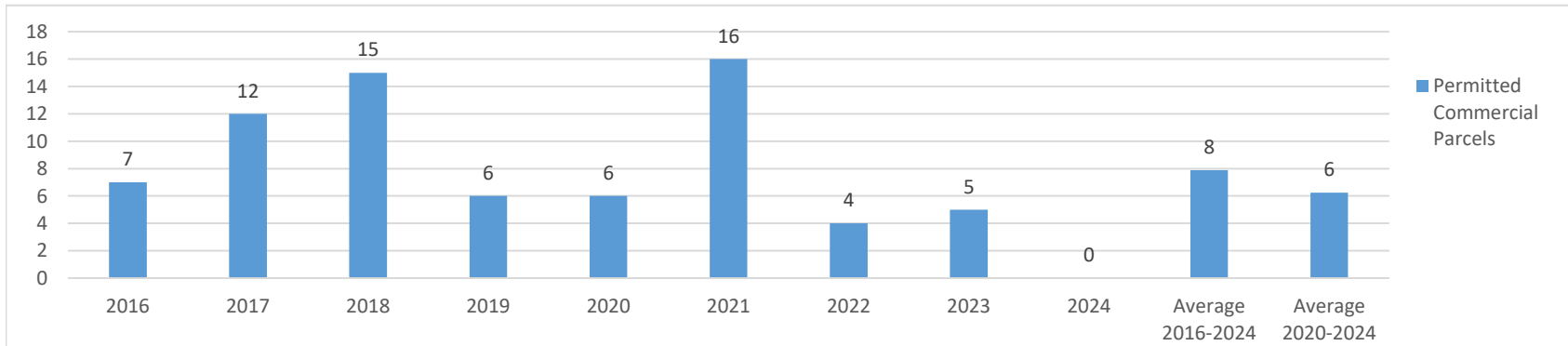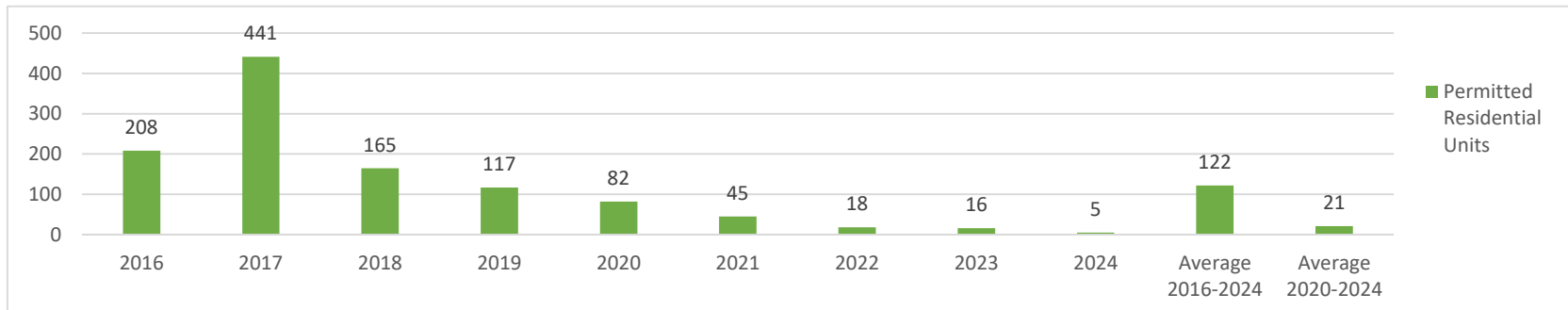| Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	7	4	4	3	2	4	4	6	5	4	5
Permitted Commercial Parcels	0	1	1	2	1	2	2	0	0	1	1
Total Building Permits	7	5	5	5	3	6	6	6	5	5	6

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Northwest Hillsborough

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	208	441	165	117	82	45	18	16	5	122	21
Permitted Commercial Parcels	7	12	15	6	6	16	4	5	0	8	6
Total Building Permits	215	453	180	123	88	61	22	21	5	130	27

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Plan Hillsborough

Area: Northwest Hillsborough

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly	Y2023Q2-Y2024Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	0	1	1	2	1	2	2	0	0	1	1
Total Permitted Demolitions	0	1	1	2	1	2	2	0	0	1	1

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Northwest Hillsborough

Demolition Perm	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Reside	3	9	3	1	2	3	0	0	0	2	1
Permitted Comm	0	0	2	0	1	1	0	0	0	0	0
Total Permitted	3	9	5	1	3	4	0	0	0	3	1
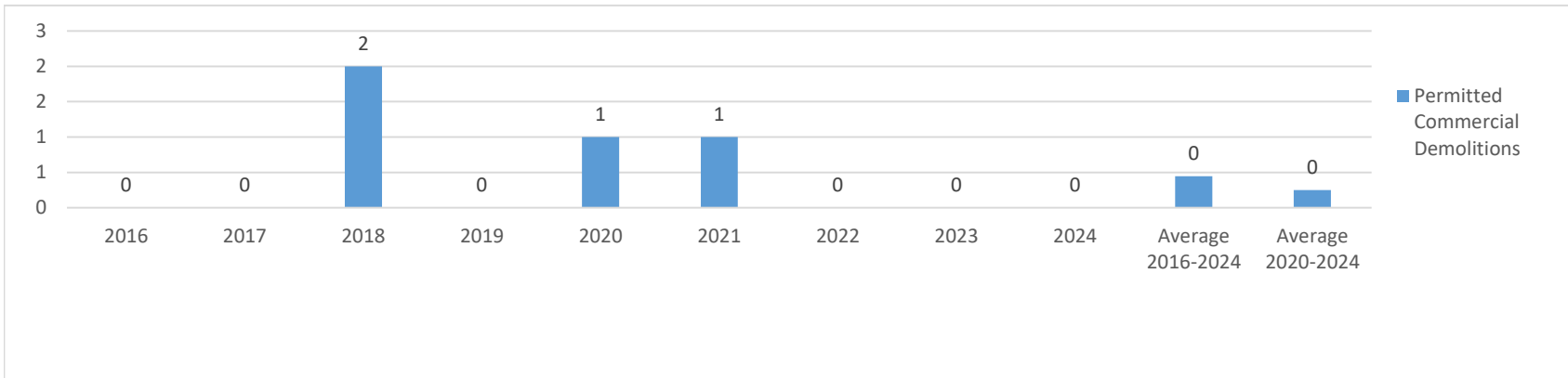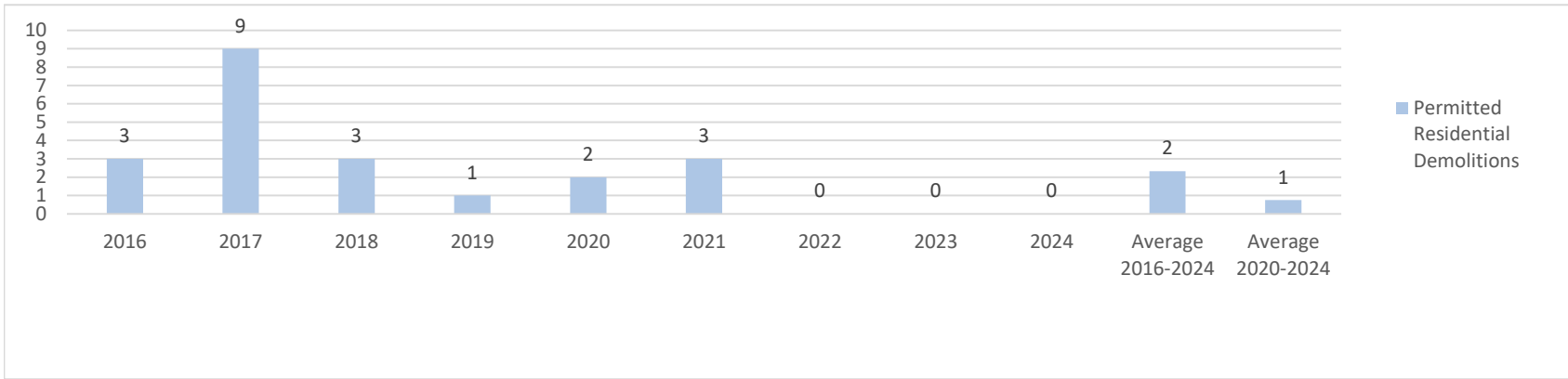
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan
Hillsborough

Area: Northwest Hillsborough

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
41,076	3,832	15	5,967	25,627	3,848	80,364
51%	5%	0%	7%	32%	5%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
18,338	30,705	21,087	10,234
23%	38%	26%	13%
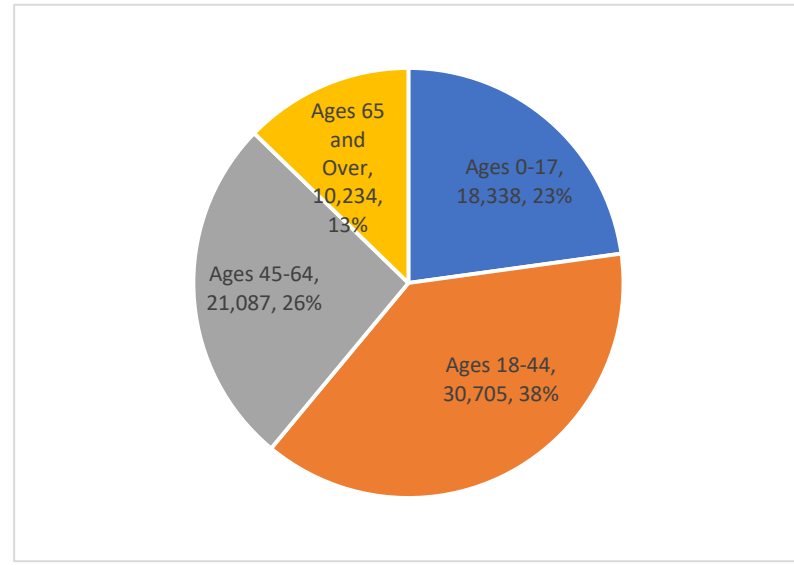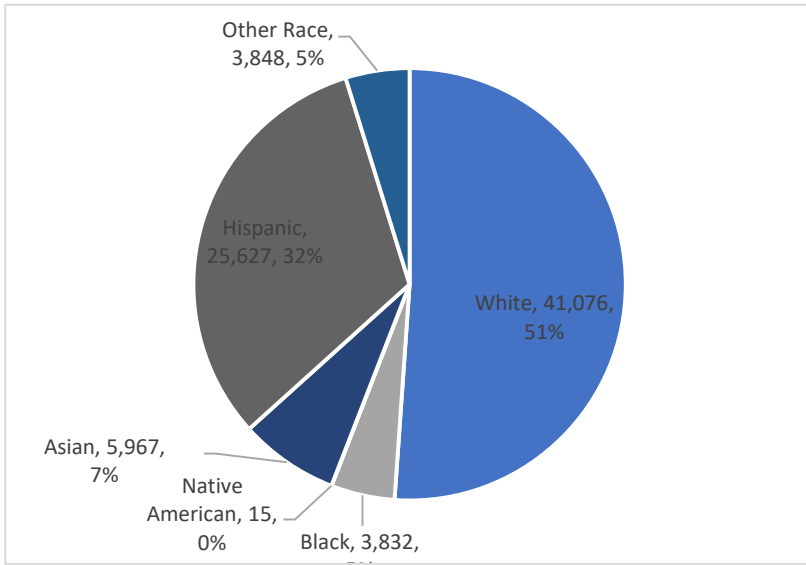
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
3,894	11,444	13,939	17,404	9,968
7%	20%	25%	31%	18%
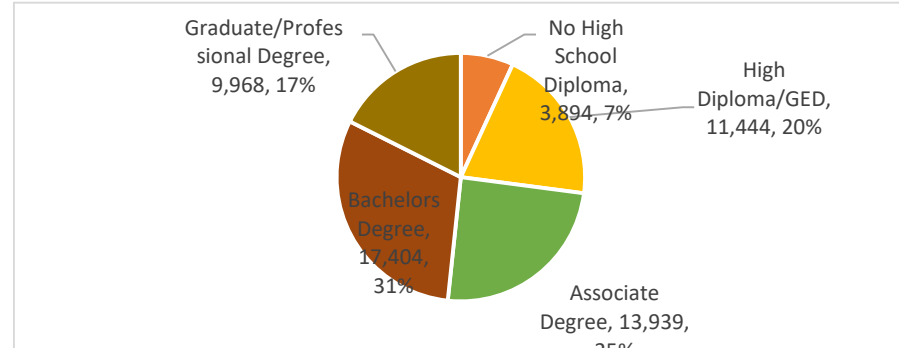
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Northwest Hillsborough

Plan Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
2,350	3,339	2,963	5,358	4,397	14,340	$97,937	$120,415	63,962	44,529	1,969	19,433
7%	10%	9%	16%	13%	44%			80%	70%	4%	30%
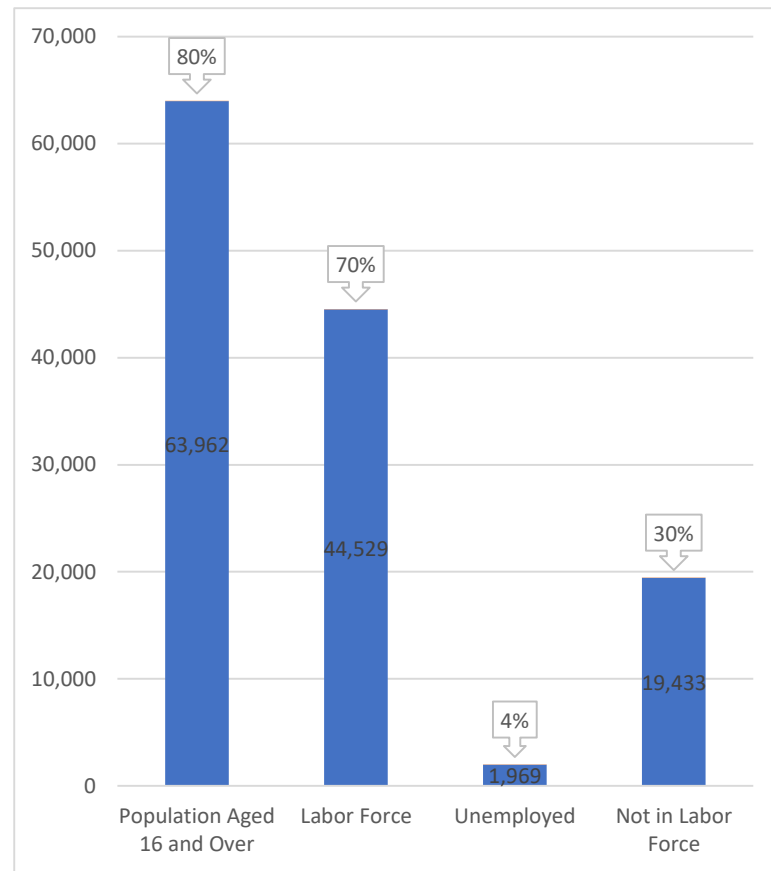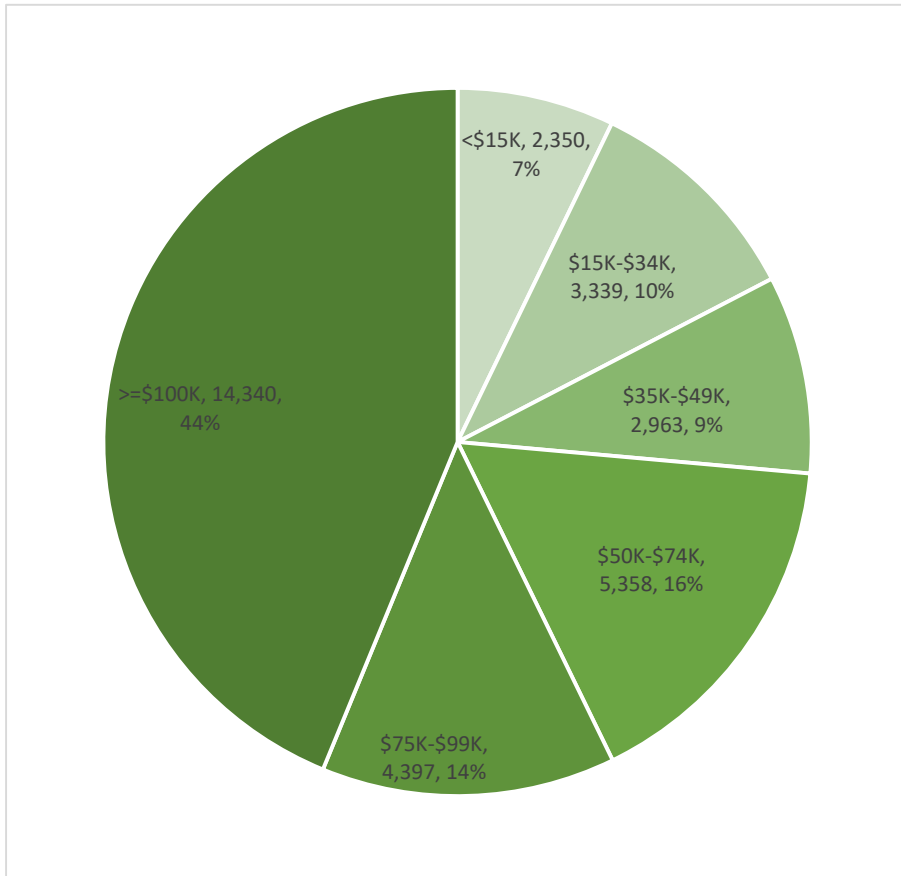
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Northwest Hillsborough

	Households Without Cars	Female-Headed Households
Households Below Poverty		
3,422	1,146	4,203
10%	4%	13%
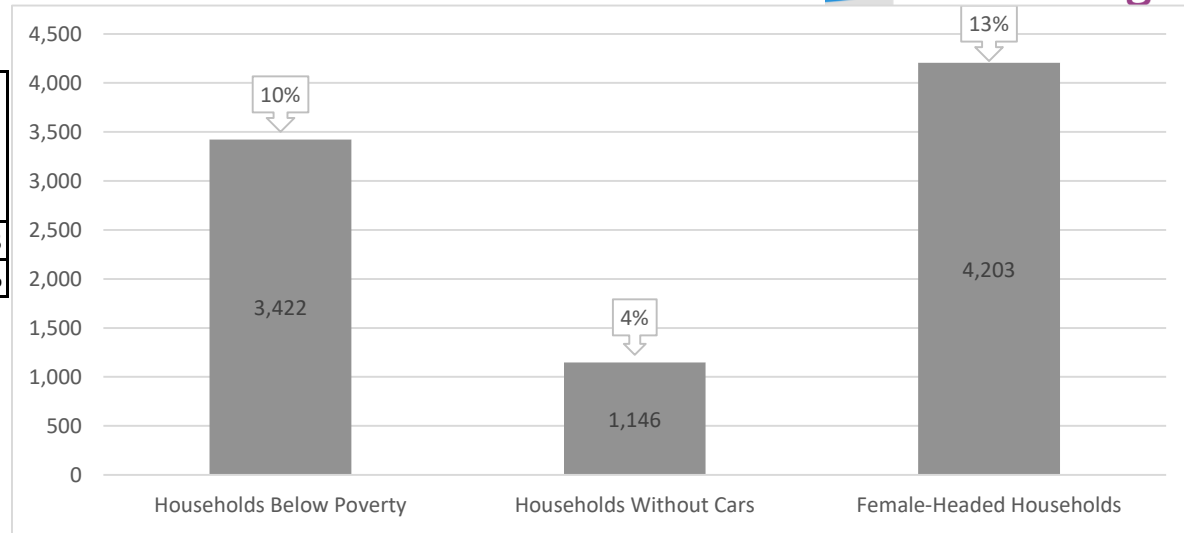
		Low Income Population
Limited English Population	Disabled Population	
5,498	3,257	8,112
7%	4%	10%

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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Demolition Permits	Permitted demolitions of existing buildings. Raw quarterly buildingpermit data from all four jurisdictions: Plant City, Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

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Area: **Riverview**

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Hillsborough

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	28,886	33,156	44,306	48,486	58,651	10,165	21%	46%
Population	76,702	89,119	125,090	135,361	165,139	29,778	22%	52%
Employment	18,176	23,093	31,331	36,365	47,366	11,001	30%	57%
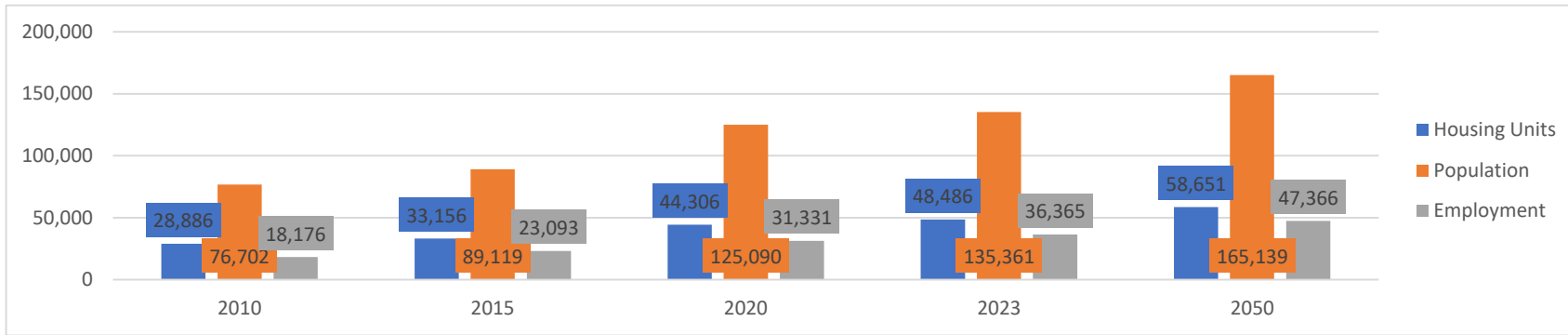
Residential Units by Type

	2010	2015	2020	2023
Single Family	24,041	27,671	37,882	41,331
Single Family	83%	83%	86%	85%
Multifamily	4,845	5,485	6,424	7,155
Multifamily	17%	17%	14%	15%
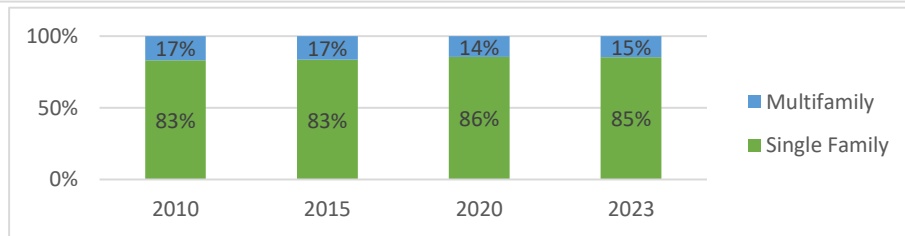
Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	28,035	32,236	43,529	47,623
Occupied	97%	97%	98%	98%
Vacant	851	920	777	863
Vacant	3%	3%	2%	2%
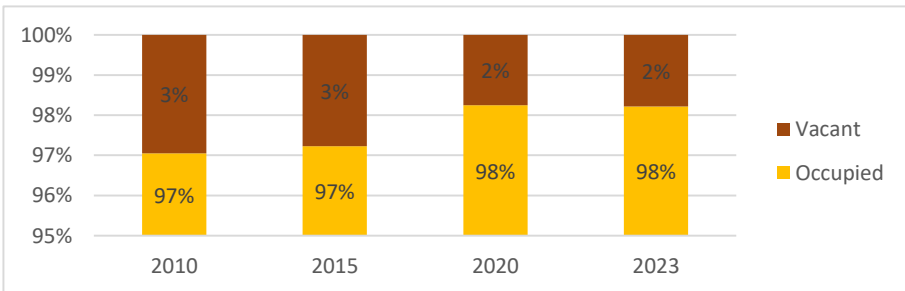
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **Riverview**

Plan Hillsborough

Employment by Type

	2010	2015	2020	2023
Industrial	3,975	4,432	5,576	6,534
Commercial	3,514	4,429	5,868	6,200
Service	10,686	14,232	19,887	23,631
Total	18,176	23,093	31,331	36,365
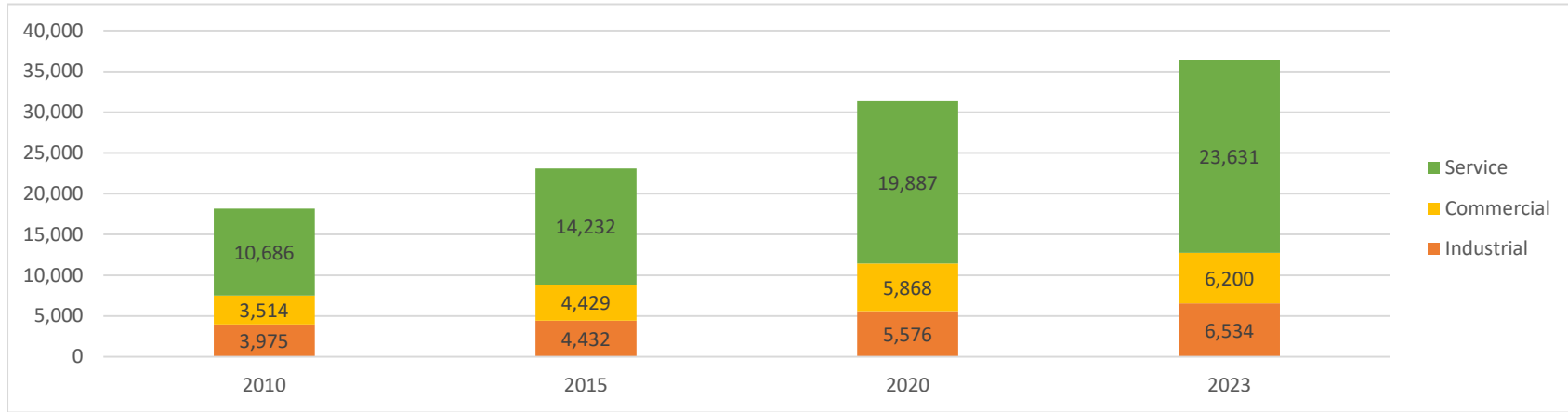
Employment by Type

	2010	2015	2020	2023
Industrial	22%	19%	18%	18%
Commercial	19%	19%	19%	17%
Service	59%	62%	63%	65%
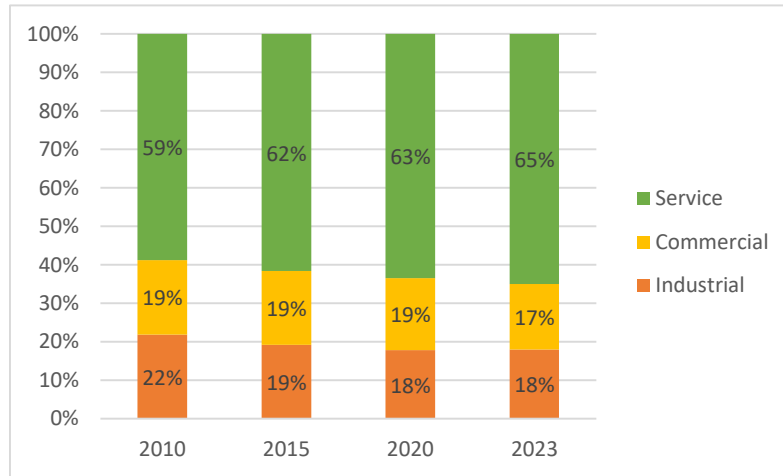
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Riverview

Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	2,737	2,948	1,490	1,437	1,253	1,973
Job Sites	23	16	19	15	6	0
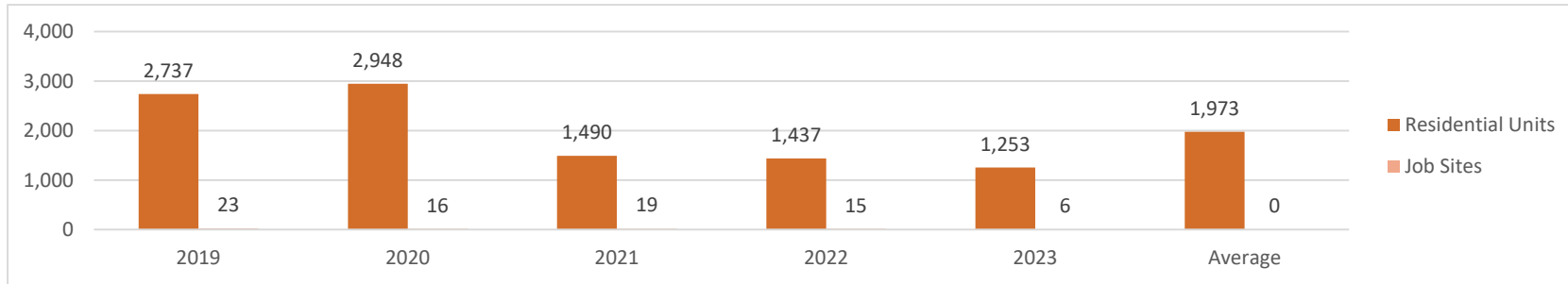
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential	5.787	6.068	3.444	2.937	2.678	4.183
Job Sites	0.52	0.66	0.33	0.28	0.03	0.37
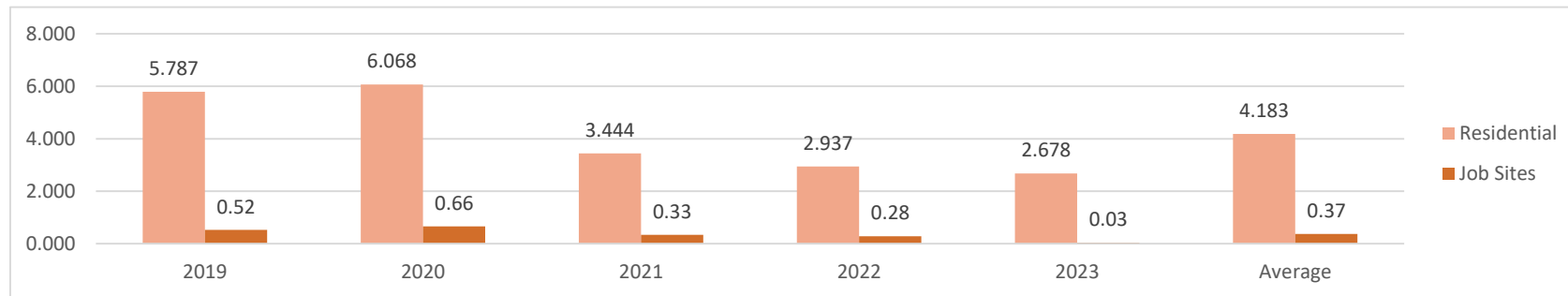
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Riverview

Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	1,035	682	211	100	142	314	960	258	169	430	425
Permitted Commercial Parcels	7	5	8	5	9	9	5	8	5	7	7
Total Building Permits	1,042	687	219	105	151	323	965	266	174	437	432
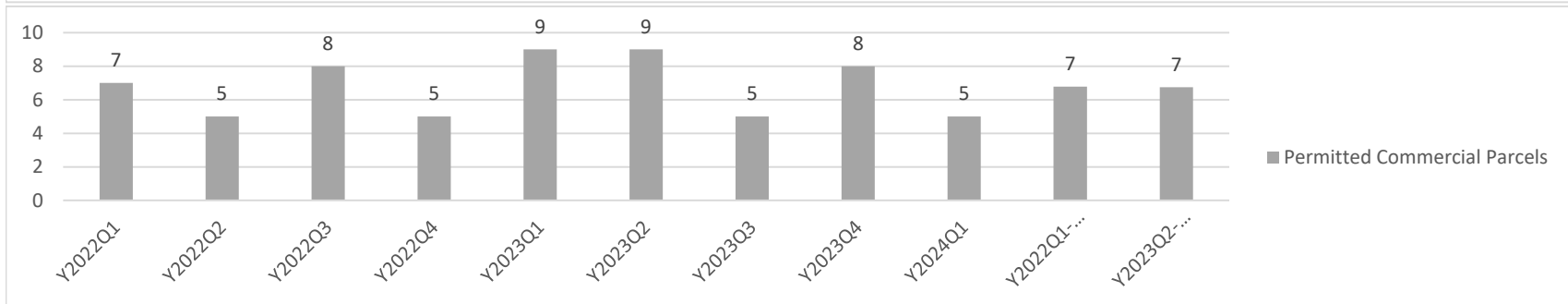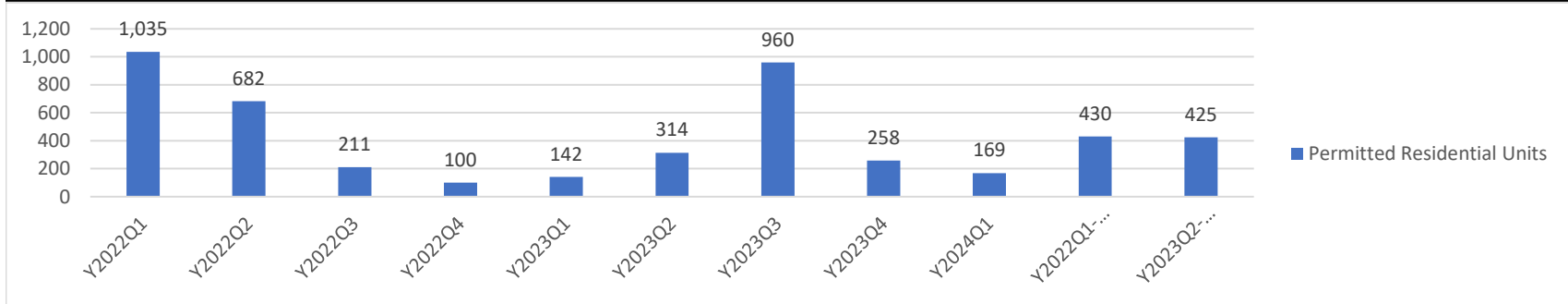
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Riverview

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	1,528	1,785	2,225	3,084	2,271	1,719	2,028	1,674	169	1,831	1,398
Permitted Commercial Parcels	24	18	22	18	22	36	25	31	5	22	24
Total Building Permits	1,552	1,803	2,247	3,102	2,293	1,755	2,053	1,705	174	1,854	1,422

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan
Hillsborough

Area: Riverview

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly	Y2023Q2-Y2024Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	7	5	8	5	9	9	5	8	5	7	7
Total Permitted Demolitions	7	5	8	5	9	9	5	8	5	7	7
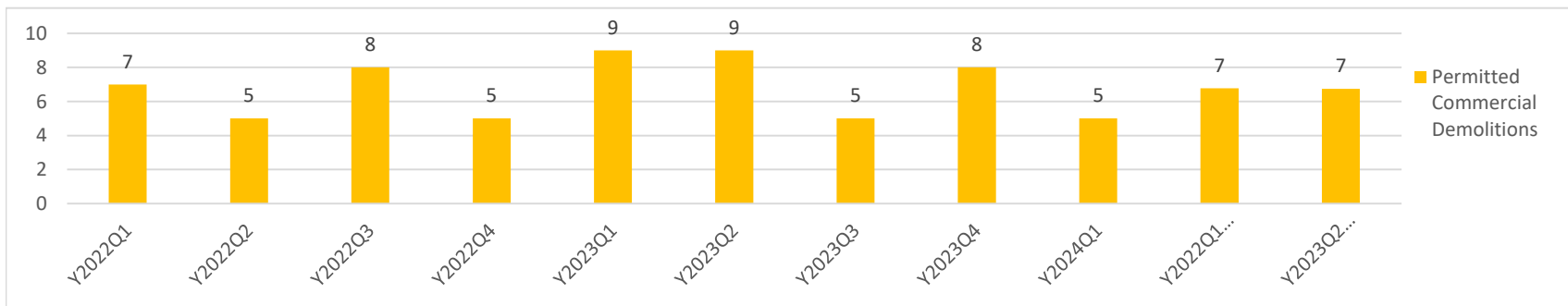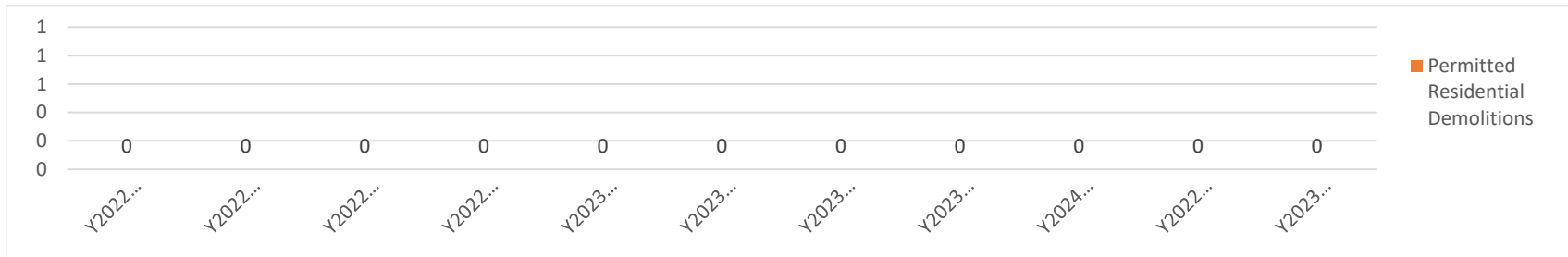
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Riverview

Demolition Perm	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Reside	7	10	5	3	9	2	0	0	0	4	1
Permitted Comn	1	2	1	1	0	1	0	0	0	1	0
Total Permitted	8	12	6	4	9	3	0	0	0	5	1

Last Updated: April 15, 2024 **Demographic and Economic Profile**

Plan Hillsborough
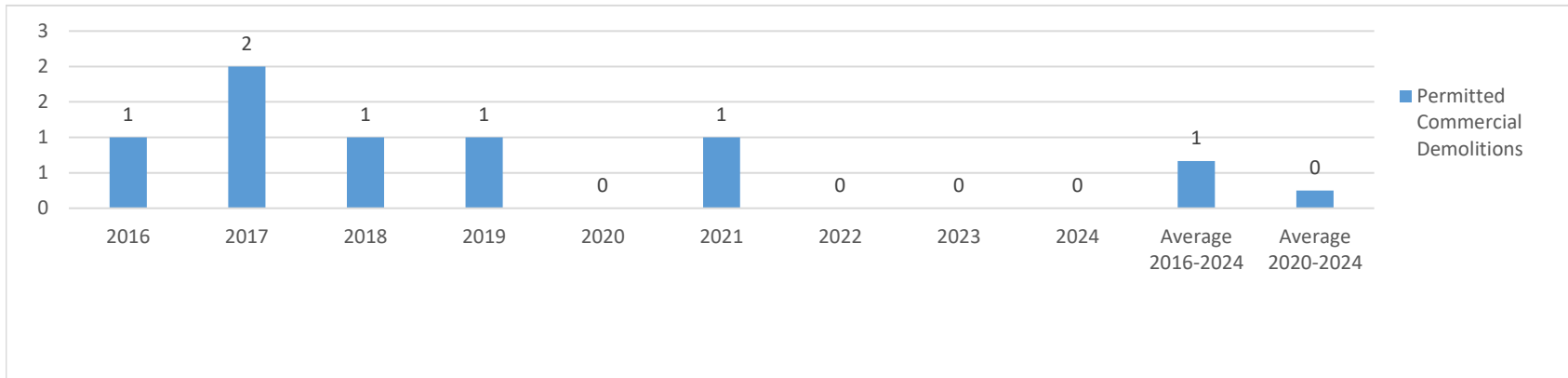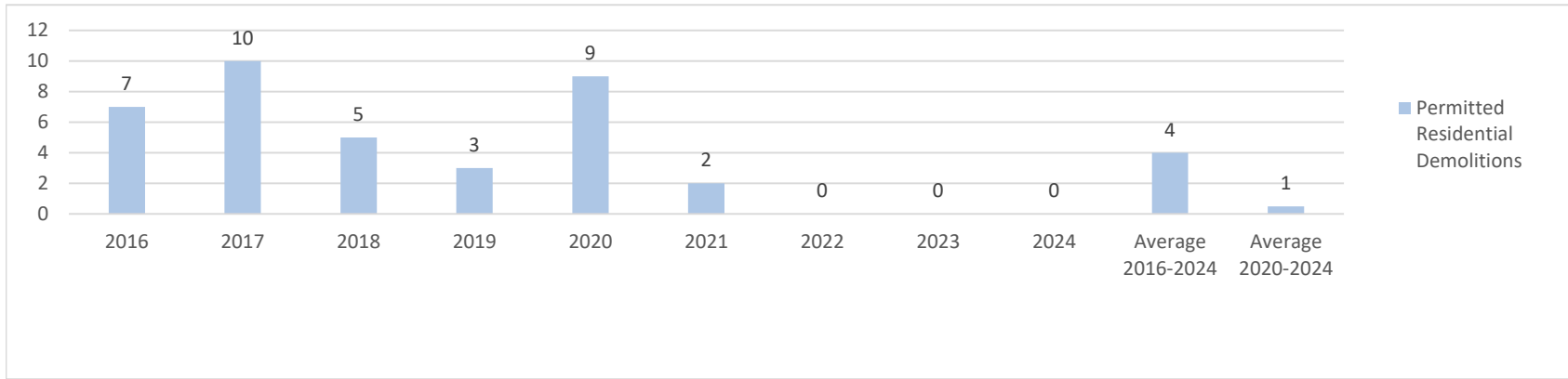
Area: Riverview

	White	Black	Native American	Asian	Hispanic	Other Race	Total Population
	63,659	28,283	211	3,972	33,693	5,543	135,361
	47%	21%	0%	3%	25%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
34,188	52,063	34,694	14,416
25%	38%	26%	11%
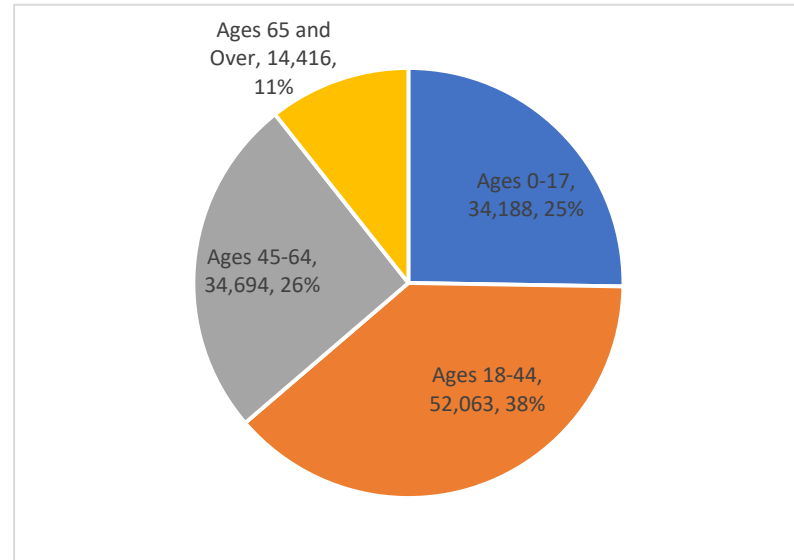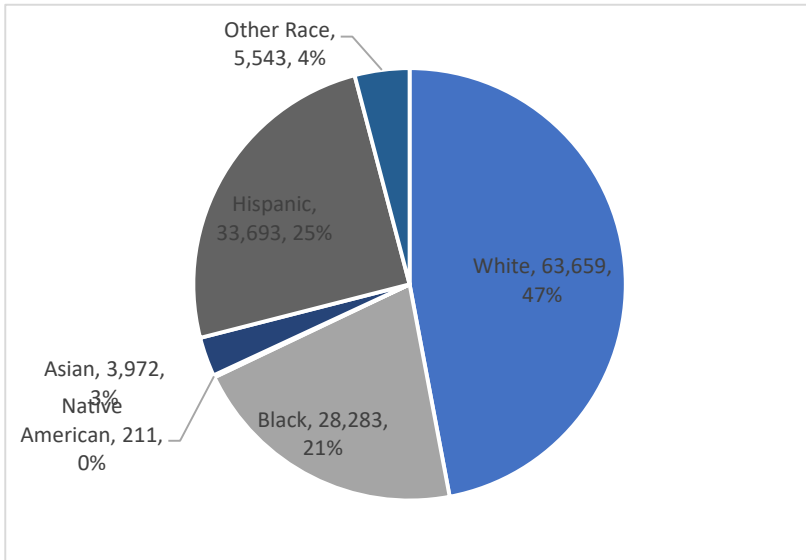
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
6,977	23,842	29,902	20,279	11,025
8%	26%	32%	22%	12%
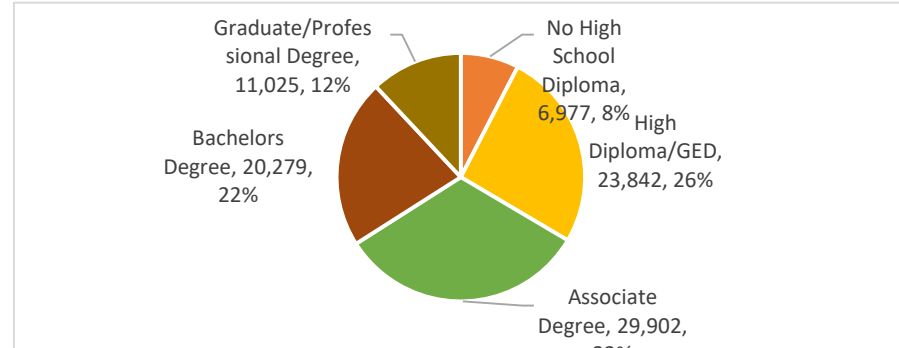
Demographic and Economic Profile

