

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 29.6573 Longitude: -95.5851

Keegan's Meadow Stafford, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	24,628	155,337	426,168
	Population Est 23Q1	24,635	155,434	426,370
	Population Est 22Q4	24,600	155,389	426,245
	Population Est 22Q3	24,553	155,356	426,215
	Population Est 22Q2	24,434	154,780	424,638
	Population Est 22Q1	24,419	154,520	424,140
	Population Est 21Q4	24,427	154,514	424,120
	Population Est 21Q3	24,516	154,626	423,442
	Population Est 21Q2	24,521	154,565	423,042
	Population Fcst	24,073	151,295	415,448
	2010 Census Population	23,265	146,888	404,882
	2000 Census Population	23,271	136,867	362,315
	1990 Census Population	20,577	109,322	271,912
	Current Year Daytime Population	18,865	166,857	430,704
	Average Seasonal Population	50	322	863
	Historical Annual Growth, 1990 – 2000	1.24%	2.27%	2.91%
	Historical Annual Growth, 2000 – 2010	0.00%	0.71%	1.12%
	Estimated Annual Growth, 2010 – CY	0.40%	0.39%	0.36%
	Projected Annual Growth, CY to Y5	-0.46%	-0.53%	-0.51%
	Group Qtrs Est	31	397	1,468
	Transient Est Average Last 4 Qtrs	583	7,052	8,902
Households	Current Year Estimated Households	8,444	52,666	147,511
	Households Est 23Q1	8,441	52,665	147,534
	Households Est 22Q4	8,430	52,657	147,514
	Households Est 22Q3	8,413	52,639	147,499
	Households Est 22Q2	8,368	52,431	146,905
	Households Est 22Q1	8,360	52,344	146,747
	Households Est 21Q4	8,366	52,333	146,737
	Households Est 21Q3	8,403	52,409	146,553
	Households Est 21Q2	8,404	52,383	146,402
	Households Fcst	8,238	51,254	143,764
	2010 Census Households	7,796	48,135	135,390
	2000 Census Households	7,863	45,922	124,893
	1990 Census Households	7,394	40,566	103,159
	Historical Annual Growth, 1990 – 2000	0.62%	1.25%	1.93%
	Historical Annual Growth, 2000 – 2010	-0.09%	0.47%	0.81%
	Estimated Annual Growth, 2010 – CY	0.56%	0.63%	0.60%
	Projected Annual Growth, CY to Y5	-0.49%	-0.54%	-0.51%
	Population per Household	2.91	2.94	2.88

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, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 29.6573 Longitude: -95.5851

