

Economic Overview

City of Mesquite, TX



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Demographic Profile

The population in the City of Mesquite, TX^{*} was 144,250 per American Community Survey data for 2014-2018.

The region has a civilian labor force of 73,311 with a participation rate of 68.7%. Of individuals 25 to 64 in the City of Mesquite, TX^{*}, 17.5% have a bachelor's degree or higher which compares with 32.9% in the nation.

The median household income in the City of Mesquite, TX^{*} is \$56,074 and the median house value is \$129,100.

	Sum	imary ¹				
	City of Mesquite, TX	Percent Proxy for Mesquite Workforce 30- Minute Commute*	USA	City of Mesquite, TX	Value Proxy for Mesquite Workforce 30- Minute Commute*	USA
Demographics						
Population (ACS)	_	_	_	144,250	2,016,617	322,903,030
Male	48.4%	49.1%	49.2%	69,826	991,011	158,984,190
Female	51.6%	50.9%	50.8%	74,424	1,025,606	163,918,840
Median Age ²	_	_	_	32.5	33.9	37.9
Under 18 Years	29.2%	26.6%	22.8%	42,139	535,940	73,553,240
18 to 24 Years	10.5%	9.6%	9.6%	15,075	193,645	30,903,719
25 to 34 Years	13.4%	16.0%	13.8%	19,318	321,853	44,567,976
35 to 44 Years	13.0%	13.7%	12.6%	18,776	275,505	40,763,210
45 to 54 Years	13.4%	12.7%	13.2%	19,270	256,331	42,589,573
55 to 64 Years	10.6%	10.8%	12.8%	15,308	217,938	41,286,731
65 to 74 Years	5.9%	6.5%	8.8%	8,508	131,032	28,535,419
75 Years, and Over	4.1%	4.2%	6.4%	5,856	84,373	20,703,162
Race: White	63.5%	62.8%	72.7%	91,595	1,266,660	234,904,818
Race: Black or African American	26.0%	23.7%	12.7%	37,489	477,642	40,916,113
Race: American Indian and Alaska Native	0.8%	0.4%	0.8%	1,116	7,100	2,699,073
Race: Asian	2.9%	5.0%	5.4%	4,231	100,253	17,574,550
Race: Native Hawaiian and Other Pacific Islander	0.1%	0.0%	0.2%	81	853	582,718
Race: Some Other Race	3.3%	5.4%	4.9%	4,801	109,890	15,789,961
Race: Two or More Races	3.4%	2.7%	3.2%	4,937	54,219	10,435,797
Hispanic or Latino (of any race)	40.4%	35.0%	17.8%	58,256	706,266	57,517,935
Economic						
Labor Force Participation Rate and Size (civilian population 16 years and over) ⁵	68.7%	67.8%	63.2%	73,311	1,042,080	162,248,196
Prime-Age Labor Force Participation Rate and Size (civilian population 25-54) ⁵	83.1%	81.8%	81.8%	47,692	697,710	104,136,254
Armed Forces Labor Force ⁵	0.0%	0.0%	0.4%	17	563	1,028,133
Veterans, Age 18-64 ⁵	4.2%	3.5%	4.7%	3,707	44,670	9,398,789
Veterans Labor Force Participation Rate and Size, Age 18-64 $^{\rm 5}$	82.2%	79.3%	76.3%	3,046	35,442	7,168,168
Median Household Income ^{2,5}	_	_	_	\$56,074	\$63,685	\$60,293
Per Capita Income ⁵	_	_	_	\$22,756	\$31,863	\$32,621
Mean Commute Time (minutes) ⁵	_	_	_	31.9	28.9	26.6
Commute via Public Transportation ⁵	0.6%	2.9%	5.0%	432	28,417	7,602,145
Educational Attainment, Age 25-64						
No High School Diploma	19.6%	19.3%	11.2%	14,259	207,090	18,885,967
High School Graduate	29.0%	22.5%	25.8%	21,084	240,698	43,699,272
Some College, No Degree	25.1%	20.6%	21.0%	18,267	220,282	35,525,113
Associate's Degree	8.7%	6.2%	9.1%	6,310	66,305	15,389,737
Bachelor's Degree	12.2%	20.7%	20.8%	8,837	221,352	35,261,652



