2020 Census, 2024 Estimates & 2029 Projections Calculated using TAS Retrieval

Apr 3, 2025

BRIXMOR[®] Latitude: 29.5592 Longitude: -95.2716

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Pearland Plaza Pearland, TX		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	Current Year Estimated Population	27,023	111,334	550,014
	Population Est 23Q1	27,003	111,306	550,277
	Population Est 22Q4	26,962	111,130	549,589
	Population Est 22Q3	27,030	111,075	548,930
	Population Est 22Q2	26,949	110,716	546,861
	Population Est 22Q1	26,962	110,859	547,097
	Population Est 21Q4	26,962	110,715	545,639
	Population Est 21Q3	27,030	110,924	545,533
	Population Est 21Q2	26,953	110,874	545,056
Population	Population Fcst	26,610	110,841	558,868
llat	2010 Census Population	21,250	93,358	481,090
ndc	2000 Census Population	13,482	61,621	374,549
ă	1990 Census Population	10,271	45,509	306,045
	Current Year Daytime Population	33,282	92,733	494,556
	Average Seasonal Population	4	199	1,283
	Historical Annual Growth, 1990 – 2000	2.76%	3.08%	2.04%
	Historical Annual Growth, 2000 – 2010	4.66%	4.24%	2.53%
	Estimated Annual Growth, 2010 – CY	1.70%	1.24%	0.94%
	Projected Annual Growth, CY to Y5	-0.31%	-0.09%	0.32%
	Group Qtrs Est	111	194	1,964
	Transient Est Average Last 4 Qtrs	287	472	13,427
	Current Year Estimated Households	9,420	36,692	186,547
	Households Est 23Q1	9,411	36,682	186,575
	Households Est 22Q4	9,400	36,625	186,331
	Households Est 22Q3	9,418	36,600	186,070
	Households Est 22Q2	9,395	36,491	185,375
	Households Est 22Q1	9,395	36,531	185,450
Households	Households Est 21Q4	9,399	36,485	184,977
	Households Est 21Q3	9,422	36,554	184,902
	Households Est 21Q2	9,394	36,530	184,741
	Households Fcst	9,258	36,491	189,550
	2010 Census Households	7,546	30,434	158,585
	2000 Census Households	4,997	20,695	124,103
	1990 Census Households	3,712	15,066	104,202
	Historical Annual Growth, 1990 – 2000	3.02%	3.23%	1.76%
	Historical Annual Growth, 2000 – 2010	4.21%	3.93%	2.48%
	Estimated Annual Growth, 2010 – CY	1.57%	1.32%	1.15%
	Projected Annual Growth, CY to Y5	-0.35%	-0.11%	0.32%
	Population per Household	2.86	3.03	2.94
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				Longitude95.27 To
Pearla Pearla	nd Plaza nd, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	HH Income \$500,000 or more	3.2%	2.4%	1.7%
	HH Income \$250,000 to \$499,999	3.8%	2.9%	2.1%
	HH Income \$200,000 to \$249,999	9.0%	6.7%	4.8%
	HH Income \$175,000 to \$199,999	7.8%	8.4%	5.5%
	HH Income \$150,000 to \$174,999	10.0%	9.1%	6.3%
	HH Income \$100,000 to 149,999	21.4%	23.5%	17.9%
	HH Income \$75,000 to 99,999	11.8%	12.7%	13.4%
	HH Income \$50,000 to 74,999	14.8%	14.8%	16.2%
	HH Income \$35,000 to 49,999	7.6%	7.0%	11.0%
	HH Income \$25,000 to 34,999	4.7%	4.6%	8.0%
	HH Income \$15,000 to 24,999	2.8%	4.0%	6.2%
	HH Income \$0 to 14,999	3.0%	3.9%	7.1%
	Average Household Income	\$133,910	\$126,203	\$101,325
	Median Household Income	\$112,277	\$106,185	\$77,640
	Per Capita Income	\$46,813	\$41,654	\$34,467
	Average Disposable Income	\$106,261	\$100,123	\$82,192
	Median Disposable Income	\$95,432	\$91,913	\$68,819
	Discretionary HH Income Over \$150,000	10.6%	6.9%	4.7%
	Discretionary HH Income \$125,000 to \$149,999	6.4%	8.4%	5.6%
Income	Discretionary HH Income \$100,000 to \$124,999	14.3%	12.3%	8.0%
l O	Discretionary HH Income \$75,000 to \$99,999	17.0%	17.8%	11.7%
<u> م</u>	Discretionary HH Income \$50,000 to \$74,999	18.3%	19.5%	18.9%
	Discretionary HH Income \$25,000 to \$49,999	20.8%	21.2%	25.1%
	Discretionary HH Income Under \$25,000	12.5%	13.8%	26.1%
	Average Discretionary HH Income	\$78,042	\$74,034	\$58,718
	Median Discretionary HH Income	\$72,478	\$69,382	\$48,761
	Householder White – Count	4,354	13,928	49,761
	Median HH Income	\$108,897	\$115,391	\$101,864
	Average HH Income	\$111,805	\$114,330	\$106,080
	Householder Black or African-American – Count	1,087	4,176	37,262
	Median HH Income	\$98,226	\$86,052	\$66,704
	Average HH Income	\$104,435	\$94,726	\$80,408
	Householder Hispanic – Count	2,728	13,340	77,891
	Median HH Income	\$116,306	\$100,146	\$68,468
	Average HH Income	\$115,892	\$105,024	\$79,361
	Householder Asian or Pacific Islander – Count	414	2,524	10,794
	Median HH Income	\$130,884	\$103,702	\$96,957
	Average HH Income	\$125,654	\$104,742	\$101,987
	Householder Other or Pacific Islander – Count	837	2,725	10,839
	Median HH Income	\$118,773	\$110,202	\$84,444
	Average HH Income	\$117,102	\$111,220	\$93,608

