



# Demographic and Income Profile

FM 528 and Bay Area Blvd  
 3179-3199 FM-528, Friendswood, Texas, 77546  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 29.52229  
 Longitude: -95.16168

| Summary                       | Census 2010 | Census 2020 | 2023   | 2028   |
|-------------------------------|-------------|-------------|--------|--------|
| Population                    | 10,637      | 11,735      | 12,217 | 12,567 |
| Households                    | 4,049       | 4,531       | 4,713  | 4,878  |
| Families                      | 2,787       | 3,039       | 3,118  | 3,253  |
| Average Household Size        | 2.63        | 2.59        | 2.59   | 2.58   |
| Owner Occupied Housing Units  | 2,322       | 2,374       | 2,499  | 2,672  |
| Renter Occupied Housing Units | 1,729       | 2,157       | 2,214  | 2,206  |
| Median Age                    | 32.8        | 35.2        | 33.7   | 34.2   |

| Trends: 2023-2028 Annual Rate | Area  | State | National |
|-------------------------------|-------|-------|----------|
| Population                    | 0.57% | 0.97% | 0.30%    |
| Households                    | 0.69% | 1.15% | 0.49%    |
| Families                      | 0.85% | 1.16% | 0.44%    |
| Owner HHs                     | 1.35% | 1.38% | 0.66%    |
| Median Household Income       | 2.26% | 2.56% | 2.57%    |

| Households by Income  | 2023   |         | 2028   |         |
|-----------------------|--------|---------|--------|---------|
|                       | Number | Percent | Number | Percent |
| <\$15,000             | 274    | 5.8%    | 248    | 5.1%    |
| \$15,000 - \$24,999   | 236    | 5.0%    | 193    | 4.0%    |
| \$25,000 - \$34,999   | 386    | 8.2%    | 345    | 7.1%    |
| \$35,000 - \$49,999   | 619    | 13.1%   | 561    | 11.5%   |
| \$50,000 - \$74,999   | 893    | 18.9%   | 879    | 18.0%   |
| \$75,000 - \$99,999   | 606    | 12.9%   | 658    | 13.5%   |
| \$100,000 - \$149,999 | 690    | 14.6%   | 760    | 15.6%   |
| \$150,000 - \$199,999 | 468    | 9.9%    | 595    | 12.2%   |
| \$200,000+            | 541    | 11.5%   | 638    | 13.1%   |

|                          |           |           |
|--------------------------|-----------|-----------|
| Median Household Income  | \$72,976  | \$81,593  |
| Average Household Income | \$108,697 | \$122,345 |
| Per Capita Income        | \$41,193  | \$46,607  |

| Population by Age | Census 2010 |         | Census 2020 |         | 2023   |         | 2028   |         |
|-------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
|                   | Number      | Percent | Number      | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 827         | 7.8%    | 732         | 6.2%    | 816    | 6.7%    | 880    | 7.0%    |
| 5 - 9             | 816         | 7.7%    | 747         | 6.4%    | 814    | 6.7%    | 790    | 6.3%    |
| 10 - 14           | 776         | 7.3%    | 814         | 6.9%    | 786    | 6.4%    | 767    | 6.1%    |
| 15 - 19           | 755         | 7.1%    | 803         | 6.8%    | 748    | 6.1%    | 702    | 5.6%    |
| 20 - 24           | 783         | 7.4%    | 855         | 7.3%    | 926    | 7.6%    | 912    | 7.3%    |
| 25 - 34           | 1,717       | 16.1%   | 1,880       | 16.0%   | 2,317  | 19.0%   | 2,429  | 19.3%   |
| 35 - 44           | 1,639       | 15.4%   | 1,579       | 13.5%   | 1,789  | 14.6%   | 1,972  | 15.7%   |
| 45 - 54           | 1,541       | 14.5%   | 1,575       | 13.4%   | 1,421  | 11.6%   | 1,404  | 11.2%   |
| 55 - 64           | 1,062       | 10.0%   | 1,429       | 12.2%   | 1,261  | 10.3%   | 1,184  | 9.4%    |
| 65 - 74           | 501         | 4.7%    | 898         | 7.7%    | 892    | 7.3%    | 931    | 7.4%    |
| 75 - 84           | 175         | 1.6%    | 342         | 2.9%    | 375    | 3.1%    | 489    | 3.9%    |
| 85+               | 45          | 0.4%    | 79          | 0.7%    | 71     | 0.6%    | 108    | 0.9%    |

