



# Demographic and Income Profile

4203 Bailey Ave, Manvel, Texas, 77578  
 Ring: 1 mile radius

Prepared by Danny Nguyen, CCIM

Latitude: 29.53004  
 Longitude: -95.35208

Summary	Census 2010	2018	2023
Population	5,781	6,680	7,388
Households	1,918	2,180	2,411
Families	1,538	1,734	1,911
Average Household Size	3.01	3.06	3.06
Owner Occupied Housing Units	1,610	1,735	1,941
Renter Occupied Housing Units	308	445	470
Median Age	34.4	34.8	35.5
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	2.04%	1.65%	0.83%
Households	2.03%	1.62%	0.79%
Families	1.96%	1.58%	0.71%
Owner HHs	2.27%	2.09%	1.16%
Median Household Income	0.93%	2.23%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	68	3.1%	73	3.0%
\$15,000 - \$24,999	55	2.5%	53	2.2%
\$25,000 - \$34,999	83	3.8%	80	3.3%
\$35,000 - \$49,999	173	7.9%	173	7.2%
\$50,000 - \$74,999	280	12.8%	288	11.9%
\$75,000 - \$99,999	316	14.5%	335	13.9%
\$100,000 - \$149,999	498	22.8%	571	23.7%
\$150,000 - \$199,999	317	14.5%	355	14.7%
\$200,000+	390	17.9%	486	20.2%
Median Household Income	\$107,926		\$113,060	
Average Household Income	\$136,656		\$149,090	
Per Capita Income	\$44,917		\$49,107	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	579	10.0%	614	9.2%	670	9.1%
5 - 9	610	10.6%	643	9.6%	677	9.2%
10 - 14	462	8.0%	512	7.7%	538	7.3%
15 - 19	324	5.6%	381	5.7%	418	5.7%
20 - 24	211	3.7%	285	4.3%	289	3.9%
25 - 34	758	13.1%	931	13.9%	1,029	13.9%
35 - 44	1,185	20.5%	1,229	18.4%	1,414	19.1%
45 - 54	825	14.3%	862	12.9%	866	11.7%
55 - 64	480	8.3%	689	10.3%	772	10.4%
65 - 74	231	4.0%	379	5.7%	492	6.7%
75 - 84	90	1.6%	126	1.9%	184	2.5%
85+	24	0.4%	31	0.5%	39	0.5%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,635	62.9%	3,945	59.1%	4,106	55.6%
Black Alone	902	15.6%	1,147	17.2%	1,380	18.7%
American Indian Alone	29	0.5%	37	0.6%	43	0.6%
Asian Alone	776	13.4%	972	14.6%	1,186	16.1%
Pacific Islander Alone	1	0.0%	2	0.0%	3	0.0%
Some Other Race Alone	277	4.8%	357	5.3%	405	5.5%
Two or More Races	160	2.8%	219	3.3%	264	3.6%
Hispanic Origin (Any Race)	1,116	19.3%	1,451	21.7%	1,709	23.1%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

