



Demographic and Income Profile

Richmond Tower
 6430 Richmond Ave, Houston, Texas, 77057
 Ring: 1 mile radius

Prepared by WestwoodCPM Real Estate
 Latitude: 29.73181
 Longitude: -95.49896

Summary	Census 2010	2014	2019
Population	34,432	37,168	40,466
Households	15,037	15,966	17,346
Families	7,017	7,350	7,903
Average Household Size	2.28	2.32	2.33
Owner Occupied Housing Units	2,553	2,555	2,736
Renter Occupied Housing Units	12,484	13,410	14,610
Median Age	29.5	30.5	31.2
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	1.71%	1.49%	0.73%
Households	1.67%	1.51%	0.75%
Families	1.46%	1.44%	0.66%
Owner HHs	1.38%	1.44%	0.69%
Median Household Income	4.02%	3.41%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	2,973	18.6%	3,129	18.0%
\$15,000 - \$24,999	2,665	16.7%	2,188	12.6%
\$25,000 - \$34,999	2,165	13.6%	1,938	11.2%
\$35,000 - \$49,999	1,988	12.5%	2,147	12.4%
\$50,000 - \$74,999	2,415	15.1%	2,614	15.1%
\$75,000 - \$99,999	1,379	8.6%	2,021	11.7%
\$100,000 - \$149,999	1,278	8.0%	1,726	10.0%
\$150,000 - \$199,999	495	3.1%	710	4.1%
\$200,000+	608	3.8%	873	5.0%
Median Household Income	\$36,012		\$43,865	
Average Household Income	\$56,595		\$68,072	
Per Capita Income	\$24,429		\$29,320	

Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,112	9.0%	3,185	8.6%	3,473	8.6%
5 - 9	1,967	5.7%	2,610	7.0%	2,825	7.0%
10 - 14	1,347	3.9%	1,733	4.7%	2,290	5.7%
15 - 19	1,674	4.9%	1,581	4.3%	1,915	4.7%
20 - 24	4,174	12.1%	3,735	10.0%	3,257	8.0%
25 - 34	9,824	28.5%	9,923	26.7%	10,100	25.0%
35 - 44	5,289	15.4%	6,158	16.6%	6,808	16.8%
45 - 54	3,085	9.0%	3,620	9.7%	4,095	10.1%
55 - 64	2,093	6.1%	2,325	6.3%	2,757	6.8%
65 - 74	992	2.9%	1,299	3.5%	1,679	4.1%
75 - 84	598	1.7%	665	1.8%	862	2.1%
85+	277	0.8%	333	0.9%	405	1.0%

Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	19,174	55.7%	20,270	54.5%	21,684	53.6%
Black Alone	4,396	12.8%	4,656	12.5%	4,962	12.3%
American Indian Alone	1,158	3.4%	1,269	3.4%	1,456	3.6%
Asian Alone	2,257	6.6%	2,557	6.9%	2,946	7.3%
Pacific Islander Alone	28	0.1%	28	0.1%	27	0.1%
Some Other Race Alone	5,701	16.6%	6,448	17.3%	7,195	17.8%
Two or More Races	1,717	5.0%	1,942	5.2%	2,196	5.4%
Hispanic Origin (Any Race)	17,907	52.0%	20,156	54.2%	22,946	56.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