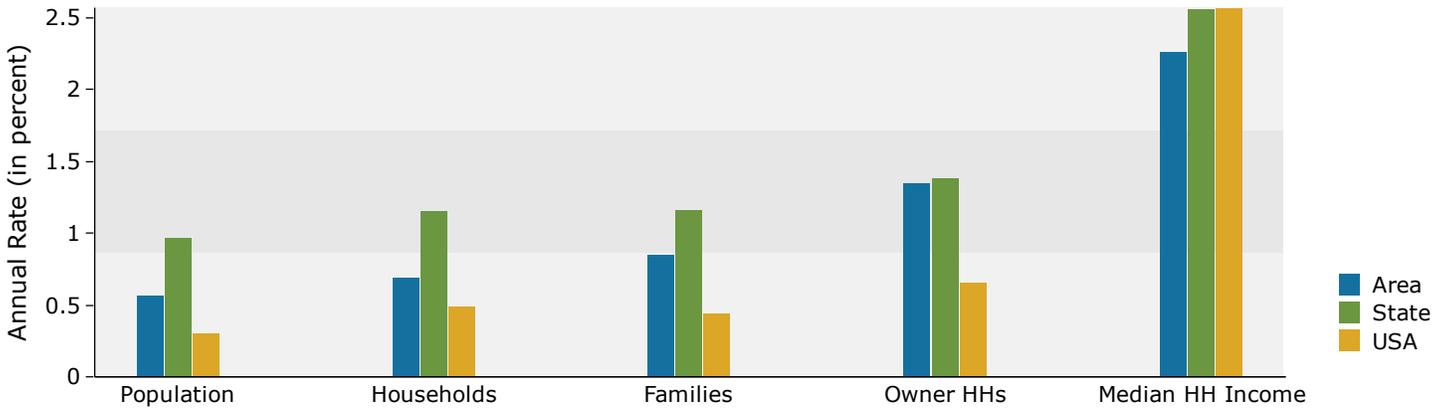
| Race and Ethnicity     | Census 2010 |         | Census 2020 |         | 2023   |         | 2028   |         |
|------------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
|                        | Number      | Percent | Number      | Percent | Number | Percent | Number | Percent |
| White Alone            | 7,565       | 71.1%   | 6,242       | 53.2%   | 6,114  | 50.0%   | 5,724  | 45.6%   |
| Black Alone            | 1,092       | 10.3%   | 1,402       | 11.9%   | 1,556  | 12.7%   | 1,747  | 13.9%   |
| American Indian Alone  | 62          | 0.6%    | 74          | 0.6%    | 79     | 0.6%    | 91     | 0.7%    |
| Asian Alone            | 1,016       | 9.6%    | 1,127       | 9.6%    | 1,318  | 10.8%   | 1,554  | 12.4%   |
| Pacific Islander Alone | 11          | 0.1%    | 17          | 0.1%    | 17     | 0.1%    | 17     | 0.1%    |
| Some Other Race Alone  | 498         | 4.7%    | 1,141       | 9.7%    | 1,261  | 10.3%   | 1,424  | 11.3%   |
| Two or More Races      | 393         | 3.7%    | 1,731       | 14.8%   | 1,871  | 15.3%   | 2,009  | 16.0%   |

|                            |       |       |       |       |       |       |       |       |
|----------------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| Hispanic Origin (Any Race) | 2,335 | 22.0% | 3,194 | 27.2% | 3,479 | 28.5% | 3,730 | 29.7% |
|----------------------------|-------|-------|-------|-------|-------|-------|-------|-------|

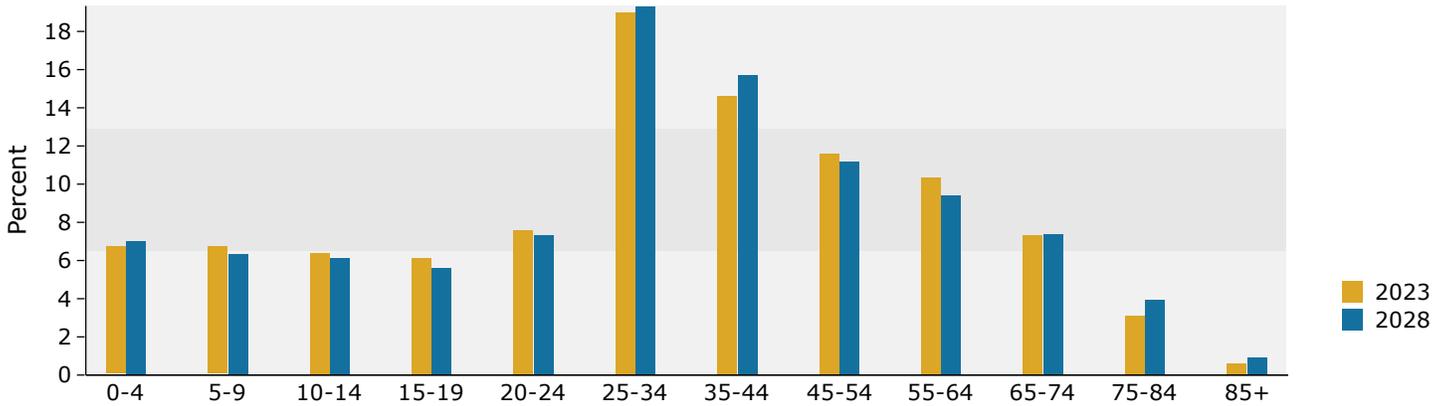
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