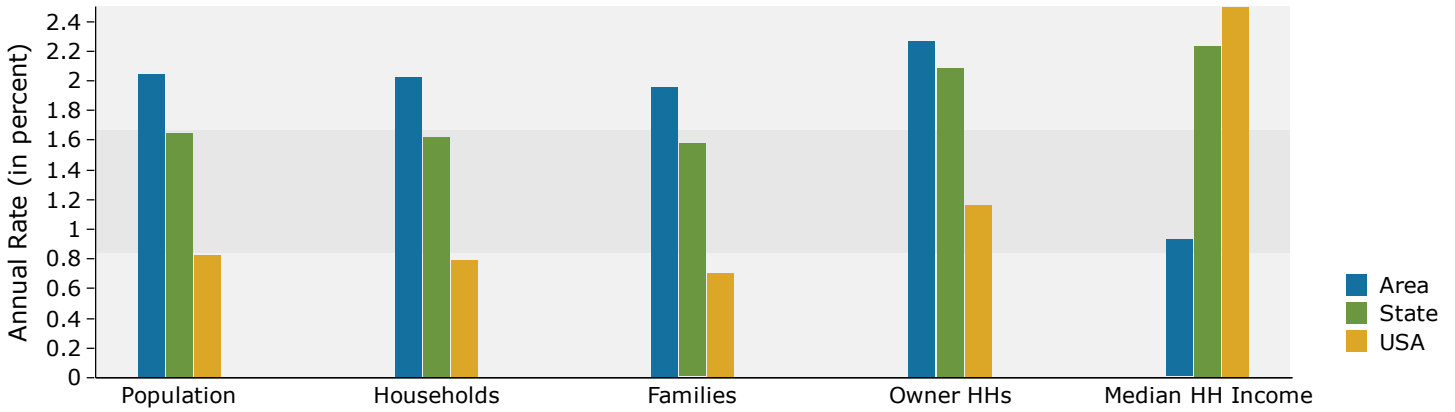


# Demographic and Income Profile

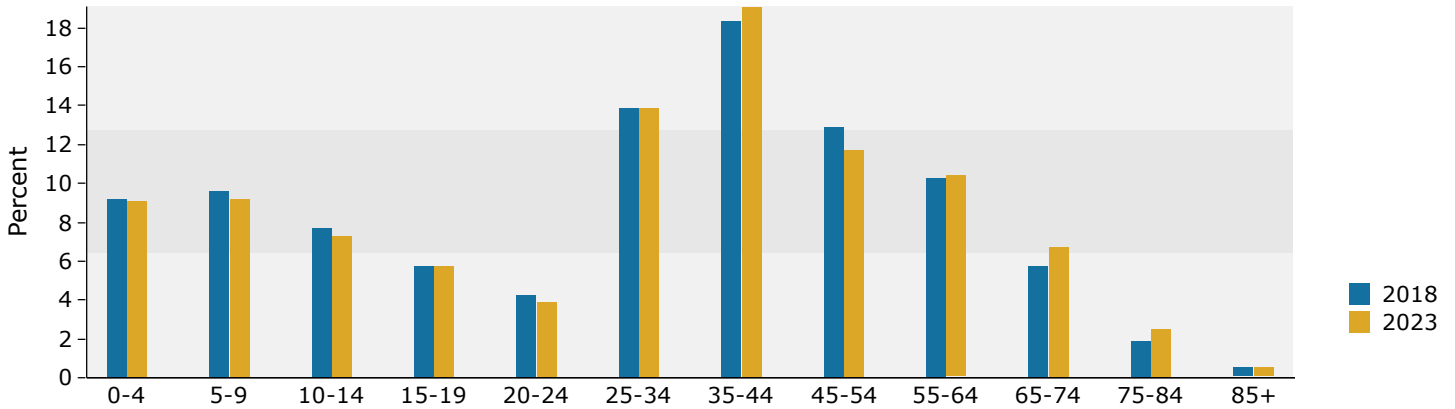
4203 Bailey Ave, Manvel, Texas, 77578  
 Ring: 1 mile radius

Prepared by Danny Nguyen, CCIM  
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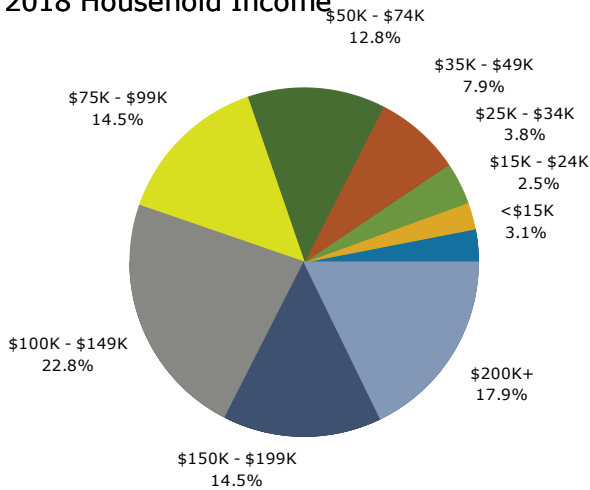
## Trends 2018-2023



