Extended Demographic Report - PopStats

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

Dec 5, 2023

BRIXMOR®

Latitude: 29.737155   Longitude: -95.603668

Westheimer Commons Houston, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population			
Current Year Estimated Population	77,259	257,969	1,061,767
Population Est 23Q1	77,449	258,142	1,061,102
Population Est 22Q4	77,410	258,143	1,059,374
Population Est 22Q3	77,553	258,099	1,055,873
Population Est 22Q2	77,549	258,095	1,055,465
Population Est 22Q1	77,716	258,384	1,055,905
Population Est 21Q4	77,842	258,654	1,055,936
Population Est 21Q3	76,902	257,575	1,054,315
Population Est 21Q2	76,981	257,009	1,054,775
Population Fcst	73,777	245,168	1,039,252
2010 Census Population	14,131	67,002	391,692
2000 Census Population	13,736	62,869	363,047
1990 Census Population	11,482	53,649	298,921
Current Year Daytime Population	60,546	267,266	1,019,712
Average Seasonal Population	318	1,217	4,873
Historical Annual Growth, 1990 – 2000	1.81%	1.60%	1.96%
Historical Annual Growth, 2000 – 2010	0.28%	0.64%	0.76%
Estimated Annual Growth, 2010 – CY	13.68%	10.71%	7.82%
Projected Annual Growth, CY to Y5	-0.92%	-1.01%	-0.43%
Group Qtrs Est	441	1,658	4,868
Transient Est Average Last 4 Qtrs	208	15,896	52,467
Households			
Current Year Estimated Households	34,350	103,410	398,678
Households Est 23Q1	34,427	103,487	398,412
Households Est 22Q4	34,406	103,481	397,714
Households Est 22Q3	34,476	103,477	396,545
Households Est 22Q2	34,479	103,485	396,477
Households Est 22Q1	34,554	103,616	396,696
Households Est 21Q4	34,611	103,733	396,774
Households Est 21Q3	34,167	103,257	396,149
Households Est 21Q2	34,200	102,984	396,312
Households Fcst	32,870	98,561	390,322
2010 Census Households	5,860	25,716	140,853
2000 Census Households	6,033	24,572	132,356
1990 Census Households	4,870	21,246	113,675
Historical Annual Growth, 1990 – 2000	2.17%	1.46%	1.53%
Historical Annual Growth, 2000 – 2010	-0.29%	0.46%	0.62%
Estimated Annual Growth, 2010 – CY	14.28%	11.07%	8.17%
Projected Annual Growth, CY to Y5	-0.88%	-0.96%	-0.42%
Population per Household	2.24	2.48	2.65

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

Demographic Source: Synergos Technologies, Inc

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Income			
HH Income $500,000 or more	1.3%	1.4%	1.5%
HH Income $250,000 to $499,999	1.6%	1.7%	1.7%
HH Income $200,000 to $249,999	3.7%	4.0%	4.1%
HH Income $175,000 to $199,999	3.7%	3.9%	3.7%
HH Income $150,000 to $174,999	4.0%	3.6%	4.1%
HH Income $100,000 to 149,999	14.2%	12.5%	13.9%
HH Income $75,000 to 99,999	10.9%	11.4%	12.2%
HH Income $50,000 to 74,999	16.4%	18.0%	17.5%
HH Income $35,000 to 49,999	16.5%	15.3%	13.5%
HH Income $25,000 to 34,999	7.8%	9.1%	9.4%
HH Income $15,000 to 24,999	8.9%	9.0%	9.2%
HH Income $0 to 14,999	11.1%	10.1%	9.1%
Average Household Income	$86,555	$88,669	$93,187
Median Household Income	$57,958	$58,178	$61,319
Per Capita Income	$38,738	$35,877	$35,182
2000 Average HH Income	$79,103	$78,285	$73,832
2000 Median HH Income	$64,866	$57,532	$50,009
Average Disposable Income	68,993	69,202	71,220
Median Disposable Income	51,654	51,874	54,437
Discretionary HH Income Over $150,000	3.1%	3.9%	4.0%
Discretionary HH Income $125,000 to $149,999	5.0%	4.7%	4.2%
Discretionary HH Income $100,000 to $124,999	4.1%	4.2%	4.9%
Discretionary HH Income $75,000 to $99,999	9.1%	7.4%	8.2%
Discretionary HH Income $50,000 to $74,999	14.0%	13.6%	15.4%
Discretionary HH Income $25,000 to $49,999	28.5%	28.7%	27.0%
Discretionary HH Income Under $25,000	36.1%	37.3%	36.2%
Average Discretionary HH Income	47,958	47,422	48,825
Median Discretionary HH Income	34,219	33,898	36,060
Householder White – Count	10,344	30,580	120,092
Median HH Income	$84,403	$87,974	$88,526
Average HH Income	$93,654	$98,586	$99,004
Householder Black or African-American – Count	11,353	26,735	74,527
Median HH Income	$42,175	$44,571	$49,303
Average HH Income	$52,057	$54,465	$60,659
Householder Hispanic – Count	6,878	26,031	128,252
Median HH Income	$54,291	$51,581	$50,407
Average HH Income	$68,283	$63,637	$62,414
Householder Asian or Pacific Islander – Count	3,489	13,519	49,904
Median HH Income	$96,151	$62,767	$73,412
Average HH Income	$104,316	$80,160	$86,417
Householder Other or Pacific Islander – Count	2,285	6,546	25,903
Median HH Income	$49,565	$58,487	$58,248
Average HH Income	$70,972	$72,921	$71,440
Gender			
Male Population	36,678	124,188	521,204
Female Population	40,582	133,781	540,563

