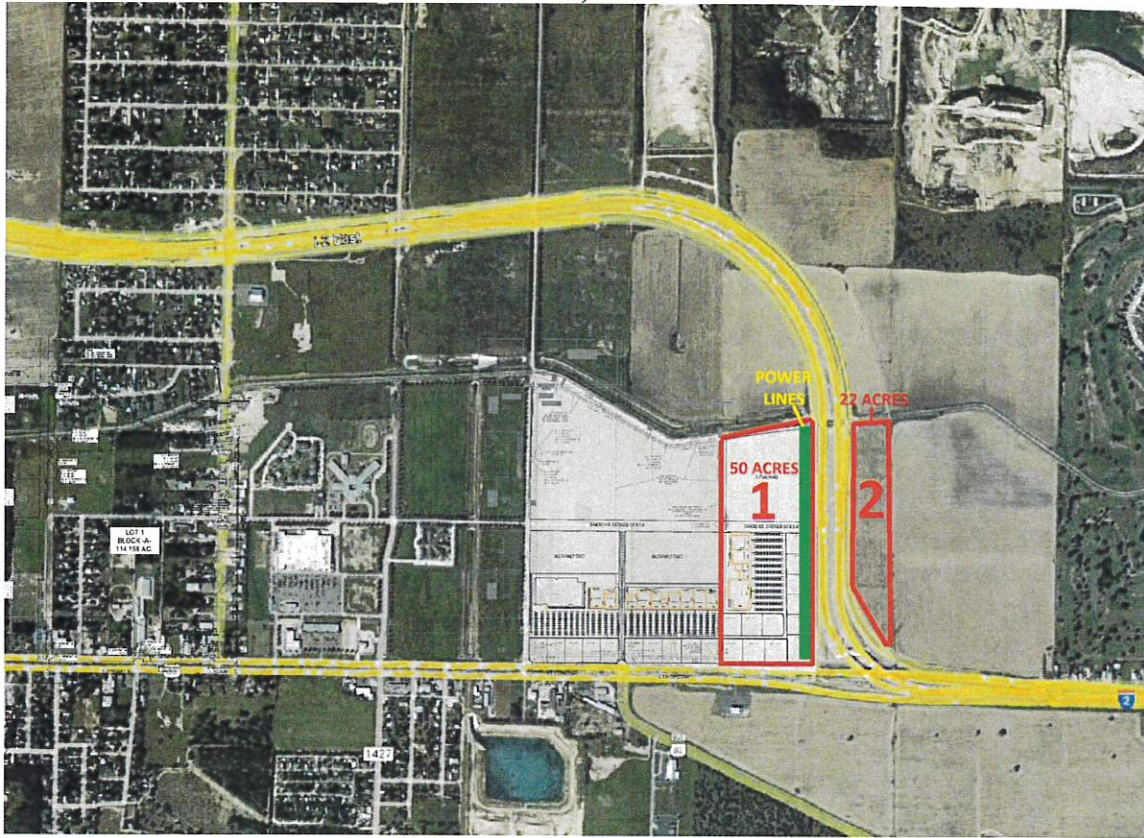




PRIME INVESTMENT PROPERTY
U. S. Highway 83 & W. of Abram Rd.
Penitas, Texas



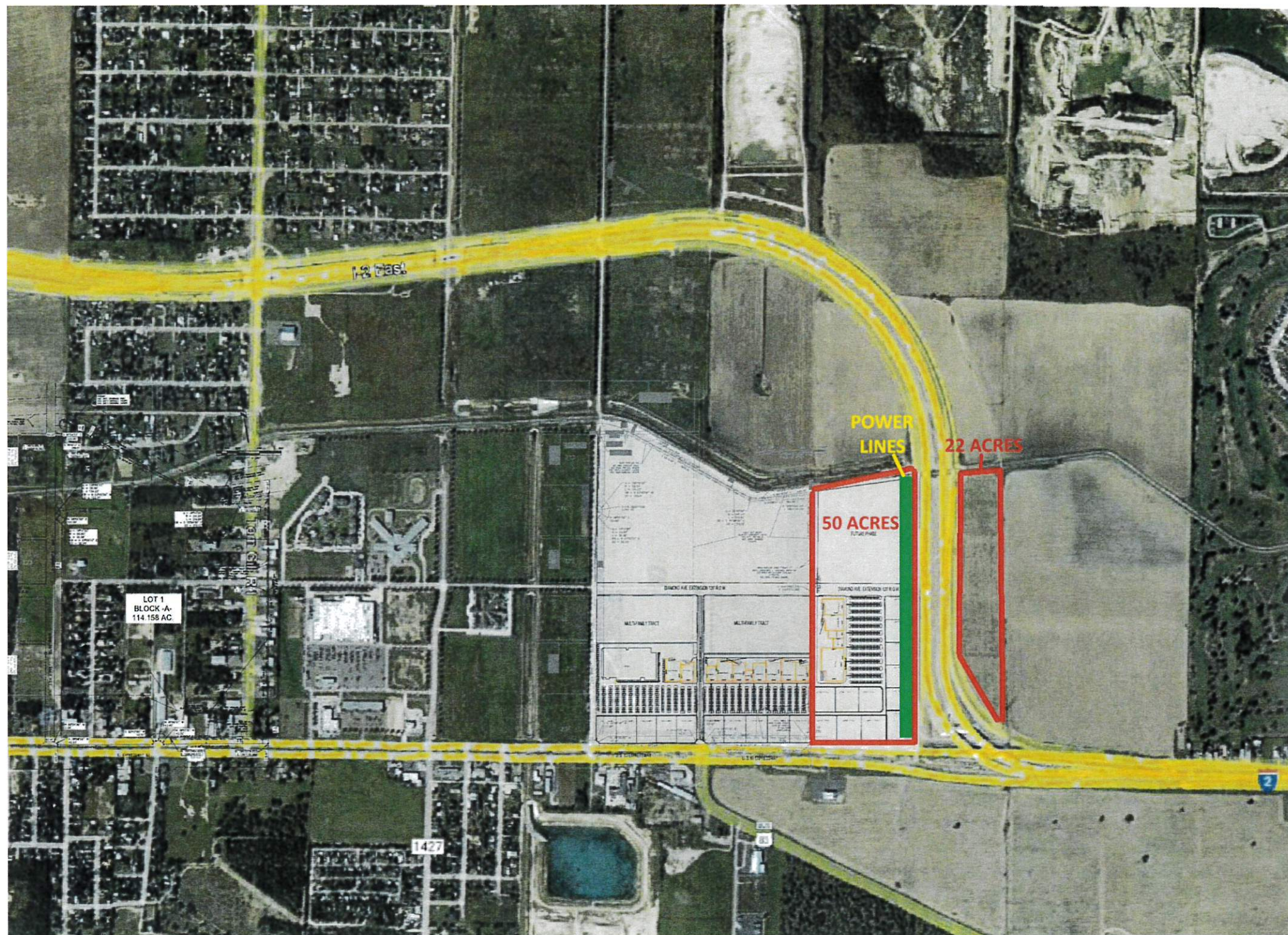
| | |
|--------------------|---|
| LOCATION: | U. S. Highway 83 & W. of Abram Rd. – Penitas, TX |
| MASTERPLAN: | 72.61 Acres Tract 1 – 50 Acres West Side of Loop Tract 2 – 22 Acres East Side of Loop |
| ZONING: | Future Commercial |
| PRICE: | Tract 1 -- \$2.50/Sq. Ft. Tract 2 -- \$3.50/Sq. Ft. |
| COMMENTS: | <p>Prime commercial frontage located on NW Corner of the fastest growth corridor in West Hidalgo County. Excellent demographics in one of the premier and largest independent school districts. The area services six growing communities, and part of the National Opportunity Zone.</p> <p>This intersection will be linked to the major US-MX International Crossings. This area is designated a TIRZ by Hidalgo County Regional Mobility Authority. The City of Penitas has designated this area as part of a master plan that will be the next major retail center in South Texas. Construction for the new North – South thoroughfare has commenced. Price to sell quick.</p> |