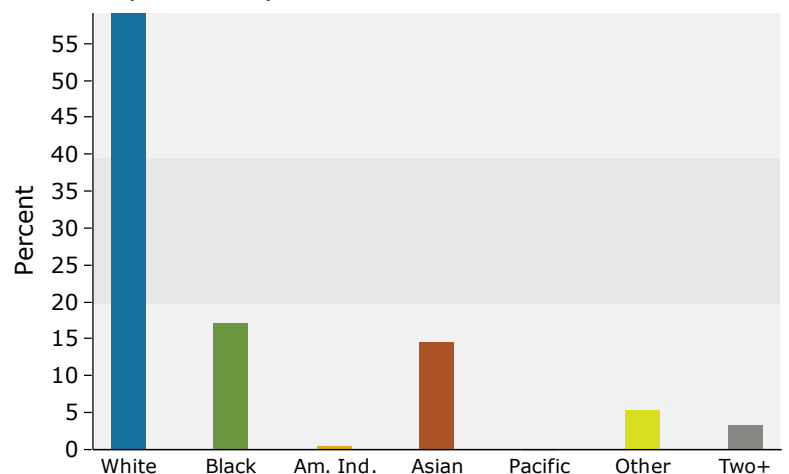
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 21.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



# Demographic and Income Profile

4203 Bailey Ave, Manvel, Texas, 77578  
 Ring: 3 mile radius

Prepared by Danny Nguyen, CCIM

Latitude: 29.53004  
 Longitude: -95.35208

Summary	Census 2010	2018	2023
Population	43,189	51,530	56,613
Households	14,548	17,327	19,049
Families	11,409	13,494	14,790
Average Household Size	2.96	2.97	2.97
Owner Occupied Housing Units	11,045	12,618	14,092
Renter Occupied Housing Units	3,503	4,708	4,956
Median Age	33.1	34.2	34.9
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.90%	1.65%	0.83%
Households	1.91%	1.62%	0.79%
Families	1.85%	1.58%	0.71%
Owner HHs	2.23%	2.09%	1.16%
Median Household Income	1.19%	2.23%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	664	3.8%	649	3.4%
\$15,000 - \$24,999	727	4.2%	677	3.6%
\$25,000 - \$34,999	840	4.8%	805	4.2%
\$35,000 - \$49,999	1,493	8.6%	1,510	7.9%
\$50,000 - \$74,999	2,493	14.4%	2,568	13.5%
\$75,000 - \$99,999	2,545	14.7%	2,685	14.1%
\$100,000 - \$149,999	3,763	21.7%	4,347	22.8%
\$150,000 - \$199,999	2,097	12.1%	2,399	12.6%
\$200,000+	2,705	15.6%	3,409	17.9%
Median Household Income	\$98,744		\$104,761	
Average Household Income	\$125,558		\$138,423	
Per Capita Income	\$42,368		\$46,708	

