



**BRUCEVILLE-EDDY, TEXAS | Development Opportunity**

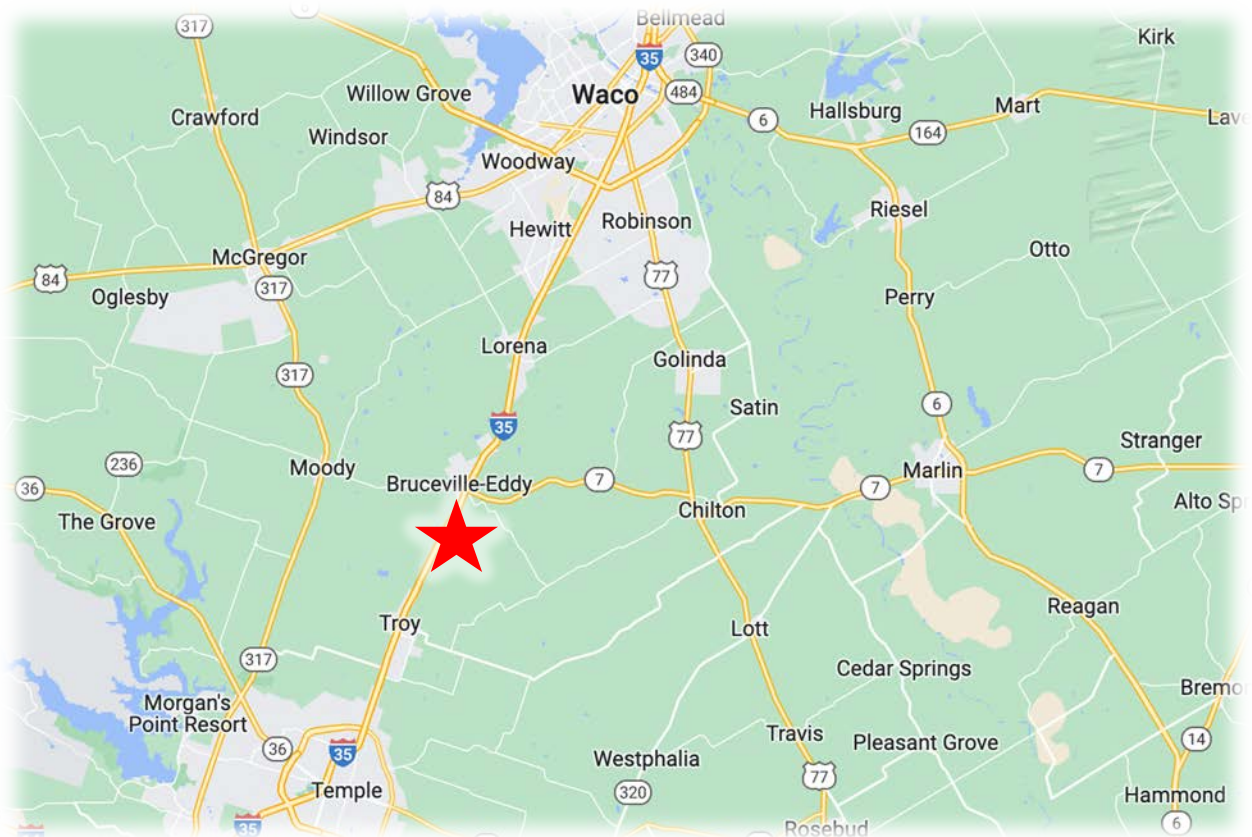




## BRUCEVILLE-EDDY DEVELOPMENT | Overview

### Development Opportunity

Welcome to Bruceville-Eddy, Texas. Located on the bustling I-35 just outside of Waco, Texas. This Development is a popular destination for Bruceville-Eddy and surrounding areas. The overall site location offers high visibility and exposure for development.

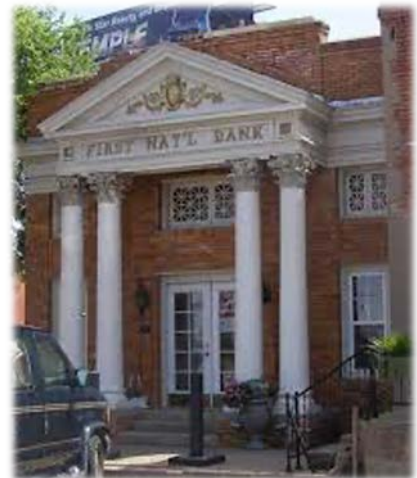






## PROPERTY KEY FEATURES

- Located on I-35 just south of Bruceville-Eddy.
- Utility Services Available
- 20,500 people within 10 miles
- \$88,082 Average Household Income
- Excellent visibility from I-35
- Traffic counts – 65,136
- Truck Counts- 1,500
- Near Schools and City