Area: **Riverview**

Plan
Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
2,564	4,702	4,395	7,928	7,205	20,828	$91,407	$104,620	104,463	73,993	3,700	30,470
5%	10%	9%	17%	15%	44%			77%	71%	5%	29%
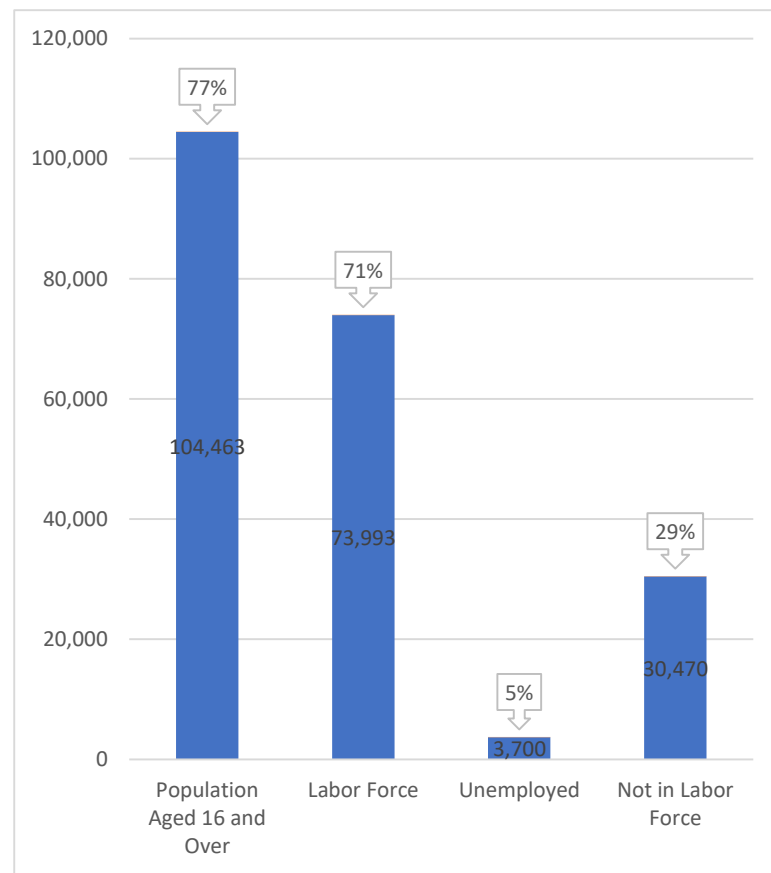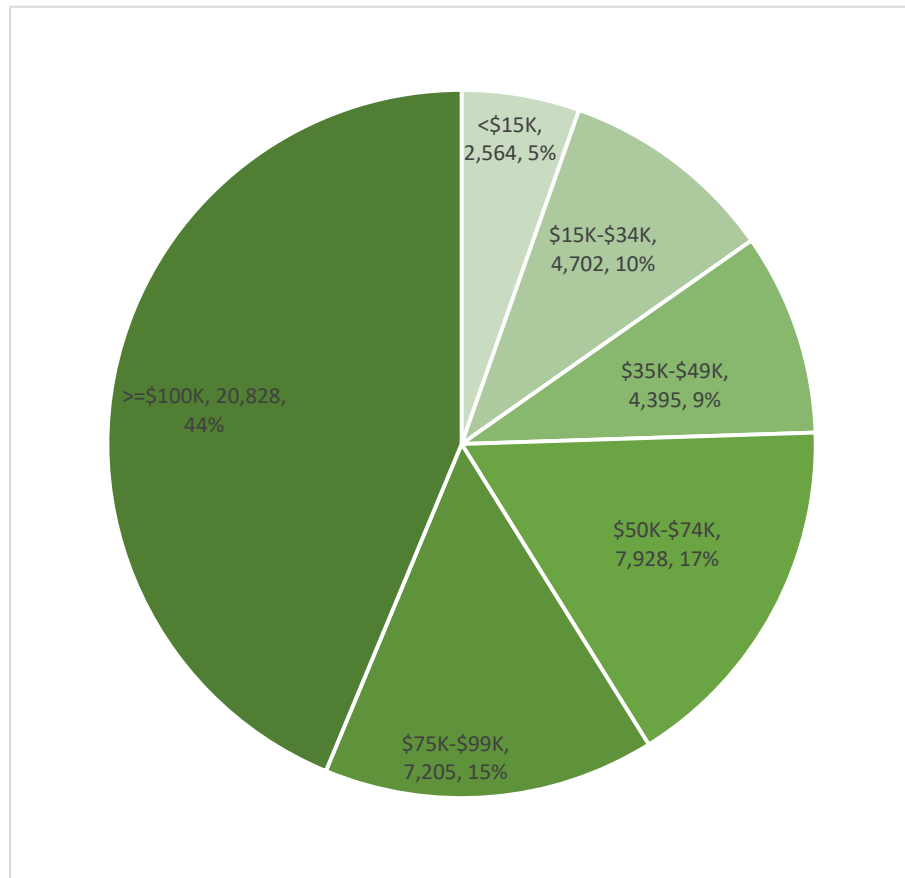
Last Updated: April 15, 2024

Demographic and Economic Profile

Plan Hillsborough

Area: Riverview

Households Below Poverty	Households Without Cars	Female-Headed Households
3,612	1,468	6,840
8%	3%	14%
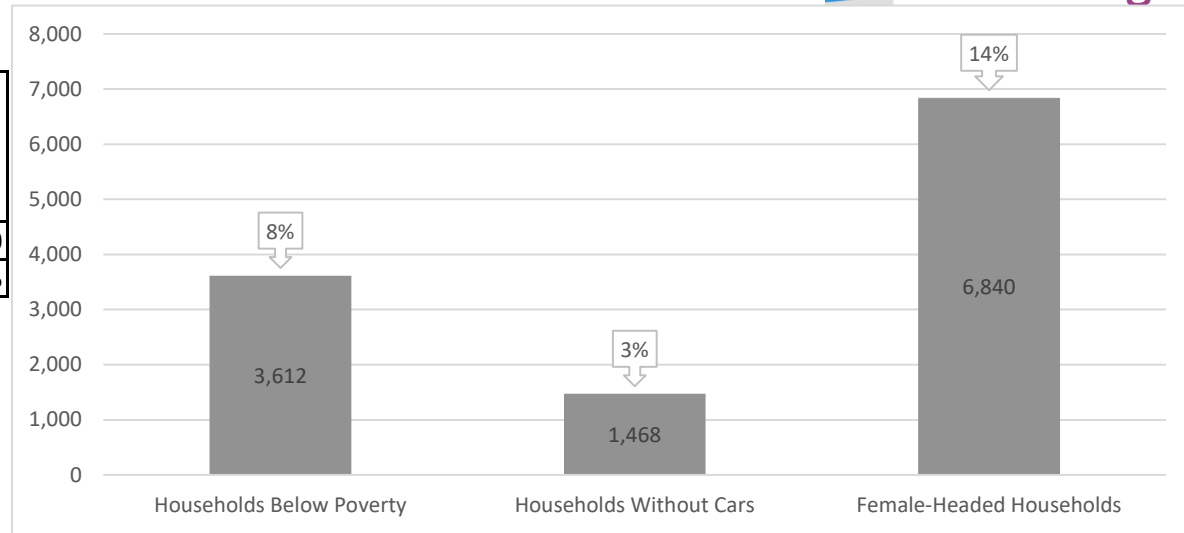
Limited English Population	Disabled Population	Low Income Population
3,617	8,882	10,115
3%	7%	7%

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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Plan Hillsborough

Area: **Ruskin**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	7,232	8,868	11,017	12,977	19,121	6,144	47%	46%
Population	18,238	23,152	30,070	38,038	50,773	12,736	33%	64%
Employment	5,713	6,834	8,119	9,724	12,936	3,212	33%	42%
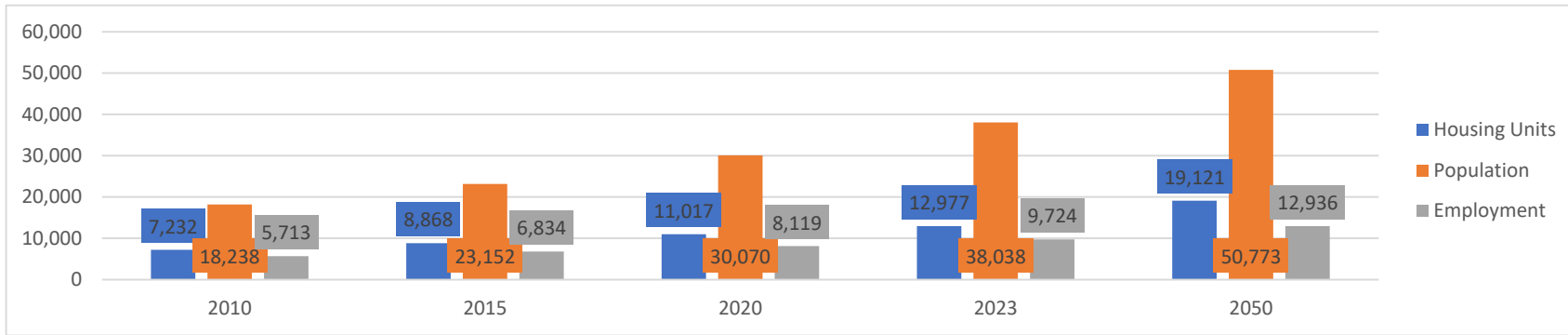
Residential Units by Type

	2010	2015	2020	2023
Single Family	4,975	6,607	8,747	10,705
Single Family	69%	75%	79%	82%
Multifamily	2,257	2,261	2,270	2,272
Multifamily	31%	25%	21%	18%
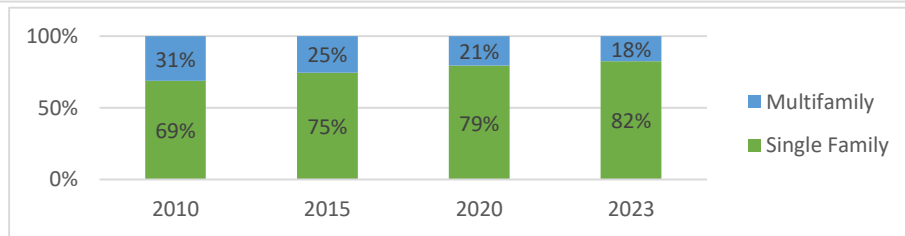
Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	6,443	8,013	10,432	12,392
Occupied	89%	90%	95%	95%
Vacant	789	855	585	585
Vacant	11%	10%	5%	5%
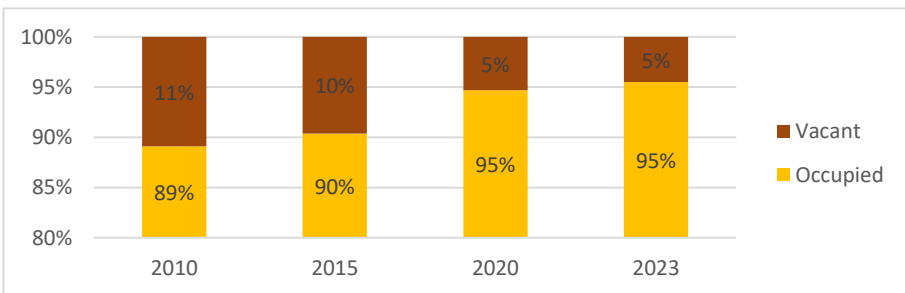
Last Updated: April 15, 2024 **Demographic and Economic Profile**

Area: Ruskin

Employment by Type

	2010	2015	2020	2023
Industrial	744	953	1,052	1,496
Commercial	1,042	1,236	1,531	1,617
Service	3,927	4,644	5,535	6,611
Total	5,713	6,834	8,119	9,724
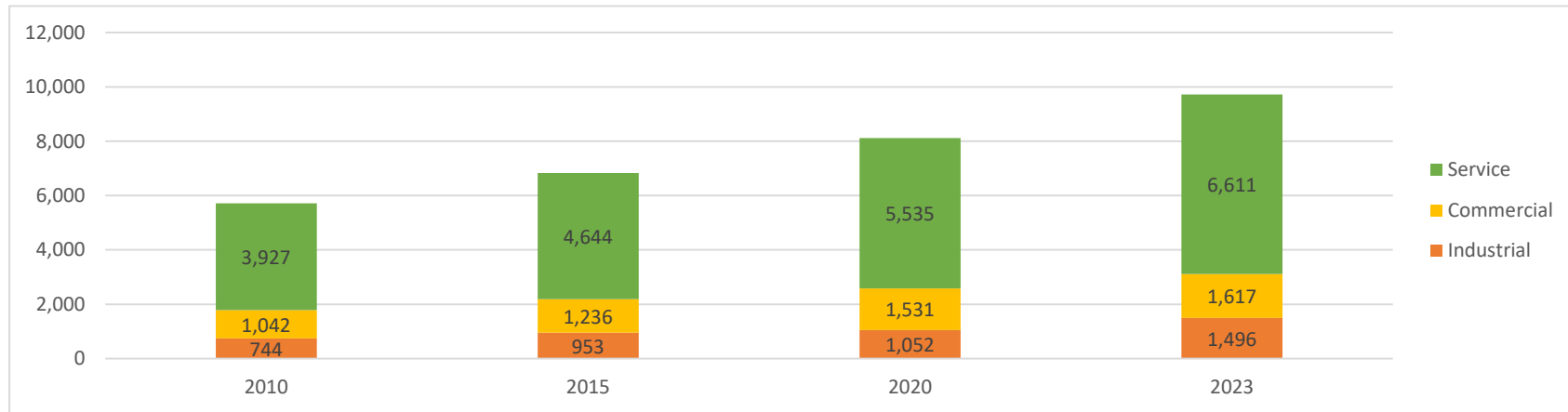
Employment by Type

	2010	2015	2020	2023
Industrial	13%	14%	13%	15%
Commercial	18%	18%	19%	17%
Service	69%	68%	68%	68%
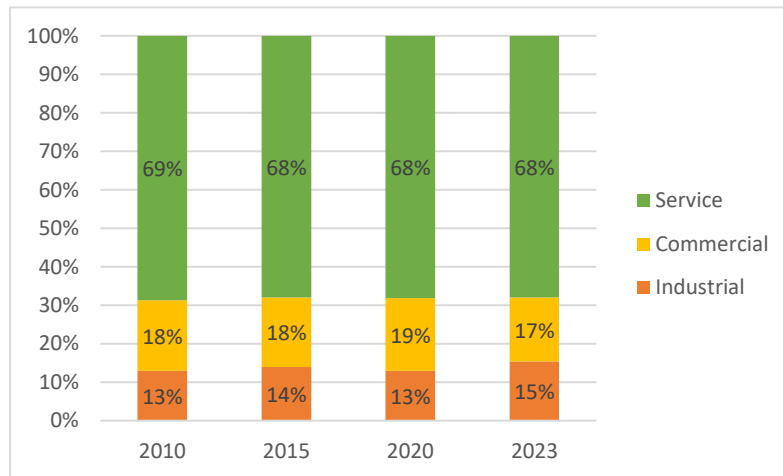
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Ruskin

Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	393	623	959	806	195	595
Job Sites	2	7	3	0	5	0
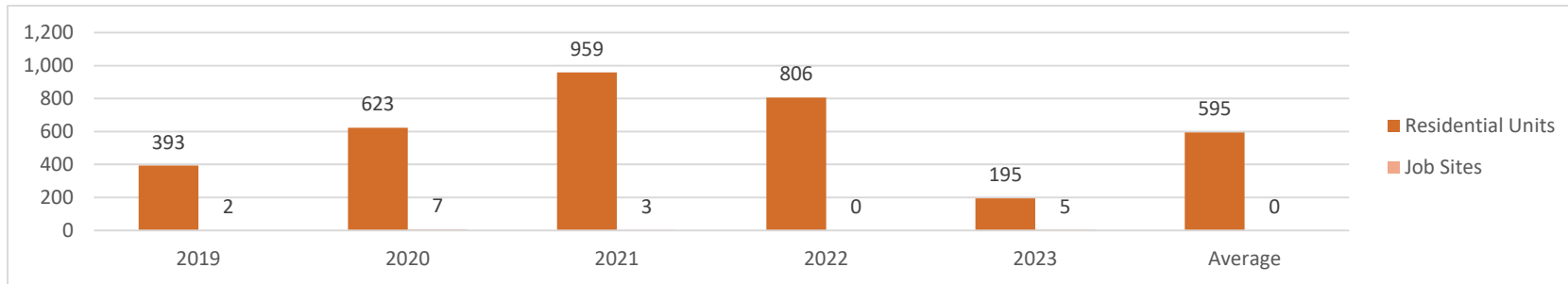
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential	0.740	1.233	1.996	1.611	0.346	1.185
Job Sites	0.10	0.13	0.26	0.00	0.62	0.22
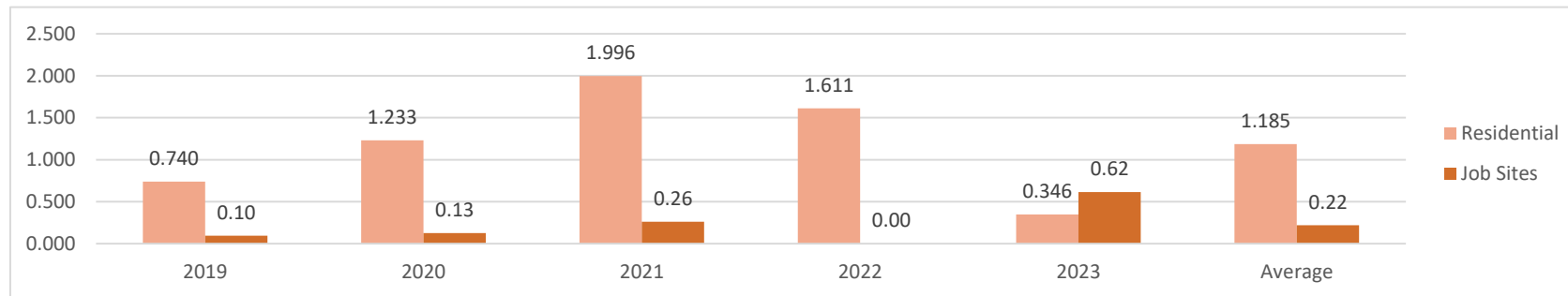
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan
Hillsborough

Area: Ruskin

Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	101	81	25	108	77	57	38	144	48	75	72
Permitted Commercial Parcels	2	0	1	2	0	6	3	1	2	2	3
Total Building Permits	103	81	26	110	77	63	41	145	50	77	75
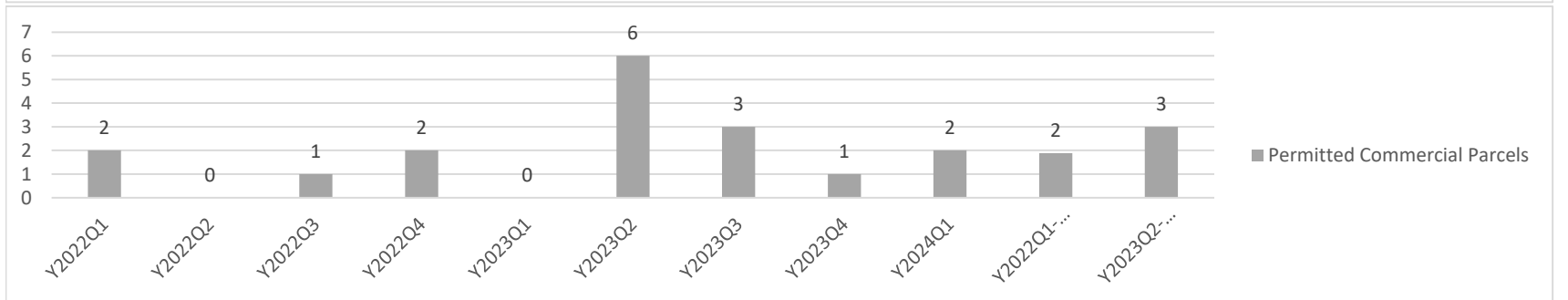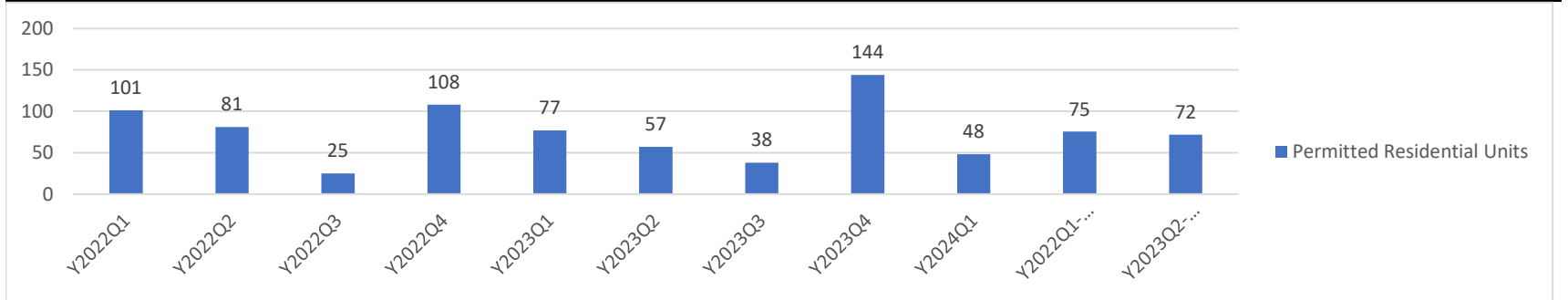
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Ruskin

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	433	424	273	487	770	1,318	315	316	48	487	499
Permitted Commercial Parcels	8	4	5	11	5	5	5	10	2	6	6
Total Building Permits	441	428	278	498	775	1,323	320	326	50	493	505

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan
Hillsborough

Area: Ruskin

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly	Y2023Q2-Y2024Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	2	0	1	2	0	6	3	1	2	2	3
Total Permitted Demolitions	2	0	1	2	0	6	3	1	2	2	3
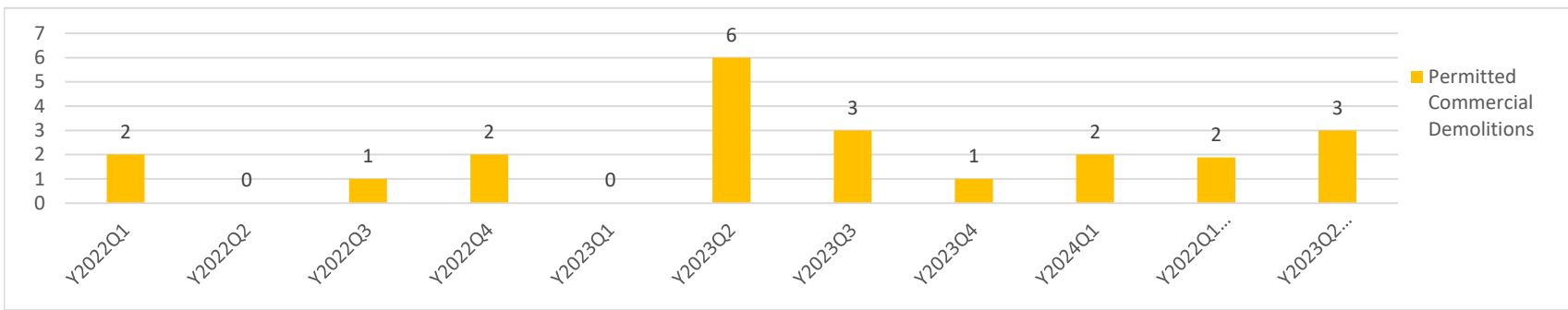
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Ruskin

Demolition Perm	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Resid	3	5	6	2	3	1	0	0	0	2	0
Permitted Comn	0	0	2	1	0	0	0	0	0	0	0
Total Permitted	3	5	8	3	3	1	0	0	0	3	0

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough
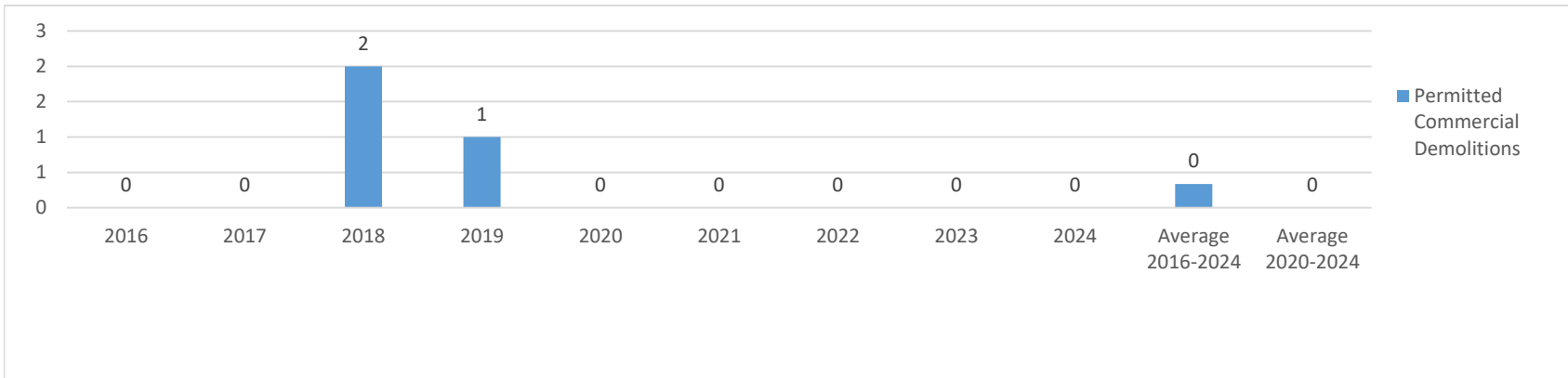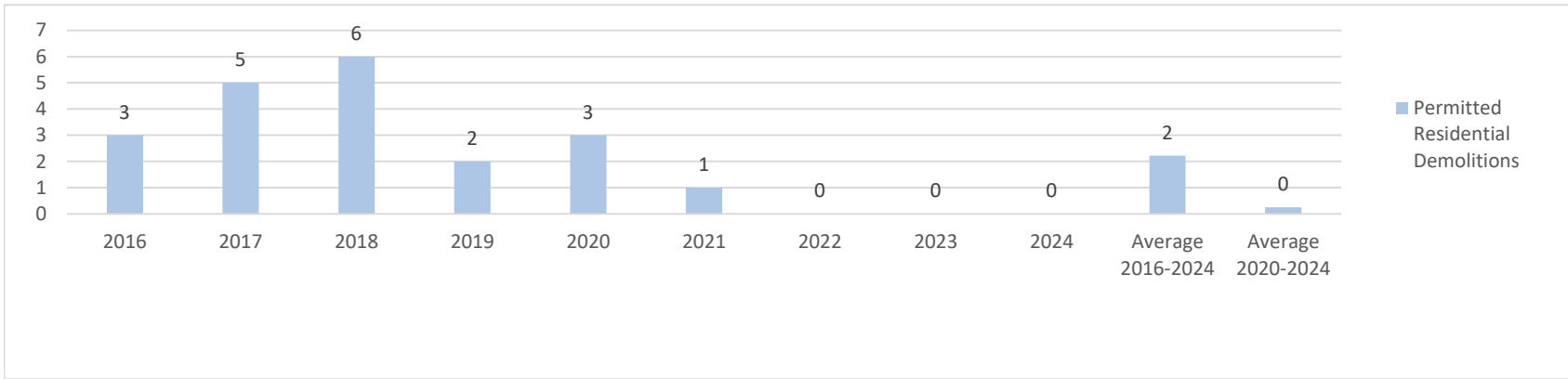
Area: **Ruskin**

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
14,211	8,860	0	532	12,362	2,074	38,038
37%	23%	0%	1%	32%	5%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
11,056	15,109	8,068	3,804
29%	40%	21%	10%
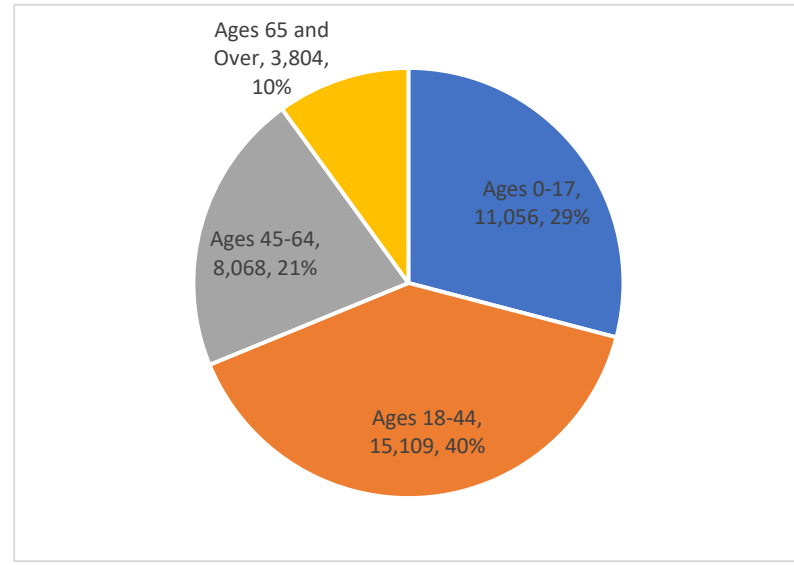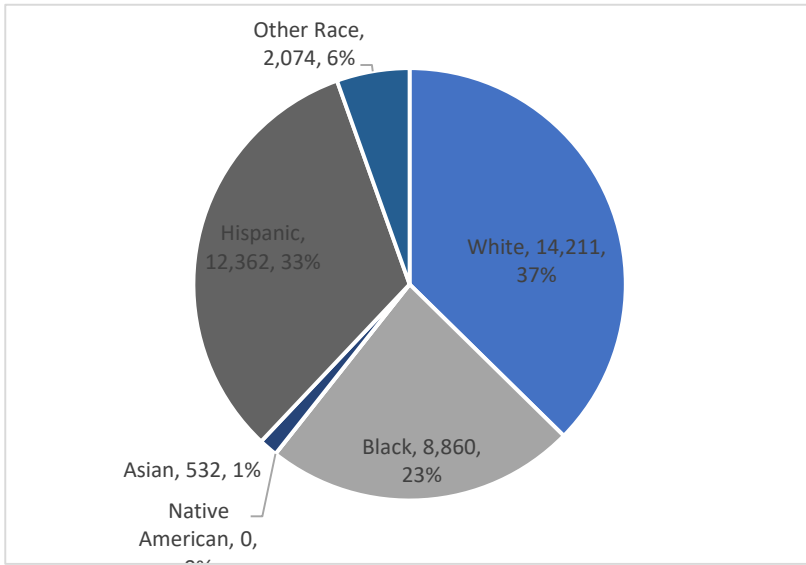
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/ Professional Degree
2,776	7,349	8,125	3,574	1,710
12%	31%	35%	15%	7%

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough
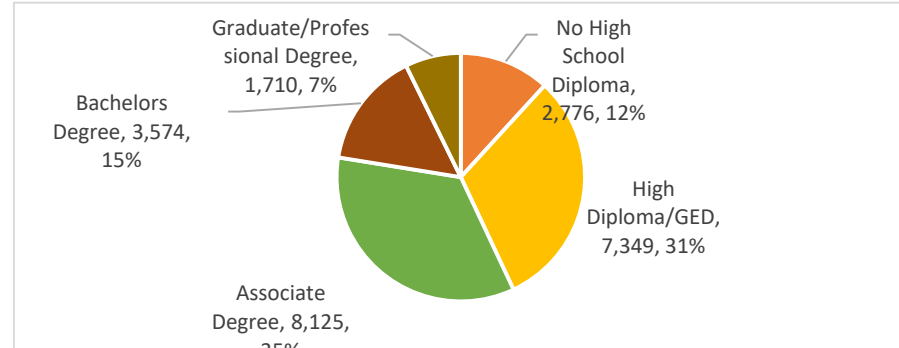
Area: **Ruskin**

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
666	1,740	1,823	1,864	1,790	4,511	$77,011	$92,411	28,487	19,233	1,035	9,254
5%	14%	15%	15%	14%	36%			75%	68%	5%	32%
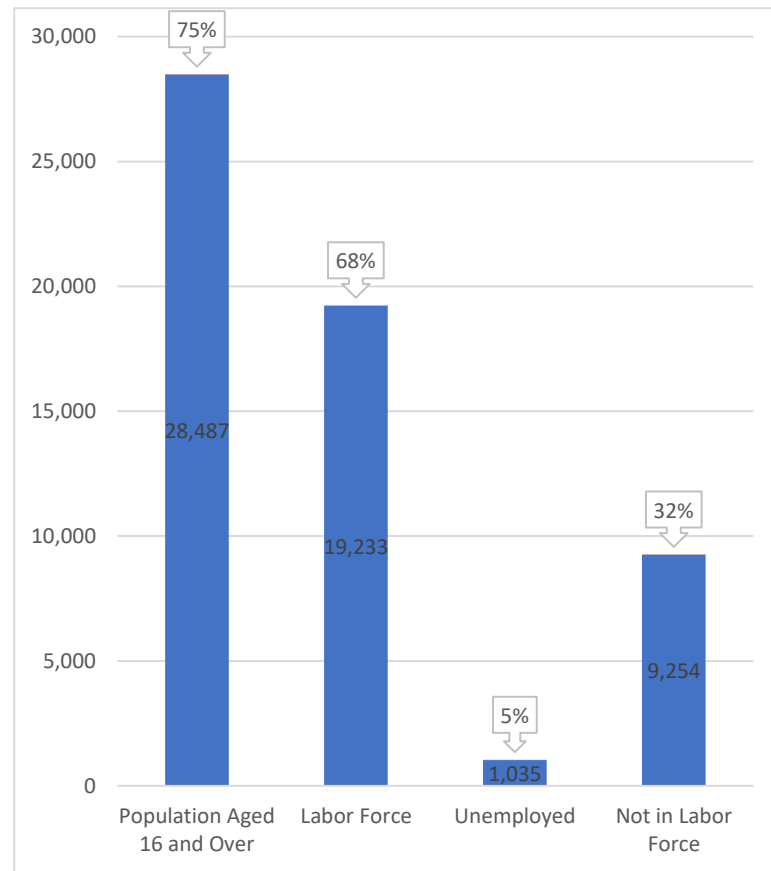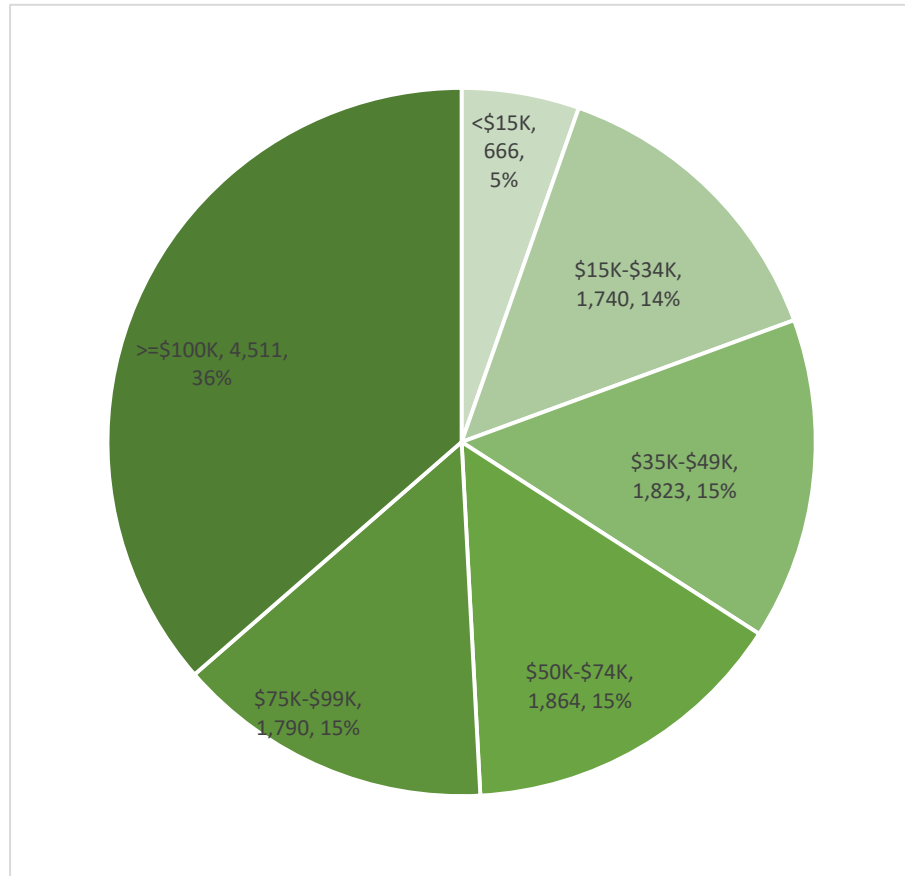
Last Updated: April 15, 2024

Demographic and Economic Profile

Plan
Hillsborough

Area: Ruskin

Households Below Poverty	Households Without Cars	Female-Headed Households
1,314	426	2,173
11%	3%	18%
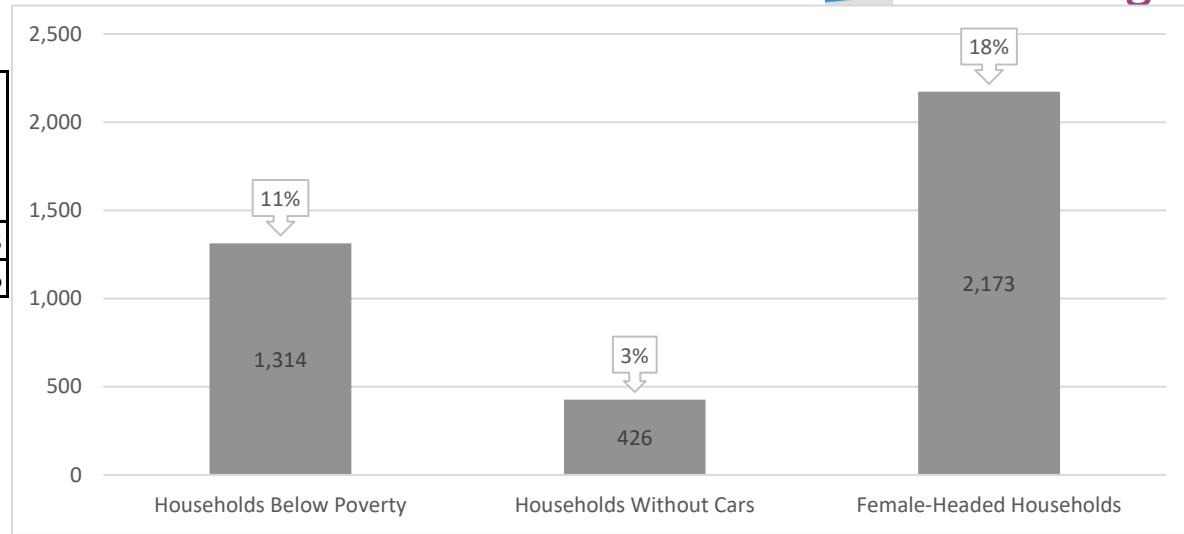
Limited English Population	Disabled Population	Low Income Population
1,390	2,503	4,772
4%	7%	13%

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
Population Estimates	2010-2023 Population Estimates from Table 1. Estimates of Population by County and City in Florida. https://www.bebr.ufl.edu/population. Jurisdiction-level estimates distributed to residential parcels. Parcel Data from Hillsborough County Property Appraiser.Parcel-level population estimate = Appropriate Census persons per household times
Population Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
Employment Estimate	Quarterly Census of Employment and Wages. Excel Files.QCEW NAICS-Based Data Files (1975 - most recent). Bureau of Labor Statistics https://www.bls.gov/cew/downloadable-data-files.htm. Employment by sector for the years 2010, 2015, and 2020, and 2023. 2010-2023 countywide employment distributed to commercial parcels using share of heated
Employment Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
New Parcels	Parcel Data from Hillsborough County Property Appraiser (Last accessed: January 8, 2024)
Building Permits	Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Demolition Permits	Permitted demolitions of existing buildings. Raw quarterly buildingpermit data from all four jurisdictions: Plant City, Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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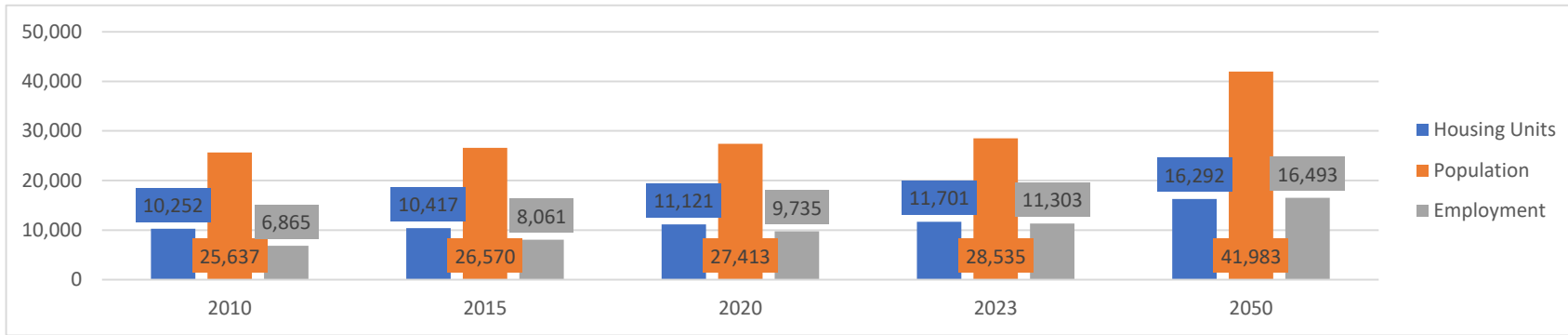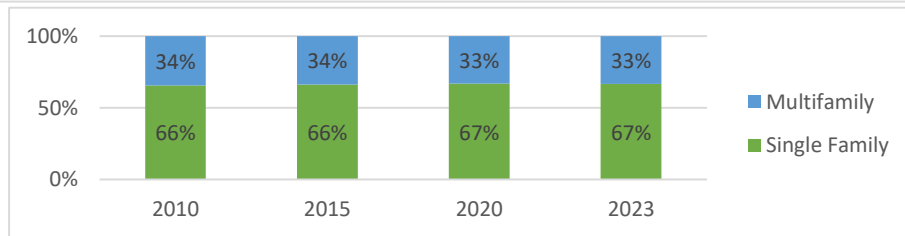Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Seffner Mango

Plan Hillsborough

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	10,252	10,417	11,121	11,701	16,292	4,591	39%	12%
Population	25,637	26,570	27,413	28,535	41,983	13,448	47%	7%
Employment	6,865	8,061	9,735	11,303	16,493	5,191	46%	40%

Residential Units by Type

	2010	2015	2020	2023
Single Family	6,730	6,895	7,443	7,811
Single Family	66%	66%	67%	67%
Multifamily	3,522	3,522	3,678	3,890
Multifamily	34%	34%	33%	33%

Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	9,893	10,058	10,520	11,098
Occupied	96%	97%	95%	95%
Vacant	359	359	601	603
Vacant	4%	3%	5%	5%
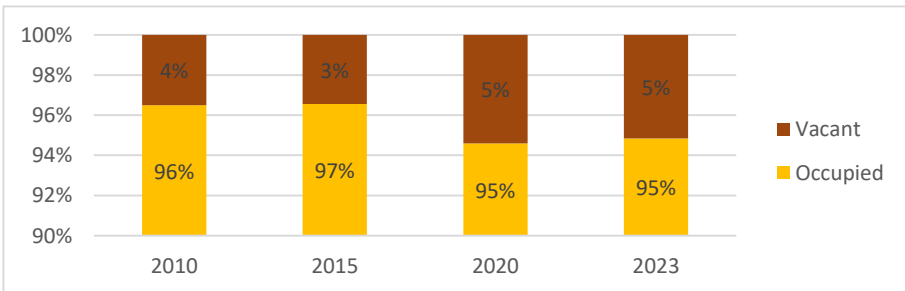
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **Seffner Mango**

Employment by Type

	2010	2015	2020	2023
Industrial	488	523	1,052	1,212
Commercial	1,054	1,287	1,593	1,879
Service	5,323	6,251	7,091	8,211
Total	6,865	8,061	9,735	11,303
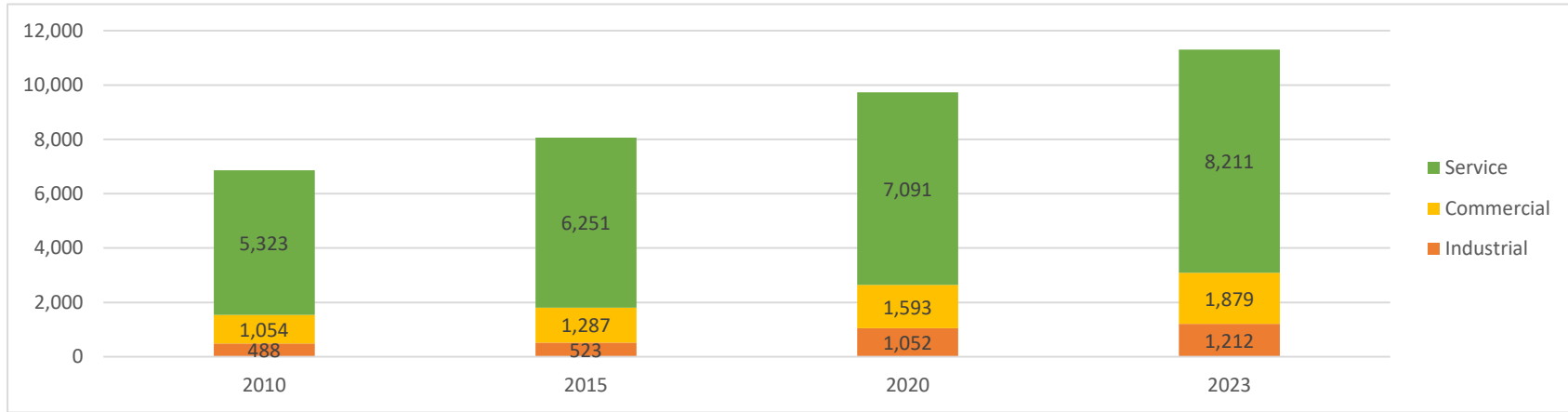
Employment by Type

