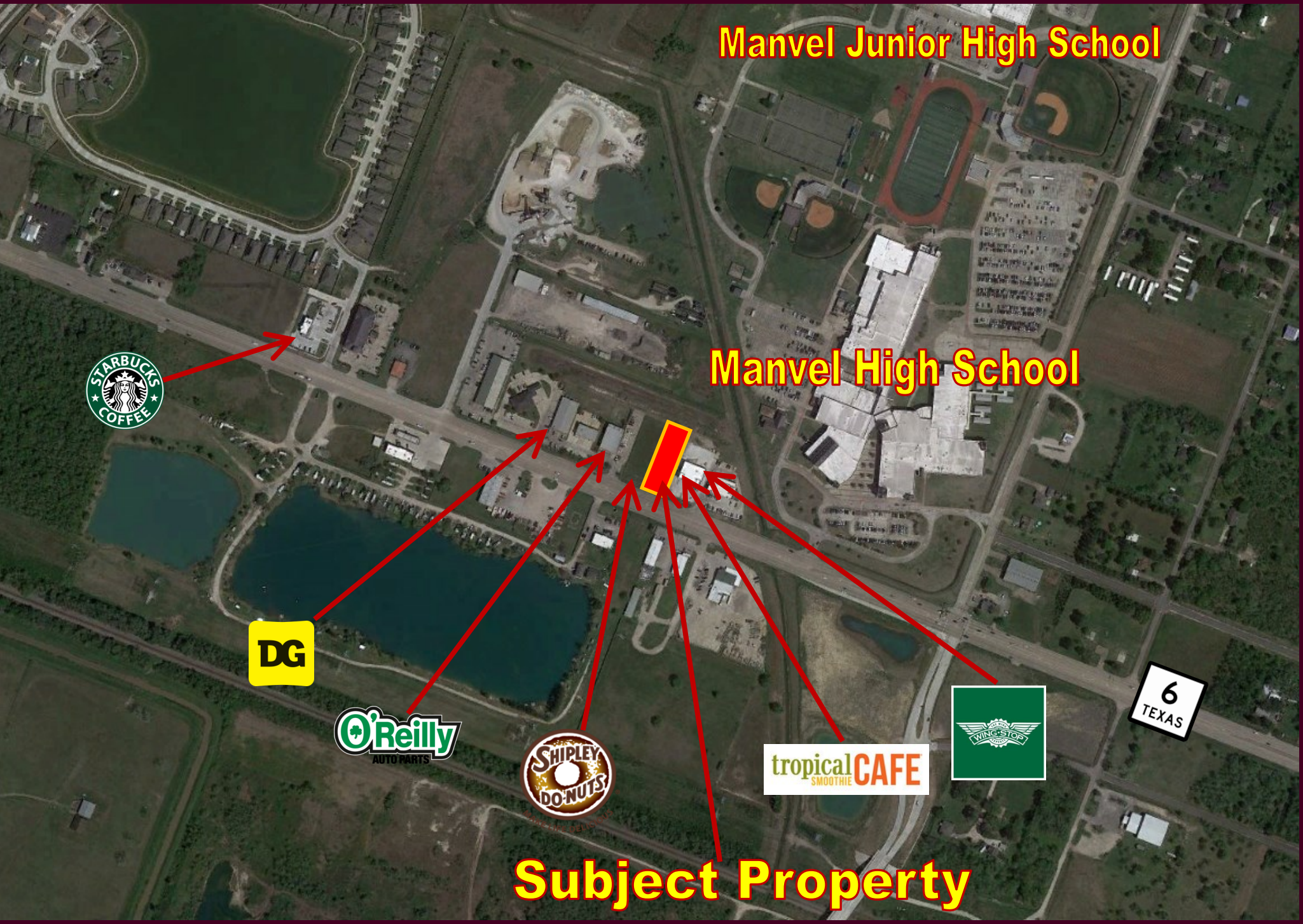


Manvel Junior High School

Manvel High School



Subject Property



288
TEXAS



6
TEXAS

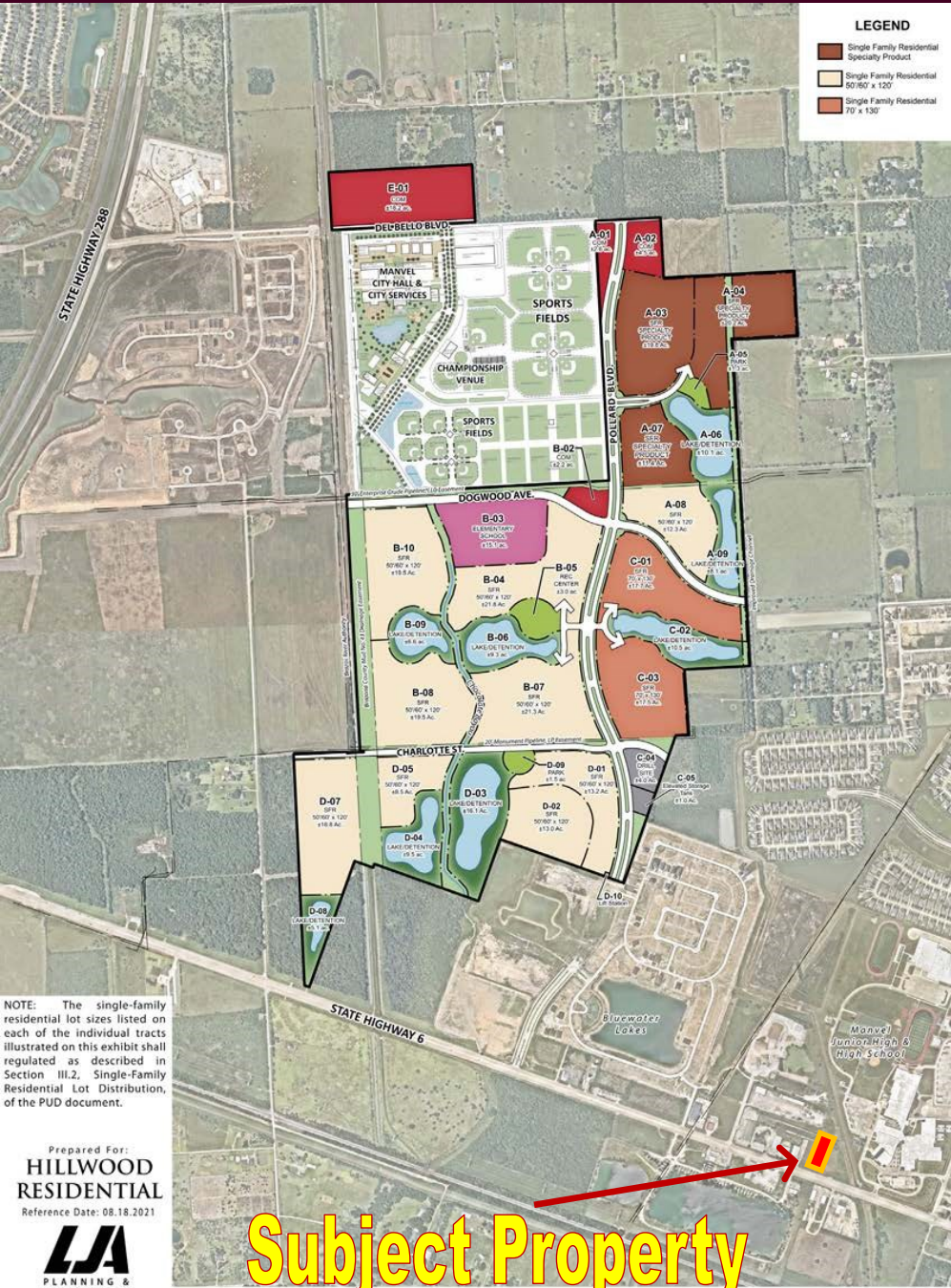
36,090 CPD

Subject Property



LEGEND

- Single Family Residential Specialty Product
- Single Family Residential 90'60" x 120'
- Single Family Residential 70' x 130'



NOTE: The single-family residential lot sizes listed on each of the individual tracts illustrated on this exhibit shall be regulated as described in Section III.2, Single-Family Residential Lot Distribution, of the PUD document.

Prepared For:
HILLWOOD RESIDENTIAL
Reference Date: 08.18.2021



3600 W. Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.553.5200

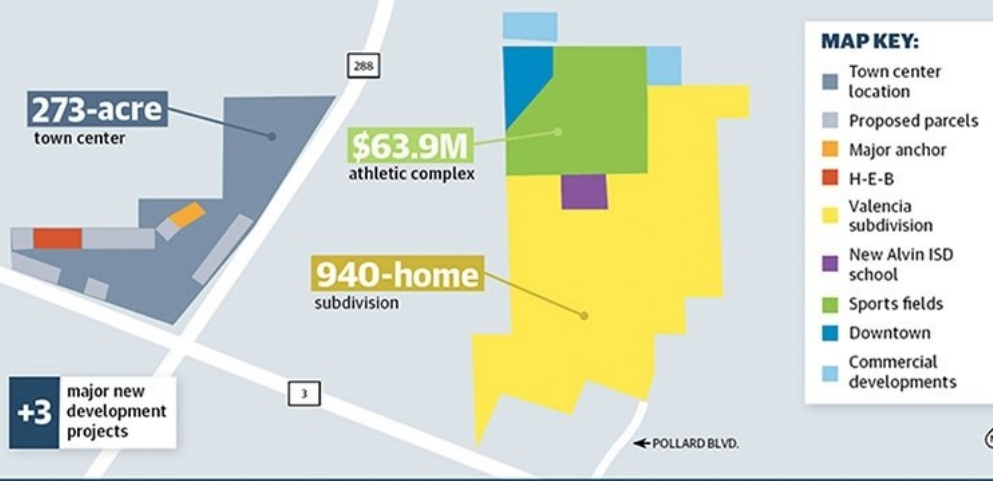
Subject Property

