



# Executive Summary

5525 Westheimer Rd, Houston, Texas, 77056  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 29.73760  
Longitude: -95.47408

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	20,149	169,142	437,217
2010 Population	25,874	183,822	463,713
2019 Population	32,539	214,812	538,921
2024 Population	35,596	231,214	580,109
2000-2010 Annual Rate	2.53%	0.84%	0.59%
2010-2019 Annual Rate	2.51%	1.70%	1.64%
2019-2024 Annual Rate	1.81%	1.48%	1.48%
2019 Male Population	50.6%	51.3%	50.7%
2019 Female Population	49.4%	48.7%	49.3%
2019 Median Age	36.0	35.1	35.9

In the identified area, the current year population is 538,921. In 2010, the Census count in the area was 463,713. The rate of change since 2010 was 1.64% annually. The five-year projection for the population in the area is 580,109 representing a change of 1.48% annually from 2019 to 2024. Currently, the population is 50.7% male and 49.3% female.

### Median Age

The median age in this area is 36.0, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	65.0%	63.5%	62.6%
2019 Black Alone	7.7%	8.3%	9.1%
2019 American Indian/Alaska Native Alone	0.4%	0.9%	0.7%
2019 Asian Alone	13.7%	10.4%	11.0%
2019 Pacific Islander Alone	0.0%	0.0%	0.1%
2019 Other Race	9.3%	12.4%	12.3%
2019 Two or More Races	3.8%	4.4%	4.1%
2019 Hispanic Origin (Any Race)	32.1%	39.1%	36.5%

Persons of Hispanic origin represent 36.5% of the population in the identified area compared to 18.6% 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 77.8 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	103	137	139
2000 Households	11,402	78,046	193,922
2010 Households	13,927	82,642	202,858
2019 Total Households	17,119	96,182	235,949
2024 Total Households	18,659	103,617	254,621
2000-2010 Annual Rate	2.02%	0.57%	0.45%
2010-2019 Annual Rate	2.26%	1.65%	1.65%
2019-2024 Annual Rate	1.74%	1.50%	1.53%
2019 Average Household Size	1.90	2.22	2.25

The household count in this area has changed from 202,858 in 2010 to 235,949 in the current year, a change of 1.65% annually. The five-year projection of households is 254,621, a change of 1.53% annually from the current year total. Average household size is currently 2.25, compared to 2.25 in the year 2010. The number of families in the current year is 120,912 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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



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<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	30.1%	48.4%	35.0%
<b>Median Household Income</b>			
2019 Median Household Income	\$74,304	\$65,594	\$67,996
2024 Median Household Income	\$82,730	\$73,816	\$76,566
2019-2024 Annual Rate	2.17%	2.39%	2.40%
<b>Average Household Income</b>			
2019 Average Household Income	\$112,138	\$119,479	\$121,490
2024 Average Household Income	\$125,569	\$129,980	\$132,497
2019-2024 Annual Rate	2.29%	1.70%	1.75%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$58,571	\$53,429	\$53,341
2024 Per Capita Income	\$65,356	\$58,169	\$58,308
2019-2024 Annual Rate	2.22%	1.71%	1.80%

### Households by Income

Current median household income is \$67,996 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$76,566 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$121,490 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$132,497 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$53,341 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$58,308 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	70	46	62
2000 Total Housing Units	13,003	86,512	212,123
2000 Owner Occupied Housing Units	3,031	25,809	76,962
2000 Renter Occupied Housing Units	8,371	52,238	116,959
2000 Vacant Housing Units	1,601	8,465	18,202
2010 Total Housing Units	16,174	94,813	230,752
2010 Owner Occupied Housing Units	4,120	28,776	85,052
2010 Renter Occupied Housing Units	9,807	53,866	117,806
2010 Vacant Housing Units	2,247	12,171	27,894
2019 Total Housing Units	19,261	108,082	262,159
2019 Owner Occupied Housing Units	4,223	30,162	90,344
2019 Renter Occupied Housing Units	12,895	66,020	145,606
2019 Vacant Housing Units	2,142	11,900	26,210
2024 Total Housing Units	20,940	116,099	281,661
2024 Owner Occupied Housing Units	4,665	32,265	96,187
2024 Renter Occupied Housing Units	13,994	71,353	158,434
2024 Vacant Housing Units	2,281	12,482	27,040

Currently, 34.5% of the 262,159 housing units in the area are owner occupied; 55.5%, renter occupied; and 10.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 230,752 housing units in the area - 36.9% owner occupied, 51.1% renter occupied, and 12.1% vacant. The annual rate of change in housing units since 2010 is 5.84%. Median home value in the area is \$486,836, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 0.46% annually to \$498,196.

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