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Pearlar Pearlar	nd Plaza nd, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Gender	Male Population	13,106	54,306	268,069
Gen	Female Population	13,918	57,028	281,945
	Count of Pop 0 to 4 years	1,620	6,787	35,371
	Count of Pop 0 to 7 years	2,303	9,463	49,651
	Count of Pop 5 - 13	3,323	13,217	67,671
	Count of Pop 14 - 18	1,726	6,825	33,726
	Count of Pop 19 - 22	1,617	6,733	33,123
	Count of Pop 22 - 25	1,118	4,870	23,990
	Count of Pop 25 - 29	1,475	6,731	35,765
	Count of Pop 30 - 34	1,527	6,526	36,059
	Count of Pop 35 - 39	1,816	7,195	37,095
	Count of Pop 40 - 44	2,045	7,854	37,605
	Count of Pop 45 - 59	5,472	21,567	102,788
	Count of Pop 60 - 74	3,814	16,431	76,771
Total Population by Age	Count of Pop 75 - 84	1,108	5,162	23,132
lati e	Count of Pop 85+	360	1,437	6,917
opula Age	% of Pop 0 to 4 years	6.0%	6.1%	6.4%
P P	% of Pop 0 to 7 years	8.5%	8.5%	9.0%
otal	% of Pop 5 - 13	12.3%	11.9%	12.3%
Ĕ	% of Pop 14 - 18	6.4%	6.1%	6.1%
	% of Pop 19 - 22	6.0%	6.0%	6.0%
	% of Pop 22 - 25	4.1%	4.4%	4.4%
	% of Pop 25 - 29	5.5%	6.0%	6.5%
	% of Pop 30 - 34	5.7%	5.9%	6.6%
	% of Pop 35 - 39	6.7%	6.5%	6.7%
	% of Pop 40 - 44	7.6%	7.1%	6.8%
	% of Pop 45 - 59	20.2%	19.4%	18.7%
	% of Pop 60 - 74	14.1%	14.8%	14.0%
	% of Pop 75 - 84	4.1%	4.6%	4.2%
	% of Pop 85+	1.3%	1.3%	1.3%
	Median Age	38.0	37.8	36.3
	Average Age	38.0	38.3	37.4
	% of Pop 0 to 4 years	6.3%	6.4%	6.7%
Male Population by Age	% of Pop 5 - 13	13.0%	12.4%	12.8%
	% of Pop 14 - 18	6.8%	6.4%	6.4%
	% of Pop 19 - 22	6.3%	6.3%	6.3%
	% of Pop 22 - 25	4.4%	4.6%	4.6%
	% of Pop 25 - 29	5.5%	6.2%	6.7%
	% of Pop 30 - 34	5.6%	5.8%	6.6%
	% of Pop 35 - 39	6.5%	6.3%	6.7%
le F by	% of Pop 40 - 44	7.3%	6.9%	6.7%
Mal	% of Pop 45 - 59	20.0%	19.1%	18.4%
	% of Pop 75 - 84	3.6%	4.1%	3.7%
	% of Pop 60 - 74	13.9%	14.4%	13.6%
	% of Pop 85+	0.9%	1.0%	0.9%
	Median Age	36.6	36.4	34.9
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% of Pop 14 - 18 6.0% 5.8% 5.7% % of Pop 19 - 22 5.7% 5.8% 5.7% % of Pop 22 - 25 3.9% 4.2% 4.2% % of Pop 30 - 34 5.7% 5.9% 6.8% % of Pop 35 - 39 7.0% 6.6% 6.8% % of Pop 45 - 59 20.5% 19.6% 19.0% % of Pop 50 - 74 14.3% 15.1% 14.3% % of Pop 55 - 84 4.6% 5.1% 4.7% % of Pop 55 - 84 4.6% 5.1% 4.7% % of Pop 54 - 59 3.9.0 37.5 3.39.0 37.5 Average Age 39.0 39.2 38.4 1.8% Count of Black or African-American 3.374 14.016 109.214 Count of African American 12.5% 12.6% 19.9% Other races 22.7% 28.6% 32.8% Other races 22.7% 28.6% 32.8% Other races 22.7% 28.6% 32.8% Other races 22.7%					
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Count of White 15,379 55,219 218,362 Count of Black or African-American 3,374 14,016 109,214 Count of Asian or Pacific Islander 2,136 10,238 41,913 Count of Other races 6,135 31,861 180,524 White 56,9% 49,6% 39,7% Black or African American 12,5% 12,6% 19,9% Asian 7,9% 9,2% 7,6% Other Races 22,7% 28,6% 32,8% Speak English at Home 73,4% 63,3% 56,7% Speak Korean at Home 0.1% 0.1% 0.1% Speak Chines at Home 0.1% 0.1% 0.1% Speak Chines at Home 0.1% 0.1% 0.1% Speak Chines at Home 0.1% 0.2% 0.1% Speak Korean at Home 0.1% 0.2% 0.1% Speak Korean at Home 0.1% 0.2% 0.1% Speak Korean at Home 0.1% 0.8% 3.0% Speak Korean at Home		Median Age			37.5
