Demographic and Income Profile

FM 2351 and Beamer Rd
4000-4004 FM-2351 S, Friendswood, Texas, 77546
Ring: 1 mile radius

Summary	Census 2010	Census 2020	2023	2028
Population	1,615	1,592	1,541	1,526
Households	491	502	500	496
Families	403	423	403	402
Average Household Size	3.29	3.17	3.08	3.08
Owner Occupied Housing Units	445	420	356	357
Renter Occupied Housing Units	47	82	144	139
Median Age	35.0	37.9	36.5	38.2

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.20%	0.97%	0.30%
Households	-0.16%	1.15%	0.49%
Families	-0.05%	1.16%	0.44%
Owner HHs	0.06%	1.38%	0.66%
Median Household Income	1.36%	2.56%	2.57%

	2023		2028	
Households by Income	Number	Percent	Number	Percent
<$15,000	18	3.6%	15	3.0%
$15,000 - $24,999	8	1.6%	6	1.2%
$25,000 - $34,999	5	1.0%	4	0.8%
$35,000 - $49,999	32	6.4%	26	5.2%
$50,000 - $74,999	90	18.0%	77	15.5%
$75,000 - $99,999	96	19.2%	89	17.9%
$100,000 - $149,999	134	26.8%	140	28.2%
$150,000 - $199,999	60	12.0%	76	15.3%
$200,000+	56	11.2%	63	12.7%
Median Household Income		$100,106		$107,095
Average Household Income		$124,686		$139,084
Per Capita Income		$42,420		$47,745

	Census 2010		Census 2020		2023		2028	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	112	6.9%	88	5.5%	94	6.1%	92	6.0%
5 - 9	113	7.0%	100	6.3%	103	6.7%	95	6.2%
10 - 14	142	8.8%	107	6.7%	108	7.0%	103	6.7%
15 - 19	141	8.7%	111	7.0%	88	5.7%	92	6.0%
20 - 24	93	5.8%	97	6.1%	83	5.4%	64	4.2%
25 - 34	207	12.8%	224	14.1%	256	16.6%	226	14.8%
35 - 44	244	15.1%	216	13.6%	242	15.7%	268	17.5%
45 - 54	305	18.9%	199	12.5%	189	12.3%	186	12.2%
55 - 64	165	10.2%	247	15.5%	211	13.7%	182	11.9%
65 - 74	60	3.7%	147	9.2%	120	7.8%	150	9.8%
75 - 84	27	1.7%	43	2.7%	39	2.5%	59	3.9%
85+	7	0.4%	13	0.8%	8	0.5%	11	0.7%

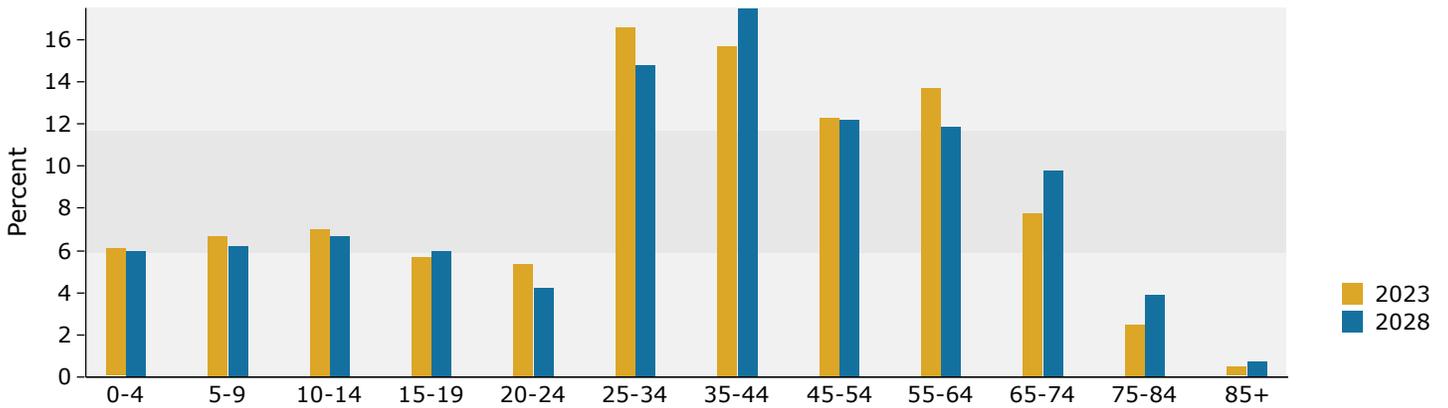|	Census 2010		Census 2020		2023		2028	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	1,167	72.3%	891	56.0%	817	53.1%	743	48.7%
Black Alone	161	10.0%	175	11.0%	181	11.8%	199	13.0%
American Indian Alone	3	0.2%	9	0.6%	9	0.6%	10	0.7%
Asian Alone	152	9.4%	121	7.6%	130	8.4%	147	9.6%
Pacific Islander Alone	0	0.0%	3	0.2%	3	0.2%	3	0.2%
Some Other Race Alone	72	4.5%	142	8.9%	147	9.5%	160	10.5%
Two or More Races	60	3.7%	252	15.8%	253	16.4%	263	17.2%
Hispanic Origin (Any Race)	283	17.5%	423	26.6%	429	27.8%	444	29.1%