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Total Population by Age			
Count of Pop 0 to 4 years	5,820	18,132	71,984
Count of Pop 0 to 7 years	7,741	25,053	100,756
Count of Pop 5 - 13	8,255	29,641	126,629
Count of Pop 14 - 18	3,160	12,515	56,542
Count of Pop 19 - 22	3,275	12,592	56,263
Count of Pop 22 - 25	2,604	9,610	42,094
Count of Pop 25 - 29	6,120	18,817	75,614
Count of Pop 30 - 34	7,656	21,791	83,437
Count of Pop 35 - 39	7,027	20,974	82,382
Count of Pop 40 - 44	5,610	18,408	75,374
Count of Pop 45 - 59	13,156	46,115	193,470
Count of Pop 60 - 74	10,423	35,161	144,009
Count of Pop 75 - 84	3,175	10,661	40,624
Count of Pop 85+	979	3,552	13,345
% of Pop 0 to 4 years	7.5%	7.0%	6.8%
% of Pop 0 to 7 years	10.0%	9.7%	9.5%
% of Pop 5 - 13	10.7%	11.5%	11.9%
% of Pop 14 - 18	4.1%	4.9%	5.3%
% of Pop 19 - 22	4.2%	4.9%	5.3%
% of Pop 22 - 25	3.4%	3.7%	4.0%
% of Pop 25 - 29	7.9%	7.3%	7.1%
% of Pop 30 - 34	9.9%	8.4%	7.9%
% of Pop 35 - 39	9.1%	8.1%	7.8%
% of Pop 40 - 44	7.3%	7.1%	7.1%
% of Pop 45 - 59	17.0%	17.9%	18.2%
% of Pop 60 - 74	13.5%	13.6%	13.6%
% of Pop 75 - 84	4.1%	4.1%	3.8%
% of Pop 85+	1.3%	1.4%	1.3%
Median Age	36.2	36.4	36.1
Average Age	37.7	37.7	37.3
Male Population by Age			
% of Pop 0 to 4 years	8.1%	7.5%	7.0%
% of Pop 5 - 13	11.6%	12.2%	12.4%
% of Pop 14 - 18	4.4%	5.2%	5.5%
% of Pop 19 - 22	4.5%	5.1%	5.5%
% of Pop 22 - 25	3.5%	3.9%	4.1%
% of Pop 25 - 29	7.6%	7.2%	7.2%
% of Pop 30 - 34	9.6%	8.3%	7.9%
% of Pop 35 - 39	9.2%	8.1%	7.9%
% of Pop 40 - 44	7.4%	7.2%	7.2%
% of Pop 45 - 59	16.8%	17.7%	18.1%
% of Pop 75 - 84	3.7%	3.7%	3.4%
% of Pop 60 - 74	12.6%	12.9%	13.0%
% of Pop 85+	0.9%	1.0%	0.9%
Median Age	35.4	35.4	35.2
Average Age	36.6	36.6	36.4

