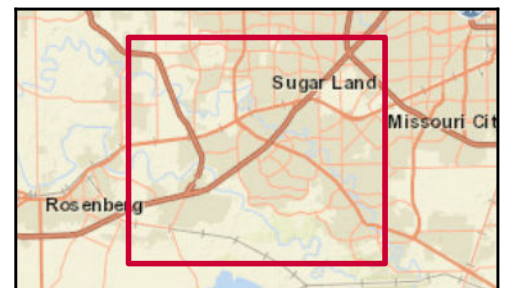
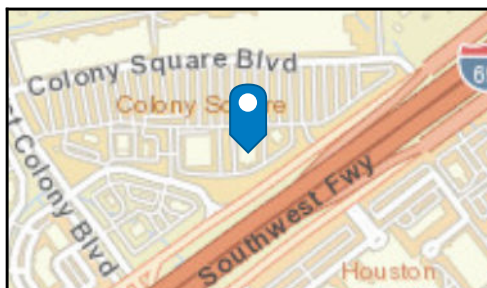
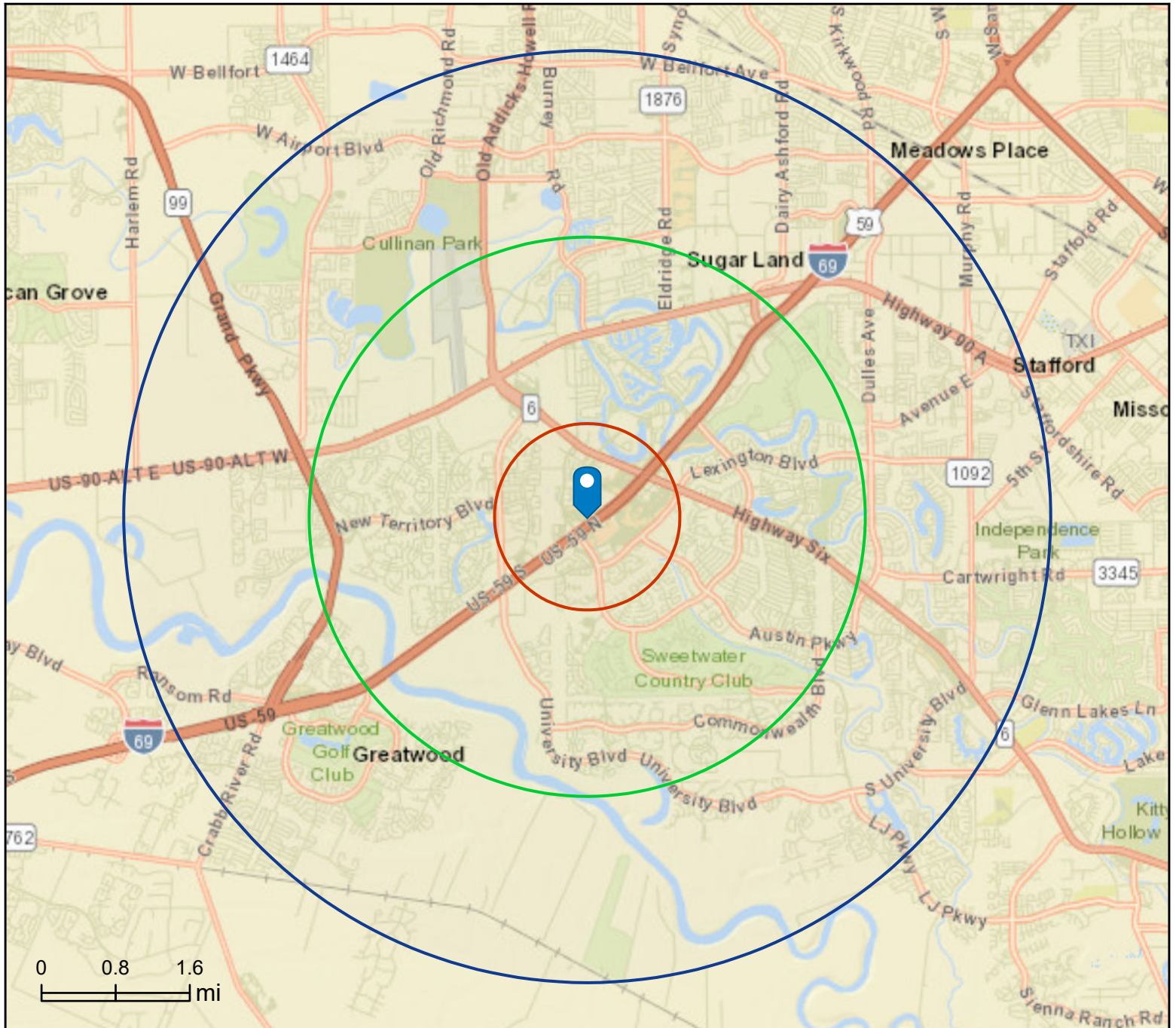


