



Community Profile

3559 Highway 6, Sugar Land, Texas, 77478
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.59073
Longitude: -95.59929

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	17,292	71,650	157,823
2010 Total Population	15,276	85,477	196,714
2020 Total Population	16,018	98,207	237,488
2020 Group Quarters	8	418	1,087
2025 Total Population	17,626	111,480	267,930
2020-2025 Annual Rate	1.93%	2.57%	2.44%
2020 Total Daytime Population	14,249	111,782	239,919
Workers	5,877	59,130	113,695
Residents	8,372	52,652	126,224
Household Summary			
2000 Households	5,567	23,223	51,147
2000 Average Household Size	3.10	3.07	3.05
2010 Households	5,464	29,682	66,598
2010 Average Household Size	2.79	2.86	2.94
2020 Households	5,818	34,183	80,555
2020 Average Household Size	2.75	2.86	2.93
2025 Households	6,420	38,729	90,947
2025 Average Household Size	2.74	2.87	2.93
2020-2025 Annual Rate	1.99%	2.53%	2.46%
2010 Families	4,435	23,768	53,036
2010 Average Family Size	3.13	3.24	3.33
2020 Families	4,651	27,228	64,124
2020 Average Family Size	3.11	3.25	3.33
2025 Families	5,113	30,817	72,259
2025 Average Family Size	3.11	3.26	3.33
2020-2025 Annual Rate	1.91%	2.51%	2.42%
Housing Unit Summary			
2000 Housing Units	5,718	23,971	52,995
Owner Occupied Housing Units	79.0%	78.4%	76.9%
Renter Occupied Housing Units	18.3%	18.4%	19.6%
Vacant Housing Units	2.6%	3.1%	3.5%
2010 Housing Units	5,606	30,904	69,450
Owner Occupied Housing Units	76.8%	72.6%	72.6%
Renter Occupied Housing Units	20.7%	23.5%	23.3%
Vacant Housing Units	2.5%	4.0%	4.1%
2020 Housing Units	5,944	35,459	83,634
Owner Occupied Housing Units	74.1%	71.5%	71.3%
Renter Occupied Housing Units	23.8%	24.9%	25.0%
Vacant Housing Units	2.1%	3.6%	3.7%
2025 Housing Units	6,592	40,330	94,464
Owner Occupied Housing Units	73.9%	71.5%	71.1%
Renter Occupied Housing Units	23.5%	24.5%	25.1%
Vacant Housing Units	2.6%	4.0%	3.7%
Median Household Income			
2020	\$93,779	\$104,264	\$91,437
2025	\$100,081	\$107,245	\$96,327
Median Home Value			
2020	\$261,289	\$308,068	\$276,892
2025	\$273,350	\$328,680	\$293,951
Per Capita Income			
2020	\$45,690	\$49,415	\$43,502
2025	\$48,789	\$52,058	\$46,424
Median Age			
2010	41.9	40.2	37.8
2020	43.8	41.8	39.3
2025	44.1	42.3	39.9

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



Community Profile

3559 Highway 6, Sugar Land, Texas, 77478
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.59073
Longitude: -95.59929

