



Demographic and Income Profile

FM 528 and Friendswood Pkwy
 1600-1602 Friendswood Lakes Blvd, Friendswood, Texas, 77546
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 29.49433
 Longitude: -95.20750

Summary	Census 2010	Census 2020	2023	2028
Population	6,381	7,109	7,248	7,549
Households	2,055	2,352	2,420	2,552
Families	1,846	2,018	2,150	2,262
Average Household Size	3.10	3.02	2.99	2.96
Owner Occupied Housing Units	1,961	2,180	2,297	2,433
Renter Occupied Housing Units	96	172	123	119
Median Age	40.6	41.3	41.8	42.6

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.82%	0.97%	0.30%
Households	1.07%	1.15%	0.49%
Families	1.02%	1.16%	0.44%
Owner HHs	1.16%	1.38%	0.66%
Median Household Income	1.52%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	50	2.1%	51	2.0%
\$15,000 - \$24,999	85	3.5%	71	2.8%
\$25,000 - \$34,999	81	3.3%	74	2.9%
\$35,000 - \$49,999	54	2.2%	56	2.2%
\$50,000 - \$74,999	158	6.5%	149	5.8%
\$75,000 - \$99,999	315	13.0%	294	11.5%
\$100,000 - \$149,999	501	20.7%	504	19.7%
\$150,000 - \$199,999	352	14.5%	433	17.0%
\$200,000+	825	34.1%	919	36.0%

Median Household Income	\$145,263	\$156,654
Average Household Income	\$194,974	\$210,533
Per Capita Income	\$64,450	\$70,333

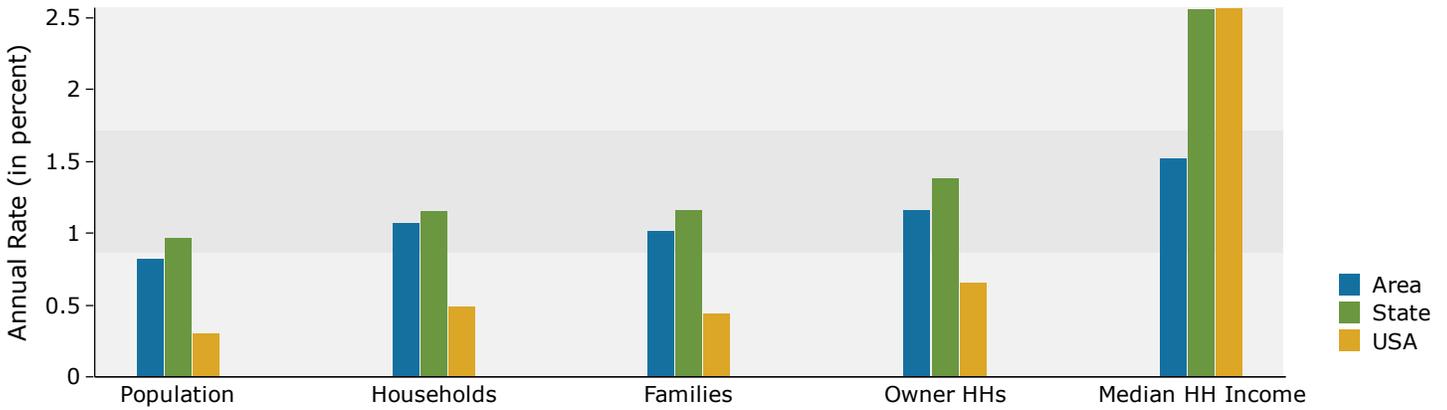
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	271	4.2%	323	4.5%	285	3.9%	297	3.9%
5 - 9	483	7.6%	509	7.2%	394	5.4%	396	5.2%
10 - 14	672	10.5%	618	8.7%	521	7.2%	510	6.8%
15 - 19	656	10.3%	656	9.2%	529	7.3%	460	6.1%
20 - 24	284	4.5%	402	5.7%	354	4.9%	266	3.5%
25 - 34	399	6.3%	513	7.2%	1,009	13.9%	874	11.6%
35 - 44	926	14.5%	861	12.1%	796	11.0%	1,210	16.0%
45 - 54	1,416	22.2%	1,141	16.1%	1,010	13.9%	925	12.3%
55 - 64	807	12.6%	1,120	15.8%	1,268	17.5%	1,117	14.8%
65 - 74	303	4.7%	640	9.0%	767	10.6%	1,007	13.3%
75 - 84	122	1.9%	259	3.6%	254	3.5%	401	5.3%
85+	41	0.6%	65	0.9%	60	0.8%	87	1.2%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	5,741	90.0%	5,682	79.9%	5,680	78.4%	5,742	76.1%
Black Alone	124	1.9%	139	2.0%	159	2.2%	188	2.5%
American Indian Alone	32	0.5%	24	0.3%	26	0.4%	29	0.4%
Asian Alone	278	4.4%	372	5.2%	421	5.8%	490	6.5%
Pacific Islander Alone	5	0.1%	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	91	1.4%	178	2.5%	192	2.6%	223	3.0%
Two or More Races	109	1.7%	712	10.0%	769	10.6%	876	11.6%
Hispanic Origin (Any Race)	613	9.6%	891	12.5%	954	13.2%	1,063	14.1%