# SITE PHOTOGRAPHY





# Complete Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 31.2802/-97.2617

CR 498/I S I H 35 , TX 76524	5 mi radius		10 mi radius		15 mi radius	
<b>Population</b>						
Estimated Population (2021)	5,386		20,500		121,466	
Projected Population (2026)	5,675		21,916		131,577	
Census Population (2020)	5,429		20,368		120,541	
Census Population (2010)	5,440		18,754		103,708	
Projected Annual Growth (2021-2026)	289	1.1%	1,416	1.4%	10,111	1.7%
Historical Annual Growth (2020-2021)	-43	-	132	0.6%	926	0.8%
Historical Annual Growth (2010-2020)	-11	-	1,614	0.9%	16,833	1.6%
Estimated Population Density (2021)	69 <i>psm</i>		65 <i>psm</i>		172 <i>psm</i>	
Trade Area Size	78.5 <i>sq mi</i>		314.0 <i>sq mi</i>		706.8 <i>sq mi</i>	
<b>Households</b>						
Estimated Households (2021)	1,961		7,447		45,222	
Projected Households (2026)	2,020		7,750		47,451	
Census Households (2020)	1,970		7,414		44,946	
Census Households (2010)	1,972		6,824		38,854	
Projected Annual Growth (2021-2026)	59	0.6%	303	0.8%	2,229	1.0%
Historical Annual Change (2010-2021)	-11	-	624	0.8%	6,368	1.5%
<b>Average Household Income</b>						
Estimated Average Household Income (2021)	\$81,499		\$88,082		\$79,504	
Projected Average Household Income (2026)	\$92,952		\$100,581		\$89,208	
Census Average Household Income (2010)	\$60,078		\$64,999		\$62,224	
Census Average Household Income (2000)	\$47,481		\$51,608		\$51,990	
Projected Annual Change (2021-2026)	\$11,453	2.8%	\$12,499	2.8%	\$9,704	2.4%
Historical Annual Change (2000-2021)	\$34,018	3.4%	\$36,473	3.4%	\$27,514	2.5%
<b>Median Household Income</b>						
Estimated Median Household Income (2021)	\$70,459		\$76,569		\$70,134	
Projected Median Household Income (2026)	\$80,503		\$86,966		\$80,252	
Census Median Household Income (2010)	\$50,976		\$57,600		\$52,678	
Census Median Household Income (2000)	\$38,593		\$42,737		\$41,425	
Projected Annual Change (2021-2026)	\$10,045	2.9%	\$10,397	2.7%	\$10,117	2.9%
Historical Annual Change (2000-2021)	\$31,866	3.9%	\$33,832	3.8%	\$28,710	3.3%
<b>Per Capita Income</b>						
Estimated Per Capita Income (2021)	\$29,675		\$32,004		\$29,688	
Projected Per Capita Income (2026)	\$33,081		\$35,575		\$32,253	
Census Per Capita Income (2010)	\$21,783		\$23,649		\$23,312	
Census Per Capita Income (2000)	\$16,637		\$18,352		\$19,303	
Projected Annual Change (2021-2026)	\$3,406	2.3%	\$3,570	2.2%	\$2,565	1.7%
Historical Annual Change (2000-2021)	\$13,038	3.7%	\$13,652	3.5%	\$10,385	2.6%
Estimated Average Household Net Worth (2021)	\$389,776		\$501,747		\$497,687	

