



Demographic and Income Comparison Profile

40102-Cyfair Town Center
17445 Spring-Cypress Rd
Rings: 1, 3, 5 mile radii

Property Capsule 1
Latitude: 29.97257
Longitude: -95.69026

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	6,156	50,327	124,046
Households	2,149	16,362	40,117
Families	1,775	13,563	33,504
Average Household Size	2.86	3.07	3.09
Owner Occupied Housing Units	1,820	14,186	34,772
Renter Occupied Housing Units	329	2,176	5,345
Median Age	32.7	33.3	33.9
2019 Summary			
Population	7,334	64,058	176,773
Households	2,522	20,632	56,362
Families	2,049	16,940	47,063
Average Household Size	2.91	3.10	3.13
Owner Occupied Housing Units	2,098	17,759	48,626
Renter Occupied Housing Units	424	2,873	7,736
Median Age	33.8	34.2	34.7
Median Household Income	\$113,384	\$108,112	\$109,636
Average Household Income	\$144,498	\$134,565	\$137,247
2024 Summary			
Population	8,155	72,295	200,038
Households	2,800	23,182	63,450
Families	2,263	18,994	52,976
Average Household Size	2.91	3.12	3.15
Owner Occupied Housing Units	2,313	19,891	54,670
Renter Occupied Housing Units	486	3,290	8,780
Median Age	32.6	33.1	34.1
Median Household Income	\$132,428	\$117,865	\$119,087
Average Household Income	\$174,001	\$154,817	\$155,865
Trends: 2019-2024 Annual Rate			
Population	2.14%	2.45%	2.50%
Households	2.11%	2.36%	2.40%
Families	2.01%	2.32%	2.40%
Owner Households	1.97%	2.29%	2.37%
Median Household Income	3.15%	1.74%	1.67%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



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2019 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	59	2.3%	432	2.1%	1,770	3.1%
\$15,000 - \$24,999	51	2.0%	495	2.4%	1,591	2.8%
\$25,000 - \$34,999	67	2.7%	641	3.1%	2,007	3.6%
\$35,000 - \$49,999	201	8.0%	1,565	7.6%	3,765	6.7%
\$50,000 - \$74,999	330	13.1%	2,926	14.2%	7,336	13.0%
\$75,000 - \$99,999	290	11.5%	2,834	13.7%	7,503	13.3%
\$100,000 - \$149,999	696	27.6%	5,741	27.8%	14,856	26.4%
\$150,000 - \$199,999	285	11.3%	2,466	12.0%	7,200	12.8%
\$200,000+	542	21.5%	3,531	17.1%	10,336	18.3%
Median Household Income	\$113,384		\$108,112		\$109,636	
Average Household Income	\$144,498		\$134,565		\$137,247	
Per Capita Income	\$45,938		\$43,270		\$43,846	

2024 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	62	2.2%	469	2.0%	1,939	3.1%
\$15,000 - \$24,999	47	1.7%	489	2.1%	1,568	2.5%
\$25,000 - \$34,999	56	2.0%	607	2.6%	1,917	3.0%
\$35,000 - \$49,999	176	6.3%	1,471	6.3%	3,602	5.7%
\$50,000 - \$74,999	290	10.4%	2,820	12.2%	7,209	11.4%
\$75,000 - \$99,999	261	9.3%	2,820	12.2%	7,551	11.9%
\$100,000 - \$149,999	687	24.5%	6,166	26.6%	16,046	25.3%
\$150,000 - \$199,999	382	13.6%	3,221	13.9%	9,215	14.5%
\$200,000+	838	29.9%	5,120	22.1%	14,404	22.7%
Median Household Income	\$132,428		\$117,865		\$119,087	
Average Household Income	\$174,001		\$154,817		\$155,865	
Per Capita Income	\$55,175		\$49,619		\$49,531	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



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2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	498	8.1%	4,142	8.2%	9,952	8.0%
Age 5 - 9	640	10.4%	5,123	10.2%	11,969	9.6%
Age 10 - 14	625	10.1%	4,994	9.9%	12,194	9.8%
Age 15 - 19	445	7.2%	3,606	7.2%	9,058	7.3%
Age 20 - 24	263	4.3%	2,036	4.0%	5,149	4.2%
Age 25 - 34	836	13.6%	6,516	12.9%	15,600	12.6%
Age 35 - 44	1,189	19.3%	9,730	19.3%	22,916	18.5%
Age 45 - 54	879	14.3%	7,468	14.8%	18,958	15.3%
Age 55 - 64	497	8.1%	4,183	8.3%	11,243	9.1%
Age 65 - 74	199	3.2%	1,755	3.5%	4,783	3.9%
Age 75 - 84	65	1.1%	619	1.2%	1,764	1.4%
Age 85+	19	0.3%	156	0.3%	461	0.4%