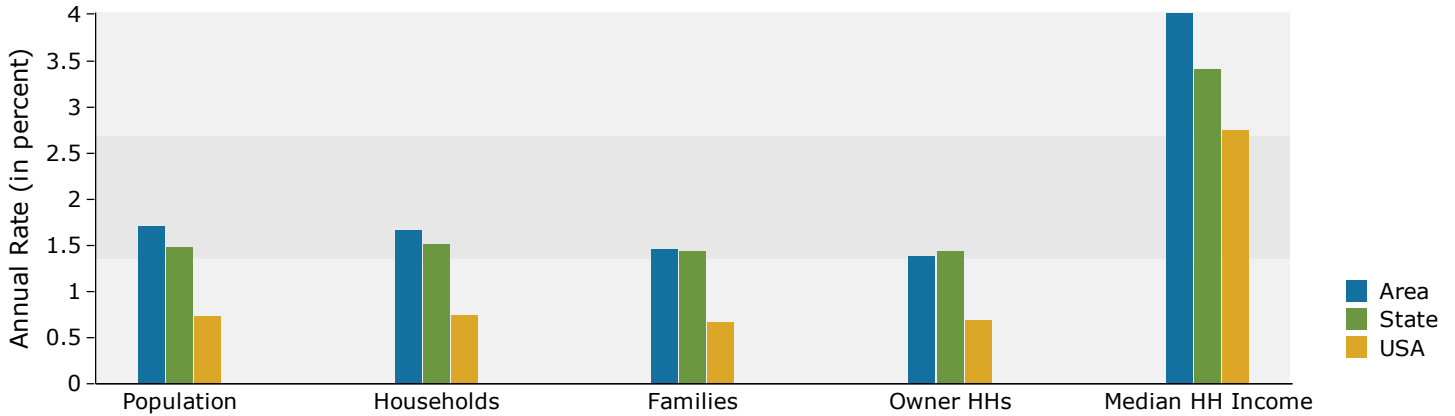


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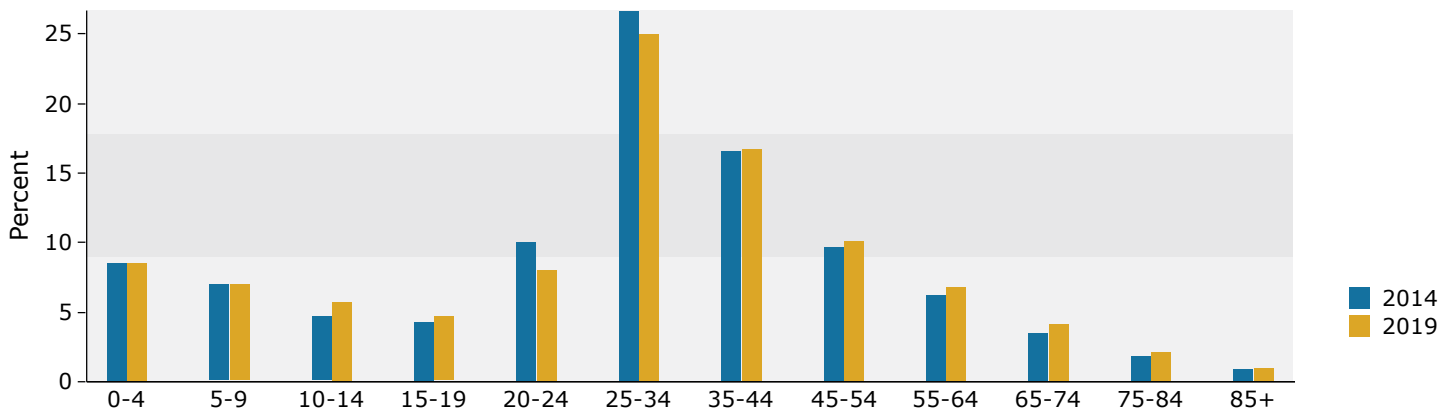
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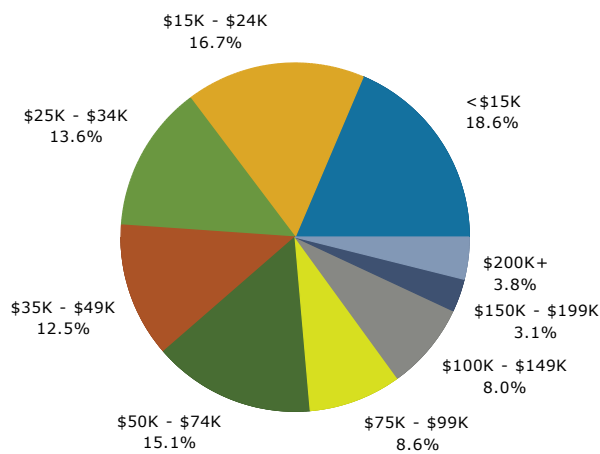
Trends 2014-2019