For More Information, Contact
Adrian A. Arriaga, SIOR, CCIM, CIPS

Information and properties presented here are being provided to you on an “as-is” basis. Sperry Commercial Global Affiliates – The Arriaga Group does not make any representations, warranties or guarantees, express or implied, regarding the accuracy, correctness, or completeness of such information, including without limitation, pricing, descriptions, designs, data and other features. It is your sole responsibility to independently evaluate the accuracy, correctness and completeness of the information presented here. All information, including pricing and availability is subject to change without notice.

3700 N. 10th St., Suite 309, McAllen, TX 78501 | Office: 956.682.1111 | FAX: 956.682.2222

Each Office Independently Owned & Operated



DIAMOND AVE. EXTENSION 120' R.O.W.

MULTI-FAMILY TRACT

MULTI-FAMILY TRACT

PROPOSED NEW DRIVE 65' R.O.W.

U. S. 83 EXPRESSWAY

U. S. 83 EXPRESSWAY

① PRELIMINARY SITE PLAN

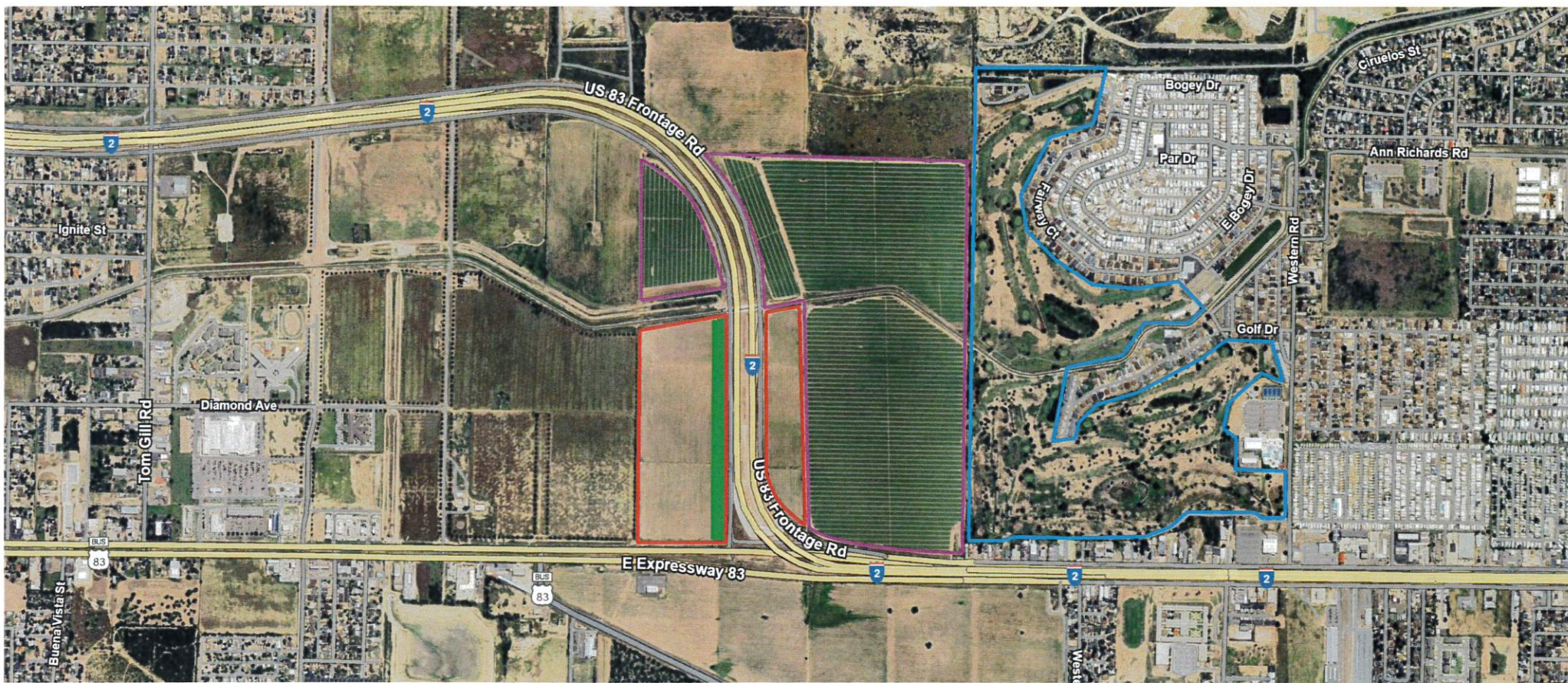
POWER LINES

PARCEL 1
RESIDENTIAL / MULTIFAMILY
13.08 ACRES

FUTURE DIAMOND ST.