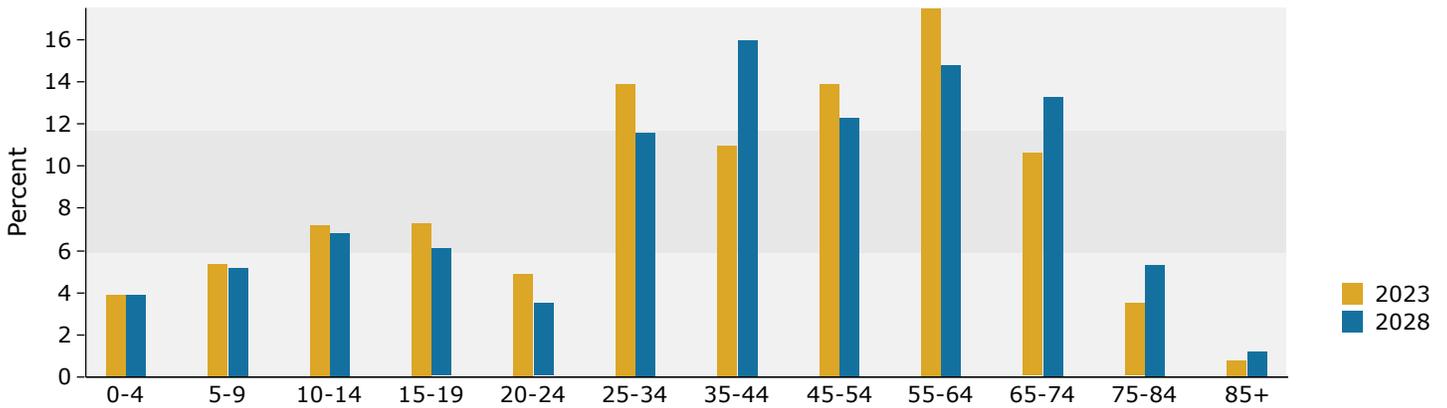
Data Note: Income is expressed in current dollars.