Count of Black or African-American 3,374 14,016 109,214 Count of Asian or Pacific Islander 2,136 10,238 41,913 Count of Other races 6,135 31,861 180,524 White 56,9% 49,6% 39,7% Black or African American 12.5% 12.6% 19,9% Asian 7.9% 9.2% 7.6% Other Races 22.7% 28.6% 32.8% Speak English at Home 73.4% 63.3% 56.7% Speak Spanish at Home 18.8% 28.3% 35.5% Speak Krench or French Creole at Home 0.1% 0.1% 0.1% Speak Quere Indo-European Languages at Home 3.9% 1.9% 1.2% Speak Kussian and Other Slavic Languages at Home 0.1% 0.0% 0.1% Speak Korean at Home 0.1% 0.2% 0.1% Speak Korean at Home 0.3% 0.7% 0.8% Speak Korean at Home 0.3% 0.7% 0.8% Speak Korean at Home 0.3% 0.7%		Average Age	39.0	39.2	38.4
Ber Count of Asian or Pacific Islander 2,136 10,238 41,913 Count of Other races 6,135 31,861 180,524 White 56,9% 49,6% 39,7% Black or African American 12,5% 12,6% 19,9% Asian 7,9% 9,2% 7,6% Other Races 22,7% 28,6% 32,8% Speak English at Home 73,4% 63,3% 56,7% Speak Spanish at Home 0,1% 0,2% 0,4% Speak German at Home 0,1% 0,2% 0,4% Speak Other Indo-European Languages at Home 3,9% 1,9% 1,2% Speak Korean at Home 0,1% 0,2% 0,1% Speak Korean at Home 0,4% 0,4% 0,8% Speak Korean at Home 0,1% 0,2% 0,1% Speak Korean at Home 0,6% 3,6% 3,0% Speak Korean at Home 0,6% 0,6% 3,6% 3,0% Speak Chinese at Home 0,5% 0,5% 0,5% 0,		Count of White	15,379	55,219	
Provide 6,135 31,861 180,524 White 56.9% 49.6% 39.7% Black or African American 12.5% 12.6% 19.9% Asian 7.9% 9.2% 7.6% Other Races 22.7% 28.6% 32.8% Speak English at Home 73.4% 63.3% 56.7% Speak Spanish at Home 18.8% 28.3% 35.5% Speak German at Home 0.1% 0.1% 0.1% Speak Other Indo-European Languages at Home 3.9% 1.9% 1.2% Speak Other Indo-European Languages at Home 0.4% 0.4% 0.8% Speak Chinese at Home 0.1% 0.2% 0.1% Speak Korean at Home 0.1% 0.2% 0.1% Speak Vietnamese at Home 0.8% 0.8% 3.0% Speak Other Asian Languages at Home 0.3% 0.7% 0.8% Speak Other Asian Languages at Home 0.8% 0.8% 0.6% Speak Other Asian Languages at Home 0.8% 0.5% 0.5%		Count of Black or African-American	3,374	14,016	109,214
Perform 56.9% 49.6% 39.7% Black or African American 12.5% 12.6% 19.9% Asian 7.9% 9.2% 7.6% Other Races 22.7% 28.6% 32.8% Speak English at Home 73.4% 63.3% 56.7% Speak Spanish at Home 18.8% 28.3% 35.5% Speak German at Home 0.1% 0.1% 0.1% Speak Chern hor French Creole at Home 0.1% 0.1% 0.1% Speak Russian and Other Slavic Languages at Home 3.9% 1.9% 1.2% Speak Chinese at Home 0.4% 0.4% 0.8% Speak Korean at Home 0.1% 0.2% 0.1% Speak Chere Asian Languages at Home 0.3% 0.7% 0.8% Speak Other Asian Languages at Home 0.3% 0.7% 0.8% Speak Other Asian Languages at Home 0.3% 0.5% 0.5% Speak Other Asian Languages at Home 0.3% 0.7% 0.8% Speak Other Language at Home 0.3% 0.5% <		Count of Asian or Pacific Islander	2,136	10,238	41,913