U.S. HWY 83

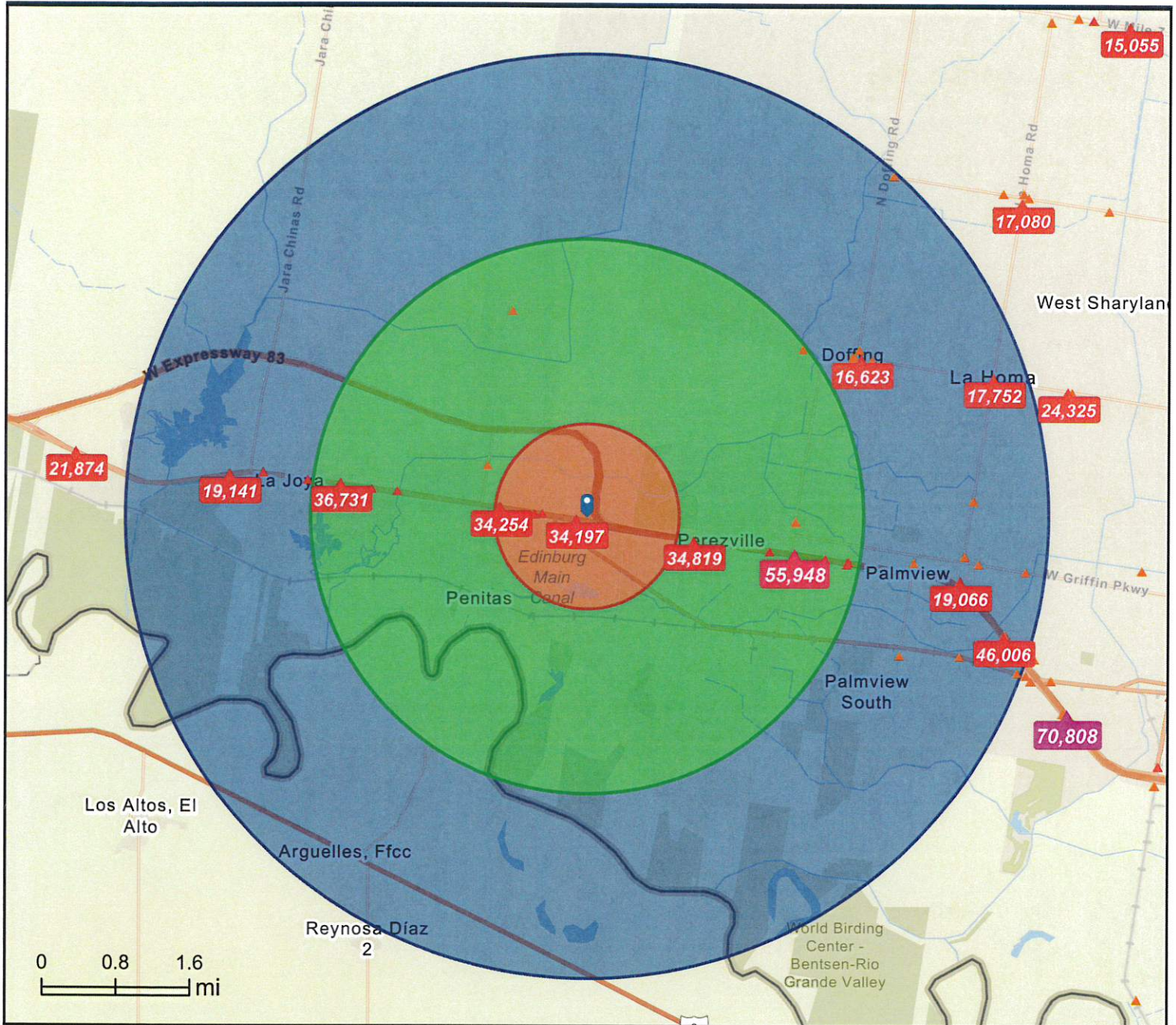
THE SHOPS AT PEÑITAS



Traffic Count Map

Penitas 2025
2835-2981 W US Highway 83, Mission, Texas, 78572
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 26.24202
Longitude: -98.42763



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

July 03, 2025

Executive Summary

Penitas 2025
 2835-2981 W US Highway 83, Mission, Texas, 78572
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 26.24202
 Longitude: -98.42763

| | 0 - 1 mile | 1 - 3 mile | 3 - 5 mile |
|------------------------|------------|------------|------------|
| Population | | | |
| 2010 Population | 1,268 | 20,357 | 30,796 |
| 2020 Population | 1,397 | 21,407 | 33,944 |
| 2025 Population | 1,452 | 23,659 | 36,699 |
| 2030 Population | 1,500 | 24,897 | 38,654 |
| 2010-2020 Annual Rate | 0.97% | 0.50% | 0.98% |
| 2020-2025 Annual Rate | 0.74% | 1.92% | 1.50% |
| 2025-2030 Annual Rate | 0.65% | 1.03% | 1.04% |
| 2020 Male Population | 48.2% | 48.8% | 48.4% |
| 2020 Female Population | 51.8% | 51.2% | 51.6% |
| 2020 Median Age | 35.4 | 34.1 | 30.4 |
| 2025 Male Population | 48.7% | 49.4% | 49.1% |
| 2025 Female Population | 51.3% | 50.6% | 50.9% |
| 2025 Median Age | 36.4 | 34.7 | 31.9 |

In the identified area, the current year population is 36,699. In 2020, the Census count in the area was 33,944. The rate of change since 2020 was 1.50% annually. The five-year projection for the population in the area is 38,654 representing a change of 1.04% annually from 2025 to 2030. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 31.9, compared to U.S. median age of 39.6.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2025 White Alone | 31.6% | 33.6% | 33.1% |
| 2025 Black Alone | 0.3% | 0.3% | 0.3% |
| 2025 American Indian/Alaska Native Alone | 0.6% | 0.5% | 0.8% |
| 2025 Asian Alone | 0.1% | 0.1% | 0.1% |
| 2025 Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| 2025 Other Race | 21.4% | 21.6% | 24.2% |
| 2025 Two or More Races | 45.9% | 43.8% | 41.6% |
| 2025 Hispanic Origin (Any Race) | 91.7% | 91.6% | 93.8% |

Persons of Hispanic origin represent 93.8% of the population in the identified area compared to 19.7% 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 69.9 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|-------|--------|
| 2025 Wealth Index | 45 | 45 | 51 |
| 2010 Households | 419 | 5,443 | 7,970 |
| 2020 Households | 516 | 6,252 | 9,535 |
| 2025 Households | 568 | 7,129 | 10,681 |
| 2030 Households | 602 | 7,671 | 11,488 |
| 2010-2020 Annual Rate | 2.10% | 1.40% | 1.81% |
| 2020-2025 Annual Rate | 1.85% | 2.53% | 2.19% |
| 2025-2030 Annual Rate | 1.17% | 1.48% | 1.47% |
| 2025 Average Household Size | 2.56 | 3.32 | 3.44 |

The household count in this area has changed from 9,535 in 2020 to 10,681 in the current year, a change of 2.19% annually. The five-year projection of households is 11,488, a change of 1.47% annually from the current year total. Average household size is currently 3.44, compared to 3.56 in the year 2020. The number of families in the current year is 8,868 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Executive Summary

Penitas 2025
 2835-2981 W US Highway 83, Mission, Texas, 78572
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 26.24202
 Longitude: -98.42763

| | 0 - 1 mile | 1 - 3 mile | 3 - 5 mile |
|-------------------------------------|------------|------------|------------|
| Mortgage Income | | | |
| 2025 Percent of Income for Mortgage | 24.6% | 15.1% | 16.4% |
| Median Household Income | | | |
| 2025 Median Household Income | \$47,466 | \$51,788 | \$49,105 |
| 2030 Median Household Income | \$52,790 | \$57,230 | \$54,627 |
| 2025-2030 Annual Rate | 2.15% | 2.02% | 2.15% |
| Average Household Income | | | |
| 2025 Average Household Income | \$68,693 | \$66,273 | \$72,461 |
| 2030 Average Household Income | \$79,463 | \$72,349 | \$78,800 |
| 2025-2030 Annual Rate | 2.96% | 1.77% | 1.69% |
| Per Capita Income | | | |
| 2025 Per Capita Income | \$22,173 | \$20,527 | \$20,942 |
| 2030 Per Capita Income | \$26,593 | \$22,920 | \$23,255 |
| 2025-2030 Annual Rate | 3.70% | 2.23% | 2.12% |
| GINI Index | | | |
| 2025 Gini Index | 45.9 | 43.8 | 49.8 |

Households by Income

Current median household income is \$49,105 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$54,627 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$72,461 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$78,800 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$20,942 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$23,255 in five years, compared to \$50,744 for all U.S. households.