EXHIBIT F
Planned Unit Development
Conceptual Single Family Residential Exhibit
VALENCIA
±438.4 Acres of Land
Manvel, Texas



MAJOR DEVELOPMENTS

The three new projects making headway this year include the Manvel Town Center anchored by popular Texas grocer H-E-B, the new Hillwood Communities "Valencia" subdivision and the city's downtown concept anchored by an expansive athletics complex.



- **MANVEL TOWN CENTER**
 - 273 acres of land with restaurants, shopping, entertainment
 - \$25 million in infrastructure improvements
 - New detention pond and surface water treatment plant

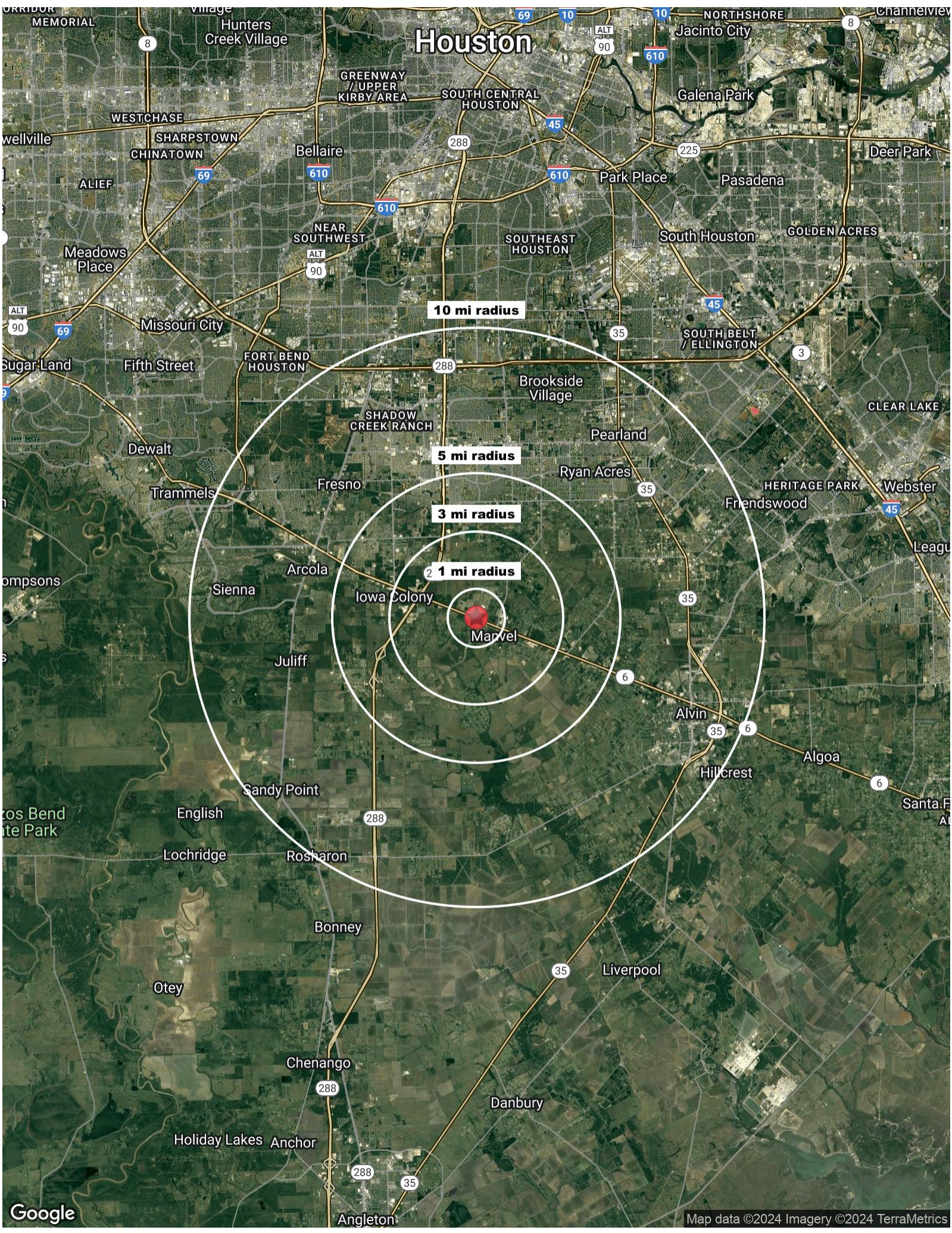
- **ANCHORED BY NEW H-E-B**
 - 108,000 square feet
 - New fuel station and car wash
 - Supplied by local farmers and retailers

