Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval

Dec 5, 2023

BRIXMOR®

Latitude: 29.602648   Longitude: -95.21474

Beltway South Houston, TX		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	63,861	195,977	897,403
	Population Est 23Q1	64,588	196,927	897,172
	Population Est 22Q4	64,538	196,661	895,021
	Population Est 22Q3	64,582	196,658	894,775
	Population Est 22Q2	64,703	196,857	894,680
	Population Est 22Q1	64,656	196,556	894,760
	Population Est 21Q4	64,709	196,564	894,944
	Population Est 21Q3	64,769	196,690	894,124
	Population Est 21Q2	64,931	197,181	894,882
	Population Fcst	59,301	184,316	876,775
	2010 Census Population	27,747	74,312	471,762
	2000 Census Population	24,741	67,651	465,342
	1990 Census Population	24,089	59,994	409,379
	Current Year Daytime Population	53,413	182,685	931,784
	Average Seasonal Population	99	503	3,234
	Historical Annual Growth, 1990 – 2000	0.27%	1.21%	1.29%
	Historical Annual Growth, 2000 – 2010	1.15%	0.94%	0.14%
	Estimated Annual Growth, 2010 – CY	6.49%	7.59%	4.97%
	Projected Annual Growth, CY to Y5	-1.47%	-1.22%	-0.46%
	Group Qtrs Est	112	401	10,192
	Transient Est Average Last 4 Qtrs	1,322	11,561	24,810
Households	Current Year Estimated Households	21,316	65,575	312,747
	Households Est 23Q1	21,560	65,875	312,557
	Households Est 22Q4	21,545	65,784	311,796
	Households Est 22Q3	21,556	65,773	311,677
	Households Est 22Q2	21,601	65,857	311,629
	Households Est 22Q1	21,582	65,751	311,745
	Households Est 21Q4	21,601	65,761	311,819
	Households Est 21Q3	21,623	65,809	311,539
	Households Est 21Q2	21,683	65,975	311,748
	Households Fcst	19,773	61,617	306,137
	2010 Census Households	9,688	25,089	156,114
	2000 Census Households	8,493	22,557	151,737
	1990 Census Households	8,269	20,675	135,994
	Historical Annual Growth, 1990 – 2000	0.27%	0.88%	1.10%
	Historical Annual Growth, 2000 – 2010	1.32%	1.07%	0.28%
	Estimated Annual Growth, 2010 – CY	6.13%	7.52%	5.38%
	Projected Annual Growth, CY to Y5	-1.49%	-1.24%	-0.43%
	Population per Household	2.99	2.98	2.84

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Beltway South Houston, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income			
HH Income $500,000 or more	0.5%	0.7%	0.9%
HH Income $250,000 to $499,999	0.6%	0.9%	1.1%
HH Income $200,000 to $249,999	1.5%	2.1%	2.5%
HH Income $175,000 to $199,999	2.9%	3.1%	4.4%
HH Income $150,000 to $174,999	4.8%	4.6%	4.8%
HH Income $100,000 to 149,999	16.0%	16.5%	15.7%
HH Income $75,000 to 99,999	15.6%	14.6%	13.2%
HH Income $50,000 to 74,999	20.4%	18.7%	18.4%
HH Income $35,000 to 49,999	12.2%	12.9%	12.4%
HH Income $25,000 to 34,999	10.5%	9.5%	8.8%
HH Income $15,000 to 24,999	7.7%	8.7%	8.7%
HH Income $0 to 14,999	7.2%	7.7%	8.9%
Average Household Income	$76,121	$79,238	$84,204
Median Household Income	$63,433	$63,776	$64,165
Per Capita Income	$25,445	$26,574	$29,539
2000 Average HH Income	$58,658	$55,848	$52,174
2000 Median HH Income	$50,219	$45,707	$39,000
Average Disposable Income	66,255	67,644	69,600
Median Disposable Income	56,189	56,514	56,840
Discretionary HH Income Over $150,000	0.8%	1.0%	1.7%
Discretionary HH Income $125,000 to $149,999	1.6%	2.5%	3.5%
Discretionary HH Income $100,000 to $124,999	4.6%	4.8%	6.1%
Discretionary HH Income $75,000 to $99,999	8.9%	9.4%	9.8%
Discretionary HH Income $50,000 to $74,999	20.3%	19.6%	17.0%
Discretionary HH Income $25,000 to $49,999	32.7%	30.1%	28.6%
Discretionary HH Income Under $25,000	31.1%	32.5%	33.3%
Average Discretionary HH Income	45,037	45,969	47,927
Median Discretionary HH Income	38,195	38,018	38,190
Householder White – Count	4,675	16,039	99,154
Median HH Income	$70,050	$74,683	$85,650
Average HH Income	$78,702	$83,296	$93,218
Householder Black or African-American – Count	3,826	8,041	53,129
Median HH Income	$52,633	$50,289	$50,294
Average HH Income	$62,181	$61,721	$62,558
Householder Hispanic – Count	9,374	32,950	128,474
Median HH Income	$66,089	$61,142	$56,510
Average HH Income	$75,134	$71,975	$67,239
Householder Asian or Pacific Islander – Count	2,231	5,149	15,786
Median HH Income	$63,850	$74,570	$81,238
Average HH Income	$73,492	$81,290	$90,215
Householder Other or Pacific Islander – Count	1,210	3,395	16,204
Median HH Income	$71,184	$70,515	$66,293
Average HH Income	$80,427	$81,542	$79,187
Gender			
Male Population	31,056	96,181	440,723
Female Population	32,805	99,796	456,680