Keegan's Meadow Stafford, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	0.8%	0.8%	1.1%
	HH Income \$250,000 to \$499,999	0.9%	0.9%	1.3%
	HH Income \$200,000 to \$249,999	2.2%	2.2%	3.1%
	HH Income \$175,000 to \$199,999	2.2%	3.0%	3.1%
	HH Income \$150,000 to \$174,999	4.0%	3.8%	4.0%
	HH Income \$100,000 to 149,999	17.1%	14.2%	14.0%
	HH Income \$75,000 to 99,999	13.1%	12.3%	12.4%
	HH Income \$50,000 to 74,999	20.9%	19.1%	17.6%
	HH Income \$35,000 to 49,999	11.3%	14.1%	15.0%
	HH Income \$25,000 to 34,999	10.8%	10.9%	10.4%
	HH Income \$15,000 to 24,999	8.7%	8.3%	8.2%
	HH Income \$0 to 14,999	7.9%	10.4%	9.9%
	Average Household Income	\$80,438	\$77,109	\$82,375
	Median Household Income	\$63,284	\$58,056	\$58,880
	Per Capita Income	\$27,605	\$26,208	\$28,615
	Average Disposable Income	\$66,979	\$63,975	\$67,124
	Median Disposable Income	\$55,989	\$51,626	\$52,348
	Discretionary HH Income Over \$150,000	2.2%	1.9%	2.7%
	Discretionary HH Income \$125,000 to \$149,999	1.7%	2.6%	3.1%
	Discretionary HH Income \$100,000 to \$124,999	4.9%	4.3%	4.8%
	Discretionary HH Income \$75,000 to \$99,999	10.1%	8.0%	7.9%
	Discretionary HH Income \$50,000 to \$74,999	16.9%	15.2%	15.9%
	Discretionary HH Income \$25,000 to \$49,999	28.8%	28.1%	27.7%
	Discretionary HH Income Under \$25,000	35.4%	39.9%	37.8%
	Average Discretionary HH Income	\$46,059	\$43,162	\$45,835
	Median Discretionary HH Income	\$37,731	\$32,771	\$34,338
	Householder White – Count	1,698	7,980	22,687
	Median HH Income	\$79,205	\$78,710	\$84,327
	Average HH Income	\$91,390	\$91,199	\$95,160
	Householder Black or African-American – Count	1,811	11,577	35,544
	Median HH Income	\$47,571	\$49,130	\$53,001
	Average HH Income	\$57,474	\$60,774	\$65,080
	Householder Hispanic – Count	2,945	21,459	55,137
	Median HH Income	\$63,861	\$52,172	\$50,830
	Average HH Income	\$72,329	\$63,089	\$63,528
	Householder Asian or Pacific Islander – Count	1,367	8,078	24,662
	Median HH Income	\$63,095	\$66,378	\$69,671
	Average HH Income	\$73,741	\$80,041	\$85,064
	Householder Other or Pacific Islander – Count	624	3,571	9,481
	Median HH Income	\$73,940	\$66,688	\$62,677
	Average HH Income	\$80,635	\$75,052	\$73,283

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 29.6573 Longitude: -95.5851

Keegan's Meadow Stafford, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	11,957	76,414	208,388
	Female Population	12,672	78,924	217,780
Total Population by Age	Count of Pop 0 to 4 years	1,601	10,240	27,599
	Count of Pop 0 to 7 years	2,230	14,357	38,760
	Count of Pop 5 - 13	2,846	18,789	50,110
	Count of Pop 14 - 18	1,329	8,899	23,815
	Count of Pop 19 - 22	1,355	9,030	24,115
	Count of Pop 22 - 25	1,034	6,779	18,134
	Count of Pop 25 - 29	1,723	10,781	29,351
	Count of Pop 30 - 34	1,734	10,798	29,435
	Count of Pop 35 - 39	1,678	10,625	29,061
	Count of Pop 40 - 44	1,586	10,119	27,735
	Count of Pop 45 - 59	4,460	28,400	77,810
	Count of Pop 60 - 74	3,836	22,729	65,049
	Count of Pop 75 - 84	1,152	6,507	18,657
	Count of Pop 85+	295	1,643	5,296
	% of Pop 0 to 4 years	6.5%	6.6%	6.5%
	% of Pop 0 to 7 years	9.1%	9.2%	9.1%
	% of Pop 5 - 13	11.6%	12.1%	11.8%
	% of Pop 14 - 18	5.4%	5.7%	5.6%
	% of Pop 19 - 22	5.5%	5.8%	5.7%
	% of Pop 22 - 25	4.2%	4.4%	4.3%
	% of Pop 25 - 29	7.0%	6.9%	6.9%
	% of Pop 30 - 34	7.0%	7.0%	6.9%
	% of Pop 35 - 39	6.8%	6.8%	6.8%
	% of Pop 40 - 44	6.4%	6.5%	6.5%
	% of Pop 45 - 59	18.1%	18.3%	18.3%
	% of Pop 60 - 74	15.6%	14.6%	15.3%
	% of Pop 75 - 84	4.7%	4.2%	4.4%
	% of Pop 85+	1.2%	1.1%	1.2%
	Median Age	37.1	36.1	36.8
	Average Age	38.4	37.5	38.1
Male Population by Age	% of Pop 0 to 4 years	6.8%	6.8%	6.7%
	% of Pop 5 - 13	12.0%	12.4%	12.2%
	% of Pop 14 - 18	5.5%	5.9%	5.8%
	% of Pop 19 - 22	5.7%	6.0%	5.9%
	% of Pop 22 - 25	4.4%	4.5%	4.5%
	% of Pop 25 - 29	7.4%	7.2%	7.1%
	% of Pop 30 - 34	7.1%	7.0%	7.0%
	% of Pop 35 - 39	7.0%	6.9%	6.9%
	% of Pop 40 - 44	6.3%	6.4%	6.5%
	% of Pop 45 - 59	17.6%	18.1%	17.9%
	% of Pop 75 - 84	4.3%	3.8%	4.0%
	% of Pop 60 - 74	15.0%	14.2%	14.6%
	% of Pop 85+	0.9%	0.8%	1.0%
	Median Age	35.8	35.1	35.5
	Average Age	37.5	36.8	37.2