	1 mile	3 miles	5 miles
2020 Households by Income			
Household Income Base	5,818	34,183	80,555
<\$15,000	4.2%	4.7%	4.9%
\$15,000 - \$24,999	4.1%	4.1%	4.9%
\$25,000 - \$34,999	4.3%	5.2%	5.9%
\$35,000 - \$49,999	7.1%	7.6%	8.6%
\$50,000 - \$74,999	19.3%	14.6%	17.3%
\$75,000 - \$99,999	13.8%	11.5%	11.9%
\$100,000 - \$149,999	19.7%	18.6%	17.8%
\$150,000 - \$199,999	12.7%	13.7%	12.0%
\$200,000+	14.8%	19.9%	16.8%
Average Household Income	\$126,011	\$141,818	\$127,698
2025 Households by Income			
Household Income Base	6,420	38,729	90,947
<\$15,000	3.8%	4.2%	4.5%
\$15,000 - \$24,999	3.6%	3.7%	4.4%
\$25,000 - \$34,999	4.1%	5.0%	5.5%
\$35,000 - \$49,999	6.6%	7.3%	8.0%
\$50,000 - \$74,999	18.3%	14.2%	16.9%
\$75,000 - \$99,999	13.6%	11.7%	12.1%
\$100,000 - \$149,999	21.0%	19.1%	18.4%
\$150,000 - \$199,999	13.9%	14.4%	12.6%
\$200,000+	15.1%	20.4%	17.5%
Average Household Income	\$134,198	\$149,653	\$136,169
2020 Owner Occupied Housing Units by Value			
Total	4,403	25,351	59,652
<\$50,000	0.6%	1.5%	1.4%
\$50,000 - \$99,999	0.1%	0.9%	2.9%
\$100,000 - \$149,999	5.1%	3.8%	10.1%
\$150,000 - \$199,999	18.5%	10.2%	14.5%
\$200,000 - \$249,999	19.5%	13.5%	13.1%
\$250,000 - \$299,999	27.7%	18.3%	14.9%
\$300,000 - \$399,999	21.3%	22.0%	18.5%
\$400,000 - \$499,999	3.7%	12.0%	10.8%
\$500,000 - \$749,999	2.1%	12.6%	9.9%
\$750,000 - \$999,999	1.4%	2.9%	2.3%
\$1,000,000 - \$1,499,999	0.0%	1.5%	1.1%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.1%
\$2,000,000 +	0.0%	0.7%	0.4%
Average Home Value	\$275,704	\$376,355	\$331,407
2025 Owner Occupied Housing Units by Value			
Total	4,869	28,842	67,190
<\$50,000	0.4%	1.2%	1.1%
\$50,000 - \$99,999	0.0%	0.6%	2.1%
\$100,000 - \$149,999	3.1%	2.7%	8.1%
\$150,000 - \$199,999	14.5%	7.7%	12.2%
\$200,000 - \$249,999	18.2%	12.5%	12.8%
\$250,000 - \$299,999	29.2%	18.6%	15.6%
\$300,000 - \$399,999	24.9%	23.5%	20.1%
\$400,000 - \$499,999	5.0%	13.4%	12.2%
\$500,000 - \$749,999	2.6%	14.4%	11.6%
\$750,000 - \$999,999	1.9%	3.2%	2.6%
\$1,000,000 - \$1,499,999	0.0%	1.5%	1.2%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.1%
\$2,000,000 +	0.0%	0.7%	0.4%
Average Home Value	\$293,498	\$393,713	\$350,870

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



Community Profile

3559 Highway 6, Sugar Land, Texas, 77478
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.59073
Longitude: -95.59929

