



Executive Summary

Prepared By: Rigoberto Juarez

Site Type: Radius	12700 Grant Rd Cypress, TX 77429 Radius: 1.0 mile	12700 Grant Rd Cypress, TX 77429 Radius: 3.0 mile	12700 Grant Rd Cypress, TX 77429 Radius: 5.0 mile
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2008 Population

Total Population	10,369	70,314	181,406
Male Population	50.0%	49.5%	49.4%
Female Population	50.0%	50.5%	50.6%
Median Age	39.3	35.9	34.9

2008 Income

Median HH Income	\$123,292	\$95,403	\$85,086
Per Capita Income	\$50,168	\$44,355	\$38,708
Average HH Income	\$156,867	\$129,400	\$112,371

2008 Households

Total Households	3,303	24,311	62,122
Average Household Size	3.14	2.89	2.91
1990-2000 Annual Rate	3.18%	4.6%	4.54%

2008 Housing

Owner Occupied Housing Units	91.3%	80.5%	75.3%
Renter Occupied Housing Units	6.4%	14.2%	19.4%
Vacant Housing Units	2.3%	5.3%	5.4%

Population

1990 Population	7,317	33,212	82,803
2000 Population	9,365	50,053	123,122
2008 Population	10,369	70,314	181,406
2013 Population	11,401	84,735	216,947
1990-2000 Annual Rate	2.5%	4.19%	4.05%
2000-2008 Annual Rate	1.24%	4.21%	4.81%
2008-2013 Annual Rate	1.92%	3.8%	3.64%

In the identified market area, the current year population is 181,406. In 2000, the Census count in the market area was 123,122. The rate of change since 2000 was 4.81 percent annually. The five-year projection for the population in the market area is 216,947, representing a change of 3.64 percent annually from 2008 to 2013. Currently, the population is 49.4 percent male and 50.6 percent female.

Households

1990 Households	2,183	11,047	27,239
2000 Households	2,985	17,321	42,474
2008 Households	3,303	24,311	62,122
2013 Households	3,629	29,237	74,135
1990-2000 Annual Rate	3.18%	4.6%	4.54%
2000-2008 Annual Rate	1.23%	4.19%	4.72%
2008-2013 Annual Rate	1.9%	3.76%	3.6%

The household count in this market area has changed from 42,474 in 2000 to 62,122 in the current year, a change of 4.72 percent annually. The five-year projection of households is 74,135, a change of 3.6 percent annually from the current year total. Average household size is currently 2.91, compared to 2.88 in the year 2000. The number of families in the current year is 48,703 in the market area.

Housing

Currently, 75.3 percent of the 65,640 housing units in the market area are owner occupied; 19.4 percent, renter occupied; and 5.4 percent are vacant. In 2000, there were 44,396 housing units— 73.5 percent owner occupied, 22.1 percent renter occupied and 4.4 percent vacant. The rate of change in housing units since 2000 is 4.85 percent. Median home value in the market area is \$165,818, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 1.12 percent annually to \$175,281. From 2000 to the current year, median home value changed by 3.67 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



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Median Household Income			
1990 Median HH Income	\$70,591	\$54,814	\$49,288
2000 Median HH Income	\$93,499	\$77,839	\$69,547
2008 Median HH Income	\$123,292	\$95,403	\$85,086
2013 Median HH Income	\$135,381	\$108,080	\$98,598
1990-2000 Annual Rate	2.85%	3.57%	3.5%
2000-2008 Annual Rate	3.41%	2.5%	2.47%
2008-2013 Annual Rate	1.89%	2.53%	2.99%
Per Capita Income			
1990 Per Capita Income	\$22,378	\$20,497	\$18,780
2000 Per Capita Income	\$36,084	\$31,949	\$29,359
2008 Per Capita Income	\$50,168	\$44,355	\$38,708
2013 Per Capita Income	\$62,909	\$56,603	\$47,356
1990-2000 Annual Rate	4.89%	4.54%	4.57%
2000-2008 Annual Rate	4.08%	4.06%	3.41%
2008-2013 Annual Rate	4.63%	5%	4.12%
Average Household Income			
1990 Average Household Income	\$74,857	\$61,734	\$56,505
2000 Average Household Income	\$112,125	\$92,121	\$83,954
2008 Average HH Income	\$156,867	\$129,400	\$112,371
2013 Average HH Income	\$196,883	\$165,449	\$137,805
1990-2000 Annual Rate	4.12%	4.08%	4.04%
2000-2008 Annual Rate	4.15%	4.2%	3.6%
2008-2013 Annual Rate	4.65%	5.04%	4.16%

Households by Income

Current median household income is \$85,086 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$98,598 in five years. In 2000, median household income was \$69,547, compared to \$49,288 in 1990.

Current average household income is \$112,371 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$137,805 in five years. In 2000, average household income was \$83,954, compared to \$56,505 in 1990.

Current per capita income is \$38,708 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$47,356 in five years. In 2000, the per capita income was \$29,359, compared to \$18,780 in 1990.

Population by Employment

Total Businesses	419	2,719	7,388
Total Employees	2,827	21,679	59,209

Currently, 96.5 percent of the civilian labor force in the identified market area is employed and 3.5 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 96.5 percent of the civilian labor force, and unemployment will be 3.5 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 73.9 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 72.3 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 11.9 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 15.8 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 81.8 percent of the market area population drove alone to work, and 3.8 percent worked at home. The average travel time to work in 2000 was 30.0 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 9.1 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 22.4 percent were high school graduates only (29.6 percent in the U.S.)
- 6.8 percent had completed an Associate degree (7.2 percent in the U.S.)
- 28.4 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 10.3 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)