Black or African American 12.5% 12.6% 19.9% Asian 7.9% 9.2% 7.6% Other Races 22.7% 28.6% 32.8% Speak English at Home 73.4% 63.3% 56.7% Speak Spanish at Home 18.8% 28.3% 35.5% Speak French or French Creole at Home 0.1% 0.2% 0.4% Speak German at Home 0.1% 0.1% 0.1% Speak German at Home 0.1% 0.1% 0.1% Speak Chire Indo-European Languages at Home 0.0% 0.0% 0.1% Speak Korean at Home 0.1% 0.2% 0.1% Speak Korean at Home 0.1% 0.2% 0.1% Speak Vietnamese at Home 0.1% 0.2% 0.1% Speak Other Languages at Home 0.3% 0.7% 0.8% Speak Other Language at Home 0.3% 0.6% 0.5% Speak Other Language at Home 0.5% 0.5% 0.5% Puerto Rican 3.2% 2.0% 2.1% <td< td=""><td>се</td><td>Count of Other races</td><td>6,135</td><td>31,861</td><td>180,524</td></td<>	се	Count of Other races	6,135	31,861	180,524
Asian 7.9% 9.2% 7.6% Other Races 22.7% 28.6% 32.8% Speak English at Home 73.4% 63.3% 66.7% Speak Spanish at Home 18.8% 22.3% 35.5% Speak German at Home 0.1% 0.2% 0.4% Speak German at Home 0.1% 0.1% 0.1% Speak Other Indo-European Languages at Home 3.9% 1.9% 1.2% Speak Chinese at Home 0.1% 0.2% 0.1% Speak Korean at Home 0.1% 0.2% 0.1% Speak Chinese at Home 0.1% 0.2% 0.1% Speak Korean at Home 0.1% 0.2% 0.1% Speak Other Asian Languages at Home 0.3% 0.7% 0.8% Speak Other Pacific Languages at Home 0.3% 0.7% 0.8% Speak Other Language at Home 0.5% 0.5% 0.5% Speak Other Language at Home 0.8% 0.8% 0.6% Speak Other Language at Home 0.8% 0.8% 0.6%	Ra	White	56.9%	49.6%	39.7%
Other Races22.7%28.6%32.8%Speak English at Home73.4%63.3%56.7%Speak Spaish at Home18.8%28.3%35.5%Speak French or French Creole at Home0.1%0.2%0.4%Speak German at Home0.1%0.1%0.1%Speak Other Indo-European Languages at Home3.9%1.9%1.2%Speak Russian and Other Slavic Languages at Home0.0%0.0%0.1%Speak Chinese at Home0.4%0.4%0.8%Speak Korean at Home0.1%0.2%0.1%Speak Vietnamese at Home0.1%0.2%0.1%Speak Other Asian Languages at Home0.3%0.7%0.8%Speak Other Language at Home0.3%0.7%0.8%Speak Other Language at Home0.5%0.5%0.5%Speak Other Language at Home0.3%0.7%0.8%Speak Other Language at Home0.3%0.7%0.7%Nexican77.1%82.5%78.9%Puerto Rican3.2%2.0%2.1%Cuban0.1%0.1%0.8%Dominican1.2%0.7%0.7%Central American8.1%8.7%10.6%South American2.7%1.7%1.6%South American2.7%1.7%1.6%South American2.7%1.7%1.6%South American2.7%1.7%1.6%South American2.7%1.7%1.6%South American2.7%1.7%1.6% <td></td> <td>Black or African American</td> <td>12.5%</td> <td>12.6%</td> <td>19.9%</td>		Black or African American	12.5%	12.6%	19.9%
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Speak Spanish at Home 18.8% 28.3% 35.5% Speak French or French Creole at Home 0.1% 0.2% 0.4% Speak German at Home 0.1% 0.1% 0.1% Speak Other Indo-European Languages at Home 3.9% 1.9% 1.2% Speak Russian and Other Slavic Languages at Home 0.0% 0.0% 0.1% Speak Chinese at Home 0.4% 0.4% 0.8% Speak Korean at Home 0.1% 0.2% 0.1% Speak Korean at Home 0.1% 0.2% 0.1% Speak Vietnamese at Home 0.1% 0.2% 0.1% Speak Other Asian Languages at Home 0.3% 0.7% 0.8% Speak Other Language at Home 0.3% 0.6% 0.5% 0.5% Speak Other Language at Home 0.5% 0.5% 0.5% 0.5% Speak Other Language at Home 0.8% 0.8% 0.6% 0.6% Speak Other Language at Home 0.3% 0.7% 0.7% 0.7% Mexican 77.1% 82.25% 78.9%		Other Races	22.7%	28.6%	32.8%