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025

BRIXMOR®

Latitude: 29.6573 Longitude: -95.5851

Keegan's Meadow Stafford, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	% of Pop 0 to 4 years	6.2%	6.4%	6.2%
	% of Pop 5 - 13	11.1%	11.8%	11.3%
	% of Pop 14 - 18	5.3%	5.5%	5.4%
	% of Pop 19 - 22	5.3%	5.6%	5.4%
	% of Pop 22 - 25	4.0%	4.2%	4.1%
	% of Pop 25 - 29	6.6%	6.7%	6.7%
	% of Pop 30 - 34	7.0%	6.9%	6.8%
	% of Pop 35 - 39	6.6%	6.8%	6.8%
	% of Pop 40 - 44	6.6%	6.6%	6.5%
	% of Pop 45 - 59	18.6%	18.5%	18.6%
	% of Pop 60 - 74	16.1%	15.1%	15.9%
	% of Pop 75 - 84	5.1%	4.6%	4.8%
	% of Pop 85+	1.4%	1.3%	1.5%
	Median Age	38.4	37.1	38.1
	Average Age	39.3	38.3	39.0
Race	Count of White	7,000	37,044	96,903
	Count of Black or African-American	5,611	36,288	103,759
	Count of Asian or Pacific Islander	4,652	26,781	85,764
	Count of Other races	7,366	55,225	139,743
	White	28.4%	23.8%	22.7%
	Black or African American	22.8%	23.4%	24.3%
	Asian	18.9%	17.2%	20.1%
	Other Races	29.9%	35.6%	32.8%
Language Spoken	Speak English at Home	45.4%	40.5%	41.1%
	Speak Spanish at Home	32.6%	38.1%	35.3%
	Speak French or French Creole at Home	0.7%	0.7%	0.6%
	Speak German at Home	0.4%	0.1%	0.2%
	Speak Other Indo-European Languages at Home	5.9%	3.7%	3.9%
	Speak Russian and Other Slavic Languages at Home	0.2%	0.2%	0.2%
	Speak Chinese at Home	2.6%	2.4%	3.9%
	Speak Korean at Home	0.2%	0.1%	0.1%
	Speak Vietnamese at Home	4.5%	6.8%	6.5%
	Speak Other Asian Languages at Home	1.9%	1.8%	2.2%
	Speak Tagalog and Other Pacific Languages at Home	1.0%	1.4%	1.3%
	Speak Other Language at Home	4.6%	4.2%	4.7%
Hispanic	Hispanic Population	9,669	69,693	171,935
	Hispanic Population Percent	39.3%	44.9%	40.3%
	Mexican	55.6%	59.0%	55.4%
	Puerto Rican	0.8%	1.7%	1.9%
	Cuban	3.3%	1.6%	2.5%
	Dominican	0.1%	0.3%	0.4%
	Central American	26.4%	26.6%	27.3%
	South American	3.7%	3.6%	4.6%
	Other Hispanic	10.1%	7.3%	7.9%
	2000 Hispanic Population Percent	20%	29%	28%
	1990 Hispanic Population Percent	12%	16%	17%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 29.6573 Longitude: -95.5851

