Extended Demographic Report - PopStats

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

Dec 5, 2023

BRIXMOR®

Crossroads Centre - Pasadena Pasadena, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population			
Current Year Estimated Population	36,912	138,490	562,147
Population Est 23Q1	36,929	138,395	562,932
Population Est 22Q4	36,825	138,119	562,369
Population Est 22Q3	36,819	137,718	561,475
Population Est 22Q2	36,805	137,806	561,835
Population Est 22Q1	36,748	137,996	562,514
Population Est 21Q4	36,809	138,213	562,987
Population Est 21Q3	36,865	138,134	563,586
Population Est 21Q2	37,038	138,472	564,750
Population Fcst	35,763	132,519	532,126
2010 Census Population	33,318	110,714	340,987
2000 Census Population	32,056	103,672	328,384
1990 Census Population	27,399	91,536	279,229
Current Year Daytime Population	76,593	178,580	575,049
Average Seasonal Population	83	305	1,816
Historical Annual Growth, 1990 – 2000	1.58%	1.25%	1.63%
Historical Annual Growth, 2000 – 2010	0.39%	0.66%	0.38%
Estimated Annual Growth, 2010 – CY	0.78%	1.70%	3.85%
Projected Annual Growth, CY to Y5	-0.63%	-0.88%	-1.09%
Group Qtrs Est	533	980	1,789
Transient Est Average Last 4 Qtrs	299	1,351	20,411
Households			
Current Year Estimated Households	13,073	48,383	187,992
Households Est 23Q1	13,075	48,332	188,205
Households Est 22Q4	13,035	48,227	188,001
Households Est 22Q3	13,035	48,087	187,686
Households Est 22Q2	13,025	48,110	187,830
Households Est 22Q1	13,002	48,175	188,056
Households Est 21Q4	13,023	48,252	188,221
Households Est 21Q3	13,046	48,227	188,452
Households Est 21Q2	13,105	48,343	188,814
Households Fcst	12,672	46,368	178,111
2010 Census Households	11,619	38,191	110,765
2000 Census Households	10,947	35,889	107,494
1990 Census Households	9,261	31,223	95,171
Historical Annual Growth, 1990 – 2000	1.69%	1.40%	1.22%
Historical Annual Growth, 2000 – 2010	0.60%	0.62%	0.30%
Estimated Annual Growth, 2010 – CY	0.89%	1.80%	4.07%
Projected Annual Growth, CY to Y5	-0.62%	-0.85%	-1.07%
Population per Household	2.78	2.84	2.98

Demographic Source: Synergos Technologies, Inc

Crossroads Centre - Pasadena Pasadena, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income			
HH Income $500,000 or more	0.8%	0.7%	0.7%
HH Income $250,000 to $499,999	0.9%	0.8%	0.8%
HH Income $200,000 to $249,999	2.1%	1.8%	1.8%
HH Income $175,000 to $199,999	4.0%	4.1%	3.9%
HH Income $150,000 to $174,999	6.0%	5.2%	4.4%
HH Income $100,000 to 149,999	17.6%	17.6%	15.8%
HH Income $75,000 to 99,999	13.8%	14.4%	13.8%
HH Income $50,000 to 74,999	20.5%	19.2%	19.3%
HH Income $35,000 to 49,999	12.6%	13.2%	13.0%
HH Income $25,000 to 34,999	7.3%	7.9%	9.6%
HH Income $15,000 to 24,999	6.5%	8.2%	8.8%
HH Income $0 to 14,999	7.9%	7.0%	8.2%
Average Household Income	$86,696	$84,496	$81,422
Median Household Income	$68,997	$67,547	$62,633
Per Capita Income	$31,088	$29,711	$27,310
2000 Average HH Income	$56,289	$57,752	$57,617
2000 Median HH Income	$48,570	$49,260	$45,738
Average Disposable Income	71,749	70,037	66,715
Median Disposable Income	61,083	59,635	55,550
Discretionary HH Income Over $150,000	1.8%	1.0%	1.3%
Discretionary HH Income $125,000 to $149,999	2.5%	2.7%	2.6%
Discretionary HH Income $100,000 to $124,999	7.0%	6.4%	5.3%
Discretionary HH Income $75,000 to $99,999	11.2%	11.1%	9.1%
Discretionary HH Income $50,000 to $74,999	19.0%	19.1%	17.7%
Discretionary HH Income $25,000 to $49,999	31.4%	31.2%	30.1%
Discretionary HH Income Under $25,000	27.1%	28.5%	33.9%
Average Discretionary HH Income	50,759	49,107	45,680
Median Discretionary HH Income	42,171	41,008	36,729
Householder White – Count	6,928	22,338	57,956
Median HH Income	$69,021	$71,703	$74,727
Average HH Income	$80,637	$83,382	$85,137
Householder Black or African-American – Count	409	1,470	17,007
Median HH Income	$56,927	$53,247	$48,532
Average HH Income	$67,370	$62,986	$61,555
Householder Hispanic – Count	4,560	20,377	94,042
Median HH Income	$70,054	$64,937	$58,541
Average HH Income	$79,222	$72,595	$67,695
Householder Asian or Pacific Islander – Count	282	1,001	8,698
Median HH Income	$78,511	$83,366	$76,480
Average HH Income	$78,076	$84,153	$85,142
Householder Other or Pacific Islander – Count	894	3,197	10,290
Median HH Income	$71,911	$69,516	$65,488
Average HH Income	$78,093	$76,438	$75,717
Gender			
Male Population	18,237	67,961	278,324
Female Population	18,676	70,528	283,824