Housing

| | | | |
|------------------------------------|-----|--------|--------|
| 2025 Housing Affordability Index | 83 | 132 | 120 |
| 2010 Total Housing Units | 491 | 7,188 | 9,430 |
| 2010 Owner Occupied Housing Units | 360 | 4,624 | 6,242 |
| 2010 Renter Occupied Housing Units | 58 | 819 | 1,727 |
| 2010 Vacant Housing Units | 72 | 1,745 | 1,460 |
| 2020 Total Housing Units | 645 | 8,308 | 11,548 |
| 2020 Owner Occupied Housing Units | 409 | 5,005 | 7,167 |
| 2020 Renter Occupied Housing Units | 107 | 1,247 | 2,368 |
| 2020 Vacant Housing Units | 133 | 2,050 | 2,025 |
| 2025 Total Housing Units | 705 | 9,363 | 12,839 |
| 2025 Owner Occupied Housing Units | 453 | 5,738 | 8,102 |
| 2025 Renter Occupied Housing Units | 115 | 1,391 | 2,579 |
| 2025 Vacant Housing Units | 137 | 2,234 | 2,158 |
| 2030 Total Housing Units | 746 | 10,022 | 13,767 |
| 2030 Owner Occupied Housing Units | 491 | 6,270 | 8,904 |
| 2030 Renter Occupied Housing Units | 112 | 1,401 | 2,585 |
| 2030 Vacant Housing Units | 144 | 2,351 | 2,279 |

Socioeconomic Status Index

| | | | |
|---------------------------------|------|------|------|
| 2025 Socioeconomic Status Index | 38.7 | 37.7 | 33.1 |
|---------------------------------|------|------|------|

Currently, 63.1% of the 12,839 housing units in the area are owner occupied; 20.1%, renter occupied; and 16.8% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 11,548 housing units in the area and 17.5% vacant housing units. The annual rate of change in housing units since 2020 is 2.04%. Median home value in the area is \$128,731, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 8.13% annually to \$190,333.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Demographic and Income Profile

Penitas 2025
 2835-2981 W US Highway 83, Mission, Texas, 78572
 Ring band: 0 - 1 mile radius

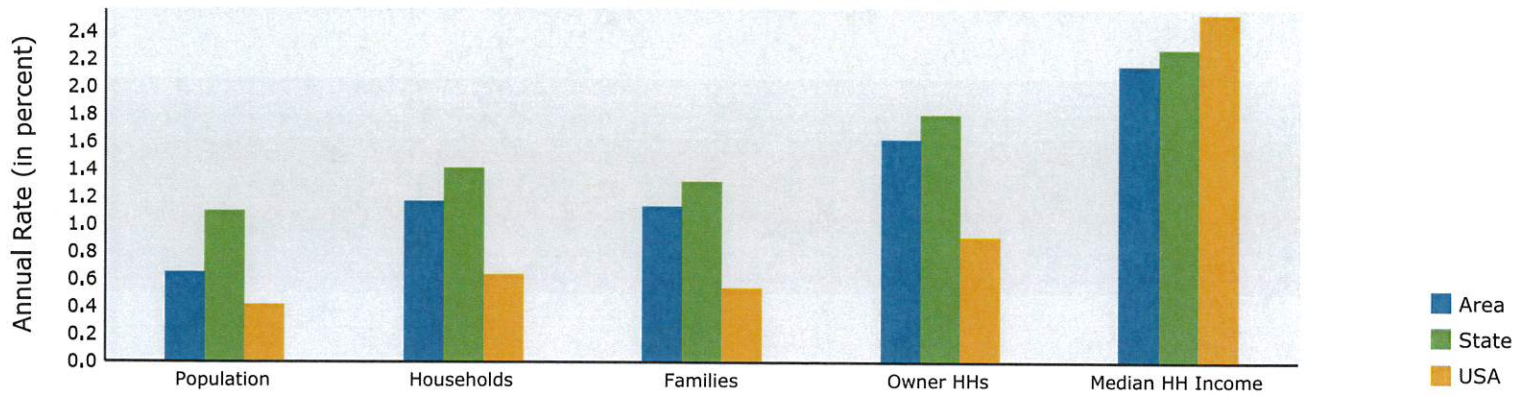
Prepared by Esri
 Latitude: 26.24202
 Longitude: -98.42763

| Summary | Census 2010 | | Census 2020 | | 2025 | 2030 |
|-------------------------------|-------------|---------|-------------|---------|----------|---------|
| Population | 1,268 | | 1,397 | | 1,452 | 1,500 |
| Households | 419 | | 516 | | 568 | 602 |
| Families | 373 | | 433 | | 469 | 496 |
| Average Household Size | 3.03 | | 2.71 | | 2.56 | 2.49 |
| Owner Occupied Housing Units | 360 | | 409 | | 453 | 491 |
| Renter Occupied Housing Units | 58 | | 107 | | 115 | 112 |
| Median Age | 28.3 | | 35.4 | | 36.4 | 37.9 |
| Trends: 2025-2030 Annual Rate | Area | | State | | National | |
| Population | 0.65% | | 1.10% | | 0.42% | |
| Households | 1.17% | | 1.41% | | 0.64% | |
| Families | 1.13% | | 1.31% | | 0.54% | |
| Owner HHs | 1.62% | | 1.80% | | 0.91% | |
| Median Household Income | 2.15% | | 2.27% | | 2.53% | |
| Households by Income | 2025 | | 2030 | | | |
| | Number | Percent | Number | Percent | | |
| <\$15,000 | 88 | 15.5% | 84 | 14.0% | | |
| \$15,000 - \$24,999 | 56 | 9.9% | 49 | 8.1% | | |
| \$25,000 - \$34,999 | 56 | 9.9% | 51 | 8.5% | | |
| \$35,000 - \$49,999 | 104 | 18.3% | 100 | 16.6% | | |
| \$50,000 - \$74,999 | 89 | 15.7% | 97 | 16.1% | | |
| \$75,000 - \$99,999 | 62 | 10.9% | 71 | 11.8% | | |
| \$100,000 - \$149,999 | 78 | 13.7% | 102 | 16.9% | | |
| \$150,000 - \$199,999 | 17 | 3.0% | 22 | 3.7% | | |
| \$200,000+ | 17 | 3.0% | 27 | 4.5% | | |
| Median Household Income | \$47,466 | | \$52,790 | | | |
| Average Household Income | \$68,693 | | \$79,463 | | | |
| Per Capita Income | \$22,173 | | \$26,593 | | | |
| Population by Age | Census 2010 | | Census 2020 | | 2025 | 2030 |
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 116 | 9.1% | 86 | 6.2% | 87 | 5.9% |
| 5 - 9 | 115 | 9.1% | 95 | 6.8% | 94 | 6.1% |
| 10 - 14 | 122 | 9.6% | 117 | 8.4% | 113 | 7.3% |
| 15 - 19 | 131 | 10.3% | 123 | 8.8% | 125 | 8.1% |
| 20 - 24 | 90 | 7.1% | 115 | 8.2% | 120 | 8.1% |
| 25 - 34 | 162 | 12.8% | 157 | 11.2% | 166 | 11.2% |
| 35 - 44 | 171 | 13.5% | 164 | 11.7% | 178 | 12.7% |
| 45 - 54 | 140 | 11.0% | 170 | 12.2% | 173 | 12.1% |
| 55 - 64 | 103 | 8.1% | 143 | 10.2% | 138 | 8.9% |
| 65 - 74 | 69 | 5.4% | 130 | 9.3% | 142 | 10.0% |
| 75 - 84 | 43 | 3.4% | 77 | 5.5% | 96 | 7.7% |
| 85+ | 7 | 0.6% | 20 | 1.4% | 22 | 1.9% |
| Race and Ethnicity | Census 2010 | | Census 2020 | | 2025 | 2030 |
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 1,255 | 99.1% | 452 | 32.4% | 459 | 31.2% |
| Black Alone | 0 | 0.0% | 4 | 0.3% | 5 | 0.3% |
| American Indian Alone | 5 | 0.4% | 9 | 0.6% | 9 | 0.6% |
| Asian Alone | 0 | 0.0% | 1 | 0.1% | 1 | 0.1% |
| Pacific Islander Alone | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Some Other Race Alone | 2 | 0.2% | 297 | 21.3% | 311 | 21.5% |
| Two or More Races | 5 | 0.4% | 634 | 45.4% | 666 | 46.3% |
| Hispanic Origin (Any Race) | 1,153 | 90.9% | 1,274 | 91.2% | 1,330 | 92.1% |