Keegan's Meadow Stafford, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Ancestry	American (percent of total population)	1.3%	1.2%	1.2%
	American	1.2%	1.0%	1.0%
	Native American (ie. Indian/Eskimo)	0.1%	0.1%	0.1%
	Hawaiian/Pacific Islander	0.1%	0.0%	0.0%
	Asian (percent of total population)	18.8%	17.2%	20.0%
	Chinese	2.8%	2.3%	4.0%
	Japanese	0.0%	0.0%	0.1%
	Korean	0.2%	0.2%	0.2%
	South Central Asian (ie. Indian)	8.5%	5.6%	5.7%
	South East Asian (ie. Vietnamese)	7.0%	8.5%	9.1%
	Other Asian	0.4%	0.5%	1.0%
	European (percent of total population)	5.9%	4.5%	4.8%
	British	1.2%	0.8%	1.0%
	Dutch	0.2%	0.1%	0.1%
	French	0.3%	0.3%	0.3%
	German	1.4%	1.1%	1.1%
	Italian	0.4%	0.3%	0.3%
	Polish	0.3%	0.2%	0.2%
	Scandinavian	0.1%	0.2%	0.2%
	Scotch/Irish	1.3%	0.9%	0.9%
	Other European (ie. Greek/Russian)	0.6%	0.6%	0.7%
	Middle Eastern	0.6%	0.5%	0.6%
	Other Ancestry	26.5%	25.9%	26.9%
	Unclassified Ancestry	7.5%	6.0%	6.2%
Education (Age 25+)	Adult Population (25 Years or Older)	16,464	101,602	282,394
	Elementary (0 to 8)	13.8%	17.4%	16.6%
	Some High School (9 to 11)	6.1%	9.0%	7.6%
	High School Graduate (12)	27.2%	26.2%	24.0%
	Some College (13 to 16)	19.7%	16.6%	17.0%
	Associates Degree Only	8.7%	7.0%	7.0%
	Bachelors Degree Only	18.0%	16.6%	18.6%
	Graduate Degree	6.4%	7.1%	9.2%
	% College (4+)	24.4%	23.7%	27.8%
Household Type	Total Households – count	8,444	52,666	147,511
	One Person HHs – count	1,897	12,017	34,852
	Family HHs – count	6,081	37,829	103,870
	Married Couple – count	4,067	22,883	64,182
	w/own children – count	1,810	9,537	26,341
	w/out own children – count	2,258	13,347	37,841
	Male Householder – count	562	4,138	11,223
	Female Householder – count	1,451	10,808	28,465
	Non-Family Households – count	466	2,820	8,790
	1 Person Household	22.5%	22.8%	23.6%
	2 Person Household	27.8%	26.4%	27.0%
	3 Person Household	17.6%	18.2%	18.3%
	4 Person Household	15.8%	15.7%	15.5%
	5 Person Household	8.4%	9.3%	8.8%
	6 Person Household	4.8%	4.4%	4.1%
	7+ Person Household	3.3%	3.1%	2.8%
	% Households With Children	33.1%	33.3%	31.6%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 29.6573 Longitude: -95.5851