Data Note: Income is expressed in current dollars.

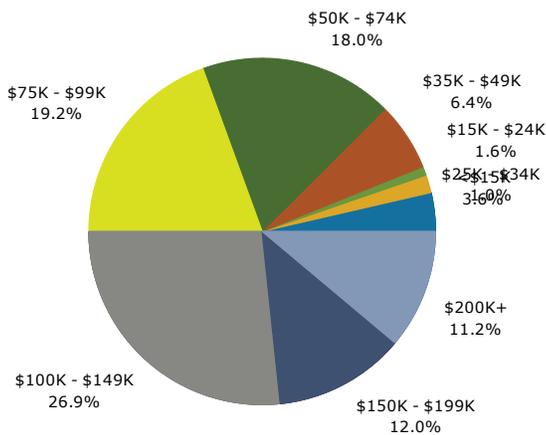**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 13, 2024
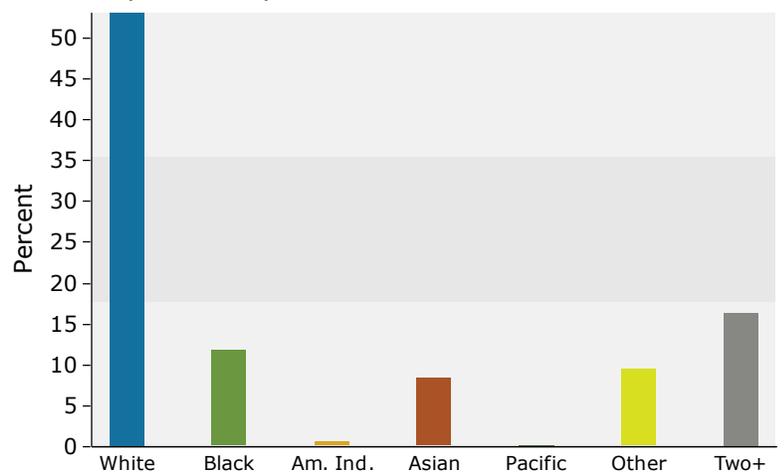
FM 2351 and Beamer Rd
4000-4004 FM-2351 S, Friendswood, Texas, 77546
Ring: 1 mile radius

Trends 2023-2028

Area
State
USA

Population by Age

2023
2028

2023 Household Income

$50K - $74K
18.0%
$35K - $49K
6.4%
$15K - $24K
1.6%
$25K - $34K
3.0%
<$15K
1.6%
$75K - $99K
19.2%
$200K+
11.2%
$100K - $149K
26.9%
$150K - $199K
12.0%

