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105670-Center at Baybrook
Webster, TX

		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
POPULATION	2020 Estimated Population	7,851	84,486	203,046	612,690
	2020 Daytime Population	17,962	126,429	237,332	649,568
	2025 Population Forecast	8,148	87,056	212,385	638,692
	2010 Census Population	6,806	77,344	177,945	539,484
	2000 Census Population	5,673	67,522	142,593	423,130
	1990 Census Population	3,665	57,071	108,449	339,452
	Historical Annual Growth, 1990 to 2000	4.47%	1.70%	2.77%	2.23%
	Historical Annual Growth, 2000 to 2010	1.84%	1.37%	2.24%	2.46%
	Estimated Annual Growth, 2010 to 2020	1.34%	0.82%	1.24%	1.19%
	Projected Annual Growth, 2020 to 2025	0.74%	0.60%	0.90%	0.83%
HOUSEHOLDS	2020 Estimated Households	3,326	35,073	78,151	219,111
	2025 Households Forecast	3,459	36,199	81,665	228,327
	2010 Census Households	2,852	31,919	68,698	192,917
	2000 Census Households	2,334	28,055	55,027	154,102
	1990 Census Households	1,301	23,486	42,190	124,277
	Historical Annual Growth, 1990 to 2000	6.02%	1.79%	2.69%	2.17%
	Historical Annual Growth, 2000 to 2010	2.03%	1.30%	2.24%	2.27%
	Estimated Annual Growth, 2010 to 2020	1.44%	0.88%	1.21%	1.19%
	Projected Annual Growth, 2020 to 2025	0.79%	0.63%	0.88%	0.83%
	2020 % Households With Children	25%	30%	33%	35%
	2020 Persons per Household	2.35	2.40	2.59	2.79
INCOME 2020	HH Income $500,000 or more	0.51%	0.84%	1.80%	1.38%
	HH Income $250,000 to $499,999	0.67%	1.01%	2.16%	1.65%
	HH Income $200,000 to $249,999	1.56%	2.37%	5.04%	3.87%
	HH Income $175,000 to $199,999	5.66%	5.32%	8.22%	6.01%
	HH Income $150,000 to $174,999	3.77%	4.79%	7.12%	6.24%
	HH Income $100,000 to $149,999	16.25%	17.07%	19.77%	19.47%
	HH Income $75,000 to $99,999	13.35%	15.07%	13.13%	13.85%
	HH Income $50,000 to $74,999	27.17%	19.90%	16.31%	17.17%
	HH Income $35,000 to $49,999	12.51%	13.22%	9.97%	10.71%
	HH Income $25,000 to $34,999	9.46%	8.30%	6.27%	7.28%
	HH Income $15,000 to $24,999	5.16%	5.73%	4.87%	6.08%
	HH Income $0 to $14,999	3.94%	6.38%	5.34%	6.31%
	Average Household Income	$85,549	$88,624	$113,879	$100,836
	Median Household Income	$66,403	$70,550	$87,211	$78,746
	Per Capita Income	$36,352	$36,872	$43,968	$36,171
	2000 Average Household Income	$47,192	$60,915	$74,001	$65,927
	2000 Median Household Income	$41,546	$53,219	$62,288	$55,411
WRKPLACE 2020	Workplace Establishments	716	3,321	6,018	12,895
	Workplace Employees (Full Time Employees)	13,430	70,875	110,988	248,486

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POPULATION BY AGE 2020	Count of Pop 0 to 4 years	686	6,963	14,681	45,553
	Count of Pop 5 to 14 years	1,134	11,564	25,374	80,374
	Count of Pop 14 to 22 years	770	7,768	21,182	68,347
	Count of Pop 22 to 30 years	675	7,655	21,385	66,659
	Count of Pop 30 to 45 years	1,922	18,816	36,854	113,988
	Count of Pop 45 to 60 years	1,396	15,659	40,756	118,586
	Count of Pop 60 to 75 years	938	12,058	32,753	91,401
	Count of Pop 75+ years	330	4,002	10,062	27,782
	Population 0 to 4 Years	8.74%	8.24%	7.23%	7.43%
	Population 5 to 13 Years	14.45%	13.69%	12.50%	13.12%
	Population 14 to 21 Years	9.80%	9.19%	10.43%	11.16%