Keegan's Meadow Stafford, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	8,966	56,645	159,581
	Owner Occupied Percent	51.0%	42.5%	43.1%
	Renter Occupied Percent	43.2%	50.5%	49.3%
	Vacant Housing Percent	5.8%	7.0%	7.6%
	Total Housing Units (Census 2000)	8,291	49,110	132,604
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.0%	0.5%	1.2%
	Property Value \$750,000 to \$999,999	0.1%	1.2%	2.1%
	Property Value \$500,000 to \$749,999	1.8%	5.0%	7.1%
	Property Value \$400,000 to \$499,999	3.5%	5.9%	8.5%
	Property Value \$300,000, to \$399,999	17.1%	16.6%	18.6%
	Property Value \$200,000 to \$299,999	45.4%	36.8%	32.5%
	Property Value \$150,000 to \$199,999	15.2%	14.0%	12.2%
	Property Value \$100,000 to \$149,999	8.9%	9.8%	8.2%
	Property Value \$60,000 to \$99,999	2.2%	3.9%	3.5%
	Property Value \$40,000 to \$59,999	1.4%	1.8%	1.3%
	Property Value \$0 to \$39,999	3.3%	4.1%	4.1%
	Median Home Value	\$233,046	\$237,619	\$258,492
Wealth per Household	\$0 and under - percent	18.9%	19.8%	19.5%
	\$1 to \$4999 - percent	9.8%	10.6%	10.4%
	\$5k to \$9999 - percent	5.0%	5.3%	5.2%
	\$10k to \$24999 - percent	6.7%	6.9%	6.8%
	\$25k to \$49999 - percent	6.9%	6.9%	6.9%
	\$50k to \$99999 - percent	10.2%	10.1%	10.0%
	\$100k to \$249999 - percent	17.4%	16.8%	16.9%
	\$250k to \$499999 - percent	12.1%	11.5%	11.7%
	\$500k+ - percent	12.9%	12.1%	12.5%
	Median HH Wealth	\$62,622	\$52,489	\$55,899
	Avg HH Wealth	\$216,833	\$205,784	\$210,767
Economic Viability	Economic Viability Local	282	291	286
	Economic Viability Indexed	104	108	106
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	12,665	76,885	214,688
	Managerial/Executive	14.7%	11.1%	11.1%
	Professional Specialty	20.3%	17.0%	17.9%
	Healthcare Support	3.1%	3.5%	4.2%
	Sales	13.4%	10.2%	10.2%
	Office & Administrative Support	9.1%	9.3%	10.1%
	Protective Service	2.5%	2.2%	2.0%
	Food Preperation	7.2%	7.6%	7.8%
	Building Maintenance & Cleaning	4.1%	8.1%	6.9%
	Personal Care	1.9%	3.4%	3.4%
	Farming, Fishing, & Forestry	0.0%	0.2%	0.2%
	Construction	11.0%	13.4%	12.7%
	Production & Transportation	12.9%	14.0%	13.3%
	Percent White Collar Workers	60.4%	51.2%	53.5%
	Percent Blue Collar Workers	39.6%	48.8%	46.5%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 29.6573 Longitude: -95.5851

Keegan's Meadow Stafford, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Agriculture/Mining/Construction	10.3%	13.9%	13.1%
	Manufacturing	6.2%	5.9%	6.7%
	Transportation	6.4%	5.7%	5.9%
	Information	1.0%	1.0%	0.8%
	Wholesale/Retail	19.1%	15.0%	14.4%
	Finance, Insurance, Real Estate	9.0%	5.5%	5.3%
	Professional Services	6.3%	4.9%	5.6%
	Management Services	0.0%	0.1%	0.1%
	Administrative/Waste Services	3.9%	8.1%	7.2%
	Educational Services	20.0%	18.8%	20.2%
	Entertainment Services	10.0%	11.2%	11.4%
	Other Professional Services	4.2%	7.2%	6.8%
	Public Administration	3.6%	2.7%	2.5%
Vehicles per HH	No Vehicles	7.6%	9.5%	10.2%
	1 Vehicle	31.4%	34.1%	35.8%
	2 Vehicles	42.5%	35.4%	34.3%
	3 or more vehicles	18.5%	21.0%	19.7%
	Average Number of Vehicles	1.80	1.77	1.72
Change	Births (last 12 months)	323	2,057	5,551
	Deaths (last 12 months)	169	969	2,814
	Migration (last 12 months)	46	-464	-1,085
Work place	Workplace Establishments	442	5,086	13,184
	Workplace Employees (FTE)	6,973	74,439	173,344