	2010	2015	2020	2023
Industrial	7%	6%	11%	11%
Commercial	15%	16%	16%	17%
Service	78%	78%	73%	73%
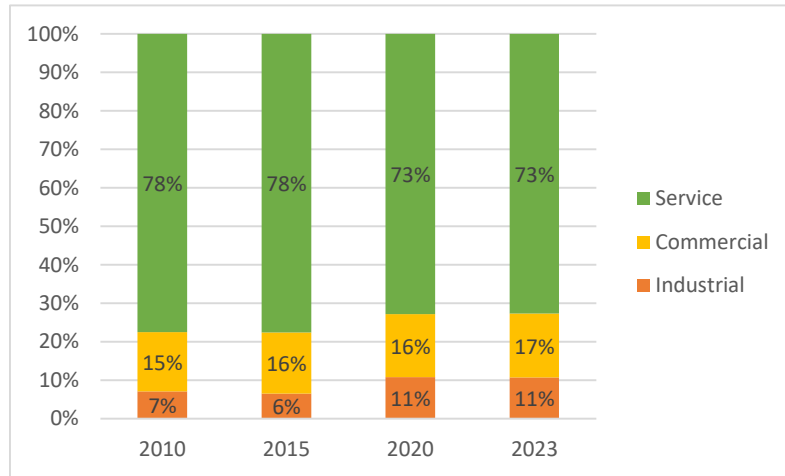
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **Seffner Mango**

Plan Hillsborough

Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	109	360	372	112	96	210
Job Sites	4	3	5	2	0	0
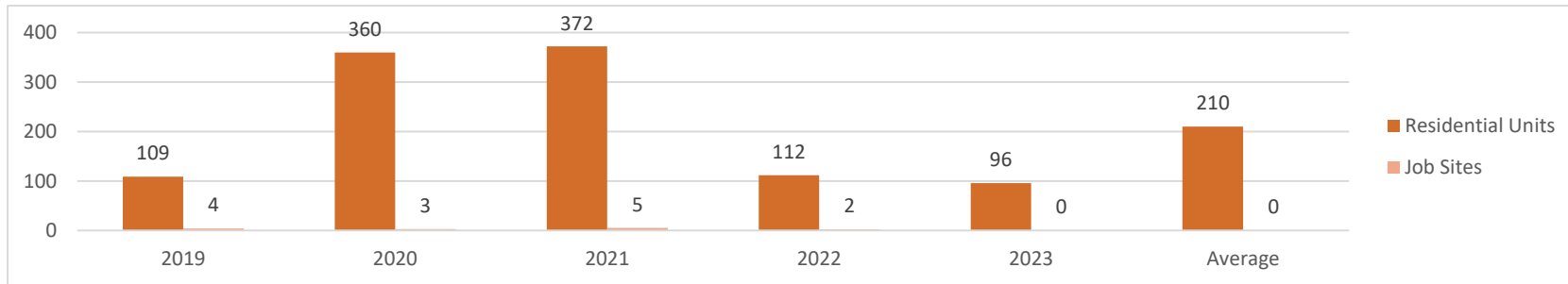
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential	0.197	0.556	0.637	0.234	0.128	0.350
Job Sites	0.44	0.03	0.03	0.07	0.00	0.12

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough
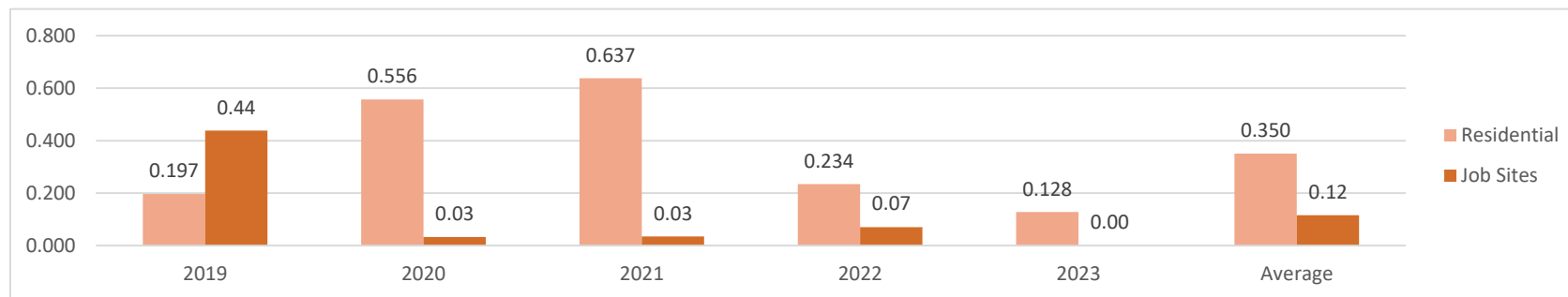
Area: Seffner Mango

Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	22	6	4	3	7	58	150	58	3	35	67
Permitted Commercial Parcels	1	1	5	0	6	1	0	0	0	2	0
Total Building Permits	23	7	9	3	13	59	150	58	3	36	68

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Area: **Seffner Mango**

Plan Hillsborough

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	48	56	156	331	308	299	35	273	3	168	153
Permitted Commercial Parcels	0	2	7	6	3	14	7	7	0	5	7
Total Building Permits	48	58	163	337	311	313	42	280	3	173	160

Last Updated: April 15, 2024 **Demographic and Economic Profile**

Plan
Hillsborough

Area: Seffner Mango

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly	Y2023Q2-Y2024Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	1	1	5	0	6	1	0	0	0	2	0
Total Permitted Demolitions	1	1	5	0	6	1	0	0	0	2	0
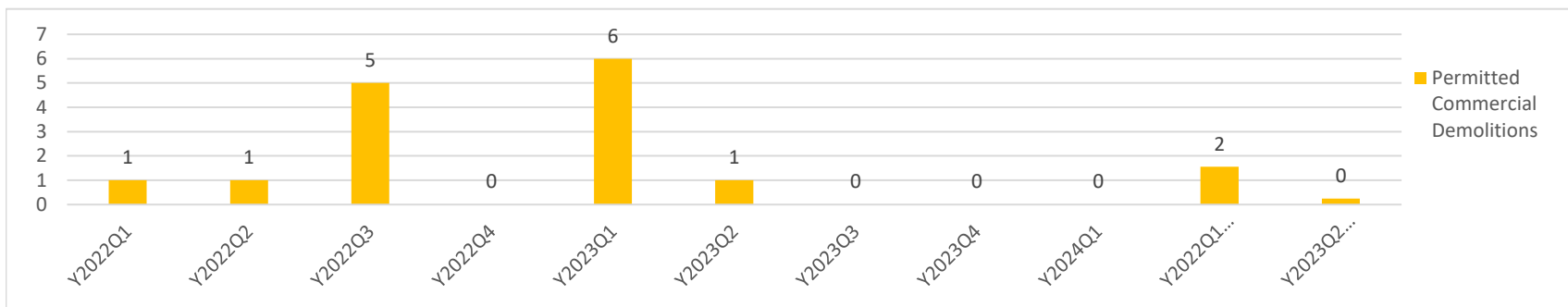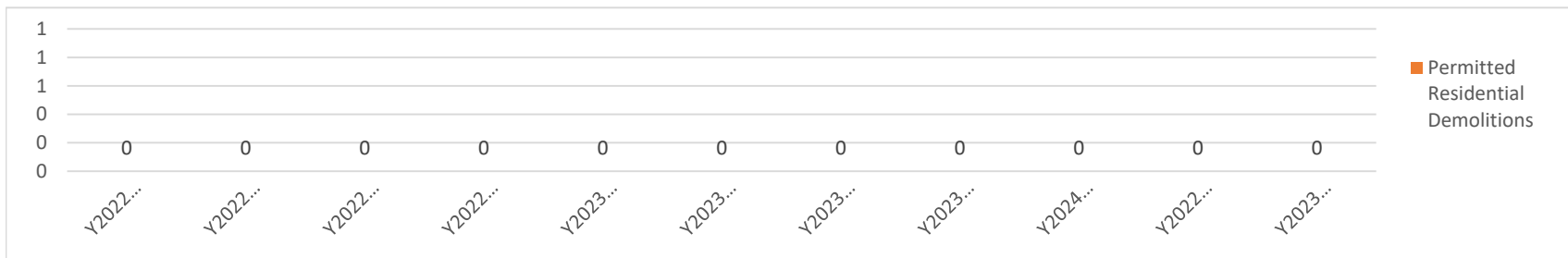
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Plan
Hillsborough

Area: Seffner Mango

Demolition Perm	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Reside	4	5	2	3	4	3	0	0	0	2	1
Permitted Comn	1	0	3	0	1	0	0	0	0	1	0
Total Permitted	5	5	5	3	5	3	0	0	0	3	1

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough
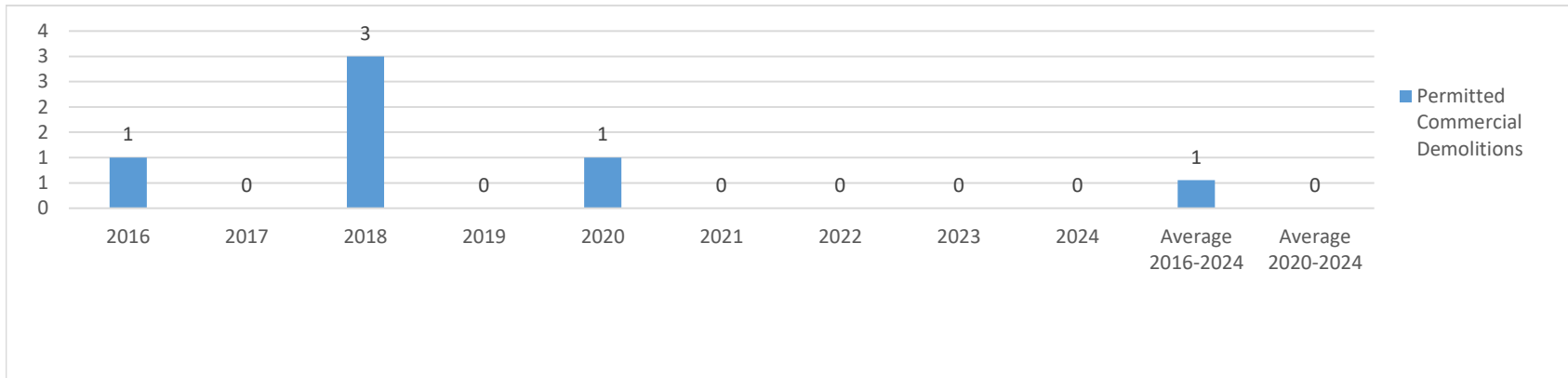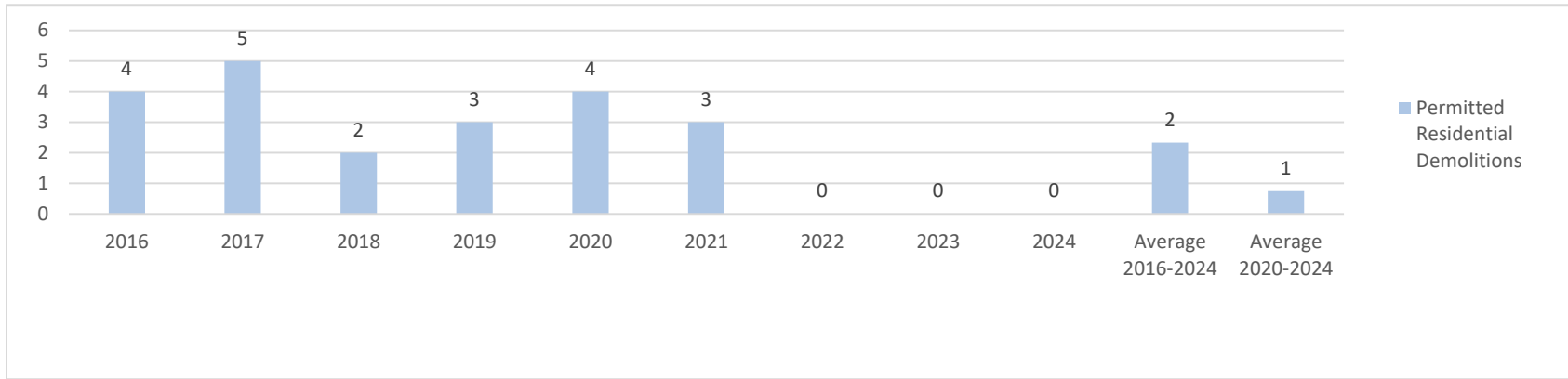
Area: Seffner Mango

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
13,778	4,051	4	743	8,978	982	28,535
48%	14%	0%	3%	31%	3%	100%

	Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
	6,790	10,311	7,517	3,916
	24%	36%	26%	14%
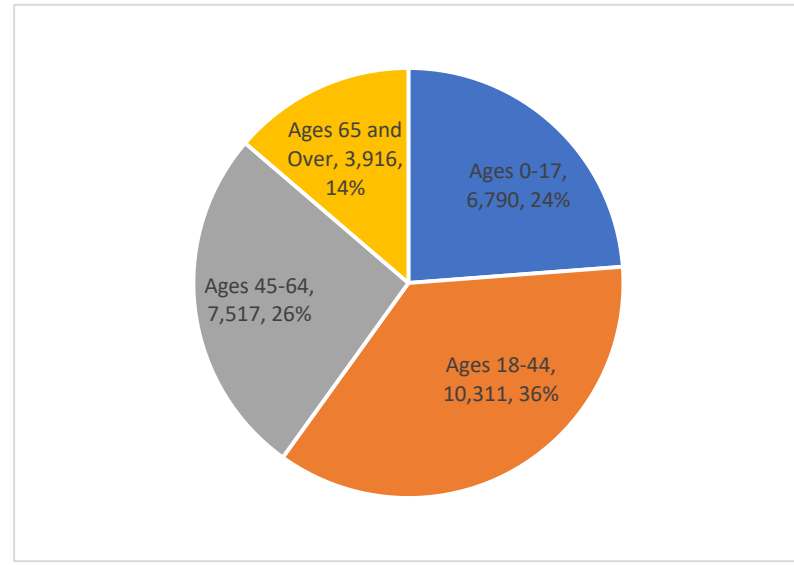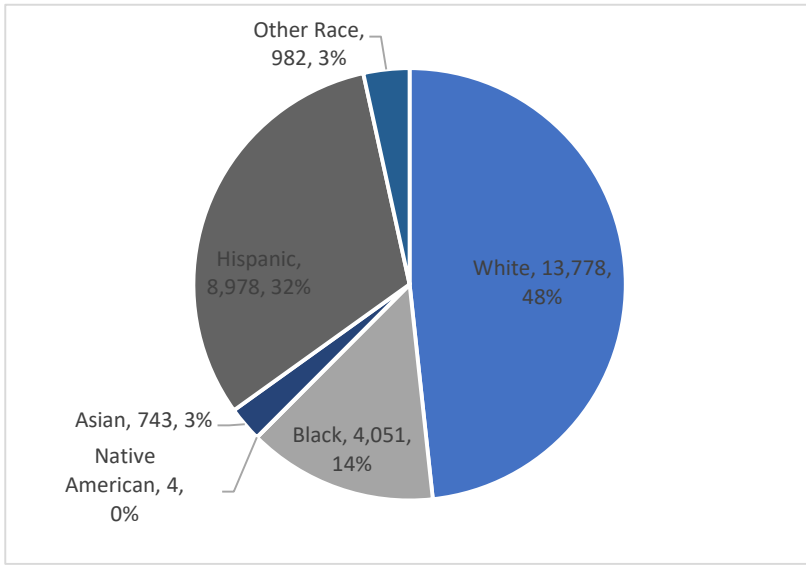
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/ Professional Degree
2,925	6,432	6,331	2,855	1,375
15%	32%	32%	14%	7%
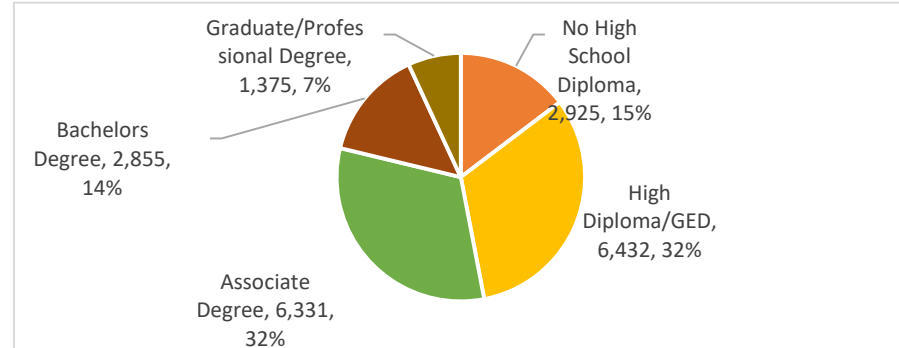
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **Seffner Mango**

Plan Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
1,209	1,770	1,782	2,017	1,602	2,717	$61,918	$79,060	22,641	13,911	635	8,729
11%	16%	16%	18%	14%	24%			79%	61%	5%	39%
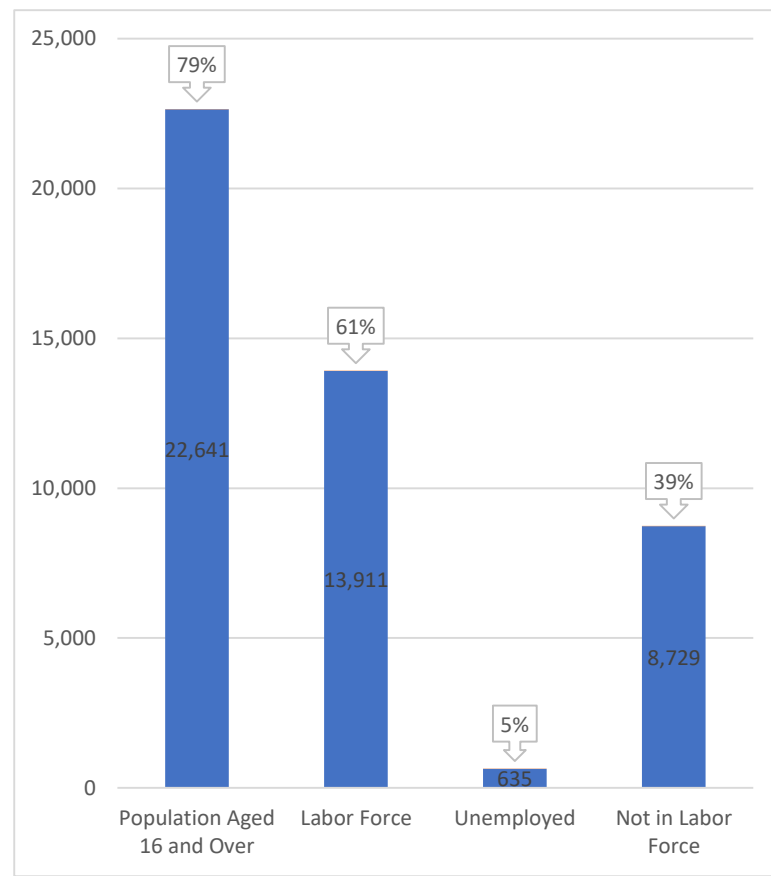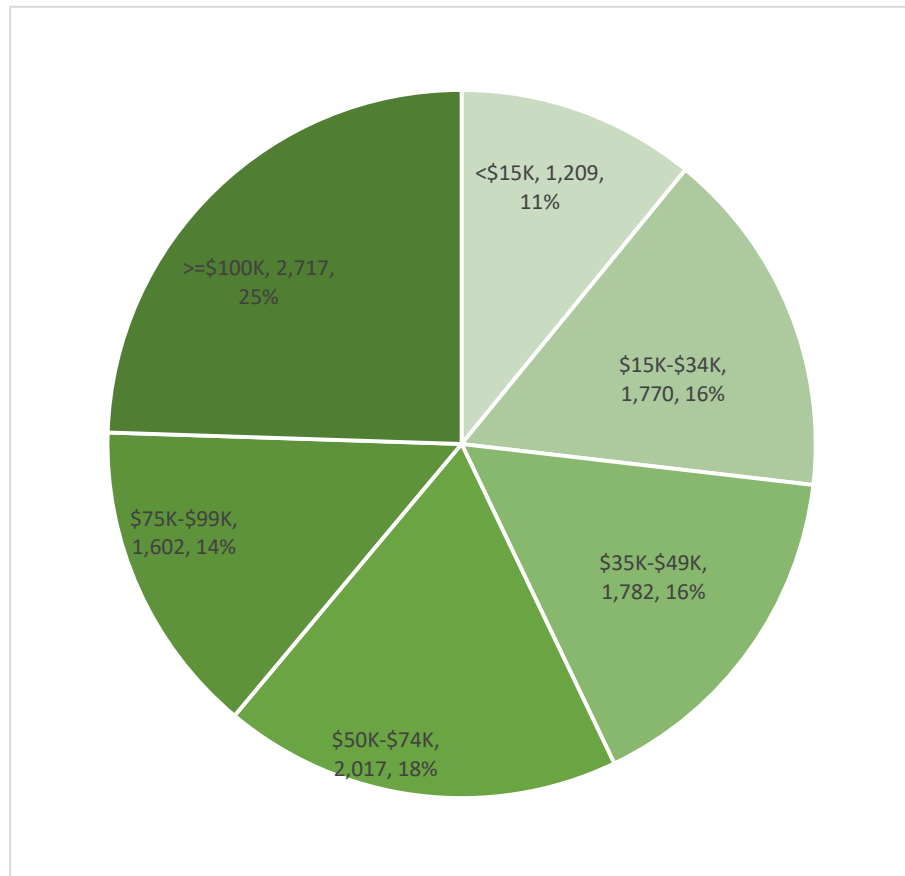
Last Updated: April 15, 2024

Demographic and Economic Profile

Plan Hillsborough

Area: **Seffner Mango**

Households Below Poverty	Households Without Cars	Female-Headed Households
1,778	787	1,578
16%	7%	14%
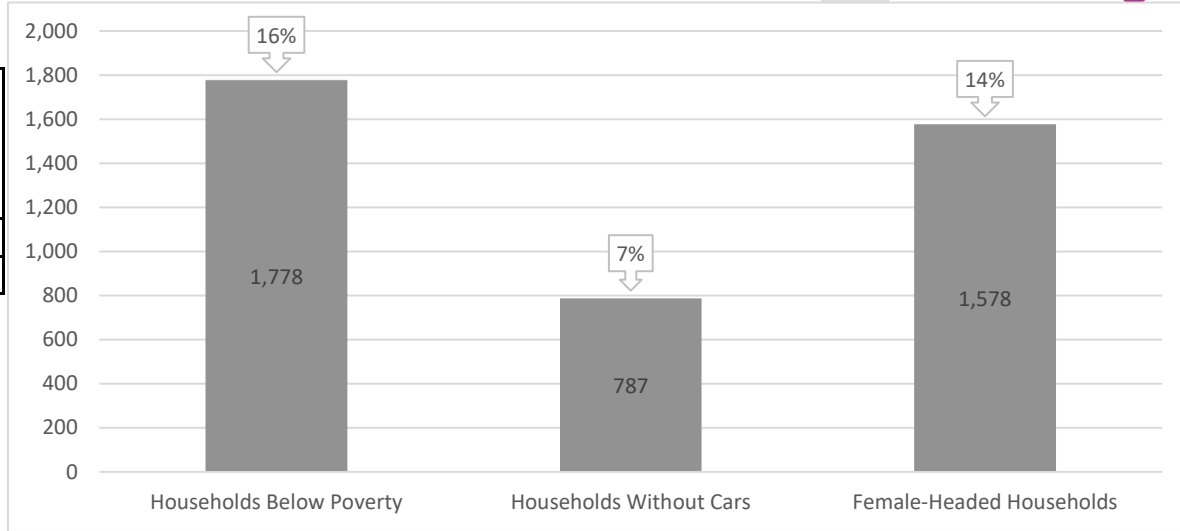
Limited English Population	Disabled Population	Low Income Population
1,608	2,582	4,690
6%	9%	16%

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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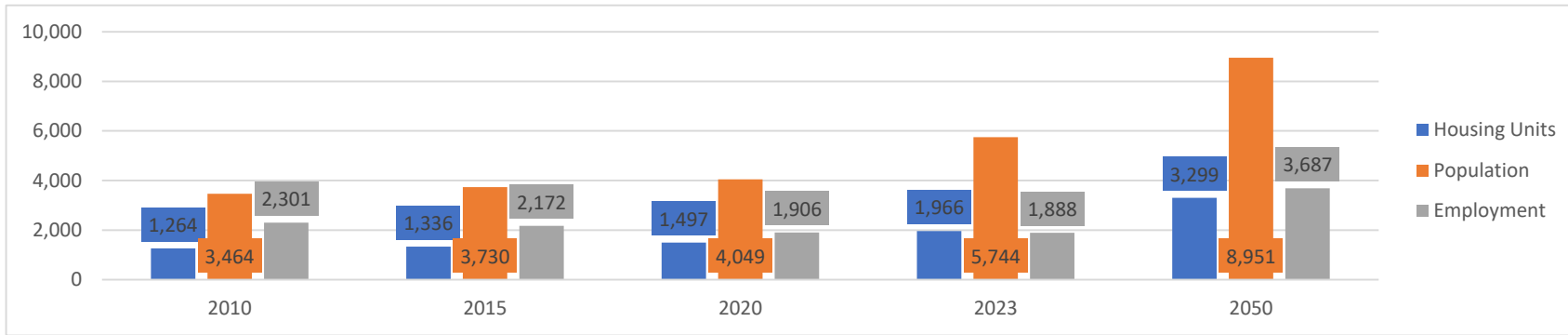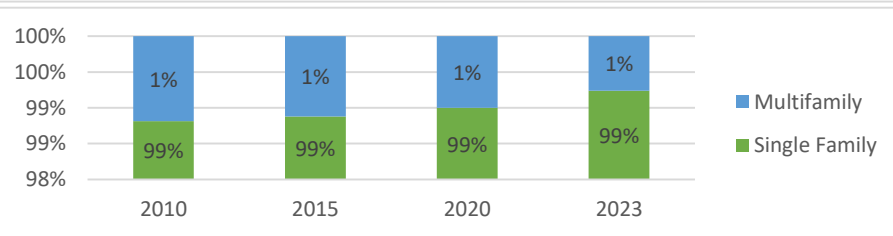Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: **South Rural**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	1,264	1,336	1,497	1,966	3,299	1,333	68%	47%
Population	3,464	3,730	4,049	5,744	8,951	3,207	56%	54%
Employment	2,301	2,172	1,906	1,888	3,687	1,799	95%	-13%

Residential Units by Type

	2010	2015	2020	2023
Single Family	1,249	1,321	1,482	1,951
Single Family	99%	99%	99%	99%
Multifamily	15	15	15	15
Multifamily	1%	1%	1%	1%

Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	1,260	1,331	1,477	1,945
Occupied	100%	100%	99%	99%
Vacant	4	5	20	21
Vacant	0%	0%	1%	1%
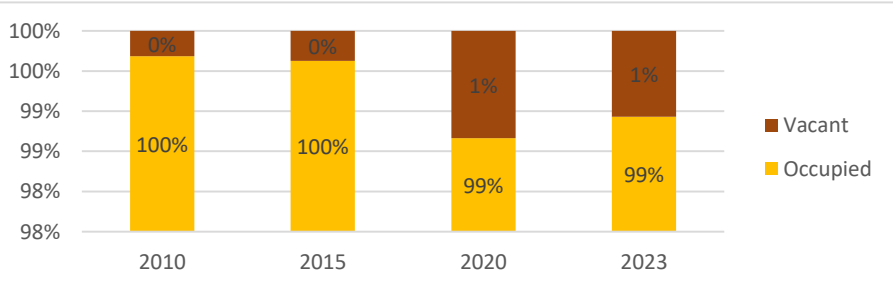
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: South Rural

Employment by Type

	2010	2015	2020	2023
Industrial	1,562	1,352	1,013	901
Commercial	40	48	59	63
Service	699	772	834	924
Total	2,301	2,172	1,906	1,888
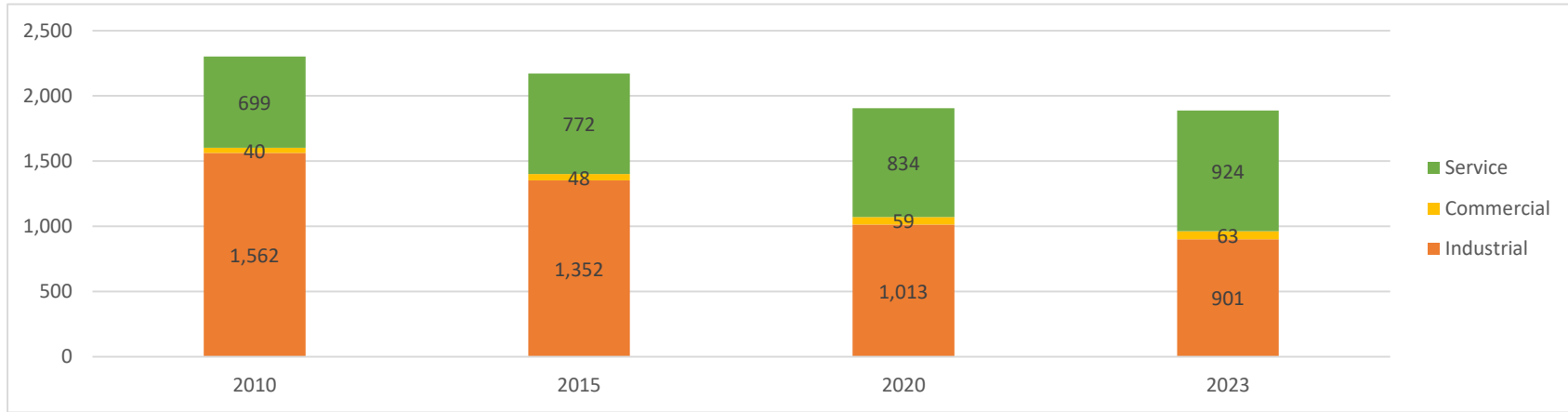
Employment by Type

	2010	2015	2020	2023
Industrial	68%	62%	53%	48%
Commercial	2%	2%	3%	3%
Service	30%	36%	44%	49%
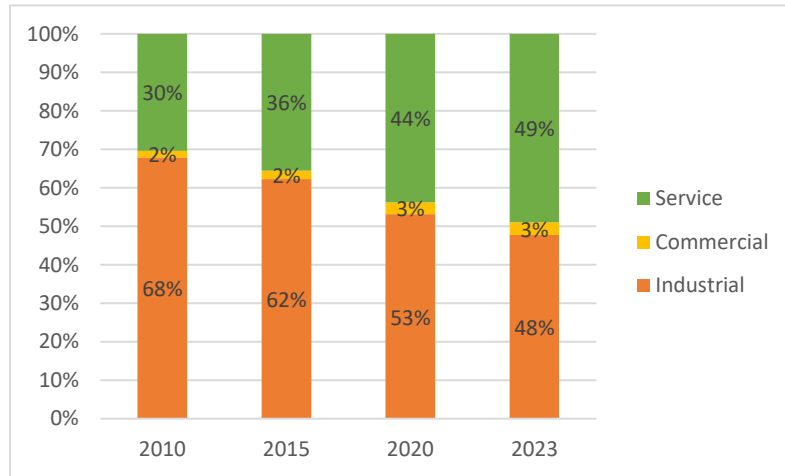
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: South Rural

Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	20	87	144	174	151	115
Job Sites	3	4	4	6	7	0
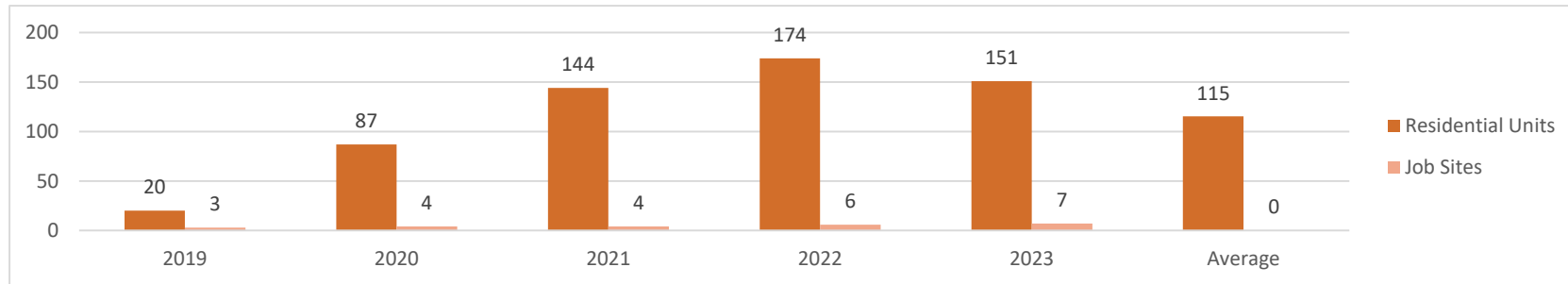
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential	0.049	0.219	0.437	0.593	0.481	0.356
Job Sites	0.02	0.01	0.01	0.03	0.02	0.02
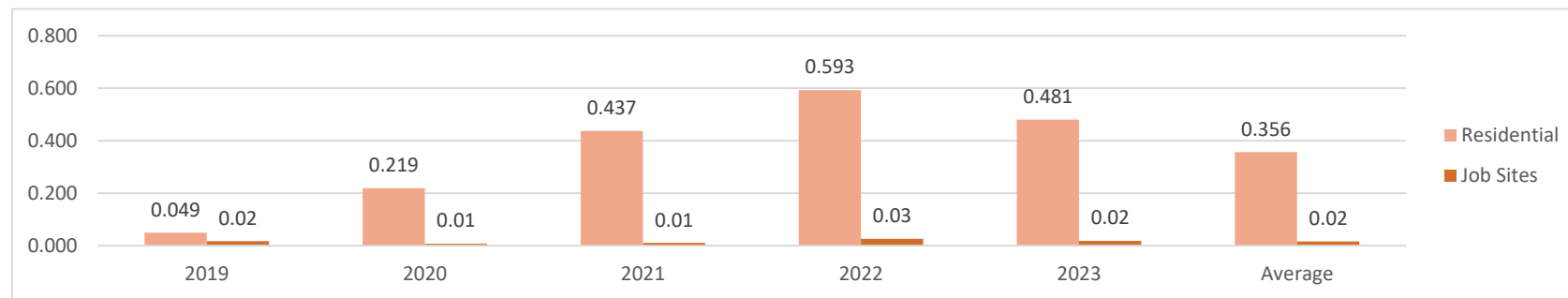
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: South Rural

Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	14	67	35	15	18	90	77	79	75	52	80
Permitted Commercial Parcels	0	1	0	0	0	0	0	0	0	0	0
Total Building Permits	14	68	35	15	18	90	77	79	75	52	80
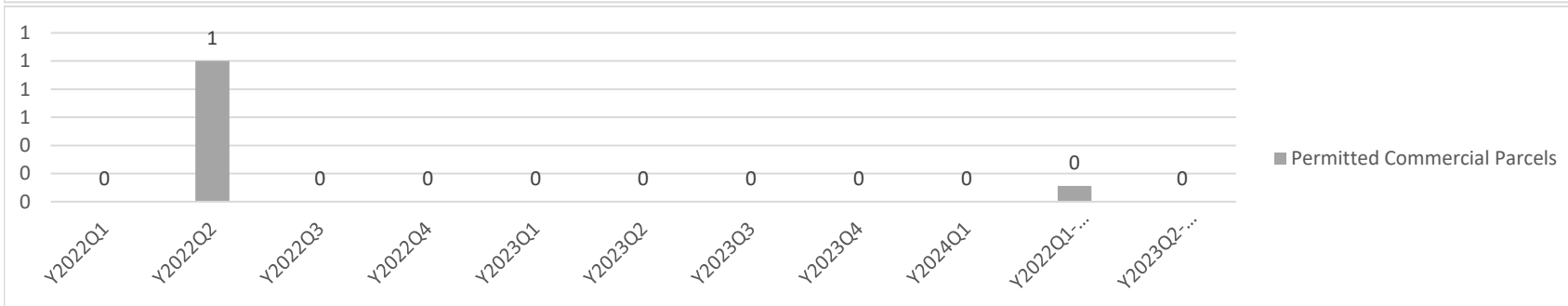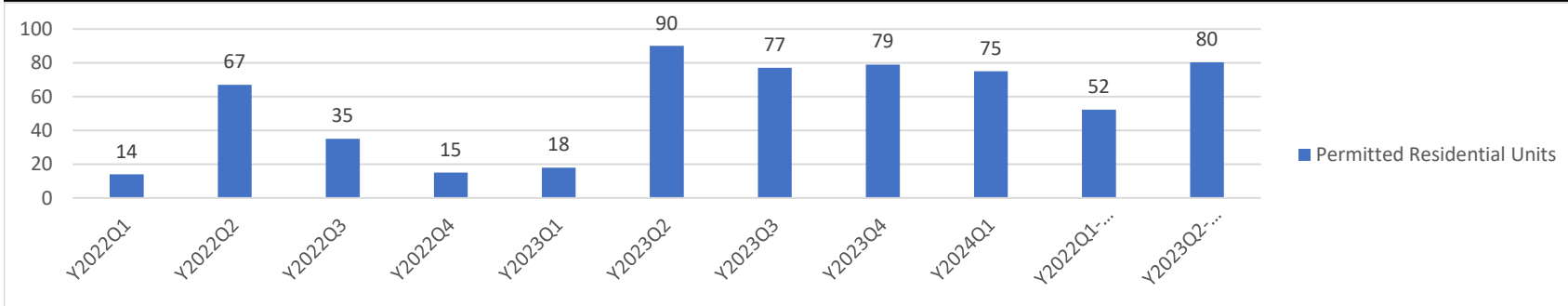
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: South Rural

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	13	23	26	63	79	275	131	264	75	105	186
Permitted Commercial Parcels	0	1	2	1	1	1	1	0	0	1	1
Total Building Permits	13	24	28	64	80	276	132	264	75	106	187

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan
Hillsborough

Area: South Rural

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly	Y2023Q2-Y2024Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	0	1	0	0	0	0	0	0	0	0	0
Total Permitted Demolitions	0	1	0	0	0	0	0	0	0	0	0
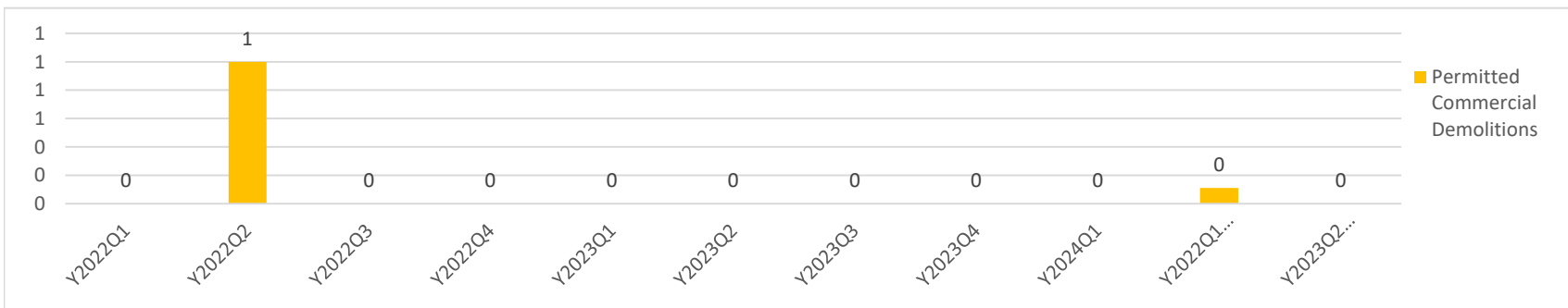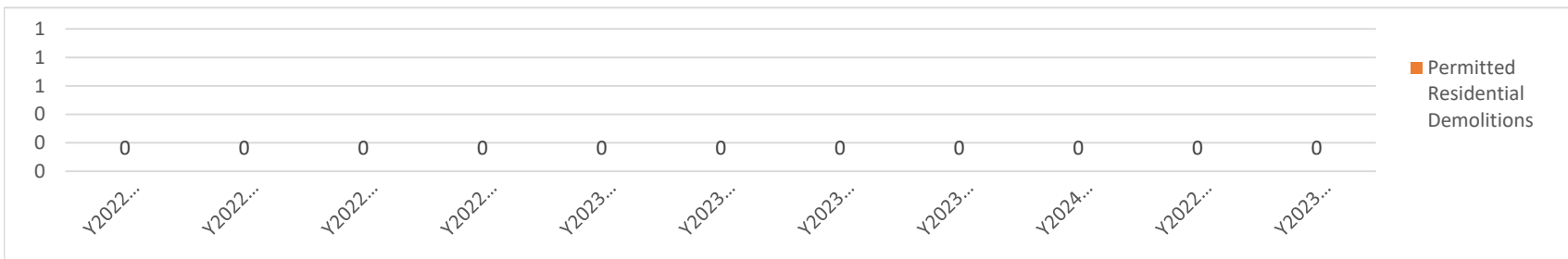
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan
Hillsborough

Area: South Rural

Demolition Perm	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Resid	0	1	1	0	1	0	0	0	0	0	0
Permitted Comm	0	0	0	0	0	0	0	0	0	0	0
Total Permitted	0	1	1	0	1	0	0	0	0	0	0

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough
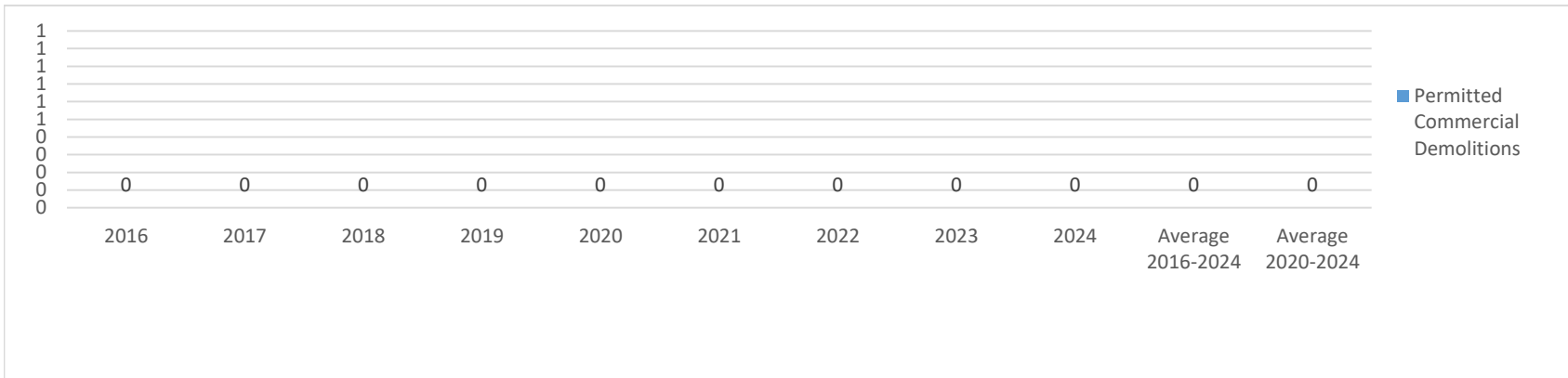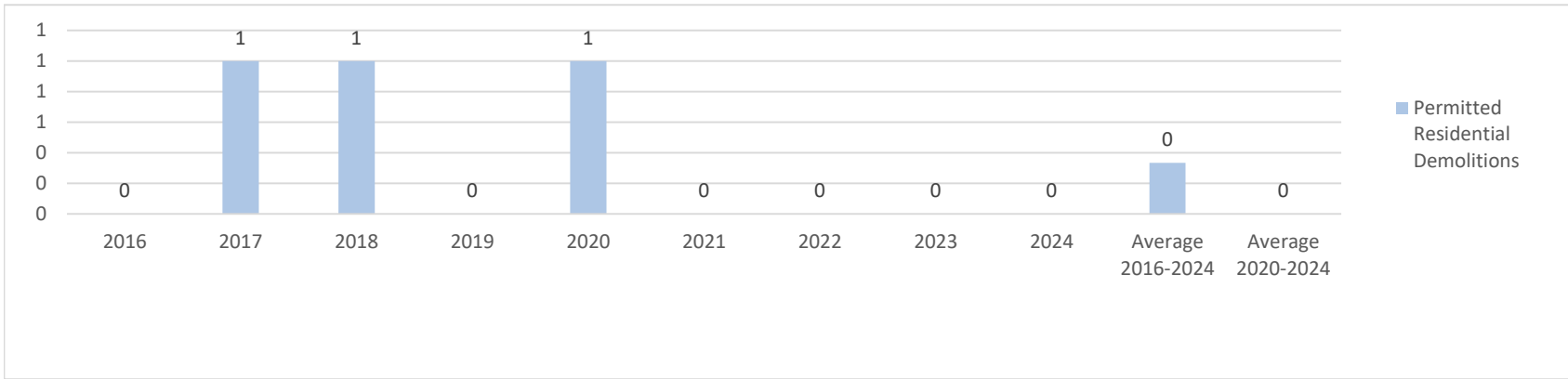
Area: South Rural

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
4,116	47	118	33	1,281	150	5,744
72%	1%	2%	1%	22%	3%	100%

	Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
	1,027	1,971	1,907	839
	18%	34%	33%	15%
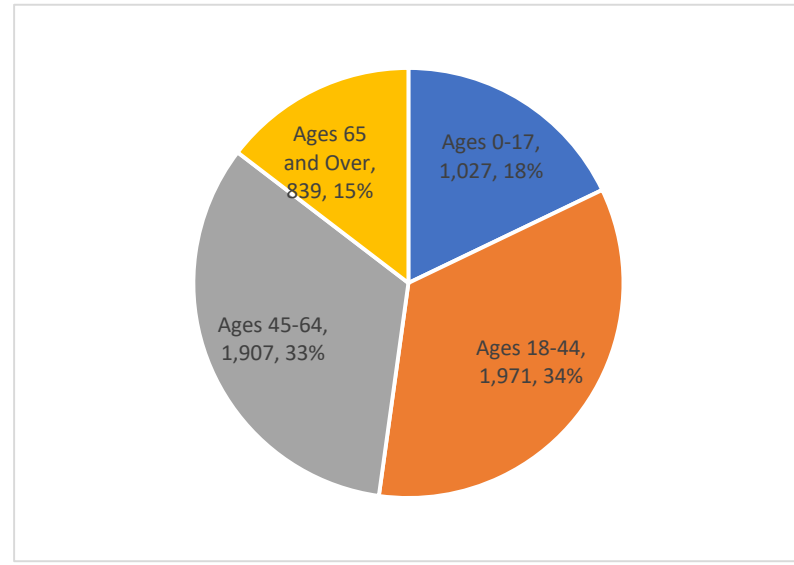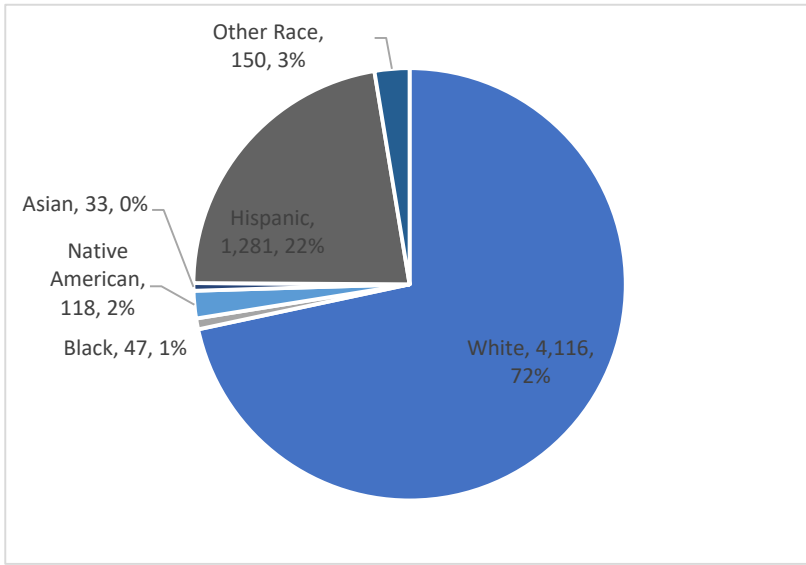
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
589	1,752	974	703	187
14%	42%	23%	17%	4%

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough
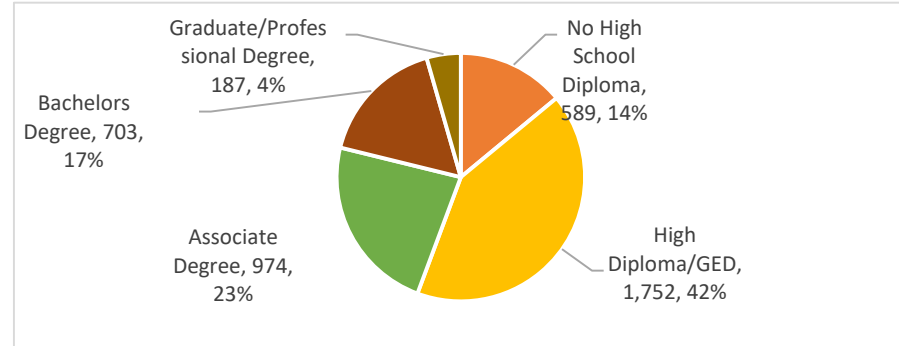
Area: South Rural

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
28	218	201	122	189	1,186	$125,935	$151,977	4,288	2,872	159	1,415
1%	11%	10%	6%	10%	61%			75%	67%	6%	33%
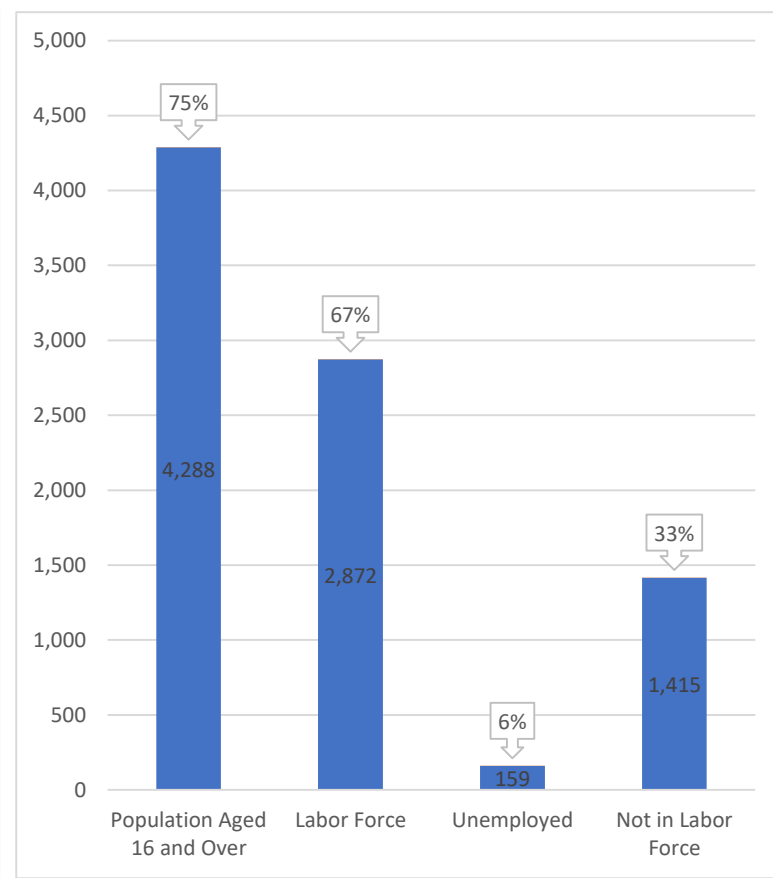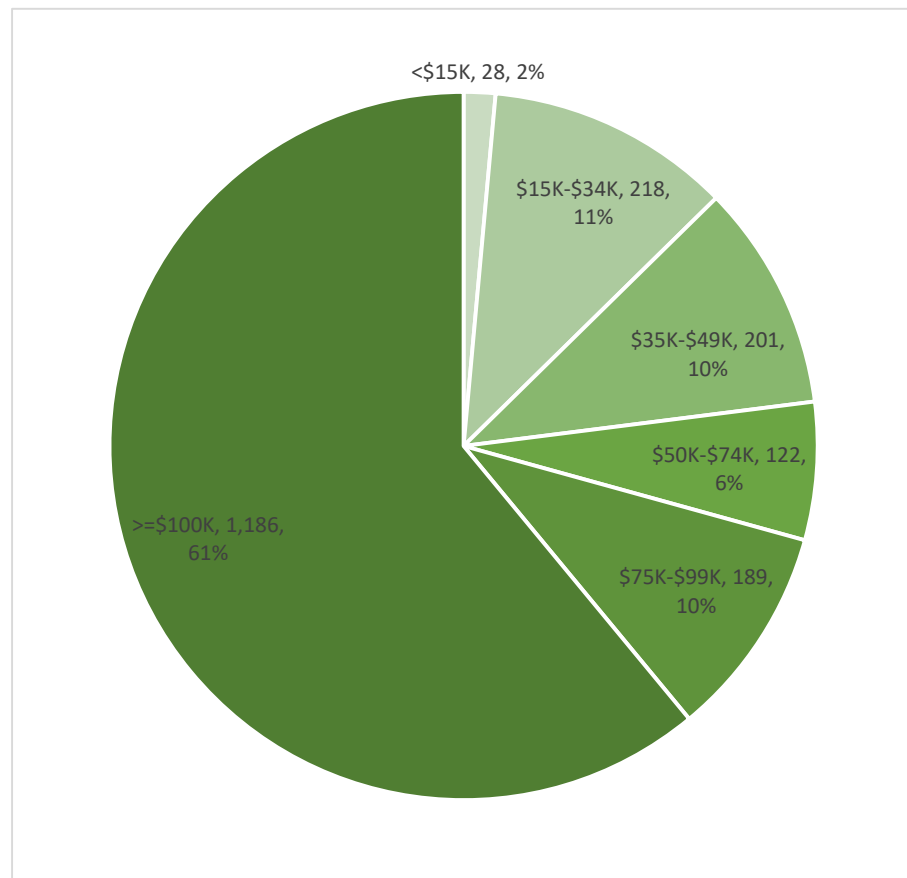
Last Updated: April 15, 2024

Demographic and Economic Profile

Plan Hillsborough

Area: **South Rural**

Households Below Poverty	Households Without Cars	Female-Headed Households
176	13	169
9%	1%	9%
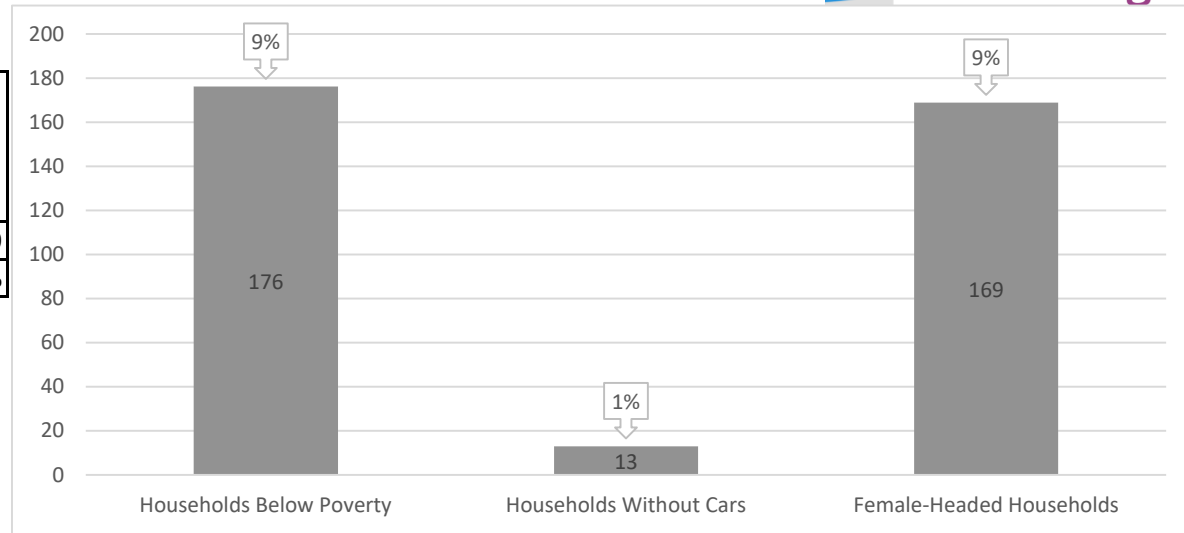
Limited English Population	Disabled Population	Low Income Population
526	430	824
9%	7%	14%

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Sources:

Plan Hillsborough

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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Population Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
Employment Estimate	Quarterly Census of Employment and Wages. Excel Files.QCEW NAICS-Based Data Files (1975 - most recent). Bureau of Labor Statistics https://www.bls.gov/cew/downloadable-data-files.htm. Employment by sector for the years 2010, 2015, and 2020, and 2023. 2010-2023 countywide employment distributed to commercial parcels using share of heated
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Demolition Permits	Permitted demolitions of existing buildings. Raw quarterly buildingpermit data from all four jurisdictions: Plant City, Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Last Updated: April 15, 2024   **Demographic and Economic Profile**

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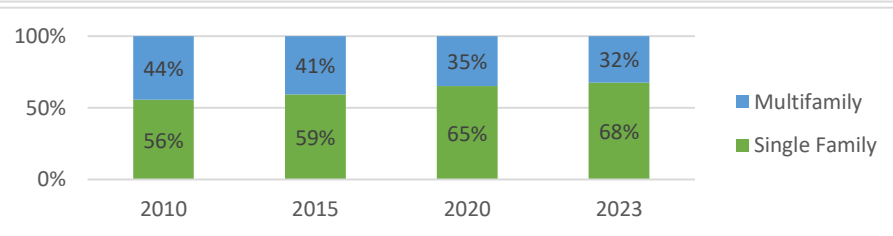Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: **Sun City Center**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	12,848	14,378	17,493	18,863	18,306	-557	-3%	31%
Population	20,445	23,901	30,889	33,566	32,717	-850	-3%	40%
Employment	4,515	5,229	6,834	7,922	7,596	-326	-4%	52%
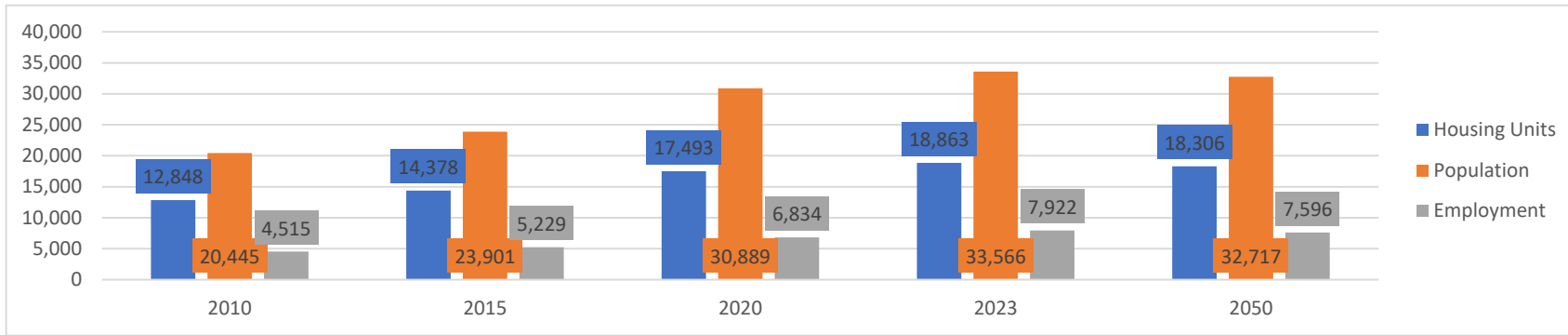
Residential Units by Type

	2010	2015	2020	2023
Single Family	7,139	8,530	11,385	12,755
Single Family	56%	59%	65%	68%
Multifamily	5,709	5,848	6,108	6,108
Multifamily	44%	41%	35%	32%

Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	12,817	14,343	17,006	18,276
Occupied	100%	100%	97%	97%
Vacant	31	35	487	587
Vacant	0%	0%	3%	3%
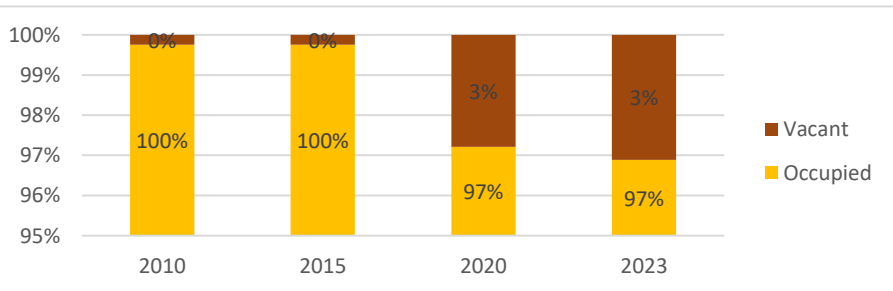
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **Sun City Center**

Employment by Type

	2010	2015	2020	2023
Industrial	70	77	90	102
Commercial	15	18	22	23
Service	4,430	5,134	6,723	7,797
Total	4,515	5,229	6,834	7,922
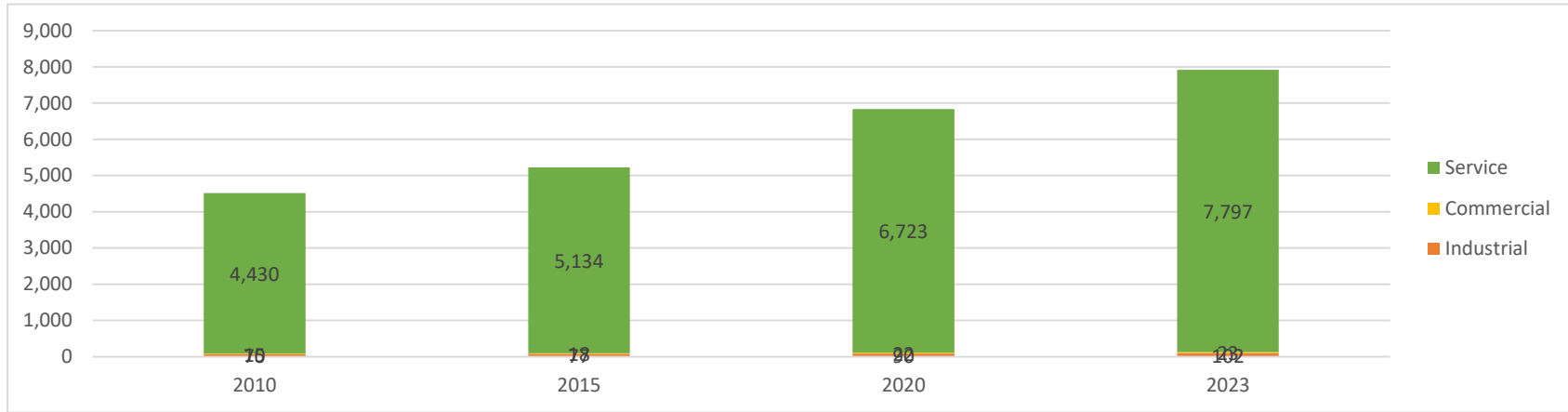
Employment by Type

	2010	2015	2020	2023
Industrial	2%	1%	1%	1%
Commercial	0%	0%	0%	0%
Service	98%	98%	98%	98%
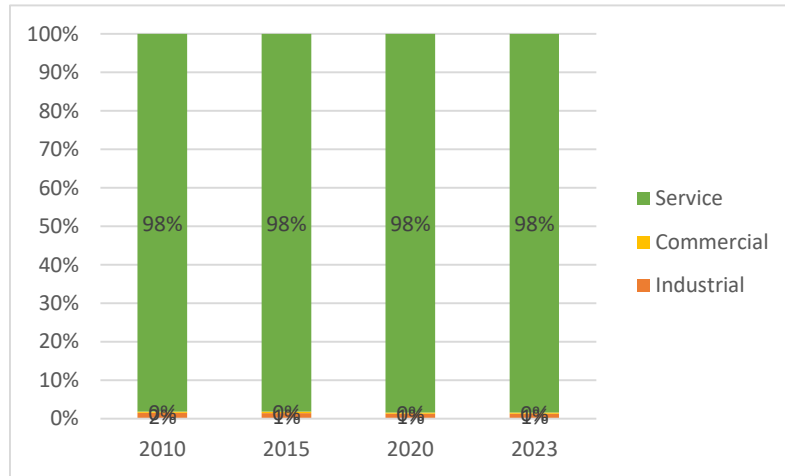
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Sun City Center

Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	1,079	680	621	502	247	626
Job Sites	10	8	2	1	2	0
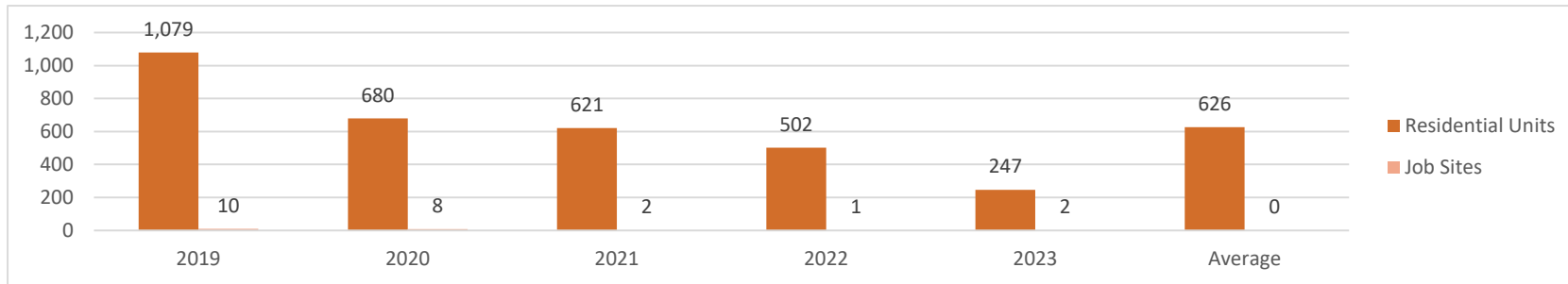
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential	1.990	1.413	1.265	1.044	0.488	1.240
Job Sites	0.05	0.17	0.01	0.01	0.02	0.05
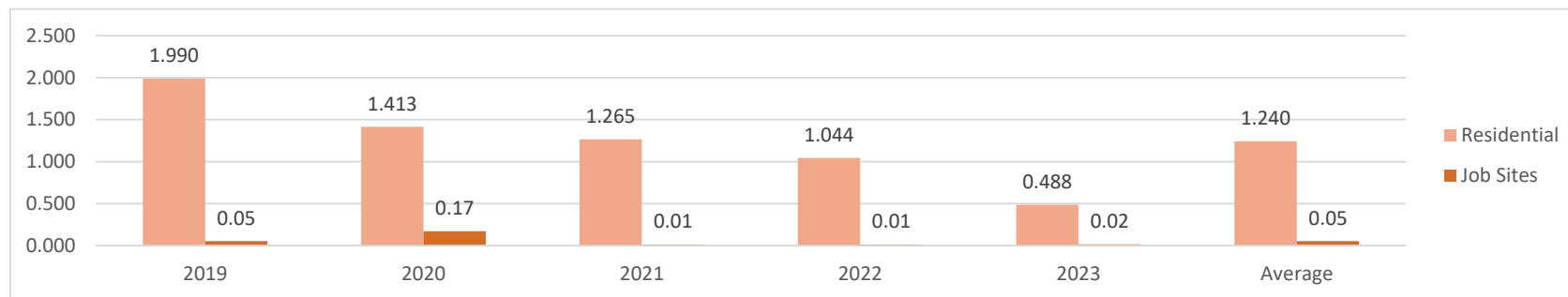
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Last Updated: April 15, 2024 **Demographic and Economic Profile**

Plan
Hillsborough

Area: **Sun City Center**

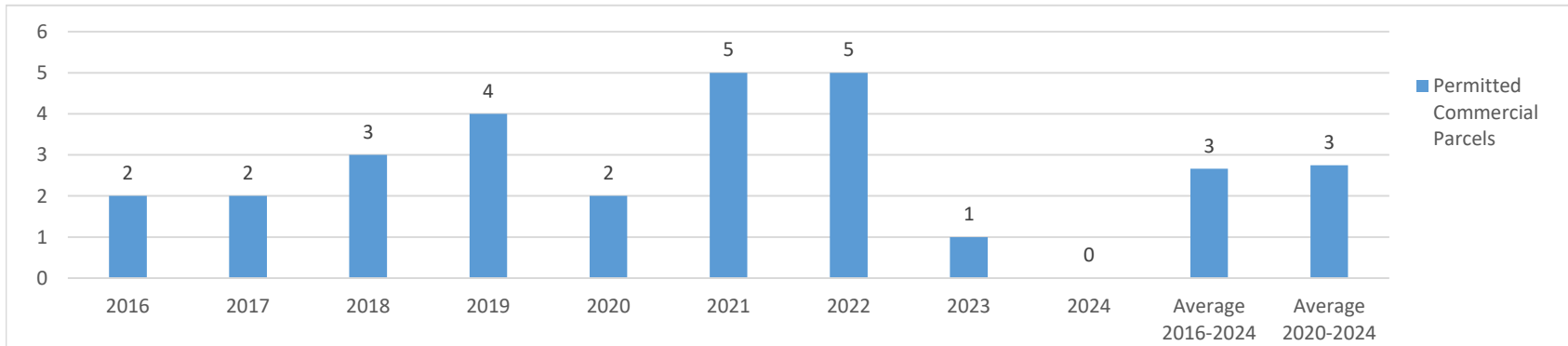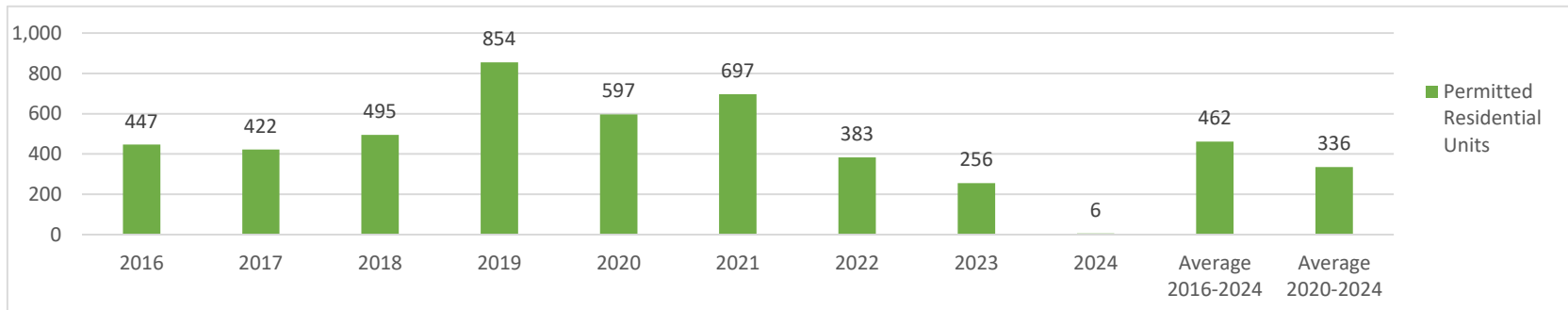| Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	150	78	106	49	36	43	6	171	6	72	57
Permitted Commercial Parcels	1	2	2	0	0	0	0	1	0	1	0
Total Building Permits	151	80	108	49	36	43	6	172	6	72	57
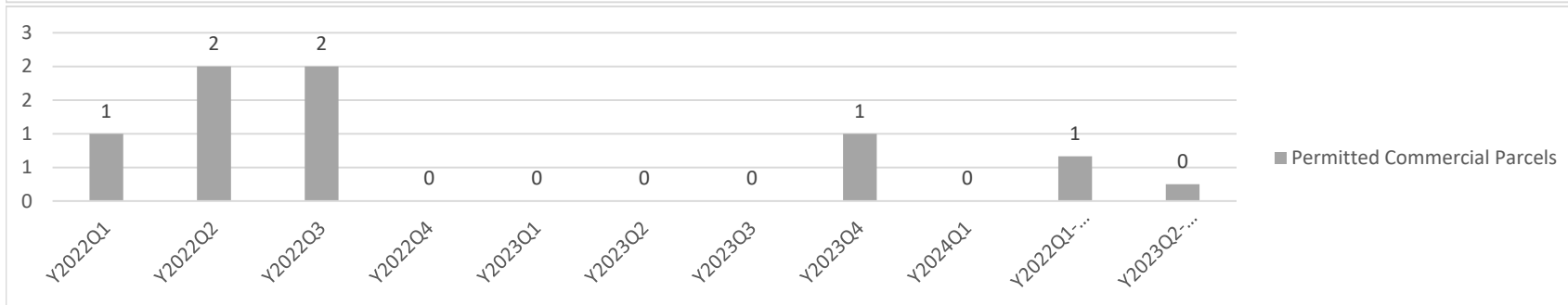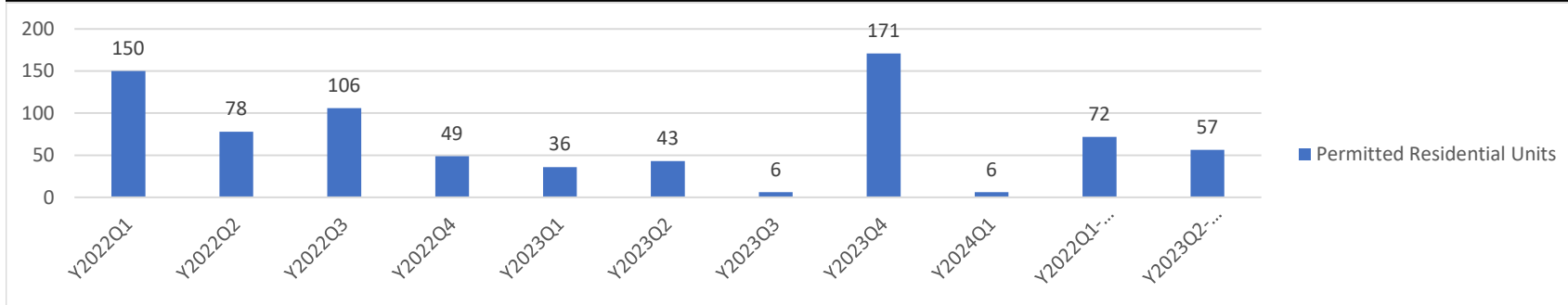
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Sun City Center

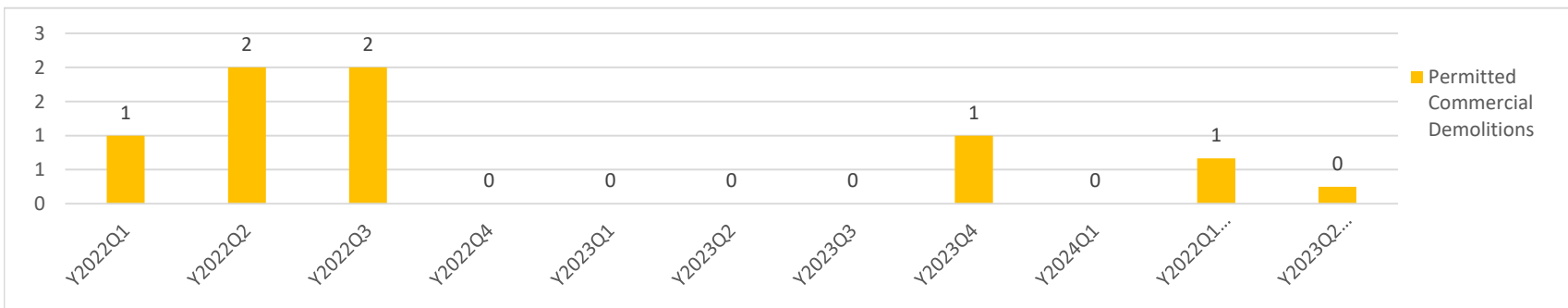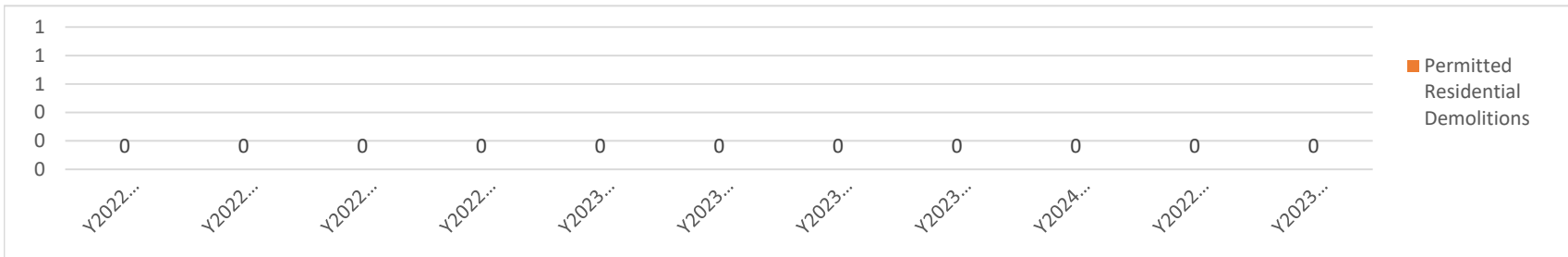| Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	447	422	495	854	597	697	383	256	6	462	336
Permitted Commercial Parcels	2	2	3	4	2	5	5	1	0	3	3
Total Building Permits	449	424	498	858	599	702	388	257	6	465	338

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Sun City Center

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly	Y2023Q2-Y2024Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	1	2	2	0	0	0	0	1	0	1	0
Total Permitted Demolitions	1	2	2	0	0	0	0	1	0	1	0

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan
Hillsborough

Area: Sun City Center

Demolition Perm	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Resid	0	2	0	1	1	1	0	0	0	1	0
Permitted Comn	1	0	0	0	0	0	0	0	0	0	0
Total Permitted	1	2	0	1	1	1	0	0	0	1	0

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan
Hillsborough
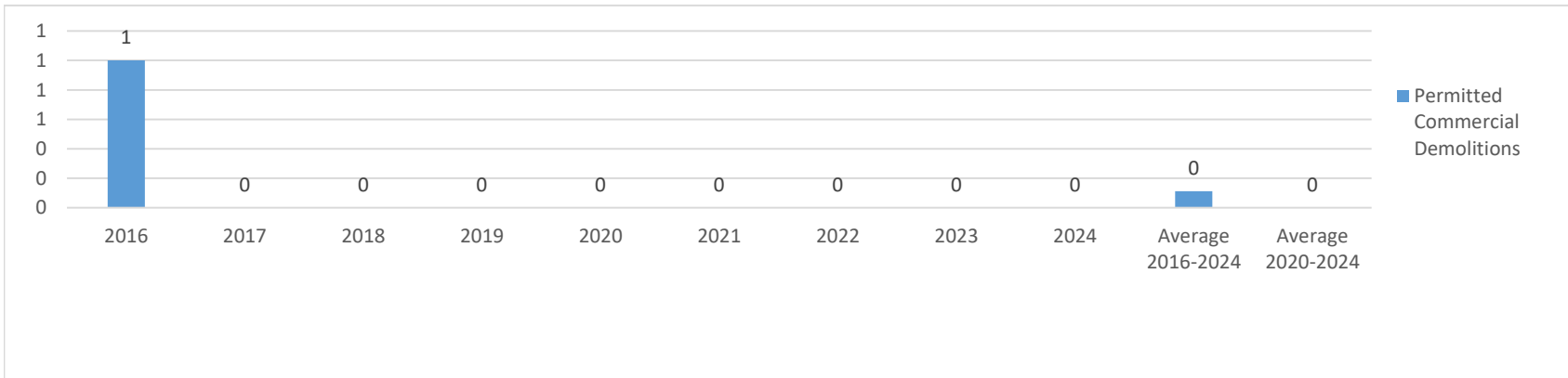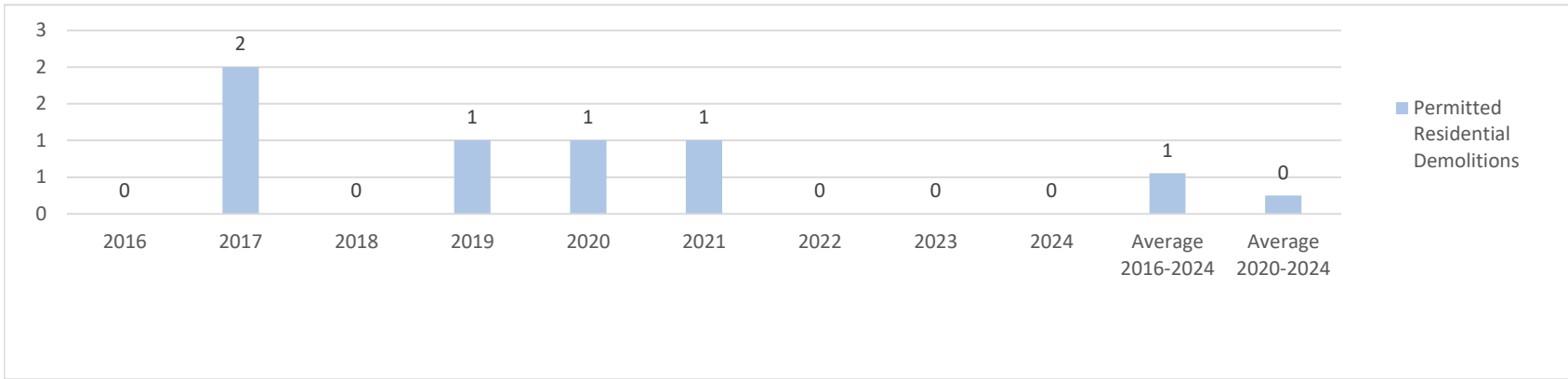
Area: Sun City Center

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
23,993	3,507	35	568	4,347	1,116	33,566
71%	10%	0%	2%	13%	3%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
3,205	5,624	5,529	19,209
10%	17%	16%	57%
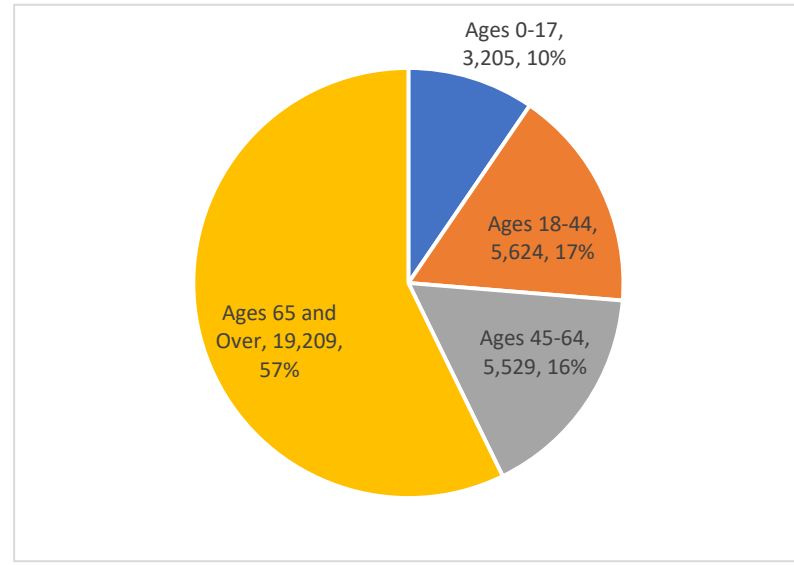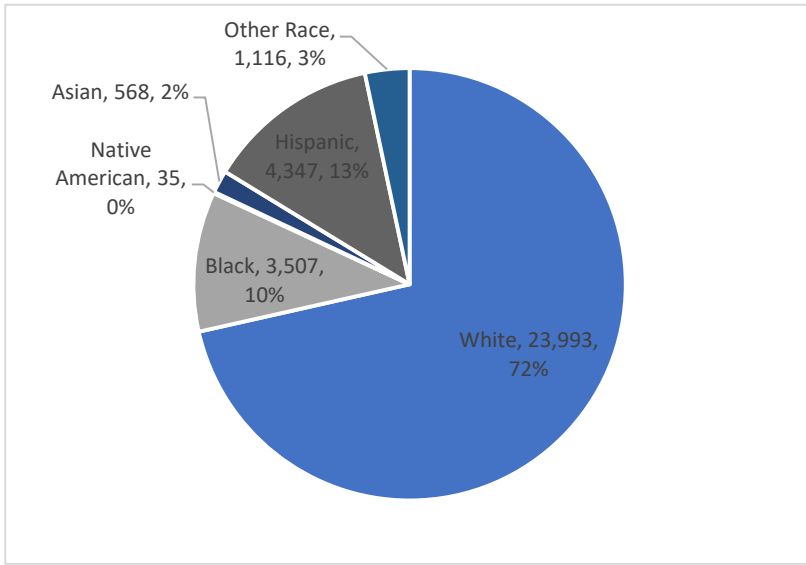
Other Race, 1,116, 3%
Asian, 568, 2%
Native American, 35, 0%
Hispanic, 4,347, 13%
Black, 3,507, 10%
White, 23,993, 72%

Ages 0-17, 3,205, 10%
Ages 18-44, 5,624, 17%
Ages 45-64, 5,529, 16%
Ages 65 and Over, 19,209, 57%

No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/ Professional Degree
1,789	7,933	9,206	6,430	3,977
6%	27%	31%	22%	14%
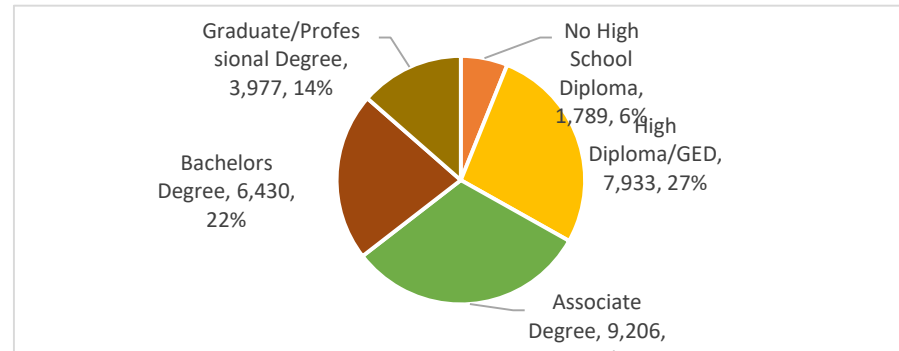
Graduate/Professional Degree, 3,977, 14%
No High School Diploma, 1,789, 6%
High Diploma/GED, 7,933, 27%
Bachelors Degree, 6,430, 22%
Associate Degree, 9,206,

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **Sun City Center**

 Plan Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
1,773	2,929	2,297	3,974	2,450	4,856	$66,046	$80,584	30,295	9,537	367	20,758
10%	16%	13%	22%	13%	27%			90%	31%	4%	69%
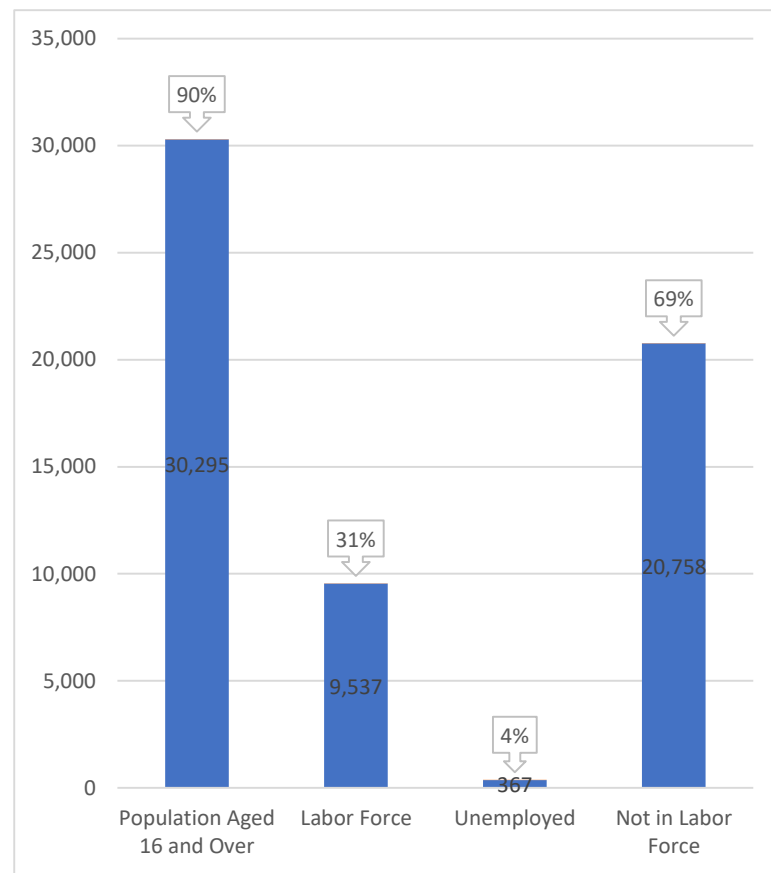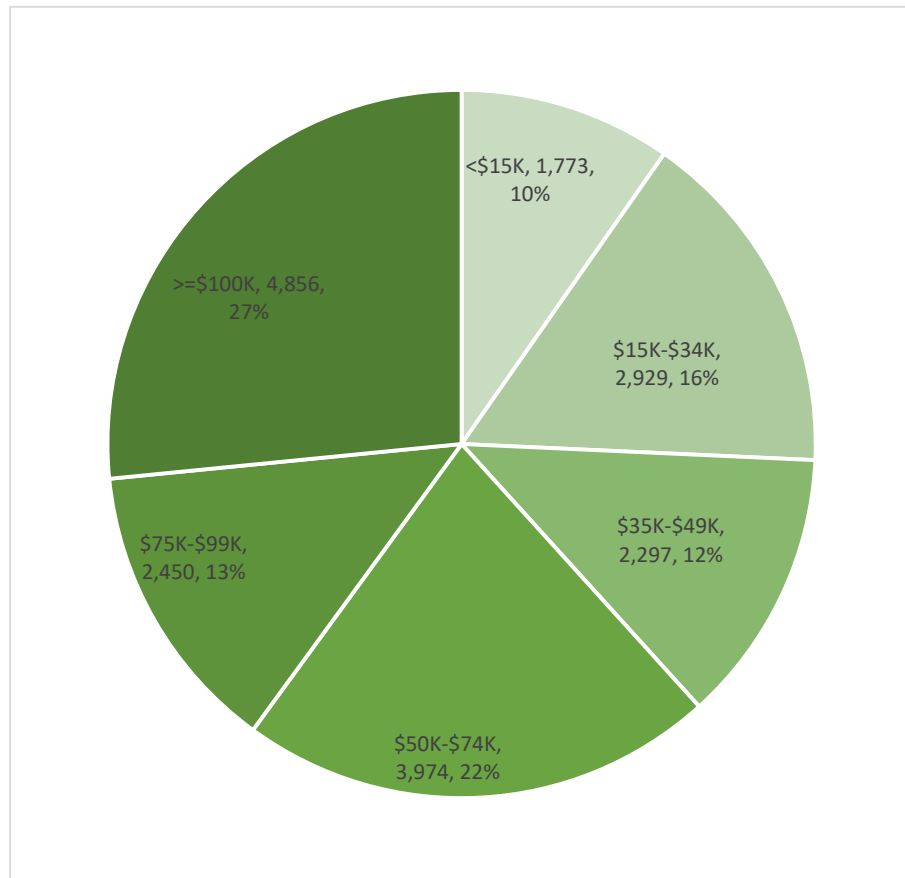
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **Sun City Center**

Plan Hillsborough

	Households Without Cars	Female-Headed Households
Households Below Poverty		
1,880	1,320	706
10%	7%	4%
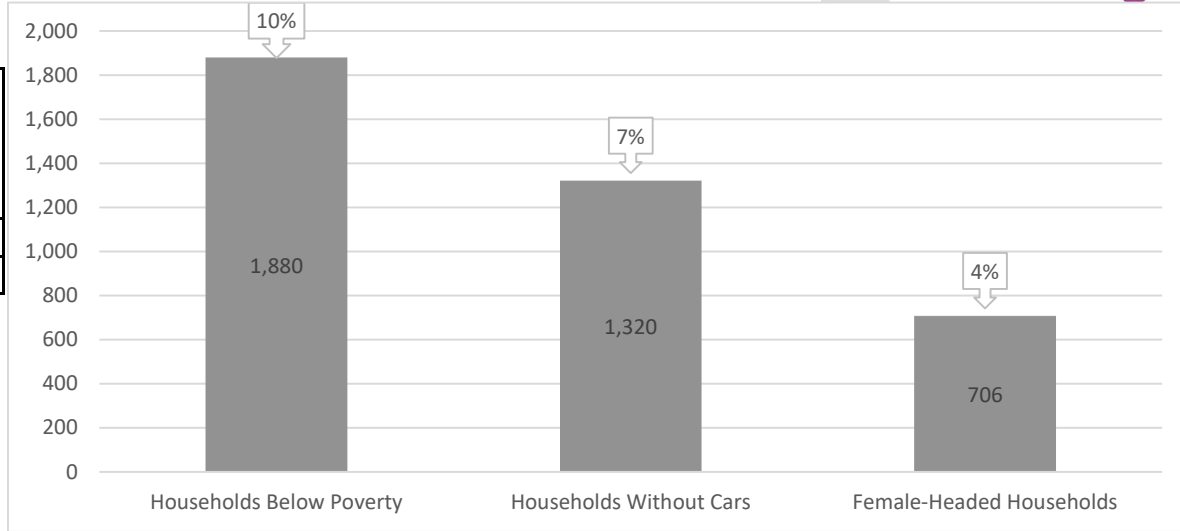
Limited English Population	Disabled Population	Low Income Population
1,027	1,221	2,686
3%	4%	8%