Speak French or French Creole at Home 0.1% 0.2% 0.4% Speak German at Home 0.1% 0.1% 0.1% 0.1% Speak German at Home 0.1% 0.1% 0.1% 0.1% Speak Other Indo-European Languages at Home 3.9% 1.9% 1.2% Speak Russian and Other Slavic Languages at Home 0.0% 0.0% 0.1% Speak Korean at Home 0.4% 0.4% 0.8% Speak Korean at Home 0.1% 0.2% 0.1% Speak Other Asian Languages at Home 0.1% 0.2% 0.1% Speak Other Asian Languages at Home 0.3% 0.7% 0.8% Speak Other Language at Home 0.5% 0.5% 0.5% Speak Other Language at Home 0.5% 0.5% 0.5% Speak Other Language at Home 0.30.4% 41.1% 46.6% Mexican 77.1% 82.5% 78.9% Puerto Rican 3.2% 2.0% 2.1% Cuban 0.1% 0.1% 0.8% Dominican 1.2%		Speak English at Home	73.4%	63.3%	56.7%
Speak German at Home 0.1% 0.1% 0.1% Speak Qerman at Home 3.9% 1.9% 1.2% Speak Other Indo-European Languages at Home 0.0% 0.0% 0.1% Speak Russian and Other Slavic Languages at Home 0.0% 0.0% 0.1% Speak Chinese at Home 0.4% 0.4% 0.8% Speak Korean at Home 0.1% 0.2% 0.1% Speak Korean at Home 0.1% 0.2% 0.1% Speak Vietnamese at Home 0.1% 0.2% 0.1% Speak Other Asian Languages at Home 0.3% 0.7% 0.8% Speak Other Language at Home 0.3% 0.5% 0.5% Speak Other Language at Home 0.8% 0.8% 0.6% Speak Other Language at Home 0.5% 0.5% 0.5% Mexican 77.1% 82.25 45,782 256,090 Hispanic Population Percent 30.4% 41.1% 46.6% Mexican 77.1% 82.5% 78.9% Puerto Rican 3.2% 2.0%		Speak Spanish at Home	18.8%	28.3%	35.5%
Speak Other Indo-European Languages at Home 3.9% 1.9% 1.2% Speak Russian and Other Slavic Languages at Home 0.0% 0.0% 0.1% Speak Chinese at Home 0.4% 0.4% 0.8% Speak Korean at Home 0.1% 0.2% 0.1% Speak Vietnamese at Home 0.1% 0.2% 0.1% Speak Other Asian Languages at Home 0.3% 0.7% 0.8% Speak Other Languages at Home 0.3% 0.7% 0.8% Speak Other Language at Home 0.3% 0.6% 0.6% Speak Other Language at Home 0.5% 0.5% 0.5% Hispanic Population 8,225 45,782 256,090 Hispanic Population Percent 30.4% 41.1% 46.6% Mexican 77.1% 82.5% 78.9% Puerto Rican 3.2% 2.0% 2.1% Cuban 0.1% 0.1% 0.8% Dominican 1.2% 0.7% 0.7% South American 2.7% 1.7% 1.6%		Speak French or French Creole at Home	0.1%	0.2%	0.4%
Speak Other Indo-European Languages at Home 3.9% 1.9% 1.2% Speak Russian and Other Slavic Languages at Home 0.0% 0.0% 0.1% Speak Chinese at Home 0.4% 0.4% 0.8% Speak Korean at Home 0.1% 0.2% 0.1% Speak Vietnamese at Home 0.1% 0.2% 0.1% Speak Other Asian Languages at Home 0.3% 0.7% 0.8% Speak Other Languages at Home 0.3% 0.7% 0.8% Speak Other Language at Home 0.3% 0.6% 0.6% Speak Other Language at Home 0.5% 0.5% 0.5% Hispanic Population 8,225 45,782 256,090 Hispanic Population Percent 30.4% 41.1% 46.6% Mexican 77.1% 82.5% 78.9% Puerto Rican 3.2% 2.0% 2.1% Cuban 0.1% 0.1% 0.8% Dominican 1.2% 0.7% 0.7% South American 2.7% 1.7% 1.6%			0.1%	0.1%	0.1%
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Mexican 77.1% 82.5% 78.9% Puerto Rican 3.2% 2.0% 2.1% Cuban 0.1% 0.1% 0.8% Dominican 1.2% 0.7% 0.7% Central American 8.1% 8.7% 10.6% South American 2.7% 1.7% 1.6% Other Hispanic 7.5% 4.3% 5.3% 2000 Hispanic Population Percent 16% 25% 40%	Danic				
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2000 Hispanic Population Percent16%25%40%					
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		1990 Hispanic Population Percent	13%	17%	29%