2019 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	552	7.5%	4,847	7.6%	13,326	7.5%
Age 5 - 9	589	8.0%	5,282	8.2%	15,019	8.5%
Age 10 - 14	636	8.7%	5,671	8.9%	15,842	9.0%
Age 15 - 19	562	7.7%	4,786	7.5%	12,832	7.3%
Age 20 - 24	432	5.9%	3,627	5.7%	9,078	5.1%
Age 25 - 34	1,019	13.9%	8,482	13.2%	22,992	13.0%
Age 35 - 44	1,157	15.8%	10,260	16.0%	28,252	16.0%
Age 45 - 54	1,110	15.1%	9,577	14.9%	25,628	14.5%
Age 55 - 64	744	10.1%	6,684	10.4%	18,995	10.7%
Age 65 - 74	391	5.3%	3,482	5.4%	10,470	5.9%
Age 75 - 84	115	1.6%	1,106	1.7%	3,492	2.0%
Age 85+	25	0.3%	257	0.4%	847	0.5%

2024 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	657	8.1%	5,822	8.1%	15,822	7.9%
Age 5 - 9	672	8.2%	6,024	8.3%	17,107	8.6%
Age 10 - 14	639	7.8%	5,782	8.0%	16,764	8.4%
Age 15 - 19	565	6.9%	5,044	7.0%	13,948	7.0%
Age 20 - 24	433	5.3%	3,642	5.0%	8,843	4.4%
Age 25 - 34	1,523	18.7%	12,629	17.5%	30,943	15.5%
Age 35 - 44	1,249	15.3%	11,246	15.6%	32,617	16.3%
Age 45 - 54	1,043	12.8%	9,230	12.8%	25,552	12.8%
Age 55 - 64	758	9.3%	6,961	9.6%	19,624	9.8%
Age 65 - 74	432	5.3%	4,082	5.6%	12,776	6.4%
Age 75 - 84	157	1.9%	1,527	2.1%	5,000	2.5%
Age 85+	28	0.3%	305	0.4%	1,044	0.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



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2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,546	73.8%	38,118	75.7%	92,295	74.4%
Black Alone	619	10.1%	4,432	8.8%	11,683	9.4%
American Indian Alone	30	0.5%	230	0.5%	585	0.5%
Asian Alone	462	7.5%	3,843	7.6%	9,773	7.9%
Pacific Islander Alone	5	0.1%	38	0.1%	67	0.1%
Some Other Race Alone	337	5.5%	2,420	4.8%	6,420	5.2%
Two or More Races	157	2.6%	1,246	2.5%	3,222	2.6%
Hispanic Origin (Any Race)	1,192	19.4%	9,153	18.2%	22,615	18.2%

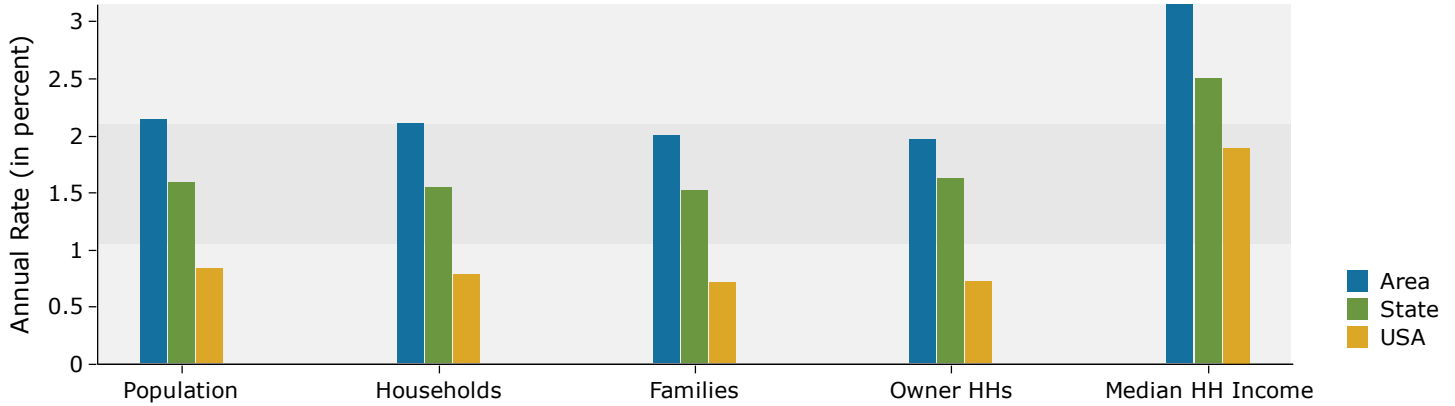
2019 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,939	67.3%	44,858	70.0%	121,120	68.5%
Black Alone	886	12.1%	6,731	10.5%	19,536	11.1%
American Indian Alone	32	0.4%	271	0.4%	739	0.4%
Asian Alone	715	9.7%	6,015	9.4%	18,105	10.2%
Pacific Islander Alone	5	0.1%	51	0.1%	97	0.1%
Some Other Race Alone	507	6.9%	4,024	6.3%	11,125	6.3%
Two or More Races	251	3.4%	2,108	3.3%	6,050	3.4%
Hispanic Origin (Any Race)	1,748	23.8%	14,902	23.3%	40,418	22.9%

