Extended Demographic Report - PopStats

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

Jul 8, 2024

BRIXMOR

Northshore East Houston, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population			
Current Year Estimated Population	60,234	171,995	1,070,735
Population Est 23Q1	60,259	172,010	1,069,302
Population Est 22Q4	60,045	171,708	1,066,425
Population Est 22Q3	60,012	171,502	1,066,023
Population Est 22Q2	59,974	171,464	1,062,413
Population Est 22Q1	60,286	171,498	1,058,747
Population Est 21Q4	60,400	171,694	1,057,523
Population Est 21Q3	60,439	171,606	1,056,157
Population Est 21Q2	61,211	173,233	1,057,283
Population Fcst	57,415	170,409	1,098,712
2010 Census Population	36,980	87,357	599,142
2000 Census Population	36,499	89,206	615,355
1990 Census Population	32,774	81,691	571,921
Current Year Daytime Population	57,497	162,737	1,270,366
Average Seasonal Population	177	605	6,824
Historical Annual Growth, 1990 – 2000	1.08%	0.88%	0.73%
Historical Annual Growth, 2000 – 2010	0.13%	-0.21%	-0.27%
Estimated Annual Growth, 2010 – CY	3.75%	5.25%	4.48%
Projected Annual Growth, CY to Y5	-0.95%	-0.19%	0.52%
Group Qtrs Est	73	598	26,849
Transient Est Average Last 4 Qtrs	1,842	4,813	39,746
Households			
Current Year Estimated Households	18,871	53,705	387,710
Households Est 23Q1	18,877	53,706	387,067
Households Est 22Q4	18,806	53,604	385,758
Households Est 22Q3	18,794	53,539	385,456
Households Est 22Q2	18,790	53,531	383,847
Households Est 22Q1	18,888	53,543	381,896
Households Est 21Q4	18,929	53,609	381,136
Households Est 21Q3	18,937	53,573	380,439
Households Est 21Q2	19,188	54,084	380,665
Households Fcst	18,023	53,222	405,737
2010 Census Households	10,788	26,193	196,913
2000 Census Households	11,411	27,339	198,792
1990 Census Households	11,086	26,399	188,548
Historical Annual Growth, 1990 – 2000	0.29%	0.35%	0.53%
Historical Annual Growth, 2000 – 2010	-0.56%	-0.43%	-0.09%
Estimated Annual Growth, 2010 – CY	4.31%	5.57%	5.25%
Projected Annual Growth, CY to Y5	-0.91%	-0.18%	0.91%
Population per Household	3.19	3.19	2.69

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

Extended Demographic Report - PopStats

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

Jul 8, 2024

BRIXMOR

Latitude: 29.771519   Longitude: -95.184816

Northshore East Houston, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income			
HH Income $500,000 or more	0.2%	0.2%	1.2%
HH Income $250,000 to $499,999	0.2%	0.3%	1.5%
HH Income $200,000 to $249,999	0.5%	0.7%	3.5%
HH Income $175,000 to $199,999	1.3%	1.8%	4.2%
HH Income $150,000 to $174,999	2.1%	2.9%	4.1%
HH Income $100,000 to 149,999	9.0%	11.6%	13.2%
HH Income $75,000 to 99,999	9.9%	12.1%	11.7%
HH Income $50,000 to 74,999	22.0%	21.3%	17.2%
HH Income $35,000 to 49,999	16.1%	14.8%	12.5%
HH Income $25,000 to 34,999	14.0%	13.3%	9.5%
HH Income $15,000 to 24,999	13.1%	10.5%	9.6%
HH Income $0 to 14,999	11.7%	10.4%	11.6%
Average Household Income	$56,917	$63,463	$87,640
Median Household Income	$44,882	$50,966	$58,975
Per Capita Income	$17,853	$19,879	$32,303
2000 Average HH Income	$44,987	$44,824	$42,781
2000 Median HH Income	$36,923	$36,252	$31,908
Average Disposable Income	49,026	54,473	68,321
Median Disposable Income	40,935	45,765	52,498
Discretionary HH Income Over $150,000	0.0%	0.1%	3.5%
Discretionary HH Income $125,000 to $149,999	0.4%	0.7%	4.3%
Discretionary HH Income $100,000 to $124,999	1.9%	2.6%	5.0%
Discretionary HH Income $75,000 to $99,999	3.9%	5.7%	7.8%
Discretionary HH Income $50,000 to $74,999	10.3%	14.1%	14.2%
Discretionary HH Income $25,000 to $49,999	31.1%	32.4%	26.7%
Discretionary HH Income Under $25,000	52.5%	44.5%	38.5%
Average Discretionary HH Income	29,611	34,818	46,954
Median Discretionary HH Income	23,503	28,321	34,128
Householder White – Count	2,568	6,723	107,982
Median HH Income	$48,088	$53,114	$94,190
Average HH Income	$56,788	$60,829	$101,560
Householder Black or African-American – Count	2,725	9,806	69,095
Median HH Income	$37,350	$42,469	$37,975
Average HH Income	$46,381	$55,473	$51,605
Householder Hispanic – Count	12,598	33,940	178,513
Median HH Income	$46,101	$52,493	$52,395
Average HH Income	$55,107	$61,372	$63,271
Householder Asian or Pacific Islander – Count	188	640	11,587
Median HH Income	$70,023	$62,496	$108,899
Average HH Income	$77,117	$82,382	$111,258
Householder Other or Pacific Islander – Count	792	2,595	20,533
Median HH Income	$50,814	$55,814	$61,966
Average HH Income	$58,123	$65,244	$74,204
Gender			
Male Population	30,171	85,785	541,549
Female Population	30,063	86,210	529,186

