



# Executive Summary

10895 Highway 90, Beaumont, Texas, 77713  
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 30.06169  
Longitude: -94.22367

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Population</b>			
2010 Population	276	13,840	25,585
2020 Population	329	14,786	27,661
2023 Population	360	14,707	28,282
2028 Population	393	14,610	28,657
2010-2020 Annual Rate	1.77%	0.66%	0.78%
2020-2023 Annual Rate	2.81%	-0.16%	0.69%
2023-2028 Annual Rate	1.77%	-0.13%	0.26%
2023 Male Population	50.0%	48.0%	48.3%
2023 Female Population	50.0%	52.0%	51.7%
2023 Median Age	44.6	40.0	42.2

In the identified area, the current year population is 28,282. In 2020, the Census count in the area was 27,661. The rate of change since 2020 was 0.69% annually. The five-year projection for the population in the area is 28,657 representing a change of 0.26% annually from 2023 to 2028. Currently, the population is 48.3% male and 51.7% female.

### Median Age

The median age in this area is 42.2, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	35.4%	39.9%	49.3%
2023 Black Alone	43.7%	38.7%	30.1%
2023 American Indian/Alaska Native Alone	0.6%	0.7%	0.4%
2023 Asian Alone	6.4%	6.2%	7.2%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	8.4%	8.1%	5.8%
2023 Two or More Races	5.6%	6.5%	7.2%
2023 Hispanic Origin (Any Race)	13.9%	14.9%	12.4%

Persons of Hispanic origin represent 12.4% of the population in the identified area compared to 19.4% 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 72.8 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	134	97	127
2010 Households	107	5,421	10,709
2020 Households	126	5,817	11,327
2023 Households	137	5,845	11,591
2028 Households	151	5,871	11,815
2010-2020 Annual Rate	1.65%	0.71%	0.56%
2020-2023 Annual Rate	2.61%	0.15%	0.71%
2023-2028 Annual Rate	1.97%	0.09%	0.38%
2023 Average Household Size	2.63	2.49	2.38

The household count in this area has changed from 11,327 in 2020 to 11,591 in the current year, a change of 0.71% annually. The five-year projection of households is 11,815, a change of 0.38% annually from the current year total. Average household size is currently 2.38, compared to 2.38 in the year 2020. The number of families in the current year is 7,121 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 2023 and 2028. Esri converted Census 2010 data into 2020 geography.



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<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	15.7%	14.5%	17.1%
<b>Median Household Income</b>			
2023 Median Household Income	\$108,849	\$74,813	\$78,904
2028 Median Household Income	\$113,459	\$81,643	\$87,069
2023-2028 Annual Rate	0.83%	1.76%	1.99%
<b>Average Household Income</b>			
2023 Average Household Income	\$125,229	\$100,552	\$114,386
2028 Average Household Income	\$140,964	\$113,035	\$128,298
2023-2028 Annual Rate	2.40%	2.37%	2.32%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$45,879	\$39,933	\$46,871
2028 Per Capita Income	\$52,142	\$45,377	\$52,890
2023-2028 Annual Rate	2.59%	2.59%	2.45%
<b>GINI Index</b>			
2023 Gini Index	32.3	38.6	39.4

### Households by Income

Current median household income is \$78,904 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$87,069 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$114,386 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$128,298 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$46,871 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$52,890 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	144	148	125
2010 Total Housing Units	134	5,747	11,582
2010 Owner Occupied Housing Units	91	4,135	7,213
2010 Renter Occupied Housing Units	17	1,288	3,493
2010 Vacant Housing Units	27	326	873
2020 Total Housing Units	150	6,221	12,487
2020 Vacant Housing Units	24	404	1,160
2023 Total Housing Units	168	6,263	12,792
2023 Owner Occupied Housing Units	123	4,281	7,295
2023 Renter Occupied Housing Units	14	1,564	4,296
2023 Vacant Housing Units	31	418	1,201
2028 Total Housing Units	168	6,257	12,844
2028 Owner Occupied Housing Units	135	4,334	7,453
2028 Renter Occupied Housing Units	15	1,537	4,362
2028 Vacant Housing Units	17	386	1,029
<b>Socioeconomic Status Index</b>			
2023 Socioeconomic Status Index	61.4	47.4	53.5

Currently, 57.0% of the 12,792 housing units in the area are owner occupied; 33.6%, renter occupied; and 9.4% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 12,487 housing units in the area and 9.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.75%. Median home value in the area is \$224,200, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 4.83% annually to \$283,850.

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**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.