Demographic Market Profile - Study Area

16550 Southwest Fwy, Sugar Land, Texas, 77479
Rings: 1, 3, 5 mile radii

Prepared by Business Geographer, LLC

Latitude: 29.59174
Longitude: -95.63288



	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	4,984	60,954	133,839
2010 Total Population	6,796	67,551	184,099
2020 Total Population	9,932	78,969	219,900
2020 Group Quarters	0	498	2,075
2025 Total Population	11,786	90,720	249,168
2020-2025 Annual Rate	3.48%	2.81%	2.53%
2020 Total Daytime Population	19,718	88,818	222,612
Workers	14,091	46,487	104,778
Residents	5,627	42,331	117,834
Household Summary			
2000 Households	1,531	18,937	42,780
2000 Average Household Size	3.24	3.15	3.07
2010 Households	2,418	22,912	60,819
2010 Average Household Size	2.81	2.93	2.99
2020 Households	3,362	27,037	73,082
2020 Average Household Size	2.95	2.90	2.98
2025 Households	3,942	31,034	82,892
2025 Average Household Size	2.99	2.91	2.98
2020-2025 Annual Rate	3.23%	2.80%	2.55%
2010 Families	1,829	18,901	49,289
2010 Average Family Size	3.34	3.27	3.36
2020 Families	2,630	22,143	59,016
2020 Average Family Size	3.45	3.26	3.36
2025 Families	3,103	25,413	66,793
2025 Average Family Size	3.48	3.27	3.37
2020-2025 Annual Rate	3.36%	2.79%	2.51%
Housing Unit Summary			
2000 Housing Units	1,568	19,533	44,620
Owner Occupied Housing Units	80.2%	80.8%	77.3%
Renter Occupied Housing Units	17.4%	16.1%	18.6%
Vacant Housing Units	2.4%	3.1%	4.1%
2010 Housing Units	2,603	23,853	63,189
Owner Occupied Housing Units	66.2%	78.2%	73.8%
Renter Occupied Housing Units	26.7%	17.8%	22.5%
Vacant Housing Units	7.1%	3.9%	3.8%
2020 Housing Units	3,537	27,988	75,557
Owner Occupied Housing Units	68.4%	76.2%	72.6%
Renter Occupied Housing Units	26.7%	20.4%	24.1%
Vacant Housing Units	4.9%	3.4%	3.3%
2025 Housing Units	4,161	32,260	85,914
Owner Occupied Housing Units	69.1%	75.6%	72.3%
Renter Occupied Housing Units	25.6%	20.6%	24.2%
Vacant Housing Units	5.3%	3.8%	3.5%
Median Household Income			
2020	\$115,383	\$120,512	\$101,227
2025	\$123,881	\$124,879	\$104,767
Median Home Value			
2020	\$399,633	\$358,711	\$291,584
2025	\$422,154	\$377,021	\$308,437
Per Capita Income			
2020	\$51,633	\$55,586	\$44,899
2025	\$56,046	\$58,694	\$47,878
Median Age			
2010	40.6	41.5	37.5
2020	39.9	43.2	38.8
2025	37.1	43.0	39.2