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% of Pop 0 to 4 years	7.0%	6.6%	6.5%
% of Pop 5 - 13	9.9%	10.9%	11.5%
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% of Pop 19 - 22	4.0%	4.6%	5.1%
% of Pop 22 - 25	3.3%	3.6%	3.8%
% of Pop 25 - 29	8.2%	7.4%	7.1%
% of Pop 30 - 34	10.1%	8.6%	7.8%
% of Pop 35 - 39	9.0%	8.1%	7.7%
% of Pop 40 - 44	7.1%	7.1%	7.0%
% of Pop 45 - 59	17.2%	18.0%	18.4%
% of Pop 60 - 74	14.3%	14.3%	14.1%
% of Pop 75 - 84	4.4%	4.5%	4.2%
% of Pop 85+	1.6%	1.7%	1.6%
Median Age	37.0	37.3	37.0
Average Age	38.7	38.7	38.2
Race			
Count of White	24,128	77,398	325,887
Count of Black or African-American	25,549	66,638	202,553
Count of Asian or Pacific Islander	8,724	40,914	156,759
Count of Other races	18,859	73,019	376,568
White	31.2%	30.0%	30.7%
Black or African American	33.1%	25.8%	19.1%
Asian	11.3%	15.9%	14.8%
Other Races	24.4%	28.3%	35.5%
Language Spoken			
Speak English at Home	59.4%	50.6%	45.9%
Speak Spanish at Home	19.1%	25.3%	33.0%
Speak French or French Creole at Home	1.9%	1.9%	1.1%
Speak German at Home	0.5%	0.5%	0.3%
Speak Other Indo-European Languages at Home	4.4%	3.9%	4.7%
Speak Russian and Other Slavic Languages at H	0.9%	0.7%	0.5%
Speak Chinese at Home	2.7%	2.9%	2.5%
Speak Korean at Home	0.1%	0.4%	0.5%
Speak Vietnamese at Home	2.6%	6.3%	4.1%
Speak Other Asian Languages at Home	1.7%	1.5%	1.5%
Speak Tagalog and Other Pacific Languages at H	0.9%	0.7%	0.9%
Speak Other Language at Home	5.8%	5.3%	5.0%
Hispanic			
Hispanic Population	18,866	77,355	414,151
Hispanic Population Percent	24.4%	30.0%	39.0%
Mexican	50.4%	49.9%	54.3%
Puerto Rican	5.0%	3.7%	2.0%
Cuban	2.8%	3.9%	3.3%
Dominican	1.5%	0.7%	0.5%
Central American	11.6%	21.9%	25.3%
South American	21.4%	12.9%	7.8%
Other Hispanic	7.3%	7.0%	6.9%
2000 Hispanic Population Percent	11%	18%	27%
1990 Hispanic Population Percent	7%	10%	16%