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CR 498/ S I H 35 , TX 76524	5 mi radius		10 mi radius		15 mi radius	
<b>Race and Ethnicity</b>						
Total Population (2021)	5,386		20,500		121,466	
White (2021)	4,156	77.2%	16,065	78.4%	79,885	65.8%
Black or African American (2021)	274	5.1%	1,069	5.2%	14,316	11.8%
American Indian or Alaska Native (2021)	32	0.6%	146	0.7%	949	0.8%
Asian (2021)	26	0.5%	147	0.7%	2,522	2.1%
Hawaiian or Pacific Islander (2021)	2	-	15	-	148	0.1%
Other Race (2021)	316	5.9%	1,012	4.9%	9,410	7.7%
Two or More Races (2021)	581	10.8%	2,046	10.0%	14,237	11.7%
Population < 18 (2021)	1,290 24.0%		4,991 24.3%		30,072 24.8%	
White Not Hispanic	783	60.7%	3,186	63.8%	14,158	47.1%
Black or African American	60	4.7%	263	5.3%	3,922	13.0%
Asian	5	0.4%	34	0.7%	569	1.9%
Other Race Not Hispanic	59	4.6%	259	5.2%	1,915	6.4%
Hispanic	383	29.7%	1,249	25.0%	9,508	31.6%
Not Hispanic or Latino Population (2021)	4,230 78.5%		16,588 80.9%		92,273 76.0%	
Not Hispanic White	3,707	87.6%	14,572	87.8%	70,763	76.7%
Not Hispanic Black or African American	250	5.9%	988	6.0%	13,306	14.4%
Not Hispanic American Indian or Alaska Native	20	0.5%	85	0.5%	445	0.5%
Not Hispanic Asian	24	0.6%	128	0.8%	2,402	2.6%
Not Hispanic Hawaiian or Pacific Islander	1	-	7	-	119	0.1%
Not Hispanic Other Race	6	0.1%	36	0.2%	412	0.4%
Not Hispanic Two or More Races	222	5.2%	772	4.7%	4,826	5.2%
Hispanic or Latino Population (2021)	1,155 21.5%		3,912 19.1%		29,193 24.0%	
Hispanic White	448	38.8%	1,493	38.2%	9,122	31.2%
Hispanic Black or African American	24	2.1%	81	2.1%	1,010	3.5%
Hispanic American Indian or Alaska Native	12	1.0%	61	1.6%	504	1.7%
Hispanic Asian	2	0.2%	19	0.5%	120	0.4%
Hispanic Hawaiian or Pacific Islander	1	-	8	0.2%	29	0.1%
Hispanic Other Race	310	26.8%	976	24.9%	8,997	30.8%
Hispanic Two or More Races	359	31.1%	1,274	32.6%	9,410	32.2%
Not Hispanic or Latino Population (2020)	4,389 80.8%		16,728 82.1%		92,192 76.5%	
Hispanic or Latino Population (2020)	1,040 19.2%		3,640 17.9%		28,349 23.5%	
Not Hispanic or Latino Population (2010)	4,504 82.8%		16,005 85.3%		82,303 79.4%	
Hispanic or Latino Population (2010)	936 17.2%		2,749 14.7%		21,405 20.6%	
Not Hispanic or Latino Population (2026)	4,379 77.2%		17,434 79.6%		98,857 75.1%	
Hispanic or Latino Population (2026)	1,297 22.8%		4,481 20.4%		32,720 24.9%	
Projected Annual Growth (2021-2026)	141	2.4%	570	2.9%	3,526	2.4%
Historical Annual Growth (2010-2020)	104	1.1%	891	3.2%	6,944	3.2%



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CR 498/I S I H 35 , TX 76524	5 mi radius		10 mi radius		15 mi radius	
<b>Total Age Distribution (2021)</b>						
Total Population	5,386		20,500		121,466	
Age Under 5 Years	320	5.9%	1,171	5.7%	8,036	6.6%
Age 5 to 9 Years	356	6.6%	1,460	7.1%	8,788	7.2%
Age 10 to 14 Years	413	7.7%	1,578	7.7%	8,893	7.3%
Age 15 to 19 Years	368	6.8%	1,390	6.8%	7,480	6.2%
Age 20 to 24 Years	252	4.7%	892	4.4%	6,344	5.2%
Age 25 to 29 Years	270	5.0%	1,024	5.0%	8,222	6.8%
Age 30 to 34 Years	305	5.7%	1,229	6.0%	8,431	6.9%
Age 35 to 39 Years	377	7.0%	1,473	7.2%	8,444	7.0%
Age 40 to 44 Years	350	6.5%	1,321	6.4%	7,606	6.3%
Age 45 to 49 Years	353	6.6%	1,323	6.5%	7,216	5.9%
Age 50 to 54 Years	346	6.4%	1,328	6.5%	7,200	5.9%
Age 55 to 59 Years	353	6.6%	1,392	6.8%	7,622	6.3%
Age 60 to 64 Years	398	7.4%	1,474	7.2%	7,584	6.2%
Age 65 to 69 Years	337	6.3%	1,215	5.9%	6,304	5.2%
Age 70 to 74 Years	278	5.2%	1,020	5.0%	4,969	4.1%
Age 75 to 79 Years	155	2.9%	575	2.8%	3,395	2.8%
Age 80 to 84 Years	82	1.5%	333	1.6%	2,414	2.0%
Age 85 Years or Over	75	1.4%	301	1.5%	2,518	2.1%
Median Age	39.6		39.3		37.3	
Age 19 Years or Less	1,455	27.0%	5,599	27.3%	33,197	27.3%
Age 20 to 64 Years	3,004	55.8%	11,456	55.9%	68,669	56.5%
Age 65 Years or Over	926	17.2%	3,444	16.8%	19,601	16.1%
<b>Female Age Distribution (2021)</b>						
Female Population	2,679	49.7%	10,305	50.3%	62,251	51.2%
Age Under 5 Years	153	5.7%	572	5.6%	3,925	6.3%
Age 5 to 9 Years	173	6.5%	695	6.7%	4,204	6.8%
Age 10 to 14 Years	195	7.3%	760	7.4%	4,381	7.0%
Age 15 to 19 Years	174	6.5%	645	6.3%	3,609	5.8%
Age 20 to 24 Years	125	4.7%	431	4.2%	3,229	5.2%
Age 25 to 29 Years	143	5.4%	529	5.1%	4,197	6.7%
Age 30 to 34 Years	159	5.9%	637	6.2%	4,324	6.9%
Age 35 to 39 Years	200	7.5%	768	7.5%	4,390	7.1%
Age 40 to 44 Years	187	7.0%	702	6.8%	3,947	6.3%
Age 45 to 49 Years	165	6.2%	654	6.3%	3,668	5.9%
Age 50 to 54 Years	175	6.5%	673	6.5%	3,671	5.9%
Age 55 to 59 Years	174	6.5%	724	7.0%	3,943	6.3%
Age 60 to 64 Years	192	7.2%	728	7.1%	3,823	6.1%
Age 65 to 69 Years	176	6.6%	627	6.1%	3,247	5.2%
Age 70 to 74 Years	128	4.8%	500	4.9%	2,592	4.2%
Age 75 to 79 Years	79	3.0%	284	2.8%	1,881	3.0%
Age 80 to 84 Years	40	1.5%	187	1.8%	1,499	2.4%
Age 85 Years or Over	41	1.5%	187	1.8%	1,720	2.8%
Female Median Age	39.7		40.0		38.5	
Age 19 Years or Less	695	25.9%	2,673	25.9%	16,119	25.9%
Age 20 to 64 Years	1,520	56.7%	5,847	56.7%	35,193	56.5%
Age 65 Years or Over	464	17.3%	1,785	17.3%	10,939	17.6%