- **VALENCIA SUBDIVISION**
 - New Alvin ISD elementary school
 - 940 new homes
 - 400 acres total
 - 30 acres commercial properties
 - \$500 million+ at build-out

- **PHASE 1 INCLUDES**
 - September 2023 delivery
 - 393 homes
 - \$90 million cost

- **DOWNTOWN / ATHLETICS CENTER**
 - 160 acres
 - \$115,000-\$145,000 annual operation cost
 - \$63 million estimated construction cost
 - 15 new multiuse fields
 - \$61 million generated annually
 - 12 sport event types
 - Built around town hall, new police department

SOURCES: CITY OF MANVEL, HILLWOOD COMMUNITIES, WEITZMAN GROUP/COMMUNITY IMPACT



Houston

10 mi radius

5 mi radius

3 mi radius

1 mi radius

Marvel

Complete Profile



2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.4718/-95.3682

19429 Hwy 6 Manvel, TX 77578	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population								
Estimated Population (2023)	2,706		11,143		61,530		338,702	
Projected Population (2028)	3,607		14,629		77,667		398,486	
Census Population (2020)	2,092		8,505		52,537		318,443	
Census Population (2010)	1,073		4,941		31,671		236,454	
Projected Annual Growth (2023-2028)	901	6.7%	3,486	6.3%	16,137	5.2%	59,784	3.5%
Historical Annual Growth (2020-2023)	613	9.8%	2,638	10.3%	8,994	5.7%	20,259	2.1%
Historical Annual Growth (2010-2020)	1,020	9.5%	3,564	7.2%	20,865	6.6%	81,989	3.5%
Estimated Population Density (2023)	862 <i>psm</i>		394 <i>psm</i>		784 <i>psm</i>		1,079 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>		314.0 <i>sq mi</i>	
Households								
Estimated Households (2023)	950		3,704		19,473		110,361	
Projected Households (2028)	1,291		4,949		24,944		131,125	
Census Households (2020)	751		2,865		16,944		104,628	
Census Households (2010)	392		1,703		10,412		77,253	
Projected Annual Growth (2023-2028)	341	7.2%	1,245	6.7%	5,471	5.6%	20,764	3.8%
Historical Annual Change (2010-2023)	558	10.9%	2,001	9.0%	9,060	6.7%	33,108	3.3%
Average Household Income								
Estimated Average Household Income (2023)	\$144,812		\$132,768		\$137,762		\$137,187	
Projected Average Household Income (2028)	\$114,907		\$107,107		\$116,031		\$124,831	
Census Average Household Income (2010)	\$57,508		\$68,353		\$88,794		\$86,760	
Census Average Household Income (2000)	\$73,793		\$64,618		\$71,825		\$63,772	
Projected Annual Change (2023-2028)	-\$29,905	-4.1%	-\$25,661	-3.9%	-\$21,731	-3.2%	-\$12,356	-1.8%
Historical Annual Change (2000-2023)	\$71,019	4.2%	\$68,150	4.6%	\$65,937	4.0%	\$73,415	5.0%
Median Household Income								
Estimated Median Household Income (2023)	\$122,816		\$108,682		\$118,685		\$112,484	
Projected Median Household Income (2028)	\$123,589		\$109,415		\$118,933		\$113,792	
Census Median Household Income (2010)	\$48,706		\$57,235		\$77,254		\$75,052	
Census Median Household Income (2000)	\$63,038		\$57,720		\$64,960		\$56,719	
Projected Annual Change (2023-2028)	\$773	0.1%	\$733	0.1%	\$248	-	\$1,308	0.2%
Historical Annual Change (2000-2023)	\$59,778	4.1%	\$50,962	3.8%	\$53,725	3.6%	\$55,765	4.3%
Per Capita Income								
Estimated Per Capita Income (2023)	\$50,872		\$44,150		\$43,611		\$44,796	
Projected Per Capita Income (2028)	\$41,131		\$36,246		\$37,275		\$41,158	
Census Per Capita Income (2010)	\$21,022		\$23,560		\$29,174		\$28,346	
Census Per Capita Income (2000)	\$24,767		\$21,758		\$23,990		\$21,176	
Projected Annual Change (2023-2028)	-\$9,740	-3.8%	-\$7,904	-3.6%	-\$6,336	-2.9%	-\$3,638	-1.6%
Historical Annual Change (2000-2023)	\$26,105	4.6%	\$22,392	4.5%	\$19,621	3.6%	\$23,620	4.8%
Estimated Average Household Net Worth (2023)	\$719,736		\$716,573		\$810,929		\$710,906	