Summary¹

	City of Mesquite, TX	Percent Proxy for Mesquite Workforce 30- Minute Commute*	USA	City of Mesquite, TX	Value Proxy for Mesquite Workforce 30- Minute Commute*	USA
Postgraduate Degree	5.4%	10.8%	12.1%	3,915	115,900	20,445,749
Housing						
Total Housing Units	_	_	_	49,832	784,316	136,384,292
Median House Value (of owner-occupied units) ²	_	-	_	\$129,100	\$225,800	\$204,900
Homeowner Vacancy	2.3%	1.4%	1.7%	634	5,596	1,304,850
Rental Vacancy	8.2%	7.5%	6.0%	1,804	27,613	2,822,053
Renter-Occupied Housing Units (% of Occupied Units)	42.5%	47.0%	36.2%	19,771	337,690	43,285,318
Occupied Housing Units with No Vehicle Available (% of Occupied Units) $^{\rm S}$	4.4%	7.3%	8.7%	2,034	52,278	10,424,934
Social						
Poverty Level (of all people) ⁵	13.4%	16.6%	14.1%	19,184	331,113	44,257,979
Households Receiving Food Stamps/SNAP	14.1%	13.0%	12.2%	6,563	93,135	14,635,287
Enrolled in Grade 12 (% of total population)	2.0%	1.4%	1.4%	2,876	28,990	4,442,295
Disconnected Youth ^{3,5}	2.2%	3.0%	2.6%	202	3,242	438,452
Children in Single Parent Families (% of all children) ⁵	47.4%	40.9%	34.3%	19,043	208,192	23,973,249
Uninsured	20.8%	19.7%	9.4%	29,933	394,193	29,752,767
With a Disability, Age 18-64 ⁵	10.2%	8.5%	10.3%	8,923	106,881	20,240,504
With a Disability, Age 18-64, Labor Force Participation Rate and Size ⁵	52.1%	44.8%	41.6%	4,653	47,910	8,421,018
Foreign Born	19.3%	20.7%	13.5%	27,787	418,158	43,539,499
Speak English Less Than Very Well (population 5 yrs and over)	15.0%	17.1%	8.5%	20,041	318,297	25,647,781

Source: JobsEQ®

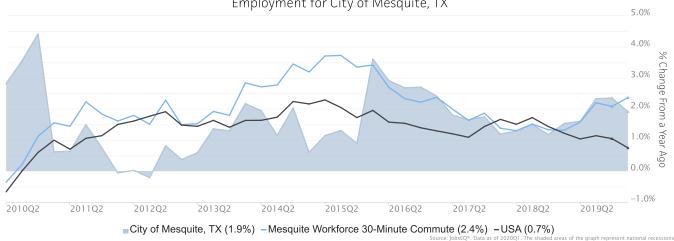
Source: <u>Jobstur</u> 1. American Community Survey 2014-2018, unless noted otherwise 2. Median values for certain aggregate regions (such as MSAs) may be estimated as the weighted averages of the median values from the composing counties. 3. Disconnected Youth are 16-19 year olds who are (1) not in school, (2) not high school graduates, and (3) either unemployed or not in the labor force.

4. Census 2019, annual average growth rate since 2009
5. See Rio Arriba errata note in the Data Dictionary.
* This user-defined region contains one or more partial ZCTA areas. Any such partial ZCTA within this region definition has been replaced by the full ZCTA for purposes of being described via the above data.



Employment Trends

As of 2020Q1, total employment for the City of Mesquite, TX was 56,883 (based on a four-quarter moving average). Over the year ending 2020Q1, employment increased 1.9% in the region.

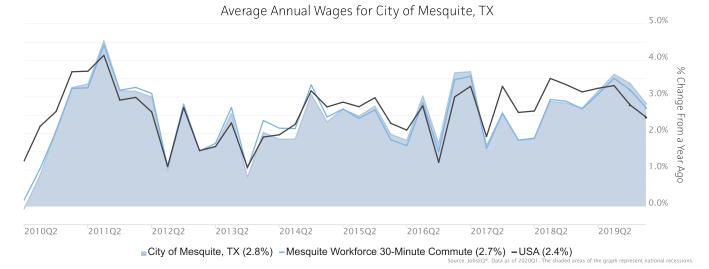


Employment for City of Mesquite, TX

Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2019Q3 with preliminary estimates updated to 2020Q1

Wage Trends

The average worker in the City of Mesquite, TX earned annual wages of \$67,809 as of 2020Q1. Average annual wages per worker increased 2.8% in the region over the preceding four guarters. For comparison purposes, annual average wages were \$57,624 in the nation as of 2020Q1.



Annual average wages per worker data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2019Q3 with preliminary estimates updated to 2020Q1.