2023 Population by Race

White   Black   Am. Ind.   Asian   Pacific   Other   Two+
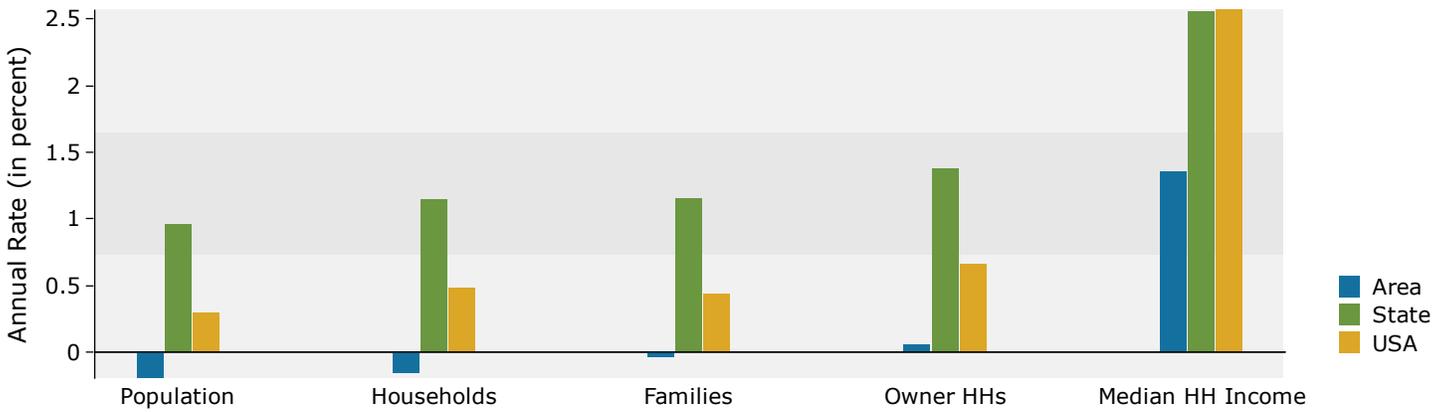
2023 Percent Hispanic Origin: 27.8%

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

February 13, 2024

Demographic and Income Profile

FM 2351 and Beamer Rd
4000-4004 FM-2351 S, Friendswood, Texas, 77546
Ring: 3 mile radius

Prepared by Esri
Latitude: 29.55721
Longitude: -95.18047

Summary	Census 2010	Census 2020	2023	2028
Population	75,973	80,962	81,569	82,490
Households	28,723	30,785	31,011	31,777
Families	19,748	20,834	20,566	21,025
Average Household Size	2.64	2.62	2.62	2.59
Owner Occupied Housing Units	18,142	18,056	18,907	19,134
Renter Occupied Housing Units	10,582	12,729	12,104	12,643
Median Age	34.6	36.8	36.9	37.5

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.22%	0.97%	0.30%
Households	0.49%	1.15%	0.49%
Families	0.44%	1.16%	0.44%
Owner HHs	0.24%	1.38%	0.66%
Median Household Income	1.89%	2.56%	2.57%

Households by Income		2023		2028	
		Number	Percent	Number	Percent
<$15,000		1,670	5.4%	1,506	4.7%
$15,000 - $24,999		1,852	6.0%	1,531	4.8%
$25,000 - $34,999		2,272	7.3%	1,993	6.3%
$35,000 - $49,999		3,507	11.3%	3,193	10.0%
$50,000 - $74,999		5,316	17.1%	5,091	16.0%
$75,000 - $99,999		4,607	14.9%	4,831	15.2%
$100,000 - $149,999		5,450	17.6%	6,041	19.0%
$150,000 - $199,999		3,098	10.0%	3,891	12.2%
$200,000+		3,240	10.4%	3,701	11.6%
Median Household Income		$78,736		$86,482	
Average Household Income		$109,558		$122,286	
Per Capita Income		$41,315		$46,740	