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
Population Estimates	2010-2023 Population Estimates from Table 1. Estimates of Population by County and City in Florida. https://www.bebr.ufl.edu/population. Jurisdiction-level estimates distributed to residential parcels. Parcel Data from Hillsborough County Property Appraiser.Parcel-level population estimate = Appropriate Census persons per household times
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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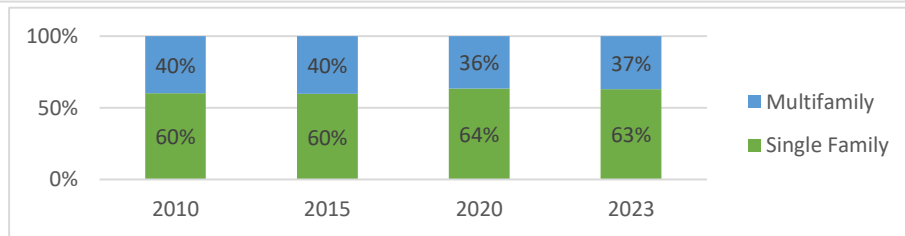Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **Thonotosassa**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	5,109	5,303	5,871	6,562	13,031	6,469	99%	24%
Population	12,212	12,833	15,177	16,659	33,303	16,645	100%	30%
Employment	5,663	6,623	7,869	8,658	9,298	640	7%	31%
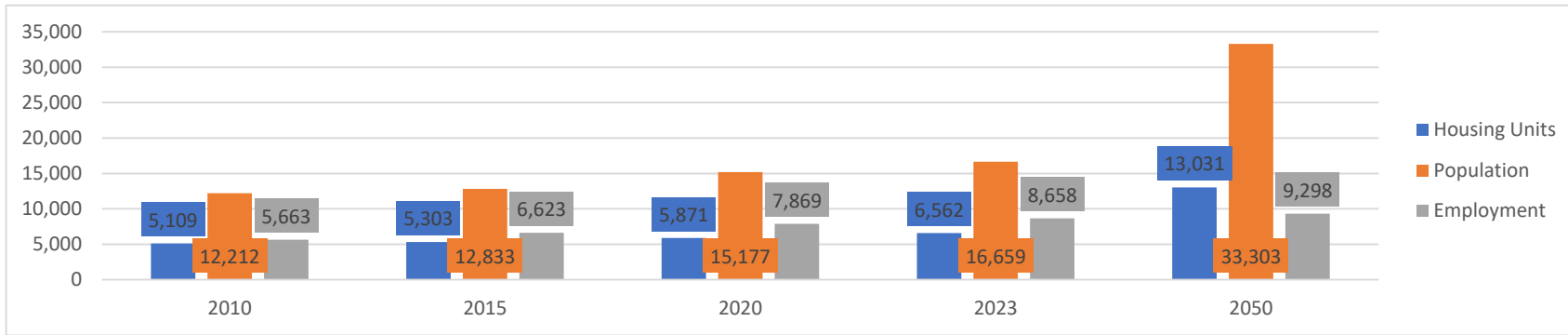
Residential Units by Type

	2010	2015	2020	2023
Single Family	3,074	3,167	3,729	4,128
Single Family	60%	60%	64%	63%
Multifamily	2,035	2,136	2,142	2,434
Multifamily	40%	40%	36%	37%

Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	4,739	4,930	5,597	6,264
Occupied	93%	93%	95%	95%
Vacant	370	373	274	298
Vacant	7%	7%	5%	5%
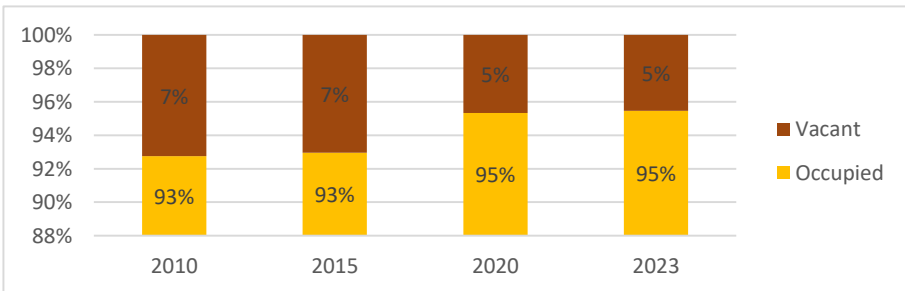
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Thonotosassa

Employment by Type

	2010	2015	2020	2023
Industrial	975	996	1,223	1,385
Commercial	2,305	2,734	3,385	3,577
Service	2,383	2,893	3,260	3,697
Total	5,663	6,623	7,869	8,658
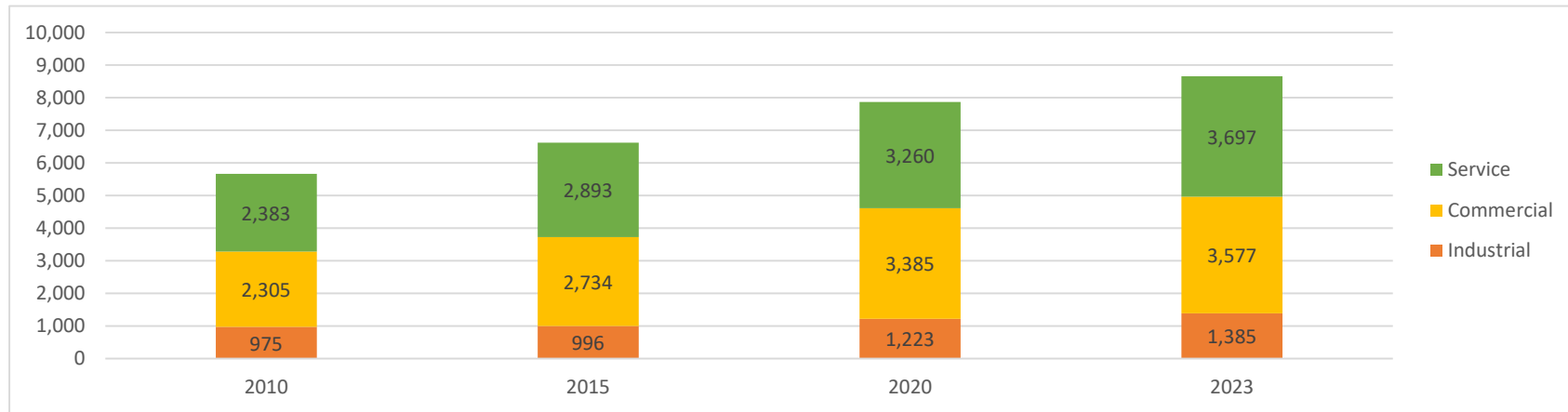
Employment by Type

	2010	2015	2020	2023
Industrial	17%	15%	16%	16%
Commercial	41%	41%	43%	41%
Service	42%	44%	41%	43%
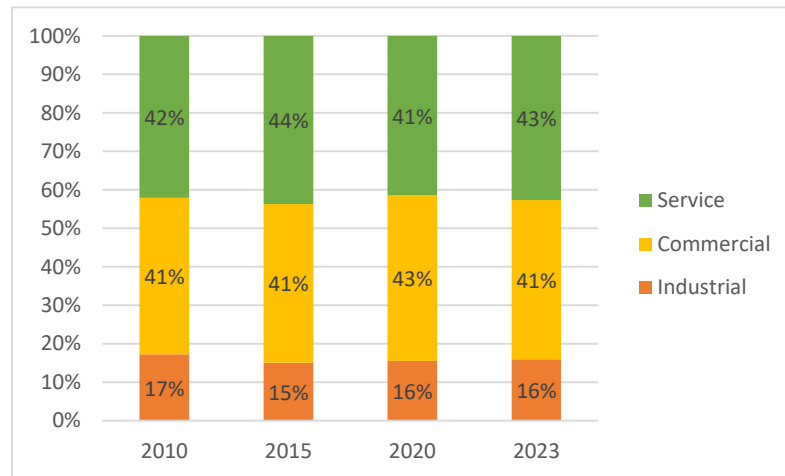
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Thonotosassa

Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	197	99	94	420	177	197
Job Sites	2	7	1	2	2	0
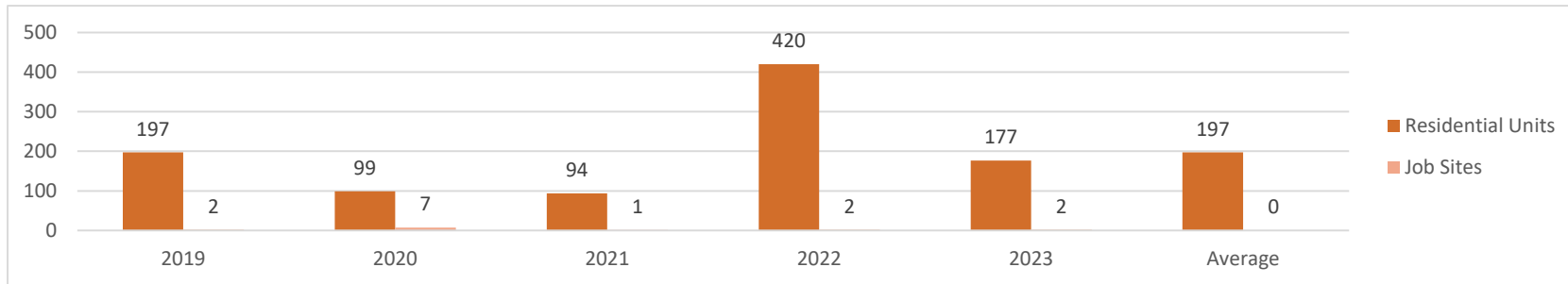
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential	0.465	0.227	0.332	0.706	0.371	0.420
Job Sites	0.01	0.44	0.00	0.01	0.01	0.10
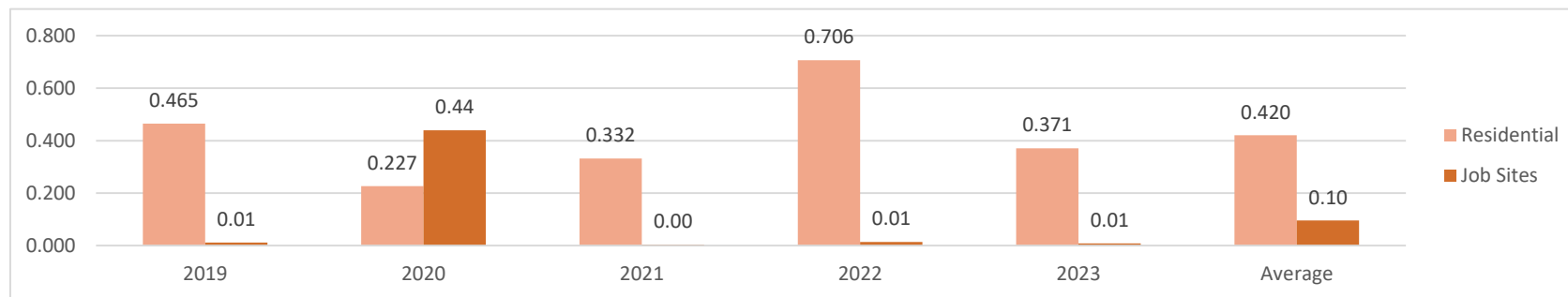
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Thonotosassa

Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	45	243	321	40	41	27	11	10	11	83	15
Permitted Commercial Parcels	0	1	1	0	1	7	0	0	0	1	2
Total Building Permits	45	244	322	40	42	34	11	10	11	84	17
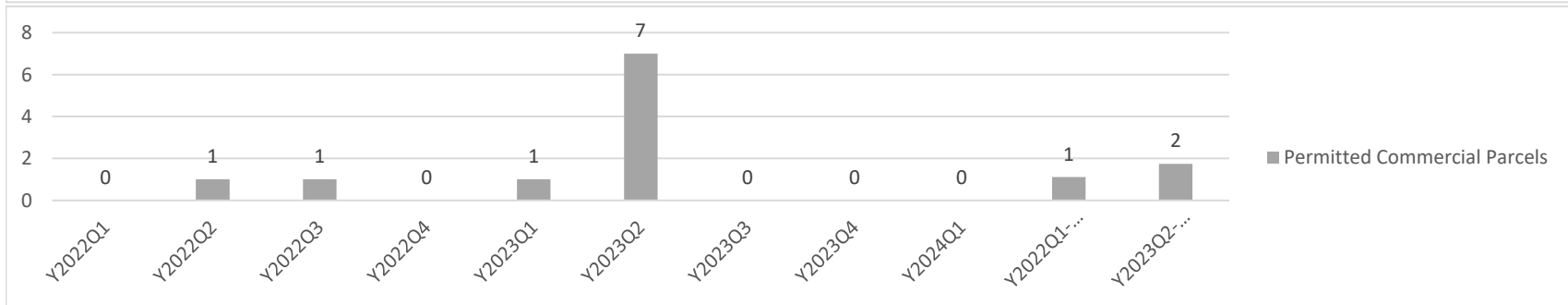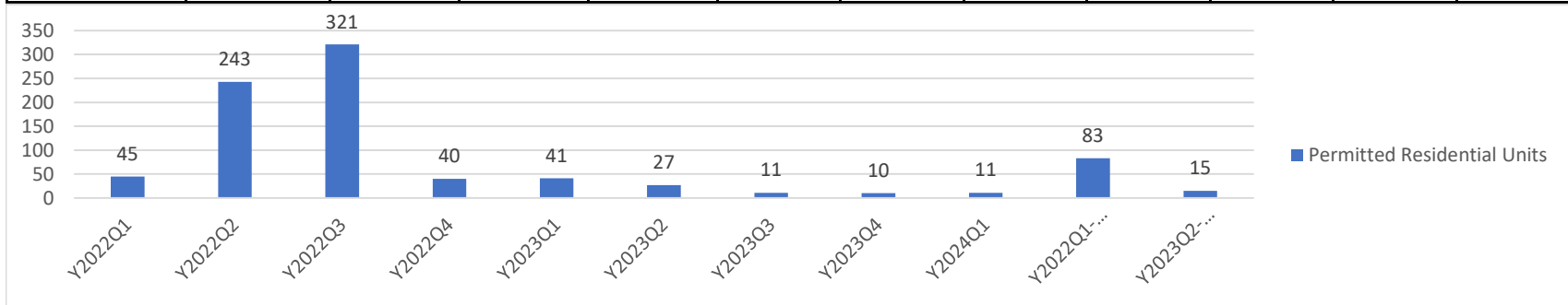
Demographic and Economic Profile

Plan Hillsborough

Area: **Thonotosassa**

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	37	82	205	180	75	142	649	89	11	163	223
Permitted Commercial Parcels	3	5	9	4	1	8	2	8	0	4	5
Total Building Permits	40	87	214	184	76	150	651	97	11	168	227

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Thonotosassa

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly	Y2023Q2-Y2024Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	0	1	1	0	1	7	0	0	0	1	2
Total Permitted Demolitions	0	1	1	0	1	7	0	0	0	1	2
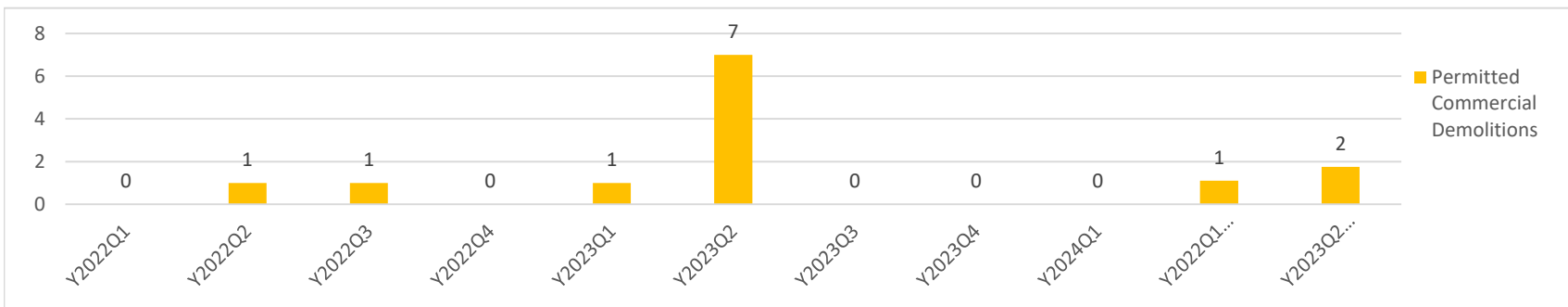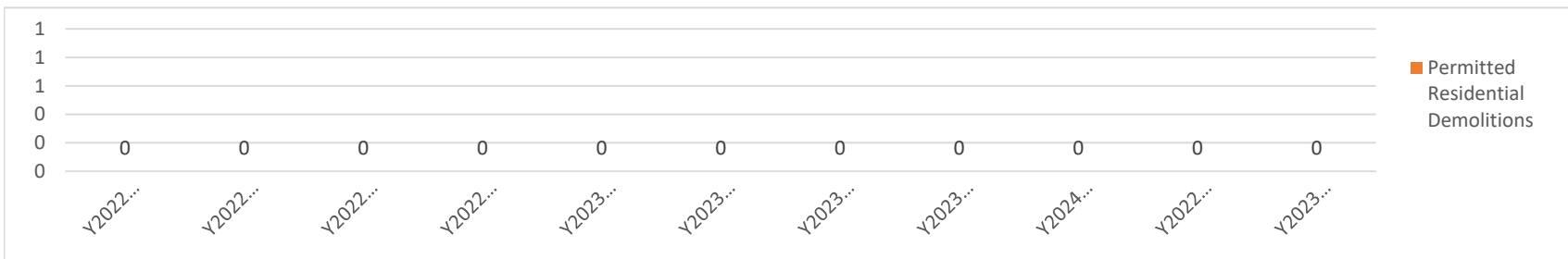
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Thonotosassa

Demolition Perm	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Resid	1	0	4	4	2	1	0	0	0	1	0
Permitted Comm	0	2	1	0	2	0	0	0	0	1	0
Total Permitted	1	2	5	4	4	1	0	0	0	2	0

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough
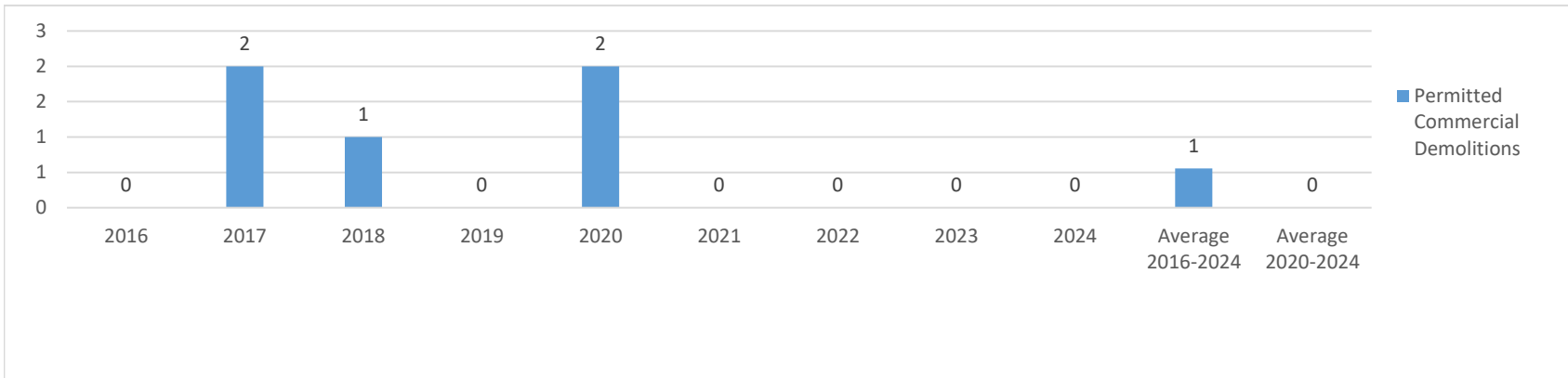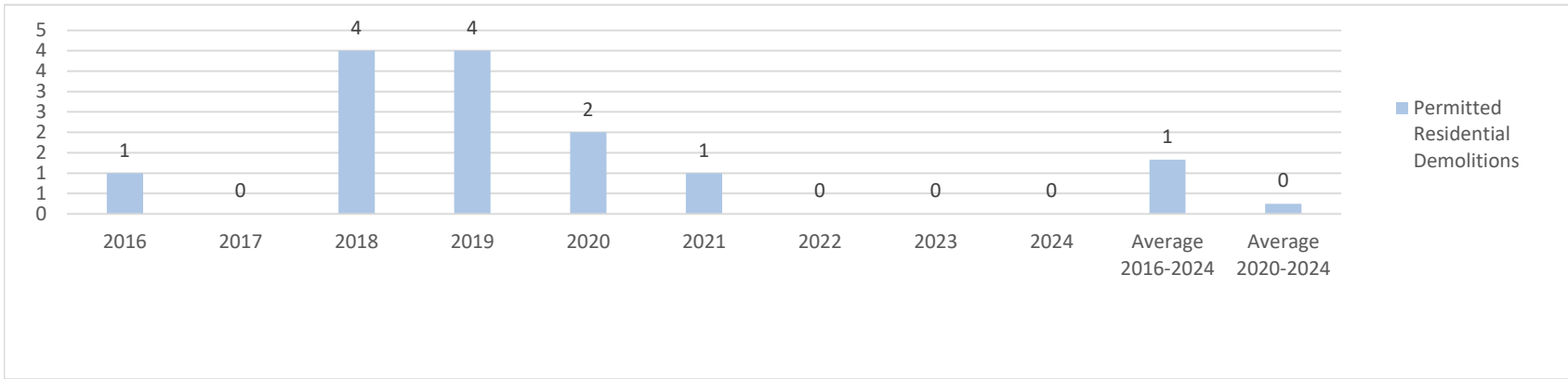
Area: Thonotosassa

	White	Black	Native American	Asian	Hispanic	Other Race	Total Population
	9,949	2,551	35	1,138	2,301	685	16,659
	60%	15%	0%	7%	14%	4%	100%

	Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
	3,452	5,552	4,726	2,928
	21%	33%	28%	18%
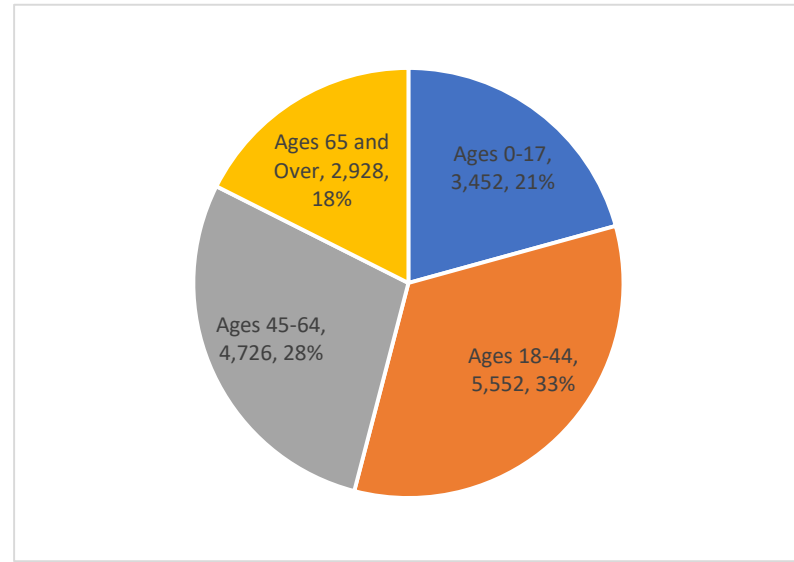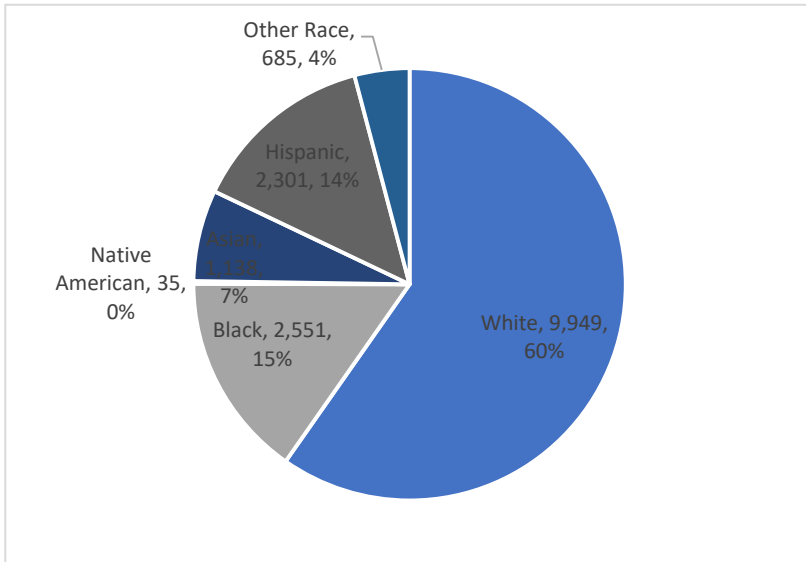
	No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
	2,329	4,097	2,563	1,525	1,256
	20%	35%	22%	13%	11%
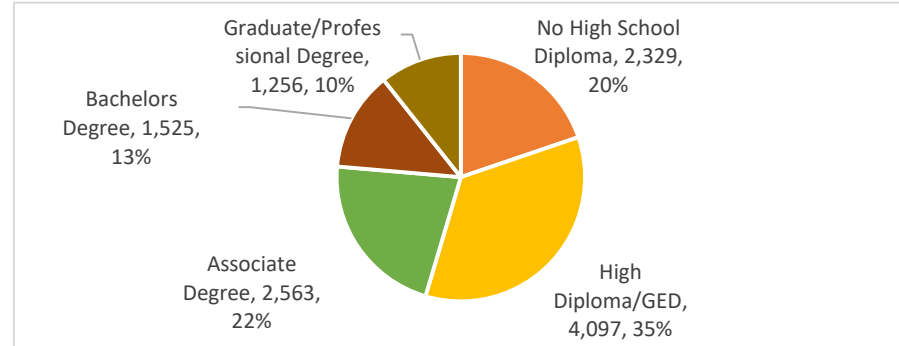
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **Thonotosassa**

Plan Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
476	1,613	678	1,106	696	1,693	$59,304	$87,613	13,754	7,817	490	5,937
8%	26%	11%	18%	11%	27%			83%	57%	6%	43%
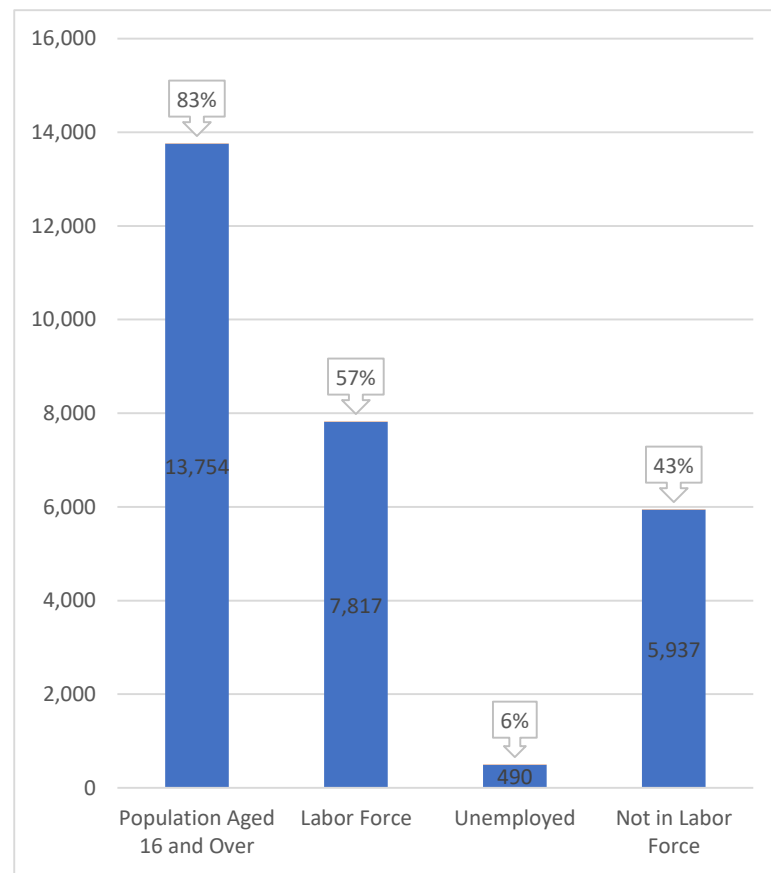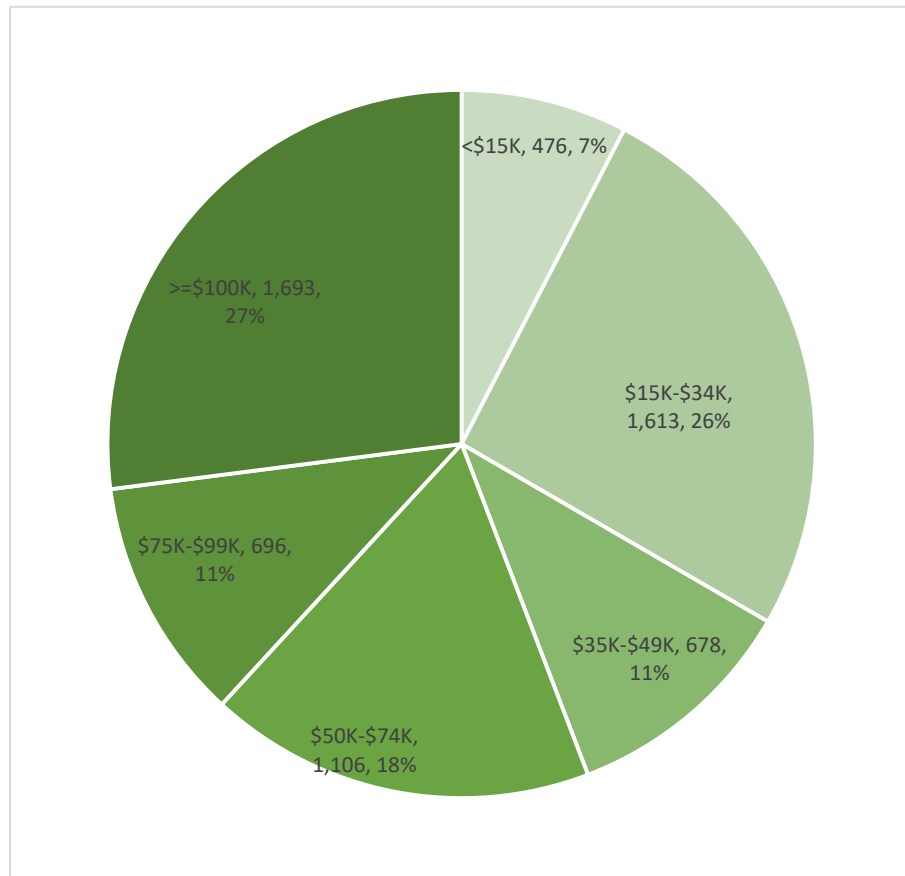
Last Updated: April 15, 2024

Demographic and Economic Profile

Plan Hillsborough

Area: **Thonotosassa**

Households Below Poverty	Households Without Cars	Female-Headed Households
1,174	425	849
19%	7%	14%
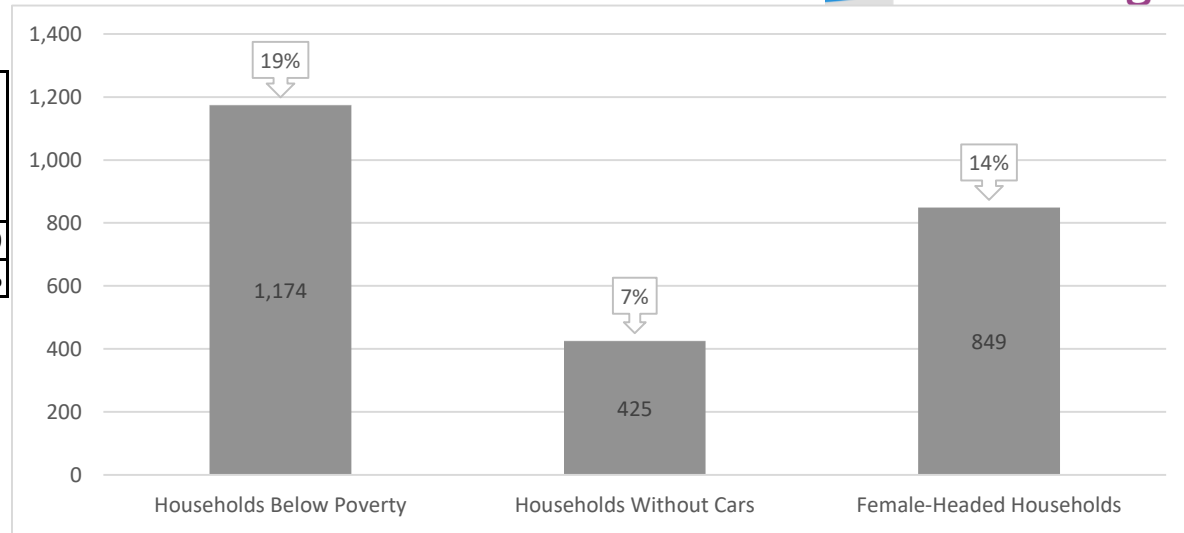
Limited English Population	Disabled Population	Low Income Population
175	1,325	3,752
1%	8%	23%

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
Population Estimates	2010-2023 Population Estimates from Table 1. Estimates of Population by County and City in Florida. https://www.bebr.ufl.edu/population. Jurisdiction-level estimates distributed to residential parcels. Parcel Data from Hillsborough County Property Appraiser.Parcel-level population estimate = Appropriate Census persons per household times
Population Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
Employment Estimate	Quarterly Census of Employment and Wages. Excel Files.QCEW NAICS-Based Data Files (1975 - most recent). Bureau of Labor Statistics https://www.bls.gov/cew/downloadable-data-files.htm. Employment by sector for the years 2010, 2015, and 2020, and 2023. 2010-2023 countywide employment distributed to commercial parcels using share of heated
Employment Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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Building Permits	Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Demolition Permits	Permitted demolitions of existing buildings. Raw quarterly buildingpermit data from all four jurisdictions: Plant City, Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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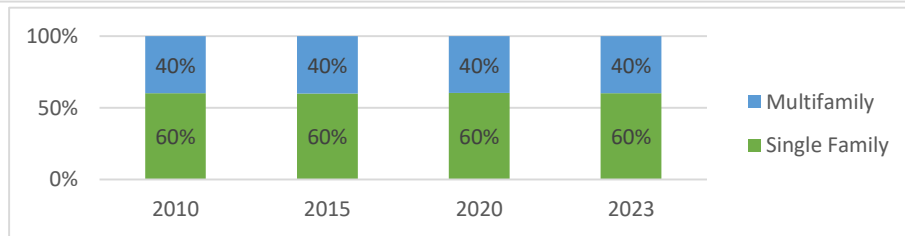Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **Town and Country**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	21,795	21,874	22,067	22,221	22,877	656	3%	2%
Population	53,105	54,289	54,163	53,784	56,321	2,537	5%	-1%
Employment	35,591	42,026	48,809	56,016	58,463	2,447	4%	33%
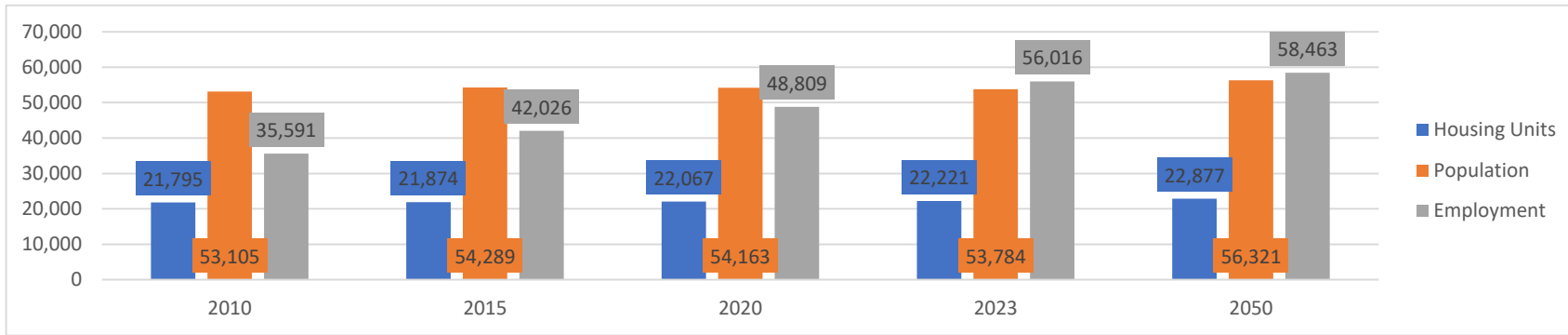
Residential Units by Type

	2010	2015	2020	2023
Single Family	13,096	13,133	13,318	13,356
Single Family	60%	60%	60%	60%
Multifamily	8,699	8,741	8,749	8,865
Multifamily	40%	40%	40%	40%

Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	20,841	20,913	21,428	21,572
Occupied	96%	96%	97%	97%
Vacant	954	961	639	649
Vacant	4%	4%	3%	3%
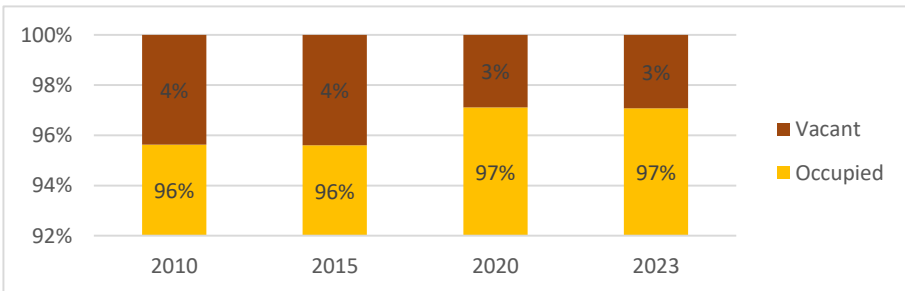
Last Updated: April 15, 2024 **Demographic and Economic Profile**

Area: **Town and Country**

Employment by Type

	2010	2015	2020	2023
Industrial	3,195	3,874	5,624	6,544
Commercial	2,287	2,713	3,417	3,610
Service	30,109	35,439	39,768	45,863
Total	35,591	42,026	48,809	56,016
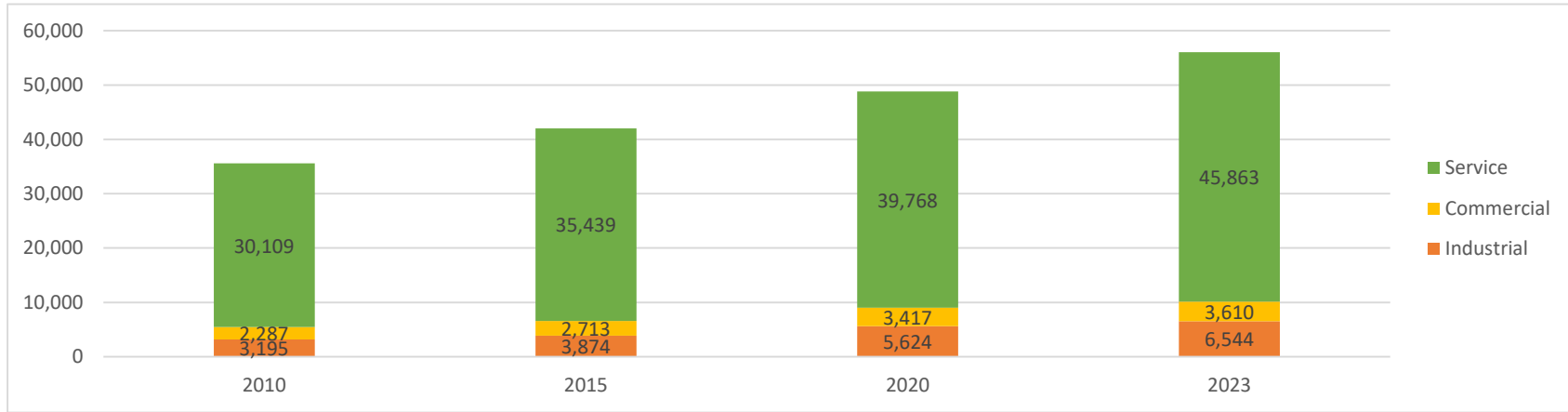
Employment by Type

	2010	2015	2020	2023
Industrial	9%	9%	12%	12%
Commercial	6%	6%	7%	6%
Service	85%	84%	81%	82%
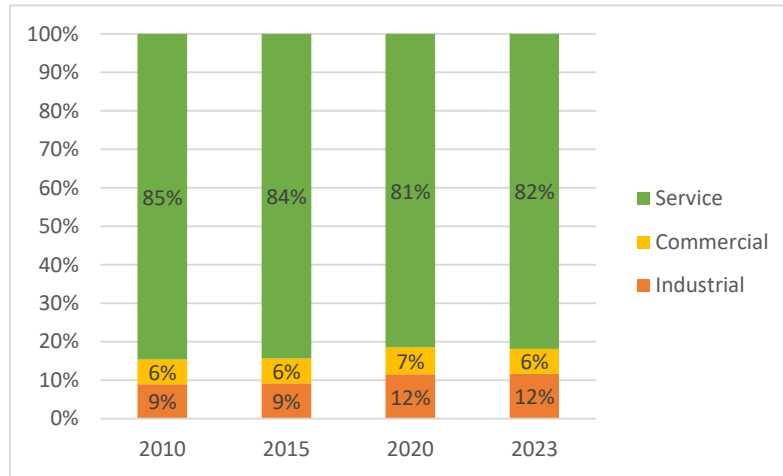
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **Town and Country**

Plan Hillsborough

Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	77	37	80	16	58	54
Job Sites	4	2	3	3	1	0
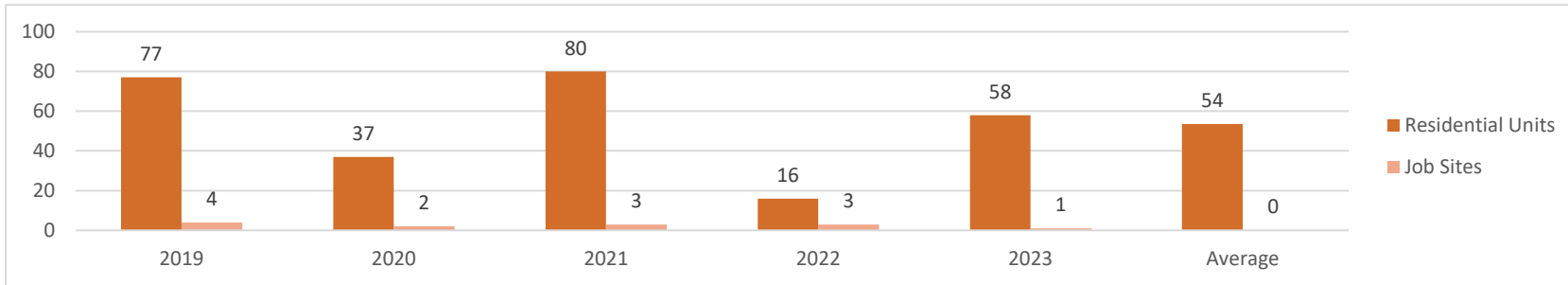
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential	0.178	0.104	0.117	0.033	0.077	0.102
Job Sites	0.02	0.14	0.08	0.06	0.01	0.06
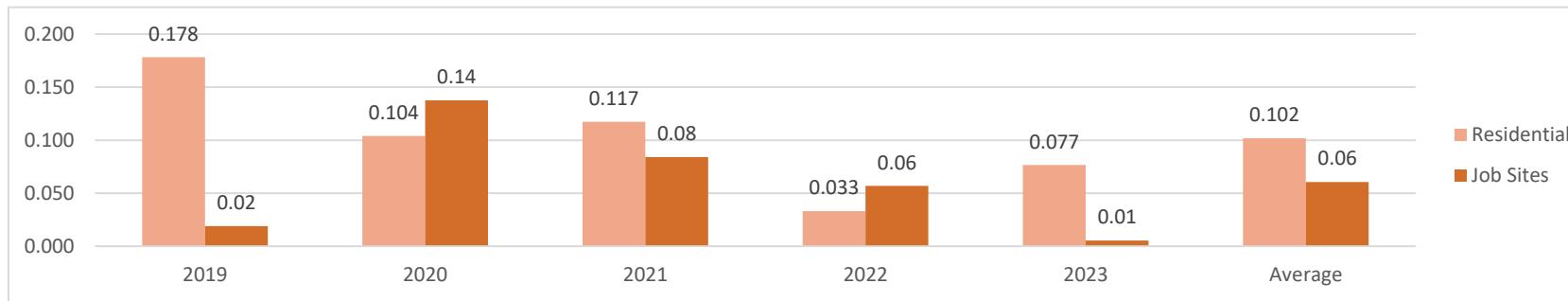
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Plan
Hillsborough