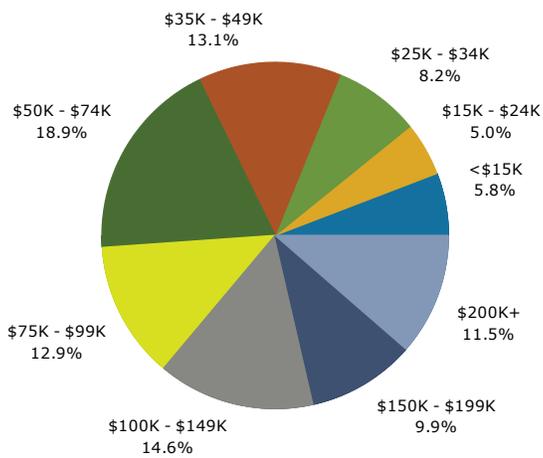
## Trends 2023-2028



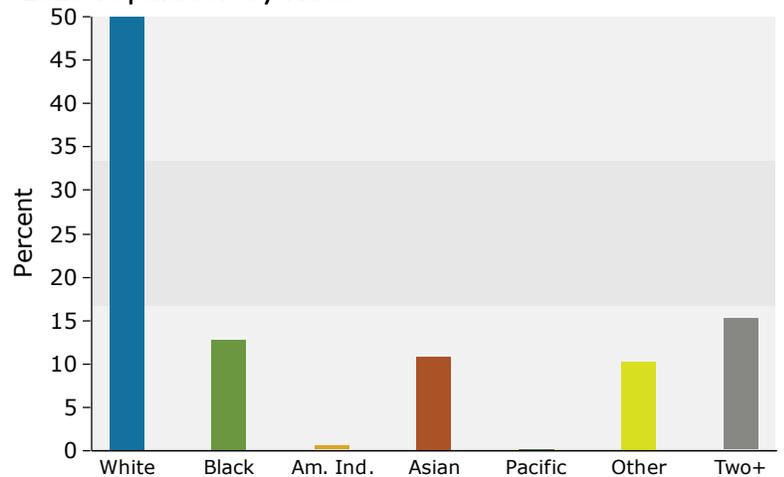
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 28.5%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



# Demographic and Income Profile

FM 528 and Bay Area Blvd  
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 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 29.52229  
 Longitude: -95.16168

| Summary                       | Census 2010 | Census 2020 | 2023   | 2028   |
|-------------------------------|-------------|-------------|--------|--------|
| Population                    | 65,788      | 74,083      | 75,440 | 77,641 |
| Households                    | 24,487      | 27,476      | 28,002 | 29,116 |
| Families                      | 17,266      | 19,210      | 19,346 | 20,119 |
| Average Household Size        | 2.67        | 2.68        | 2.68   | 2.65   |
| Owner Occupied Housing Units  | 15,760      | 16,955      | 17,880 | 18,447 |
| Renter Occupied Housing Units | 8,723       | 10,521      | 10,122 | 10,669 |
| Median Age                    | 34.5        | 36.9        | 36.8   | 37.3   |

| Trends: 2023-2028 Annual Rate | Area  | State | National |
|-------------------------------|-------|-------|----------|
| Population                    | 0.58% | 0.97% | 0.30%    |
| Households                    | 0.78% | 1.15% | 0.49%    |
| Families                      | 0.79% | 1.16% | 0.44%    |
| Owner HHs                     | 0.63% | 1.38% | 0.66%    |
| Median Household Income       | 2.23% | 2.56% | 2.57%    |