Cost of Living Index

The Cost of Living Index estimates the relative price levels for consumer goods and services. When applied to wages and salaries, the result is a measure of relative purchasing power. The cost of living is 3.2% higher in City of Mesquite, TX than the U.S. average.

Cost of Living Information

		Cost of Living Inde	x
	Annual Average Salary	(Base US)	US Purchasing Power
City of Mesquite, TX	\$67,809	103.2	\$65,716
Mesquite Workforce 30-Minute Commute	\$67,962	105.0	\$64,748
USA	\$57,624	100.0	\$57,624

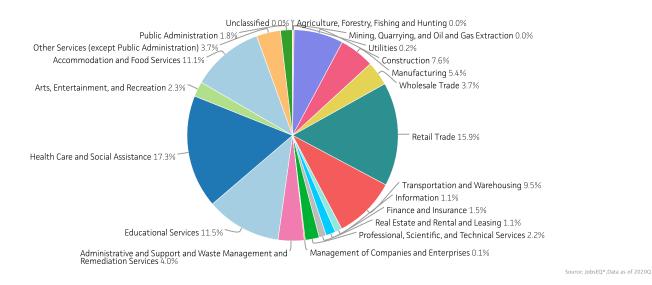
Source: JobsEQ® Data as of 2020Q1

Cost of Living per C2ER, data as of 2020q1, imputed by Chmura where necessary.



Industry Snapshot

The largest sector in the City of Mesquite, TX is Health Care and Social Assistance, employing 9,856 workers. The next-largest sectors in the region are Retail Trade (9,029 workers) and Educational Services (6,548). High location quotients (LQs) indicate sectors in which a region has high concentrations of employment compared to the national average. The sectors with the largest LQs in the region are Transportation and Warehousing (LQ = 2.07), Retail Trade (1.55), and Educational Services (1.41).



Total Workers for City of Mesquite, TX by Industry

Sectors in the City of Mesquite, TX with the highest average wages per worker are Management of Companies and Enterprises (\$132,541), Mining, Quarrying, and Oil and Gas Extraction (\$112,406), and Finance and Insurance (\$105,442). Regional sectors with the best job growth (or most moderate job losses) over the last 5 years are Health Care and Social Assistance (+1,505 jobs), Transportation and Warehousing (+1,358), and Construction (+536).

Over the next 1 year, employment in the City of Mesquite, TX is projected to expand by 800 jobs. The fastest growing sector in the region is expected to be Health Care and Social Assistance with a +3.1% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Health Care and Social Assistance (+310 jobs), Accommodation and Food Services (+108), and Construction (+73).



Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2019Q3 with preliminary estimates updated to 2020Q1.

		Current 5-Year History						1-Year Forecast					
			Avg Ann		Empl		Total			Empl	Ann %		
NAICS	Industry	Empl	Wages	LQ	Change	Ann %	Demand	Exits	Transfers	Growth	Growth		
62	Health Care and Social Assistance	9,856	\$62,889	1.20	1,505	3.4%	1,248	461	477	310	3.1%		
44	Retail Trade	9,029	\$42,250	1.55	434	1.0%	1,263	534	674	55	0.6%		
61	Educational Services	6,548	\$51,691	1.41	248	0.8%	638	292	315	32	0.5%		
72	Accommodation and Food Services	6,312	\$25,138	1.23	94	0.3%	1,134	454	572	108	1.7%		
48	Transportation and Warehousing	5,417	\$51,922	2.07	1,358	5.9%	643	246	333	65	1.2%		
23	Construction	4,310	\$66,731	1.32	536	2.7%	498	152	272	73	1.7%		
31	Manufacturing	3,047	\$83,573	0.65	-21	-0.1%	324	117	201	6	0.2%		
56	Administrative and Support and Waste Management and Remediation Services	2,270	\$47,643	0.63	509	5.2%	288	111	151	25	1.1%		
42	Wholesale Trade	2,123	\$91,427	0.99	73	0.7%	236	84	139	12	0.6%		
81	Other Services (except Public Administration)	2,099	\$39,865	0.83	46	0.4%	260	109	130	20	1.0%		
71	Arts, Entertainment, and Recreation	1,314	\$47,514	1.15	175	2.9%	204	83	102	19	1.5%		
54	Professional, Scientific, and Technical Services	1,223	\$104,390	0.32	87	1.5%	127	39	66	22	1.8%		
92	Public Administration	1,026	\$68,425	0.38	74	1.5%	104	40	54	10	1.0%		
52	Finance and Insurance	845	\$105,442	0.38	41	1.0%	87	30	49	8	1.0%		
53	Real Estate and Rental and Leasing	623	\$86,264	0.63	74	2.6%	71	29	34	8	1.2%		
51	Information	609	\$99,305	0.54	-172	-4.8%	59	21	37	0	0.0%		
22	Utilities	111	\$80,146	0.38	-23	-3.6%	11	4	6	1	1.1%		
55	Management of Companies and Enterprises	82	\$132,541	0.10	38	13.2%	8	3	5	1	1.2%		
99	Unclassified	15	\$42,066	0.34	1	1.6%	2	1	1	0	1.3%		
11	Agriculture, Forestry, Fishing and Hunting	13	\$20,103	0.02	2	2.6%	1	1	1	0	0.8%		
21	Mining, Quarrying, and Oil and Gas Extraction	10	\$112,406	0.04	-9	-12.6%	1	0	1	0	0.5%		
	Total - All Industries	56,883	\$67,809	1.00									