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Total Population by Age			
Count of Pop 0 to 4 years	4,280	13,176	57,639
Count of Pop 0 to 7 years	5,909	18,329	80,126
Count of Pop 5 - 13	7,859	24,615	108,223
Count of Pop 14 - 18	3,840	12,021	53,700
Count of Pop 19 - 22	3,891	12,103	54,470
Count of Pop 22 - 25	2,908	9,006	40,738
Count of Pop 25 - 29	4,784	14,548	62,699
Count of Pop 30 - 34	4,689	13,946	62,638
Count of Pop 35 - 39	4,488	13,250	61,471
Count of Pop 40 - 44	4,305	13,080	59,296
Count of Pop 45 - 59	11,336	35,244	161,662
Count of Pop 60 - 74	8,423	25,660	125,791
Count of Pop 75 - 84	2,429	7,266	37,187
Count of Pop 85+	631	2,062	11,890
% of Pop 0 to 4 years	6.7%	6.7%	6.4%
% of Pop 0 to 7 years	9.3%	9.4%	8.9%
% of Pop 5 - 13	12.3%	12.6%	12.1%
% of Pop 14 - 18	6.0%	6.1%	6.0%
% of Pop 19 - 22	6.1%	6.2%	6.1%
% of Pop 22 - 25	4.6%	4.6%	4.5%
% of Pop 25 - 29	7.5%	7.4%	7.0%
% of Pop 30 - 34	7.3%	7.1%	7.0%
% of Pop 35 - 39	7.0%	6.8%	6.8%
% of Pop 40 - 44	6.7%	6.7%	6.6%
% of Pop 45 - 59	17.8%	18.0%	18.0%
% of Pop 60 - 74	13.2%	13.1%	14.0%
% of Pop 75 - 84	3.8%	3.7%	4.1%
% of Pop 85+	1.0%	1.1%	1.3%
Median Age	34.7	34.5	35.7
Average Age	36.5	36.4	37.4
Male Population by Age			
% of Pop 0 to 4 years	7.0%	7.0%	6.7%
% of Pop 5 - 13	12.8%	13.0%	12.5%
% of Pop 14 - 18	6.3%	6.4%	6.2%
% of Pop 19 - 22	6.4%	6.4%	6.3%
% of Pop 22 - 25	4.8%	4.8%	4.7%
% of Pop 25 - 29	7.8%	7.6%	7.2%
% of Pop 30 - 34	7.5%	7.2%	7.0%
% of Pop 35 - 39	6.9%	6.7%	6.9%
% of Pop 40 - 44	6.7%	6.5%	6.6%
% of Pop 45 - 59	17.2%	17.7%	17.8%
% of Pop 75 - 84	3.4%	3.3%	3.6%
% of Pop 60 - 74	12.5%	12.6%	13.7%
% of Pop 85+	0.7%	0.8%	0.9%
Median Age	33.3	33.4	34.6
Average Age	35.5	35.5	36.5