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Crossroads Centre - Pasadena Pasadena, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Total Population by Age			
Count of Pop 0 to 4 years	2,270	8,648	36,852
Count of Pop 0 to 7 years	3,131	11,869	51,451
Count of Pop 5 - 13	4,287	16,507	70,520
Count of Pop 14 - 18	2,147	8,386	34,974
Count of Pop 19 - 22	2,160	8,344	34,988
Count of Pop 22 - 25	1,596	6,110	25,838
Count of Pop 25 - 29	2,482	9,567	40,561
Count of Pop 30 - 34	2,523	9,390	38,846
Count of Pop 35 - 39	2,492	9,125	37,183
Count of Pop 40 - 44	2,334	8,844	36,307
Count of Pop 45 - 59	6,580	24,762	101,054
Count of Pop 60 - 74	5,765	20,689	77,360
Count of Pop 75 - 84	1,693	6,117	21,402
Count of Pop 85+	583	1,999	6,262
% of Pop 0 to 4 years	6.1%	6.2%	6.6%
% of Pop 0 to 7 years	8.5%	8.6%	9.2%
% of Pop 5 - 13	11.6%	11.9%	12.5%
% of Pop 14 - 18	5.8%	6.1%	6.2%
% of Pop 19 - 22	5.9%	6.0%	6.2%
% of Pop 22 - 25	4.3%	4.4%	4.6%
% of Pop 25 - 29	6.7%	6.9%	7.2%
% of Pop 30 - 34	6.8%	6.8%	6.9%
% of Pop 35 - 39	6.8%	6.6%	6.6%
% of Pop 40 - 44	6.3%	6.4%	6.5%
% of Pop 45 - 59	17.8%	17.9%	18.0%
% of Pop 60 - 74	15.6%	14.9%	13.8%
% of Pop 75 - 84	4.6%	4.4%	3.8%
% of Pop 85+	1.6%	1.4%	1.1%
Median Age	37.0	36.3	34.8
Average Age	38.5	37.9	36.7
Male Population by Age			
% of Pop 0 to 4 years	6.4%	6.5%	6.7%
% of Pop 5 - 13	12.1%	12.3%	12.9%
% of Pop 14 - 18	6.1%	6.3%	6.5%
% of Pop 19 - 22	6.2%	6.3%	6.5%
% of Pop 22 - 25	4.6%	4.6%	4.8%
% of Pop 25 - 29	7.0%	7.2%	7.4%
% of Pop 30 - 34	7.0%	6.9%	7.0%
% of Pop 35 - 39	6.9%	6.6%	6.6%
% of Pop 40 - 44	6.2%	6.3%	6.3%
% of Pop 45 - 59	17.6%	17.8%	17.7%
% of Pop 75 - 84	4.0%	3.9%	3.4%
% of Pop 60 - 74	15.0%	14.4%	13.4%
% of Pop 85+	1.0%	1.0%	0.8%
Median Age	35.5	34.9	33.8
Average Age	37.3	36.9	35.9