Area: **Town and Country**

Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	3	4	4	6	10	9	3	5	7	6	6
Permitted Commercial Parcels	2	1	3	0	3	3	1	2	0	2	2
Total Building Permits	5	5	7	6	13	12	4	7	7	7	8
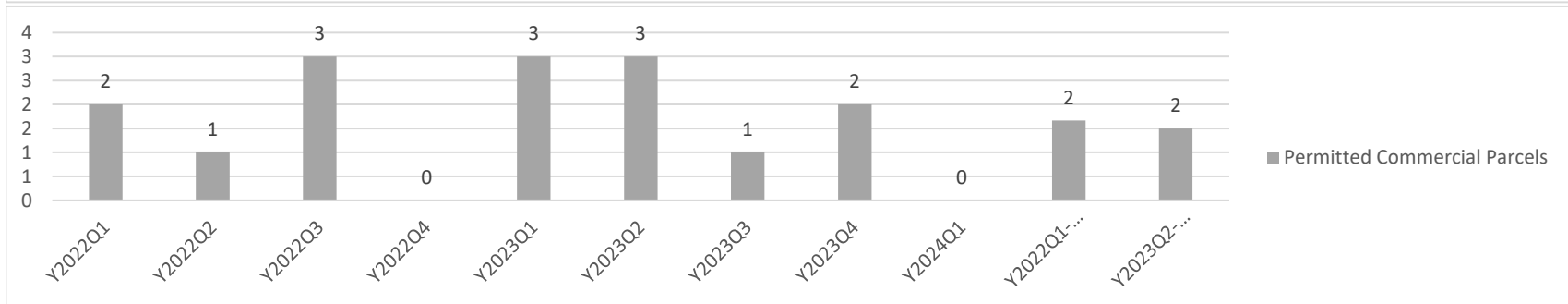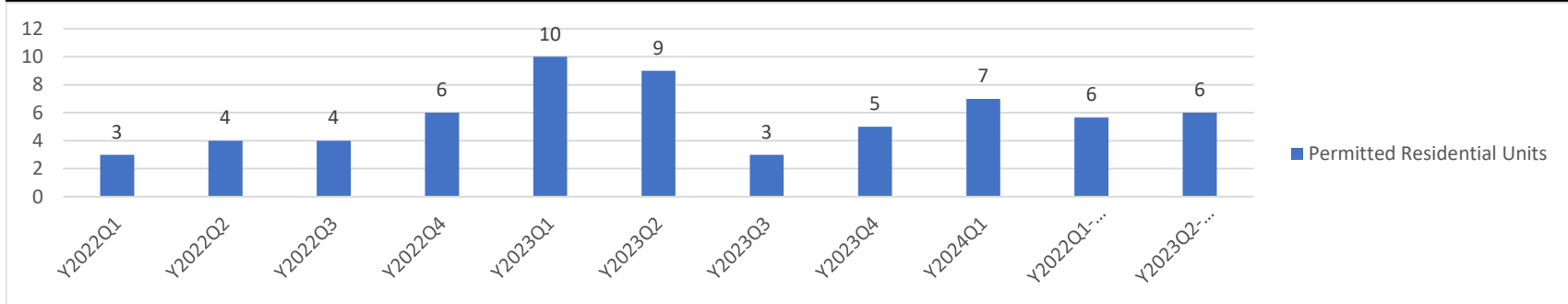
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Town and Country

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	17	40	66	119	28	98	17	27	7	47	37
Permitted Commercial Parcels	4	5	4	6	3	15	6	9	0	6	8
Total Building Permits	21	45	70	125	31	113	23	36	7	52	45

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Town and Country

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly	Y2023Q2-Y2024Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	2	1	3	0	3	3	1	2	0	2	2
Total Permitted Demolitions	2	1	3	0	3	3	1	2	0	2	2

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan
Hillsborough

Area: Town and Country

Demolition Perm	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Reside	3	4	1	4	5	2	0	0	0	2	1
Permitted Comn	1	3	1	0	4	0	0	0	0	1	0
Total Permitted	4	7	2	4	9	2	0	0	0	3	1

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: **Town and Country**

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
14,508	3,112	21	1,361	33,074	1,708	53,784
27%	6%	0%	3%	61%	3%	100%

	Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
	9,730	20,571	15,940	7,543
	18%	38%	30%	14%
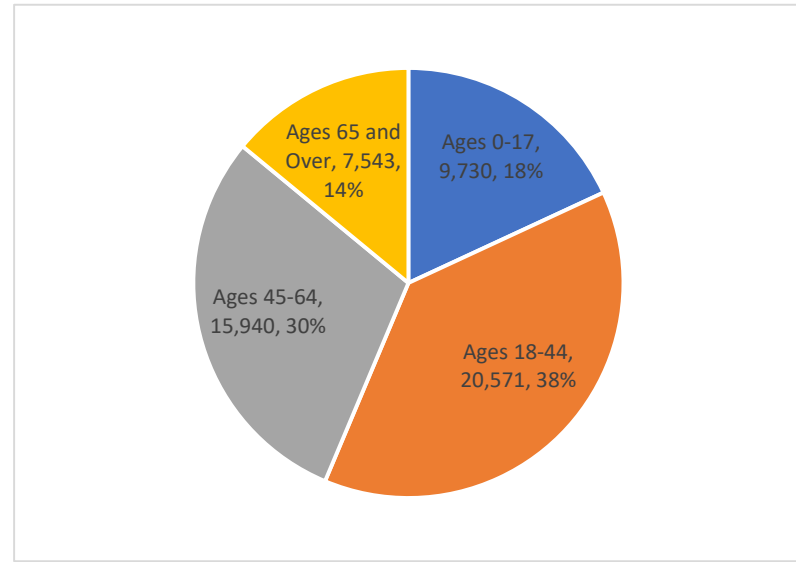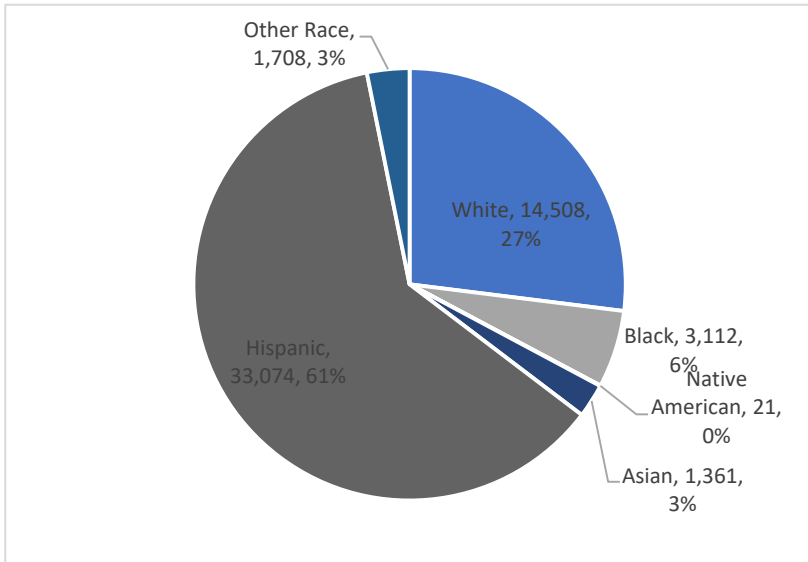
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
4,467	13,879	10,421	8,097	3,070
11%	35%	26%	20%	8%
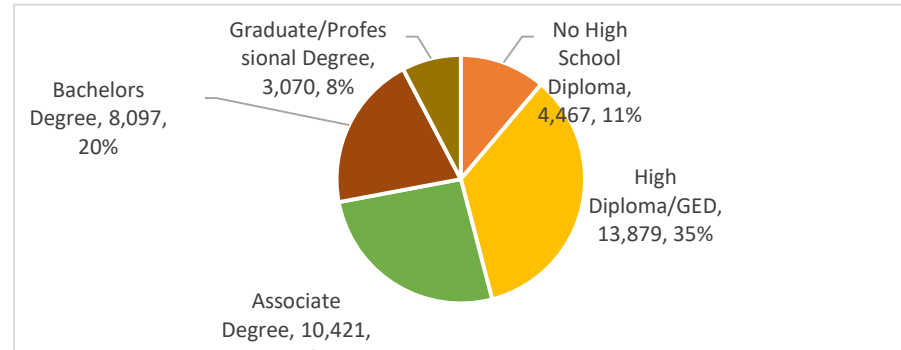
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Town and Country

Plan Hillsborough

	$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
	1,699	3,250	3,221	4,685	3,435	5,278	$63,016	$83,748	45,362	31,102	1,535	14,260
	8%	15%	15%	22%	16%	24%			84%	69%	5%	31%
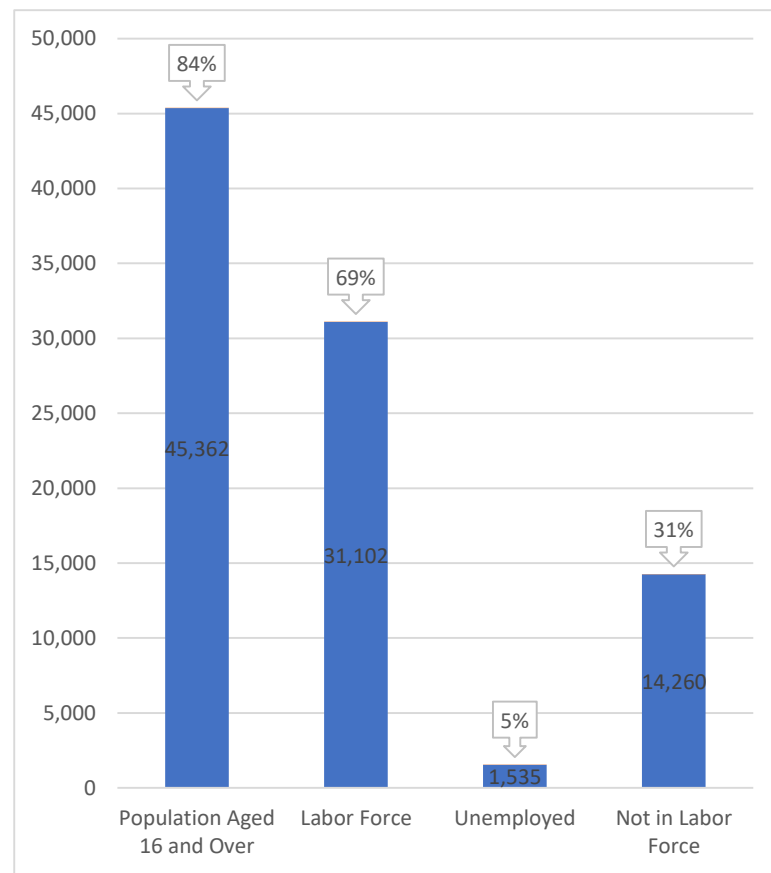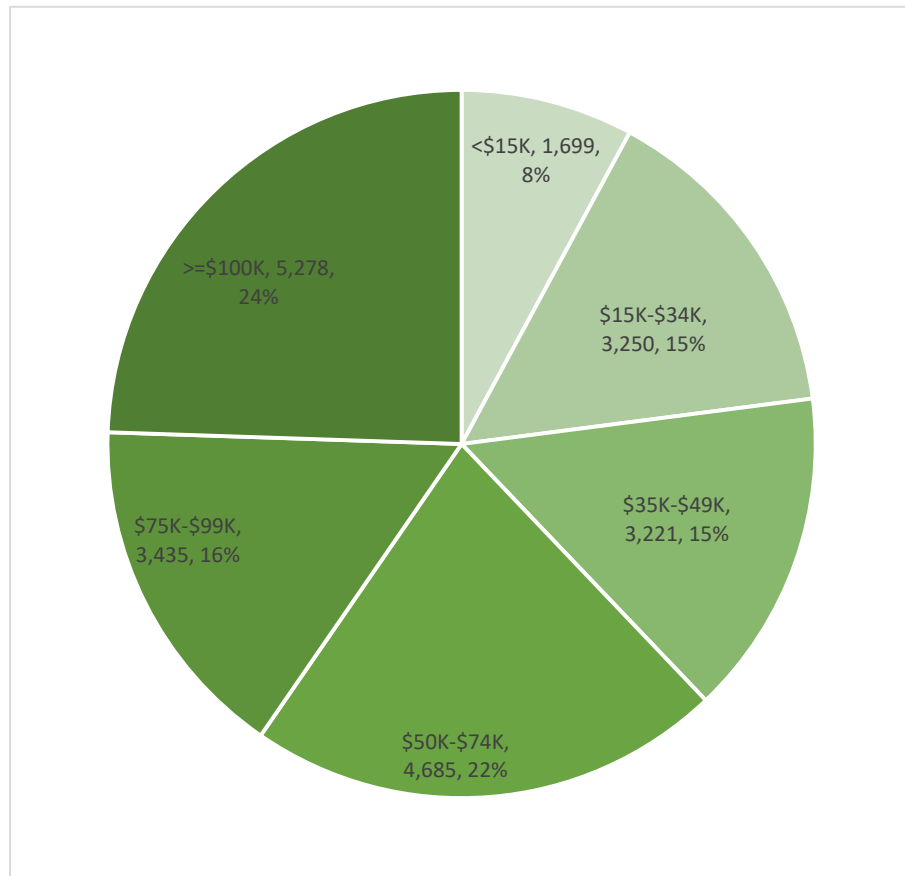
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Town and Country

	Households Without Cars	Female-Headed Households
Households Below Poverty		
2,643	1,092	3,207
12%	5%	15%
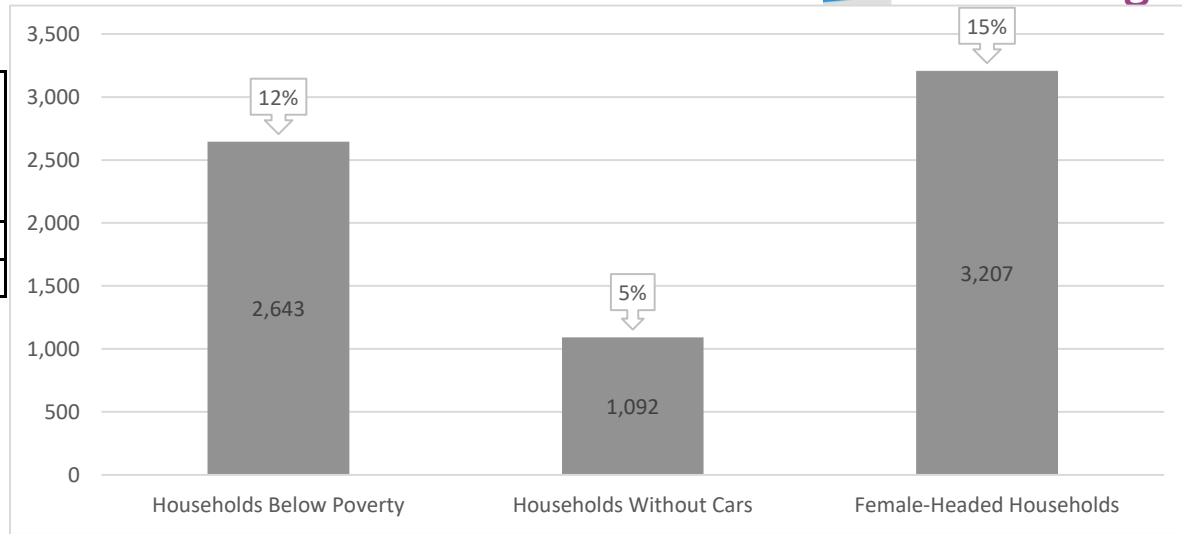
Limited English Population	Disabled Population	Low Income Population
9,703	3,223	6,583
18%	6%	12%

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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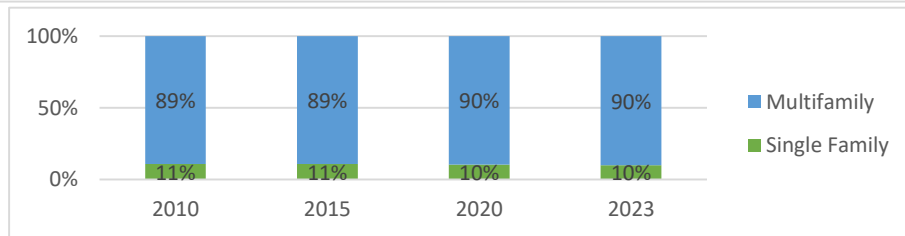Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **University Area Community**

Plan Hillsborough

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	22,720	23,106	24,193	25,389	30,141	4,752	19%	10%
Population	41,572	42,832	51,649	53,585	65,151	11,565	22%	25%
Employment	21,261	25,073	28,007	31,738	35,518	3,780	12%	27%
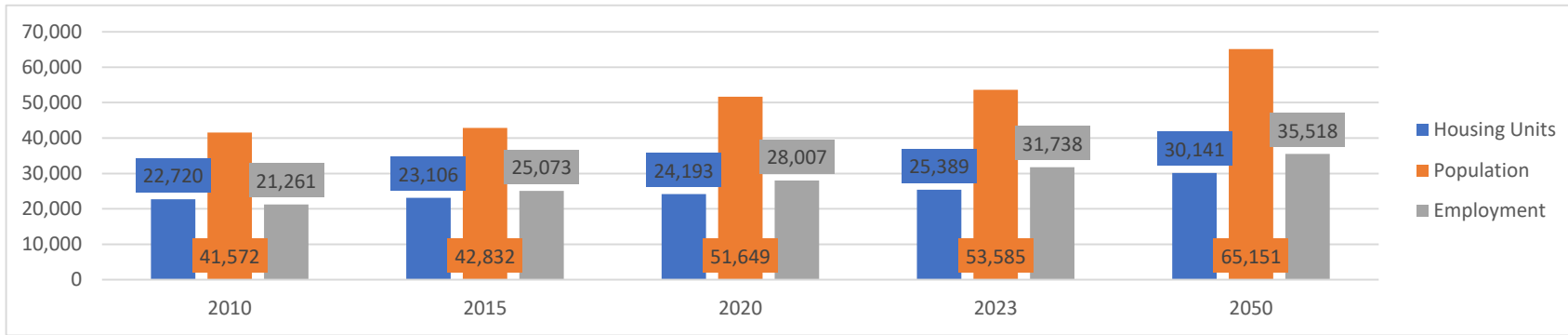
Residential Units by Type

	2010	2015	2020	2023
Single Family	2,457	2,494	2,522	2,536
Single Family	11%	11%	10%	10%
Multifamily	20,263	20,612	21,671	22,853
Multifamily	89%	89%	90%	90%

Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	18,708	19,011	22,628	23,752
Occupied	82%	82%	94%	94%
Vacant	4,012	4,095	1,565	1,637
Vacant	18%	18%	6%	6%
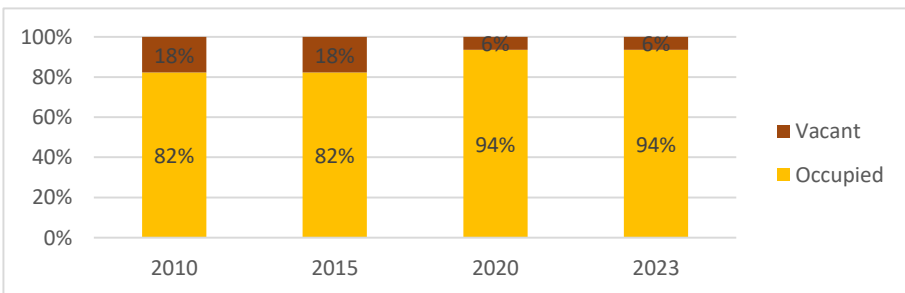
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: University Area Community

Employment by Type

	2010	2015	2020	2023
Industrial	380	465	667	778
Commercial	3,353	3,978	4,991	5,273
Service	17,527	20,631	22,349	25,687
Total	21,261	25,073	28,007	31,738
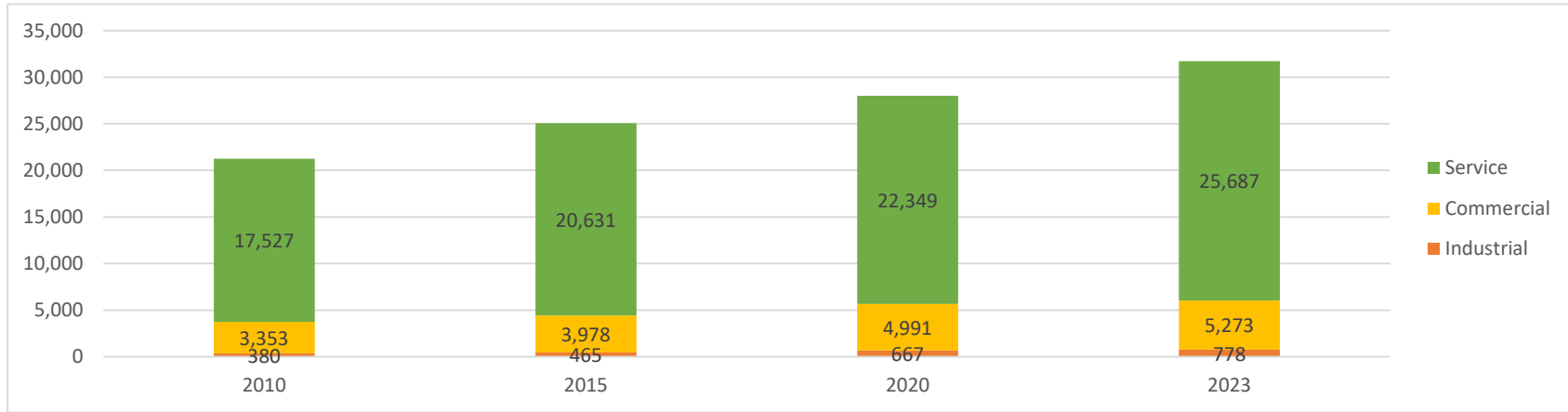
Employment by Type

	2010	2015	2020	2023
Industrial	2%	2%	2%	2%
Commercial	16%	16%	18%	17%
Service	82%	82%	80%	81%
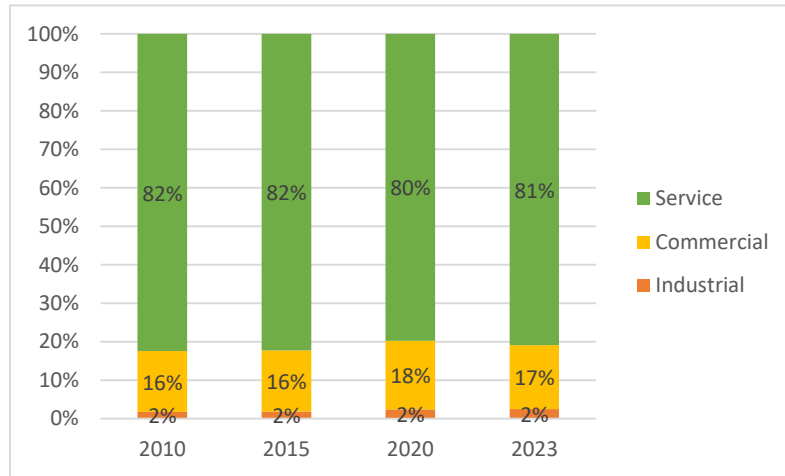
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: University Area Community

Plan Hillsborough

Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	243	234	8	161	1,027	335
Job Sites	1	1	4	2	1	0
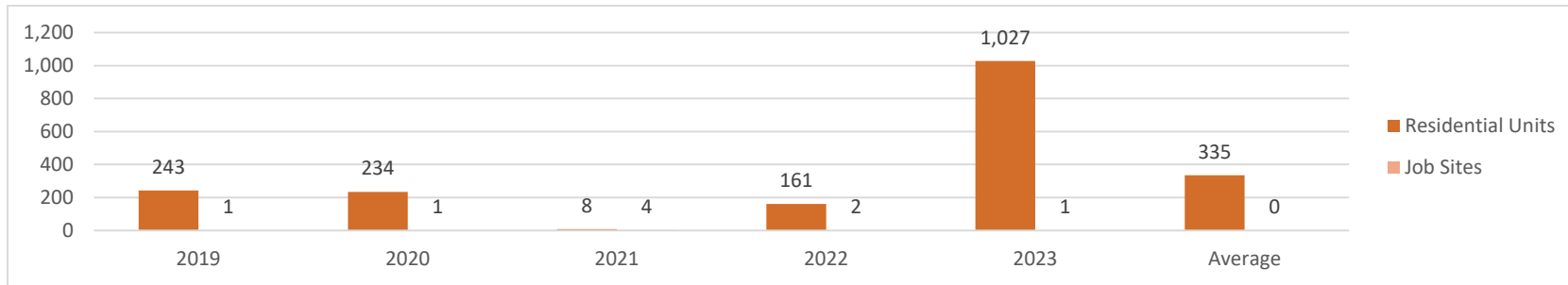
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

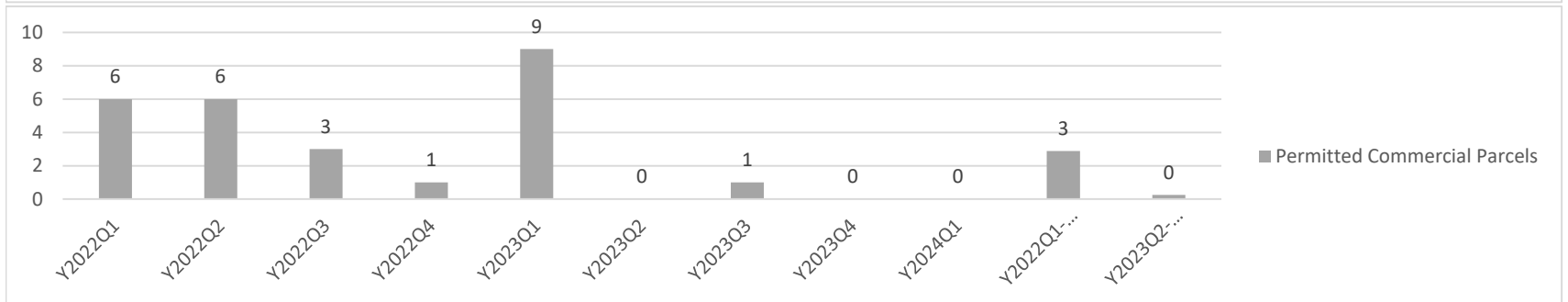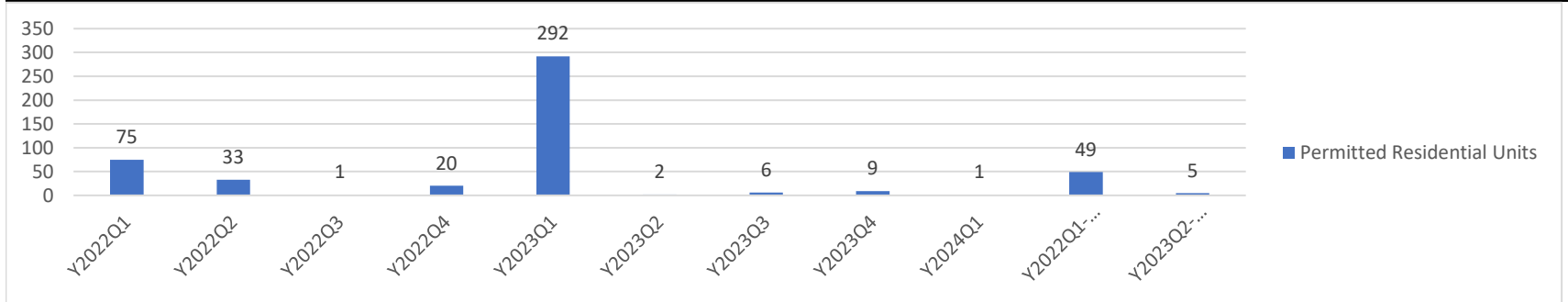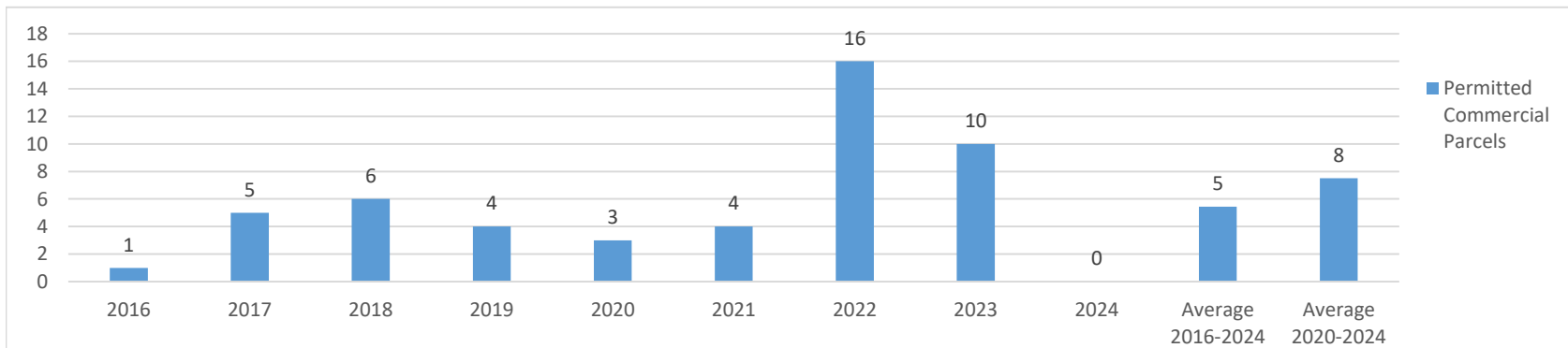|	2019	2020	2021	2022	2023	Average
Residential	0.353	0.334	0.016	0.356	1.383	0.488
Job Sites	0.01	0.00	0.15	0.13	0.00	0.06
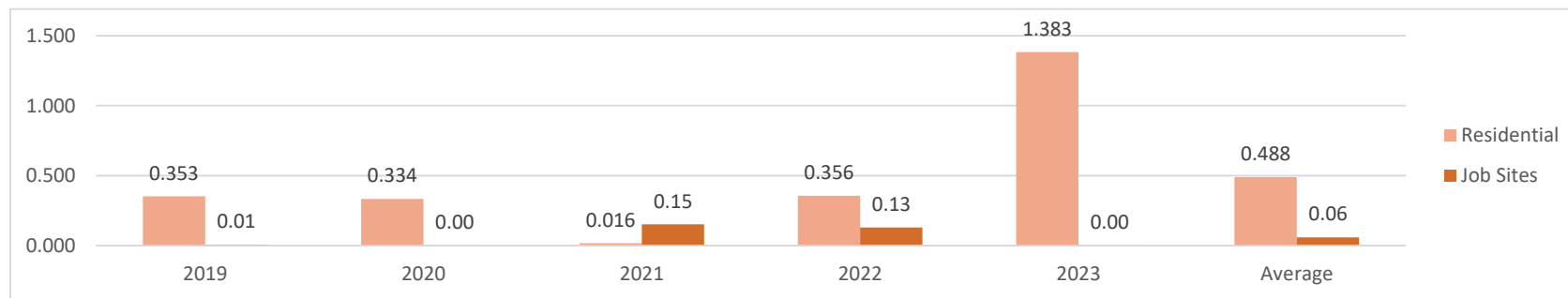
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: University Area Community

Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	75	33	1	20	292	2	6	9	1	49	5
Permitted Commercial Parcels	6	6	3	1	9	0	1	0	0	3	0
Total Building Permits	81	39	4	21	301	2	7	9	1	52	5

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: University Area Community

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	161	207	220	17	297	453	129	309	1	199	223
Permitted Commercial Parcels	1	5	6	4	3	4	16	10	0	5	8
Total Building Permits	162	212	226	21	300	457	145	319	1	205	231

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan
Hillsborough

Area: University Area Community

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly	Y2023Q2-Y2024Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	6	6	3	1	9	0	1	0	0	3	0
Total Permitted Demolitions	6	6	3	1	9	0	1	0	0	3	0

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **University Area Community**

Demolition Perm	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Resid	3	1	0	1	1	0	0	0	0	1	0
Permitted Comm	1	6	0	1	0	1	0	0	0	1	0
Total Permitted	4	7	0	2	1	1	0	0	0	2	0
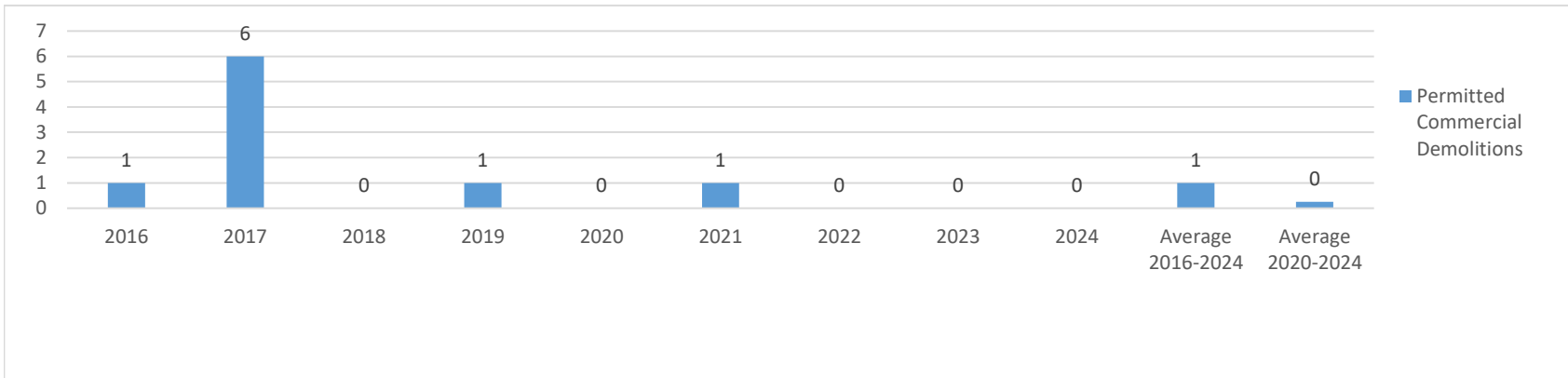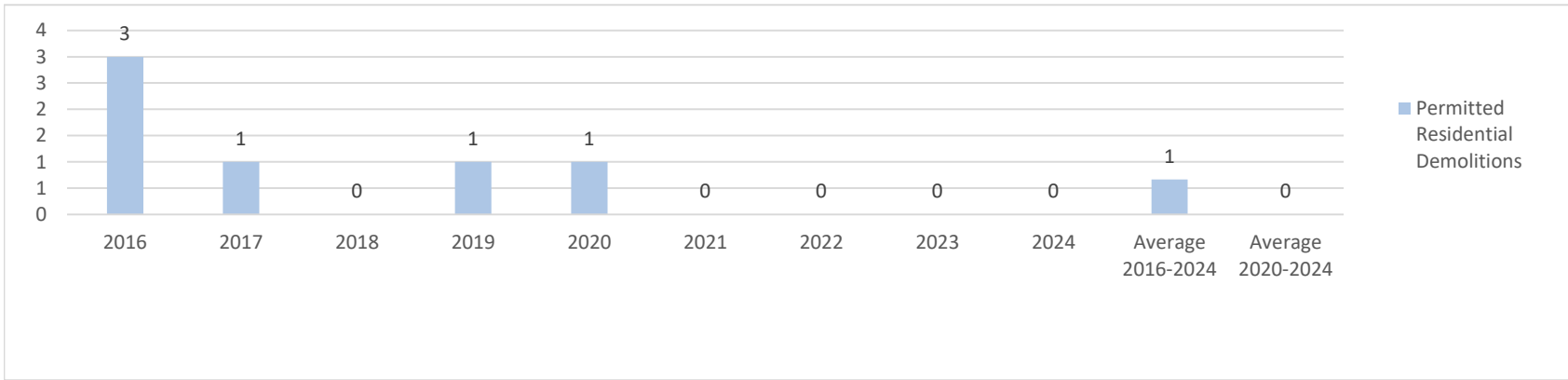
Last Updated: April 15, 2024 **Demographic and Economic Profile**

Plan Hillsborough

Area: University Area Community

	White	Black	Native American	Asian	Hispanic	Other Race	Total Population
	14,573	15,331	18	2,354	18,508	2,801	53,585
	27%	29%	0%	4%	35%	5%	100%

	Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
	10,113	28,340	9,270	5,109
	19%	53%	17%	10%
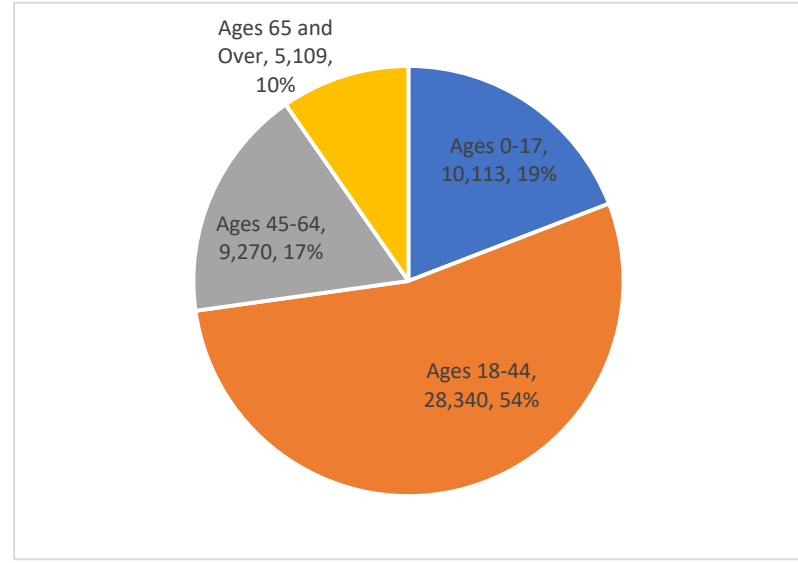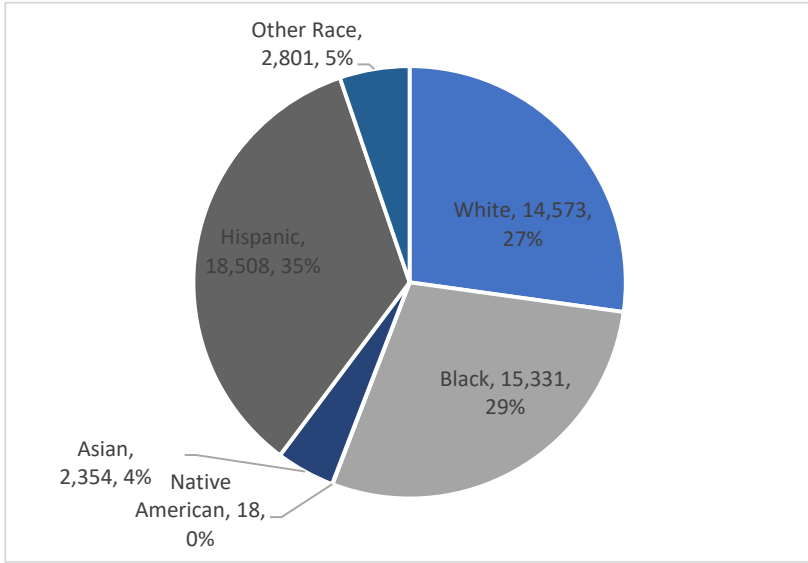
|	No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
	6,703	9,648	8,128	3,998	2,235
	22%	31%	26%	13%	7%
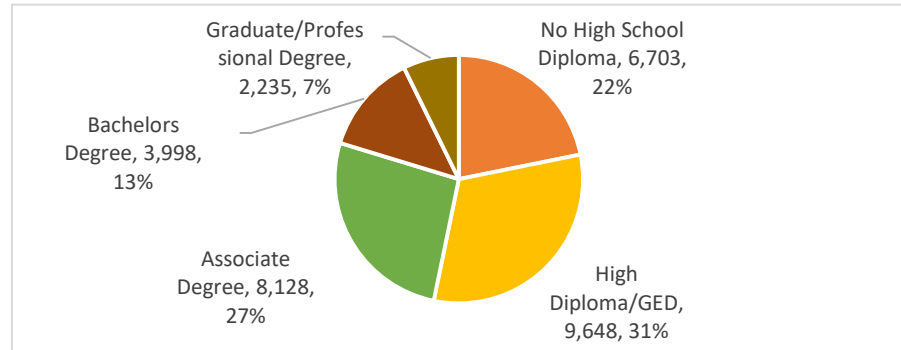
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: University Area Community

						Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K						
5,058	6,403	4,263	3,682	2,244	2,101	$36,994	$47,230	43,411	28,195	1,654	15,216
21%	27%	18%	16%	9%	9%			81%	65%	6%	35%
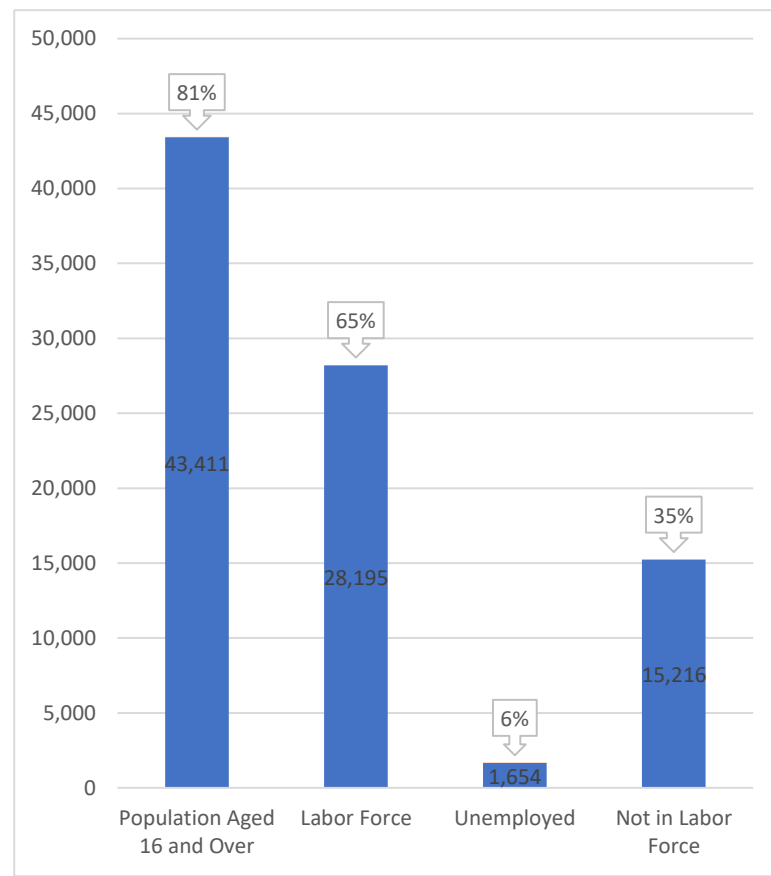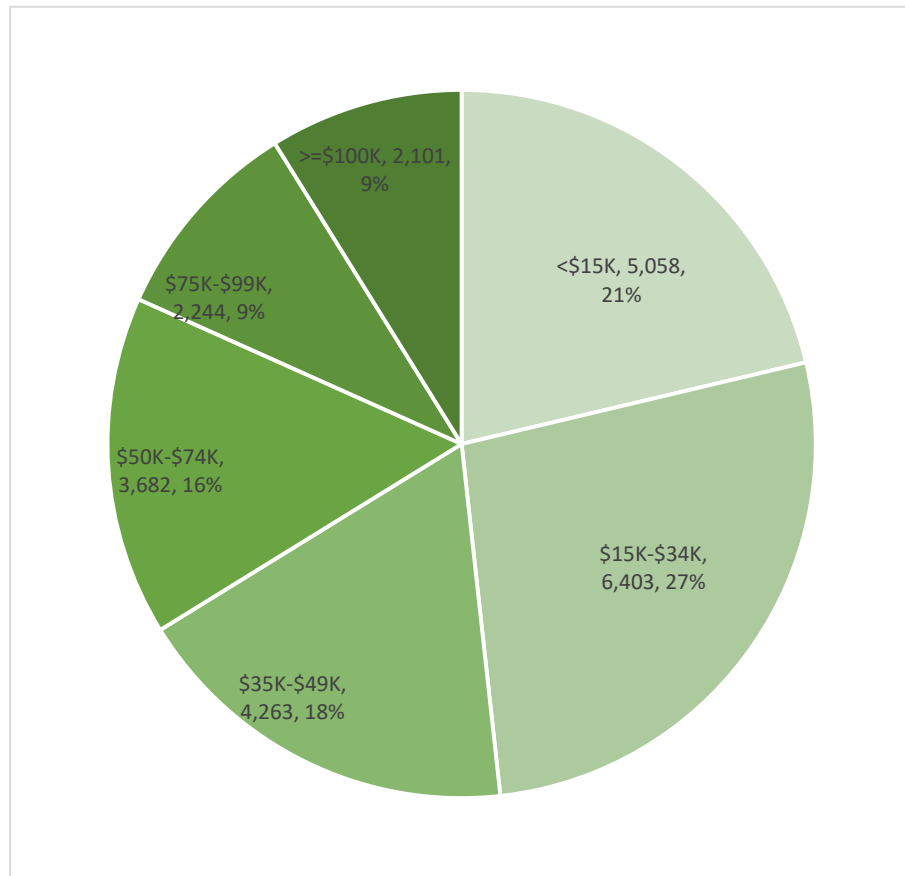
Demographic and Economic Profile