Demographic Source: Synergos Technologies, Inc

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% of Pop 0 to 4 years	6.4%	6.5%	6.2%
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% of Pop 25 - 29	7.2%	7.3%	6.8%
% of Pop 30 - 34	7.2%	7.0%	6.9%
% of Pop 35 - 39	7.1%	6.8%	6.8%
% of Pop 40 - 44	6.8%	6.8%	6.7%
% of Pop 45 - 59	18.3%	18.2%	18.2%
% of Pop 60 - 74	13.8%	13.6%	14.4%
% of Pop 75 - 84	4.2%	4.1%	4.6%
% of Pop 85+	1.2%	1.3%	1.7%
Median Age	36.0	35.6	36.7
Average Age	37.4	37.2	38.2
Race			
Count of White	18,857	61,912	339,622
Count of Black or African-American	10,273	26,031	147,252
Count of Asian or Pacific Islander	7,154	17,760	53,481
Count of Other races	27,578	90,274	357,048
White	29.5%	31.6%	37.8%
Black or African American	16.1%	13.3%	16.4%
Asian	11.2%	9.1%	6.0%
Other Races	43.2%	46.1%	39.8%
Language Spoken			
Speak English at Home	46.7%	44.0%	57.3%
Speak Spanish at Home	40.0%	46.0%	36.2%
Speak French or French Creole at Home	0.6%	0.3%	0.3%
Speak German at Home	0.1%	0.1%	0.1%
Speak Other Indo-European Languages at Home	1.9%	1.5%	1.3%
Speak Russian and Other Slavic Languages at H	0.0%	0.0%	0.1%
Speak Chinese at Home	0.5%	0.3%	0.6%
Speak Korean at Home	0.2%	0.2%	0.1%
Speak Vietnamese at Home	8.4%	6.2%	2.3%
Speak Other Asian Languages at Home	0.7%	0.6%	0.6%
Speak Tagalog and Other Pacific Languages at H	0.4%	0.3%	0.4%
Speak Other Language at Home	0.7%	0.7%	0.6%
Hispanic			
Hispanic Population	35,097	114,571	442,954
Hispanic Population Percent	55.0%	58.5%	49.4%
Mexican	80.6%	79.4%	80.4%
Puerto Rican	1.7%	1.4%	1.8%
Cuban	0.8%	0.6%	0.9%
Dominican	1.5%	1.0%	0.4%
Central American	8.6%	11.4%	9.7%
South American	1.2%	1.3%	1.5%
Other Hispanic	5.7%	4.9%	5.3%
2000 Hispanic Population Percent	30%	43%	44%
1990 Hispanic Population Percent	18%	28%	32%