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<b>Male Age Distribution (2021)</b>						
Male Population	2,707	50.3%	10,195	49.7%	59,215	48.8%
Age Under 5 Years	166	6.1%	598	5.9%	4,111	6.9%
Age 5 to 9 Years	183	6.7%	764	7.5%	4,583	7.7%
Age 10 to 14 Years	218	8.1%	818	8.0%	4,512	7.6%
Age 15 to 19 Years	193	7.1%	745	7.3%	3,871	6.5%
Age 20 to 24 Years	127	4.7%	461	4.5%	3,115	5.3%
Age 25 to 29 Years	127	4.7%	495	4.9%	4,025	6.8%
Age 30 to 34 Years	146	5.4%	592	5.8%	4,107	6.9%
Age 35 to 39 Years	177	6.5%	704	6.9%	4,054	6.8%
Age 40 to 44 Years	163	6.0%	619	6.1%	3,659	6.2%
Age 45 to 49 Years	188	7.0%	670	6.6%	3,547	6.0%
Age 50 to 54 Years	171	6.3%	655	6.4%	3,529	6.0%
Age 55 to 59 Years	179	6.6%	667	6.5%	3,680	6.2%
Age 60 to 64 Years	207	7.6%	746	7.3%	3,761	6.4%
Age 65 to 69 Years	161	6.0%	588	5.8%	3,057	5.2%
Age 70 to 74 Years	149	5.5%	520	5.1%	2,377	4.0%
Age 75 to 79 Years	75	2.8%	292	2.9%	1,514	2.6%
Age 80 to 84 Years	43	1.6%	146	1.4%	915	1.5%
Age 85 Years or Over	34	1.2%	114	1.1%	799	1.3%
Male Median Age	39.5		38.6		36.1	
Age 19 Years or Less	760	28.1%	2,927	28.7%	17,078	28.8%
Age 20 to 64 Years	1,484	54.8%	5,609	55.0%	33,476	56.5%
Age 65 Years or Over	462	17.1%	1,660	16.3%	8,661	14.6%
<b>Males per 100 Females (2021)</b>						
Overall Comparison	101		99		95	
Age Under 5 Years	109	52.1%	105	51.1%	105	51.2%
Age 5 to 9 Years	106	51.4%	110	52.4%	109	52.2%
Age 10 to 14 Years	112	52.8%	108	51.9%	103	50.7%
Age 15 to 19 Years	111	52.6%	116	53.6%	107	51.8%
Age 20 to 24 Years	101	50.3%	107	51.6%	96	49.1%
Age 25 to 29 Years	88	46.9%	94	48.3%	96	49.0%
Age 30 to 34 Years	92	47.8%	93	48.2%	95	48.7%
Age 35 to 39 Years	89	47.0%	92	47.8%	92	48.0%
Age 40 to 44 Years	87	46.6%	88	46.8%	93	48.1%
Age 45 to 49 Years	114	53.3%	102	50.6%	97	49.2%
Age 50 to 54 Years	98	49.4%	97	49.3%	96	49.0%
Age 55 to 59 Years	102	50.6%	92	48.0%	93	48.3%
Age 60 to 64 Years	108	51.9%	103	50.6%	98	49.6%
Age 65 to 69 Years	92	47.8%	94	48.4%	94	48.5%
Age 70 to 74 Years	117	53.9%	104	50.9%	92	47.8%
Age 75 to 79 Years	95	48.7%	103	50.7%	80	44.6%
Age 80 to 84 Years	108	51.9%	78	43.9%	61	37.9%
Age 85 Years or Over	81	44.8%	61	37.9%	46	31.7%
Age 19 Years or Less	109	52.2%	109	52.3%	106	51.4%
Age 20 to 39 Years	92	47.9%	95	48.8%	95	48.7%
Age 40 to 64 Years	102	50.4%	96	49.1%	95	48.8%
Age 65 Years or Over	100	49.9%	93	48.2%	79	44.2%