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Complete Profile



2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.4718/-95.3682

19429 Hwy 6 Manvel, TX 77578		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Race and Ethnicity									
Total Population (2023)		2,706		11,143		61,530		338,702	
White (2023)		1,683	62.2%	5,940	53.3%	25,745	41.8%	133,497	39.4%
Black or African American (2023)		356	13.2%	1,954	17.5%	14,432	23.5%	87,404	25.8%
American Indian or Alaska Native (2023)		12	0.4%	65	0.6%	406	0.7%	2,365	0.7%
Asian (2023)		96	3.5%	553	5.0%	5,598	9.1%	32,875	9.7%
Hawaiian or Pacific Islander (2023)		-	-	4	-	29	-	171	-
Other Race (2023)		182	6.7%	1,039	9.3%	6,405	10.4%	37,499	11.1%
Two or More Races (2023)		377	13.9%	1,588	14.3%	8,915	14.5%	44,891	13.3%
Population < 18 (2023)		625	23.1%	2,695	24.2%	16,537	26.9%	90,034	26.6%
White Not Hispanic		323	51.7%	1,138	42.2%	5,130	31.0%	26,744	29.7%
Black or African American		91	14.5%	509	18.9%	3,961	24.0%	23,236	25.8%
Asian		35	5.6%	171	6.3%	1,620	9.8%	9,084	10.1%
Other Race Not Hispanic		24	3.9%	114	4.2%	614	3.7%	3,044	3.4%
Hispanic		152	24.3%	763	28.3%	5,212	31.5%	27,926	31.0%
Not Hispanic or Latino Population (2023)		1,933	71.4%	7,649	68.6%	41,370	67.2%	231,113	68.2%
Not Hispanic White		1,428	73.9%	4,931	64.5%	20,407	49.3%	107,211	46.4%
Not Hispanic Black or African American		352	18.2%	1,922	25.1%	14,141	34.2%	84,864	36.7%
Not Hispanic American Indian or Alaska Native		4	0.2%	18	0.2%	76	0.2%	363	0.2%
Not Hispanic Asian		93	4.8%	541	7.1%	5,520	13.3%	32,307	14.0%
Not Hispanic Hawaiian or Pacific Islander		-	-	1	-	13	-	60	-
Not Hispanic Other Race		3	0.2%	17	0.2%	109	0.3%	595	0.3%
Not Hispanic Two or More Races		53	2.7%	219	2.9%	1,105	2.7%	5,713	2.5%
Hispanic or Latino Population (2023)		773	28.6%	3,494	31.4%	20,160	32.8%	107,589	31.8%
Hispanic White		255	32.9%	1,010	28.9%	5,338	26.5%	26,286	24.4%
Hispanic Black or African American		5	0.6%	31	0.9%	291	1.4%	2,541	2.4%
Hispanic American Indian or Alaska Native		7	1.0%	47	1.3%	331	1.6%	2,002	1.9%
Hispanic Asian		3	0.4%	12	0.3%	79	0.4%	567	0.5%
Hispanic Hawaiian or Pacific Islander		-	-	3	-	16	-	111	0.1%
Hispanic Other Race		179	23.1%	1,022	29.2%	6,295	31.2%	36,904	34.3%
Hispanic Two or More Races		324	42.0%	1,369	39.2%	7,810	38.7%	39,178	36.4%
Not Hispanic or Latino Population (2020)		1,544	73.8%	5,980	70.3%	36,098	68.7%	220,836	69.3%
Hispanic or Latino Population (2020)		548	26.2%	2,524	29.7%	16,439	31.3%	97,607	30.7%
Not Hispanic or Latino Population (2010)		826	77.0%	3,498	70.8%	22,622	71.4%	171,100	72.4%
Hispanic or Latino Population (2010)		246	23.0%	1,443	29.2%	9,049	28.6%	65,354	27.6%
Not Hispanic or Latino Population (2028)		2,580	71.5%	10,055	68.7%	51,749	66.6%	270,629	67.9%
Hispanic or Latino Population (2028)		1,028	28.5%	4,573	31.3%	25,919	33.4%	127,857	32.1%
Projected Annual Growth (2023-2028)		255	6.6%	1,080	6.2%	5,758	5.7%	20,267	3.8%
Historical Annual Growth (2010-2020)		302	12.3%	1,082	7.5%	7,390	8.2%	32,253	4.9%

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Complete Profile



2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.4718/-95.3682

19429 Hwy 6 Manvel, TX 77578		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Total Age Distribution (2023)									
Total Population	2,706		11,143		61,530		338,702		
Age Under 5 Years	146	5.4%	631	5.7%	4,223	6.9%	22,664	6.7%	
Age 5 to 9 Years	184	6.8%	745	6.7%	4,676	7.6%	25,333	7.5%	
Age 10 to 14 Years	178	6.6%	798	7.2%	4,767	7.7%	26,506	7.8%	
Age 15 to 19 Years	170	6.3%	769	6.9%	4,211	6.8%	23,239	6.9%	
Age 20 to 24 Years	150	5.5%	654	5.9%	3,482	5.7%	21,084	6.2%	
Age 25 to 29 Years	155	5.7%	677	6.1%	3,788	6.2%	21,990	6.5%	
Age 30 to 34 Years	182	6.7%	755	6.8%	4,673	7.6%	26,505	7.8%	
Age 35 to 39 Years	186	6.9%	798	7.2%	5,296	8.6%	28,646	8.5%	
Age 40 to 44 Years	215	7.9%	863	7.7%	5,136	8.3%	27,269	8.1%	
Age 45 to 49 Years	178	6.6%	724	6.5%	4,204	6.8%	23,064	6.8%	
Age 50 to 54 Years	185	6.8%	777	7.0%	3,958	6.4%	20,788	6.1%	
Age 55 to 59 Years	193	7.1%	768	6.9%	3,534	5.7%	18,127	5.4%	
Age 60 to 64 Years	194	7.2%	748	6.7%	3,303	5.4%	17,126	5.1%	
Age 65 to 69 Years	156	5.8%	590	5.3%	2,538	4.1%	14,133	4.2%	
Age 70 to 74 Years	95	3.5%	378	3.4%	1,783	2.9%	10,113	3.0%	
Age 75 to 79 Years	90	3.3%	286	2.6%	1,051	1.7%	6,088	1.8%	
Age 80 to 84 Years	34	1.2%	108	1.0%	510	0.8%	3,320	1.0%	
Age 85 Years or Over	15	0.6%	75	0.7%	397	0.6%	2,706	0.8%	
Median Age	39.1		37.9		35.3		34.7		
Age 19 Years or Less	678	25.1%	2,944	26.4%	17,877	29.1%	97,742	28.9%	
Age 20 to 64 Years	1,638	60.5%	6,762	60.7%	37,375	60.7%	204,600	60.4%	
Age 65 Years or Over	390	14.4%	1,437	12.9%	6,279	10.2%	36,360	10.7%	
Female Age Distribution (2023)									
Female Population	1,363	50.4%	5,561	49.9%	30,768	50.0%	171,047	50.5%	
Age Under 5 Years	79	5.8%	317	5.7%	2,107	6.8%	11,100	6.5%	
Age 5 to 9 Years	99	7.3%	371	6.7%	2,211	7.2%	12,306	7.2%	
Age 10 to 14 Years	77	5.6%	371	6.7%	2,325	7.6%	12,713	7.4%	
Age 15 to 19 Years	77	5.7%	360	6.5%	2,049	6.7%	11,080	6.5%	
Age 20 to 24 Years	73	5.3%	316	5.7%	1,744	5.7%	10,424	6.1%	
Age 25 to 29 Years	78	5.7%	345	6.2%	1,918	6.2%	11,210	6.6%	
Age 30 to 34 Years	91	6.7%	375	6.8%	2,406	7.8%	13,715	8.0%	
Age 35 to 39 Years	95	7.0%	412	7.4%	2,662	8.7%	14,556	8.5%	
Age 40 to 44 Years	101	7.4%	415	7.5%	2,512	8.2%	13,677	8.0%	
Age 45 to 49 Years	93	6.8%	384	6.9%	2,133	6.9%	11,626	6.8%	
Age 50 to 54 Years	88	6.5%	378	6.8%	1,976	6.4%	10,482	6.1%	
Age 55 to 59 Years	91	6.7%	382	6.9%	1,743	5.7%	9,297	5.4%	
Age 60 to 64 Years	106	7.8%	381	6.8%	1,672	5.4%	8,851	5.2%	
Age 65 to 69 Years	76	5.6%	276	5.0%	1,188	3.9%	7,394	4.3%	
Age 70 to 74 Years	46	3.4%	183	3.3%	970	3.2%	5,438	3.2%	
Age 75 to 79 Years	66	4.8%	184	3.3%	564	1.8%	3,462	2.0%	
Age 80 to 84 Years	17	1.3%	57	1.0%	285	0.9%	1,888	1.1%	
Age 85 Years or Over	10	0.8%	54	1.0%	303	1.0%	1,830	1.1%	
Female Median Age	39.6		38.4		35.5		35.4		
Age 19 Years or Less	332	24.4%	1,418	25.5%	8,692	28.3%	47,199	27.6%	
Age 20 to 64 Years	816	59.9%	3,389	60.9%	18,766	61.0%	103,836	60.7%	
Age 65 Years or Over	215	15.8%	754	13.6%	3,309	10.8%	20,013	11.7%	