| Households by Income  | 2023   |         | 2028   |         |
|-----------------------|--------|---------|--------|---------|
|                       | Number | Percent | Number | Percent |
| <\$15,000             | 1,175  | 4.2%    | 1,092  | 3.8%    |
| \$15,000 - \$24,999   | 1,290  | 4.6%    | 1,059  | 3.6%    |
| \$25,000 - \$34,999   | 1,752  | 6.3%    | 1,574  | 5.4%    |
| \$35,000 - \$49,999   | 2,809  | 10.0%   | 2,562  | 8.8%    |
| \$50,000 - \$74,999   | 4,615  | 16.5%   | 4,426  | 15.2%   |
| \$75,000 - \$99,999   | 3,698  | 13.2%   | 3,874  | 13.3%   |
| \$100,000 - \$149,999 | 5,472  | 19.5%   | 5,972  | 20.5%   |
| \$150,000 - \$199,999 | 3,095  | 11.1%   | 3,860  | 13.3%   |
| \$200,000+            | 4,096  | 14.6%   | 4,696  | 16.1%   |

|                          |           |           |
|--------------------------|-----------|-----------|
| Median Household Income  | \$89,335  | \$99,753  |
| Average Household Income | \$125,829 | \$139,457 |
| Per Capita Income        | \$46,850  | \$52,448  |

| Population by Age | Census 2010 |         | Census 2020 |         | 2023   |         | 2028   |         |
|-------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
|                   | Number      | Percent | Number      | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 4,679       | 7.1%    | 4,399       | 5.9%    | 4,598  | 6.1%    | 4,884  | 6.3%    |
| 5 - 9             | 4,988       | 7.6%    | 5,067       | 6.8%    | 4,957  | 6.6%    | 4,885  | 6.3%    |
| 10 - 14           | 5,163       | 7.8%    | 5,443       | 7.3%    | 5,158  | 6.8%    | 4,945  | 6.4%    |
| 15 - 19           | 4,635       | 7.0%    | 5,349       | 7.2%    | 4,890  | 6.5%    | 4,517  | 5.8%    |
| 20 - 24           | 4,126       | 6.3%    | 4,717       | 6.4%    | 4,829  | 6.4%    | 4,638  | 6.0%    |
| 25 - 34           | 9,733       | 14.8%   | 10,105      | 13.6%   | 11,376 | 15.1%   | 12,180 | 15.7%   |
| 35 - 44           | 9,833       | 14.9%   | 10,087      | 13.6%   | 10,652 | 14.1%   | 11,383 | 14.7%   |
| 45 - 54           | 10,019      | 15.2%   | 9,865       | 13.3%   | 9,441  | 12.5%   | 9,318  | 12.0%   |
| 55 - 64           | 6,905       | 10.5%   | 8,964       | 12.1%   | 9,085  | 12.0%   | 8,440  | 10.9%   |
| 65 - 74           | 3,309       | 5.0%    | 6,105       | 8.2%    | 6,530  | 8.7%    | 7,250  | 9.3%    |
| 75 - 84           | 1,630       | 2.5%    | 2,836       | 3.8%    | 2,930  | 3.9%    | 3,945  | 5.1%    |
| 85+               | 769         | 1.2%    | 1,146       | 1.5%    | 995    | 1.3%    | 1,256  | 1.6%    |

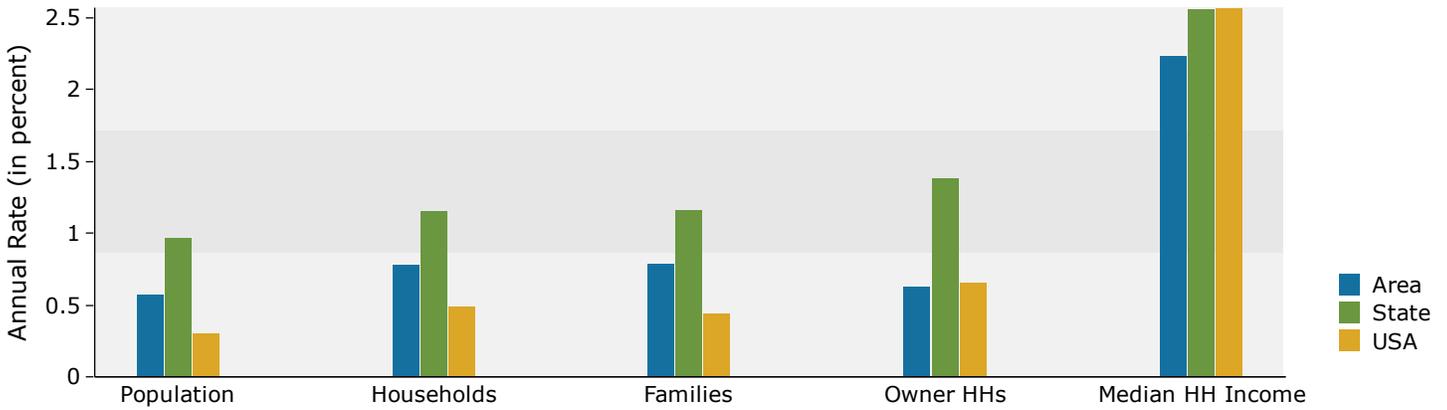
| Race and Ethnicity     | Census 2010 |         | Census 2020 |         | 2023   |         | 2028   |         |
|------------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
|                        | Number      | Percent | Number      | Percent | Number | Percent | Number | Percent |
| White Alone            | 49,447      | 75.2%   | 44,835      | 60.5%   | 43,791 | 58.0%   | 42,158 | 54.3%   |
| Black Alone            | 5,622       | 8.5%    | 6,809       | 9.2%    | 7,396  | 9.8%    | 8,342  | 10.7%   |
| American Indian Alone  | 301         | 0.5%    | 479         | 0.6%    | 494    | 0.7%    | 551    | 0.7%    |
| Asian Alone            | 4,695       | 7.1%    | 5,895       | 8.0%    | 6,715  | 8.9%    | 7,918  | 10.2%   |
| Pacific Islander Alone | 51          | 0.1%    | 80          | 0.1%    | 84     | 0.1%    | 86     | 0.1%    |
| Some Other Race Alone  | 3,633       | 5.5%    | 5,419       | 7.3%    | 5,782  | 7.7%    | 6,488  | 8.4%    |
| Two or More Races      | 2,039       | 3.1%    | 10,566      | 14.3%   | 11,177 | 14.8%   | 12,098 | 15.6%   |

