



Executive Summary

2722 US-69, Nederland, Texas, 77627
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.97544
Longitude: -94.02549

	1 mile	3 miles	5 miles
Population			
2000 Population	3,464	33,780	57,125
2010 Population	3,784	32,717	58,694
2021 Population	4,374	34,808	59,612
2026 Population	4,560	35,357	60,372
2000-2010 Annual Rate	0.89%	-0.32%	0.27%
2010-2021 Annual Rate	1.30%	0.55%	0.14%
2021-2026 Annual Rate	0.84%	0.31%	0.25%
2021 Male Population	50.5%	62.0%	58.4%
2021 Female Population	49.5%	38.0%	41.6%
2021 Median Age	44.3	37.6	38.0

In the identified area, the current year population is 59,612. In 2010, the Census count in the area was 58,694. The rate of change since 2010 was 0.14% annually. The five-year projection for the population in the area is 60,372 representing a change of 0.25% annually from 2021 to 2026. Currently, the population is 58.4% male and 41.6% female.

Median Age

The median age in this area is 44.3, compared to U.S. median age of 38.5.

Race and Ethnicity			
2021 White Alone	86.8%	69.4%	67.6%
2021 Black Alone	1.6%	16.6%	17.3%
2021 American Indian/Alaska Native Alone	0.5%	0.4%	0.6%
2021 Asian Alone	2.1%	3.0%	4.2%
2021 Pacific Islander Alone	0.1%	0.0%	0.1%
2021 Other Race	6.4%	8.2%	7.9%
2021 Two or More Races	2.6%	2.3%	2.4%
2021 Hispanic Origin (Any Race)	17.8%	20.5%	20.3%

Persons of Hispanic origin represent 20.3% of the population in the identified area compared to 18.9% 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 67.0 in the identified area, compared to 65.4 for the U.S. as a whole.

Households			
2021 Wealth Index	150	112	103
2000 Households	1,270	9,504	18,136
2010 Households	1,431	9,897	19,081
2021 Total Households	1,664	10,538	19,827
2026 Total Households	1,737	10,770	20,149
2000-2010 Annual Rate	1.20%	0.41%	0.51%
2010-2021 Annual Rate	1.35%	0.56%	0.34%
2021-2026 Annual Rate	0.86%	0.44%	0.32%
2021 Average Household Size	2.63	2.46	2.41

The household count in this area has changed from 19,081 in 2010 to 19,827 in the current year, a change of 0.34% annually. The five-year projection of households is 20,149, a change of 0.32% annually from the current year total. Average household size is currently 2.41, compared to 2.47 in the year 2010. The number of families in the current year is 13,045 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income			
2021 Percent of Income for Mortgage	11.9%	9.3%	11.9%
Median Household Income			
2021 Median Household Income	\$95,522	\$77,868	\$65,689
2026 Median Household Income	\$105,783	\$84,115	\$74,106
2021-2026 Annual Rate	2.06%	1.56%	2.44%
Average Household Income			
2021 Average Household Income	\$117,840	\$99,248	\$91,569
2026 Average Household Income	\$132,980	\$110,750	\$102,345
2021-2026 Annual Rate	2.45%	2.22%	2.25%
Per Capita Income			
2021 Per Capita Income	\$46,085	\$31,116	\$31,474
2026 Per Capita Income	\$52,057	\$34,775	\$35,158
2021-2026 Annual Rate	2.47%	2.25%	2.24%

Households by Income

Current median household income is \$65,689 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$74,106 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$91,569 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$102,345 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$31,474 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$35,158 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	174	216	168
2000 Total Housing Units	1,346	10,158	19,349
2000 Owner Occupied Housing Units	1,100	7,135	12,404
2000 Renter Occupied Housing Units	170	2,368	5,732
2000 Vacant Housing Units	76	655	1,213
2010 Total Housing Units	1,547	11,053	21,152
2010 Owner Occupied Housing Units	1,173	7,041	12,418
2010 Renter Occupied Housing Units	258	2,856	6,663
2010 Vacant Housing Units	116	1,156	2,071
2021 Total Housing Units	1,787	11,883	22,453
2021 Owner Occupied Housing Units	1,355	7,224	12,266
2021 Renter Occupied Housing Units	310	3,313	7,561
2021 Vacant Housing Units	123	1,345	2,626
2026 Total Housing Units	1,850	12,097	22,809
2026 Owner Occupied Housing Units	1,429	7,508	12,642
2026 Renter Occupied Housing Units	308	3,262	7,507
2026 Vacant Housing Units	113	1,327	2,660

Currently, 54.6% of the 22,453 housing units in the area are owner occupied; 33.7%, renter occupied; and 11.7% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 21,152 housing units in the area - 58.7% owner occupied, 31.5% renter occupied, and 9.8% vacant. The annual rate of change in housing units since 2010 is 2.69%. Median home value in the area is \$186,476, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 8.50% annually to \$280,340.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

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