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

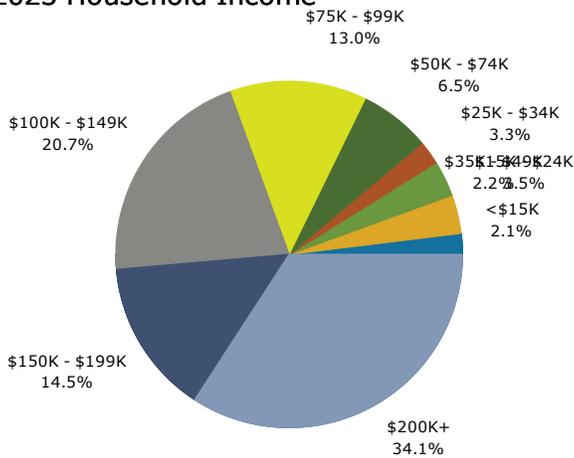
Trends 2023-2028



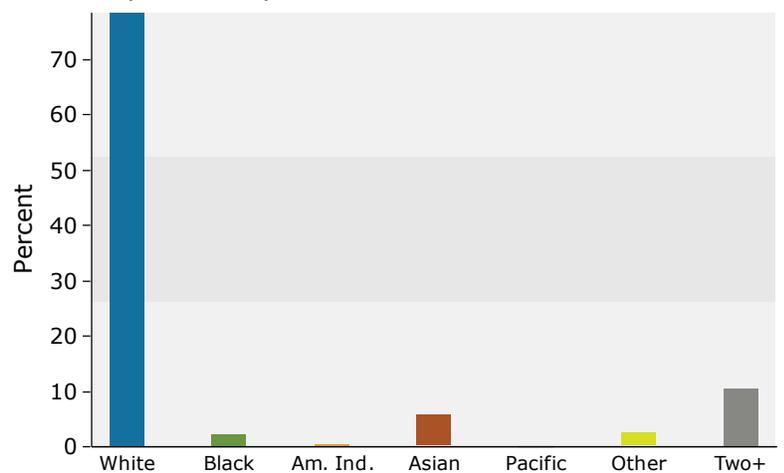
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 13.2%

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



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FM 528 and Friendswood Pkwy
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 Ring: 3 mile radius

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Summary	Census 2010	Census 2020	2023	2028
Population	31,556	40,358	42,237	44,671
Households	10,991	13,754	14,384	15,263
Families	8,788	10,924	11,425	12,154
Average Household Size	2.85	2.92	2.92	2.91
Owner Occupied Housing Units	9,390	11,602	12,325	13,162
Renter Occupied Housing Units	1,599	2,152	2,059	2,101
Median Age	39.4	39.2	40.6	40.8

Trends: 2023-2028 Annual Rate	Area	State	National
Population	1.13%	0.97%	0.30%
Households	1.19%	1.15%	0.49%
Families	1.24%	1.16%	0.44%
Owner HHs	1.32%	1.38%	0.66%
Median Household Income	2.04%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	618	4.3%	597	3.9%
\$15,000 - \$24,999	511	3.6%	415	2.7%
\$25,000 - \$34,999	513	3.6%	441	2.9%
\$35,000 - \$49,999	950	6.6%	860	5.6%
\$50,000 - \$74,999	1,692	11.8%	1,576	10.3%
\$75,000 - \$99,999	1,770	12.3%	1,719	11.3%
\$100,000 - \$149,999	3,000	20.9%	3,225	21.1%
\$150,000 - \$199,999	1,990	13.8%	2,554	16.7%
\$200,000+	3,340	23.2%	3,875	25.4%

Median Household Income	\$114,270	\$126,431
Average Household Income	\$158,018	\$174,845
Per Capita Income	\$53,808	\$59,731