Complete Profile



2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.4718/-95.3682

19429 Hwy 6 Manvel, TX 77578		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Male Age Distribution (2023)									
Male Population	1,343	49.6%	5,582	50.1%	30,763	50.0%	167,655	49.5%	
Age Under 5 Years	67	5.0%	314	5.6%	2,116	6.9%	11,564	6.9%	
Age 5 to 9 Years	85	6.3%	375	6.7%	2,465	8.0%	13,027	7.8%	
Age 10 to 14 Years	101	7.5%	428	7.7%	2,443	7.9%	13,793	8.2%	
Age 15 to 19 Years	93	6.9%	409	7.3%	2,161	7.0%	12,159	7.3%	
Age 20 to 24 Years	77	5.7%	338	6.0%	1,737	5.6%	10,661	6.4%	
Age 25 to 29 Years	77	5.7%	332	6.0%	1,871	6.1%	10,781	6.4%	
Age 30 to 34 Years	91	6.8%	379	6.8%	2,267	7.4%	12,790	7.6%	
Age 35 to 39 Years	91	6.8%	386	6.9%	2,634	8.6%	14,090	8.4%	
Age 40 to 44 Years	114	8.5%	448	8.0%	2,624	8.5%	13,592	8.1%	
Age 45 to 49 Years	85	6.4%	340	6.1%	2,072	6.7%	11,439	6.8%	
Age 50 to 54 Years	97	7.2%	398	7.1%	1,982	6.4%	10,306	6.1%	
Age 55 to 59 Years	102	7.6%	386	6.9%	1,791	5.8%	8,831	5.3%	
Age 60 to 64 Years	88	6.6%	367	6.6%	1,631	5.3%	8,275	4.9%	
Age 65 to 69 Years	80	6.0%	314	5.6%	1,350	4.4%	6,739	4.0%	
Age 70 to 74 Years	49	3.7%	195	3.5%	813	2.6%	4,675	2.8%	
Age 75 to 79 Years	24	1.8%	102	1.8%	487	1.6%	2,626	1.6%	
Age 80 to 84 Years	16	1.2%	51	0.9%	226	0.7%	1,432	0.9%	
Age 85 Years or Over	5	0.4%	21	0.4%	94	0.3%	876	0.5%	
Male Median Age	38.5		37.4		35.1		34.0		
Age 19 Years or Less	346	25.8%	1,525	27.3%	9,185	29.9%	50,543	30.1%	
Age 20 to 64 Years	822	61.2%	3,373	60.4%	18,609	60.5%	100,764	60.1%	
Age 65 Years or Over	175	13.0%	683	12.2%	2,969	9.7%	16,348	9.8%	
Males per 100 Females (2023)									
Overall Comparison	98		100		100		98		
Age Under 5 Years	85	46.0%	99	49.8%	100	50.1%	104	51.0%	
Age 5 to 9 Years	86	46.1%	101	50.3%	111	52.7%	106	51.4%	
Age 10 to 14 Years	132	56.9%	115	53.6%	105	51.2%	108	52.0%	
Age 15 to 19 Years	120	54.6%	114	53.2%	105	51.3%	110	52.3%	
Age 20 to 24 Years	105	51.3%	107	51.6%	100	49.9%	102	50.6%	
Age 25 to 29 Years	98	49.5%	96	49.1%	98	49.4%	96	49.0%	
Age 30 to 34 Years	100	50.0%	101	50.2%	94	48.5%	93	48.3%	
Age 35 to 39 Years	95	48.7%	94	48.4%	99	49.7%	97	49.2%	
Age 40 to 44 Years	113	53.0%	108	51.9%	104	51.1%	99	49.8%	
Age 45 to 49 Years	92	47.8%	88	46.9%	97	49.3%	98	49.6%	
Age 50 to 54 Years	110	52.3%	105	51.3%	100	50.1%	98	49.6%	
Age 55 to 59 Years	113	53.0%	101	50.2%	103	50.7%	95	48.7%	
Age 60 to 64 Years	84	45.5%	96	49.1%	98	49.4%	93	48.3%	
Age 65 to 69 Years	106	51.5%	114	53.2%	114	53.2%	91	47.7%	
Age 70 to 74 Years	107	51.7%	106	51.5%	84	45.6%	86	46.2%	
Age 75 to 79 Years	36	26.6%	55	35.6%	86	46.4%	76	43.1%	
Age 80 to 84 Years	95	48.8%	90	47.4%	79	44.2%	76	43.1%	
Age 85 Years or Over	48	32.4%	39	28.0%	31	23.6%	48	32.4%	
Age 19 Years or Less	104	51.0%	108	51.8%	106	51.4%	107	51.7%	
Age 20 to 39 Years	99	49.8%	99	49.8%	97	49.4%	97	49.2%	
Age 40 to 64 Years	102	50.4%	100	50.0%	101	50.2%	97	49.3%	
Age 65 Years or Over	81	44.8%	91	47.5%	90	47.3%	82	45.0%	