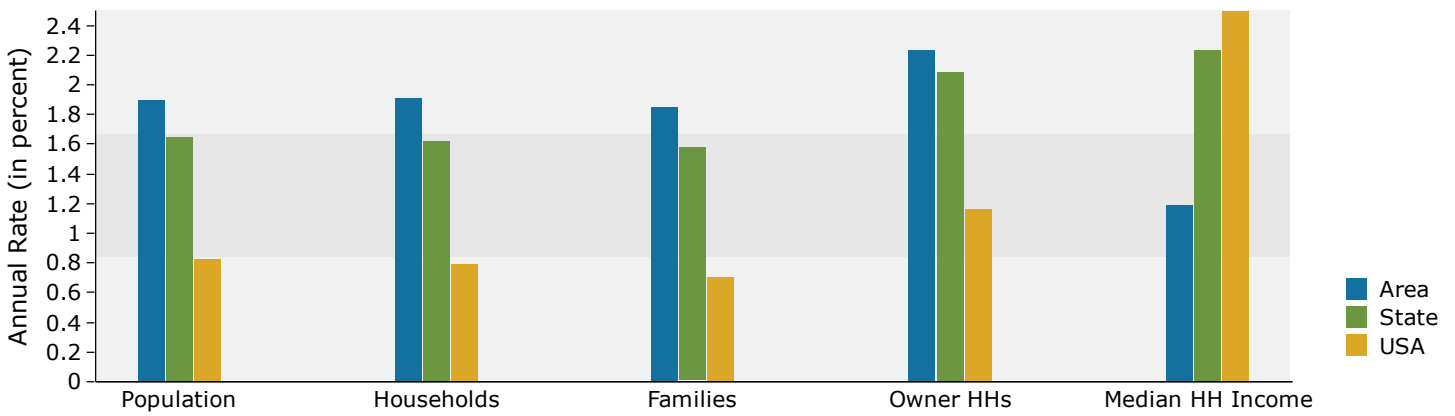
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,078	9.4%	4,375	8.5%	4,763	8.4%
5 - 9	4,327	10.0%	4,690	9.1%	4,933	8.7%
10 - 14	3,600	8.3%	4,308	8.4%	4,555	8.0%
15 - 19	2,683	6.2%	3,316	6.4%	3,707	6.5%
20 - 24	1,994	4.6%	2,519	4.9%	2,545	4.5%
25 - 34	6,199	14.4%	7,188	13.9%	7,854	13.9%
35 - 44	8,225	19.0%	8,837	17.1%	10,026	17.7%
45 - 54	6,093	14.1%	7,078	13.7%	7,205	12.7%
55 - 64	3,554	8.2%	5,171	10.0%	5,668	10.0%
65 - 74	1,599	3.7%	2,822	5.5%	3,630	6.4%
75 - 84	645	1.5%	956	1.9%	1,391	2.5%
85+	191	0.4%	270	0.5%	336	0.6%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	25,040	58.0%	27,910	54.2%	28,791	50.9%
Black Alone	8,415	19.5%	10,883	21.1%	12,840	22.7%
American Indian Alone	181	0.4%	236	0.5%	271	0.5%
Asian Alone	5,817	13.5%	7,481	14.5%	8,960	15.8%
Pacific Islander Alone	7	0.0%	17	0.0%	21	0.0%
Some Other Race Alone	2,475	5.7%	3,265	6.3%	3,666	6.5%
Two or More Races	1,254	2.9%	1,737	3.4%	2,064	3.6%
Hispanic Origin (Any Race)	8,491	19.7%	11,302	21.9%	13,133	23.2%

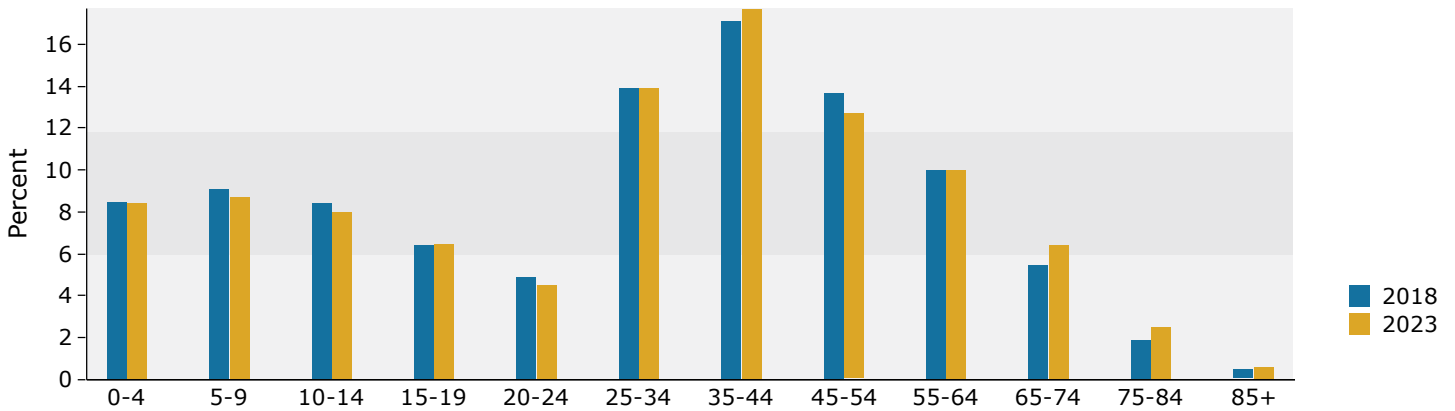
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