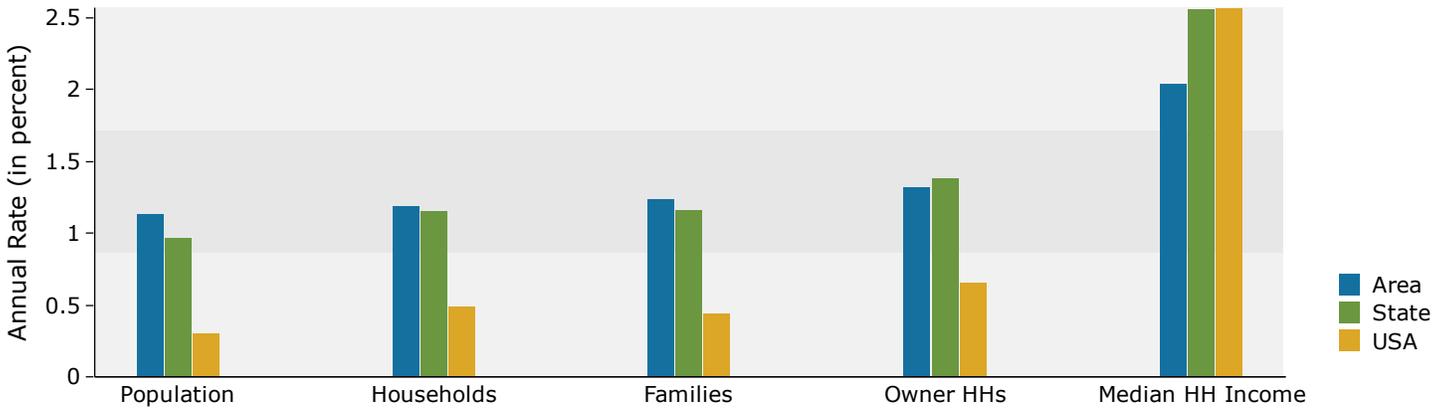
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,776	5.6%	2,305	5.7%	2,170	5.1%	2,362	5.3%
5 - 9	2,338	7.4%	3,078	7.6%	2,630	6.2%	2,725	6.1%
10 - 14	2,898	9.2%	3,485	8.6%	3,107	7.4%	3,103	6.9%
15 - 19	2,619	8.3%	3,094	7.7%	2,973	7.0%	2,784	6.2%
20 - 24	1,432	4.5%	2,074	5.1%	2,197	5.2%	1,916	4.3%
25 - 34	2,966	9.4%	3,837	9.5%	5,208	12.3%	5,523	12.4%
35 - 44	4,384	13.9%	5,527	13.7%	5,259	12.5%	6,342	14.2%
45 - 54	5,669	18.0%	5,604	13.9%	5,688	13.5%	5,638	12.6%
55 - 64	3,919	12.4%	5,200	12.9%	6,130	14.5%	5,711	12.8%
65 - 74	2,024	6.4%	3,588	8.9%	4,358	10.3%	5,179	11.6%
75 - 84	1,036	3.3%	1,791	4.4%	1,889	4.5%	2,592	5.8%
85+	496	1.6%	777	1.9%	629	1.5%	795	1.8%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	27,454	87.0%	29,430	72.9%	29,990	71.0%	30,322	67.9%
Black Alone	957	3.0%	1,421	3.5%	1,648	3.9%	1,962	4.4%
American Indian Alone	156	0.5%	182	0.5%	194	0.5%	218	0.5%
Asian Alone	1,236	3.9%	2,597	6.4%	3,069	7.3%	3,813	8.5%
Pacific Islander Alone	19	0.1%	24	0.1%	26	0.1%	28	0.1%
Some Other Race Alone	1,012	3.2%	1,626	4.0%	1,757	4.2%	2,024	4.5%
Two or More Races	722	2.3%	5,079	12.6%	5,553	13.1%	6,304	14.1%
Hispanic Origin (Any Race)	4,398	13.9%	7,091	17.6%	7,687	18.2%	8,489	19.0%

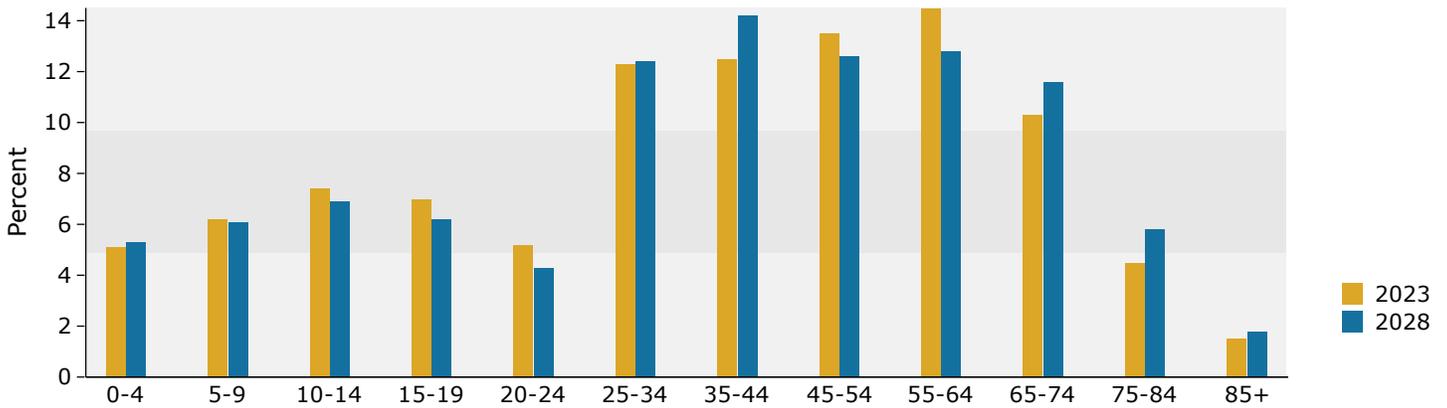
Data Note: Income is expressed in current dollars.