Complete Profile



2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.4718/-95.3682

19429 Hwy 6 Manvel, TX 77578		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Household Type (2023)									
Total Households		950		3,704		19,473		110,361	
Households with Children		310	32.6%	1,456	39.3%	9,311	47.8%	47,618	43.1%
Average Household Size		2.8		3.0		3.2		3.0	
Household Density per Square Mile		303		131		248		351	
Population Family		2,454	90.7%	10,103	90.7%	56,500	91.8%	306,676	90.5%
Population Non-Family		246	9.1%	1,028	9.2%	4,924	8.0%	29,426	8.7%
Population Group Quarters		6	0.2%	12	0.1%	107	0.2%	2,600	0.8%
Family Households		753	79.3%	2,922	78.9%	15,563	79.9%	86,694	78.6%
Married Couple Households		546	72.5%	2,189	74.9%	12,138	78.0%	64,760	74.7%
Other Family Households with Children		207	27.5%	733	25.1%	3,425	22.0%	21,934	25.3%
Family Households with Children		308	40.9%	1,450	49.6%	9,284	59.7%	47,455	54.7%
Married Couple with Children		203	66.0%	1,067	73.6%	7,440	80.1%	35,427	74.7%
Other Family Households with Children		105	34.0%	383	26.4%	1,843	19.9%	12,028	25.3%
Family Households No Children		445	59.1%	1,472	50.4%	6,279	40.3%	39,239	45.3%
Married Couple No Children		343	77.0%	1,123	76.2%	4,698	74.8%	29,333	74.8%
Other Family Households No Children		102	23.0%	350	23.8%	1,581	25.2%	9,906	25.2%
Non-Family Households		197	20.7%	782	21.1%	3,910	20.1%	23,666	21.4%
Non-Family Households with Children		1	0.7%	6	0.8%	28	0.7%	162	0.7%
Non-Family Households No Children		195	99.3%	776	99.2%	3,882	99.3%	23,504	99.3%
Average Family Household Size		3.3		3.5		3.6		3.5	
Average Family Income		\$155,891		\$144,729		\$154,432		\$149,448	
Median Family Income		\$131,395		\$125,567		\$138,784		\$125,528	
Average Non-Family Household Size		1.2		1.3		1.3		1.2	
Marital Status (2023)									
Population Age 15 Years or Over		2,198		8,968		47,864		264,199	
Never Married		809	36.8%	2,980	33.2%	13,520	28.2%	80,155	30.3%
Currently Married		1,107	50.4%	4,598	51.3%	27,644	57.8%	139,652	52.9%
Previously Married		282	12.8%	1,391	15.5%	6,700	14.0%	44,392	16.8%
Separated		87	30.9%	322	23.1%	1,480	22.1%	10,562	23.8%
Widowed		53	18.9%	319	22.9%	1,309	19.5%	10,197	23.0%
Divorced		141	50.2%	750	54.0%	3,911	58.4%	23,633	53.2%
Educational Attainment (2023)									
Adult Population Age 25 Years or Over		1,878		7,545		40,172		219,876	
Elementary (Grade Level 0 to 8)		46	2.4%	351	4.7%	1,718	4.3%	12,101	5.5%
Some High School (Grade Level 9 to 11)		160	8.5%	593	7.9%	2,108	5.2%	10,845	4.9%
High School Graduate		451	24.0%	2,030	26.9%	7,716	19.2%	45,111	20.5%
Some College		516	27.5%	1,941	25.7%	8,881	22.1%	43,592	19.8%
Associate Degree Only		187	9.9%	685	9.1%	3,400	8.5%	17,676	8.0%
Bachelor Degree Only		423	22.5%	1,386	18.4%	9,479	23.6%	54,923	25.0%
Graduate Degree		96	5.1%	559	7.4%	6,869	17.1%	35,628	16.2%
Any College (Some College or Higher)		1,221	65.0%	4,571	60.6%	28,629	71.3%	151,819	69.0%
College Degree + (Bachelor Degree or Higher)		519	27.6%	1,945	25.8%	16,348	40.7%	90,551	41.2%

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Complete Profile



2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.4718/-95.3682

19429 Hwy 6 Manvel, TX 77578	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Housing								
Total Housing Units (2023)	1,046		4,065		21,378		120,106	
Total Housing Units (2020)	805		3,034		18,084		111,022	
Historical Annual Growth (2020-2023)	241	10.0%	1,032	11.3%	3,294	6.1%	9,084	2.7%
Housing Units Occupied (2023)	950 90.8%		3,704 91.1%		19,473 91.1%		110,361 91.9%	
Housing Units Owner-Occupied	706 74.3%		2,754 74.4%		14,412 74.0%		79,638 72.2%	
Housing Units Renter-Occupied	244 25.7%		950 25.6%		5,061 26.0%		30,723 27.8%	
Housing Units Vacant (2023)	96	9.2%	361	8.9%	1,906	8.9%	9,745	8.1%
Household Size (2023)								
Total Households	950		3,704		19,473		110,361	
1 Person Households	144	15.1%	597	16.1%	3,088	15.9%	19,388	17.6%
2 Person Households	202	21.3%	967	26.1%	4,885	25.1%	28,834	26.1%
3 Person Households	268	28.2%	873	23.6%	3,871	19.9%	21,460	19.4%
4 Person Households	197	20.7%	700	18.9%	4,075	20.9%	21,684	19.6%
5 Person Households	86	9.1%	338	9.1%	1,947	10.0%	11,167	10.1%
6 Person Households	43	4.5%	156	4.2%	1,012	5.2%	4,891	4.4%
7 or More Person Households	10	1.1%	74	2.0%	595	3.1%	2,936	2.7%
Household Income Distribution (2023)								
HH Income \$200,000 or More	159	16.8%	651	17.6%	3,941	20.2%	19,127	17.3%
HH Income \$150,000 to \$199,999	187	19.6%	528	14.2%	3,420	17.6%	15,203	13.8%
HH Income \$125,000 to \$149,999	117	12.3%	380	10.2%	2,236	11.5%	10,705	9.7%
HH Income \$100,000 to \$124,999	99	10.4%	418	11.3%	2,338	12.0%	12,560	11.4%
HH Income \$75,000 to \$99,999	112	11.8%	422	11.4%	1,964	10.1%	14,817	13.4%
HH Income \$50,000 to \$74,999	12	1.3%	307	8.3%	2,191	11.3%	15,466	14.0%
HH Income \$35,000 to \$49,999	194	20.5%	505	13.6%	1,189	6.1%	7,920	7.2%
HH Income \$25,000 to \$34,999	42	4.4%	166	4.5%	886	4.6%	5,862	5.3%
HH Income \$15,000 to \$24,999	18	1.9%	221	6.0%	712	3.7%	4,005	3.6%
HH Income \$10,000 to \$14,999	10	1.1%	43	1.2%	170	0.9%	2,015	1.8%
HH Income Under \$10,000	-	-	64	1.7%	426	2.2%	2,680	2.4%
Household Vehicles (2023)								
Households 0 Vehicles Available	19	2.0%	65	1.8%	391	2.0%	3,276	3.0%
Households 1 Vehicle Available	330	34.8%	1,150	31.1%	5,334	27.4%	29,489	26.7%
Households 2 Vehicles Available	241	25.3%	1,265	34.2%	8,972	46.1%	49,289	44.7%
Households 3 or More Vehicles Available	360	37.9%	1,224	33.0%	4,776	24.5%	28,307	25.6%
Total Vehicles Available	2,017		7,780		39,118		223,186	
Average Vehicles per Household	2.1		2.1		2.0		2.0	
Owner-Occupied Household Vehicles	1,761	87.3%	6,493	83.5%	31,791	81.3%	177,467	79.5%
Average Vehicles per Owner-Occupied Household	2.5		2.4		2.2		2.2	
Renter-Occupied Household Vehicles	256	12.7%	1,287	16.5%	7,327	18.7%	45,719	20.5%
Average Vehicles per Renter-Occupied Household	1.0		1.4		1.4		1.5	
Travel Time (2023)								
Worker Base Age 16 years or Over	1,328		5,670		31,464		174,359	
Travel to Work in 14 Minutes or Less	182	13.7%	723	12.8%	3,227	10.3%	20,258	11.6%
Travel to Work in 15 to 29 Minutes	158	11.9%	1,202	21.2%	6,407	20.4%	42,905	24.6%
Travel to Work in 30 to 59 Minutes	728	54.8%	2,506	44.2%	15,094	48.0%	76,148	43.7%
Travel to Work in 60 Minutes or More	101	7.6%	455	8.0%	2,558	8.1%	14,123	8.1%
Work at Home	159	12.0%	783	13.8%	4,178	13.3%	20,925	12.0%
Average Minutes Travel to Work	39.0		32.5		32.2		30.9	