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Demographic Market Profile

16550 Southwest Fwy, Sugar Land, Texas, 77479
Rings: 1, 3, 5 mile radii

Prepared by Business Geographer, LLC

Latitude: 29.59174
Longitude: -95.63288

	1 mile	3 miles	5 miles
2020 Households by Income			
Household Income Base	3,362	27,037	73,082
<\$15,000	5.3%	4.4%	4.8%
\$15,000 - \$24,999	3.3%	3.3%	4.4%
\$25,000 - \$34,999	4.6%	3.9%	5.0%
\$35,000 - \$49,999	6.7%	5.8%	7.8%
\$50,000 - \$74,999	11.4%	12.8%	16.1%
\$75,000 - \$99,999	11.3%	10.6%	11.2%
\$100,000 - \$149,999	18.6%	18.2%	18.9%
\$150,000 - \$199,999	13.4%	14.8%	13.3%
\$200,000+	25.5%	26.2%	18.5%
Average Household Income	\$150,566	\$161,433	\$134,866
2025 Households by Income			
Household Income Base	3,942	31,034	82,892
<\$15,000	5.0%	4.2%	4.5%
\$15,000 - \$24,999	3.0%	3.0%	4.0%
\$25,000 - \$34,999	4.3%	3.8%	4.7%
\$35,000 - \$49,999	6.1%	5.4%	7.4%
\$50,000 - \$74,999	10.6%	12.2%	15.5%
\$75,000 - \$99,999	10.8%	10.5%	11.2%
\$100,000 - \$149,999	17.9%	18.4%	19.3%
\$150,000 - \$199,999	13.9%	15.3%	14.0%
\$200,000+	28.5%	27.2%	19.4%
Average Household Income	\$165,142	\$170,595	\$143,697
2020 Owner Occupied Housing Units by Value			
Total	2,418	21,327	54,857
<\$50,000	0.3%	0.4%	1.1%
\$50,000 - \$99,999	0.1%	0.2%	0.9%
\$100,000 - \$149,999	1.8%	1.8%	4.4%
\$150,000 - \$199,999	6.9%	7.3%	12.3%
\$200,000 - \$249,999	4.6%	10.3%	15.9%
\$250,000 - \$299,999	8.2%	15.6%	18.6%
\$300,000 - \$399,999	28.2%	24.7%	21.7%
\$400,000 - \$499,999	23.0%	16.9%	11.4%
\$500,000 - \$749,999	24.1%	16.0%	9.9%
\$750,000 - \$999,999	1.9%	4.3%	2.1%
\$1,000,000 - \$1,499,999	0.7%	1.7%	1.1%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.1%
\$2,000,000 +	0.1%	0.8%	0.5%
Average Home Value	\$428,744	\$422,588	\$348,826
2025 Owner Occupied Housing Units by Value			
Total	2,876	24,394	62,131
<\$50,000	0.1%	0.2%	0.8%
\$50,000 - \$99,999	0.0%	0.1%	0.6%
\$100,000 - \$149,999	0.9%	1.0%	2.9%
\$150,000 - \$199,999	4.2%	5.1%	9.4%
\$200,000 - \$249,999	3.5%	8.8%	15.0%
\$250,000 - \$299,999	7.2%	15.1%	19.3%
\$300,000 - \$399,999	28.4%	25.6%	23.7%
\$400,000 - \$499,999	25.3%	18.7%	12.9%
\$500,000 - \$749,999	27.3%	18.1%	11.4%
\$750,000 - \$999,999	2.1%	4.8%	2.4%
\$1,000,000 - \$1,499,999	0.7%	1.7%	1.1%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.1%
\$2,000,000 +	0.1%	0.7%	0.5%
Average Home Value	\$450,209	\$440,232	\$366,516