|                            |        |       |        |       |        |       |        |       |
|----------------------------|--------|-------|--------|-------|--------|-------|--------|-------|
| Hispanic Origin (Any Race) | 12,735 | 19.4% | 17,434 | 23.5% | 18,440 | 24.4% | 19,700 | 25.4% |
|----------------------------|--------|-------|--------|-------|--------|-------|--------|-------|

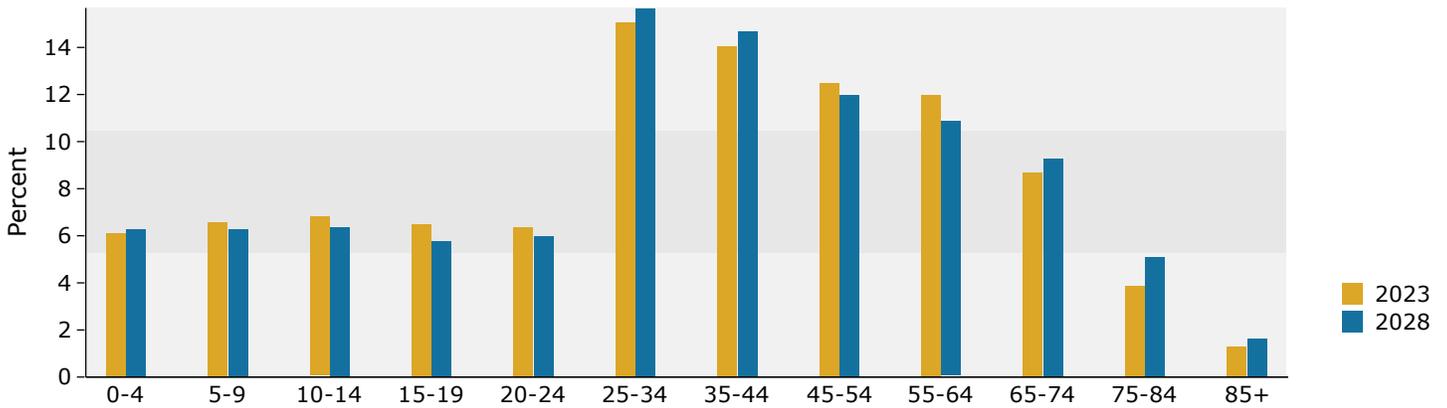
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