Extended Demographic Report - PopStats

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

BRIXMOR

Jul 8, 2024

Latitude: 29.771519   Longitude: -95.184816

Northshore East Houston, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Count of Pop 0 to 4 years	4,250	11,830	71,988
Count of Pop 0 to 7 years	6,182	16,847	97,463
Count of Pop 5 - 13	8,530	23,274	123,194
Count of Pop 14 - 18	4,087	11,393	59,630
Count of Pop 19 - 22	4,045	11,246	62,139
Count of Pop 22 - 25	2,974	8,221	47,676
Count of Pop 25 - 29	4,522	12,663	83,122
Count of Pop 30 - 34	4,185	12,065	91,116
Count of Pop 35 - 39	4,039	11,671	84,726
Count of Pop 40 - 44	4,004	11,351	73,784
Count of Pop 45 - 59	10,520	30,011	183,837
Count of Pop 60 - 74	6,914	21,419	140,071
Count of Pop 75 - 84	1,679	5,284	37,732
Count of Pop 85+	486	1,569	11,720
% of Pop 0 to 4 years	7.1%	6.9%	6.7%
% of Pop 0 to 7 years	10.3%	9.8%	9.1%
% of Pop 5 - 13	14.2%	13.5%	11.5%
% of Pop 14 - 18	6.8%	6.6%	5.6%
% of Pop 19 - 22	6.7%	6.5%	5.8%
% of Pop 22 - 25	4.9%	4.8%	4.5%
% of Pop 25 - 29	7.5%	7.4%	7.8%
% of Pop 30 - 34	6.9%	7.0%	8.5%
% of Pop 35 - 39	6.7%	6.8%	7.9%
% of Pop 40 - 44	6.6%	6.6%	6.9%
% of Pop 45 - 59	17.5%	17.4%	17.2%
% of Pop 60 - 74	11.5%	12.5%	13.1%
% of Pop 75 - 84	2.8%	3.1%	3.5%
% of Pop 85+	0.8%	0.9%	1.1%
Median Age	32.0	33.1	34.8
Average Age	34.5	35.3	36.6
% of Pop 0 to 4 years	7.2%	7.1%	6.8%
% of Pop 5 - 13	14.2%	13.8%	11.6%
% of Pop 14 - 18	6.8%	6.8%	5.6%
% of Pop 19 - 22	6.8%	6.7%	5.8%
% of Pop 22 - 25	5.0%	4.9%	4.5%
% of Pop 25 - 29	7.5%	7.4%	7.8%
% of Pop 30 - 34	7.1%	7.1%	8.6%
% of Pop 35 - 39	6.7%	6.8%	8.1%
% of Pop 40 - 44	6.6%	6.5%	7.1%
% of Pop 45 - 59	17.5%	17.4%	17.4%
% of Pop 75 - 84	2.4%	2.7%	3.1%
% of Pop 60 - 74	11.4%	12.1%	12.9%
% of Pop 85+	0.6%	0.6%	0.8%
Median Age	31.6	32.3	34.6
Average Age	34.0	34.6	36.2

Left side labels: Total Population by Age (upper section), Male Population by Age (lower section)