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,347	7.0%	4,750	5.9%	4,900	6.0%	5,087	6.2%
5 - 9	5,468	7.2%	5,168	6.4%	5,167	6.3%	4,976	6.0%
10 - 14	5,854	7.7%	5,582	6.9%	5,336	6.5%	5,152	6.2%
15 - 19	5,258	6.9%	5,588	6.9%	5,072	6.2%	4,804	5.8%
20 - 24	5,045	6.6%	5,681	7.0%	5,543	6.8%	5,315	6.4%
25 - 34	11,497	15.1%	11,711	14.5%	12,463	15.3%	12,706	15.4%
35 - 44	11,082	14.6%	10,722	13.2%	11,605	14.2%	12,122	14.7%
45 - 54	11,298	14.9%	10,100	12.5%	9,782	12.0%	9,791	11.9%
55 - 64	8,110	10.7%	9,964	12.3%	9,653	11.8%	8,852	10.7%
65 - 74	4,128	5.4%	7,114	8.8%	7,419	9.1%	7,781	9.4%
75 - 84	2,049	2.7%	3,318	4.1%	3,514	4.3%	4,506	5.5%
85+	837	1.1%	1,265	1.6%	1,114	1.4%	1,399	1.7%

| Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	52,479	69.1%	41,694	51.5%	40,068	49.1%	37,458	45.4%
Black Alone	7,566	10.0%	8,734	10.8%	9,309	11.4%	10,228	12.4%
American Indian Alone	356	0.5%	527	0.7%	542	0.7%	599	0.7%
Asian Alone	8,020	10.6%	9,722	12.0%	10,530	12.9%	11,668	14.1%
Pacific Islander Alone	63	0.1%	90	0.1%	96	0.1%	97	0.1%
Some Other Race Alone	5,080	6.7%	7,839	9.7%	8,238	10.1%	9,030	10.9%
Two or More Races	2,409	3.2%	12,355	15.3%	12,786	15.7%	13,409	16.3%
Hispanic Origin (Any Race)	18,359	24.2%	23,447	29.0%	24,326	29.8%	25,257	30.6%

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.

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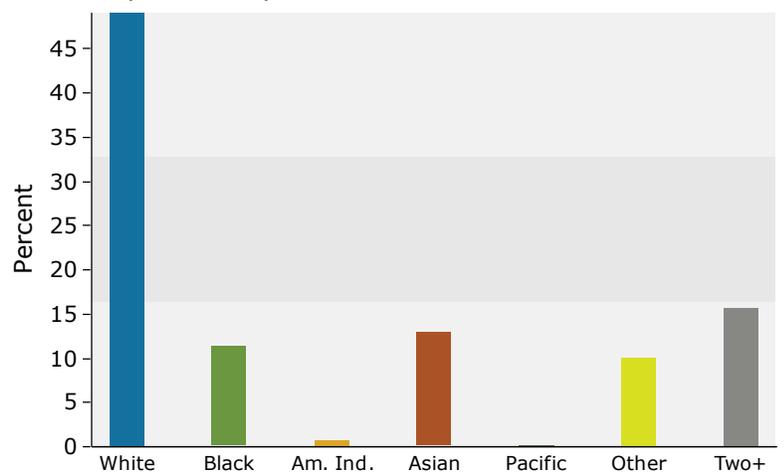
FM 2351 and Beamer Rd
4000-4004 FM-2351 S, Friendswood, Texas, 77546
Ring: 3 mile radius

Trends 2023-2028

Legend: Area, State, USA

Population by Age

Legend: 2023, 2028

2023 Household Income

- $35K - $49K 11.3%
- $25K - $34K 7.3%
- $15K - $24K 6.0%
- <$15K 5.4%
- $200K+ 10.4%
- $150K - $199K 10.0%
- $100K - $149K 17.6%
- $75K - $99K 14.9%
- $50K - $74K 17.1%