Plan Hillsborough

Area: **University Area Community**

Households Below Poverty	Households Without Cars	Female-Headed Households
8,149	4,792	3,902
34%	20%	16%
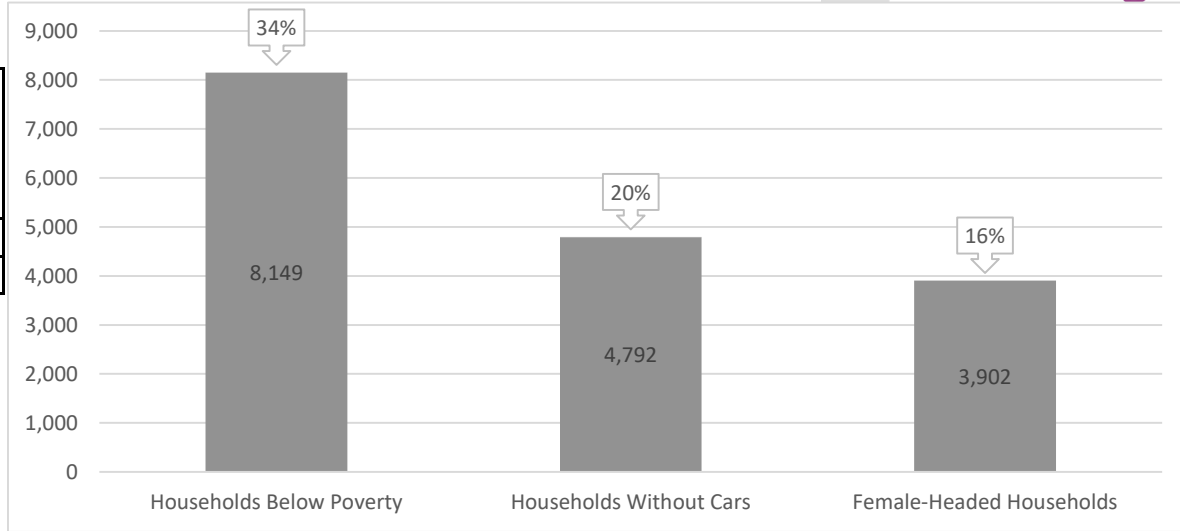
Limited English Population	Disabled Population	Low Income Population
6,077	4,138	17,538
11%	8%	33%

Last Updated: April 15, 2024 **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
Population Estimates	2010-2023 Population Estimates from Table 1. Estimates of Population by County and City in Florida. https://www.bebr.ufl.edu/population. Jurisdiction-level estimates distributed to residential parcels. Parcel Data from Hillsborough County Property Appraiser.Parcel-level population estimate = Appropriate Census persons per household times
Population Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
Employment Estimate	Quarterly Census of Employment and Wages. Excel Files.QCEW NAICS-Based Data Files (1975 - most recent). Bureau of Labor Statistics https://www.bls.gov/cew/downloadable-data-files.htm. Employment by sector for the years 2010, 2015, and 2020, and 2023. 2010-2023 countywide employment distributed to commercial parcels using share of heated
Employment Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
New Parcels	Parcel Data from Hillsborough County Property Appraiser (Last accessed: January 8, 2024)
Building Permits	Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Demolition Permits	Permitted demolitions of existing buildings. Raw quarterly buildingpermit data from all four jurisdictions: Plant City, Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

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Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: **Valrico**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	17,846	18,569	19,291	19,552	21,851	2,299	12%	5%
Population	46,784	49,513	50,825	50,835	57,990	7,155	14%	3%
Employment	5,188	5,999	6,762	7,701	7,760	59	1%	28%
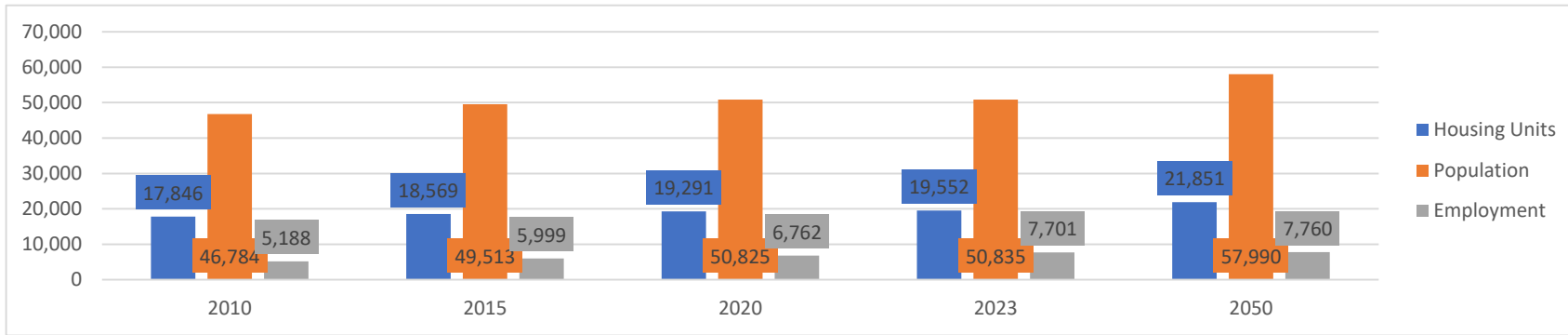
Residential Units by Type

	2010	2015	2020	2023
Single Family	15,277	15,632	16,220	16,481
Single Family	86%	84%	84%	84%
Multifamily	2,569	2,937	3,071	3,071
Multifamily	14%	16%	16%	16%
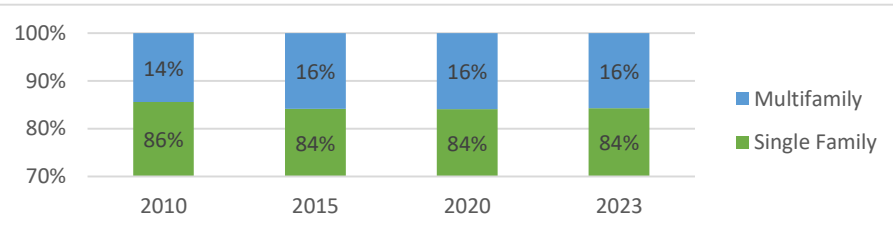
Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	17,594	18,273	19,054	19,315
Occupied	99%	98%	99%	99%
Vacant	252	296	237	237
Vacant	1%	2%	1%	1%
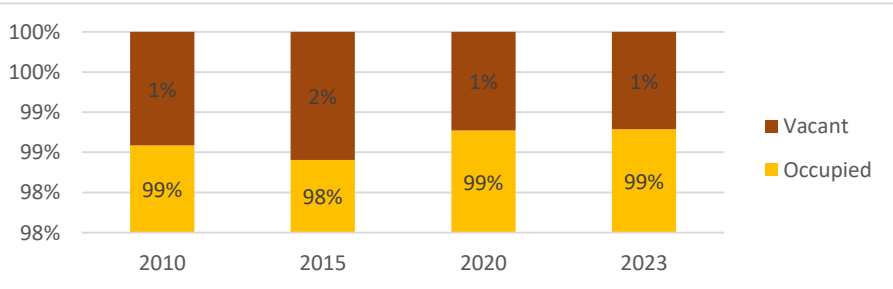
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **Valrico**

Plan
Hillsborough

Employment by Type

	2010	2015	2020	2023
Industrial	107	111	177	196
Commercial	507	601	767	810
Service	4,574	5,287	5,818	6,695
Total	5,188	5,999	6,762	7,701
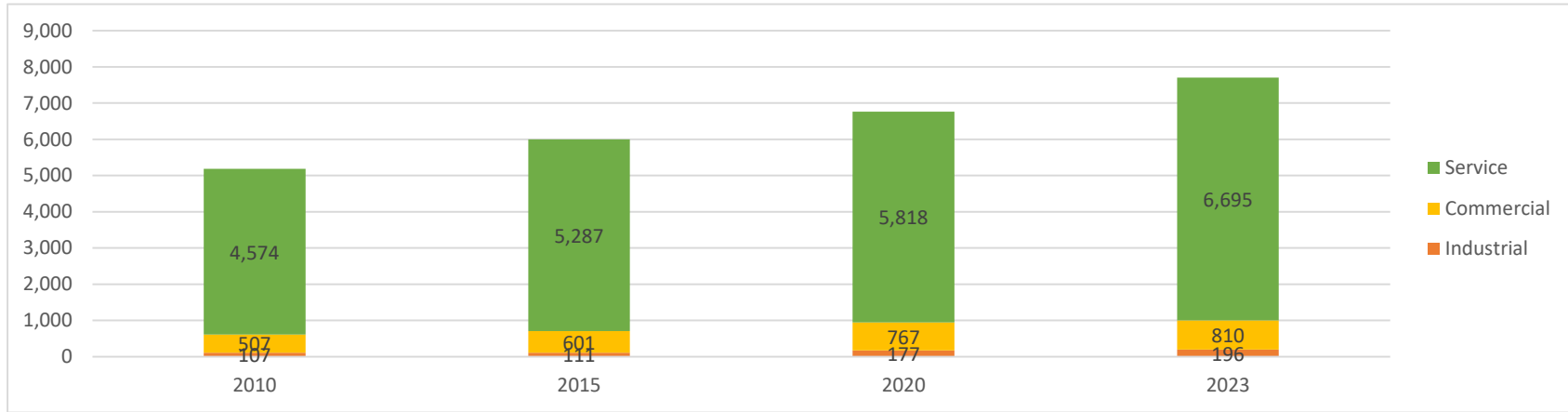
Employment by Type

	2010	2015	2020	2023
Industrial	2%	2%	3%	3%
Commercial	10%	10%	11%	11%
Service	88%	88%	86%	87%

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough
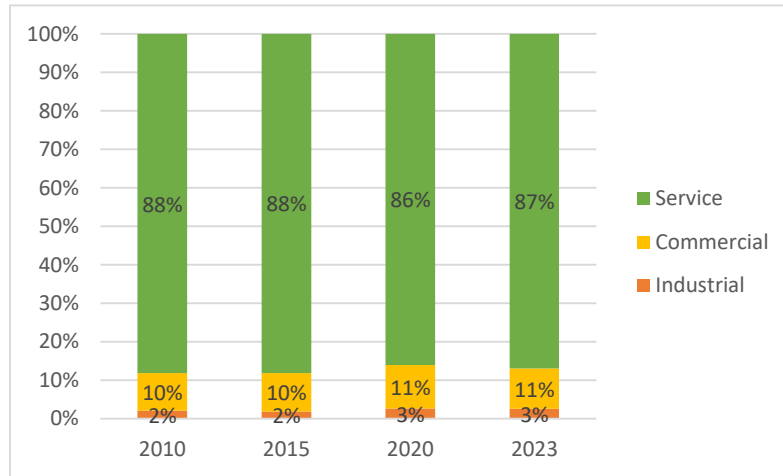
Area: Valrico

Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	179	126	144	58	59	113
Job Sites	3	1	0	4	0	0
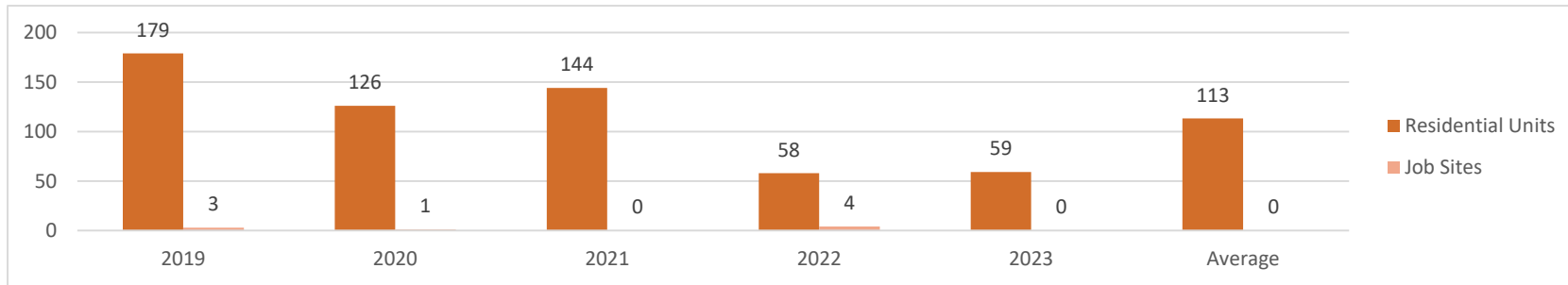
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

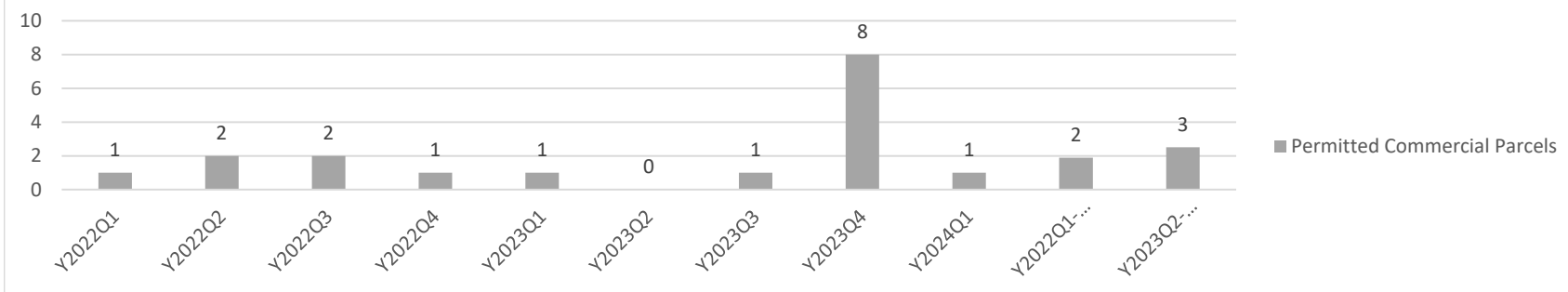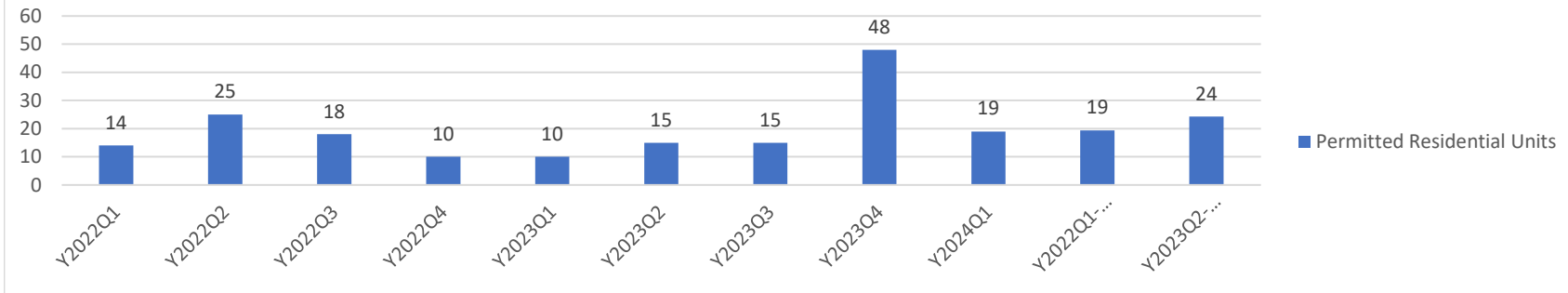|	2019	2020	2021	2022	2023	Average
Residential	0.347	0.317	0.394	0.178	0.176	0.283
Job Sites	0.13	0.00	0.00	0.03	0.00	0.03
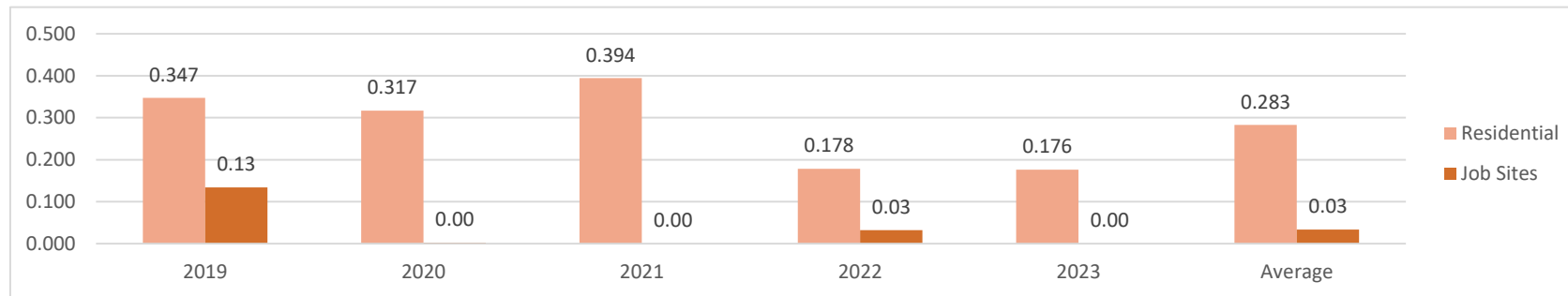
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Valrico

Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	14	25	18	10	10	15	15	48	19	19	24
Permitted Commercial Parcels	1	2	2	1	1	0	1	8	1	2	3
Total Building Permits	15	27	20	11	11	15	16	56	20	21	27

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Valrico

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	166	111	124	86	165	108	67	88	19	104	71
Permitted Commercial Parcels	2	3	5	3	2	11	6	10	1	5	7
Total Building Permits	168	114	129	89	167	119	73	98	20	109	78

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Valrico

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly	Y2023Q2-Y2024Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	1	2	2	1	1	0	1	8	1	2	3
Total Permitted Demolitions	1	2	2	1	1	0	1	8	1	2	3

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Valrico

Demolition Perm	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Resid	2	3	1	6	2	2	0	0	0	2	1
Permitted Comn	0	0	0	0	0	1	0	0	0	0	0
Total Permitted	2	3	1	6	2	3	0	0	0	2	1

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan
Hillsborough

Area: Valrico

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
28,626	6,230	174	1,875	11,487	2,442	50,835
56%	12%	0%	4%	23%	5%	100%

	Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
	9,982	15,845	15,800	9,208
	20%	31%	31%	18%
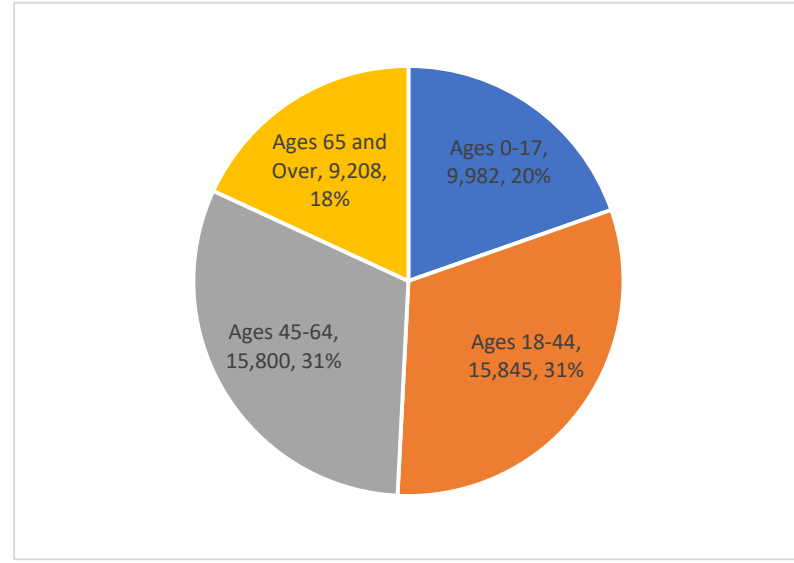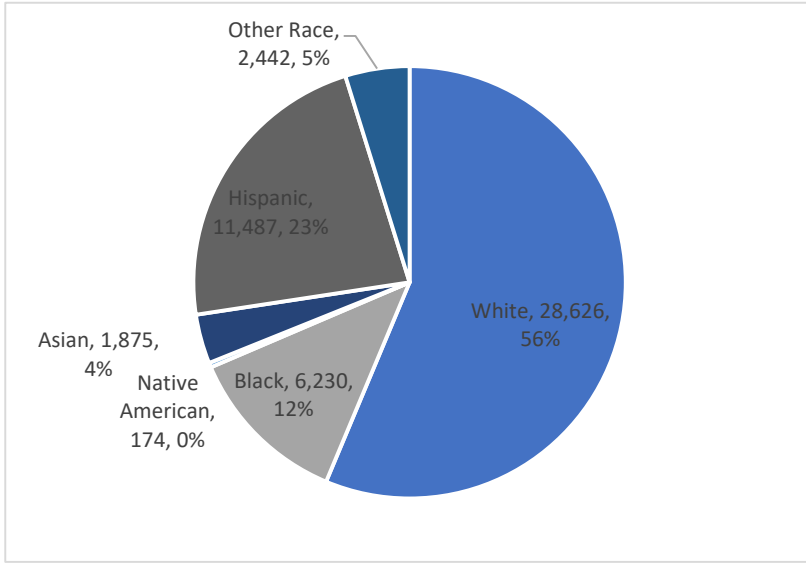
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/ Professional Degree
2,886	9,119	10,941	9,043	4,462
8%	25%	30%	25%	12%
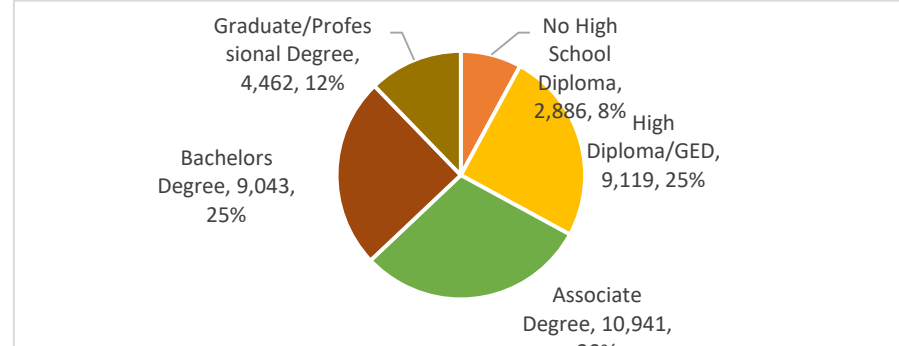
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **Valrico**

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
1,154	2,516	1,458	2,750	2,862	8,584	$91,827	$110,294	42,718	27,921	1,122	14,797
6%	13%	8%	14%	15%	44%			84%	65%	4%	35%
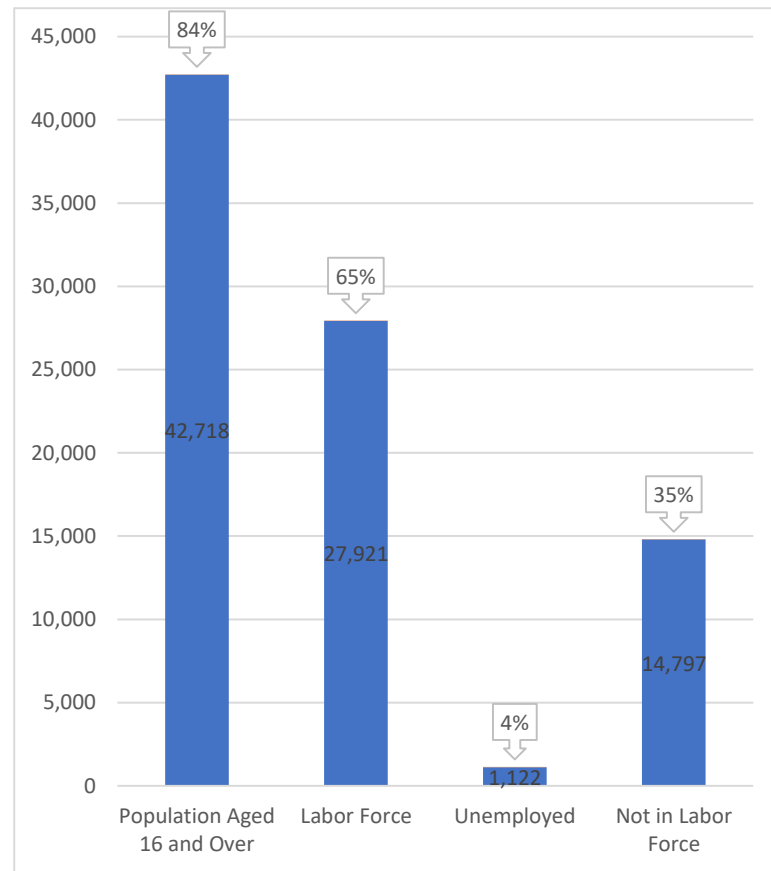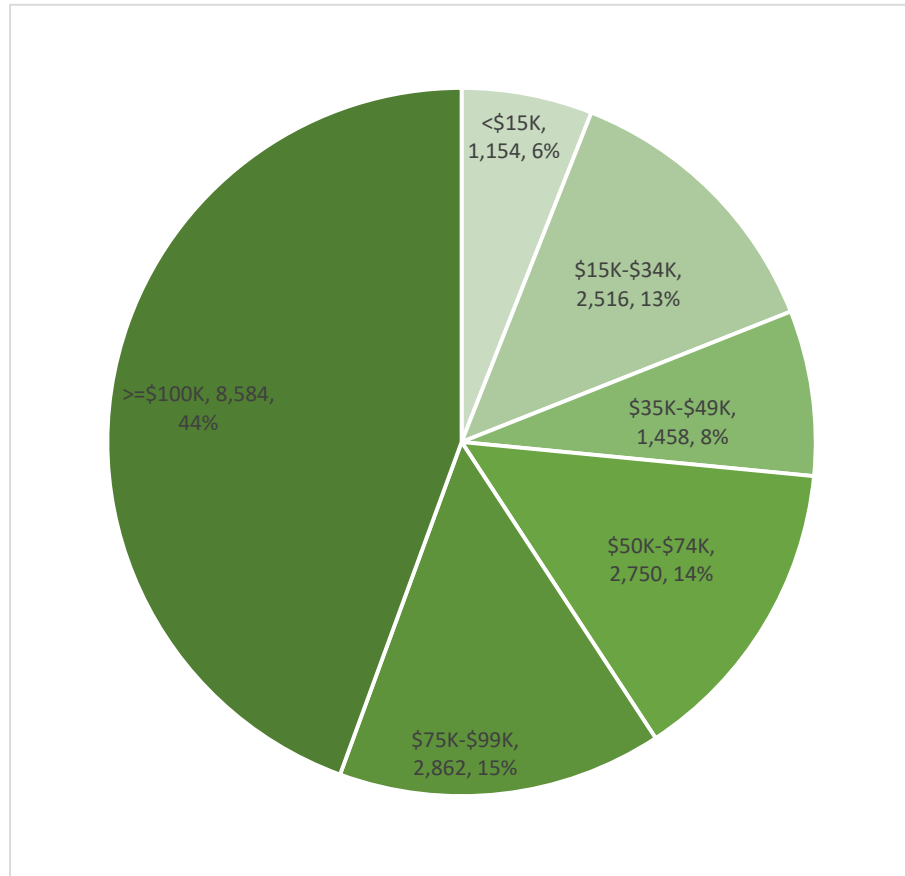
Last Updated: April 15, 2024

Demographic and Economic Profile

Area: **Valrico**

Plan
Hillsborough

	Households Without Cars	Female-Headed Households
Households Below Poverty		
1,663	444	2,038
9%	2%	11%
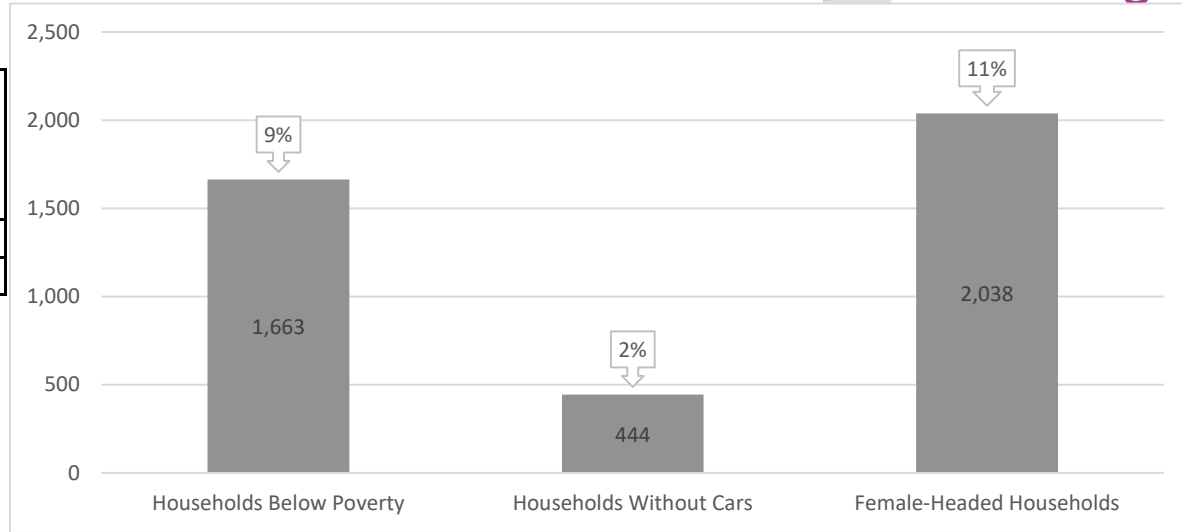
Limited English Population	Disabled Population	Low Income Population
1,568	2,718	4,407
3%	5%	9%

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
Population Estimates	2010-2023 Population Estimates from Table 1. Estimates of Population by County and City in Florida. https://www.bebr.ufl.edu/population. Jurisdiction-level estimates distributed to residential parcels. Parcel Data from Hillsborough County Property Appraiser.Parcel-level population estimate = Appropriate Census persons per household times
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Employment Estimate	Quarterly Census of Employment and Wages. Excel Files.QCEW NAICS-Based Data Files (1975 - most recent). Bureau of Labor Statistics https://www.bls.gov/cew/downloadable-data-files.htm. Employment by sector for the years 2010, 2015, and 2020, and 2023. 2010-2023 countywide employment distributed to commercial parcels using share of heated
Employment Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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Demolition Permits	Permitted demolitions of existing buildings. Raw quarterly buildingpermit data from all four jurisdictions: Plant City, Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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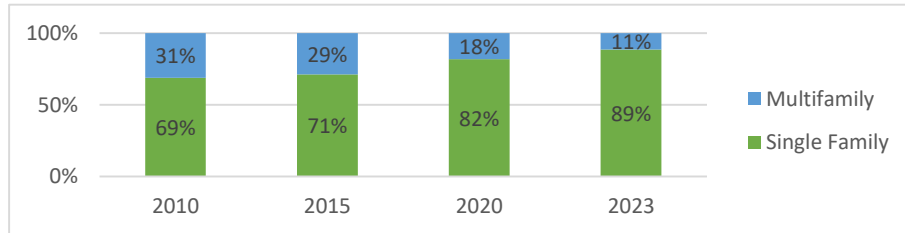Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **Wimauma**

Plan Hillsborough

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	1,761	1,912	3,026	5,177	7,469	2,292	44%	171%
Population	6,618	7,197	9,063	17,985	21,669	3,684	20%	150%
Employment	2,186	2,462	2,573	2,919	4,760	1,841	63%	19%
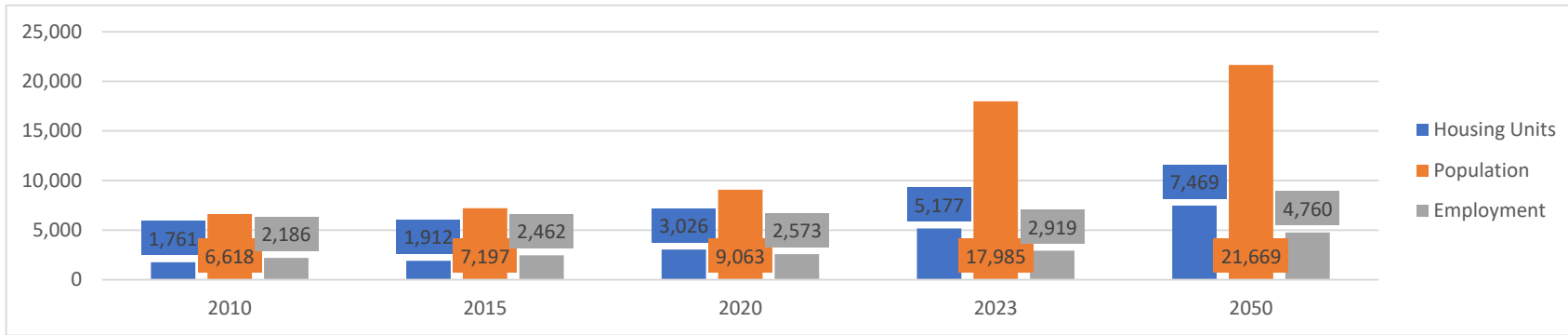
Residential Units by Type

	2010	2015	2020	2023
Single Family	1,212	1,363	2,477	4,584
Single Family	69%	71%	82%	89%
Multifamily	549	549	549	593
Multifamily	31%	29%	18%	11%

Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	1,630	1,781	2,826	4,943
Occupied	93%	93%	93%	95%
Vacant	131	131	200	234
Vacant	7%	7%	7%	5%
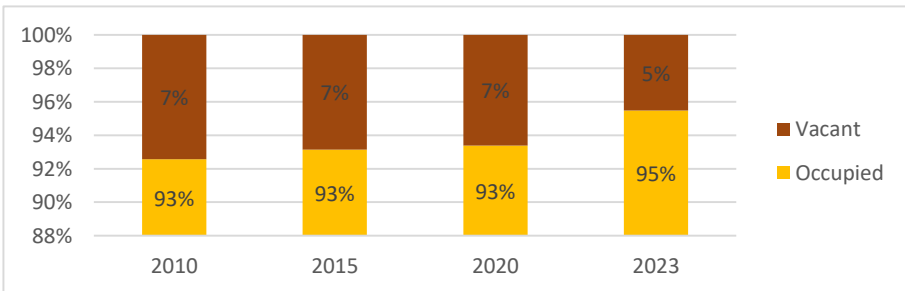
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Wimauma

Employment by Type

	2010	2015	2020	2023
Industrial	395	413	312	281
Commercial	46	55	68	140
Service	1,745	1,994	2,192	2,497
Total	2,186	2,462	2,573	2,919
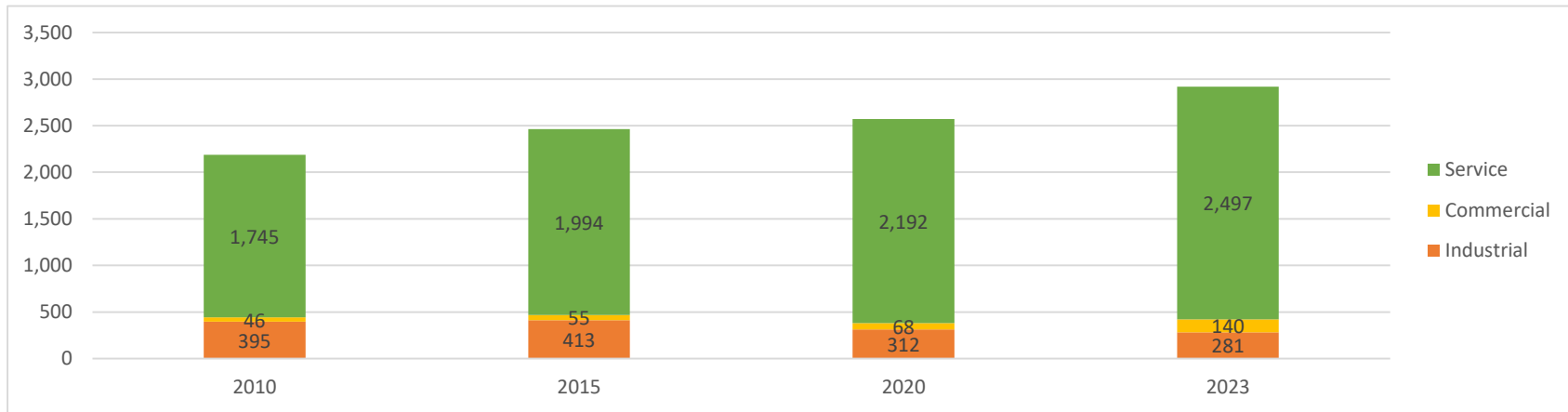
Employment by Type

	2010	2015	2020	2023
Industrial	18%	17%	12%	10%
Commercial	2%	2%	3%	5%
Service	80%	81%	85%	86%
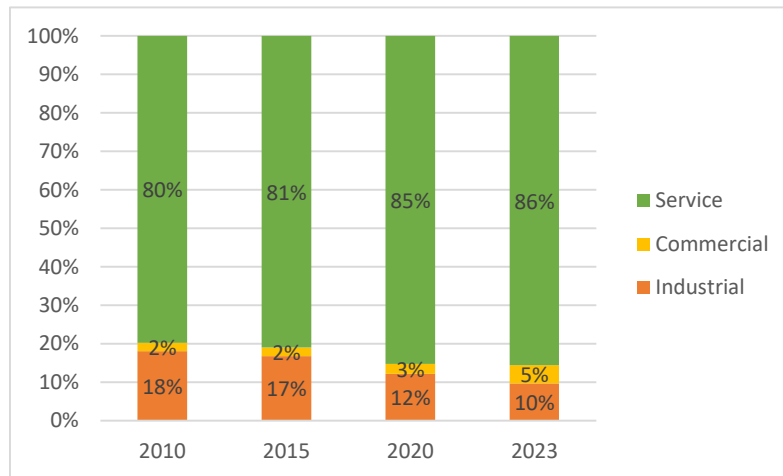
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Wimauma

Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	394	276	537	818	796	564
Job Sites	0	4	3	0	1	0
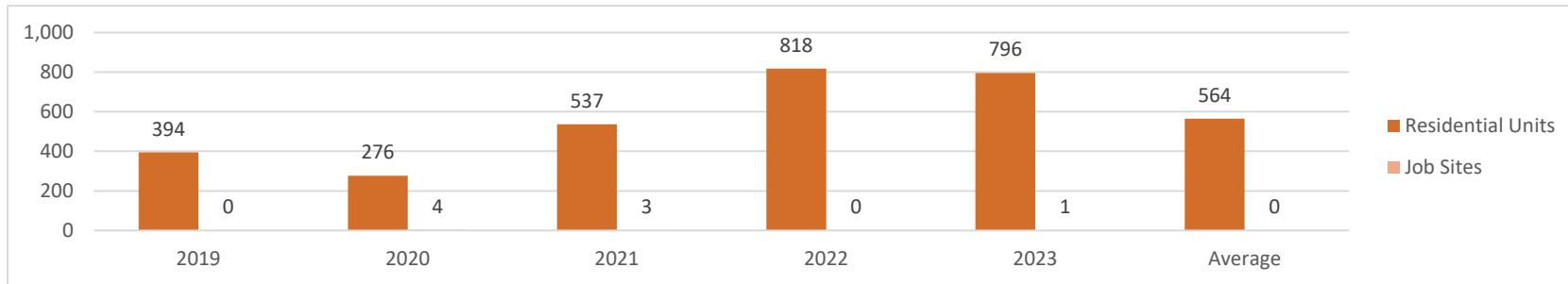
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential	0.848	0.584	1.132	1.691	1.800	1.211
Job Sites	0.00	0.02	0.01	0.00	0.00	0.01
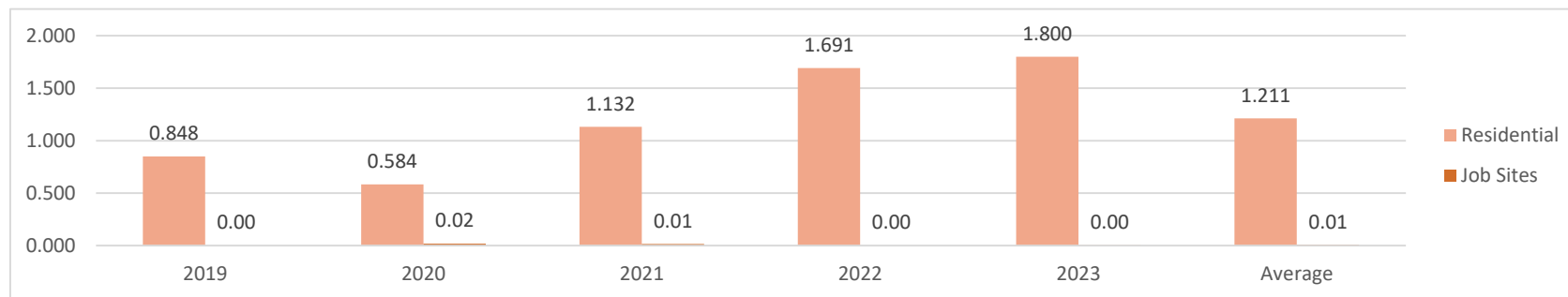
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan
Hillsborough

Area: Wimauma

Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	271	442	369	511	146	269	103	239	250	289	215
Permitted Commercial Parcels	1	1	0	3	2	0	0	3	1	1	1
Total Building Permits	272	443	369	514	148	269	103	242	251	290	216
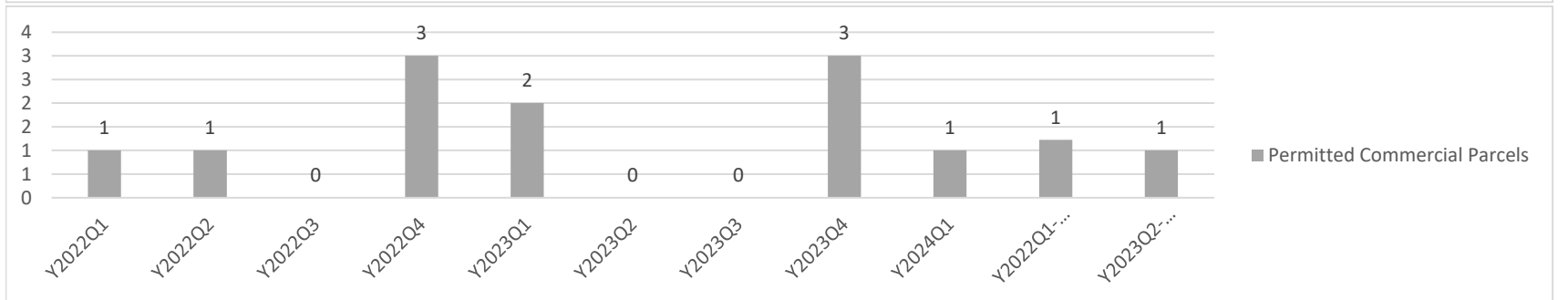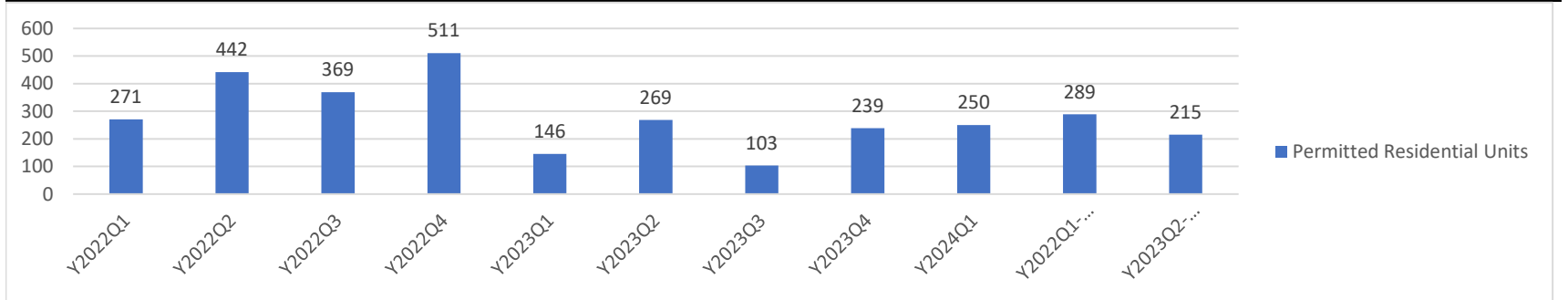
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: **Wimauma**

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	121	110	332	378	336	821	1,593	757	250	522	855
Permitted Commercial Parcels	3	1	1	0	1	5	5	5	1	2	4
Total Building Permits	124	111	333	378	337	826	1,598	762	251	524	859

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Plan Hillsborough

Area: Wimauma

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly	Y2023Q2-Y2024Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	1	1	0	3	2	0	0	3	1	1	1
Total Permitted Demolitions	1	1	0	3	2	0	0	3	1	1	1

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: Wimauma

Demolition Perm	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Resid	2	1	3	3	3	0	0	0	0	1	0
Permitted Comm	0	0	0	0	0	0	0	0	0	0	0
Total Permitted	2	1	3	3	3	0	0	0	0	1	0

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough
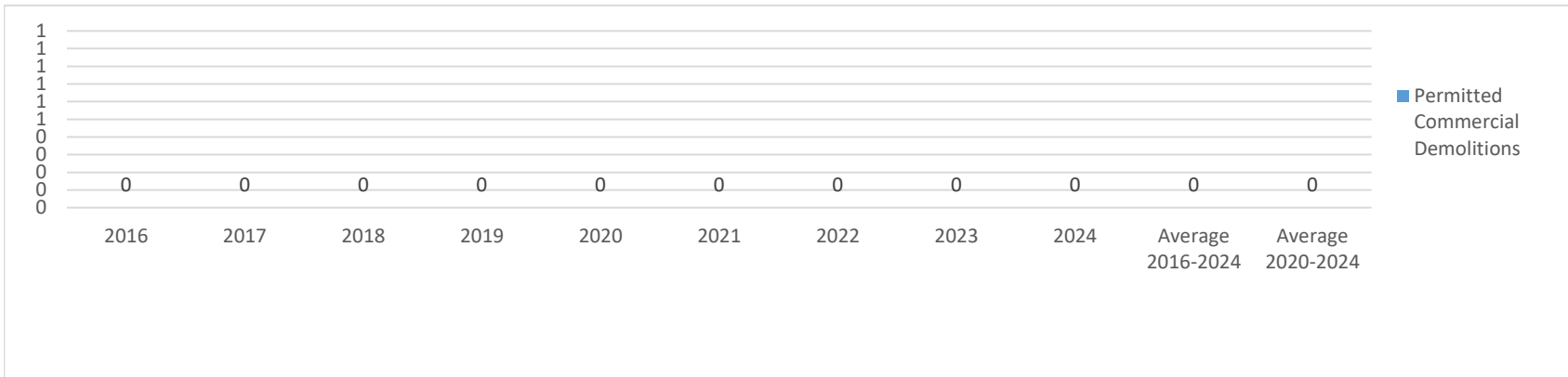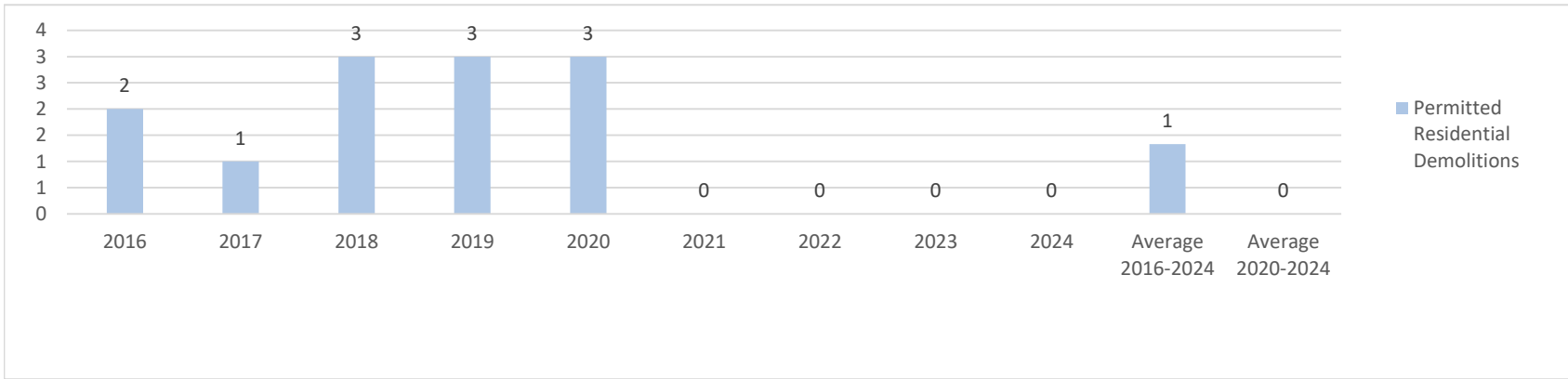
Area: Wimauma