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

Demographic Market Profile

16550 Southwest Fwy, Sugar Land, Texas, 77479
Rings: 1, 3, 5 mile radii

Prepared by Business Geographer, LLC

Latitude: 29.59174
Longitude: -95.63288

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	6,792	67,552	184,101
0 - 4	5.3%	4.9%	6.2%
5 - 9	6.4%	6.5%	7.4%
10 - 14	8.5%	8.4%	8.3%
15 - 24	11.9%	12.7%	13.0%
25 - 34	9.9%	9.1%	11.5%
35 - 44	14.9%	13.5%	15.0%
45 - 54	18.5%	19.6%	17.4%
55 - 64	14.0%	15.4%	12.7%
65 - 74	4.5%	5.8%	5.2%
75 - 84	3.6%	2.8%	2.4%
85 +	2.5%	1.3%	0.9%
18 +	74.4%	74.6%	72.9%
2020 Population by Age			
Total	9,931	78,968	219,900
0 - 4	5.8%	4.6%	5.7%
5 - 9	6.9%	5.6%	6.4%
10 - 14	8.3%	6.9%	7.2%
15 - 24	13.9%	12.2%	12.3%
25 - 34	9.7%	11.3%	13.4%
35 - 44	12.7%	11.6%	13.0%
45 - 54	16.7%	15.1%	14.5%
55 - 64	14.1%	17.6%	14.8%
65 - 74	6.9%	10.1%	8.6%
75 - 84	3.0%	3.6%	3.1%
85 +	1.9%	1.4%	1.1%
18 +	73.8%	78.4%	76.5%
2025 Population by Age			
Total	11,788	90,723	249,170
0 - 4	6.2%	4.8%	5.8%
5 - 9	7.1%	5.5%	6.3%
10 - 14	7.7%	6.5%	6.8%
15 - 24	13.0%	10.9%	11.0%
25 - 34	13.6%	11.6%	13.5%
35 - 44	11.8%	13.2%	14.8%
45 - 54	15.1%	13.8%	13.0%
55 - 64	12.6%	15.5%	13.5%
65 - 74	7.9%	11.8%	10.0%
75 - 84	3.6%	4.9%	4.3%
85 +	1.5%	1.5%	1.2%
18 +	74.3%	79.0%	77.1%
2010 Population by Sex			
Males	3,229	33,225	90,674
Females	3,567	34,326	93,425
2020 Population by Sex			
Males	4,789	38,852	107,991
Females	5,143	40,117	111,909
2025 Population by Sex			
Males	5,696	44,711	122,523
Females	6,090	46,009	126,645

Demographic Market Profile

16550 Southwest Fwy, Sugar Land, Texas, 77479
Rings: 1, 3, 5 mile radii

Prepared by Business Geographer, LLC

Latitude: 29.59174
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	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	6,796	67,551	184,099
White Alone	38.1%	52.9%	47.6%
Black Alone	4.3%	5.9%	12.5%
American Indian Alone	0.4%	0.2%	0.3%
Asian Alone	53.1%	36.3%	32.3%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.6%	1.8%	4.1%
Two or More Races	2.4%	2.9%	3.1%
Hispanic Origin	7.0%	9.3%	14.5%
Diversity Index	62.7	65.5	73.9
2020 Population by Race/Ethnicity			
Total	9,932	78,968	219,900
White Alone	25.1%	41.8%	38.8%
Black Alone	3.8%	6.3%	12.0%
American Indian Alone	0.3%	0.2%	0.3%
Asian Alone	66.0%	45.8%	40.8%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	1.7%	2.3%	4.4%
Two or More Races	3.1%	3.5%	3.6%
Hispanic Origin	6.8%	10.3%	15.1%
Diversity Index	56.3	68.3	75.4
2025 Population by Race/Ethnicity			
Total	11,786	90,720	249,169
White Alone	20.5%	36.5%	34.6%
Black Alone	3.5%	6.2%	11.5%
American Indian Alone	0.3%	0.2%	0.3%
Asian Alone	71.3%	51.4%	45.6%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.5%	2.3%	4.3%
Two or More Races	2.9%	3.4%	3.6%
Hispanic Origin	6.4%	10.4%	15.1%
Diversity Index	51.4	67.3	74.7
2010 Population by Relationship and Household Type			
Total	6,796	67,551	184,099
In Households	100.0%	99.2%	98.7%
In Family Households	90.6%	92.4%	91.2%
Householder	27.0%	28.2%	26.8%
Spouse	23.3%	24.6%	22.2%
Child	34.6%	34.2%	35.6%
Other relative	5.1%	4.5%	5.5%
Nonrelative	0.6%	0.7%	1.1%
In Nonfamily Households	9.4%	6.9%	7.5%
In Group Quarters	0.0%	0.8%	1.3%
Institutionalized Population	0.0%	0.6%	1.2%
Noninstitutionalized Population	0.0%	0.2%	0.1%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