2023 Population by Race

White, Black, Am. Ind., Asian, Pacific, Other, Two+

2023 Percent Hispanic Origin: 29.8%

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

February 13, 2024
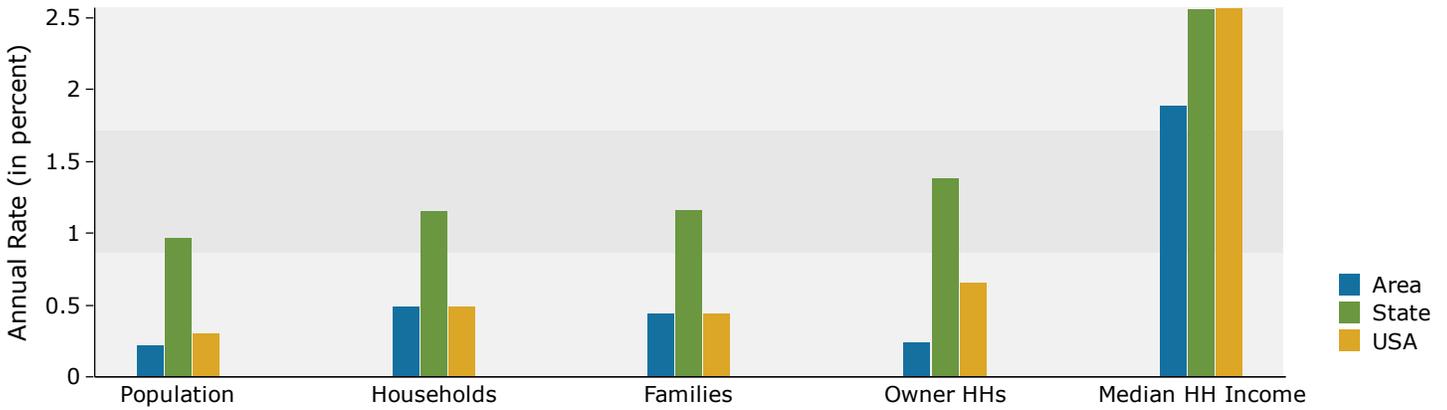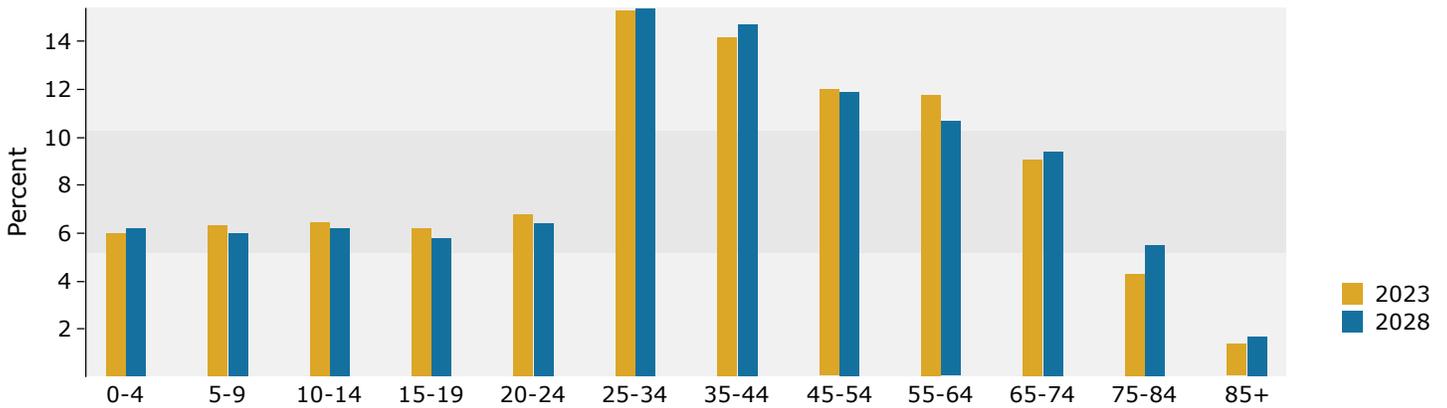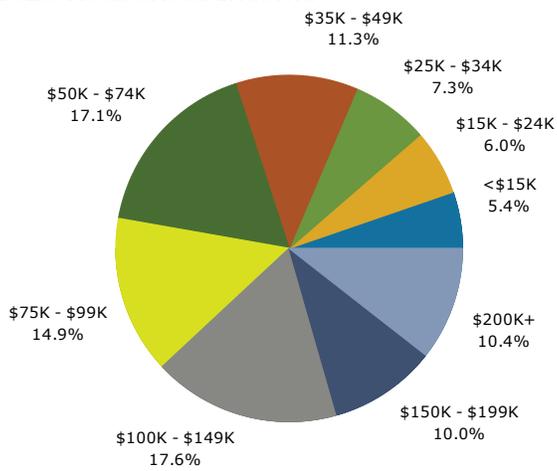
Demographic and Income Profile