2024 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,237	64.2%	48,531	67.1%	131,530	65.8%
Black Alone	1,053	12.9%	8,110	11.2%	23,315	11.7%
American Indian Alone	35	0.4%	309	0.4%	845	0.4%
Asian Alone	887	10.9%	7,558	10.5%	22,825	11.4%
Pacific Islander Alone	5	0.1%	60	0.1%	116	0.1%
Some Other Race Alone	624	7.7%	5,048	7.0%	13,751	6.9%
Two or More Races	314	3.9%	2,679	3.7%	7,656	3.8%
Hispanic Origin (Any Race)	2,182	26.8%	19,020	26.3%	51,300	25.6%

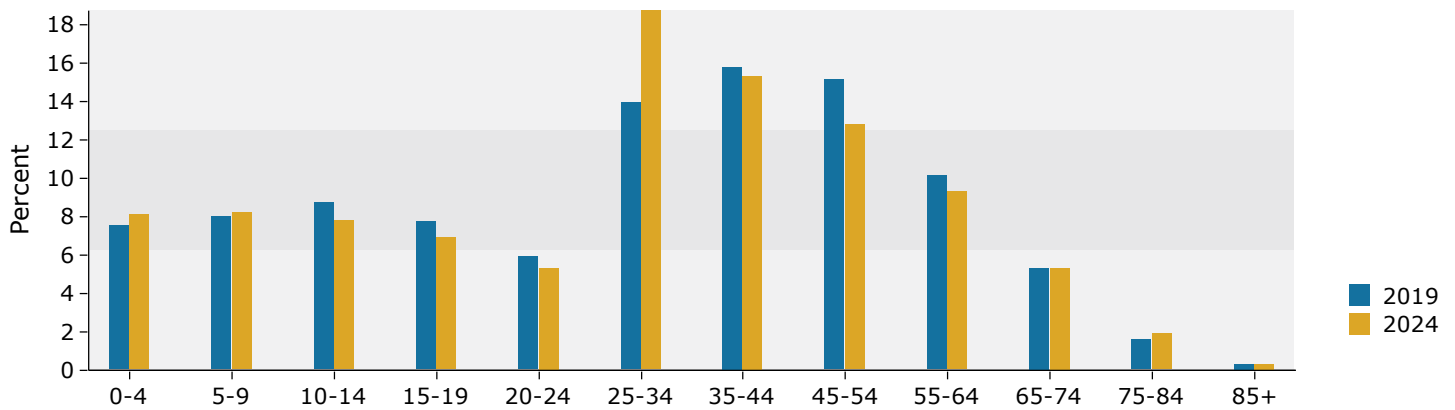
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

