

Executive Summary with Charts

Cy Fair Centers
16506 FM-529, Houston, TX, 77095,

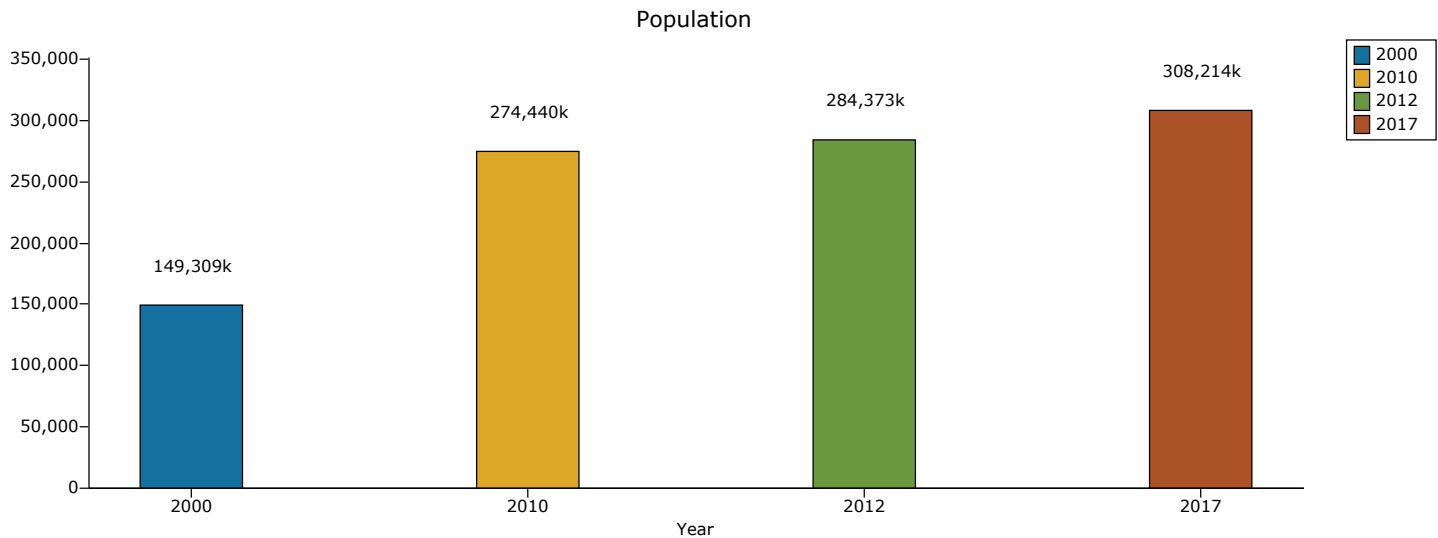
Prepared by Bryan Luong, CCIM

Latitude: 29.879184074

Longitude: -95.65822965

	1 mile	3 miles	5 miles
Population			
2000 Population	11,928	94,362	149,309
2010 Population	15,706	152,150	274,440
2012 Population	16,070	157,490	284,373
2017 Population	16,632	170,514	308,214
2000-2010 Annual Rate	2.79%	4.89%	6.28%
2010-2012 Annual Rate	1.02%	1.54%	1.59%
2012-2017 Annual Rate	0.69%	1.60%	1.62%
2012 Male Population	49.0%	49.3%	49.1%
2012 Female Population	51.0%	50.7%	50.9%
2012 Median Age	32.7	31.7	31.6

In the identified area, the current year population is 284,373. In 2010, the Census count in the area was 274,440. The rate of change since 2010 was 1.59% annually. The five-year projection for the population in the area is 308,214 representing a change of 1.62% annually from 2012 to 2017. Currently, the population is 49.1% male and 50.9% female.



Median Age

The median age in this area is 31.6, compared to U.S. median age of 37.3.