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Crossroads Centre - Pasadena Pasadena, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
% of Pop 0 to 4 years	6.0%	6.0%	6.4%
% of Pop 5 - 13	11.1%	11.6%	12.2%
% of Pop 14 - 18	5.5%	5.8%	6.0%
% of Pop 19 - 22	5.5%	5.8%	6.0%
% of Pop 22 - 25	4.1%	4.2%	4.4%
% of Pop 25 - 29	6.5%	6.6%	7.1%
% of Pop 30 - 34	6.6%	6.6%	6.8%
% of Pop 35 - 39	6.6%	6.5%	6.6%
% of Pop 40 - 44	6.5%	6.5%	6.6%
% of Pop 45 - 59	18.0%	18.0%	18.2%
% of Pop 60 - 74	16.2%	15.5%	14.2%
% of Pop 75 - 84	5.2%	4.9%	4.2%
% of Pop 85+	2.2%	1.9%	1.4%
Median Age	38.5	37.6	35.9
Average Age	39.6	38.9	37.5
Race			
Count of White	21,457	73,394	217,801
Count of Black or African-American	1,273	5,172	52,335
Count of Asian or Pacific Islander	942	3,440	28,800
Count of Other races	13,241	56,483	263,210
White	58.1%	53.0%	38.7%
Black or African American	3.4%	3.7%	9.3%
Asian	2.6%	2.5%	5.1%
Other Races	35.9%	40.8%	46.8%
Language Spoken			
Speak English at Home	74.8%	68.9%	50.2%
Speak Spanish at Home	22.9%	28.8%	44.2%
Speak French or French Creole at Home	0.0%	0.0%	0.2%
Speak German at Home	0.2%	0.1%	0.1%
Speak Other Indo-European Languages at Home	0.1%	0.4%	1.1%
Speak Russian and Other Slavic Languages at H	0.0%	0.0%	0.0%
Speak Chinese at Home	0.0%	0.1%	0.4%
Speak Korean at Home	0.0%	0.0%	0.1%
Speak Vietnamese at Home	0.7%	0.6%	2.5%
Speak Other Asian Languages at Home	0.8%	0.5%	0.5%
Speak Tagalog and Other Pacific Languages at H	0.0%	0.1%	0.2%
Speak Other Language at Home	0.6%	0.4%	0.5%
Hispanic			
Hispanic Population	17,335	73,178	335,419
Hispanic Population Percent	47.0%	52.8%	59.7%
Mexican	83.1%	83.2%	82.4%
Puerto Rican	1.9%	1.9%	1.2%
Cuban	0.5%	0.7%	0.9%
Dominican	0.0%	0.2%	0.4%
Central American	6.0%	6.8%	9.1%
South American	2.7%	2.0%	1.3%
Other Hispanic	5.8%	5.2%	4.8%
2000 Hispanic Population Percent	26%	29%	41%
1990 Hispanic Population Percent	15%	17%	26%