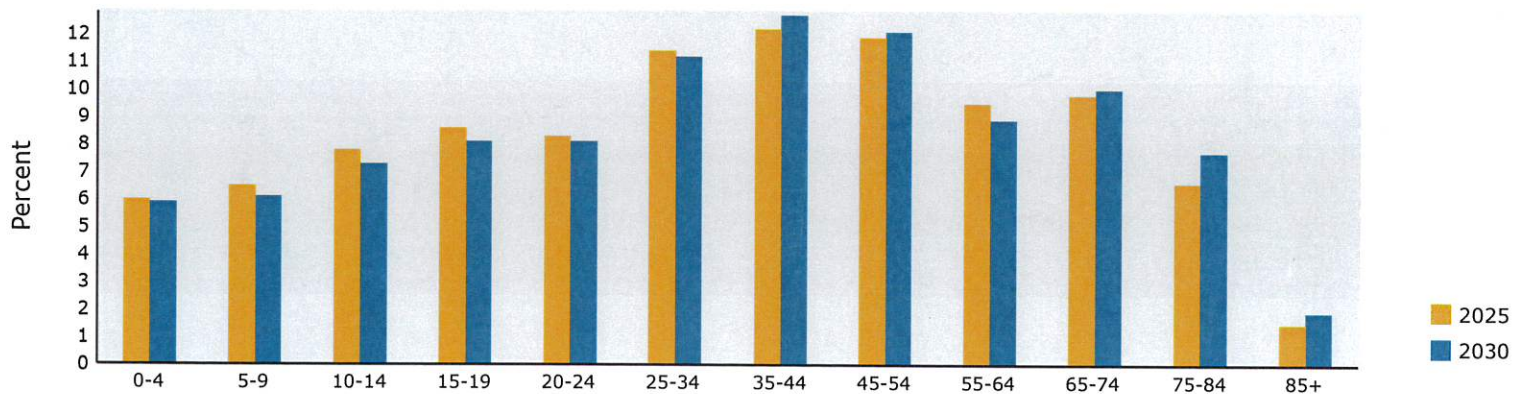
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

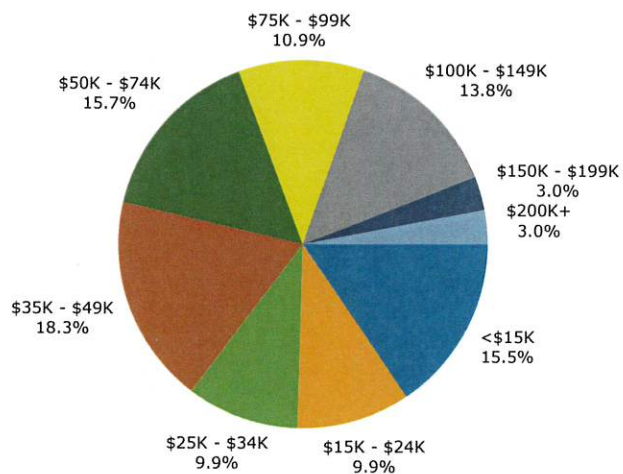
Trends 2025-2030



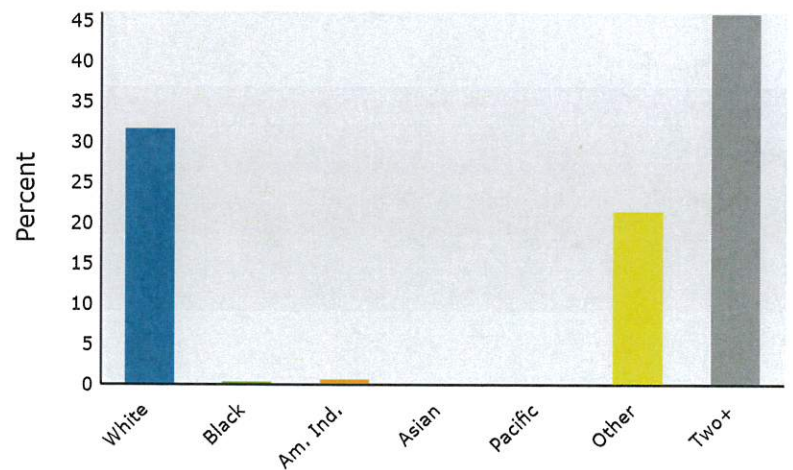
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 91.6%

Demographic and Income Profile

Penitas 2025
 2835-2981 W US Highway 83, Mission, Texas, 78572
 Ring band: 1 - 3 mile radius

Prepared by Esri
 Latitude: 26.24202
 Longitude: -98.42763

| Summary | Census 2010 | Census 2020 | 2025 | 2030 |
|-------------------------------|-------------|-------------|--------|--------|
| Population | 20,357 | 21,407 | 23,659 | 24,897 |
| Households | 5,443 | 6,252 | 7,129 | 7,671 |
| Families | 4,836 | 5,208 | 5,856 | 6,282 |
| Average Household Size | 3.74 | 3.42 | 3.32 | 3.25 |
| Owner Occupied Housing Units | 4,624 | 5,005 | 5,738 | 6,270 |
| Renter Occupied Housing Units | 819 | 1,247 | 1,391 | 1,401 |
| Median Age | 29.0 | 34.1 | 34.7 | 36.3 |

| Trends: 2025-2030 Annual Rate | Area | State | National |
|-------------------------------|-------|-------|----------|
| Population | 1.03% | 1.10% | 0.42% |
| Households | 1.48% | 1.41% | 0.64% |
| Families | 1.41% | 1.31% | 0.54% |
| Owner HHs | 1.79% | 1.80% | 0.91% |
| Median Household Income | 2.02% | 2.27% | 2.53% |

| Households by Income | 2025 | | 2030 | |
|-----------------------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 1,002 | 14.1% | 976 | 12.7% |
| \$15,000 - \$24,999 | 898 | 12.6% | 828 | 10.8% |
| \$25,000 - \$34,999 | 724 | 10.2% | 697 | 9.1% |
| \$35,000 - \$49,999 | 805 | 11.3% | 800 | 10.4% |
| \$50,000 - \$74,999 | 1,478 | 20.7% | 1,630 | 21.2% |
| \$75,000 - \$99,999 | 802 | 11.2% | 926 | 12.1% |
| \$100,000 - \$149,999 | 823 | 11.5% | 1,020 | 13.3% |
| \$150,000 - \$199,999 | 485 | 6.8% | 645 | 8.4% |
| \$200,000+ | 112 | 1.6% | 149 | 1.9% |

| | | |
|--------------------------|----------|----------|
| Median Household Income | \$51,788 | \$57,230 |
| Average Household Income | \$66,273 | \$72,349 |
| Per Capita Income | \$20,527 | \$22,920 |