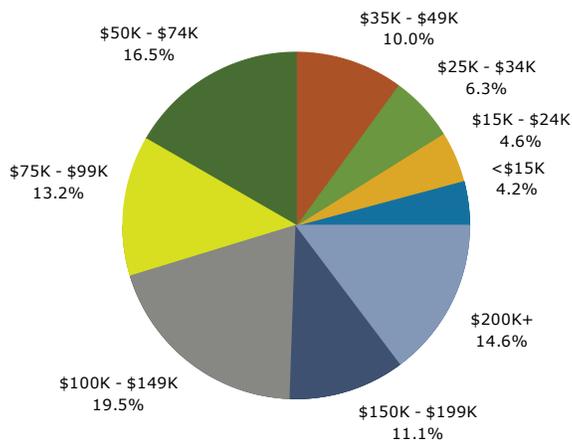
## Trends 2023-2028



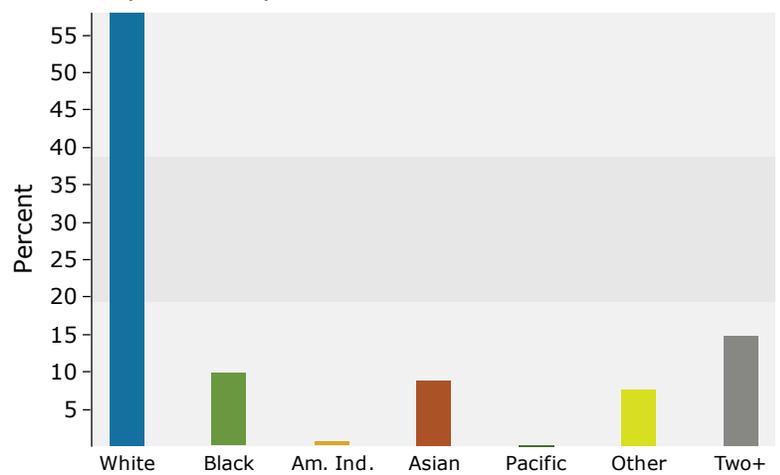
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 24.4%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



# Demographic and Income Profile

FM 528 and Bay Area Blvd  
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 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 29.52229  
 Longitude: -95.16168

| Summary                       | Census 2010 | Census 2020 | 2023    | 2028    |
|-------------------------------|-------------|-------------|---------|---------|
| Population                    | 160,178     | 185,558     | 189,649 | 192,898 |
| Households                    | 60,450      | 69,584      | 71,041  | 72,960  |
| Families                      | 42,050      | 48,405      | 48,374  | 49,622  |
| Average Household Size        | 2.64        | 2.65        | 2.66    | 2.63    |
| Owner Occupied Housing Units  | 39,832      | 44,225      | 46,552  | 47,889  |
| Renter Occupied Housing Units | 20,623      | 25,359      | 24,489  | 25,071  |
| Median Age                    | 35.4        | 37.1        | 37.5    | 38.1    |

| Trends: 2023-2028 Annual Rate | Area  | State | National |
|-------------------------------|-------|-------|----------|
| Population                    | 0.34% | 0.97% | 0.30%    |
| Households                    | 0.53% | 1.15% | 0.49%    |
| Families                      | 0.51% | 1.16% | 0.44%    |
| Owner HHs                     | 0.57% | 1.38% | 0.66%    |
| Median Household Income       | 2.23% | 2.56% | 2.57%    |

| Households by Income  | 2023   |         | 2028   |         |
|-----------------------|--------|---------|--------|---------|
|                       | Number | Percent | Number | Percent |
| <\$15,000             | 3,884  | 5.5%    | 3,599  | 4.9%    |
| \$15,000 - \$24,999   | 3,405  | 4.8%    | 2,802  | 3.8%    |
| \$25,000 - \$34,999   | 4,262  | 6.0%    | 3,813  | 5.2%    |
| \$35,000 - \$49,999   | 6,885  | 9.7%    | 6,296  | 8.6%    |
| \$50,000 - \$74,999   | 11,599 | 16.3%   | 11,056 | 15.2%   |
| \$75,000 - \$99,999   | 9,218  | 13.0%   | 9,355  | 12.8%   |
| \$100,000 - \$149,999 | 13,897 | 19.6%   | 14,912 | 20.4%   |
| \$150,000 - \$199,999 | 7,874  | 11.1%   | 9,734  | 13.3%   |
| \$200,000+            | 10,018 | 14.1%   | 11,392 | 15.6%   |

|                          |           |           |
|--------------------------|-----------|-----------|
| Median Household Income  | \$88,213  | \$98,494  |
| Average Household Income | \$123,825 | \$137,332 |
| Per Capita Income        | \$46,393  | \$51,942  |