Source: <u>JobsEQ®</u> Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2019Q3 with preliminary estimates updated to 2020Q1. Forecast employment growth uses national projections adapted for regional growth patterns.



Occupation Snapshot

The largest major occupation group in the City of Mesquite, TX is Sales and Related Occupations, employing 7,061 workers. The next-largest occupation groups in the region are Transportation and Material Moving Occupations (6,903 workers) and Office and Administrative Support Occupations (6,397). High location quotients (LQs) indicate occupation groups in which a region has high concentrations of employment compared to the national average. The major groups with the largest LQs in the region are Healthcare Support Occupations (LQ = 1.69), Transportation and Material Moving Occupations (1.48), and Educational Instruction and Library Occupations (1.36).

Occupation groups in the City of Mesquite, TX with the highest average wages per worker are Management Occupations (\$131,800), Legal Occupations (\$116,300), and Architecture and Engineering Occupations (\$98,200). The unemployment rate in the region varied among the major groups from 1.4% among Legal Occupations to 7.7% among Farming, Fishing, and Forestry Occupations.

Over the next 1 year, the fastest growing occupation group in the City of Mesquite, TX is expected to be Healthcare Support Occupations with a +3.8% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Healthcare Support Occupations (+160 jobs) and Food Preparation and Serving Related Occupations (+111). Over the same period, the highest separation demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Food Preparation and Serving Related Occupations (1,162 jobs) and Sales and Related Occupations (1,024).

			urrent			5-Year	History		1-Year Forecast					
SOC	Occupation	Empl	Avg Ann Wages²	LQ	Unempl	Unempl Rate	Online Job Ads ³	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
41-0000	Sales and Related	7,061	\$50,700	1.28	327	4.6%	n/a	85	0.2%	1,060	401	623	37	0.5%
53-0000	Transportation and Material Moving	6,903	\$41,700	1.48	392	4.5%	n/a	1,321	4.3%	985	322	586	77	1.1%
43-0000	Office and Administrative Support	6,397	\$42,200	0.89	413	3.3%	n/a	424	1.4%	802	318	444	40	0.6%
35-0000	Food Preparation and Serving Related	6,298	\$25,000	1.29	435	5.1%	n/a	145	0.5%	1,273	472	690	111	1.8%
25-0000	Educational Instruction and Library	4,338	\$52,700	1.36	77	3.1%	n/a	152	0.7%	419	177	213	30	0.7%
31-0000	Healthcare Support	4,190	\$30,200	1.69	168	3.1%	n/a	798	4.3%	767	302	305	160	3.8%
29- 0000	Healthcare Practitioners and Technical	3,359	\$87,500	1.04	59	1.7%	n/a	468	3.0%	303	100	114	89	2.7%
47-0000	Construction and Extraction	2,953	\$45,600	1.12	212	4.3%	n/a	271	1.9%	397	99	248	50	1.7%
11-0000	Management	2,479	\$131,800	0.68	39	1.8%	n/a	341	3.0%	257	62	157	38	1.5%
51-0000	Production	2,416	\$39,600	0.72	214	3.8%	n/a	9	0.1%	296	100	187	9	0.4%
49- 0000	Installation, Maintenance, and Repair	2,339	\$52,200	1.07	151	2.4%	n/a	238	2.2%	267	75	165	27	1.1%
13-0000	Business and Financial Operations	1,657	\$82,600	0.53	37	2.7%	n/a	240	3.2%	191	48	119	23	1.4%
39- 0000	Personal Care and Service	1,451	\$30,000	0.90	86	3.8%	n/a	98	1.4%	258	107	129	22	1.5%
37-0000	Building and Grounds Cleaning and Maintenance	1,251	\$30,500	0.64	119	4.5%	n/a	60	1.0%	186	75	96	15	1.2%
15-0000	Computer and Mathematical	809	\$96,500	0.48	19	2.5%	n/a	127	3.5%	73	14	48	10	1.2%
33-0000	Protective Service	745	\$45,500	0.60	51	3.1%	n/a	53	1.5%	92	37	48	7	0.9%
27-0000	Arts, Design, Entertainment, Sports, and Media	739	\$58,300	0.71	8	3.8%	n/a	78	2.3%	94	31	54	9	1.2%