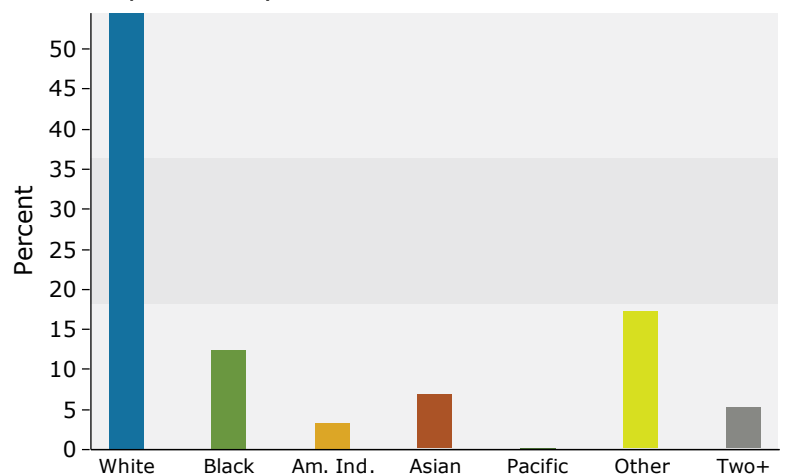
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 54.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Demographic and Income Profile

Richmond Tower
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Summary	Census 2010	2014	2019
Population	213,192	221,216	235,505
Households	91,972	94,652	100,616
Families	47,097	48,058	50,772
Average Household Size	2.30	2.32	2.32
Owner Occupied Housing Units	28,282	28,064	29,658
Renter Occupied Housing Units	63,690	66,588	70,958
Median Age	32.0	33.0	33.7
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	1.26%	1.49%	0.73%
Households	1.23%	1.51%	0.75%
Families	1.10%	1.44%	0.66%
Owner HHs	1.11%	1.44%	0.69%
Median Household Income	4.10%	3.41%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	13,428	14.2%	13,545	13.5%
\$15,000 - \$24,999	13,117	13.9%	10,596	10.5%
\$25,000 - \$34,999	12,236	12.9%	10,615	10.6%
\$35,000 - \$49,999	12,553	13.3%	12,753	12.7%
\$50,000 - \$74,999	13,134	13.9%	13,194	13.1%
\$75,000 - \$99,999	7,815	8.3%	10,851	10.8%
\$100,000 - \$149,999	10,121	10.7%	12,980	12.9%
\$150,000 - \$199,999	4,173	4.4%	5,722	5.7%
\$200,000+	8,076	8.5%	10,360	10.3%
Median Household Income	\$44,168		\$53,995	
Average Household Income	\$76,542		\$91,590	
Per Capita Income	\$32,951		\$39,369	

Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	17,320	8.1%	16,814	7.6%	17,817	7.6%
5 - 9	13,431	6.3%	15,205	6.9%	15,762	6.7%
10 - 14	10,538	4.9%	12,145	5.5%	14,033	6.0%
15 - 19	11,150	5.2%	11,398	5.2%	12,812	5.4%
20 - 24	19,173	9.0%	17,764	8.0%	16,786	7.1%
25 - 34	47,941	22.5%	46,384	21.0%	46,404	19.7%
35 - 44	31,317	14.7%	33,154	15.0%	35,594	15.1%
45 - 54	24,718	11.6%	25,318	11.4%	25,967	11.0%
55 - 64	18,958	8.9%	20,877	9.4%	22,963	9.8%
65 - 74	9,789	4.6%	12,505	5.7%	15,685	6.7%
75 - 84	5,737	2.7%	6,152	2.8%	7,732	3.3%
85+	3,119	1.5%	3,499	1.6%	3,951	1.7%

Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	126,608	59.4%	129,364	58.5%	135,740	57.6%
Black Alone	24,906	11.7%	25,401	11.5%	26,481	11.2%
American Indian Alone	2,427	1.1%	2,549	1.2%	2,859	1.2%
Asian Alone	17,594	8.3%	19,115	8.6%	21,567	9.2%
Pacific Islander Alone	159	0.1%	162	0.1%	168	0.1%
Some Other Race Alone	32,389	15.2%	34,683	15.7%	37,598	16.0%
Two or More Races	9,110	4.3%	9,942	4.5%	11,092	4.7%
Hispanic Origin (Any Race)	94,996	44.6%	102,171	46.2%	113,779	48.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

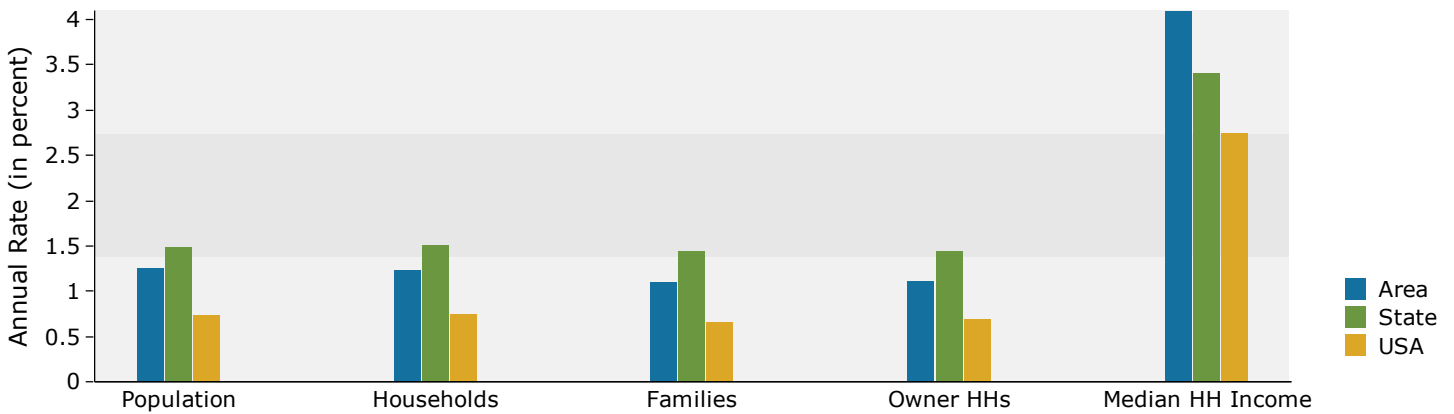


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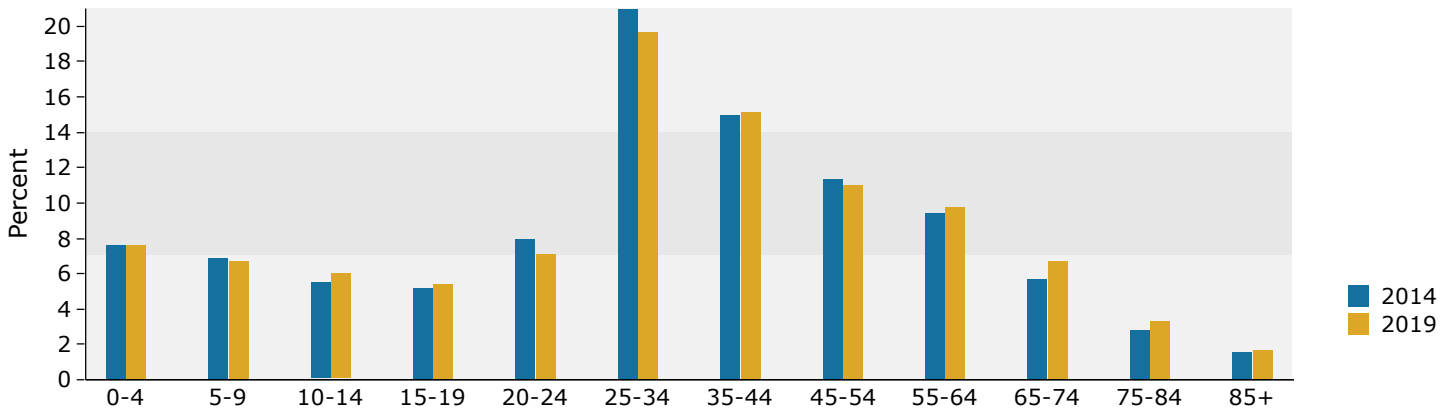
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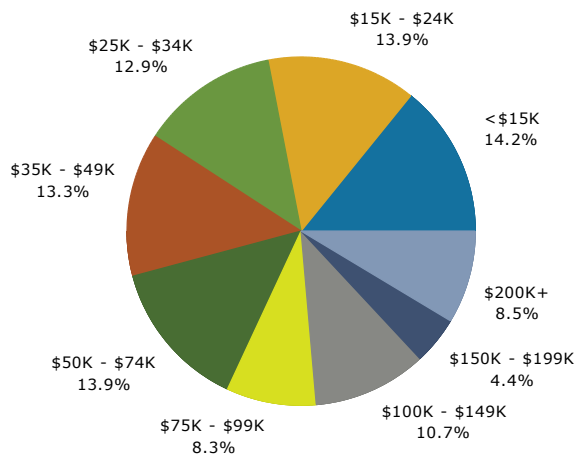
Trends 2014-2019



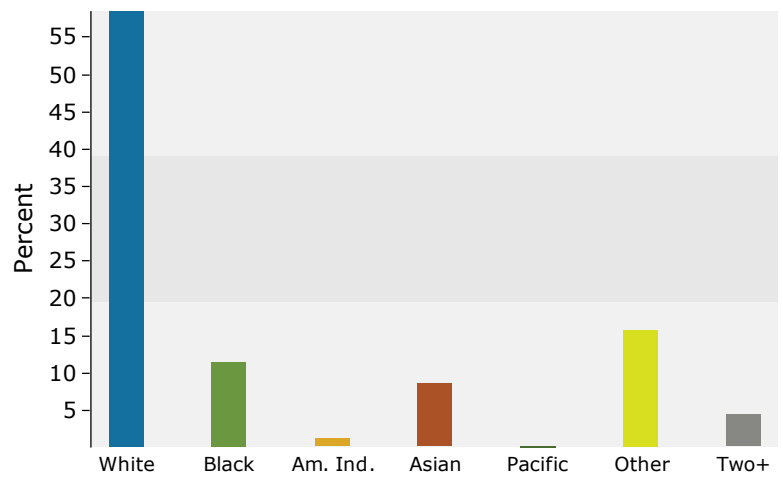
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 46.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Demographic and Income Profile

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Summary	Census 2010	2014	2019