Complete Profile



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Lat/Lon: 29.4718/-95.3682

19429 Hwy 6 Manvel, TX 77578	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Transportation To Work (2023)								
Worker Base Age 16 years or Over	1,328		5,670		31,464		174,359	
Drive to Work Alone	1,086	81.8%	4,399	77.6%	24,476	77.8%	136,224	78.1%
Drive to Work in Carpool	70	5.3%	418	7.4%	2,489	7.9%	13,833	7.9%
Travel to Work by Public Transportation	-	-	4	-	30	-	1,049	0.6%
Drive to Work on Motorcycle	-	-	4	-	30	-	142	-
Bicycle to Work	-	-	5	-	18	-	128	-
Walk to Work	11	0.9%	53	0.9%	172	0.5%	922	0.5%
Other Means	-	-	5	-	73	0.2%	1,136	0.7%
Work at Home	159	12.0%	783	13.8%	4,178	13.3%	20,925	12.0%
Daytime Demographics (2023)								
Total Businesses	94		315		1,425		11,557	
Total Employees	546		1,922		7,046		75,940	
Company Headquarter Businesses	3	3.1%	10	3.2%	33	2.3%	271	2.3%
Company Headquarter Employees	39	7.2%	133	6.9%	476	6.8%	6,630	8.7%
Employee Population per Business	5.8 to 1		6.1 to 1		4.9 to 1		6.6 to 1	
Residential Population per Business	28.9 to 1		35.4 to 1		43.2 to 1		29.3 to 1	
Adj. Daytime Demographics Age 16 Years or Over	1,363		4,994		22,261		159,844	
Labor Force								
Labor Population Age 16 Years or Over (2023)	2,145		8,768		46,793		258,726	
Labor Force Total Males (2023)	1,061	49.5%	4,365	49.8%	23,235	49.7%	126,478	48.9%
Male Civilian Employed	616	58.1%	2,925	67.0%	16,042	69.0%	90,368	71.4%
Male Civilian Unemployed	26	2.4%	159	3.6%	1,020	4.4%	4,603	3.6%
Males in Armed Forces	-	-	19	0.4%	92	0.4%	388	0.3%
Males Not in Labor Force	419	39.5%	1,262	28.9%	6,081	26.2%	31,120	24.6%
Labor Force Total Females (2023)	1,084	50.5%	4,403	50.2%	23,558	50.3%	132,247	51.1%
Female Civilian Employed	712	65.6%	2,745	62.3%	15,422	65.5%	83,997	63.5%
Female Civilian Unemployed	11	1.1%	137	3.1%	911	3.9%	3,811	2.9%
Females in Armed Forces	-	-	7	0.2%	22	-	68	-
Females Not in Labor Force	361	33.3%	1,514	34.4%	7,204	30.6%	44,371	33.6%
Unemployment Rate	37	1.7%	296	3.4%	1,931	4.1%	8,413	3.3%
Occupation (2023)								
Occupation Population Age 16 Years or Over	1,328		5,670		31,464		174,359	
Occupation Total Males	616	46.4%	2,925	51.6%	16,042	51.0%	90,363	51.8%
Occupation Total Females	712	53.6%	2,745	48.4%	15,422	49.0%	83,995	48.2%
Management, Business, Financial Operations	220	-	1,167	20.6%	7,899	25.1%	35,501	20.4%
Professional, Related	300	22.6%	1,098	19.4%	8,943	28.4%	48,265	27.7%
Service	175	13.2%	803	14.2%	3,161	10.0%	20,943	12.0%
Sales, Office	351	26.5%	1,304	23.0%	4,960	15.8%	31,396	18.0%
Farming, Fishing, Forestry	-	-	5	-	30	-	532	0.3%
Construction, Extraction, Maintenance	137	10.3%	542	9.6%	2,935	9.3%	17,071	9.8%
Production, Transport, Material Moving	144	10.8%	751	13.2%	3,537	11.2%	20,651	11.8%
White Collar Workers	871	65.6%	3,569	63.0%	21,801	69.3%	115,162	66.0%
Blue Collar Workers	457	34.4%	2,101	37.0%	9,663	30.7%	59,196	34.0%