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

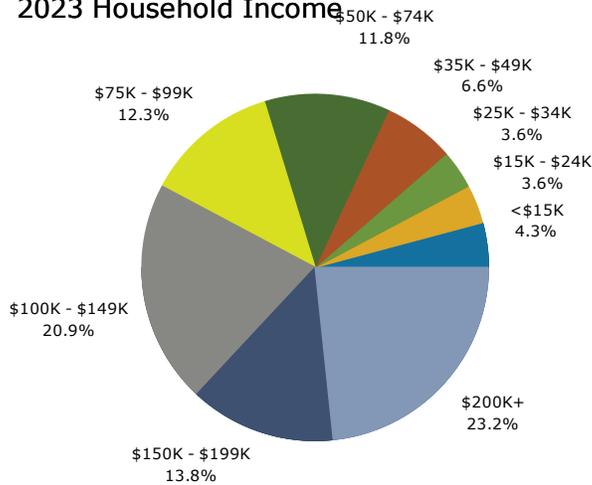
Trends 2023-2028



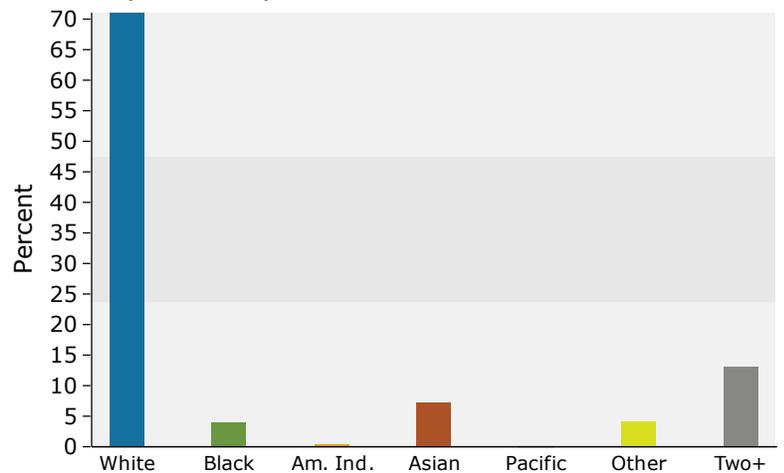
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 18.2%

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



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Summary	Census 2010	Census 2020	2023	2028
Population	99,922	117,822	121,535	126,652
Households	34,275	40,421	41,823	43,918
Families	27,054	31,422	32,504	34,133
Average Household Size	2.91	2.90	2.89	2.87
Owner Occupied Housing Units	27,646	31,758	33,981	35,851
Renter Occupied Housing Units	6,628	8,663	7,842	8,067
Median Age	35.9	38.2	37.4	37.9

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.83%	0.97%	0.30%
Households	0.98%	1.15%	0.49%
Families	0.98%	1.16%	0.44%
Owner HHs	1.08%	1.38%	0.66%
Median Household Income	1.45%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	1,776	4.2%	1,684	3.8%
\$15,000 - \$24,999	1,420	3.4%	1,192	2.7%
\$25,000 - \$34,999	1,776	4.2%	1,595	3.6%
\$35,000 - \$49,999	3,384	8.1%	3,102	7.1%
\$50,000 - \$74,999	6,094	14.6%	5,822	13.3%
\$75,000 - \$99,999	5,243	12.5%	5,256	12.0%
\$100,000 - \$149,999	9,280	22.2%	9,912	22.6%
\$150,000 - \$199,999	5,357	12.8%	6,708	15.3%
\$200,000+	7,494	17.9%	8,647	19.7%

