



Executive Summary

4203 Bailey Ave, Manvel, Texas, 77578
Rings: 1, 3, 5 mile radii

Prepared by Danny Nguyen, CCIM

Latitude: 29.53004
Longitude: -95.35208

	1 mile	3 miles	5 miles
Population			
2000 Population	2,896	20,224	45,723
2010 Population	5,781	43,189	96,228
2018 Population	6,680	51,530	126,511
2023 Population	7,388	56,613	143,034
2000-2010 Annual Rate	7.16%	7.88%	7.73%
2010-2018 Annual Rate	1.77%	2.16%	3.37%
2018-2023 Annual Rate	2.04%	1.90%	2.49%
2018 Male Population	49.9%	48.9%	48.9%
2018 Female Population	50.1%	51.1%	51.1%
2018 Median Age	34.8	34.2	34.6

In the identified area, the current year population is 126,511. In 2010, the Census count in the area was 96,228. The rate of change since 2010 was 3.37% annually. The five-year projection for the population in the area is 143,034 representing a change of 2.49% annually from 2018 to 2023. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 34.8, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	59.1%	54.2%	51.3%
2018 Black Alone	17.2%	21.1%	21.6%
2018 American Indian/Alaska Native Alone	0.6%	0.5%	0.5%
2018 Asian Alone	14.6%	14.5%	14.3%
2018 Pacific Islander Alone	0.0%	0.0%	0.1%
2018 Other Race	5.3%	6.3%	8.8%
2018 Two or More Races	3.3%	3.4%	3.4%
2018 Hispanic Origin (Any Race)	21.7%	21.9%	25.8%

Persons of Hispanic origin represent 25.8% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 79.6 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	982	6,938	15,861
2010 Households	1,918	14,548	32,411
2018 Total Households	2,180	17,327	42,333
2023 Total Households	2,411	19,049	47,818
2000-2010 Annual Rate	6.92%	7.69%	7.41%
2010-2018 Annual Rate	1.56%	2.14%	3.29%
2018-2023 Annual Rate	2.03%	1.91%	2.47%
2018 Average Household Size	3.06	2.97	2.98

The household count in this area has changed from 32,411 in 2010 to 42,333 in the current year, a change of 3.29% annually. The five-year projection of households is 47,818, a change of 2.47% annually from the current year total. Average household size is currently 2.98, compared to 2.96 in the year 2010. The number of families in the current year is 33,031 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Executive Summary

4203 Bailey Ave, Manvel, Texas, 77578
Rings: 1, 3, 5 mile radii

Prepared by Danny Nguyen, CCIM

Latitude: 29.53004
Longitude: -95.35208

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$107,926	\$98,744	\$96,884
2023 Median Household Income	\$113,060	\$104,761	\$104,398
2018-2023 Annual Rate	0.93%	1.19%	1.51%
Average Household Income			
2018 Average Household Income	\$136,656	\$125,558	\$118,842
2023 Average Household Income	\$149,090	\$138,423	\$132,549
2018-2023 Annual Rate	1.76%	1.97%	2.21%
Per Capita Income			
2018 Per Capita Income	\$44,917	\$42,368	\$39,881
2023 Per Capita Income	\$49,107	\$46,708	\$44,409
2018-2023 Annual Rate	1.80%	1.97%	2.17%

Current median household income is \$96,884 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$104,398 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$118,842 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$132,549 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$39,881 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$44,409 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	1,011	7,578	16,915
2000 Owner Occupied Housing Units	889	6,173	13,519
2000 Renter Occupied Housing Units	93	765	2,342
2000 Vacant Housing Units	29	640	1,054
2010 Total Housing Units	2,005	15,493	34,551
2010 Owner Occupied Housing Units	1,610	11,045	25,834
2010 Renter Occupied Housing Units	308	3,503	6,577
2010 Vacant Housing Units	87	945	2,140
2018 Total Housing Units	2,236	17,828	43,536
2018 Owner Occupied Housing Units	1,735	12,618	32,269
2018 Renter Occupied Housing Units	445	4,708	10,065
2018 Vacant Housing Units	56	501	1,203
2023 Total Housing Units	2,455	19,565	48,962
2023 Owner Occupied Housing Units	1,941	14,092	37,090
2023 Renter Occupied Housing Units	470	4,956	10,728
2023 Vacant Housing Units	44	516	1,144

Currently, 74.1% of the 43,536 housing units in the area are owner occupied; 23.1%, renter occupied; and 2.8% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 34,551 housing units in the area - 74.8% owner occupied, 19.0% renter occupied, and 6.2% vacant. The annual rate of change in housing units since 2010 is 10.82%. Median home value in the area is \$234,763, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.26% annually to \$275,634.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.