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Crossroads Centre - Pasadena Pasadena, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Ancestry			
American (percent of total population)	3.9%	3.5%	2.0%
American	3.6%	3.2%	1.8%
Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.2%
Hawaiian/Pacific Islander	0.0%	0.1%	0.0%
Asian (percent of total population)	2.4%	2.4%	5.0%
Chinese	0.2%	0.2%	0.6%
Japanese	0.0%	0.0%	0.1%
Korean	0.2%	0.1%	0.1%
South Central Asian (ie. Indian)	0.9%	0.7%	1.1%
South East Asian (ie. Vietnamese)	1.1%	1.2%	2.9%
Other Asian	0.1%	0.2%	0.2%
European (percent of total population)	13.9%	12.3%	8.4%
British	3.2%	2.6%	1.8%
Dutch	0.4%	0.3%	0.2%
French	0.9%	0.8%	0.5%
German	3.6%	3.3%	2.1%
Italian	0.8%	0.6%	0.5%
Polish	0.4%	0.4%	0.3%
Scandinavian	0.3%	0.3%	0.3%
Scotch/Irish	3.3%	2.9%	2.0%
Other European (ie. Greek/Russian)	1.0%	1.1%	0.8%
Middle Eastern	0.1%	0.2%	0.2%
Other Ancestry	21.2%	19.0%	18.4%
Unclassified Ancestry	11.5%	9.8%	6.3%
Education (Age 25+)			
Adult Population (25 Years or Older)	24,452	90,494	358,975
Elementary (0 to 8)	8.8%	9.2%	13.1%
Some High School (9 to 11)	7.6%	8.5%	10.7%
High School Graduate (12)	31.3%	32.0%	28.2%
Some College (13 to 16)	26.4%	23.3%	20.8%
Associates Degree Only	9.7%	8.6%	7.9%
Bachelors Degree Only	10.8%	12.4%	12.9%
Graduate Degree	5.5%	6.0%	6.4%
% College (4+)	16.2%	18.4%	19.3%
Household Type			
Total Households – count	13,073	48,383	187,992
One Person HHs – count	2,922	10,948	39,976
Family HHs – count	9,484	35,300	139,789
Married Couple – count	6,582	24,946	95,475
w/own children – count	2,992	10,850	44,227
w/out own children – count	3,590	14,096	51,248
Male Householder – count	846	3,148	13,542
Female Householder – count	2,056	7,206	30,773
Non-Family Households – count	666	2,135	8,227
1 Person Household	22.4%	22.6%	21.3%
2 Person Household	29.8%	28.4%	26.8%
3 Person Household	18.2%	17.3%	17.6%
4 Person Household	15.2%	16.0%	16.5%
5 Person Household	8.6%	9.3%	10.0%
6 Person Household	3.6%	3.8%	4.6%
7+ Person Household	2.4%	2.4%	3.1%
% Households With Children	33.9%	33.2%	36.5%

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Crossroads Centre - Pasadena Pasadena, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Housing			
Total Housing Units	13,997	51,301	202,967
Owner Occupied Percent	58.0%	58.9%	54.1%
Renter Occupied Percent	35.4%	35.4%	38.6%
Vacant Housing Percent	6.6%	5.7%	7.4%
Total Housing Units (Census 2000)	11,530	37,691	113,412
For Rent (Census 2000)	62%	67%	56%
For Sale (Census 2000)	17%	14%	18%
Rented or Sold, (Census 2000)	7%	6%	10%
Seasonal (Census 2014)	3%	3%	3%
Other (Census 2000)	7%	6%	9%
Homes Built By Year			
Homes Built 1990 to 2000	18%	14%	13%
Homes Built 1980 to 1989	19%	20%	18%
Homes Built 1970 to 1979	36%	33%	28%
Homes Built 1960 to 1969	17%	19%	19%
Homes Built 1950 to 1959	7%	11%	15%
Homes Built 1940 to 1949	2%	2%	5%
Homes Built Before 1939	1%	1%	1%
Units in Structure			
1 Unit	63%	66%	68%
2 - 9 Units	7%	7%	6%
Greater than 10 Units	21%	20%	20%
Mobilie Trailer	9%	6%	5%
Other Units	0%	0%	0%
Home Value (Owner Occupied)			
Property Value $1,000,000 or more	0.2%	0.3%	0.4%
Property Value $750,000 to $999,999	0.2%	0.3%	0.9%
Property Value $500,000 to $749,999	2.0%	2.5%	3.3%
Property Value $400,000 to $499,999	6.0%	6.6%	5.5%
Property Value $300,000, to $399,999	16.3%	13.8%	13.3%
Property Value $200,000 to $299,999	34.5%	32.0%	30.6%
Property Value $150,000 to $199,999	18.3%	19.7%	18.8%
Property Value $100,000 to $149,999	9.3%	13.1%	15.1%
Property Value $60,000 to $99,999	3.7%	4.2%	6.0%
Property Value $40,000 to $59,999	2.1%	1.4%	1.5%
Property Value $0 to $39,999	7.2%	5.9%	4.4%
Median Home Value	$224,272	$214,442	$210,715
Median Rent	$584	$588	$560
Wealth per Household			
$0 and under - percent	18.5%	18.4%	19.0%
$1 to $4999 - percent	9.5%	9.5%	9.9%
$5k to $9999 - percent	4.9%	4.9%	5.1%
$10k to $24999 - percent	6.7%	6.6%	6.8%
$25k to $49999 - percent	7.0%	7.0%	7.0%
$50k to $99999 - percent	10.3%	10.4%	10.3%
$100k to $249999 - percent	17.7%	17.7%	17.3%
$250k to $499999 - percent	12.4%	12.4%	12.0%
$500k+ - percent	13.0%	13.1%	12.6%
Median HH Wealth	$66,472	$67,288	$60,995
Avg HH Wealth	$219,712	$220,784	$213,749