Race and Ethnicity

	1 mile	3 miles	5 miles
2012 White Alone	62.6%	58.3%	57.8%
2012 Black Alone	12.7%	14.9%	15.4%
2012 American Indian/Alaska Native Alone	0.5%	0.6%	0.6%
2012 Asian Alone	7.2%	8.9%	9.7%
2012 Pacific Islander Alone	0.1%	0.1%	0.1%
2012 Other Race	13.6%	13.4%	12.5%
2012 Two or More Races	3.3%	3.8%	3.9%
2012 Hispanic Origin (Any Race)	38.6%	39.6%	37.6%

Persons of Hispanic origin represent 37.6% of the population in the identified area compared to 16.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 80.5 in the identified area, compared to 61.4 for the U.S. as a whole.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

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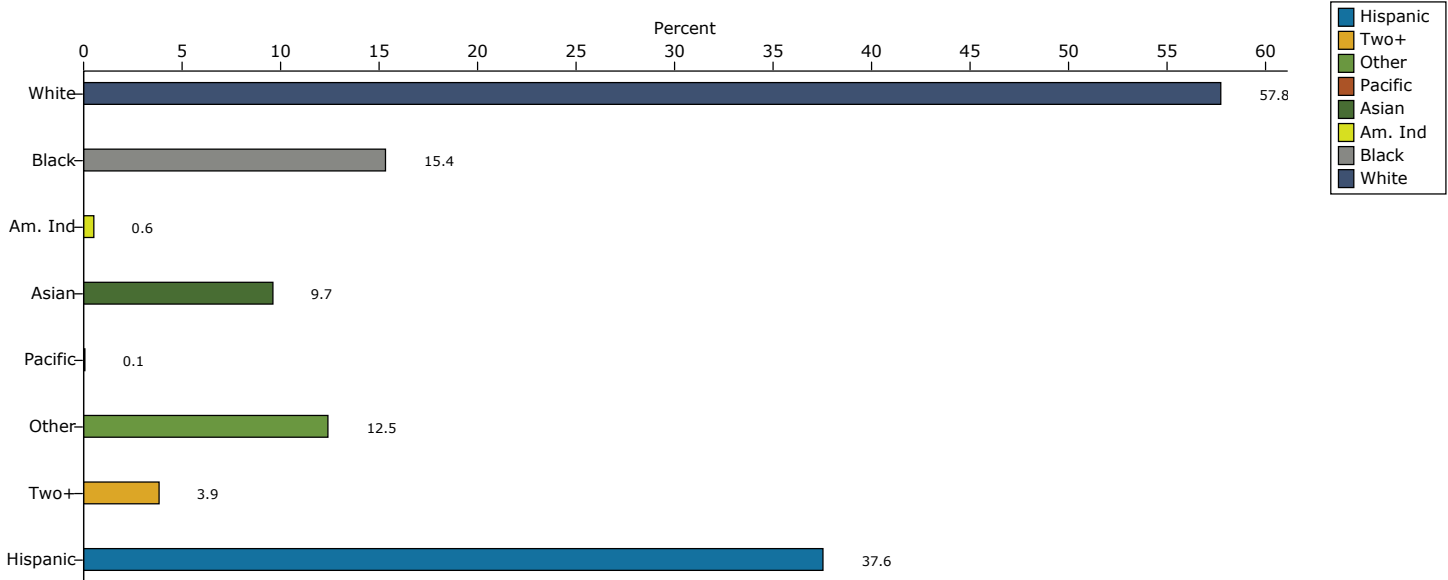
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1 mile