City of Mesquite, TX, 2020Q1¹

Source: JobsEQ[®], http://www.chmuraecon.com/jobseq Copyright © 2020 Chmura Economics & Analytics, All Rights Reserved.



City of Mesquite, TX, 2020Q11

	Occupation		Current					5-Year History				1-Year Forecast			
soc		Empl	Avg Ann Wages²	LQ	Unempl	Unempl Rate	Online Job Ads ³	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth	
21-0000	Community and Social Service	590	\$54,900	0.61	6	1.9%	n/a	58	2.1%	78	22	44	12	2.0%	
17-0000	Architecture and Engineering	461	\$98,200	0.48	23	3.4%	n/a	28	1.3%	41	11	26	4	0.9%	
19-0000	Life, Physical, and Social Science	226	\$77,900	0.46	3	2.1%	n/a	17	1.6%	24	5	16	3	1.4%	
23-0000	Legal	183	\$116,300	0.38	5	1.4%	n/a	57	7.7%	15	5	8	3	1.4%	
45-0000	Farming, Fishing, and Forestry	37	\$29,600	0.10	8	7.7%	n/a	4	2.0%	7	2	5	0	0.9%	
	Total - All Occupations	56,883	\$56,700	1.00	2,850	3.7%	n/a	5,071	1.9%	7,906	2,785	4,324	797	1.4%	

Source: JobsEQ® Data as of 2020Q1 unless noted otherwise

Note: Figures may not sum due to rounding.

1. Data based on a four-quarter moving average unless noted otherwise.

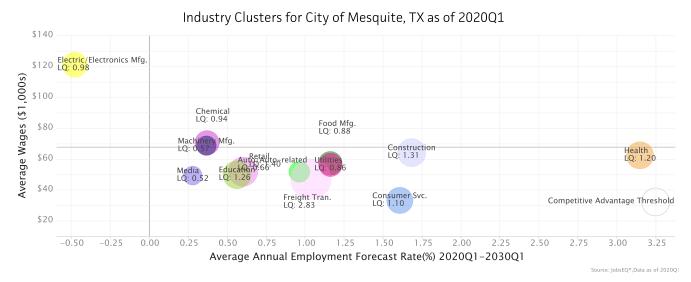
2. Wage data are as of 2019 and represent the average for all Covered Employment

Occupation employment data are estimated via industry employment data and the estimated industry/occupation mix. Industry employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and currently updated through 2019Q3, imputed where necessary with preliminary estimates updated to 2020Q1. Wages by occupation are as of 2019 provided by the BLS and imputed where necessary. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.



Industry Clusters

A cluster is a geographic concentration of interrelated industries or occupations. The industry cluster in the City of Mesquite, TX with the highest relative concentration is Freight Tran. with a location quotient of 2.83. This cluster employs 4,410 workers in the region with an average wage of \$46,985. Employment in the Freight Tran. cluster is projected to expand in the region about 1.0% per year over the next ten years.

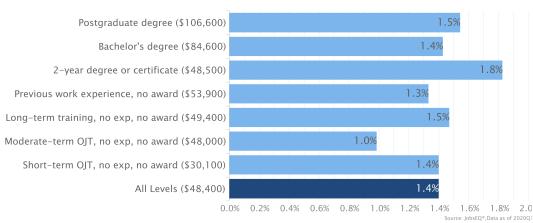


Location quotient and average wage data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics, imputed where necessary, and updated through 2019Q3 with preliminary estimates updated to 2020Q1. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.



Education Levels

Expected growth rates for occupations vary by the education and training required. While all employment in the City of Mesquite, TX is projected to grow 1.4% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 1.5% per year, those requiring a bachelor's degree are forecast to grow 1.4% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 1.8% per year.