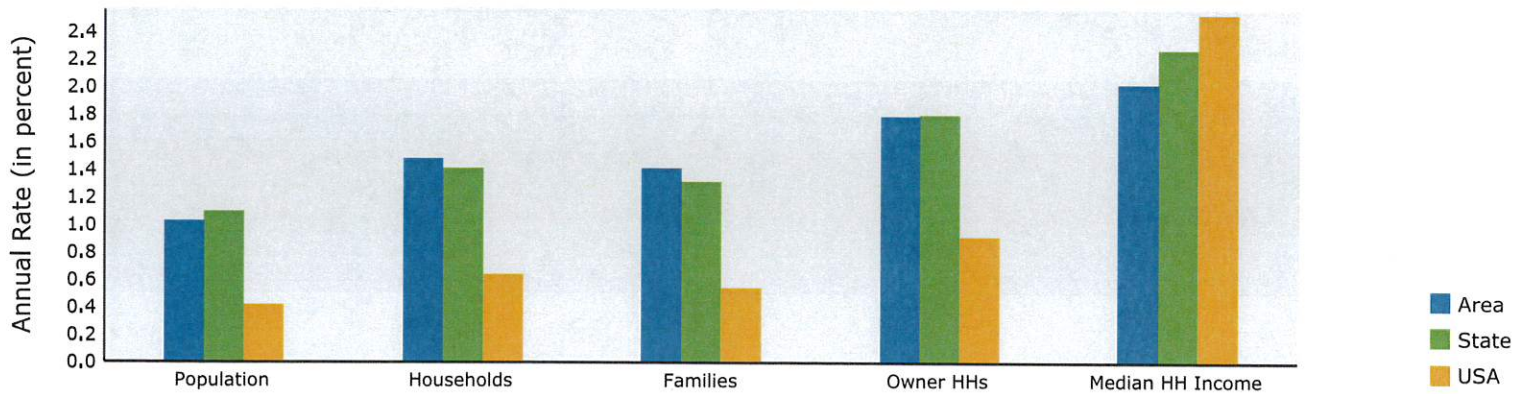
| Population by Age | Census 2010 | | Census 2020 | | 2025 | | 2030 | |
|-------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 1,854 | 9.1% | 1,378 | 6.4% | 1,511 | 6.4% | 1,580 | 6.3% |
| 5 - 9 | 1,924 | 9.5% | 1,608 | 7.5% | 1,620 | 6.8% | 1,600 | 6.4% |
| 10 - 14 | 2,016 | 9.9% | 1,815 | 8.5% | 1,758 | 7.4% | 1,684 | 6.8% |
| 15 - 19 | 1,952 | 9.6% | 1,903 | 8.9% | 1,953 | 8.3% | 1,811 | 7.3% |
| 20 - 24 | 1,406 | 6.9% | 1,675 | 7.8% | 1,852 | 7.8% | 1,838 | 7.4% |
| 25 - 34 | 2,609 | 12.8% | 2,541 | 11.9% | 3,224 | 13.6% | 3,529 | 14.2% |
| 35 - 44 | 2,634 | 12.9% | 2,432 | 11.4% | 2,662 | 11.3% | 2,991 | 12.0% |
| 45 - 54 | 2,111 | 10.4% | 2,549 | 11.9% | 2,658 | 11.2% | 2,676 | 10.7% |
| 55 - 64 | 1,451 | 7.1% | 2,186 | 10.2% | 2,403 | 10.2% | 2,516 | 10.1% |
| 65 - 74 | 1,344 | 6.6% | 1,825 | 8.5% | 2,189 | 9.3% | 2,487 | 10.0% |
| 75 - 84 | 867 | 4.3% | 1,194 | 5.6% | 1,455 | 6.1% | 1,713 | 6.9% |
| 85+ | 188 | 0.9% | 302 | 1.4% | 374 | 1.6% | 475 | 1.9% |

| Race and Ethnicity | Census 2010 | | Census 2020 | | 2025 | | 2030 | |
|----------------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 20,160 | 99.0% | 7,417 | 34.6% | 7,947 | 33.6% | 8,214 | 33.0% |
| Black Alone | 13 | 0.1% | 53 | 0.2% | 68 | 0.3% | 70 | 0.3% |
| American Indian Alone | 42 | 0.2% | 115 | 0.5% | 127 | 0.5% | 130 | 0.5% |
| Asian Alone | 16 | 0.1% | 23 | 0.1% | 26 | 0.1% | 26 | 0.1% |
| Pacific Islander Alone | 0 | 0.0% | 2 | 0.0% | 2 | 0.0% | 2 | 0.0% |
| Some Other Race Alone | 94 | 0.5% | 4,550 | 21.3% | 5,119 | 21.6% | 5,426 | 21.8% |
| Two or More Races | 32 | 0.2% | 9,248 | 43.2% | 10,371 | 43.8% | 11,030 | 44.3% |
| Hispanic Origin (Any Race) | 18,119 | 89.0% | 19,440 | 90.8% | 21,664 | 91.6% | 22,985 | 92.3% |

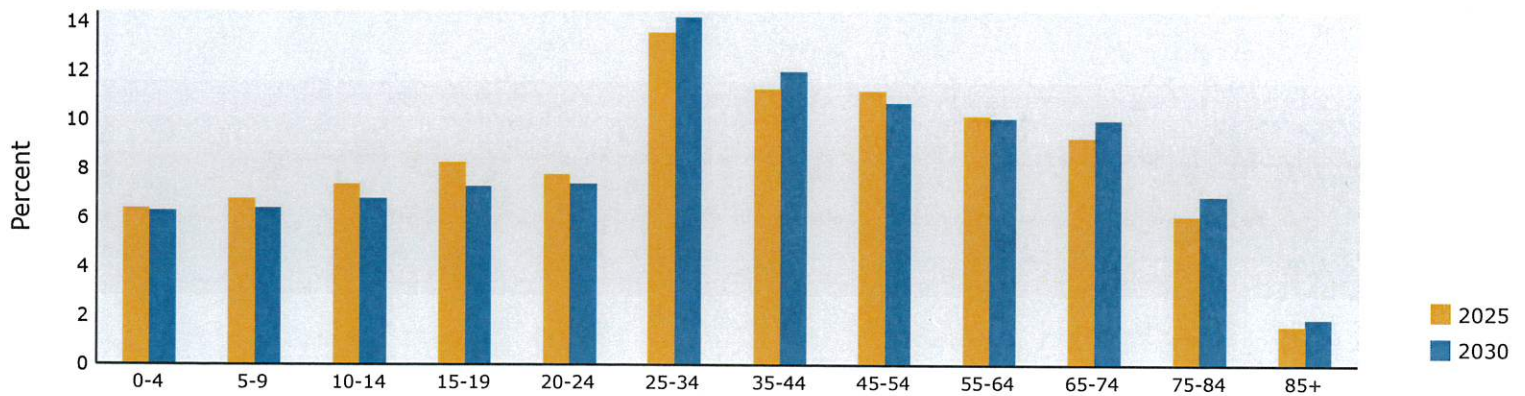
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