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Ancestry			
American (percent of total population)	2.5%	2.2%	1.9%
American	2.3%	2.0%	1.7%
Native American (ie. Indian/Eskimo)	0.2%	0.1%	0.2%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
Asian (percent of total population)	11.2%	15.8%	14.7%
Chinese	3.0%	3.3%	3.0%
Japanese	0.3%	0.2%	0.2%
Korean	0.4%	0.6%	0.6%
South Central Asian (ie. Indian)	4.0%	3.7%	4.4%
South East Asian (ie. Vietnamese)	3.3%	7.0%	5.7%
Other Asian	0.4%	0.8%	0.7%
European (percent of total population)	14.1%	12.3%	10.4%
British	3.2%	2.9%	2.4%
Dutch	0.2%	0.2%	0.2%
French	1.1%	0.8%	0.6%
German	2.9%	2.5%	2.2%
Italian	1.2%	0.8%	0.7%
Polish	0.4%	0.3%	0.3%
Scandinavian	0.6%	0.6%	0.5%
Scotch/Irish	2.7%	2.5%	2.1%
Other European (ie. Greek/Russian)	1.8%	1.6%	1.4%
Middle Eastern	2.4%	2.0%	1.4%
Other Ancestry	35.8%	29.3%	25.2%
Unclassified Ancestry	9.5%	8.5%	7.5%
Education (Age 25+)			
Adult Population (25 Years or Older)	54,146	175,479	708,255
Elementary (0 to 8)	3.8%	8.0%	10.8%
Some High School (9 to 11)	3.4%	5.2%	6.3%
High School Graduate (12)	16.4%	18.3%	20.0%
Some College (13 to 16)	20.1%	18.6%	17.8%
Associates Degree Only	7.9%	7.2%	6.8%
Bachelors Degree Only	30.9%	27.4%	24.7%
Graduate Degree	17.5%	15.2%	13.7%
% College (4+)	48.4%	42.6%	38.4%
Household Type			
Total Households – count	34,350	103,410	398,678
One Person HHs – count	12,526	32,859	113,132
Family HHs – count	19,427	64,191	261,255
Married Couple – count	11,992	42,486	178,782
w/own children – count	5,166	18,605	85,233
w/out own children – count	6,826	23,881	93,549
Male Householder – count	1,351	5,608	24,236
Female Householder – count	6,083	16,097	58,236
Non-Family Households – count	2,398	6,360	24,291
1 Person Household	36.5%	31.8%	28.4%
2 Person Household	30.7%	29.2%	28.1%
3 Person Household	15.5%	16.2%	16.5%
4 Person Household	10.3%	12.6%	14.2%
5 Person Household	4.4%	6.1%	7.5%
6 Person Household	1.7%	2.5%	3.3%
7+ Person Household	1.0%	1.6%	2.1%
% Households With Children	27.4%	29.2%	32.3%

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Housing			
Total Housing Units	38,106	114,490	437,157
Owner Occupied Percent	28.7%	33.3%	38.7%
Renter Occupied Percent	61.4%	57.0%	52.5%
Vacant Housing Percent	9.9%	9.7%	8.8%
Total Housing Units (Census 2000)	6,272	25,900	140,428
For Rent (Census 2000)	47%	63%	64%
For Sale (Census 2000)	29%	19%	16%
Rented or Sold, (Census 2000)	10%	7%	7%
Seasonal (Census 2014)	6%	6%	6%
Other (Census 2000)	6%	4%	4%
Homes Built By Year			
Homes Built 1990 to 2000	22%	13%	14%
Homes Built 1980 to 1989	38%	29%	24%
Homes Built 1970 to 1979	30%	35%	33%
Homes Built 1960 to 1969	9%	19%	19%
Homes Built 1950 to 1959	1%	3%	8%
Homes Built 1940 to 1949	0%	0%	1%
Homes Built Before 1939	0%	0%	1%
Units in Structure			
1 Unit	70%	63%	60%
2 - 9 Units	8%	13%	10%
Greater than 10 Units	22%	24%	30%
Mobilie Trailer	0%	0%	0%
Other Units	0%	0%	0%
Home Value (Owner Occupied)			
Property Value $1,000,000 or more	5.3%	7.2%	5.3%
Property Value $750,000 to $999,999	4.2%	7.4%	5.2%
Property Value $500,000 to $749,999	11.3%	10.8%	8.9%
Property Value $400,000 to $499,999	18.9%	10.7%	9.3%
Property Value $300,000, to $399,999	24.4%	14.4%	15.9%
Property Value $200,000 to $299,999	19.7%	21.6%	27.6%
Property Value $150,000 to $199,999	9.2%	13.3%	12.1%
Property Value $100,000 to $149,999	2.8%	8.1%	6.6%
Property Value $60,000 to $99,999	1.0%	2.9%	2.5%
Property Value $40,000 to $59,999	0.3%	0.5%	0.6%
Property Value $0 to $39,999	1.5%	1.6%	1.8%
Median Home Value	$360,403	$308,681	$285,215
Median Rent	$741	$708	$636
Wealth per Household			
$0 and under - percent	20.1%	19.7%	19.4%
$1 to $4999 - percent	10.4%	10.2%	10.1%
$5k to $9999 - percent	5.4%	5.3%	5.2%
$10k to $24999 - percent	6.9%	6.9%	6.8%
$25k to $49999 - percent	6.8%	6.8%	6.9%
$50k to $99999 - percent	9.6%	9.7%	9.9%
$100k to $249999 - percent	16.3%	16.5%	16.8%
$250k to $499999 - percent	11.6%	11.8%	11.9%
$500k+ - percent	13.0%	13.0%	13.1%
Median HH Wealth	$52,163	$55,414	$58,563
Avg HH Wealth	$213,118	$214,859	$217,183