3 miles

5 miles

Race and Ethnicity 2012

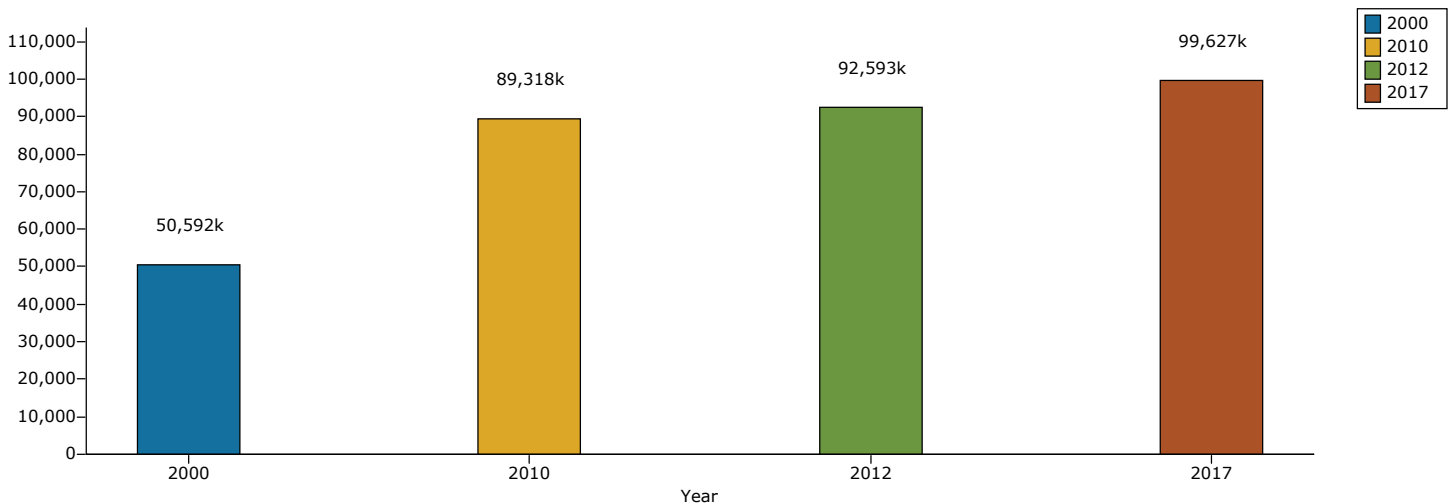


Households

2000 Households	3,675	31,295	50,592
2010 Households	5,164	48,918	89,318
2012 Total Households	5,290	50,747	92,593
2017 Total Households	5,471	54,704	99,627
2000-2010 Annual Rate	3.46%	4.57%	5.85%
2010-2012 Annual Rate	1.08%	1.64%	1.61%
2012-2017 Annual Rate	0.68%	1.51%	1.48%
2012 Average Household Size	3.03	3.10	3.07

The household count in this area has changed from 89,318 in 2010 to 92,593 in the current year, a change of 1.61% annually. The five-year projection of households is 99,627, a change of 1.48% annually from the current year total. Average household size is currently 3.07, compared to 3.07 in the year 2010. The number of families in the current year is 71,040 in the specified area.