Median Household Income	\$104,317	\$112,102
Average Household Income	\$139,881	\$154,324
Per Capita Income	\$48,297	\$53,731

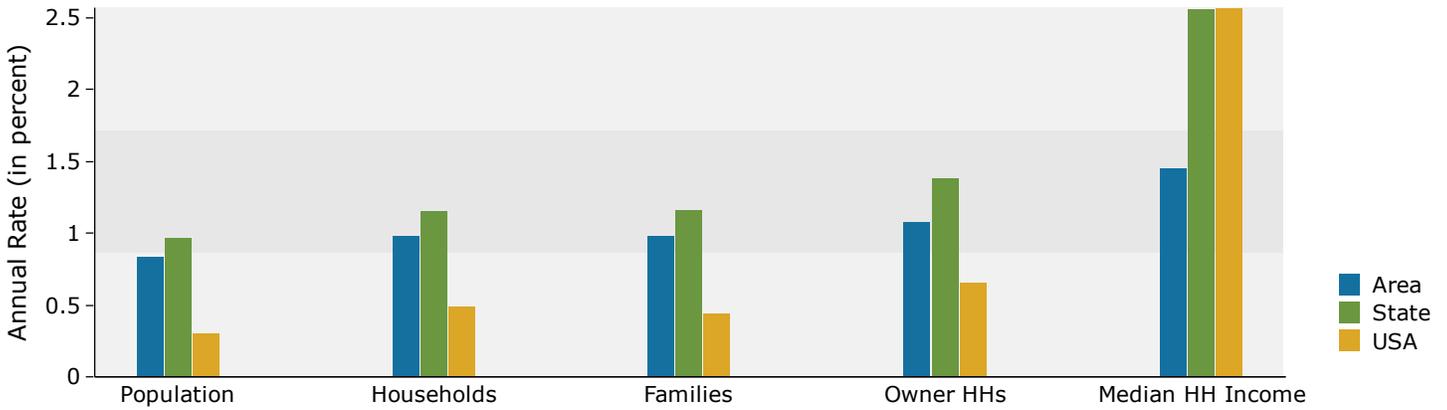
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,993	7.0%	6,819	5.8%	7,497	6.2%	8,008	6.3%
5 - 9	7,992	8.0%	8,535	7.2%	8,470	7.0%	8,536	6.7%
10 - 14	8,633	8.6%	9,586	8.1%	9,101	7.5%	9,058	7.2%
15 - 19	7,693	7.7%	9,048	7.7%	8,272	6.8%	7,917	6.3%
20 - 24	5,201	5.2%	6,594	5.6%	6,742	5.5%	6,143	4.9%
25 - 34	12,055	12.1%	13,117	11.1%	16,711	13.7%	17,763	14.0%
35 - 44	15,526	15.5%	16,278	13.8%	16,826	13.8%	18,900	14.9%
45 - 54	16,113	16.1%	16,415	13.9%	16,058	13.2%	15,820	12.5%
55 - 64	10,888	10.9%	14,895	12.6%	15,287	12.6%	14,464	11.4%
65 - 74	5,382	5.4%	10,091	8.6%	10,729	8.8%	12,163	9.6%
75 - 84	2,525	2.5%	4,775	4.1%	4,493	3.7%	6,139	4.8%
85+	924	0.9%	1,668	1.4%	1,349	1.1%	1,741	1.4%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	79,564	79.6%	76,275	64.7%	76,140	62.6%	75,170	59.4%
Black Alone	5,652	5.7%	7,125	6.0%	7,826	6.4%	8,914	7.0%
American Indian Alone	452	0.5%	615	0.5%	647	0.5%	728	0.6%
Asian Alone	6,147	6.2%	8,661	7.4%	9,877	8.1%	11,578	9.1%
Pacific Islander Alone	64	0.1%	102	0.1%	110	0.1%	114	0.1%
Some Other Race Alone	5,441	5.4%	8,057	6.8%	8,716	7.2%	9,980	7.9%
Two or More Races	2,602	2.6%	16,987	14.4%	18,220	15.0%	20,167	15.9%
Hispanic Origin (Any Race)	19,705	19.7%	27,700	23.5%	29,693	24.4%	32,415	25.6%