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	15,276	85,474	196,715
0 - 4	4.7%	5.4%	6.1%
5 - 9	5.9%	6.5%	7.1%
10 - 14	7.5%	8.0%	8.0%
15 - 24	13.3%	13.1%	13.3%
25 - 34	10.4%	10.6%	11.6%
35 - 44	12.1%	13.4%	14.2%
45 - 54	19.4%	18.1%	17.1%
55 - 64	17.3%	14.8%	13.5%
65 - 74	5.8%	5.9%	5.6%
75 - 84	2.4%	2.9%	2.5%
85 +	1.0%	1.3%	0.9%
18 +	76.5%	74.9%	73.7%
2020 Population by Age			
Total	16,017	98,208	237,489
0 - 4	4.2%	4.9%	5.6%
5 - 9	4.9%	5.7%	6.3%
10 - 14	5.9%	6.8%	7.0%
15 - 24	10.8%	12.4%	12.3%
25 - 34	12.9%	11.8%	13.3%
35 - 44	12.6%	12.1%	12.7%
45 - 54	12.5%	14.5%	14.1%
55 - 64	18.4%	16.5%	14.9%
65 - 74	12.8%	10.0%	9.4%
75 - 84	3.8%	3.7%	3.4%
85 +	1.2%	1.4%	1.1%
18 +	81.3%	78.2%	76.9%
2025 Population by Age			
Total	17,625	111,479	267,929
0 - 4	4.3%	5.0%	5.6%
5 - 9	4.8%	5.6%	6.1%
10 - 14	5.7%	6.5%	6.7%
15 - 24	9.7%	11.3%	11.2%
25 - 34	11.6%	11.8%	13.1%
35 - 44	15.2%	13.3%	14.2%
45 - 54	12.3%	13.5%	13.0%
55 - 64	14.6%	14.9%	13.5%
65 - 74	14.4%	11.4%	10.6%
75 - 84	6.0%	5.1%	4.8%
85 +	1.4%	1.5%	1.3%
18 +	81.5%	78.8%	77.6%
2010 Population by Sex			
Males	7,412	41,464	95,774
Females	7,864	44,013	100,940
2020 Population by Sex			
Males	7,773	47,792	115,578
Females	8,245	50,415	121,910
2025 Population by Sex			
Males	8,606	54,432	130,719
Females	9,020	57,049	137,211

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

January 25, 2021



Community Profile

3559 Highway 6, Sugar Land, Texas, 77478
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.59073
Longitude: -95.59929

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	15,278	85,477	196,714
White Alone	57.8%	48.3%	44.7%
Black Alone	6.4%	11.2%	19.4%
American Indian Alone	0.2%	0.3%	0.4%
Asian Alone	30.7%	33.5%	27.3%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	1.9%	3.7%	5.2%
Two or More Races	2.9%	2.9%	3.0%
Hispanic Origin	11.5%	13.3%	16.5%
Diversity Index	65.5	72.5	77.4
2020 Population by Race/Ethnicity			
Total	16,017	98,206	237,488
White Alone	48.0%	38.8%	36.9%
Black Alone	6.5%	10.5%	18.2%
American Indian Alone	0.2%	0.3%	0.3%
Asian Alone	39.5%	42.9%	35.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.2%	4.0%	5.4%
Two or More Races	3.5%	3.4%	3.5%
Hispanic Origin	12.4%	13.7%	16.8%
Diversity Index	69.4	73.6	78.6
2025 Population by Race/Ethnicity			
Total	17,625	111,481	267,930
White Alone	42.8%	34.2%	33.3%
Black Alone	6.3%	10.0%	17.7%
American Indian Alone	0.2%	0.3%	0.3%
Asian Alone	45.0%	48.2%	40.0%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	2.1%	3.9%	5.3%
Two or More Races	3.5%	3.3%	3.5%
Hispanic Origin	12.5%	13.6%	16.9%
Diversity Index	69.5	72.5	78.3
2010 Population by Relationship and Household Type			
Total	15,276	85,477	196,714
In Households	99.9%	99.4%	99.4%
In Family Households	91.8%	91.2%	91.1%
Householder	28.9%	27.8%	27.0%
Spouse	23.7%	23.0%	21.6%
Child	33.4%	34.4%	35.5%
Other relative	4.8%	5.0%	5.6%
Nonrelative	1.0%	1.0%	1.4%
In Nonfamily Households	8.1%	8.2%	8.3%
In Group Quarters	0.1%	0.6%	0.6%
Institutionalized Population	0.0%	0.4%	0.5%
Noninstitutionalized Population	0.1%	0.1%	0.1%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



Community Profile

3559 Highway 6, Sugar Land, Texas, 77478
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.59073
Longitude: -95.59929