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
4,488	1,572	1	332	10,672	921	17,985
25%	9%	0%	2%	59%	5%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
7,560	6,459	2,272	1,694
42%	36%	13%	9%
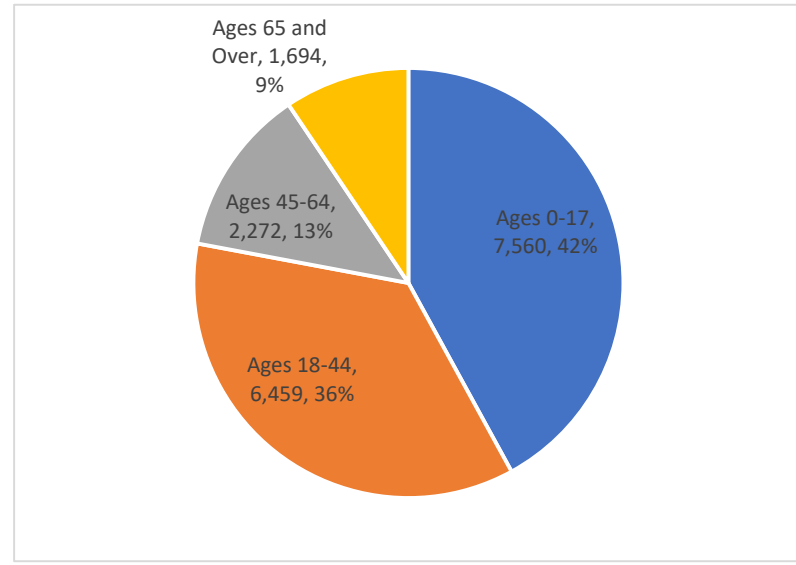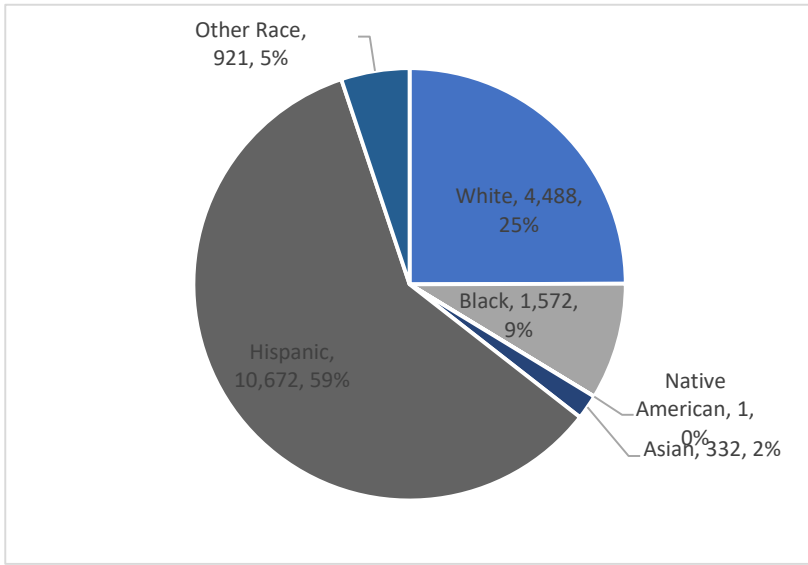
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
3,318	2,475	1,600	925	396
38%	28%	18%	11%	5%
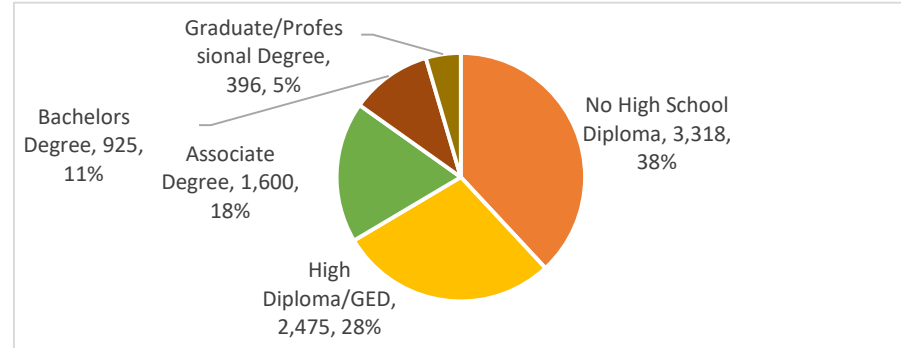
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Area: **Wimauma**

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<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
191	564	1,013	681	364	2,131	$69,672	$97,517	12,923	7,300	221	5,623
4%	11%	20%	14%	7%	43%			72%	56%	3%	44%
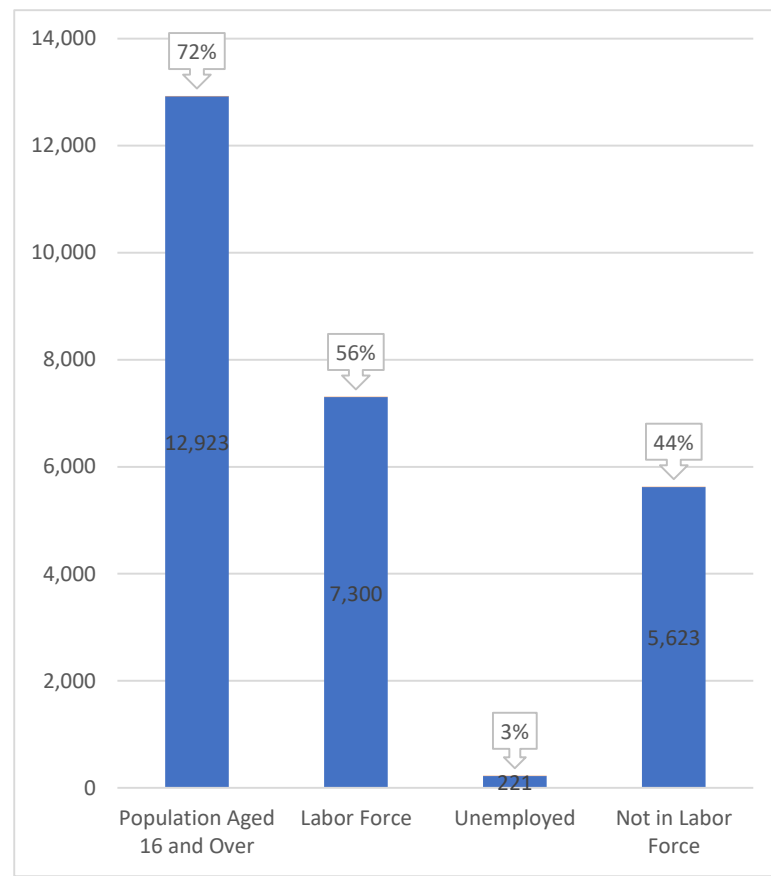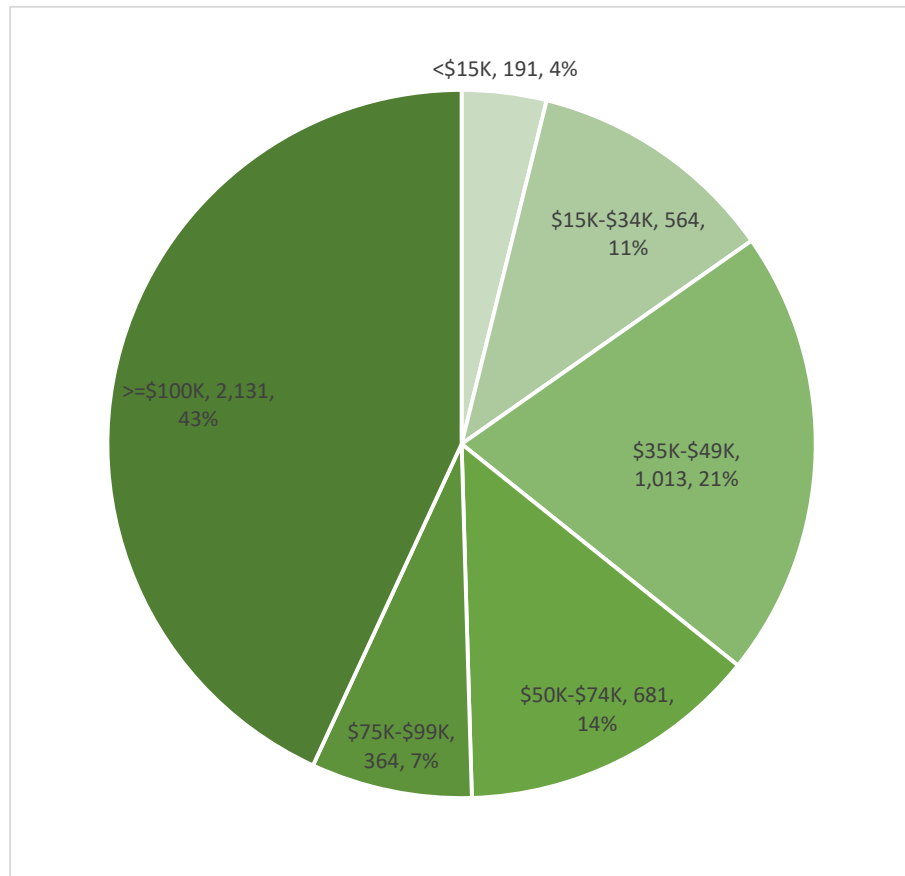
Demographic and Economic Profile

Plan
Hillsborough

Area: **Wimauma**

Households Below Poverty	Households Without Cars	Female-Headed Households
958	89	886
19%	2%	18%
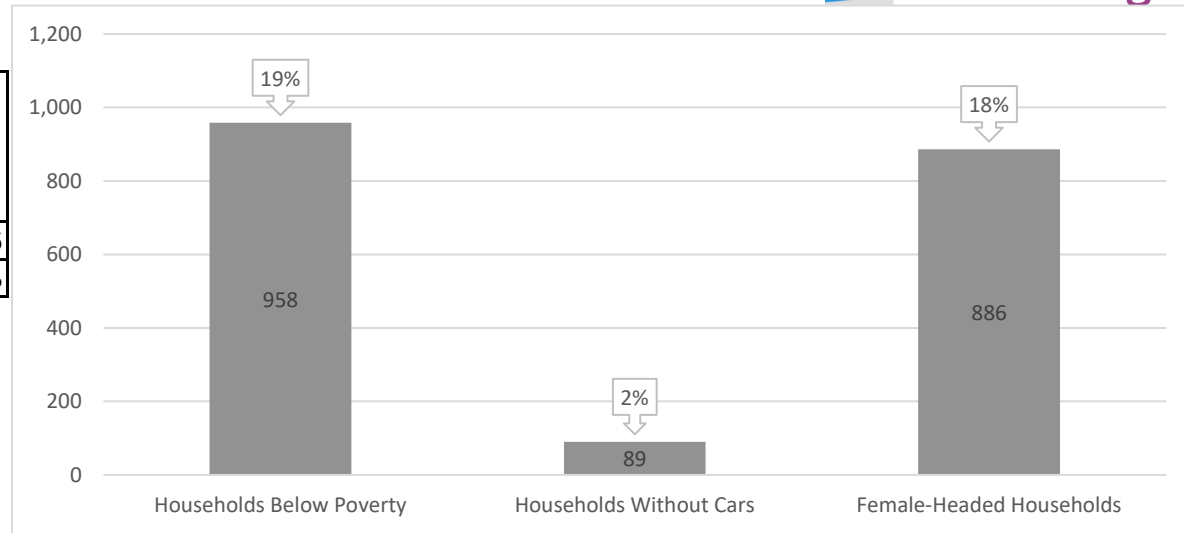
Limited English Population	Disabled Population	Low Income Population
2,766	597	3,850
15%	3%	21%

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Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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Plan Hillsborough

Area: **Unincorporated Hillsborough County**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	347,163	369,354	407,460	428,589	553,869	125,280	29%	16%
Population	834,255	905,007	1,019,128	1,066,961	1,412,898	345,937	32%	18%
Employment	352,690	415,926	489,700	564,470	637,671	73,201	13%	36%
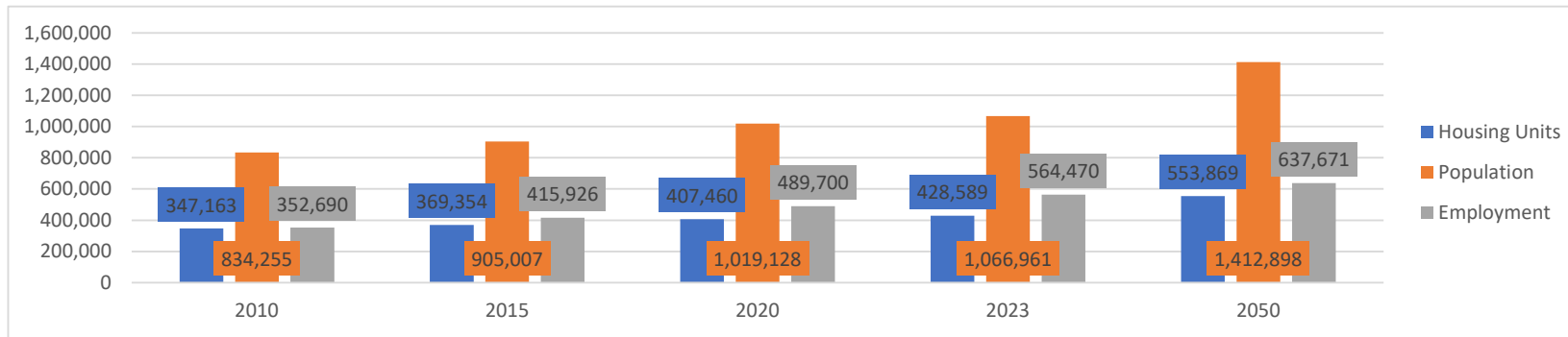
Residential Units by Type

	2010	2015	2020	2023
Single Family	226,833	243,079	274,858	290,493
Single Family	65%	66%	67%	68%
Multifamily	120,330	126,275	132,602	138,096
Multifamily	35%	34%	33%	32%
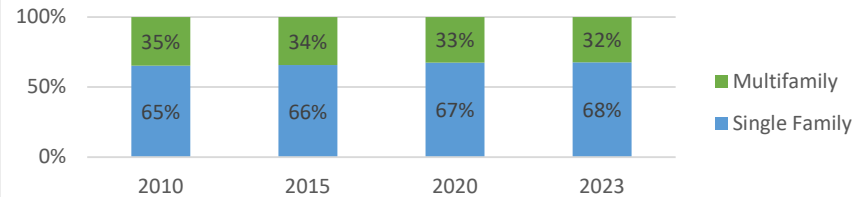
Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	331,450	352,769	394,483	414,257
Occupied	95%	96%	97%	97%
Vacant	15,713	16,585	12,977	14,332
Vacant	5%	4%	3%	3%
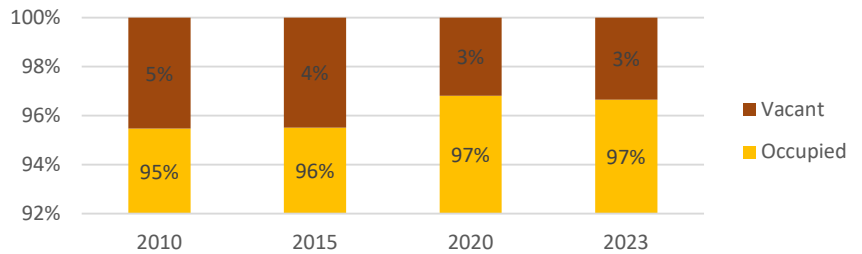
Last Updated: April 15, 2024 **Demographic and Economic Profile**

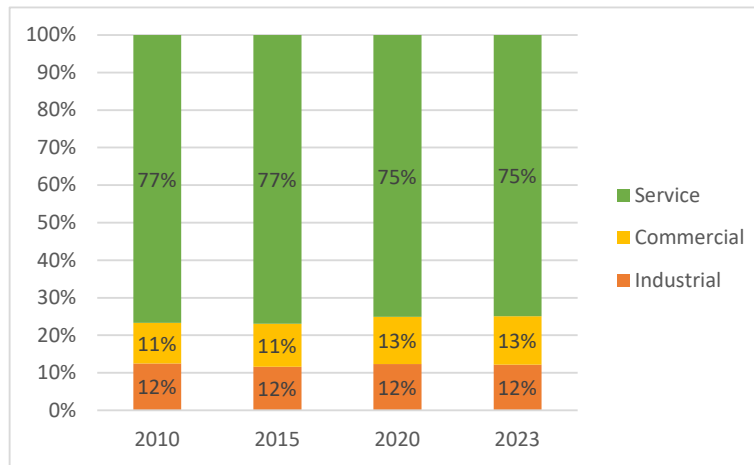**Area:** **Unincorporated Hillsborough County**

Employment by Type

	2010	2015	2020	2023
Industrial	44,039	48,409	60,353	68,814
Commercial	38,184	47,455	61,648	72,531
Service	270,468	320,062	367,699	423,125
Total	352,690	415,926	489,700	564,470
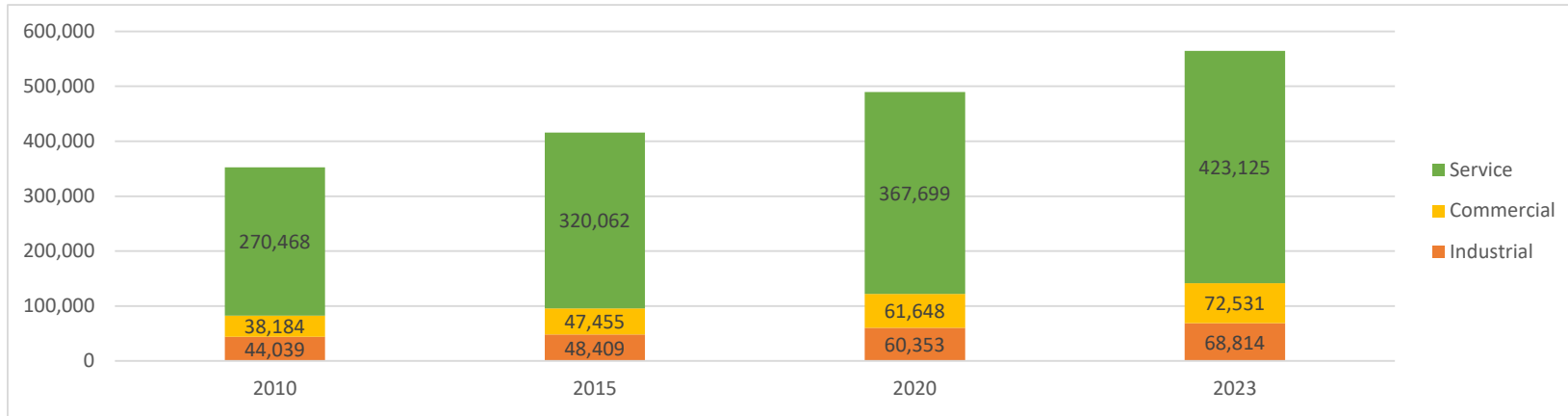
Employment by Type

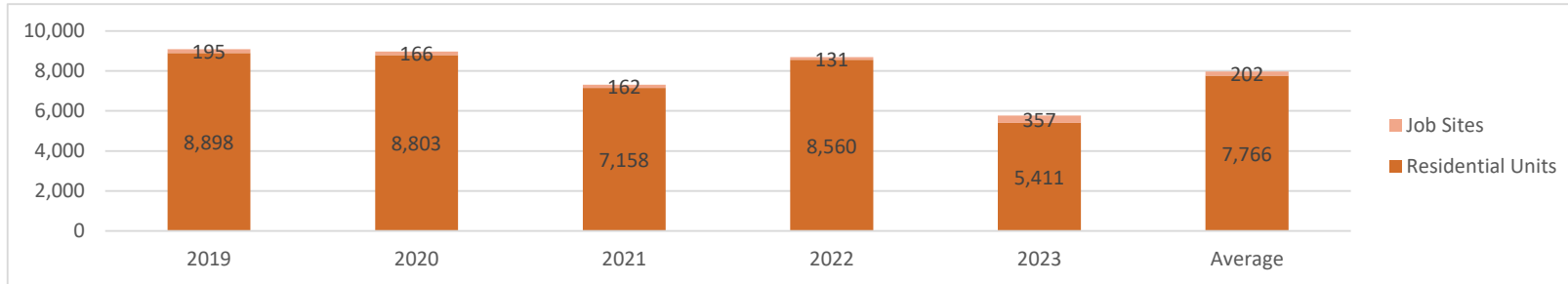|	2010	2015	2020	2023
Industrial	12%	12%	12%	12%
Commercial	11%	11%	13%	13%
Service	77%	77%	75%	75%

Last Updated: April 15, 2024   **Demographic and Economic Profile**
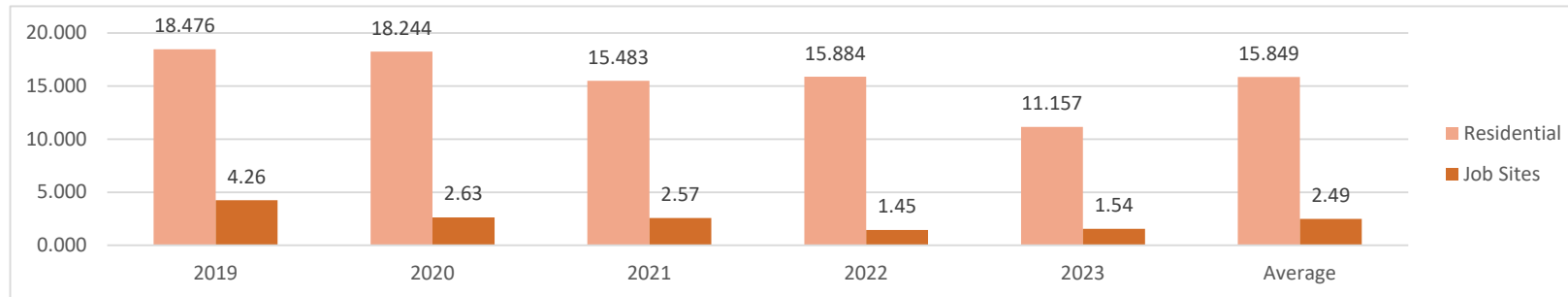
Area: **Unincorporated Hillsborough County**

Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	8,898	8,803	7,158	8,560	5,411	7,766
Job Sites	195	166	162	131	357	202

Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential	18.476	18.244	15.483	15.884	11.157	15.849
Job Sites	4.26	2.63	2.57	1.45	1.54	2.49

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Area: **Unincorporated Hillsborough County**

Plan Hillsborough

Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	2,565	2,761	1,841	3,060	1,638	1,831	2,299	1,639	853	2,054	1,656
Permitted Commercial Parcels	48	62	54	39	48	62	38	42	19	46	40
Total Building Permits	2,613	2,823	1,895	3,099	1,686	1,893	2,337	1,681	872	2,100	1,696
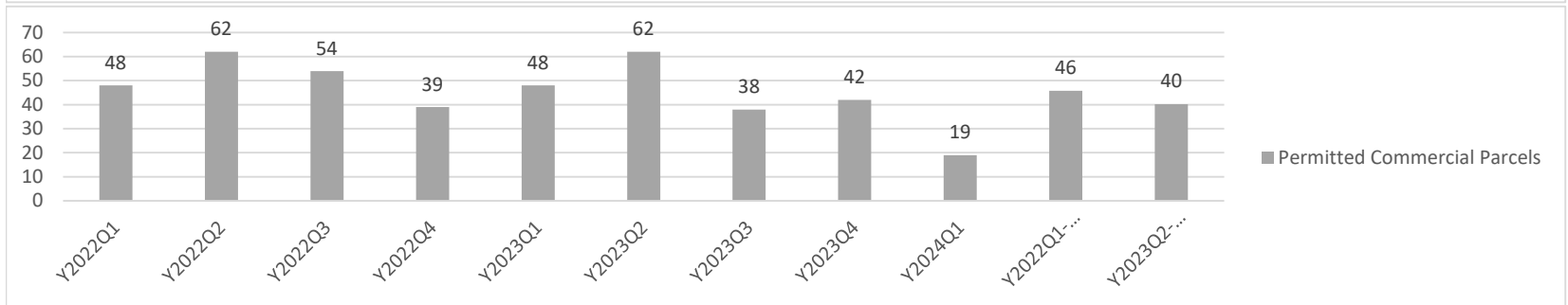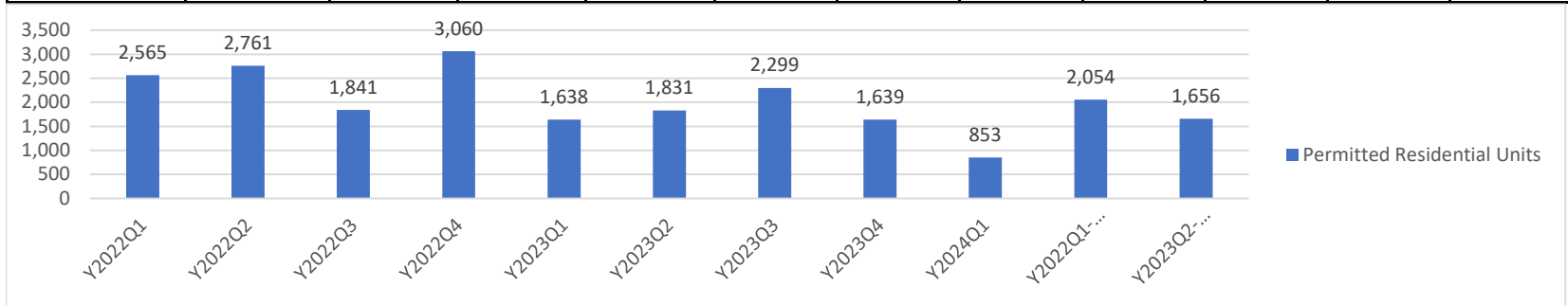
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Plan Hillsborough

Area: **Unincorporated Hillsborough County**

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	5,924	7,011	7,459	9,639	8,320	9,509	10,227	7,407	853	7,372	6,999
Permitted Commercial Parcels	146	143	160	129	106	273	203	190	19	152	171
Total Building Permits	6,070	7,154	7,619	9,768	8,426	9,782	10,430	7,597	872	7,524	7,170
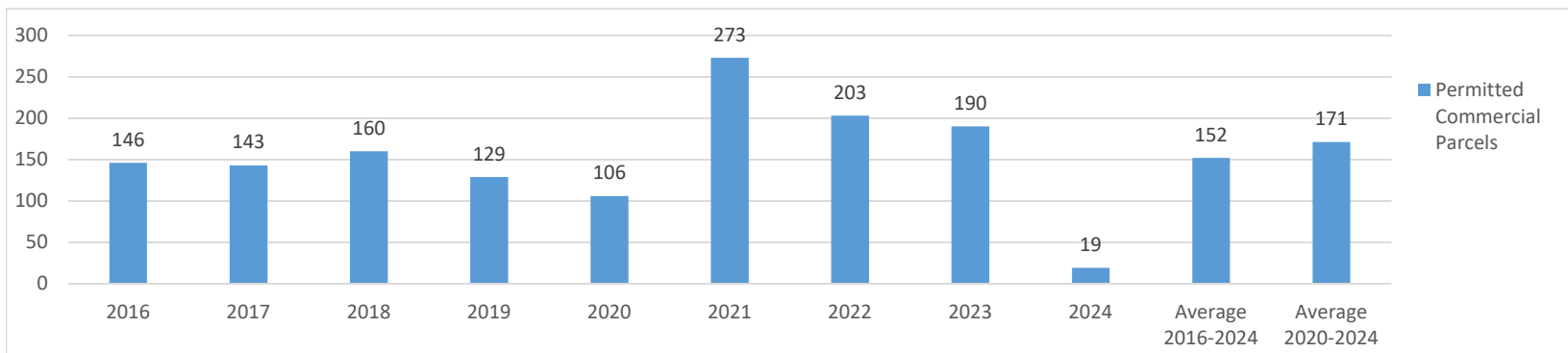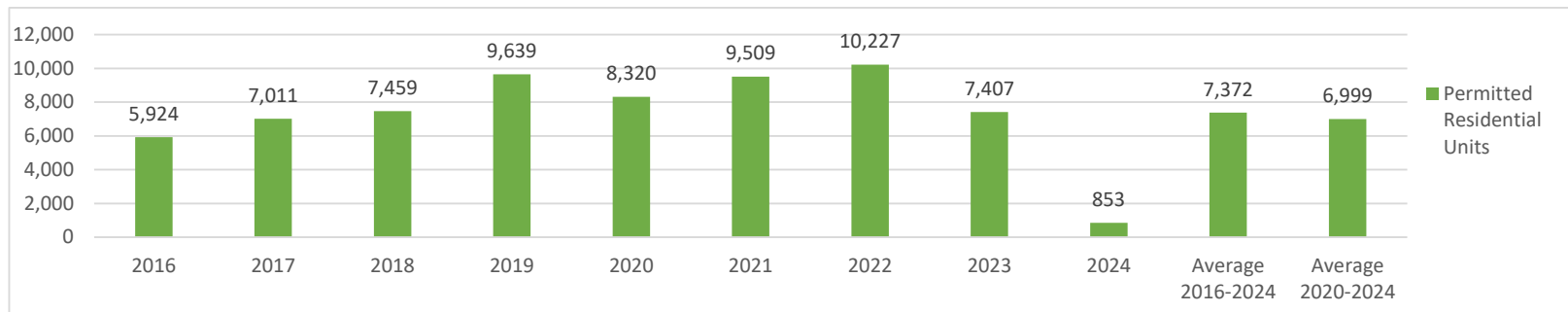
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan
Hillsborough

Area: Unincorporated Hillsborough County

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	0	0	0	0	0	0	0	0	0	0	0
Total Permitted Demolitions	0	0	0	0	0	0	0	0	0	0	0

Last Updated: April 15, 2024 **Demographic and Economic Profile**

Area: **Unincorporated Hillsborough County**

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Hillsborough

Demolition Perm	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Reside	65	100	68	92	75	57	0	0	0	51	14
Permitted Comm	10	23	27	18	20	13	0	0	0	12	3
Total Permitted	75	123	95	110	95	70	0	0	0	63	18
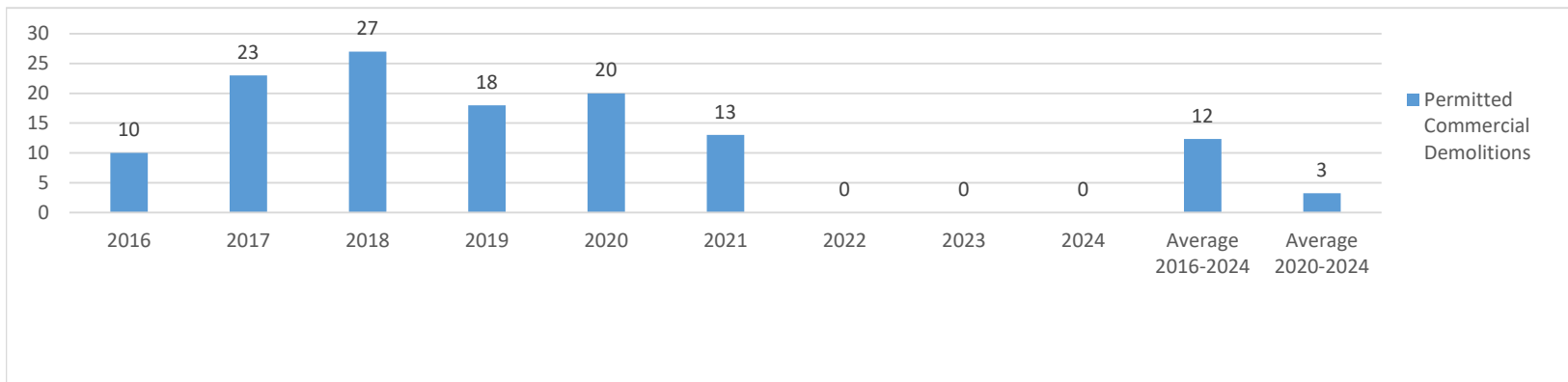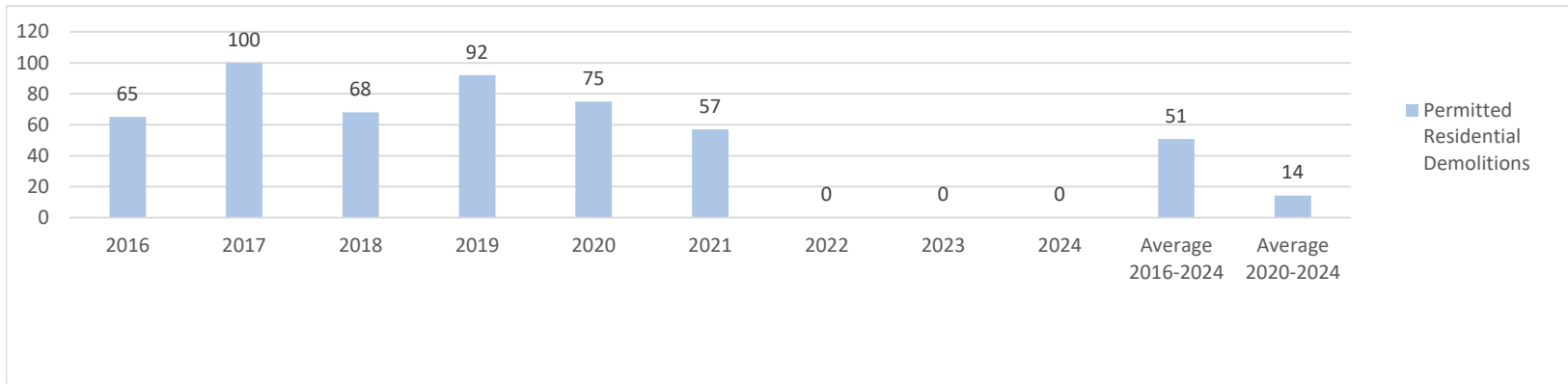
Last Updated: April 15, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Unincorporated Hillsborough County

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
497,138	151,168	1,364	42,930	328,029	46,331	1,066,961
47%	14%	0%	4%	31%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
235,944	394,422	272,079	161,474
22%	37%	26%	15%
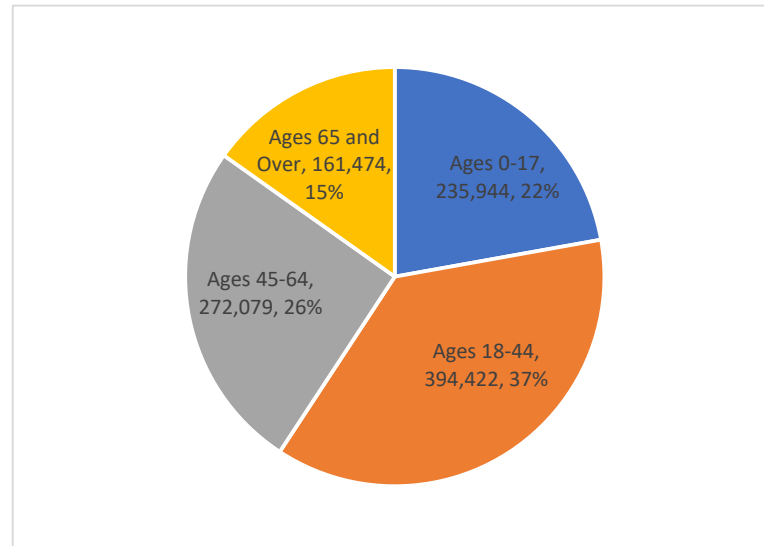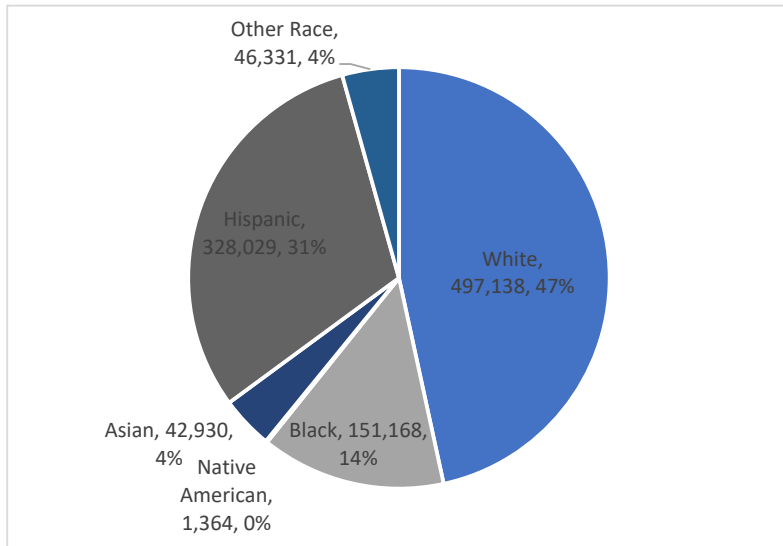
| No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
75,398	196,573	212,510	164,023	90,320
10%	27%	29%	22%	12%
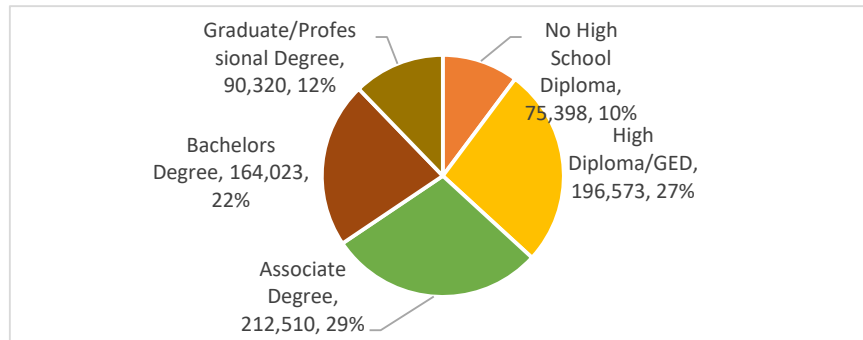
Last Updated:　　April 15, 2024　　　**Demographic and Economic Profile**

Area:　　**Unincorporated Hillsborough County**

Plan
Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
32,286	58,208	47,857	71,909	56,658	147,350	$79,660	$98,215	853,410	561,375	26,124	292,035
8%	14%	12%	17%	14%	36%			80%	66%	5%	34%
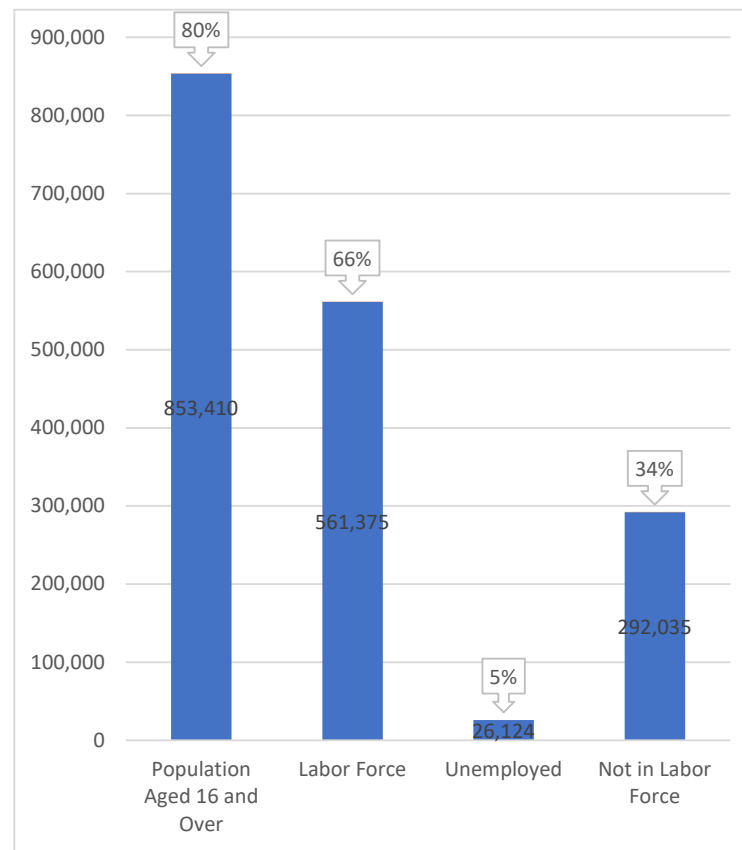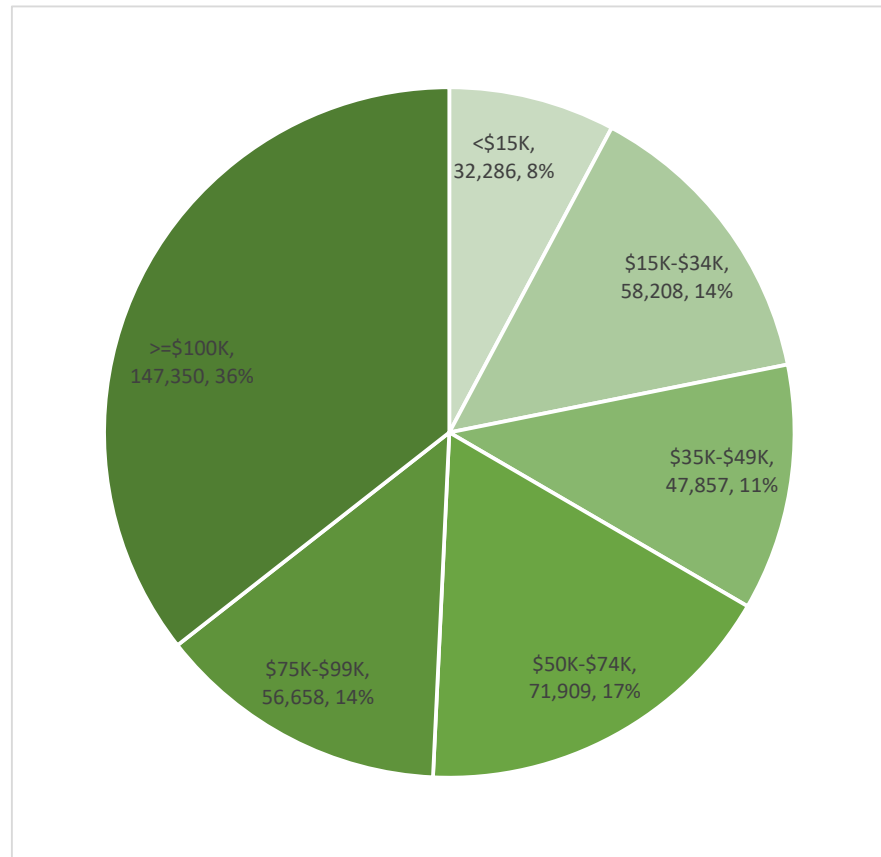
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Area: **Unincorporated Hillsborough County**

Plan Hillsborough

	Households Below Poverty	Households Without Cars	Female-Headed Households
	49,276	20,437	55,174
	12%	5%	13%
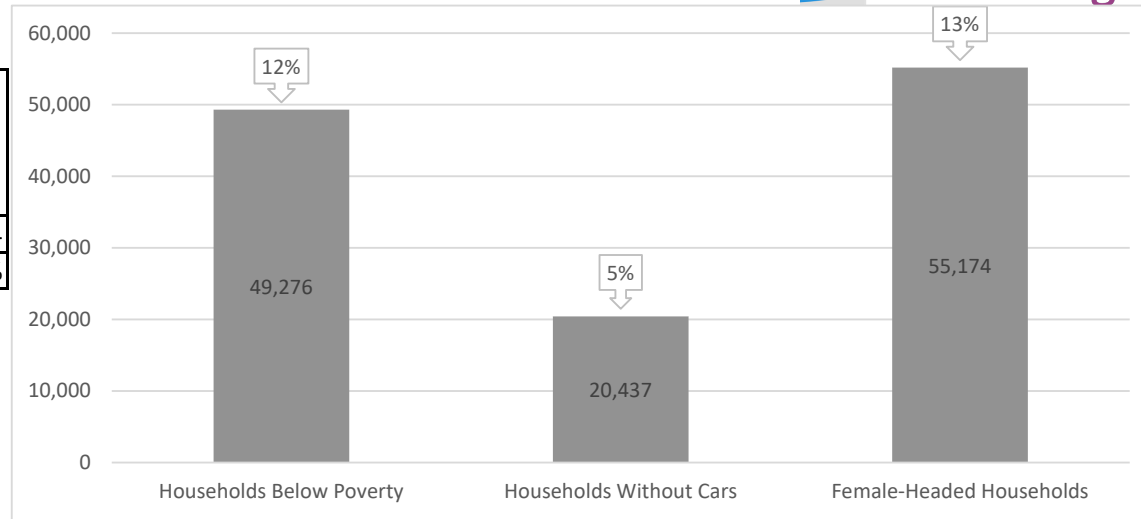
	Limited English Population	Disabled Population	Low Income Population
	64,810	61,961	129,368
	6%	6%	12%

Last Updated: April 15, 2024   **Demographic and Economic Profile**

Sources:

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