FM 2351 and Beamer Rd
4000-4004 FM-2351 S, Friendswood, Texas, 77546
Ring: 5 mile radius

Prepared by Esri
Latitude: 29.55721
Longitude: -95.18047

Summary	Census 2010	Census 2020	2023	2028
Population	190,036	209,889	211,964	212,139
Households	70,412	77,528	78,508	79,386
Families	49,574	54,268	53,792	54,310
Average Household Size	2.69	2.70	2.69	2.66
Owner Occupied Housing Units	45,821	48,827	49,535	50,153
Renter Occupied Housing Units	24,595	28,701	28,973	29,232
Median Age	34.9	36.9	36.9	37.5

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.02%	0.97%	0.30%
Households	0.22%	1.15%	0.49%
Families	0.19%	1.16%	0.44%
Owner HHs	0.25%	1.38%	0.66%
Median Household Income	2.09%	2.56%	2.57%

	2023		2028	
Households by Income	Number	Percent	Number	Percent
<$15,000	4,491	5.7%	4,061	5.1%
$15,000 - $24,999	4,332	5.5%	3,517	4.4%
$25,000 - $34,999	5,248	6.7%	4,618	5.8%
$35,000 - $49,999	8,001	10.2%	7,222	9.1%
$50,000 - $74,999	13,008	16.6%	12,289	15.5%
$75,000 - $99,999	10,673	13.6%	10,751	13.5%
$100,000 - $149,999	14,566	18.6%	15,701	19.8%
$150,000 - $199,999	8,108	10.3%	9,959	12.5%
$200,000+	10,083	12.8%	11,268	14.2%
Median Household Income	$83,145		$92,192	
Average Household Income	$118,481		$131,626	
Per Capita Income	$43,943		$49,320	

	Census 2010		Census 2020		2023		2028	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,089	6.9%	12,099	5.8%	12,838	6.1%	13,179	6.2%
5 - 9	13,505	7.1%	13,565	6.5%	13,650	6.4%	13,100	6.2%
10 - 14	14,566	7.7%	14,985	7.1%	14,242	6.7%	13,729	6.5%
15 - 19	13,590	7.2%	14,949	7.1%	13,479	6.4%	12,757	6.0%
20 - 24	12,997	6.8%	14,526	6.9%	13,818	6.5%	13,320	6.3%
25 - 34	27,595	14.5%	29,288	14.0%	32,165	15.2%	31,726	15.0%
35 - 44	26,882	14.1%	27,879	13.3%	30,148	14.2%	31,515	14.9%
45 - 54	28,645	15.1%	26,621	12.7%	25,508	12.0%	25,599	12.1%
55 - 64	20,910	11.0%	26,121	12.4%	25,422	12.0%	22,787	10.7%
65 - 74	11,052	5.8%	18,261	8.7%	19,152	9.0%	20,117	9.5%
75 - 84	5,323	2.8%	8,734	4.2%	8,958	4.2%	11,060	5.2%
85+	1,884	1.0%	2,862	1.4%	2,585	1.2%	3,251	1.5%

