



Executive Summary

Lake Hill Farm Way, Fulshear, Texas, 77441
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.68822
Longitude: -95.90290

	1 mile	3 miles	5 miles
Population			
2000 Population	266	1,796	3,860
2010 Population	587	3,887	13,715
2019 Population	1,385	8,917	45,082
2024 Population	2,111	12,560	61,711
2000-2010 Annual Rate	8.24%	8.03%	13.52%
2010-2019 Annual Rate	9.72%	9.39%	13.73%
2019-2024 Annual Rate	8.79%	7.09%	6.48%
2019 Male Population	49.0%	48.9%	49.1%
2019 Female Population	51.0%	51.1%	50.9%
2019 Median Age	43.8	40.8	35.5

In the identified area, the current year population is 45,082. In 2010, the Census count in the area was 13,715. The rate of change since 2010 was 13.73% annually. The five-year projection for the population in the area is 61,711 representing a change of 6.48% annually from 2019 to 2024. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 43.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	79.5%	76.4%	67.9%
2019 Black Alone	8.5%	11.1%	11.1%
2019 American Indian/Alaska Native Alone	2.0%	1.1%	0.7%
2019 Asian Alone	2.0%	4.4%	12.0%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	6.1%	4.5%	4.8%
2019 Two or More Races	1.8%	2.4%	3.3%
2019 Hispanic Origin (Any Race)	21.6%	17.6%	21.2%

Persons of Hispanic origin represent 21.2% 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 67.5 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	285	272	233
2000 Households	95	651	1,413
2010 Households	214	1,409	4,592
2019 Total Households	510	3,067	14,338
2024 Total Households	781	4,290	19,622
2000-2010 Annual Rate	8.46%	8.03%	12.51%
2010-2019 Annual Rate	9.84%	8.77%	13.10%
2019-2024 Annual Rate	8.90%	6.94%	6.48%
2019 Average Household Size	2.71	2.91	3.14

The household count in this area has changed from 4,592 in 2010 to 14,338 in the current year, a change of 13.10% annually. The five-year projection of households is 19,622, a change of 6.48% annually from the current year total. Average household size is currently 3.14, compared to 2.98 in the year 2010. The number of families in the current year is 12,285 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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Mortgage Income			
2019 Percent of Income for Mortgage	15.3%	15.7%	13.8%
Median Household Income			
2019 Median Household Income	\$141,032	\$134,510	\$138,266
2024 Median Household Income	\$144,243	\$134,180	\$143,584
2019-2024 Annual Rate	0.45%	-0.05%	0.76%
Average Household Income			
2019 Average Household Income	\$190,497	\$184,815	\$174,357
2024 Average Household Income	\$203,992	\$188,735	\$183,882
2019-2024 Annual Rate	1.38%	0.42%	1.07%
Per Capita Income			
2019 Per Capita Income	\$67,454	\$64,155	\$55,075
2024 Per Capita Income	\$72,647	\$65,225	\$57,947
2019-2024 Annual Rate	1.49%	0.33%	1.02%

Households by Income

Current median household income is \$138,266 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$143,584 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$174,357 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$183,882 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$55,075 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$57,947 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	128	122	134
2000 Total Housing Units	103	696	1,527
2000 Owner Occupied Housing Units	80	587	1,215
2000 Renter Occupied Housing Units	15	64	198
2000 Vacant Housing Units	8	45	114
2010 Total Housing Units	237	1,538	5,069
2010 Owner Occupied Housing Units	193	1,317	4,192
2010 Renter Occupied Housing Units	21	92	400
2010 Vacant Housing Units	23	129	477
2019 Total Housing Units	526	3,287	15,148
2019 Owner Occupied Housing Units	479	2,948	13,575
2019 Renter Occupied Housing Units	31	119	763
2019 Vacant Housing Units	16	220	810
2024 Total Housing Units	787	4,455	20,246
2024 Owner Occupied Housing Units	742	4,093	18,334
2024 Renter Occupied Housing Units	39	197	1,288
2024 Vacant Housing Units	6	165	624

Currently, 89.6% of the 15,148 housing units in the area are owner occupied; 5.0%, renter occupied; and 5.3% 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 5,069 housing units in the area - 82.7% owner occupied, 7.9% renter occupied, and 9.4% vacant. The annual rate of change in housing units since 2010 is 62.67%. Median home value in the area is \$388,642, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.36% annually to \$415,851.

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.