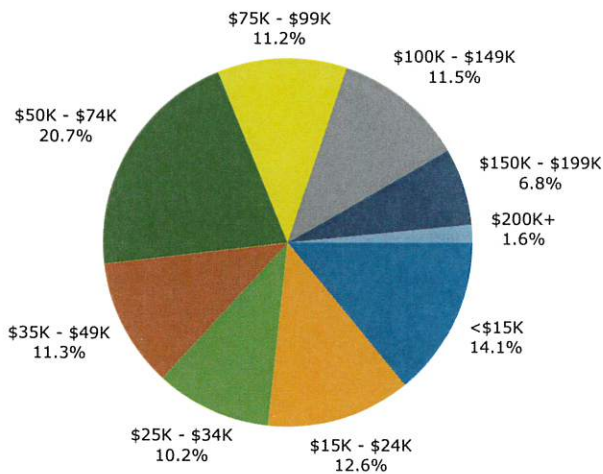
Trends 2025-2030



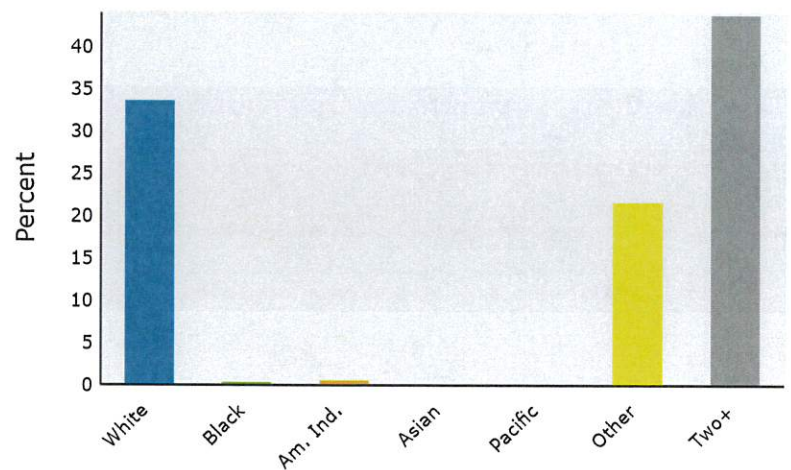
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 91.6%

Demographic and Income Profile

Penitas 2025
 2835-2981 W US Highway 83, Mission, Texas, 78572
 Ring band: 3 - 5 mile radius

Prepared by Esri
 Latitude: 26.24202
 Longitude: -98.42763

| Summary | Census 2010 | Census 2020 | 2025 | 2030 |
|-------------------------------|-------------|-------------|--------|--------|
| Population | 30,796 | 33,944 | 36,699 | 38,654 |
| Households | 7,970 | 9,535 | 10,681 | 11,488 |
| Families | 7,103 | 8,046 | 8,868 | 9,510 |
| Average Household Size | 3.86 | 3.56 | 3.44 | 3.36 |
| Owner Occupied Housing Units | 6,242 | 7,167 | 8,102 | 8,904 |
| Renter Occupied Housing Units | 1,727 | 2,368 | 2,579 | 2,585 |
| Median Age | 26.1 | 30.4 | 31.9 | 33.3 |

| Trends: 2025-2030 Annual Rate | Area | State | National |
|-------------------------------|-------|-------|----------|
| Population | 1.04% | 1.10% | 0.42% |
| Households | 1.47% | 1.41% | 0.64% |
| Families | 1.41% | 1.31% | 0.54% |
| Owner HHs | 1.91% | 1.80% | 0.91% |
| Median Household Income | 2.15% | 2.27% | 2.53% |

| Households by Income | 2025 | | 2030 | |
|-----------------------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 1,632 | 15.3% | 1,633 | 14.2% |
| \$15,000 - \$24,999 | 1,397 | 13.1% | 1,339 | 11.7% |
| \$25,000 - \$34,999 | 1,198 | 11.2% | 1,162 | 10.1% |
| \$35,000 - \$49,999 | 1,167 | 10.9% | 1,201 | 10.5% |
| \$50,000 - \$74,999 | 1,742 | 16.3% | 1,895 | 16.5% |
| \$75,000 - \$99,999 | 1,173 | 11.0% | 1,325 | 11.5% |
| \$100,000 - \$149,999 | 1,417 | 13.3% | 1,686 | 14.7% |
| \$150,000 - \$199,999 | 421 | 3.9% | 552 | 4.8% |
| \$200,000+ | 533 | 5.0% | 695 | 6.0% |

| | | |
|--------------------------|----------|----------|
| Median Household Income | \$49,105 | \$54,627 |
| Average Household Income | \$72,461 | \$78,800 |
| Per Capita Income | \$20,942 | \$23,255 |

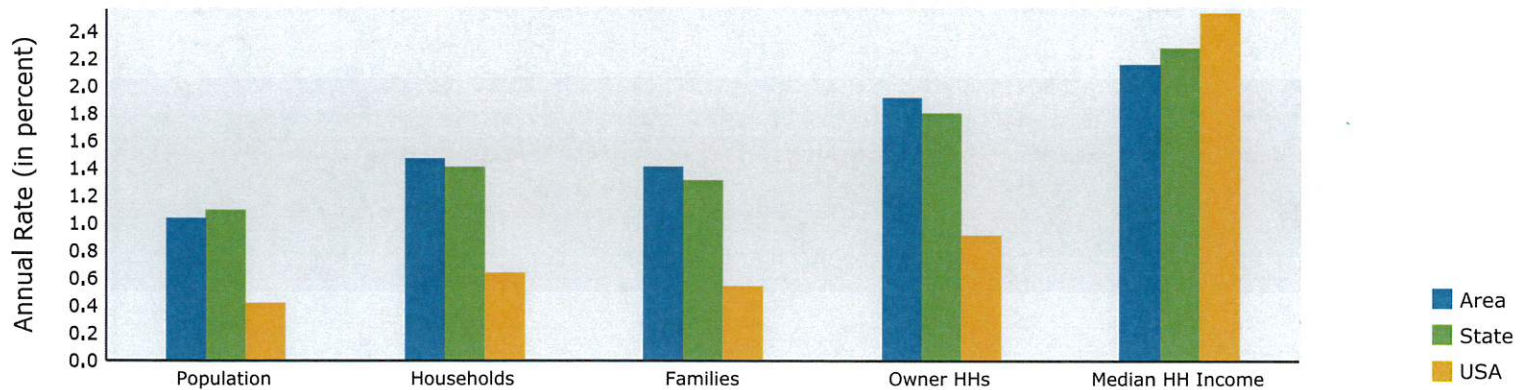
| | Census 2010 | | Census 2020 | | 2025 | | 2030 | |
|-------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| Population by Age | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 3,332 | 10.8% | 2,470 | 7.3% | 2,600 | 7.1% | 2,754 | 7.1% |
| 5 - 9 | 3,209 | 10.4% | 2,891 | 8.5% | 2,733 | 7.4% | 2,728 | 7.1% |
| 10 - 14 | 3,044 | 9.9% | 3,209 | 9.5% | 2,914 | 7.9% | 2,751 | 7.1% |
| 15 - 19 | 2,958 | 9.6% | 3,199 | 9.4% | 3,187 | 8.7% | 2,898 | 7.5% |
| 20 - 24 | 2,363 | 7.7% | 2,634 | 7.8% | 3,071 | 8.4% | 3,028 | 7.8% |
| 25 - 34 | 4,282 | 13.9% | 4,457 | 13.1% | 5,423 | 14.8% | 6,144 | 15.9% |
| 35 - 44 | 3,864 | 12.5% | 4,079 | 12.0% | 4,222 | 11.5% | 4,807 | 12.4% |
| 45 - 54 | 3,073 | 10.0% | 3,719 | 11.0% | 4,053 | 11.0% | 4,134 | 10.7% |
| 55 - 64 | 2,130 | 6.9% | 3,221 | 9.5% | 3,479 | 9.5% | 3,657 | 9.5% |
| 65 - 74 | 1,521 | 4.9% | 2,419 | 7.1% | 2,834 | 7.7% | 3,115 | 8.1% |
| 75 - 84 | 822 | 2.7% | 1,254 | 3.7% | 1,730 | 4.7% | 2,034 | 5.3% |
| 85+ | 200 | 0.6% | 394 | 1.2% | 453 | 1.2% | 605 | 1.6% |