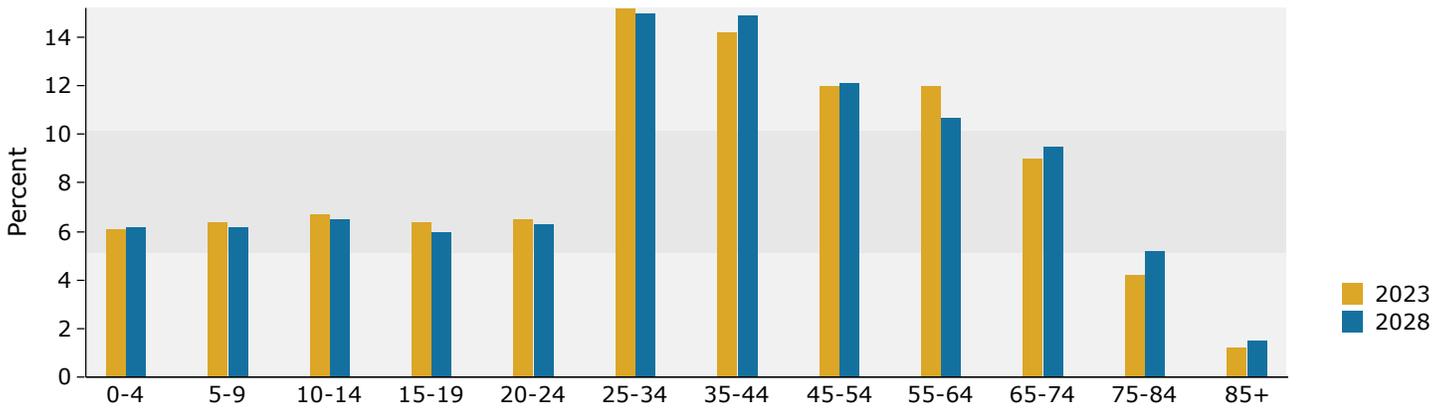|	Census 2010		Census 2020		2023		2028	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	131,052	69.0%	107,435	51.2%	103,573	48.9%	96,086	45.3%
Black Alone	18,216	9.6%	22,174	10.6%	23,605	11.1%	25,386	12.0%
American Indian Alone	929	0.5%	1,501	0.7%	1,532	0.7%	1,660	0.8%
Asian Alone	18,998	10.0%	23,140	11.0%	25,448	12.0%	28,396	13.4%
Pacific Islander Alone	177	0.1%	169	0.1%	178	0.1%	183	0.1%
Some Other Race Alone	15,017	7.9%	21,239	10.1%	22,251	10.5%	23,884	11.3%
Two or More Races	5,647	3.0%	34,230	16.3%	35,377	16.7%	36,546	17.2%
Hispanic Origin (Any Race)	49,576	26.1%	66,022	31.5%	68,362	32.3%	69,593	32.8%

Data Note: Income is expressed in current dollars.

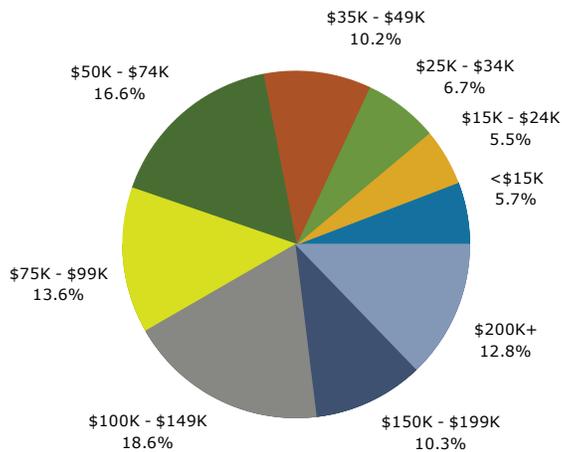**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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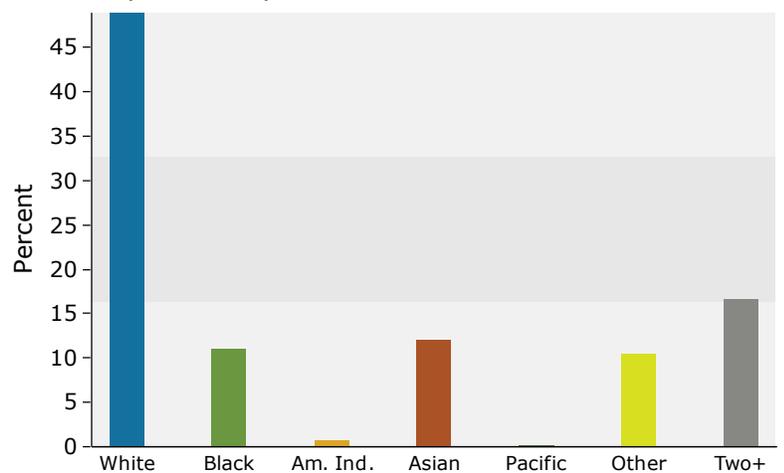
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Prepared by Esri
Latitude: 29.55721
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Trends 2023-2028