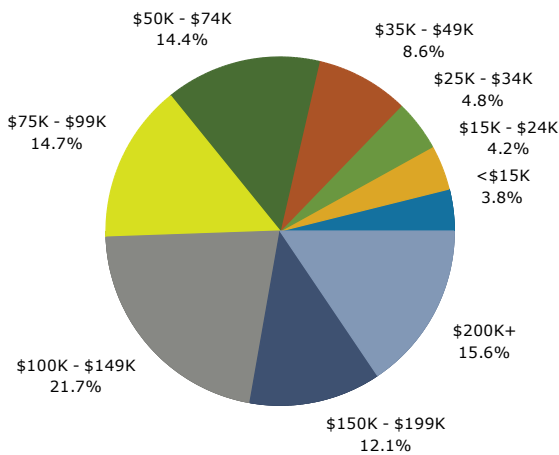
## Trends 2018-2023



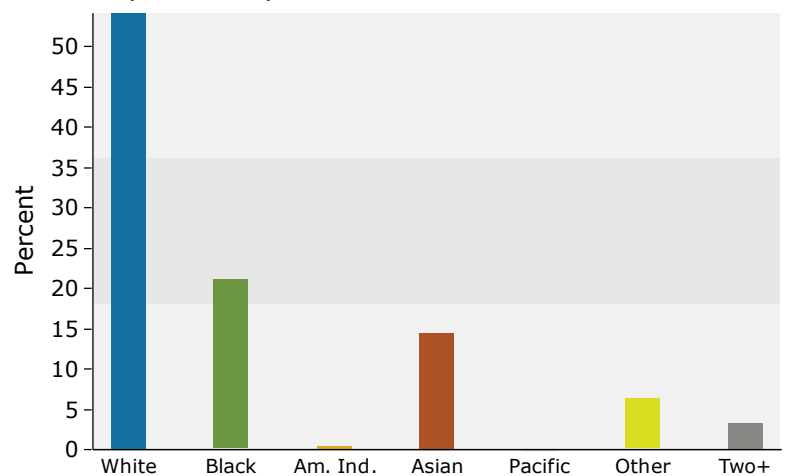
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 21.9%



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Prepared by Danny Nguyen, CCIM