	Population 22 to 29 Years	8.60%	9.06%	10.53%	10.88%
	Population 30 to 44 Years	24.49%	22.27%	18.15%	18.60%
	Population 45 to 59 Years	17.78%	18.53%	20.07%	19.36%
	Population 60 to 74 Years	11.94%	14.27%	16.13%	14.92%
	Population 74 Years Plus	4.21%	4.74%	4.96%	4.53%
	Median Age	35.7	36.8	37.9	36.2
GENDER 2020	Male Population	3,904	41,835	100,094	302,238
	Female Population	3,947	42,650	102,952	310,451
RACE 2020	2020 Estimated Population	7,851	84,486	203,046	612,690
	White	69.16%	71.71%	76.17%	75.13%
	Black or African American	12.73%	10.30%	7.80%	8.39%
	Asian or Pacific Islander	7.71%	8.64%	8.62%	6.41%
	Other Races	10.40%	9.36%	7.41%	10.08%
HISPANIC	2020 Hispanic Population	2,392	20,937	41,045	207,374
	2020 Hispanic Population %	30.47%	24.78%	20.21%	33.85%
	2025 Hispanic Population Forecast	2,541	21,755	43,476	216,622
	2025 Hispanic Population % Projected	31.19%	24.99%	20.47%	33.92%
	2000 Hispanic Population %	22.47%	14.73%	12.47%	21.73%
	1990 Hispanic Population %	18.51%	9.23%	9.03%	14.17%
EDUCATION (AGE 25+) 2020	Adult Population (25 Years or Older)	5,008	55,314	133,420	392,698
	Elementary	4.95%	4.17%	2.73%	6.00%
	Some High School	7.30%	4.64%	3.38%	6.03%
	High School Graduate	20.29%	18.85%	17.11%	23.41%
	Some College	23.98%	23.34%	20.42%	22.38%
	Associates Degree	6.09%	10.40%	9.81%	9.53%
	Bachelors Degree	23.58%	25.26%	29.07%	21.45%
	Graduate Degree	13.80%	13.34%	17.48%	11.20%
	% College (4+)	37.38%	38.60%	46.55%	32.65%
HOUSING 2020	Total Housing Units	3,655	37,949	83,361	235,901
	Owner Occupied Percent	34.73%	48.10%	60.19%	61.66%
	Renter Occupied Percent	56.27%	44.32%	33.56%	31.22%
	Vacant Housing Percent	9.00%	7.58%	6.25%	7.12%

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HOMES BUILT BY YEAR 2020	Homes Built 2010 or later	0.43%	0.42%	0.71%	0.63%
	Homes Built 2000 to 2009	32.21%	15.55%	23.00%	24.53%
	Homes Built 1990 to 1999	17.58%	13.08%	18.11%	16.19%
	Homes Built 1980 to 1989	25.72%	28.83%	24.06%	18.49%
	Homes Built 1970 to 1979	16.02%	25.94%	21.96%	23.10%
	Homes Built 1960 to 1979	7.16%	13.62%	9.73%	11.33%
	Homes Built 1950 to 1959	0.42%	1.33%	1.33%	4.15%
	Homes Built 1940 to 1949	0.00%	0.49%	0.47%	0.89%
	Homes Built 1939 or earlier	0.47%	0.74%	0.61%	0.68%
HOME VALUE (OWNER OCCUPIED) 2020	Property Value $1,000,000 or more	0.00%	0.30%	0.92%	0.58%
	Property Value $750,000 to $999,999	0.76%	0.59%	1.96%	1.35%
	Property Value $500,000 to $749,999	2.93%	1.97%	6.21%	3.84%
	Property Value $400,000 to $499,999	8.04%	3.99%	10.87%	7.39%
	Property Value $300,000 to $399,999	12.86%	10.44%	18.19%	14.79%
	Property Value $200,000 to $299,999	16.68%	31.15%	29.20%	28.06%
	Property Value $150,000 to $199,999	31.87%	27.09%	17.96%	20.44%
	Property Value $100,000 to $149,999	20.50%	17.17%	9.51%	14.00%
	Property Value $60,000 to $99,999	2.92%	4.18%	2.33%	4.43%
	Property Value $40,000 to $59,999	0.57%	1.10%	0.67%	1.21%
	Property Value $0 to $39,999	2.59%	1.93%	1.73%	3.60%
	Median Home Value	$183,738	$197,398	$258,713	$220,197
	Median Rent per Month (Census 2000)	$682	$684	$703	$650
OCCUPATION (EMPLOYED CIVILIANS AGE 16+) 2020	Employed Civilian Population 16+ by Occupation	4,066	41,973	100,708	293,610