Annual Average Projected Job Growth by Training Required for City of Mesquite, TX

Employment by occupation data are estimates are as of 2020Q1. Education levels of occupations are based on BLS assignments. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.



City of Mesquite, TX Regional Map





Region Definition

Mesquite Workforce 30-Minute Commute is defined as the following zip code tabulation areas:

ZCTA 75001	ZCTA 75180
ZCTA 75032	ZCTA 75181
ZCTA 75040	ZCTA 75182
ZCTA 75041	ZCTA 75201
ZCTA 75042	ZCTA 75202
ZCTA 75043	ZCTA 75203
ZCTA 75044 (Collin County, TX portion)	ZCTA 75204
ZCTA 75044 (Dallas County, TX portion)	ZCTA 75205
ZCTA 75048 (Collin County, TX portion)	ZCTA 75206
ZCTA 75048 (Dallas County, TX portion)	ZCTA 75207
ZCTA 75080 (Collin County, TX portion)	ZCTA 75208
ZCTA 75080 (Dallas County, TX portion)	ZCTA 75210
ZCTA 75081	ZCTA 75212
ZCTA 75082 (Collin County, TX portion)	ZCTA 75214
ZCTA 75082 (Dallas County, TX portion)	ZCTA 75215
ZCTA 75087 (Collin County, TX portion)	ZCTA 75216
ZCTA 75087 (Rockwall County, TX portion)	ZCTA 75217
ZCTA 75088 (Dallas County, TX portion)	ZCTA 75218
ZCTA 75088 (Rockwall County, TX portion)	ZCTA 75219
ZCTA 75089 (Dallas County, TX portion)	ZCTA 75223
ZCTA 75089 (Rockwall County, TX portion)	ZCTA 75224
ZCTA 75098 (Rockwall County, TX portion)	ZCTA 75225
ZCTA 75114	ZCTA 75226
ZCTA 75115	ZCTA 75227
ZCTA 75116	ZCTA 75228
ZCTA 75125 (Dallas County, TX portion)	ZCTA 75230
ZCTA 75126	ZCTA 75231
ZCTA 75132	ZCTA 75232
ZCTA 75134	ZCTA 75233
ZCTA 75137	ZCTA 75237
ZCTA 75141	ZCTA 75238
ZCTA 75146 (Dallas County, TX portion)	ZCTA 75240
ZCTA 75146 (Ellis County, TX portion)	ZCTA 75241
ZCTA 75149	ZCTA 75243
ZCTA 75150	ZCTA 75244



Mesquite Workforce 30-Minute Commute is defined as the following zip code tabulation areas:

ZCTA 75246
ZCTA 75251
ZCTA 75253
ZCTA 75254
ZCTA 75270



What is a location quotient?

A location quotient (LQ) is a measurement of concentration in comparison to the nation. An LQ of 1.00 indicates a region has the same concentration of an industry (or occupation) as the nation. An LQ of 2.00 would mean the region has twice the expected employment compared to the nation and an LQ of 0.50 would mean the region has half the expected employment in comparison to the nation.

What is separation demand?

Separation demand is the number of jobs required due to separations—labor force exits (including retirements) and turnover resulting from workers moving from one occupation into another. Note that separation demand does not include all turnover—it does not include when workers stay in the same occupation but switch employers. The total projected demand for an occupation is the sum of the separation demand and the growth demand (which is the increase or decrease of jobs in an occupation expected due to expansion or contraction of the overall number of jobs in that occupation).

What is a cluster?

A cluster is a geographic concentration of interrelated industries or occupations. If a regional cluster has a location quotient of 1.25 or greater, the region is considered to possess a competitive advantage in that cluster.

What is the difference between industry wages and occupation wages?

Industry wages and occupation wages are estimated via separate data sets, often the time periods being reported do not align, and wages are defined slightly differently in the two systems (for example, certain bonuses are included in the industry wages but not the occupation wages). It is therefore common that estimates of the average industry wages and average occupation wages in a region do not match exactly.

What is NAICS?

The North American Industry Classification System (NAICS) is used to classify business establishments according to the type of economic activity. The NAICS Code comprises six levels, from the "all industry" level to the 6-digit level. The first two digits define the top level category, known as the "sector," which is the level examined in this report.

What is SOC?

The Standard Occupational Classification system (SOC) is used to classify workers into occupational categories. All workers are classified into one of over 804 occupations according to their occupational definition. To facilitate classification, occupations are combined to form 22 major groups, 95 minor groups, and 452 occupation groups. Each occupation group includes detailed occupations requiring similar job duties, skills, education, or experience.

About This Report



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