Demographic Source: Synergos Technologies, Inc

Extended Demographic Report - PopStats

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

Jul 8, 2024

BRIXMOR

Northshore East Houston, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
% of Pop 0 to 4 years	6.9%	6.7%	6.7%
% of Pop 5 - 13	14.1%	13.2%	11.4%
% of Pop 14 - 18	6.7%	6.4%	5.6%
% of Pop 19 - 22	6.6%	6.3%	5.8%
% of Pop 22 - 25	4.8%	4.7%	4.4%
% of Pop 25 - 29	7.5%	7.3%	7.7%
% of Pop 30 - 34	6.8%	7.0%	8.4%
% of Pop 35 - 39	6.7%	6.7%	7.7%
% of Pop 40 - 44	6.7%	6.7%	6.7%
% of Pop 45 - 59	17.4%	17.5%	17.0%
% of Pop 60 - 74	11.6%	12.8%	13.3%
% of Pop 75 - 84	3.1%	3.4%	4.0%
% of Pop 85+	1.0%	1.2%	1.4%
Median Age	32.5	33.8	35.0
Average Age	34.9	35.9	37.1
Race			
Count of White	15,756	44,225	368,696
Count of Black or African-American	7,964	29,116	189,417
Count of Asian or Pacific Islander	591	2,250	33,105
Count of Other races	35,923	96,404	479,517
White	26.2%	25.7%	34.4%
Black or African American	13.2%	16.9%	17.7%
Asian	1.0%	1.3%	3.1%
Other Races	59.6%	56.1%	44.8%
Language Spoken			
Speak English at Home	31.2%	36.1%	51.0%
Speak Spanish at Home	67.2%	62.2%	45.4%
Speak French or French Creole at Home	0.2%	0.1%	0.4%
Speak German at Home	0.0%	0.0%	0.2%
Speak Other Indo-European Languages at Home	0.3%	0.4%	0.8%
Speak Russian and Other Slavic Languages at Ho	0.0%	0.0%	0.2%
Speak Chinese at Home	0.1%	0.1%	0.4%
Speak Korean at Home	0.3%	0.1%	0.1%
Speak Vietnamese at Home	0.2%	0.3%	0.6%
Speak Other Asian Languages at Home	0.1%	0.2%	0.4%
Speak Tagalog and Other Pacific Languages at Ho	0.1%	0.1%	0.2%
Speak Other Language at Home	0.2%	0.2%	0.4%
Hispanic			
Hispanic Population	45,155	122,246	598,160
Hispanic Population Percent	75.0%	71.1%	55.9%
Mexican	80.5%	84.4%	83.2%
Puerto Rican	0.3%	0.4%	1.0%
Cuban	1.7%	1.0%	0.7%
Dominican	0.1%	0.1%	0.1%
Central American	12.6%	9.2%	8.7%
South American	0.5%	0.8%	1.3%
Other Hispanic	4.3%	4.1%	5.0%
2000 Hispanic Population Percent	51%	50%	52%
1990 Hispanic Population Percent	26%	33%	38%