Demographic Market Profile

16550 Southwest Fwy, Sugar Land, Texas, 77479
Rings: 1, 3, 5 mile radii

Prepared by Business Geographer, LLC

Latitude: 29.59174
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	1 mile	3 miles	5 miles
2020 Population 25+ by Educational Attainment			
Total	6,460	55,811	150,564
Less than 9th Grade	2.3%	2.9%	3.7%
9th - 12th Grade, No Diploma	2.2%	2.6%	3.9%
High School Graduate	6.9%	9.1%	12.3%
GED/Alternative Credential	1.2%	1.4%	2.3%
Some College, No Degree	12.3%	12.4%	15.1%
Associate Degree	4.8%	5.8%	6.6%
Bachelor's Degree	36.3%	35.8%	32.7%
Graduate/Professional Degree	34.1%	30.0%	23.5%
2020 Population 15+ by Marital Status			
Total	7,840	65,465	177,561
Never Married	28.0%	26.2%	29.5%
Married	59.3%	63.6%	59.9%
Widowed	6.8%	4.2%	3.7%
Divorced	6.0%	6.0%	6.9%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	4,724	39,394	110,281
Population 16+ Employed	91.9%	93.1%	92.5%
Population 16+ Unemployment rate	8.1%	6.9%	7.5%
Population 16-24 Employed	8.7%	7.8%	8.0%
Population 16-24 Unemployment rate	13.1%	12.0%	13.3%
Population 25-54 Employed	67.5%	62.9%	66.9%
Population 25-54 Unemployment rate	7.3%	6.3%	6.8%
Population 55-64 Employed	19.3%	23.4%	20.0%
Population 55-64 Unemployment rate	8.9%	7.0%	7.5%
Population 65+ Employed	4.5%	5.9%	5.1%
Population 65+ Unemployment rate	6.7%	6.1%	6.5%
2020 Employed Population 16+ by Industry			
Total	4,340	36,673	102,004
Agriculture/Mining	5.7%	5.6%	4.2%
Construction	3.2%	4.6%	5.0%
Manufacturing	8.7%	8.0%	8.2%
Wholesale Trade	3.3%	3.6%	3.6%
Retail Trade	11.7%	9.7%	10.8%
Transportation/Utilities	4.5%	4.7%	5.0%
Information	2.7%	2.3%	1.6%
Finance/Insurance/Real Estate	7.4%	8.6%	8.3%
Services	50.7%	50.8%	51.3%
Public Administration	2.1%	2.0%	2.0%
2020 Employed Population 16+ by Occupation			
Total	4,341	36,670	102,004
White Collar	88.6%	84.9%	80.0%
Management/Business/Financial	24.4%	25.7%	22.7%
Professional	41.4%	36.5%	32.6%
Sales	12.8%	11.4%	12.7%
Administrative Support	10.0%	11.3%	11.9%
Services	6.0%	7.3%	9.7%
Blue Collar	5.4%	7.8%	10.4%
Farming/Forestry/Fishing	0.0%	0.2%	0.1%
Construction/Extraction	0.9%	2.1%	2.6%
Installation/Maintenance/Repair	0.7%	1.8%	1.8%
Production	2.5%	1.7%	2.7%
Transportation/Material Moving	1.3%	2.1%	3.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