Population	483,490	501,562	534,408
Households	201,877	208,520	222,175
Families	113,240	115,872	122,654
Average Household Size	2.38	2.39	2.39
Owner Occupied Housing Units	77,744	77,469	81,986
Renter Occupied Housing Units	124,133	131,050	140,189
Median Age	33.4	34.1	34.7
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	1.28%	1.49%	0.73%
Households	1.28%	1.51%	0.75%
Families	1.14%	1.44%	0.66%
Owner HHs	1.14%	1.44%	0.69%
Median Household Income	4.57%	3.41%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	27,721	13.3%	27,582	12.4%
\$15,000 - \$24,999	26,192	12.6%	20,673	9.3%
\$25,000 - \$34,999	24,211	11.6%	20,686	9.3%
\$35,000 - \$49,999	25,300	12.1%	25,397	11.4%
\$50,000 - \$74,999	28,145	13.5%	27,623	12.4%
\$75,000 - \$99,999	17,105	8.2%	23,365	10.5%
\$100,000 - \$149,999	24,830	11.9%	29,792	13.4%
\$150,000 - \$199,999	12,036	5.8%	16,292	7.3%
\$200,000+	22,980	11.0%	30,763	13.8%
Median Household Income	\$50,522		\$63,175	
Average Household Income	\$87,788		\$106,246	
Per Capita Income	\$36,608		\$44,299	

Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	38,199	7.9%	37,068	7.4%	39,408	7.4%
5 - 9	32,844	6.8%	35,316	7.0%	36,706	6.9%
10 - 14	27,749	5.7%	31,139	6.2%	34,739	6.5%
15 - 19	26,960	5.6%	28,038	5.6%	30,688	5.7%
20 - 24	37,200	7.7%	37,184	7.4%	36,149	6.8%
25 - 34	92,690	19.2%	90,301	18.0%	92,510	17.3%
35 - 44	69,240	14.3%	71,336	14.2%	75,606	14.1%
45 - 54	61,525	12.7%	60,750	12.1%	61,599	11.5%
55 - 64	48,103	9.9%	53,353	10.6%	57,792	10.8%
65 - 74	25,078	5.2%	31,745	6.3%	39,882	7.5%
75 - 84	15,919	3.3%	16,400	3.3%	19,504	3.6%
85+	7,983	1.7%	8,934	1.8%	9,825	1.8%

Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	291,578	60.3%	297,581	59.3%	311,517	58.3%
Black Alone	60,053	12.4%	61,430	12.2%	64,457	12.1%
American Indian Alone	3,919	0.8%	4,083	0.8%	4,564	0.9%
Asian Alone	45,216	9.4%	49,238	9.8%	55,848	10.5%
Pacific Islander Alone	306	0.1%	321	0.1%	344	0.1%
Some Other Race Alone	64,529	13.3%	69,204	13.8%	75,431	14.1%
Two or More Races	17,890	3.7%	19,705	3.9%	22,248	4.2%
Hispanic Origin (Any Race)	181,968	37.6%	196,279	39.1%	220,065	41.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