| | Census 2010 | | Census 2020 | | 2025 | | 2030 | |
|----------------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| Race and Ethnicity | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 30,230 | 98.2% | 11,319 | 33.3% | 12,143 | 33.1% | 12,592 | 32.6% |
| Black Alone | 28 | 0.1% | 77 | 0.2% | 94 | 0.3% | 98 | 0.3% |
| American Indian Alone | 38 | 0.1% | 265 | 0.8% | 284 | 0.8% | 288 | 0.7% |
| Asian Alone | 20 | 0.1% | 31 | 0.1% | 34 | 0.1% | 34 | 0.1% |
| Pacific Islander Alone | 1 | 0.0% | 6 | 0.0% | 8 | 0.0% | 8 | 0.0% |
| Some Other Race Alone | 338 | 1.1% | 8,251 | 24.3% | 8,884 | 24.2% | 9,411 | 24.3% |
| Two or More Races | 142 | 0.5% | 13,995 | 41.2% | 15,251 | 41.6% | 16,223 | 42.0% |
| Hispanic Origin (Any Race) | 29,083 | 94.4% | 31,971 | 94.2% | 34,437 | 93.8% | 36,471 | 94.4% |

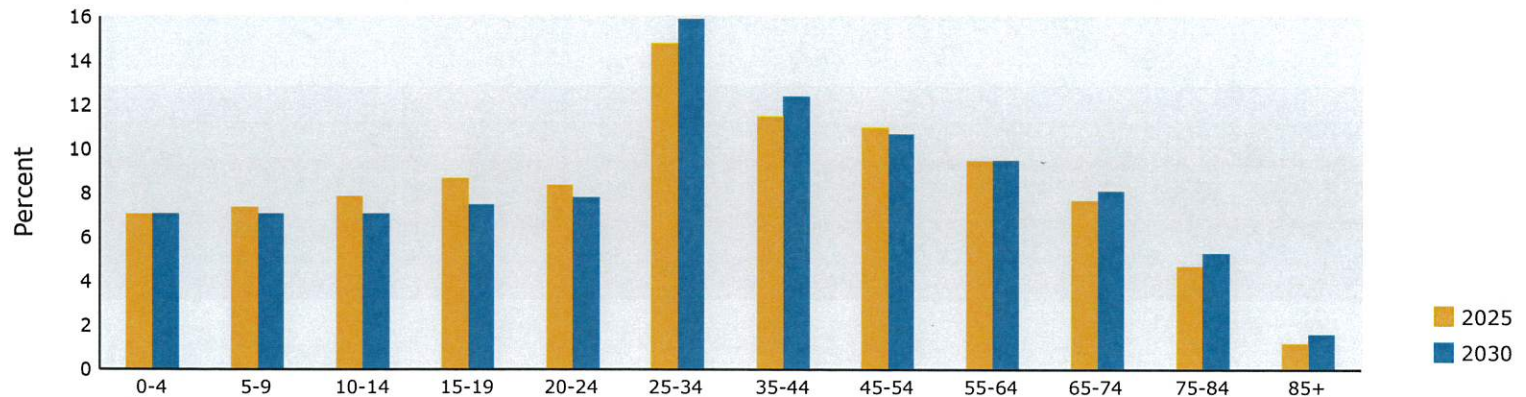
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

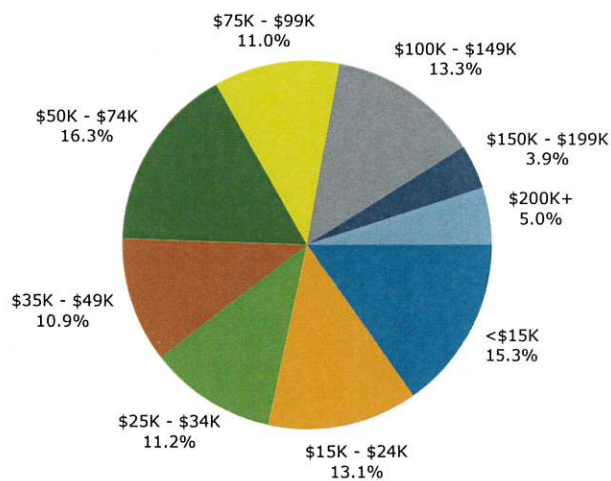
Trends 2025-2030



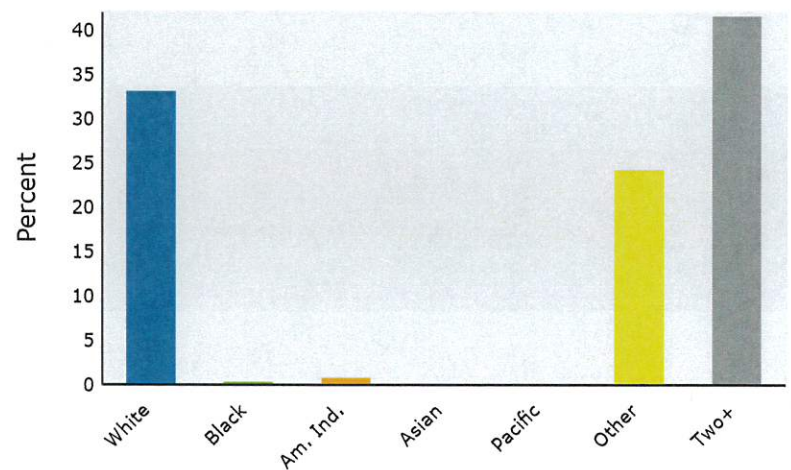
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 93.8%