BRIXMOR

Latitude: 29.771519   Longitude: -95.184816

Northshore East Houston, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Ancestry			
American (percent of total population)	1.1%	1.0%	1.5%
American	1.0%	0.9%	1.3%
Native American (ie. Indian/Eskimo)	0.1%	0.1%	0.2%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
Asian (percent of total population)	0.9%	1.2%	3.0%
Chinese	0.1%	0.1%	0.6%
Japanese	0.0%	0.0%	0.0%
Korean	0.0%	0.0%	0.1%
South Central Asian (ie. Indian)	0.3%	0.5%	0.9%
South East Asian (ie. Vietnamese)	0.4%	0.5%	1.1%
Other Asian	0.1%	0.1%	0.2%
European (percent of total population)	2.4%	2.2%	7.8%
British	0.4%	0.5%	1.7%
Dutch	0.0%	0.0%	0.1%
French	0.2%	0.2%	0.5%
German	0.7%	0.6%	1.7%
Italian	0.1%	0.1%	0.5%
Polish	0.1%	0.0%	0.3%
Scandinavian	0.1%	0.0%	0.3%
Scotch/Irish	0.6%	0.6%	1.7%
Other European (ie. Greek/Russian)	0.2%	0.2%	0.9%
Middle Eastern	0.0%	0.0%	0.3%
Other Ancestry	18.0%	21.1%	24.8%
Unclassified Ancestry	2.6%	3.3%	6.7%
Education (Age 25+)			
Adult Population (25 Years or Older)	36,348	106,032	706,108
Elementary (0 to 8)	22.7%	18.9%	14.1%
Some High School (9 to 11)	13.6%	13.4%	11.2%
High School Graduate (12)	30.7%	29.9%	26.1%
Some College (13 to 16)	17.9%	20.3%	17.5%
Associates Degree Only	5.8%	6.9%	5.9%
Bachelors Degree Only	6.9%	7.7%	15.3%
Graduate Degree	2.4%	2.9%	9.9%
% College (4+)	9.3%	10.6%	25.2%
Household Type			
Total Households – count	18,871	53,705	387,710
One Person HHs – count	3,736	10,339	112,603
Family HHs – count	14,214	41,046	247,225
Married Couple – count	8,440	25,900	158,109
w/own children – count	4,322	13,881	70,102
w/out own children – count	4,118	12,018	88,007
Male Householder – count	1,864	4,560	25,499
Female Householder – count	3,909	10,586	63,617
Non-Family Households – count	921	2,320	27,882
1 Person Household	19.8%	19.3%	29.0%
2 Person Household	23.3%	23.3%	27.7%
3 Person Household	18.1%	18.1%	15.6%
4 Person Household	16.7%	17.0%	13.1%
5 Person Household	11.7%	11.8%	7.9%
6 Person Household	6.2%	6.1%	3.9%
7+ Person Household	4.3%	4.4%	2.8%
% Households With Children	42.5%	40.7%	29.4%

Extended Demographic Report - PopStats

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

BRIXMOR

Jul 8, 2024

Latitude: 29.771519   Longitude: -95.184816

Northshore East Houston, TX		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Housing	Total Housing Units	20,896	58,678	429,329
	Owner Occupied Percent	42.0%	51.4%	45.4%
	Renter Occupied Percent	48.3%	40.1%	44.9%
	Vacant Housing Percent	9.7%	8.5%	9.7%
	Total Housing Units (Census 2000)	12,130	29,229	215,204
	For Rent (Census 2000)	47%	46%	44%
	For Sale (Census 2000)	21%	18%	12%
	Rented or Sold, (Census 2000)	7%	8%	11%
	Seasonal (Census 2014)	0%	0%	2%
	Other (Census 2000)	16%	23%	27%
Homes Built By Year	Homes Built 1990 to 2000	6%	8%	7%
	Homes Built 1980 to 1989	13%	14%	9%
	Homes Built 1970 to 1979	29%	25%	19%
	Homes Built 1960 to 1969	23%	19%	20%
	Homes Built 1950 to 1959	20%	21%	22%
	Homes Built 1940 to 1949	8%	10%	13%
	Homes Built Before 1939	2%	4%	9%
Units in Structure	1 Unit	68%	74%	69%
	2 - 9 Units	6%	6%	10%
	Greater than 10 Units	15%	13%	18%
	Mobilie Trailer	10%	7%	3%
	Other Units	0%	0%	0%
Home Value (Owner Occupied)	Property Value $1,000,000 or more	0.1%	0.5%	2.5%
	Property Value $750,000 to $999,999	0.1%	0.3%	4.0%
	Property Value $500,000 to $749,999	0.5%	0.4%	8.4%
	Property Value $400,000 to $499,999	0.4%	0.9%	6.7%
	Property Value $300,000, to $399,999	2.7%	4.9%	9.1%
	Property Value $200,000 to $299,999	20.6%	24.9%	20.1%
	Property Value $150,000 to $199,999	24.0%	22.2%	14.7%
	Property Value $100,000 to $149,999	26.0%	23.6%	16.7%
	Property Value $60,000 to $99,999	16.5%	14.5%	10.6%
	Property Value $40,000 to $59,999	5.0%	3.3%	2.6%
	Property Value $0 to $39,999	4.2%	4.4%	3.5%
	Median Home Value	$146,905	$158,740	$205,334
	Median Rent	$532	$523	$485
Wealth per Household	$0 and under - percent	20.8%	19.9%	19.5%
	$1 to $4999 - percent	11.5%	10.8%	10.3%
	$5k to $9999 - percent	5.6%	5.3%	5.2%
	$10k to $24999 - percent	7.2%	7.0%	6.8%
	$25k to $49999 - percent	7.1%	7.1%	6.9%
	$50k to $99999 - percent	10.2%	10.3%	10.0%
	$100k to $249999 - percent	16.4%	17.0%	16.9%
	$250k to $499999 - percent	10.7%	11.3%	11.7%
	$500k+ - percent	10.4%	11.3%	12.6%
	Median HH Wealth	$42,222	$49,863	$56,255
	Avg HH Wealth	$185,526	$197,524	$211,464