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CR 498/ S I H 35 , TX 76524	5 mi radius		10 mi radius		15 mi radius	
<b>Household Type (2021)</b>						
Total Households	1,961		7,447		45,222	
Households with Children	702	35.8%	2,743	36.8%	16,209	35.8%
Average Household Size	2.7		2.8		2.6	
Household Density per Square Mile	25		24		64	
Population Family	4,848 90.0%		18,547 90.5%		104,435 86.0%	
Population Non-Family	538 10.0%		1,944 9.5%		15,279 12.6%	
Population Group Quarters	-	-	8	-	1,753	1.4%
Family Households	1,515 77.3%		5,822 78.2%		32,511 71.9%	
Married Couple Households	1,177 77.7%		4,577 78.6%		24,551 75.5%	
Other Family Households with Children	338 22.3%		1,245 21.4%		7,960 24.5%	
Family Households with Children	693 45.7%		2,715 46.6%		16,072 49.4%	
Married Couple with Children	475 68.6%		1,888 69.5%		10,786 67.1%	
Other Family Households with Children	218 31.4%		827 30.5%		5,287 32.9%	
Family Households No Children	822 54.3%		3,107 53.4%		16,438 50.6%	
Married Couple No Children	702 85.4%		2,689 86.5%		13,765 83.7%	
Other Family Households No Children	120 14.6%		418 13.5%		2,673 16.3%	
Non-Family Households	446 22.7%		1,625 21.8%		12,711 28.1%	
Non-Family Households with Children	9	2.0%	27	1.7%	136	1.1%
Non-Family Households No Children	437 98.0%		1,597 98.3%		12,574 98.9%	
Average Family Household Size	3.2		3.2		3.2	
Average Family Income	\$88,459		\$97,478		\$90,780	
Median Family Income	\$81,186		\$89,206		\$83,649	
Average Non-Family Household Size	1.2		1.2		1.2	
<b>Marital Status (2021)</b>						
Population Age 15 Years or Over	4,298		16,291		95,749	
Never Married	1,010	23.5%	3,949	24.2%	26,762	28.0%
Currently Married	2,343	54.5%	8,921	54.8%	45,902	47.9%
Previously Married	945	22.0%	3,421	21.0%	23,085	24.1%
Separated	115	12.2%	659	19.3%	4,968	21.5%
Widowed	209	22.1%	837	24.5%	5,690	24.6%
Divorced	621	65.7%	1,924	56.3%	12,428	53.8%
<b>Educational Attainment (2021)</b>						
Adult Population Age 25 Years or Over	3,678		14,008		81,925	
Elementary (Grade Level 0 to 8)	143	3.9%	452	3.2%	3,295	4.0%
Some High School (Grade Level 9 to 11)	226	6.2%	792	5.7%	4,986	6.1%
High School Graduate	1,458	39.6%	4,726	33.7%	22,792	27.8%
Some College	725	19.7%	3,264	23.3%	18,911	23.1%
Associate Degree Only	566	15.4%	1,796	12.8%	9,346	11.4%
Bachelor Degree Only	382	10.4%	2,121	15.1%	14,650	17.9%
Graduate Degree	178	4.8%	857	6.1%	7,945	9.7%
Any College (Some College or Higher)	1,851	50.3%	8,038	57.4%	50,852	62.1%
College Degree + (Bachelor Degree or Higher)	559	15.2%	2,978	21.3%	22,595	27.6%