Bar chart categories: Population, Households, Families, Owner HHs, Median HH Income. Legend: Area, State, USA. Y-axis: Annual Rate (in percent).

Population by Age

Bar chart by age group: 0-4, 5-9, 10-14, 15-19, 20-24, 25-34, 35-44, 45-54, 55-64, 65-74, 75-84, 85+. Legend: 2023, 2028. Y-axis: Percent.

2023 Household Income

Pie chart:
- $35K - $49K: 10.2%
- $25K - $34K: 6.7%
- $15K - $24K: 5.5%
- <$15K: 5.7%
- $200K+: 12.8%
- $150K - $199K: 10.3%
- $100K - $149K: 18.6%
- $75K - $99K: 13.6%
- $50K - $74K: 16.6%

2023 Population by Race

Bar chart categories: White, Black, Am. Ind., Asian, Pacific, Other, Two+. Y-axis: Percent.
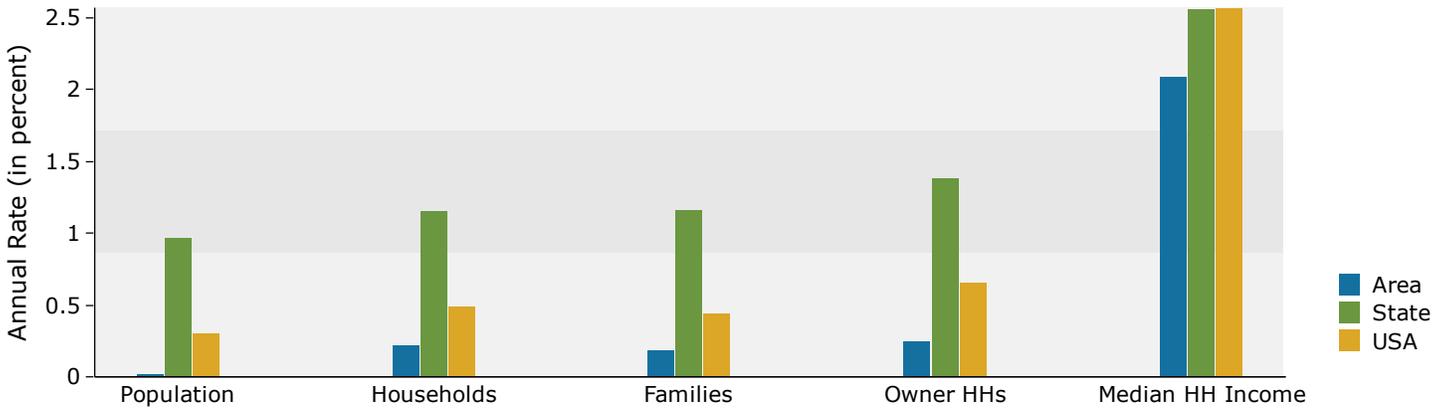
2023 Percent Hispanic Origin: 32.3%

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

February 13, 2024