Complete Profile



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Lat/Lon: 29.4718/-95.3682

19429 Hwy 6 Manvel, TX 77578		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Units In Structure (2023)									
Total Units		950		3,704		19,473		110,361	
1 Detached Unit		602	63.3%	2,631	71.0%	14,949	76.8%	84,310	76.4%
1 Attached Unit		14	1.4%	58	1.6%	439	2.3%	2,695	2.4%
2 Units		-	-	-	-	6	-	278	0.3%
3 to 4 Units		7	0.7%	27	0.7%	177	0.9%	1,771	1.6%
5 to 9 Units		11	1.2%	51	1.4%	306	1.6%	2,622	2.4%
10 to 19 Units		33	3.5%	135	3.6%	1,056	5.4%	5,452	4.9%
20 to 49 Units		5	0.6%	22	0.6%	187	1.0%	1,689	1.5%
50 or More Units		14	1.5%	57	1.5%	315	1.6%	3,271	3.0%
Mobile Home or Trailer		264	27.7%	719	19.4%	2,016	10.4%	8,155	7.4%
Other Structure		-	-	4	0.1%	21	0.1%	118	0.1%
Homes Built By Year (2023)									
Homes Built 2014 or later		71	6.8%	257	6.3%	825	3.9%	2,644	2.2%
Homes Built 2010 to 2013		343	32.8%	1,259	31.0%	6,881	32.2%	28,795	24.0%
Homes Built 2000 to 2009		259	24.7%	775	19.1%	4,809	22.5%	30,709	25.6%
Homes Built 1990 to 1999		80	7.7%	414	10.2%	2,438	11.4%	15,859	13.2%
Homes Built 1980 to 1989		39	3.7%	288	7.1%	1,515	7.1%	11,873	9.9%
Homes Built 1970 to 1979		81	7.7%	395	9.7%	1,544	7.2%	10,682	8.9%
Homes Built 1960 to 1969		42	4.0%	128	3.1%	657	3.1%	5,901	4.9%
Homes Built 1950 to 1959		31	3.0%	140	3.4%	454	2.1%	2,700	2.2%
Homes Built 1940 to 1949		2	0.1%	14	0.4%	82	0.4%	466	0.4%
Homes Built Before 1939		2	0.2%	35	0.9%	269	1.3%	731	0.6%
Median Age of Homes		22.9	yrs	25.4	yrs	24.6	yrs	27.5	yrs
Home Values (2023)									
Owner Specified Housing Units		706		2,754		14,412		79,638	
Home Values \$1,000,000 or More		2	0.3%	9	0.3%	372	2.6%	941	1.2%
Home Values \$750,000 to \$999,999		5	0.7%	22	0.8%	167	1.2%	902	1.1%
Home Values \$500,000 to \$749,999		53	7.6%	201	7.3%	739	5.1%	3,484	4.4%
Home Values \$400,000 to \$499,999		69	9.8%	339	12.3%	1,570	10.9%	8,817	11.1%
Home Values \$300,000 to \$399,999		186	26.4%	732	26.6%	5,047	35.0%	20,828	26.2%
Home Values \$250,000 to \$299,999		119	16.9%	340	12.3%	1,565	10.9%	9,907	12.4%
Home Values \$200,000 to \$249,999		107	15.1%	411	14.9%	1,915	13.3%	13,063	16.4%
Home Values \$175,000 to \$199,999		12	1.7%	95	3.4%	520	3.6%	4,844	6.1%
Home Values \$150,000 to \$174,999		55	7.8%	190	6.9%	747	5.2%	5,468	6.9%
Home Values \$125,000 to \$149,999		7	1.0%	41	1.5%	135	0.9%	1,492	1.9%
Home Values \$100,000 to \$124,999		9	1.2%	85	3.1%	521	3.6%	3,134	3.9%
Home Values \$90,000 to \$99,999		10	1.3%	36	1.3%	111	0.8%	613	0.8%
Home Values \$80,000 to \$89,999		3	0.5%	18	0.7%	71	0.5%	693	0.9%
Home Values \$70,000 to \$79,999		2	0.2%	8	0.3%	45	0.3%	416	0.5%
Home Values \$60,000 to \$69,999		6	0.9%	34	1.2%	121	0.8%	579	0.7%
Home Values \$50,000 to \$59,999		12	1.8%	30	1.1%	131	0.9%	776	1.0%
Home Values \$35,000 to \$49,999		17	2.4%	60	2.2%	139	1.0%	672	0.8%
Home Values \$25,000 to \$34,999		25	3.6%	58	2.1%	148	1.0%	852	1.1%
Home Values \$10,000 to \$24,999		4	0.5%	36	1.3%	197	1.4%	1,380	1.7%
Home Values Under \$10,000		2	0.3%	11	0.4%	151	1.0%	776	1.0%
Owner-Occupied Median Home Value		\$292,788		\$291,264		\$302,110		\$272,748	
Renter-Occupied Median Rent		\$572		\$814		\$1,037		\$1,162	

Complete Profile



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Lat/Lon: 29.4718/-95.3682

19429 Hwy 6 Manvel, TX 77578	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Total Annual Consumer Expenditure (2023)				
Total Household Expenditure	\$88.57 M	\$323 M	\$1.73 B	\$9.74 B
Total Non-Retail Expenditure	\$46.92 M	\$171.1 M	\$917.35 M	\$5.16 B
Total Retail Expenditure	\$41.65 M	\$151.9 M	\$812.13 M	\$4.58 B
Apparel	\$3.23 M	\$11.71 M	\$63.36 M	\$354.66 M
Contributions	\$3.07 M	\$11.21 M	\$60.81 M	\$337.26 M
Education	\$3.07 M	\$11.04 M	\$61.76 M	\$336.48 M
Entertainment	\$5.17 M	\$18.78 M	\$101.65 M	\$568.52 M
Food and Beverages	\$12.84 M	\$46.88 M	\$249.97 M	\$1.41 B
Furnishings and Equipment	\$3.2 M	\$11.6 M	\$62.67 M	\$350.9 M
Gifts	\$2.33 M	\$8.54 M	\$46.38 M	\$257.54 M
Health Care	\$7.16 M	\$26.24 M	\$137.83 M	\$784.27 M
Household Operations	\$3.57 M	\$12.98 M	\$69.88 M	\$390.92 M
Miscellaneous Expenses	\$1.7 M	\$6.15 M	\$32.94 M	\$184.97 M
Personal Care	\$1.19 M	\$4.34 M	\$23.21 M	\$130.65 M
Personal Insurance	\$679.75 K	\$2.45 M	\$13.35 M	\$73.9 M
Reading	\$194.15 K	\$707.04 K	\$3.78 M	\$21.23 M
Shelter	\$18.53 M	\$67.62 M	\$362.71 M	\$2.04 B
Tobacco	\$450.54 K	\$1.68 M	\$8.45 M	\$49.77 M
Transportation	\$16.07 M	\$58.57 M	\$313.1 M	\$1.77 B
Utilities	\$6.12 M	\$22.5 M	\$117.66 M	\$673.2 M
Monthly Household Consumer Expenditure (2023)				
Total Household Expenditure	\$7,769	\$7,266	\$7,401	\$7,355
Total Non-Retail Expenditure	\$4,116 53.0%	\$3,849 53.0%	\$3,926 53.0%	\$3,896 53.0%
Total Retail Expenditures	\$3,653 47.0%	\$3,417 47.0%	\$3,475 47.0%	\$3,459 47.0%
Apparel	\$283 3.6%	\$263 3.6%	\$271 3.7%	\$268 3.6%
Contributions	\$270 3.5%	\$252 3.5%	\$260 3.5%	\$255 3.5%
Education	\$269 3.5%	\$248 3.4%	\$264 3.6%	\$254 3.5%
Entertainment	\$453 5.8%	\$423 5.8%	\$435 5.9%	\$429 5.8%
Food and Beverages	\$1,126 14.5%	\$1,055 14.5%	\$1,070 14.5%	\$1,068 14.5%
Furnishings and Equipment	\$280 3.6%	\$261 3.6%	\$268 3.6%	\$265 3.6%
Gifts	\$204 2.6%	\$192 2.6%	\$198 2.7%	\$194 2.6%
Health Care	\$628 8.1%	\$590 8.1%	\$590 8.0%	\$592 8.1%
Household Operations	\$313 4.0%	\$292 4.0%	\$299 4.0%	\$295 4.0%
Miscellaneous Expenses	\$149 1.9%	\$138 1.9%	\$141 1.9%	\$140 1.9%
Personal Care	\$105 1.3%	\$98 1.3%	\$99 1.3%	\$99 1.3%
Personal Insurance	\$60 0.8%	\$55 0.8%	\$57 0.8%	\$56 0.8%
Reading	\$17 0.2%	\$16 0.2%	\$16 0.2%	\$16 0.2%
Shelter	\$1,625 20.9%	\$1,521 20.9%	\$1,552 21.0%	\$1,544 21.0%
Tobacco	\$40 0.5%	\$38 0.5%	\$36 0.5%	\$38 0.5%
Transportation	\$1,410 18.1%	\$1,318 18.1%	\$1,340 18.1%	\$1,335 18.1%
Utilities	\$537 6.9%	\$506 7.0%	\$504 6.8%	\$508 6.9%