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Economic Viability			
Economic Viability Local	236	237	234
Economic Viability Indexed	236	237	234
Occupation (Employed Civilians Age 16+)			
Employed Civilian Pop 16+ by Occupation	42,247	136,723	558,030
Managerial/Executive	17.6%	16.6%	16.0%
Professional Specialty	29.2%	25.0%	22.3%
Healthcare Support	2.7%	3.4%	2.6%
Sales	11.5%	11.4%	11.1%
Office & Administrative Support	12.5%	11.5%	9.7%
Protective Service	2.1%	2.1%	1.9%
Food Preperation	4.3%	5.5%	7.0%
Building Maintenance & Cleaning	2.5%	4.1%	5.3%
Personal Care	2.4%	2.8%	3.0%
Farming, Fishing, & Forestry	0.0%	0.0%	0.1%
Construction	3.5%	6.6%	9.9%
Production & Transportation	11.6%	11.1%	11.2%
Percent White Collar Workers	73.5%	67.8%	61.7%
Percent Blue Collar Workers	26.5%	32.2%	38.3%
Employment by Industry (Employed Civilians Age 16+)			
Agriculture/Mining/Construction	9.8%	10.2%	12.4%
Manufacturing	7.8%	8.0%	7.5%
Transportation	7.1%	5.4%	5.4%
Information	0.6%	0.9%	1.1%
Wholesale/Retail	16.2%	15.2%	14.3%
Finance, Insurance, Real Estate	7.7%	6.9%	6.8%
Professional Services	12.3%	11.4%	9.0%
Management Services	0.6%	0.4%	0.2%
Administrative/Waste Services	4.3%	5.7%	5.6%
Educational Services	20.1%	19.4%	18.5%
Entertainment Services	6.8%	8.9%	10.6%
Other Professional Services	3.9%	5.7%	6.5%
Public Administration	2.8%	2.1%	2.1%
Transportation To Work			
Drive to Work Alone	83.2%	80.1%	76.9%
Drive to Work Carpool	8.6%	10.8%	13.1%
Travel to Work by Public Transportation	1.8%	3.0%	4.0%
Drive to Work on Motorcycle	0.0%	0.0%	0.0%
Drive to Work on Bicycle	0.3%	0.2%	0.3%
Walked to Work	0.8%	1.1%	1.6%
Other Means	0.2%	1.0%	0.9%
Work at Home	5.0%	3.7%	3.1%

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Travel to Work in Less than 5 Minutes	1.4%	1.3%	1.6%
Travel to Work in 5 to 9 Minutes	6.1%	6.6%	6.7%
Travel to Work in 10 to 14 Minutes	10.0%	9.9%	10.7%
Travel to Work in 15 to 19 Minutes	14.0%	12.9%	14.4%
Travel to Work in 20 to 29 Minutes	19.9%	21.3%	21.7%
Travel to Work in 30 to 44 Minutes	29.4%	28.7%	27.5%
Travel to Work in 45 to 59 Minutes	12.2%	12.5%	9.9%
Travel to Work in 60 Minutes or more	7.0%	6.8%	7.5%
Average Travel Time to Work	27	27	27
Vehicles per HH — No Vehicles	8.6%	7.2%	7.1%
1 Vehicle	50.5%	45.1%	39.6%
2 Vehicles	32.4%	35.0%	37.3%
3 or more vehicles	8.5%	12.6%	16.0%
Average Number of Vehicles	1.43	1.59	1.69
Change — Births (last 12 months)	1,129	3,560	14,291
Deaths (last 12 months)	632	2,137	8,535
Migration (last 12 months)	-775	-1,511	758
Work place — Workplace Establishments	2,035	8,135	35,408
Workplace Employees (FTE)	25,099	116,790	432,932

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