September 02, 2020

Demographic Market Profile

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Rings: 1, 3, 5 mile radii

Prepared by Business Geographer, LLC

Latitude: 29.59174
Longitude: -95.63288

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	2,418	22,911	60,818
Households with 1 Person	22.5%	15.3%	16.0%
Households with 2+ People	77.5%	84.7%	84.0%
Family Households	75.6%	82.5%	81.0%
Husband-wife Families	65.1%	72.0%	67.0%
With Related Children	35.9%	35.7%	35.9%
Other Family (No Spouse Present)	10.5%	10.5%	14.0%
Other Family with Male Householder	2.7%	2.9%	3.6%
With Related Children	1.4%	1.5%	2.0%
Other Family with Female Householder	7.8%	7.7%	10.4%
With Related Children	4.3%	4.6%	6.7%
Nonfamily Households	1.8%	2.2%	3.0%
All Households with Children	41.7%	41.9%	44.8%
Multigenerational Households	5.6%	5.1%	6.1%
Unmarried Partner Households	1.7%	2.1%	3.1%
Male-female	1.2%	1.6%	2.6%
Same-sex	0.5%	0.5%	0.6%
2010 Households by Size			
Total	2,419	22,912	60,818
1 Person Household	22.5%	15.3%	16.0%
2 Person Household	24.4%	31.3%	28.9%
3 Person Household	21.1%	20.6%	19.9%
4 Person Household	20.5%	20.6%	20.6%
5 Person Household	7.4%	8.0%	9.1%
6 Person Household	2.8%	2.8%	3.6%
7 + Person Household	1.2%	1.3%	2.0%
2010 Households by Tenure and Mortgage Status			
Total	2,418	22,912	60,819
Owner Occupied	71.3%	81.5%	76.7%
Owned with a Mortgage/Loan	52.8%	58.0%	58.6%
Owned Free and Clear	18.5%	23.5%	18.1%
Renter Occupied	28.7%	18.5%	23.3%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	131	153	157
Percent of Income for Mortgage	14.5%	12.4%	12.0%
Wealth Index	180	229	177
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	2,603	23,853	63,189
Housing Units Inside Urbanized Area	100.0%	99.3%	99.4%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.7%	0.6%
2010 Population By Urban/ Rural Status			
Total Population	6,796	67,551	184,099
Population Inside Urbanized Area	100.0%	99.5%	99.4%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.5%	0.6%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

Demographic Market Profile

16550 Southwest Fwy, Sugar Land, Texas, 77479
Rings: 1, 3, 5 mile radii

Prepared by Business Geographer, LLC

Latitude: 29.59174
Longitude: -95.63288

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Boomburbs (1C)	Professional Pride (1B)	Professional Pride (1B)
2.	Enterprising Professionals (2D)	Savvy Suburbanites (1D)	Boomburbs (1C)
3.	Professional Pride (1B)	Boomburbs (1C)	Soccer Moms (4A)
2020 Consumer Spending			
Apparel & Services: Total \$	\$12,005,817	\$100,573,716	\$232,162,792
Average Spent	\$3,571.03	\$3,719.85	\$3,176.74
Spending Potential Index	166	173	148
Education: Total \$	\$10,571,866	\$94,893,036	\$205,265,631
Average Spent	\$3,144.52	\$3,509.75	\$2,808.70
Spending Potential Index	176	196	157
Entertainment/Recreation: Total \$	\$17,486,219	\$152,660,269	\$346,504,617
Average Spent	\$5,201.14	\$5,646.35	\$4,741.31
Spending Potential Index	160	174	146
Food at Home: Total \$	\$28,121,511	\$239,321,231	\$551,155,300
Average Spent	\$8,364.52	\$8,851.62	\$7,541.60
Spending Potential Index	157	166	141
Food Away from Home: Total \$	\$21,156,510	\$175,351,829	\$404,293,939
Average Spent	\$6,292.83	\$6,485.62	\$5,532.06
Spending Potential Index	167	172	147
Health Care: Total \$	\$29,195,124	\$260,896,655	\$597,928,536
Average Spent	\$8,683.86	\$9,649.62	\$8,181.61
Spending Potential Index	151	168	142
HH Furnishings & Equipment: Total \$	\$11,982,658	\$104,727,830	\$240,410,306
Average Spent	\$3,564.15	\$3,873.50	\$3,289.60
Spending Potential Index	163	177	151
Personal Care Products & Services: Total \$	\$5,140,035	\$43,634,212	\$100,606,800
Average Spent	\$1,528.86	\$1,613.87	\$1,376.63
Spending Potential Index	166	176	150
Shelter: Total \$	\$109,515,505	\$924,702,733	\$2,082,263,737
Average Spent	\$32,574.51	\$34,201.38	\$28,492.16
Spending Potential Index	168	177	147
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$12,519,747	\$112,000,775	\$257,431,747
Average Spent	\$3,723.90	\$4,142.50	\$3,522.51
Spending Potential Index	159	177	150
Travel: Total \$	\$14,031,429	\$123,166,320	\$273,119,260
Average Spent	\$4,173.54	\$4,555.47	\$3,737.16
Spending Potential Index	173	189	155
Vehicle Maintenance & Repairs: Total \$	\$5,857,358	\$51,624,891	\$119,671,136
Average Spent	\$1,742.22	\$1,909.42	\$1,637.49
Spending Potential Index	150	165	141

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.