2020 Census, 2024 Estimates & 2029 Projections Calculated using TAS Retrieval

Apr 3, 2025

BRIXMOR[®] Latitude: 29.5592 Longitude: -95.2716

Pearland Plaza 5.00 Minute 10.00 Minute 20.00 Minute Pearland, TX Drivetime Drivetime Drivetime Drivetime American (percent of total population) 3.1% 2.1% 1.7% American (percent of total population) 2.8% 1.9% 1.9% Asian (percent of total population) 7.3% 9.1% 7.5% Chinese 0.8% 0.4% 0.7% 0.1% South Central Asian (ie. Indian) 2.8% 2.0% 1.8% South East Asian (ie. Vietnamese) 3.1% 5.8% 4.3% 0.2% Durch 0.9% 0.4% 0.4% 0.4% 0.4% French 0.3% 0.3% 0.2% 0.2% 0.2% Durch 0.9% 0.4	Apr 3, 2	2025		Latitude: 29.5592	Longitude: -95.2716
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Native American (ie. Indian/Eskimo) 0.2% 0.2% 0.2% 0.2% Native American (ie. Indian/Pacific Islander 0.0% 0.0% 0.0% 0.0% Asian (percent of total population) 7.9% 9.1% 7.5% Upganese 0.0% 0.1% 0.1% Korean 0.2% 0.4% 0.2% South Central Asian (ie. Indian) 2.8% 2.0% 1.3% South East Asian (ie. Vietnamese) 3.1% 5.8% 4.3% Dutch 0.3% 0.3% 0.2% Prench 1.3% 0.9% 0.7% British 0.9% 0.7% 0.6% Polish 0.8% 0.4% 0.3% 0.2% Cother European (ie. Greek/Russian) 1.9% 1.3% 0.4% 0.3% Scandinavian 0.7% 0.5% 0.4% 0.3% 0.5% 0.4% 0.3% 0.5% 0.4% 0.3% 0.5% 0.4% 0.3% 0.5% 0.4% 0.3% 0.5% 0.4% 0.3% <th< th=""><th></th><th>American (percent of total population)</th><th>3.1%</th><th>2.1%</th><th>1.7%</th></th<>		American (percent of total population)	3.1%	2.1%	1.7%
Hawaiian/Pacific Islander 0.0% 0.0% 0.0% Asian (percent of total population) 7.9% 9.1% 7.5% Asian (percent of total population) 7.9% 9.1% 7.5% Chinese 0.0% 0.1% 0.1% Uppartese 0.0% 0.1% 0.1% South Central Asian (ie. Indian) 2.8% 2.0% 1.8% South Central Asian (ie. Vietnamese) 3.1% 5.8% 4.3% Other Asian 0.9% 0.4% 0.4% Dutch 0.3% 0.3% 0.2% French 1.3% 0.9% 0.7% German 5.2% 3.6% 2.5% Scotch/trish 4.2% 3.2% 2.2% Other European (ie. Greek/Russian) 1.9% 1.3% 1.1% Middle Eastern 0.5% 0.3% 0.5% Other Ancestry 2.5% 2.3% 2.6% Unclassified Ancestry 12.5% 10.3% 1.6% Middle Eastern 0.5% 0.3%		American	2.8%	1.9%	1.6%
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Backletors Degree 24.9% 21.0% 17.9% Graduate Degree 14.4% 10.7% 9.6% % College (4+) 39.3% 32.3% 27.5% Total Households – count 9,420 36,692 186,547 One Person HHs – count 1,919 6,335 40,500 Family HHs – count 6,993 28,841 137,431 Married Couple – count 5,725 23,032 95,539 w/own children – count 3,173 11,180 46,122 w/out own children – count 2,552 11,852 49,417 Male Householder – count 301 1,771 12,367 Female Householder – count 967 4,039 29,525 Non-Family Households – count 508 1,516 8,615 1 Person Household 28.0% 28.8% 26.7% 3 Person Household 18.7% 18.3% 18.1% 4 Person Household 9.5% 10.3% 9.5% 6 Person Household 3.5% 4.2% 4.2%	tio 5+	High School Graduate (12)	21.2%	22.6%	24.8%