Latitude: 29.53004  
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Summary	Census 2010	2018	2023
Population	96,228	126,511	143,034
Households	32,411	42,333	47,818
Families	25,388	33,031	37,225
Average Household Size	2.96	2.98	2.98
Owner Occupied Housing Units	25,834	32,269	37,090
Renter Occupied Housing Units	6,577	10,065	10,728
Median Age	33.4	34.6	34.6
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	2.49%	1.65%	0.83%
Households	2.47%	1.62%	0.79%
Families	2.42%	1.58%	0.71%
Owner HHs	2.82%	2.09%	1.16%
Median Household Income	1.51%	2.23%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	2,158	5.1%	2,146	4.5%
\$15,000 - \$24,999	1,659	3.9%	1,543	3.2%
\$25,000 - \$34,999	2,219	5.2%	2,134	4.5%
\$35,000 - \$49,999	3,832	9.1%	3,883	8.1%
\$50,000 - \$74,999	6,126	14.5%	6,374	13.3%
\$75,000 - \$99,999	5,736	13.5%	6,226	13.0%
\$100,000 - \$149,999	9,687	22.9%	11,671	24.4%
\$150,000 - \$199,999	5,440	12.9%	6,518	13.6%
\$200,000+	5,474	12.9%	7,324	15.3%
Median Household Income	\$96,884		\$104,398	
Average Household Income	\$118,842		\$132,549	
Per Capita Income	\$39,881		\$44,409	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,148	9.5%	10,701	8.5%	11,982	8.4%
5 - 9	8,779	9.1%	11,630	9.2%	12,694	8.9%
10 - 14	7,492	7.8%	10,725	8.5%	12,407	8.7%
15 - 19	5,895	6.1%	7,877	6.2%	9,825	6.9%
20 - 24	4,514	4.7%	6,080	4.8%	6,246	4.4%
25 - 34	14,958	15.5%	16,987	13.4%	19,318	13.5%
35 - 44	17,134	17.8%	21,785	17.2%	24,472	17.1%
45 - 54	13,052	13.6%	16,869	13.3%	18,499	12.9%
55 - 64	8,281	8.6%	12,504	9.9%	13,385	9.4%
65 - 74	4,154	4.3%	7,398	5.8%	9,096	6.4%
75 - 84	2,150	2.2%	2,992	2.4%	3,979	2.8%
85+	672	0.7%	963	0.8%	1,131	0.8%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	54,602	56.7%	64,885	51.3%	68,423	47.8%
Black Alone	18,592	19.3%	27,376	21.6%	33,279	23.3%
American Indian Alone	472	0.5%	674	0.5%	790	0.6%
Asian Alone	12,133	12.6%	18,101	14.3%	22,450	15.7%
Pacific Islander Alone	36	0.0%	86	0.1%	109	0.1%
Some Other Race Alone	7,589	7.9%	11,136	8.8%	12,810	9.0%
Two or More Races	2,803	2.9%	4,253	3.4%	5,173	3.6%
Hispanic Origin (Any Race)	22,361	23.2%	32,601	25.8%	38,636	27.0%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