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Ancestry			
American (percent of total population)	1.5%	1.4%	1.9%
American	1.3%	1.2%	1.7%
Native American (ie. Indian/Eskimo)	0.1%	0.2%	0.2%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
Asian (percent of total population)	11.1%	9.0%	5.9%
Chinese	0.5%	0.5%	0.8%
Japanese	0.0%	0.0%	0.1%
Korean	0.1%	0.1%	0.1%
South Central Asian (ie. Indian)	1.7%	1.3%	1.6%
South East Asian (ie. Vietnamese)	8.2%	6.6%	2.9%
Other Asian	0.6%	0.4%	0.3%
European (percent of total population)	5.5%	6.2%	10.6%
British	1.3%	1.3%	2.2%
Dutch	0.1%	0.1%	0.2%
French	0.5%	0.4%	0.6%
German	1.4%	1.6%	2.6%
Italian	0.3%	0.3%	0.7%
Polish	0.2%	0.2%	0.3%
Scandinavian	0.2%	0.2%	0.4%
Scotch/Irish	1.2%	1.4%	2.4%
Other European (ie. Greek/Russian)	0.4%	0.6%	1.1%
Middle Eastern	0.1%	0.2%	0.4%
Other Ancestry	21.0%	19.3%	23.9%
Unclassified Ancestry	5.8%	5.5%	8.0%
Education (Age 25+)			
Adult Population (25 Years or Older)	41,083	125,056	582,633
Elementary (0 to 8)	11.5%	12.6%	11.1%
Some High School (9 to 11)	8.4%	9.9%	9.2%
High School Graduate (12)	26.9%	27.0%	25.8%
Some College (13 to 16)	24.1%	21.2%	20.4%
Associates Degree Only	9.4%	8.8%	7.9%
Bachelors Degree Only	13.3%	14.2%	16.4%
Graduate Degree	6.3%	6.3%	9.2%
% College (4+)	19.6%	20.5%	25.6%
Household Type			
Total Households – count	21,316	65,575	312,747
One Person HHs – count	4,604	14,392	75,451
Family HHs – count	15,554	48,374	222,189
Married Couple – count	10,295	32,211	151,329
w/own children – count	4,798	14,964	69,922
w/out own children – count	5,497	17,247	81,406
Male Householder – count	1,628	5,543	20,315
Female Householder – count	3,631	10,620	50,545
Non-Family Households – count	1,158	2,808	15,107
1 Person Household	21.6%	21.9%	24.1%
2 Person Household	26.5%	26.2%	27.5%
3 Person Household	18.0%	17.4%	17.3%
4 Person Household	17.0%	16.9%	15.7%
5 Person Household	9.8%	9.9%	8.8%
6 Person Household	4.1%	4.4%	4.0%
7+ Person Household	3.0%	3.1%	2.7%
% Households With Children	34.8%	36.8%	33.9%

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Beltway South Houston, TX		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Housing	Total Housing Units	22,715	71,051	339,128
	Owner Occupied Percent	54.6%	52.4%	52.7%
	Renter Occupied Percent	39.2%	39.8%	39.5%
	Vacant Housing Percent	6.2%	7.7%	7.8%
	Total Housing Units (Census 2000)	8,765	23,543	161,995
	For Rent (Census 2000)	54%	56%	48%
	For Sale (Census 2000)	29%	20%	14%
	Rented or Sold, (Census 2000)	3%	6%	11%
	Seasonal (Census 2014)	0%	3%	3%
	Other (Census 2000)	8%	10%	20%
Homes Built By Year	Homes Built 1990 to 2000	7%	12%	12%
	Homes Built 1980 to 1989	21%	21%	14%
	Homes Built 1970 to 1979	46%	36%	24%
	Homes Built 1960 to 1969	22%	18%	19%
	Homes Built 1950 to 1959	3%	8%	18%
	Homes Built 1940 to 1949	0%	3%	9%
	Homes Built Before 1939	0%	1%	5%
Units in Structure	1 Unit	71%	63%	68%
	2 - 9 Units	5%	7%	9%
	Greater than 10 Units	23%	25%	20%
	Mobilie Trailer	0%	5%	3%
	Other Units	0%	0%	0%
Home Value (Owner Occupied)	Property Value $1,000,000 or more	0.5%	0.5%	0.5%
	Property Value $750,000 to $999,999	0.1%	0.5%	1.2%
	Property Value $500,000 to $749,999	1.3%	3.1%	5.3%
	Property Value $400,000 to $499,999	1.7%	5.8%	8.3%
	Property Value $300,000, to $399,999	10.0%	15.7%	17.0%
	Property Value $200,000 to $299,999	46.2%	36.1%	28.2%
	Property Value $150,000 to $199,999	23.3%	18.4%	14.4%
	Property Value $100,000 to $149,999	12.3%	11.4%	12.7%
	Property Value $60,000 to $99,999	2.1%	3.9%	7.2%
	Property Value $40,000 to $59,999	0.4%	1.0%	1.5%
	Property Value $0 to $39,999	2.1%	3.6%	3.5%
	Median Home Value	$216,138	$227,602	$234,068
	Median Rent	$670	$612	$524
Wealth per Household	$0 and under - percent	19.1%	19.1%	18.8%
	$1 to $4999 - percent	9.9%	10.0%	9.7%
	$5k to $9999 - percent	5.1%	5.1%	5.0%
	$10k to $24999 - percent	6.8%	6.8%	6.7%
	$25k to $49999 - percent	7.0%	7.0%	6.9%
	$50k to $99999 - percent	10.3%	10.3%	10.2%
	$100k to $249999 - percent	17.3%	17.2%	17.4%
	$250k to $499999 - percent	12.0%	11.9%	12.2%
	$500k+ - percent	12.5%	12.5%	13.1%
	Median HH Wealth	$60,326	$59,549	$63,872
	Avg HH Wealth	$212,736	$212,378	$219,024