Properties 24.9% 21.0% 17.9% Graduate Degree 14.4% 10.7% 9.6% % College (4+) 39.3% 32.3% 27.5% Total Households – count 9,420 36,692 186,547 One Person HHs – count 1,919 6,335 40,500 Family HHs – count 6,993 28,841 137,431 Married Couple – count 5,725 23,032 95,539 w/own children – count 3,173 11,180 46,122 w/out own children – count 2,552 11,852 49,417 Male Householder – count 301 1,771 12,367 Female Householder – count 967 4,039 29,525 Non-Family Households – count 508 1,516 8,615 1 Person Household 20.4% 17.3% 21.7% 2 Person Household 28.0% 28.8% 26.7% 3 Person Household 18.7% 18.3% 18.1% 4 Person Household 9.5% 10.3% 9.5% <	e 2	Some College (13 to 16)	23.9%	23.7%	21.0%
Properties 24.9% 21.0% 17.9% Graduate Degree 14.4% 10.7% 9.6% % College (4+) 39.3% 32.3% 27.5% Total Households – count 9,420 36,692 186,547 One Person HHs – count 1,919 6,335 40,500 Family HHs – count 6,993 28,841 137,431 Married Couple – count 5,725 23,032 95,539 w/own children – count 3,173 11,180 46,122 w/out own children – count 2,552 11,852 49,417 Male Householder – count 301 1,771 12,367 Female Householder – count 967 4,039 29,525 Non-Family Households – count 508 1,516 8,615 1 Person Household 20.4% 17.3% 21.7% 2 Person Household 28.0% 28.8% 26.7% 3 Person Household 18.7% 18.3% 18.1% 4 Person Household 9.5% 10.3% 9.5% <	dud	Associates Degree Only	10.7%	10.5%	8.0%
Graduate Degree 14.4% 10.7% 9.6% % College (4+) 39.3% 32.3% 27.5% Total Households – count 9,420 36,692 186,547 One Person HHs – count 1,919 6,335 40,500 Family HHs – count 6,993 28,841 137,431 Married Couple – count 5,725 23,032 95,539 w/own children – count 3,173 11,180 46,122 w/out own children – count 2,552 11,852 49,417 Male Householder – count 301 1,771 12,367 Female Householder – count 967 4,039 29,525 Non-Family Households – count 508 1,516 8,615 1 Person Household 20.4% 17.3% 21.7% 2 Person Household 28.0% 28.8% 26.7% 3 Person Household 18.7% 18.3% 18.1% 4 Person Household 9.5% 10.3% 9.5% 6 Person Household 3.5% 4.2% 4.2%	ШĽ	Bachelors Degree Only	24.9%	21.6%	17.9%
Ye College (4+) 39.3% 32.3% 27.5% Total Households – count 9,420 36,692 186,547 One Person HHs – count 1,919 6,335 40,500 Family HHs – count 6,993 28,841 137,431 Married Couple – count 5,725 23,032 95,539 w/own children – count 3,173 11,180 46,122 w/out own children – count 2,552 11,852 49,417 Male Householder – count 301 1,771 12,367 Female Householder – count 967 4,039 29,525 Non-Family Households – count 508 1,516 8,615 1 Person Household 20.4% 17.3% 21.7% 2 Person Household 28.0% 28.8% 26.7% 3 Person Household 18.7% 18.3% 18.1% 4 Person Household 9.5% 10.3% 9.5% 6 Person Household 3.5% 4.2% 4.2% 7+ Person Household 3.5% 2.3% 2.7%			14.4%	10.7%	9.6%
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7+ Person Household 1.6% 2.3% 2.7%					
			41.270	59.270	50.170