	Managerial/Executive	17.12%	16.48%	19.69%	16.69%
	Professional Specialty	20.16%	26.22%	31.18%	25.00%
	Healthcare Support	3.15%	2.80%	1.99%	2.12%
	Sales	13.07%	11.40%	11.28%	10.27%
	Office & Administrative Support	9.14%	10.31%	9.64%	10.33%
	Protective Service	1.08%	1.70%	1.67%	1.80%
	Food Preparation	8.68%	7.63%	4.87%	5.00%
	Building Maintenance & Cleaning	4.67%	2.58%	2.03%	2.80%
	Personal Care	2.92%	2.64%	2.47%	2.49%
	Farming, Fishing, & Forestry	0.00%	0.07%	0.07%	0.24%
	Construction	9.56%	7.69%	5.82%	9.83%
	Production & Transportation	10.46%	10.48%	9.31%	13.43%
	Percent White Collar	62.63%	67.21%	73.78%	64.42%
	Percent Blue Collar	37.37%	32.79%	26.22%	35.58%
	Median Employee Salary	46,704	47,393	46,659	45,804
	Average Employee Salary	60,180	59,470	58,288	55,585
UNEMPLOY-MENT	2000 Census Unemployed (Age 16 and Up)	168	1,736	3,290	10,950
	2020 Estimated Unemployed (Age 16 and Up)	474	4,414	8,948	28,656
	2020 Estimated Unemployed Rate (Age 16 and Up)	7.50%	9.42%	8.03%	8.95%

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TRANSPORTATION TO WORK 2020				
Drive to Work Alone	76.07%	81.64%	82.41%	82.20%
Drive to Work Carpool	17.99%	10.44%	9.54%	10.78%
Travel to Work by Public Transportation	1.23%	1.12%	1.37%	1.02%
Drive to Work on Motorcycle	0.11%	0.31%	0.23%	0.37%
Drive to Work on Bicycle	1.32%	0.37%	0.28%	0.23%
Walk to Work	1.40%	2.18%	1.39%	1.17%
Other Means	0.17%	1.32%	1.09%	1.31%
Work at Home	1.72%	2.62%	3.62%	2.85%
TRAVEL TIME TO WORK 2020				
Travel Time in Less than 5 minutes	1.99%	2.55%	2.22%	2.32%
Travel to Work in 5 to 9 minutes	12.35%	11.94%	9.18%	7.86%
Travel to Work in 10 to 14 minutes	16.26%	17.52%	15.18%	12.44%
Travel to Work in 15 to 19 minutes	8.83%	14.67%	14.24%	14.63%
Travel to Work in 20 to 29 minutes	20.92%	16.51%	17.96%	20.08%
Travel to Work in 30 to 44 minutes	21.23%	20.32%	22.11%	23.70%
Travel to Work in 45 to 59 minutes	8.88%	8.93%	10.26%	10.64%
Travel to Work in 60 minutes or more	9.54%	7.56%	8.85%	8.34%
Average Travel Time to Work	25.5	25.4	26.1	26.5
SPENDING PATTERNS 2020				
Grocery Store Market Basket Weekly Per Capita Spending	$52.27	$52.50	$53.00	$52.79
Apparel and Related Services	$13.48	$13.83	$14.65	$14.15
Transportation	$85.42	$86.66	$90.41	$87.85
Healthcare	$50.64	$51.63	$53.43	$52.39
Entertainment	$20.14	$20.77	$22.18	$21.36
LIFESTYLE SEGMENTATION 2020				
Category A - Crème de la Crème	1,591	10,098	56,031	99,634
Category B - Urban Cliff Climbers	0	14,343	23,312	78,644
Category C - Urban Cliff Dwellers	0	2,058	5,725	22,305
Category D - Seasoned Urban Dwellers	0	0	0	0
Category E - Thriving Alone	1,695	10,885	13,577	30,918
Category F - Going it Alone	2,750	4,874	5,396	21,415
Category G - Struggling Alone	0	0	0	998
Category H - Single in the Suburbs	1,001	27,076	34,015	75,238
Category I - Married in the Suburbs	0	7,382	37,475	99,812
Category J - Retired in the Suburbs	0	4,023	20,773	31,267
Category K - Living with Nature	0	0	12	4,979
Category L - Working with Nature	0	0	0	0
Category M - Harlem Gateway	0	0	0	2,468
Category N - Espaniola	763	3,448	3,635	128,522
Category O - Specialties	0	0	2,226	14,413