Households



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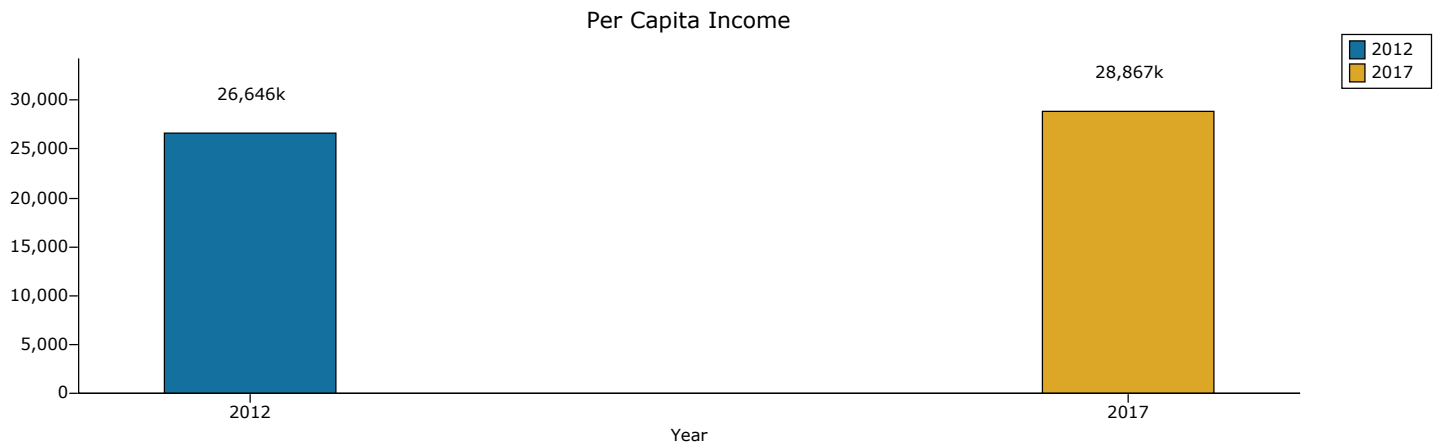
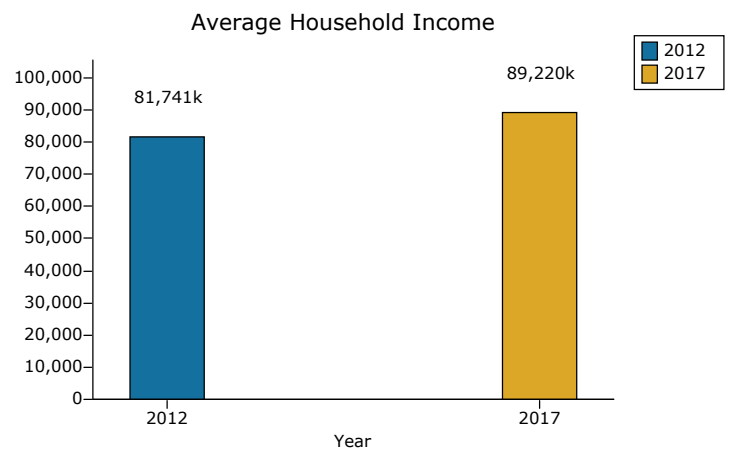
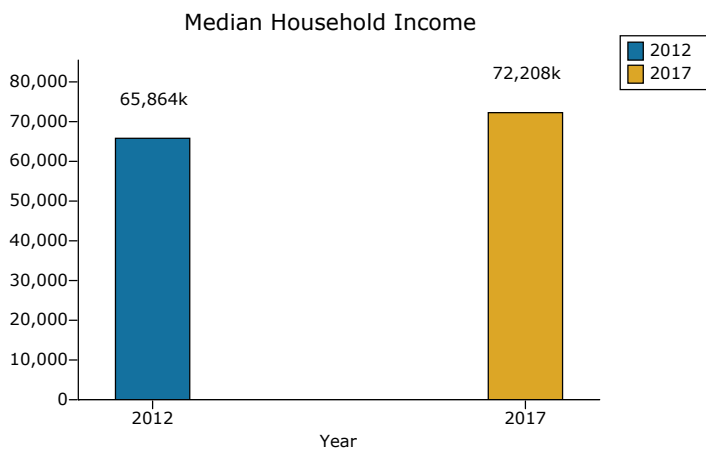
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Median Household Income			
2012 Median Household Income	\$70,060	\$65,334	\$65,864
2017 Median Household Income	\$76,746	\$71,769	\$72,208
2012-2017 Annual Rate	1.84%	1.90%	1.86%
Average Household Income			
2012 Average Household Income	\$83,029	\$81,592	\$81,741
2017 Average Household Income	\$91,211	\$89,033	\$89,220
2012-2017 Annual Rate	1.90%	1.76%	1.77%
Per Capita Income			
2012 Per Capita Income	\$27,725	\$26,444	\$26,646
2017 Per Capita Income	\$30,442	\$28,713	\$28,867
2012-2017 Annual Rate	1.89%	1.66%	1.61%
Households by Income			

Current median household income is \$65,864 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$72,208 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$81,741 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$89,220 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$26,646 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$28,867 in five years, compared to \$29,882 for all U.S. households



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Housing			
2000 Total Housing Units	3,790	32,432	52,792
2000 Owner Occupied Housing Units	3,044	23,100	36,404
2000 Owner Occupied Housing Units	631	8,196	14,189
2000 Vacant Housing Units	115	1,136	2,199
2010 Total Housing Units	5,537	51,640	94,618
2010 Owner Occupied Housing Units	3,744	35,126	63,312
2010 Renter Occupied Housing Units	1,420	13,792	26,006
2010 Vacant Housing Units	373	2,722	5,300
2012 Total Housing Units	5,574	53,600	97,965
2012 Owner Occupied Housing Units	3,730	35,923	64,770
2012 Renter Occupied Housing Units	1,560	14,823	27,823
2012 Vacant Housing Units	284	2,853	5,372
2017 Total Housing Units	5,784	57,727	105,291
2017 Owner Occupied Housing Units	3,930	39,285	70,848
2017 Renter Occupied Housing Units	1,541	15,418	28,779
2017 Vacant Housing Units	313	3,023	5,664

Currently, 66.1% of the 97,965 housing units in the area are owner occupied; 28.4%, renter occupied; and 5.5% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 94,618 housing units in the area - 66.9% owner occupied, 27.5% renter occupied, and 5.6% vacant. The annual rate of change in housing units since 2010 is 1.56%. Median home value in the area is \$150,123, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 1.95% annually to \$165,349.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

September 13, 2013