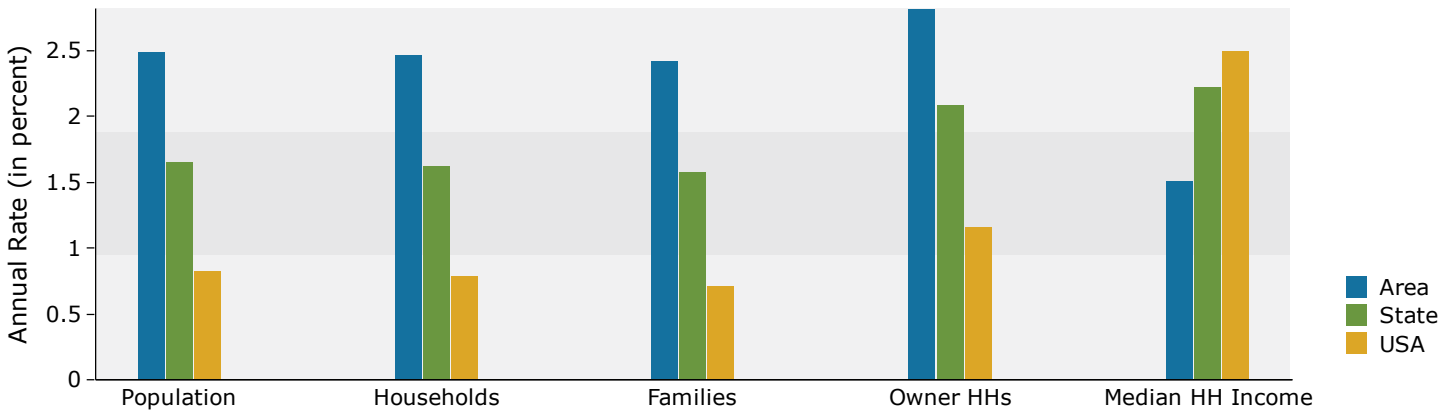


# Demographic and Income Profile

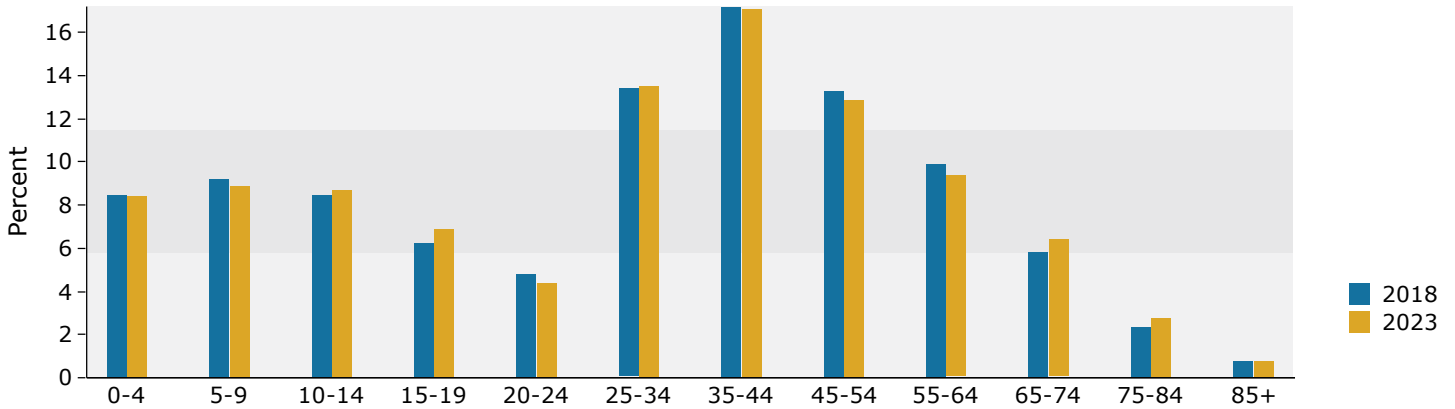
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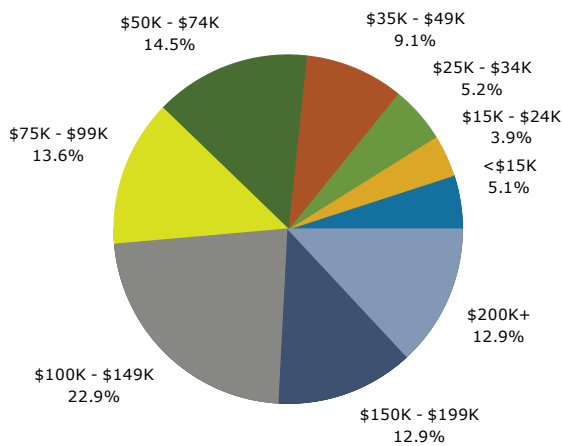
## Trends 2018-2023



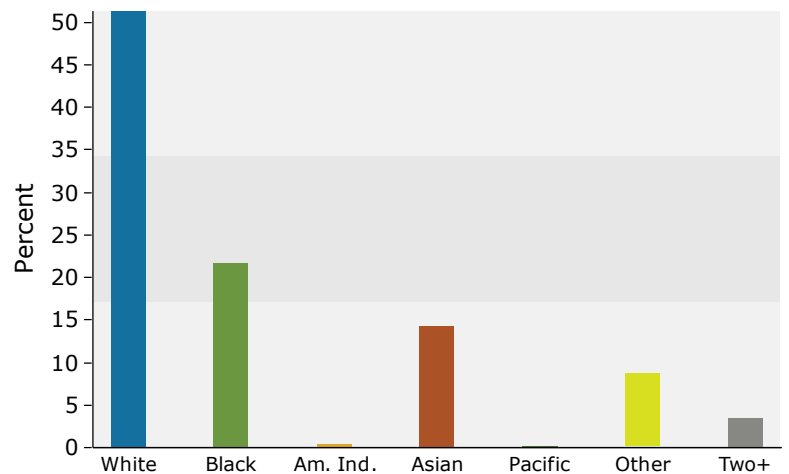
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 25.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.