2020 Census, 2024 Estimates & 2029 Projections Calculated using TAS Retrieval

Apr 3, 2025

BRIXMOR® Latitude: 29.5592 Longitude: -95.2716

S0 and under - percent 16.5% 16.5% 18.1% \$1 to \$4999 - percent 7.5% 7.7% 9.1% \$5k to \$3999 - percent 4.2% 4.2% 4.8% \$10k to \$24999 - percent 6.1% 6.1% 6.5% \$25k to \$49999 - percent 6.8% 6.8% 6.9% \$25k to \$49999 - percent 10.3% 10.4% 10.2% \$50k to \$249999 - percent 18.5% 18.6% 17.7% \$25k to \$49999 - percent 13.9% 13.8% 12.7% \$250k to \$499999 - percent 16.2% 15.8% 13.9% \$250k to \$49999 - percent 13.9% 13.8% 12.7% \$250k to \$49999 - percent 16.2% 15.8% 13.9% \$200k+ - percent 16.2% 15.8% 13.9% Median HH Wealth \$93,145 \$91,517 \$72,203 Avg HH Wealth \$257,965 \$254,390 \$229,833 Iconomic Viability Local 274 273 275 Economic Viability Indexed 101 101 102	Apr 3, 2	2025		Latitude: 29.5592	Longitude: -95.2716
Owner Occupied Percent 70.9% 74.7% 58.2% Renter Occupied Percent 24.1% 21.0% 35.0% Renter Occupied Percent 5.0% 4.3% 6.8% Total Housing Units (Census 2000) 5,178 21.807 131.511 Property Value \$1,000,000 or more 2.2% 1.2% 1.2% Property Value \$500,000 to \$399,999 2.7% 1.9% 2.2% Property Value \$400,000 to \$399,999 21.4% 16.1% 10.7% Property Value \$300,000 to \$399,999 24.3% 27.5% 26.2% Property Value \$100,000 to \$399,999 2.3% 2.9% 9.2% Property Value \$100,000 to \$149,999 2.3% 2.9% 9.2% Property Value \$100,000 to \$199,999 0.5% 1.5% 4.4% Property Value \$100,000 to \$39,999 2.3% 3.0% 4.1% Property Value \$100,000 to \$39,999 2.3% 3.0% 4.1% Property Value \$40,000 to \$39,999 2.3% 3.0% 4.1% Stot to \$24999 - percent 6.8% 6.8% 6.8% 50%					
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Total Housing Units (Census 2000) 5,178 21,807 131,511 Property Value \$1,000,000 or more 2.2% 1.2% 1.2% Property Value \$500,000 to \$749,999 2.7% 1.9% 2.2% Property Value \$500,000 to \$749,999 21.4% 16.1% 10.7% Property Value \$500,000 to \$299,999 22.9% 28.1% 21.5% Property Value \$100,000 to \$299,999 24.3% 27.5% 26.2% Property Value \$100,000 to \$199,999 2.3% 2.9% 9.2% Property Value \$100,000 to \$199,999 2.3% 2.9% 9.2% Property Value \$100,000 to \$199,999 0.5% 1.5% 4.4% Property Value \$100,000 to \$199,999 0.5% 1.5% 4.4% Property Value \$0 to \$39,999 2.3% 3.0% 4.1% Property Value \$0 to \$39,999 2.3% 3.0% 4.1% S0 and under - percent 16.5% 16.5% 18.1% \$1 to \$4999 - percent 6.1% 6.1% 6.5% \$20 to \$24999 - percent 10.3% 10.4% 10.2%	ing	, and the second s			
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Single Figure 1Economic Viability Local274273275Economic Viability Indexed101101102Employed Civilian Pop 16+ by Occupation14,72358,453273,809Managerial/Executive20.6%17.9%14.0%					
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Managerial/Executive 20.6% 17.9% 14.0%		Employed Civilian Pop 16+ by Occupation	14.723	58.453	273.809
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Food Preperation 2.3% 4.1% 5.0%	pat illia				
Building Maintenance & Cleaning 1.6% 1.9% 3.5%	cul				
O B Personal Care 1.7% 2.8% 2.9%	ő				
Farming, Fishing, & Forestry 0.2% 0.2%	ye				
Construction 8.8% 9.8% 12.4%	plq				
Production & Transportation 12.3% 13.9% 15.4%	E				
	E				
		Percent White Collar Workers Percent Blue Collar Workers	69.7% 30.3%	64.6% 35.4%	
			30.3%	33.4%	41.070

2020 Census, 2024 Estimates & 2029 Projections Calculated using TAS Retrieval

Apr 3, 2025

BRIXMOR[®] Latitude: 29.5592 Longitude: -95.2716

Apr 3, 2	.020		Latitude: 29.5592	Longitude: -95.2716
Pearlar Pearlar	nd Plaza nd, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	Agriculture/Mining/Construction	9.2%	12.0%	12.8%
	Manufacturing	9.7%	9.6%	10.3%
	Transportation	8.3%	7.4%	7.5%
	Information	1.4%	1.2%	1.1%
	Wholesale/Retail	11.9%	12.3%	12.7%
	Finance, Insurance, Real Estate	5.7%	5.5%	5.1%
	Professional Services	9.1%	7.3%	5.9%
	Management Services	0.2%	0.1%	0.1%
	Administrative/Waste Services	3.2%	3.6%	4.4%
	Educational Services	25.6%	23.6%	22.8%
	Entertainment Services	5.7%	7.6%	8.2%
	Other Professional Services	4.8%	5.0%	5.5%
	Public Administration	5.2%	4.7%	3.8%
	No Vehicles	1.4%	1.5%	5.4%
les IH	1 Vehicle	26.5%	20.5%	30.2%
/ehicles per HH	2 Vehicles	46.2%	46.4%	40.0%
Vehicles per HH	3 or more vehicles	25.9%	31.5%	24.4%
	Average Number of Vehicles	2.12	2.25	1.94
Change	Births (last 12 months)	329	1,408	7,250
an	Deaths (last 12 months)	173	749	3,491
<u>5</u>	Migration (last 12 months)	-80	-38	-529
Work place	Workplace Establishments	790	1,737	10,755
plå	Workplace Employees (FTE)	10,666	23,920	166,217