Demographic Source: Synergos Technologies, Inc

Extended Demographic Report - PopStats

Jul 8, 2024

BRIXMOR

Latitude: 29.771519   Longitude: -95.184816

Northshore East Houston, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Economic Viability			
Economic Viability Local	240	235	232
Economic Viability Indexed	110	108	106
Occupation (Employed Civilians Age 16+)			
Employed Civilian Pop 16+ by Occupation	27,533	79,227	520,460
Managerial/Executive	6.1%	8.2%	14.2%
Professional Specialty	7.7%	10.3%	19.1%
Healthcare Support	3.1%	3.3%	2.9%
Sales	9.7%	9.6%	9.6%
Office & Administrative Support	10.4%	12.6%	10.0%
Protective Service	1.7%	1.9%	1.6%
Food Preperation	6.3%	4.8%	5.2%
Building Maintenance & Cleaning	6.2%	5.2%	4.4%
Personal Care	0.9%	1.7%	1.9%
Farming, Fishing, & Forestry	0.0%	0.1%	0.1%
Construction	22.7%	18.7%	14.9%
Production & Transportation	24.9%	23.6%	16.0%
Percent White Collar Workers	37.2%	44.0%	55.8%
Percent Blue Collar Workers	62.8%	56.0%	44.2%
Employment by Industry (Employed Civilians Age 16+)			
Agriculture/Mining/Construction	19.6%	16.9%	16.4%
Manufacturing	10.6%	11.8%	10.1%
Transportation	9.4%	10.1%	7.3%
Information	1.4%	1.2%	1.1%
Wholesale/Retail	14.0%	14.5%	12.7%
Finance, Insurance, Real Estate	3.1%	3.3%	5.3%
Professional Services	3.1%	2.8%	7.2%
Management Services	0.0%	0.0%	0.2%
Administrative/Waste Services	4.9%	5.3%	5.1%
Educational Services	14.0%	16.7%	18.4%
Entertainment Services	9.2%	7.7%	8.4%
Other Professional Services	8.5%	7.3%	5.3%
Public Administration	2.2%	2.5%	2.4%
Transportation To Work			
Drive to Work Alone	74.7%	74.3%	69.9%
Drive to Work Carpool	17.9%	18.0%	19.1%
Travel to Work by Public Transportation	2.8%	2.9%	5.1%
Drive to Work on Motorcycle	0.1%	0.1%	0.1%
Drive to Work on Bicycle	0.3%	0.2%	0.4%
Walked to Work	2.3%	2.1%	2.3%
Other Means	1.0%	1.2%	1.5%
Work at Home	1.1%	1.2%	1.5%

Extended Demographic Report - PopStats

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

Jul 8, 2024

BRIXMOR

Northshore East Houston, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Travel to Work in Less than 5 Minutes	2.6%	2.1%	1.9%
Travel to Work in 5 to 9 Minutes	8.0%	8.2%	7.6%
Travel to Work in 10 to 14 Minutes	12.9%	12.1%	12.7%
Travel to Work in 15 to 19 Minutes	14.6%	14.2%	15.7%
Travel to Work in 20 to 29 Minutes	22.4%	22.7%	21.5%
Travel to Work in 30 to 44 Minutes	25.0%	26.0%	24.7%
Travel to Work in 45 to 59 Minutes	7.9%	7.9%	8.0%
Travel to Work in 60 Minutes or more	6.8%	6.9%	7.8%
Average Travel Time to Work	26	26	27
Vehicles per HH No Vehicles	6.5%	5.4%	8.3%
1 Vehicle	36.1%	32.7%	36.7%
2 Vehicles	33.4%	35.0%	36.0%
3 or more vehicles	24.0%	27.0%	19.0%
Average Number of Vehicles	1.84	1.95	1.74
Change Births (last 12 months)	874	2,452	14,792
Deaths (last 12 months)	403	1,212	8,135
Migration (last 12 months)	-199	-677	1,968
Workplace Workplace Establishments	1,437	3,226	27,263
Workplace Employees (FTE)	22,192	55,135	441,188

Demographic Source: Synergos Technologies, Inc