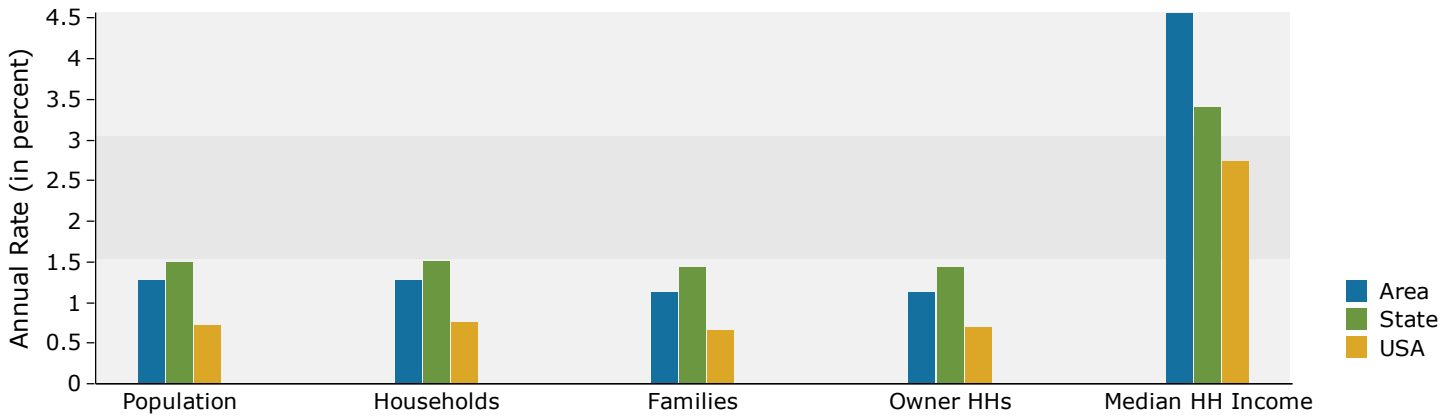


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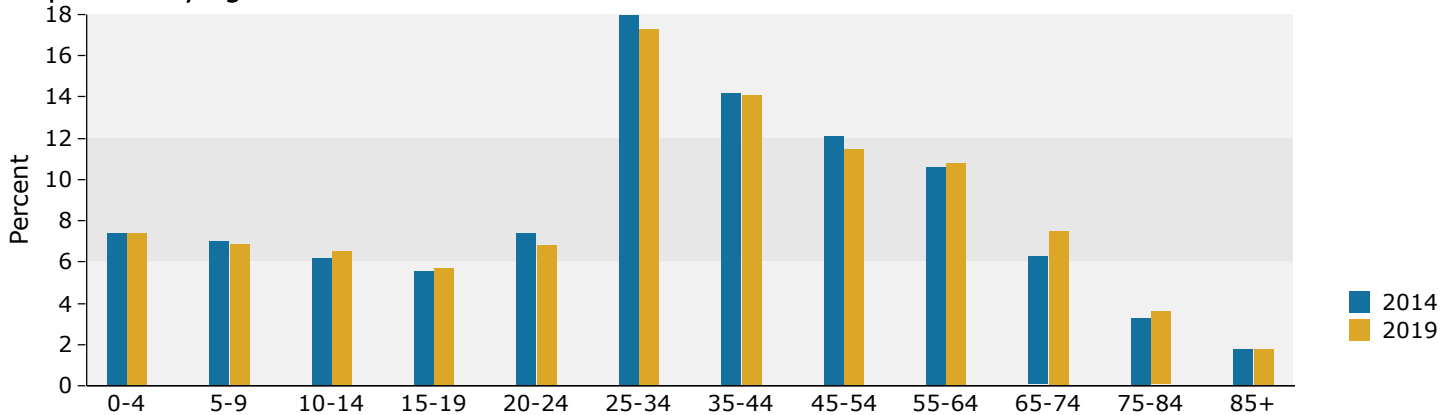
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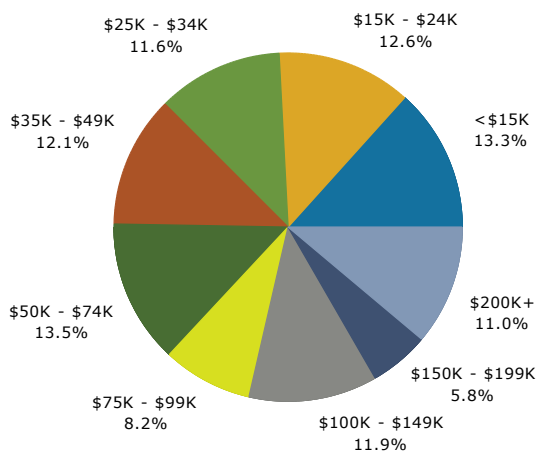
Trends 2014-2019



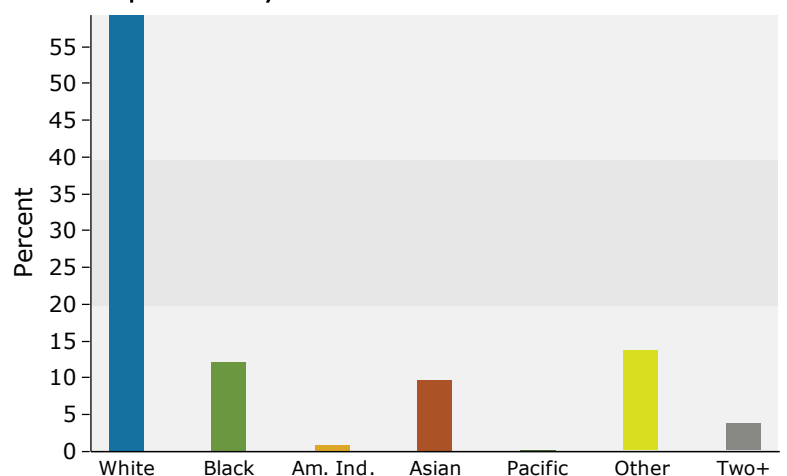
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 39.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.