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Economic Viability			
Economic Viability Local	225	230	223
Economic Viability Indexed	225	230	223
Occupation (Employed Civilians Age 16+)			
Employed Civilian Pop 16+ by Occupation	32,162	98,132	442,764
Managerial/Executive	11.4%	10.7%	12.9%
Professional Specialty	18.4%	17.8%	21.8%
Healthcare Support	2.2%	2.4%	2.6%
Sales	9.1%	10.1%	9.5%
Office & Administrative Support	11.2%	10.4%	10.4%
Protective Service	2.3%	2.1%	2.0%
Food Preperation	5.3%	6.4%	5.2%
Building Maintenance & Cleaning	5.0%	4.3%	4.0%
Personal Care	5.0%	3.7%	2.5%
Farming, Fishing, & Forestry	0.0%	0.1%	0.1%
Construction	11.8%	14.8%	13.5%
Production & Transportation	18.4%	17.1%	15.4%
Percent White Collar Workers	52.2%	51.5%	57.3%
Percent Blue Collar Workers	47.8%	48.5%	42.7%
Employment by Industry (Employed Civilians Age 16+)			
Agriculture/Mining/Construction	11.1%	14.3%	13.4%
Manufacturing	13.4%	11.6%	10.8%
Transportation	7.3%	6.7%	6.4%
Information	1.2%	0.9%	1.0%
Wholesale/Retail	12.8%	14.1%	12.9%
Finance, Insurance, Real Estate	4.2%	4.4%	5.0%
Professional Services	5.5%	5.2%	6.0%
Management Services	0.1%	0.1%	0.1%
Administrative/Waste Services	5.9%	5.0%	4.7%
Educational Services	18.4%	17.2%	21.9%
Entertainment Services	8.9%	10.3%	8.9%
Other Professional Services	7.2%	6.7%	5.3%
Public Administration	4.2%	3.4%	3.5%
Transportation To Work			
Drive to Work Alone	79.0%	77.6%	75.2%
Drive to Work Carpool	15.5%	16.5%	16.6%
Travel to Work by Public Transportation	2.5%	2.2%	3.3%
Drive to Work on Motorcycle	0.2%	0.2%	0.2%
Drive to Work on Bicycle	0.0%	0.1%	0.3%
Walked to Work	0.8%	1.4%	1.8%
Other Means	0.3%	0.7%	1.2%
Work at Home	1.6%	1.2%	1.5%

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Travel to Work in Less than 5 Minutes	1.3%	1.8%	1.9%
Travel to Work in 5 to 9 Minutes	6.6%	7.2%	7.6%
Travel to Work in 10 to 14 Minutes	10.3%	12.6%	13.1%
Travel to Work in 15 to 19 Minutes	14.0%	15.3%	15.8%
Travel to Work in 20 to 29 Minutes	23.9%	21.5%	20.8%
Travel to Work in 30 to 44 Minutes	26.5%	25.0%	24.3%
Travel to Work in 45 to 59 Minutes	11.1%	10.4%	9.3%
Travel to Work in 60 Minutes or more	6.3%	6.2%	7.4%
Average Travel Time to Work	28	26	27
Vehicles per HH No Vehicles	3.9%	4.5%	6.4%
1 Vehicle	32.4%	31.2%	31.8%
2 Vehicles	38.9%	39.2%	38.8%
3 or more vehicles	24.8%	25.1%	23.0%
Average Number of Vehicles	1.94	1.95	1.88
Change Births (last 12 months)	903	2,745	11,940
Deaths (last 12 months)	488	1,508	7,562
Migration (last 12 months)	-1,255	-2,087	-1,484
Workplace Workplace Establishments	1,401	4,477	19,611
Workplace Employees (FTE)	18,601	67,556	305,574

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