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<b>Housing</b>						
Total Housing Units (2021)	2,139		8,078		48,974	
Total Housing Units (2020)	2,149		8,043		48,691	
Historical Annual Growth (2020-2021)	-9	-	34	-	283	-
Housing Units Occupied (2021)	1,961	91.7%	7,447	92.2%	45,222	92.3%
Housing Units Owner-Occupied	1,598	81.5%	5,941	79.8%	30,736	68.0%
Housing Units Renter-Occupied	363	18.5%	1,506	20.2%	14,486	32.0%
Housing Units Vacant (2021)	178	8.3%	631	7.8%	3,752	7.7%
<b>Household Size (2021)</b>						
Total Households	1,961		7,447		45,222	
1 Person Households	382	19.5%	1,392	18.7%	10,790	23.9%
2 Person Households	692	35.3%	2,642	35.5%	15,057	33.3%
3 Person Households	355	18.1%	1,333	17.9%	7,567	16.7%
4 Person Households	280	14.3%	1,168	15.7%	6,535	14.5%
5 Person Households	147	7.5%	557	7.5%	3,187	7.0%
6 Person Households	60	3.0%	224	3.0%	1,247	2.8%
7 or More Person Households	45	2.3%	132	1.8%	837	1.9%
<b>Household Income Distribution (2021)</b>						
HH Income \$200,000 or More	59	3.0%	382	5.1%	2,886	6.4%
HH Income \$150,000 to \$199,999	137	7.0%	793	10.6%	3,016	6.7%
HH Income \$125,000 to \$149,999	147	7.5%	570	7.7%	3,005	6.6%
HH Income \$100,000 to \$124,999	237	12.1%	868	11.7%	3,946	8.7%
HH Income \$75,000 to \$99,999	301	15.3%	1,109	14.9%	6,175	13.7%
HH Income \$50,000 to \$74,999	501	25.5%	1,293	17.4%	9,718	21.5%
HH Income \$35,000 to \$49,999	176	9.0%	897	12.0%	5,667	12.5%
HH Income \$25,000 to \$34,999	184	9.4%	616	8.3%	3,872	8.6%
HH Income \$15,000 to \$24,999	115	5.9%	434	5.8%	3,497	7.7%
HH Income \$10,000 to \$14,999	53	2.7%	232	3.1%	1,341	3.0%
HH Income Under \$10,000	50	2.6%	254	3.4%	2,098	4.6%
<b>Household Vehicles (2021)</b>						
Households 0 Vehicles Available	50	2.6%	152	2.0%	2,097	4.6%
Households 1 Vehicle Available	355	18.1%	1,614	21.7%	12,975	28.7%
Households 2 Vehicles Available	968	49.4%	3,333	44.8%	19,179	42.4%
Households 3 or More Vehicles Available	587	29.9%	2,348	31.5%	10,971	24.3%
Total Vehicles Available	4,317		16,274		88,399	
Average Vehicles per Household	2.2		2.2		2.0	
Owner-Occupied Household Vehicles	3,711	86.0%	13,728	84.4%	67,108	75.9%
Average Vehicles per Owner-Occupied Household	2.3		2.3		2.2	
Renter-Occupied Household Vehicles	606	14.0%	2,546	15.6%	21,291	24.1%
Average Vehicles per Renter-Occupied Household	1.7		1.7		1.5	
<b>Travel Time (2021)</b>						
Worker Base Age 16 years or Over	2,330		9,484		57,054	
Travel to Work in 14 Minutes or Less	359	15.4%	2,015	21.2%	18,635	32.7%
Travel to Work in 15 to 29 Minutes	1,035	44.4%	4,302	45.4%	23,793	41.7%
Travel to Work in 30 to 59 Minutes	689	29.6%	2,395	25.3%	9,742	17.1%
Travel to Work in 60 Minutes or More	125	5.4%	468	4.9%	2,333	4.1%
Work at Home	123	5.3%	305	3.2%	2,550	4.5%
Average Minutes Travel to Work	24.5		22.2		18.1	