	1 mile	3 miles	5 miles
2020 Population 25+ by Educational Attainment			
Total	11,881	68,888	163,543
Less than 9th Grade	3.2%	3.5%	3.7%
9th - 12th Grade, No Diploma	2.4%	3.7%	4.3%
High School Graduate	9.9%	10.7%	13.6%
GED/Alternative Credential	1.4%	1.5%	2.1%
Some College, No Degree	16.4%	13.9%	16.2%
Associate Degree	8.0%	6.4%	6.8%
Bachelor's Degree	37.2%	34.9%	31.2%
Graduate/Professional Degree	21.5%	25.3%	22.1%
2020 Population 15+ by Marital Status			
Total	13,616	81,036	192,729
Never Married	26.8%	28.9%	30.2%
Married	59.6%	60.1%	57.7%
Widowed	4.5%	4.0%	4.4%
Divorced	9.1%	7.0%	7.7%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	8,357	49,583	121,762
Population 16+ Employed	92.2%	92.6%	92.0%
Population 16+ Unemployment rate	7.8%	7.4%	8.0%
Population 16-24 Employed	7.5%	8.3%	8.5%
Population 16-24 Unemployment rate	13.7%	13.2%	15.1%
Population 25-54 Employed	62.0%	63.5%	65.7%
Population 25-54 Unemployment rate	7.1%	6.7%	7.2%
Population 55-64 Employed	24.6%	21.8%	20.1%
Population 55-64 Unemployment rate	8.1%	7.2%	7.7%
Population 65+ Employed	5.9%	6.4%	5.7%
Population 65+ Unemployment rate	5.8%	6.5%	6.7%
2020 Employed Population 16+ by Industry			
Total	7,704	45,918	112,037
Agriculture/Mining	4.0%	4.1%	3.8%
Construction	6.1%	5.0%	5.4%
Manufacturing	5.6%	8.2%	8.0%
Wholesale Trade	2.6%	3.7%	3.5%
Retail Trade	11.3%	9.8%	10.6%
Transportation/Utilities	4.0%	4.1%	5.1%
Information	4.8%	2.0%	1.6%
Finance/Insurance/Real Estate	8.1%	8.8%	8.1%
Services	51.6%	52.4%	51.7%
Public Administration	1.9%	1.8%	2.1%
2020 Employed Population 16+ by Occupation			
Total	7,703	45,918	112,037
White Collar	80.7%	81.1%	77.3%
Management/Business/Financial	20.8%	23.3%	21.1%
Professional	34.8%	34.5%	31.5%
Sales	9.7%	11.4%	11.9%
Administrative Support	15.4%	11.9%	12.8%
Services	9.5%	9.8%	10.8%
Blue Collar	9.8%	9.1%	11.9%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	2.4%	2.3%	2.9%
Installation/Maintenance/Repair	3.5%	2.0%	2.2%
Production	1.5%	2.5%	3.1%
Transportation/Material Moving	2.4%	2.2%	3.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

January 25, 2021



Community Profile

3559 Highway 6, Sugar Land, Texas, 77478
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.59073
Longitude: -95.59929

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	5,465	29,682	66,597
Households with 1 Person	15.9%	17.1%	17.1%
Households with 2+ People	84.1%	82.9%	82.9%
Family Households	81.2%	80.1%	79.6%
Husband-wife Families	66.4%	66.3%	63.6%
With Related Children	29.5%	32.2%	32.4%
Other Family (No Spouse Present)	14.7%	13.7%	16.0%
Other Family with Male Householder	3.9%	3.3%	3.9%
With Related Children	1.9%	1.7%	2.1%
Other Family with Female Householder	10.8%	10.4%	12.2%
With Related Children	6.7%	6.5%	7.7%
Nonfamily Households	2.9%	2.8%	3.2%
All Households with Children	38.3%	40.6%	42.5%
Multigenerational Households	5.1%	5.3%	6.3%
Unmarried Partner Households	2.9%	2.8%	3.5%
Male-female	2.3%	2.2%	2.9%
Same-sex	0.6%	0.6%	0.6%
2010 Households by Size			
Total	5,464	29,683	66,598
1 Person Household	15.9%	17.1%	17.1%
2 Person Household	33.5%	31.0%	29.8%
3 Person Household	21.5%	20.4%	19.8%
4 Person Household	17.6%	18.9%	19.0%
5 Person Household	8.1%	8.1%	8.7%
6 Person Household	2.3%	2.9%	3.5%
7 + Person Household	1.1%	1.6%	2.1%
2010 Households by Tenure and Mortgage Status			
Total	5,464	29,682	66,598
Owner Occupied	78.8%	75.6%	75.7%
Owned with a Mortgage/Loan	55.7%	54.0%	56.9%
Owned Free and Clear	23.2%	21.6%	18.8%
Renter Occupied	21.2%	24.4%	24.3%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	164	154	150
Percent of Income for Mortgage	11.6%	12.3%	12.7%
Wealth Index	169	197	168
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	5,606	30,904	69,450
Housing Units Inside Urbanized Area	100.0%	99.9%	99.5%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.1%	0.5%
2010 Population By Urban/ Rural Status			
Total Population	15,276	85,477	196,714
Population Inside Urbanized Area	100.0%	99.9%	99.6%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.1%	0.4%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



