



Executive Summary

6755 Phelan Blvd, Beaumont, Texas, 77706
Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 30.07528
Longitude: -94.17473

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2000 Population	8,999	31,351	53,820
2010 Population	8,999	33,881	54,258
2021 Population	9,295	34,528	54,628
2026 Population	9,490	34,792	55,437
2000-2010 Annual Rate	0.00%	0.78%	0.08%
2010-2021 Annual Rate	0.29%	0.17%	0.06%
2021-2026 Annual Rate	0.42%	0.15%	0.29%
2021 Male Population	47.7%	48.0%	48.0%
2021 Female Population	52.3%	52.0%	52.0%
2021 Median Age	40.3	41.5	34.7

In the identified area, the current year population is 54,628. In 2010, the Census count in the area was 54,258. The rate of change since 2010 was 0.06% annually. The five-year projection for the population in the area is 55,437 representing a change of 0.29% annually from 2021 to 2026. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 40.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	61.9%	58.1%	23.9%
2021 Black Alone	23.7%	27.1%	58.0%
2021 American Indian/Alaska Native Alone	0.5%	0.5%	0.6%
2021 Asian Alone	3.8%	6.6%	2.1%
2021 Pacific Islander Alone	0.1%	0.1%	0.0%
2021 Other Race	7.0%	5.0%	12.7%
2021 Two or More Races	3.0%	2.6%	2.7%
2021 Hispanic Origin (Any Race)	16.4%	13.9%	22.0%

Persons of Hispanic origin represent 22.0% of the population in the identified area compared to 18.9% 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 74.1 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	105	145	48
2000 Households	4,062	12,514	20,863
2010 Households	4,050	13,446	21,532
2021 Total Households	4,148	13,709	21,820
2026 Total Households	4,228	13,811	22,196
2000-2010 Annual Rate	-0.03%	0.72%	0.32%
2010-2021 Annual Rate	0.21%	0.17%	0.12%
2021-2026 Annual Rate	0.38%	0.15%	0.34%
2021 Average Household Size	2.23	2.49	2.47

The household count in this area has changed from 21,532 in 2010 to 21,820 in the current year, a change of 0.12% annually. The five-year projection of households is 22,196, a change of 0.34% annually from the current year total. Average household size is currently 2.47, compared to 2.49 in the year 2010. The number of families in the current year is 13,295 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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income			
2021 Percent of Income for Mortgage	11.5%	11.6%	9.7%
Median Household Income			
2021 Median Household Income	\$61,231	\$73,376	\$42,562
2026 Median Household Income	\$64,672	\$79,929	\$47,779
2021-2026 Annual Rate	1.10%	1.73%	2.34%
Average Household Income			
2021 Average Household Income	\$88,529	\$109,825	\$59,765
2026 Average Household Income	\$97,936	\$121,317	\$66,953
2021-2026 Annual Rate	2.04%	2.01%	2.30%
Per Capita Income			
2021 Per Capita Income	\$39,579	\$43,743	\$23,656
2026 Per Capita Income	\$43,715	\$48,311	\$26,542
2021-2026 Annual Rate	2.01%	2.01%	2.33%

Households by Income

Current median household income is \$42,562 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$47,779 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$59,765 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$66,953 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$23,656 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$26,542 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	167	164	212
2000 Total Housing Units	4,346	13,144	23,439
2000 Owner Occupied Housing Units	2,410	9,611	11,062
2000 Renter Occupied Housing Units	1,652	2,903	9,800
2000 Vacant Housing Units	284	630	2,577
2010 Total Housing Units	4,401	14,308	24,565
2010 Owner Occupied Housing Units	2,321	10,118	10,250
2010 Renter Occupied Housing Units	1,729	3,328	11,282
2010 Vacant Housing Units	351	862	3,033
2021 Total Housing Units	4,525	14,861	25,240
2021 Owner Occupied Housing Units	2,197	9,864	9,577
2021 Renter Occupied Housing Units	1,950	3,845	12,243
2021 Vacant Housing Units	377	1,152	3,420
2026 Total Housing Units	4,588	14,973	25,597
2026 Owner Occupied Housing Units	2,278	10,063	9,946
2026 Renter Occupied Housing Units	1,950	3,748	12,250
2026 Vacant Housing Units	360	1,162	3,401

Currently, 37.9% of the 25,240 housing units in the area are owner occupied; 48.5%, renter occupied; and 13.5% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 24,565 housing units in the area - 41.7% owner occupied, 45.9% renter occupied, and 12.3% vacant. The annual rate of change in housing units since 2010 is 1.21%. Median home value in the area is \$98,514, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 9.22% annually to \$153,128.

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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.