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Economic Viability			
Economic Viability Local	234	229	231
Economic Viability Indexed	234	229	231
Occupation (Employed Civilians Age 16+)			
Employed Civilian Pop 16+ by Occupation	18,391	68,025	274,501
Managerial/Executive	14.2%	11.6%	10.6%
Professional Specialty	16.1%	19.0%	17.2%
Healthcare Support	1.4%	2.4%	2.7%
Sales	10.4%	10.4%	9.9%
Office & Administrative Support	11.9%	11.6%	11.0%
Protective Service	1.6%	1.4%	1.7%
Food Preperation	5.1%	5.4%	5.5%
Building Maintenance & Cleaning	3.8%	3.5%	4.3%
Personal Care	1.7%	1.8%	2.6%
Farming, Fishing, & Forestry	0.0%	0.1%	0.1%
Construction	16.1%	15.8%	16.5%
Production & Transportation	17.6%	16.9%	17.9%
Percent White Collar Workers	54.0%	55.1%	51.4%
Percent Blue Collar Workers	46.0%	44.9%	48.6%
Employment by Industry (Employed Civilians Age 16+)			
Agriculture/Mining/Construction	16.5%	14.9%	15.5%
Manufacturing	12.4%	12.0%	12.1%
Transportation	6.9%	6.8%	7.2%
Information	0.6%	0.9%	1.0%
Wholesale/Retail	14.3%	13.9%	14.0%
Finance, Insurance, Real Estate	5.2%	4.5%	4.2%
Professional Services	5.7%	5.5%	5.1%
Management Services	0.0%	0.1%	0.1%
Administrative/Waste Services	4.9%	4.9%	4.9%
Educational Services	16.6%	19.4%	17.8%
Entertainment Services	8.4%	8.9%	8.9%
Other Professional Services	6.3%	5.8%	6.1%
Public Administration	2.3%	2.4%	2.9%
Transportation To Work			
Drive to Work Alone	83.4%	84.5%	79.5%
Drive to Work Carpool	12.6%	11.9%	15.0%
Travel to Work by Public Transportation	0.6%	0.5%	1.4%
Drive to Work on Motorcycle	0.2%	0.3%	0.2%
Drive to Work on Bicycle	0.2%	0.1%	0.2%
Walked to Work	1.3%	1.0%	1.4%
Other Means	0.5%	0.6%	0.9%
Work at Home	1.2%	1.2%	1.4%

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Crossroads Centre - Pasadena Pasadena, TX		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	Travel to Work in Less than 5 Minutes	2.4%	2.0%	1.9%
	Travel to Work in 5 to 9 Minutes	9.3%	9.5%	8.5%
	Travel to Work in 10 to 14 Minutes	13.7%	15.1%	13.7%
	Travel to Work in 15 to 19 Minutes	19.0%	17.7%	16.2%
	Travel to Work in 20 to 29 Minutes	22.8%	21.0%	20.9%
	Travel to Work in 30 to 44 Minutes	19.4%	21.0%	23.4%
	Travel to Work in 45 to 59 Minutes	8.6%	9.0%	9.1%
	Travel to Work in 60 Minutes or more	4.8%	4.7%	6.2%
	Average Travel Time to Work	24	24	25
Vehicles per HH	No Vehicles	4.8%	4.9%	5.1%
	1 Vehicle	29.9%	28.6%	30.2%
	2 Vehicles	41.5%	41.4%	38.7%
	3 or more vehicles	23.8%	25.1%	26.0%
	Average Number of Vehicles	1.96	1.98	1.97
Change	Births (last 12 months)	476	1,828	7,692
	Deaths (last 12 months)	330	1,217	4,472
	Migration (last 12 months)	-22	119	-2,786
Work place	Workplace Establishments	953	2,942	11,546
	Workplace Employees (FTE)	19,939	57,998	200,878

Demographic Source: Synergos Technologies, Inc