Community Profile

3559 Highway 6, Sugar Land, Texas, 77478
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.59073
Longitude: -95.59929

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Home Improvement (4B)	Professional Pride (1B)	Professional Pride (1B)
2.	Savvy Suburbanites (1D)	Savvy Suburbanites (1D)	Home Improvement (4B)
3.	Professional Pride (1B)	Home Improvement (4B)	Boomburbs (1C)
2020 Consumer Spending			
Apparel & Services: Total \$	\$16,923,549	\$112,944,179	\$242,340,931
Average Spent	\$2,908.83	\$3,304.10	\$3,008.39
Spending Potential Index	136	154	140
Education: Total \$	\$15,324,415	\$103,064,330	\$213,399,114
Average Spent	\$2,633.97	\$3,015.08	\$2,649.11
Spending Potential Index	147	169	148
Entertainment/Recreation: Total \$	\$25,991,628	\$169,818,567	\$361,391,679
Average Spent	\$4,467.45	\$4,967.92	\$4,486.27
Spending Potential Index	137	153	138
Food at Home: Total \$	\$40,901,433	\$270,432,743	\$579,429,750
Average Spent	\$7,030.15	\$7,911.32	\$7,192.97
Spending Potential Index	132	148	135
Food Away from Home: Total \$	\$29,412,224	\$197,511,092	\$423,322,041
Average Spent	\$5,055.38	\$5,778.05	\$5,255.07
Spending Potential Index	134	153	139
Health Care: Total \$	\$45,836,110	\$292,725,713	\$626,786,336
Average Spent	\$7,878.33	\$8,563.49	\$7,780.85
Spending Potential Index	137	149	135
HH Furnishings & Equipment: Total \$	\$18,054,206	\$116,834,815	\$250,223,133
Average Spent	\$3,103.16	\$3,417.92	\$3,106.24
Spending Potential Index	142	156	142
Personal Care Products & Services: Total \$	\$7,412,353	\$48,879,990	\$104,885,269
Average Spent	\$1,274.04	\$1,429.95	\$1,302.03
Spending Potential Index	139	156	142
Shelter: Total \$	\$154,110,675	\$1,034,279,419	\$2,189,357,711
Average Spent	\$26,488.60	\$30,257.13	\$27,178.42
Spending Potential Index	137	156	140
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$19,456,621	\$124,931,690	\$266,879,398
Average Spent	\$3,344.21	\$3,654.79	\$3,313.01
Spending Potential Index	143	156	141
Travel: Total \$	\$20,595,028	\$135,396,158	\$284,469,568
Average Spent	\$3,539.88	\$3,960.92	\$3,531.37
Spending Potential Index	147	164	147
Vehicle Maintenance & Repairs: Total \$	\$8,982,371	\$58,650,127	\$125,339,027
Average Spent	\$1,543.89	\$1,715.77	\$1,555.94
Spending Potential Index	133	148	134

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.