| Population by Age | Census 2010 |         | Census 2020 |         | 2023   |         | 2028   |         |
|-------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
|                   | Number      | Percent | Number      | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 10,876      | 6.8%    | 10,686      | 5.8%    | 11,194 | 5.9%    | 11,664 | 6.0%    |
| 5 - 9             | 11,587      | 7.2%    | 12,569      | 6.8%    | 12,197 | 6.4%    | 11,886 | 6.2%    |
| 10 - 14           | 12,297      | 7.7%    | 13,720      | 7.4%    | 12,935 | 6.8%    | 12,465 | 6.5%    |
| 15 - 19           | 11,320      | 7.1%    | 13,255      | 7.1%    | 12,128 | 6.4%    | 11,497 | 6.0%    |
| 20 - 24           | 10,164      | 6.3%    | 11,950      | 6.4%    | 11,635 | 6.1%    | 11,341 | 5.9%    |
| 25 - 34           | 22,999      | 14.4%   | 25,215      | 13.6%   | 27,791 | 14.7%   | 28,187 | 14.6%   |
| 35 - 44           | 23,844      | 14.9%   | 25,490      | 13.7%   | 27,192 | 14.3%   | 28,701 | 14.9%   |
| 45 - 54           | 24,929      | 15.6%   | 24,409      | 13.2%   | 24,202 | 12.8%   | 23,988 | 12.4%   |
| 55 - 64           | 17,171      | 10.7%   | 22,843      | 12.3%   | 23,410 | 12.3%   | 21,645 | 11.2%   |
| 65 - 74           | 8,929       | 5.6%    | 15,407      | 8.3%    | 16,884 | 8.9%    | 18,587 | 9.6%    |
| 75 - 84           | 4,403       | 2.7%    | 7,381       | 4.0%    | 7,692  | 4.1%    | 9,873  | 5.1%    |
| 85+               | 1,659       | 1.0%    | 2,634       | 1.4%    | 2,389  | 1.3%    | 3,065  | 1.6%    |

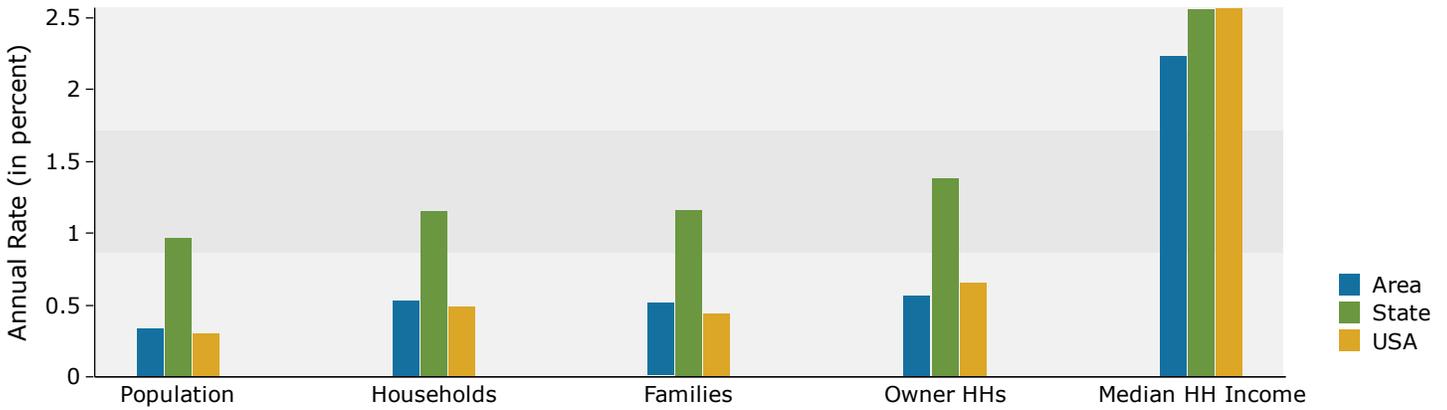
| Race and Ethnicity     | Census 2010 |         | Census 2020 |         | 2023    |         | 2028    |         |
|------------------------|-------------|---------|-------------|---------|---------|---------|---------|---------|
|                        | Number      | Percent | Number      | Percent | Number  | Percent | Number  | Percent |
| White Alone            | 119,829     | 74.8%   | 112,291     | 60.5%   | 110,425 | 58.2%   | 105,571 | 54.7%   |
| Black Alone            | 11,810      | 7.4%    | 14,953      | 8.1%    | 16,450  | 8.7%    | 18,397  | 9.5%    |
| American Indian Alone  | 768         | 0.5%    | 1,174       | 0.6%    | 1,216   | 0.6%    | 1,339   | 0.7%    |
| Asian Alone            | 13,664      | 8.5%    | 17,147      | 9.2%    | 19,138  | 10.1%   | 21,840  | 11.3%   |
| Pacific Islander Alone | 135         | 0.1%    | 176         | 0.1%    | 183     | 0.1%    | 186     | 0.1%    |
| Some Other Race Alone  | 9,180       | 5.7%    | 13,541      | 7.3%    | 14,444  | 7.6%    | 15,879  | 8.2%    |
| Two or More Races      | 4,793       | 3.0%    | 26,277      | 14.2%   | 27,792  | 14.7%   | 29,685  | 15.4%   |

|                            |        |       |        |       |        |       |        |       |
|----------------------------|--------|-------|--------|-------|--------|-------|--------|-------|
| Hispanic Origin (Any Race) | 31,240 | 19.5% | 43,937 | 23.7% | 46,457 | 24.5% | 48,811 | 25.3% |
|----------------------------|--------|-------|--------|-------|--------|-------|--------|-------|