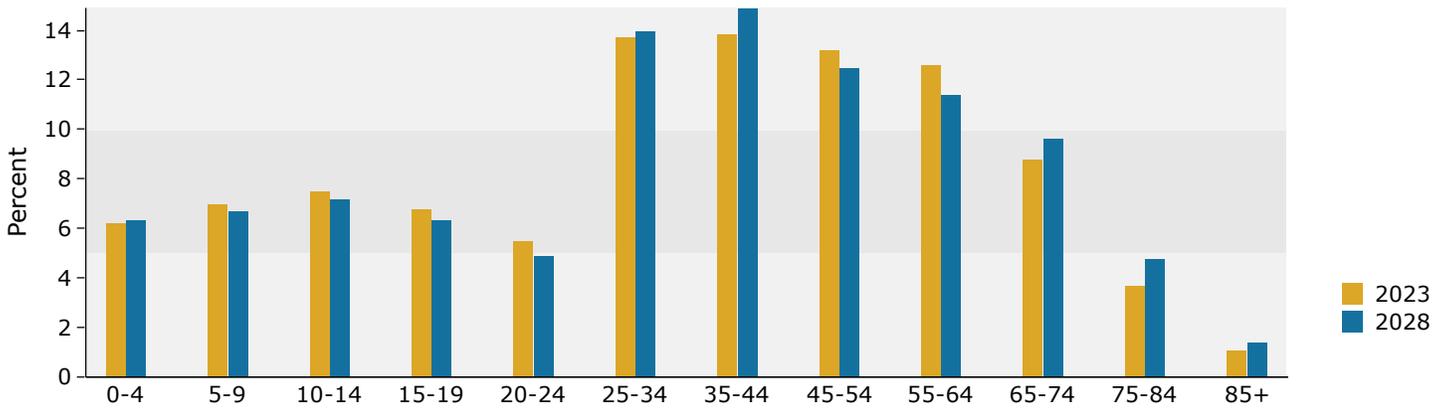
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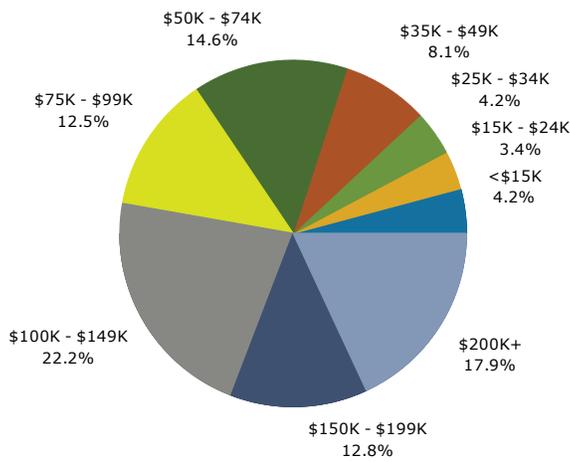
Trends 2023-2028



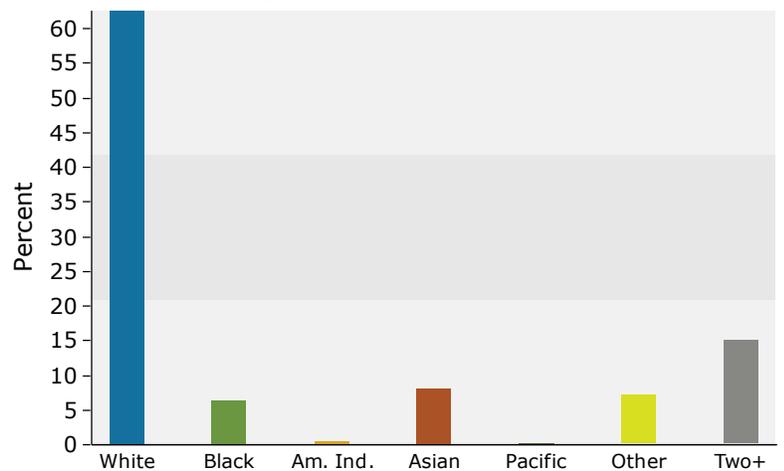
Population by Age



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.