# Complete Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 31.2802/-97.2617

CR 498/I S I H 35 , TX 76524	5 mi radius	10 mi radius	15 mi radius
<b>Transportation To Work (2021)</b>			
Worker Base Age 16 years or Over	2,330	9,484	57,054
Drive to Work Alone	1,993 85.5%	8,075 85.1%	47,126 82.6%
Drive to Work in Carpool	173 7.4%	847 8.9%	5,707 10.0%
Travel to Work by Public Transportation	4 0.2%	23 0.2%	263 0.5%
Drive to Work on Motorcycle	- -	19 0.2%	102 0.2%
Bicycle to Work	- -	1 -	23 -
Walk to Work	12 0.5%	154 1.6%	1,014 1.8%
Other Means	26 1.1%	60 0.6%	269 0.5%
Work at Home	123 5.3%	305 3.2%	2,550 4.5%
<b>Daytime Demographics (2021)</b>			
Total Businesses	89	444	3,458
Total Employees	786	3,582	35,425
Company Headquarter Businesses	1 1.6%	17 3.8%	142 4.1%
Company Headquarter Employees	14 1.8%	334 9.3%	5,722 16.2%
Employee Population per Business	8.8 to 1	8.1 to 1	10.2 to 1
Residential Population per Business	60.6 to 1	46.2 to 1	35.1 to 1
Adj. Daytime Demographics Age 16 Years or Over	2,691	10,103	72,409
<b>Labor Force</b>			
Labor Population Age 16 Years or Over (2021)	4,237	16,033	94,330
Labor Force Total Males (2021)	2,108 49.7%	7,871 49.1%	45,269 48.0%
Male Civilian Employed	1,179 56.0%	4,806 61.1%	29,323 64.8%
Male Civilian Unemployed	70 3.3%	197 2.5%	1,584 3.5%
Males in Armed Forces	1 -	20 0.3%	266 0.6%
Males Not in Labor Force	857 40.7%	2,848 36.2%	14,096 31.1%
Labor Force Total Females (2021)	2,129 50.3%	8,162 50.9%	49,061 52.0%
Female Civilian Employed	1,151 54.1%	4,678 57.3%	27,731 56.5%
Female Civilian Unemployed	60 2.8%	330 4.0%	2,092 4.3%
Females in Armed Forces	- -	8 -	26 -
Females Not in Labor Force	918 43.1%	3,145 38.5%	19,212 39.2%
Unemployment Rate	130 3.1%	528 3.3%	3,676 3.9%
<b>Occupation (2021)</b>			
Occupation Population Age 16 Years or Over	2,330	9,484	57,054
Occupation Total Males	1,179 50.6%	4,806 50.7%	29,323 51.4%
Occupation Total Females	1,151 49.4%	4,678 49.3%	27,731 48.6%
Management, Business, Financial Operations	322 13.8%	1,390 14.7%	7,968 14.0%
Professional, Related	412 17.7%	1,999 21.1%	12,844 22.5%
Service	490 21.0%	1,727 18.2%	10,488 18.4%
Sales, Office	473 20.3%	1,836 19.4%	11,308 19.8%
Farming, Fishing, Forestry	3 0.1%	41 0.4%	257 0.5%
Construction, Extraction, Maintenance	195 8.4%	894 9.4%	5,104 8.9%
Production, Transport, Material Moving	435 18.6%	1,597 16.8%	9,084 15.9%
White Collar Workers	1,208 51.8%	5,225 55.1%	32,121 56.3%
Blue Collar Workers	1,122 48.2%	4,259 44.9%	24,933 43.7%

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CR 498/ I S I H 35 , TX 76524	5 mi radius		10 mi radius		15 mi radius	
<b>Units In Structure (2021)</b>						
Total Units	1,972		6,824		38,854	
1 Detached Unit	1,537	77.9%	5,853	85.8%	33,214	85.5%
1 Attached Unit	33	1.7%	154	2.3%	1,247	3.2%
2 Units	31	1.6%	187	2.7%	1,913	4.9%
3 to 4 Units	18	0.9%	123	1.8%	1,265	3.3%
5 to 9 Units	8	0.4%	106	1.5%	1,324	3.4%
10 to 19 Units	25	1.2%	108	1.6%	1,433	3.7%
20 to 49 Units	18	0.9%	84	1.2%	898	2.3%
50 or More Units	12	0.6%	59	0.9%	1,266	3.3%
Mobile Home or Trailer	274	13.9%	747	10.9%	2,513	6.5%
Other Structure	7	0.3%	28	0.4%	148	0.4%
<b>Homes Built By Year (2021)</b>						
Homes Built 2014 or later	92	4.3%	536	6.6%	3,589	7.3%
Homes Built 2010 to 2013	92	4.3%	447	5.5%	2,606	5.3%
Homes Built 2000 to 2009	294	13.7%	1,131	14.0%	7,277	14.9%
Homes Built 1990 to 1999	349	16.3%	1,309	16.2%	7,329	15.0%
Homes Built 1980 to 1989	424	19.8%	1,382	17.1%	7,628	15.6%
Homes Built 1970 to 1979	242	11.3%	1,244	15.4%	7,151	14.6%
Homes Built 1960 to 1969	112	5.2%	397	4.9%	3,367	6.9%
Homes Built 1950 to 1959	102	4.7%	323	4.0%	3,019	6.2%
Homes Built 1940 to 1949	119	5.6%	267	3.3%	1,527	3.1%
Homes Built Before 1939	137	6.4%	411	5.1%	1,728	3.5%
Median Age of Homes	34.1 yrs		31.7 yrs		31.6 yrs	
<b>Home Values (2021)</b>						
Owner Specified Housing Units	1,598		5,941		30,736	
Home Values \$1,000,000 or More	7	0.4%	28	0.5%	85	0.3%
Home Values \$750,000 to \$999,999	17	1.1%	60	1.0%	212	0.7%
Home Values \$500,000 to \$749,999	14	0.9%	70	1.2%	648	2.1%
Home Values \$400,000 to \$499,999	19	1.2%	196	3.3%	969	3.2%
Home Values \$300,000 to \$399,999	148	9.3%	488	8.2%	2,565	8.3%
Home Values \$250,000 to \$299,999	238	14.9%	774	13.0%	3,309	10.8%
Home Values \$200,000 to \$249,999	118	7.4%	645	10.9%	4,425	14.4%
Home Values \$175,000 to \$199,999	126	7.9%	511	8.6%	2,642	8.6%
Home Values \$150,000 to \$174,999	218	13.7%	755	12.7%	4,158	13.5%
Home Values \$125,000 to \$149,999	99	6.2%	492	8.3%	2,848	9.3%
Home Values \$100,000 to \$124,999	108	6.7%	420	7.1%	2,204	7.2%
Home Values \$90,000 to \$99,999	93	5.8%	195	3.3%	885	2.9%
Home Values \$80,000 to \$89,999	106	6.6%	336	5.7%	1,558	5.1%
Home Values \$70,000 to \$79,999	85	5.3%	148	2.5%	583	1.9%
Home Values \$60,000 to \$69,999	36	2.2%	114	1.9%	713	2.3%
Home Values \$50,000 to \$59,999	33	2.1%	152	2.6%	806	2.6%
Home Values \$35,000 to \$49,999	65	4.1%	223	3.8%	786	2.6%
Home Values \$25,000 to \$34,999	30	1.9%	116	2.0%	456	1.5%
Home Values \$10,000 to \$24,999	18	1.1%	132	2.2%	595	1.9%
Home Values Under \$10,000	20	1.3%	85	1.4%	289	0.9%
Owner-Occupied Median Home Value	\$159,688		\$174,129		\$177,711	
Renter-Occupied Median Rent	\$724		\$712		\$740	