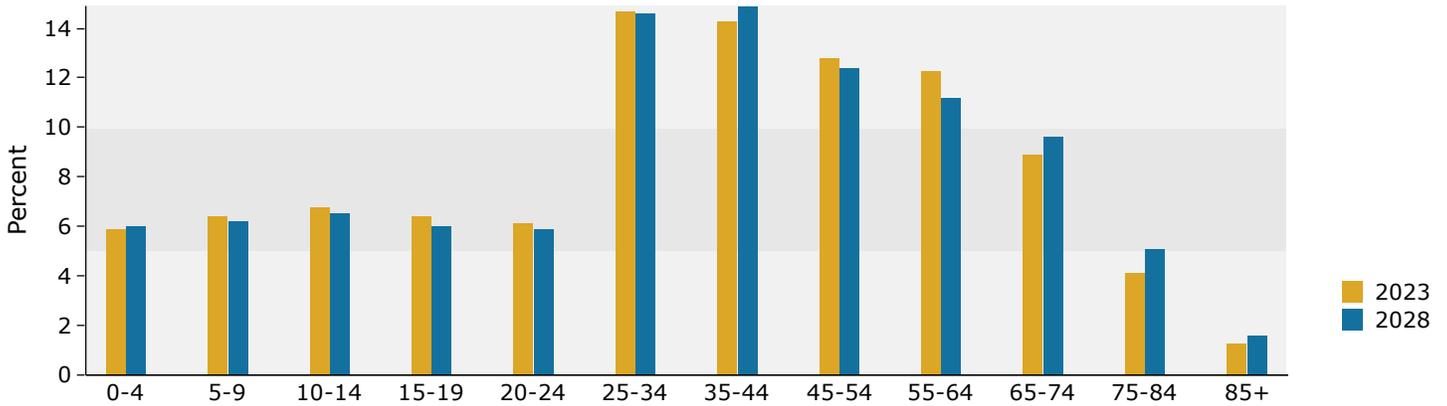
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**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

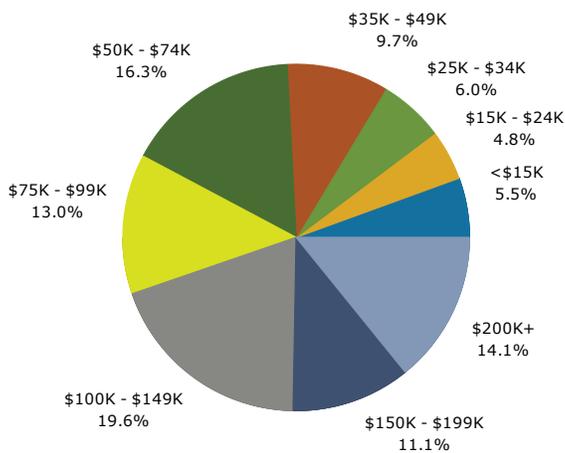
## Trends 2023-2028



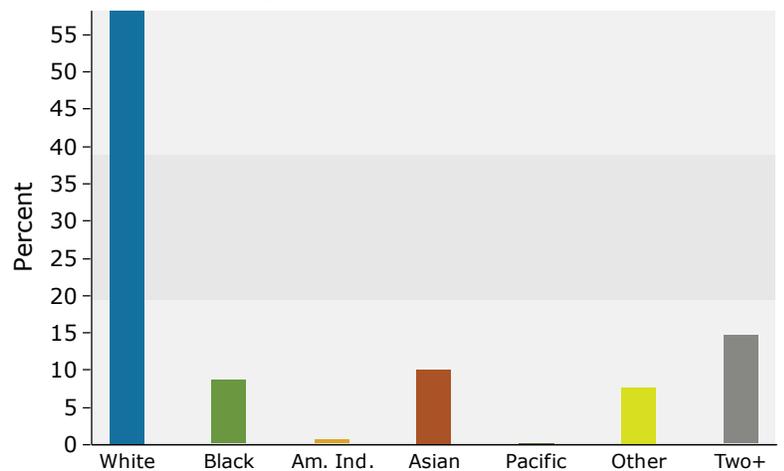
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 24.5%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.