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Lat/Lon: 31.2802/-97.2617

CR 498/I S I H 35 , TX 76524	5 mi radius	10 mi radius	15 mi radius
<b>Total Annual Consumer Expenditure (2021)</b>			
Total Household Expenditure	\$120.55 M	\$482.61 M	\$2.69 B
Total Non-Retail Expenditure	\$63.17 M	\$253.68 M	\$1.42 B
Total Retail Expenditure	\$57.38 M	\$228.93 M	\$1.27 B
Apparel	\$4.2 M	\$17.02 M	\$94.86 M
Contributions	\$3.83 M	\$15.66 M	\$87.22 M
Education	\$3.34 M	\$14.22 M	\$79.22 M
Entertainment	\$6.81 M	\$27.5 M	\$152.29 M
Food and Beverages	\$17.87 M	\$71.16 M	\$397.75 M
Furnishings and Equipment	\$4.24 M	\$17.08 M	\$94.62 M
Gifts	\$2.83 M	\$11.5 M	\$65.52 M
Health Care	\$10.42 M	\$41.06 M	\$228.8 M
Household Operations	\$4.69 M	\$18.94 M	\$105.49 M
Miscellaneous Expenses	\$2.27 M	\$9.12 M	\$50.86 M
Personal Care	\$1.62 M	\$6.48 M	\$36.11 M
Personal Insurance	\$841.49 K	\$3.45 M	\$18.9 M
Reading	\$261.27 K	\$1.05 M	\$5.86 M
Shelter	\$25.18 M	\$101.02 M	\$567.05 M
Tobacco	\$748.23 K	\$2.87 M	\$16.46 M
Transportation	\$22.35 M	\$88.88 M	\$493.75 M
Utilities	\$9.06 M	\$35.59 M	\$199.96 M
<b>Monthly Household Consumer Expenditure (2021)</b>			
Total Household Expenditure	\$5,123	\$5,400	\$4,966
Total Non-Retail Expenditure	\$2,684 52.4%	\$2,839 52.6%	\$2,616 52.7%
Total Retail Expenditures	\$2,438 47.6%	\$2,562 47.4%	\$2,349 47.3%
Apparel	\$179 3.5%	\$190 3.5%	\$175 3.5%
Contributions	\$163 3.2%	\$175 3.2%	\$161 3.2%
Education	\$142 2.8%	\$159 2.9%	\$146 2.9%
Entertainment	\$290 5.7%	\$308 5.7%	\$281 5.7%
Food and Beverages	\$759 14.8%	\$796 14.7%	\$733 14.8%
Furnishings and Equipment	\$180 3.5%	\$191 3.5%	\$174 3.5%
Gifts	\$120 2.3%	\$129 2.4%	\$121 2.4%
Health Care	\$443 8.6%	\$459 8.5%	\$422 8.5%
Household Operations	\$199 3.9%	\$212 3.9%	\$194 3.9%
Miscellaneous Expenses	\$96 1.9%	\$102 1.9%	\$94 1.9%
Personal Care	\$69 1.3%	\$73 1.3%	\$67 1.3%
Personal Insurance	\$36 0.7%	\$39 0.7%	\$35 0.7%
Reading	\$11 0.2%	\$12 0.2%	\$11 0.2%
Shelter	\$1,070 20.9%	\$1,130 20.9%	\$1,045 21.0%
Tobacco	\$32 0.6%	\$32 0.6%	\$30 0.6%
Transportation	\$950 18.5%	\$995 18.4%	\$910 18.3%
Utilities	\$385 7.5%	\$398 7.4%	\$368 7.4%