1 mile

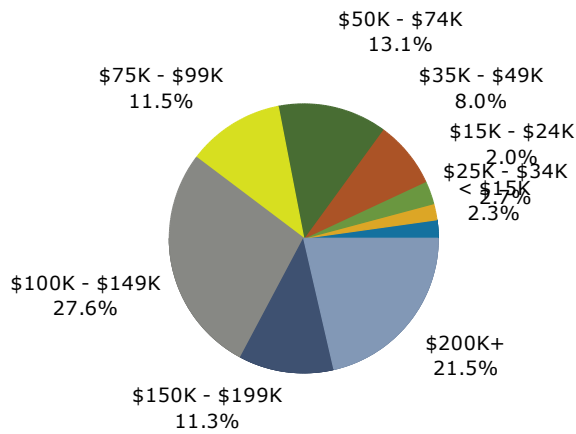
Trends 2019-2024



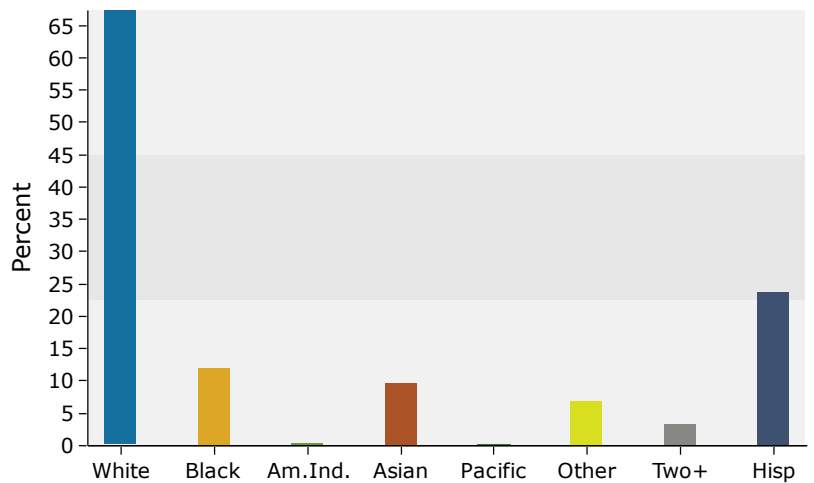
Population by Age



2019 Household Income



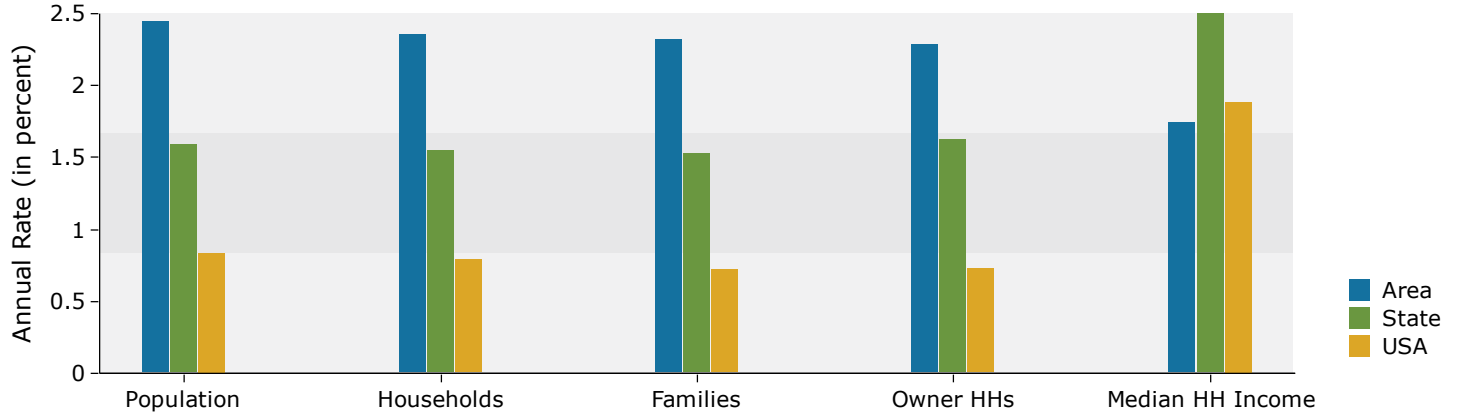
2019 Population by Race



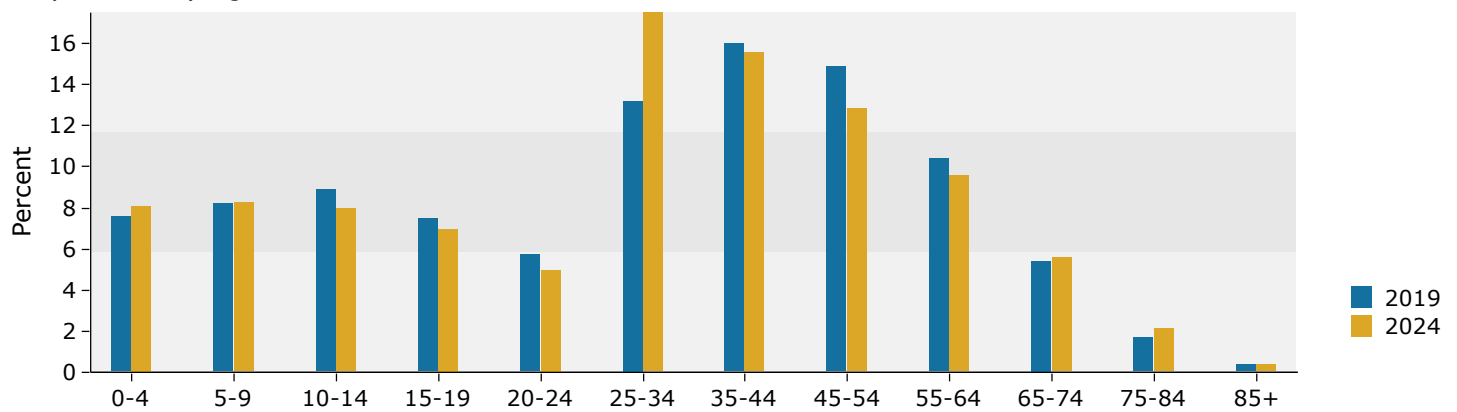
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3 miles

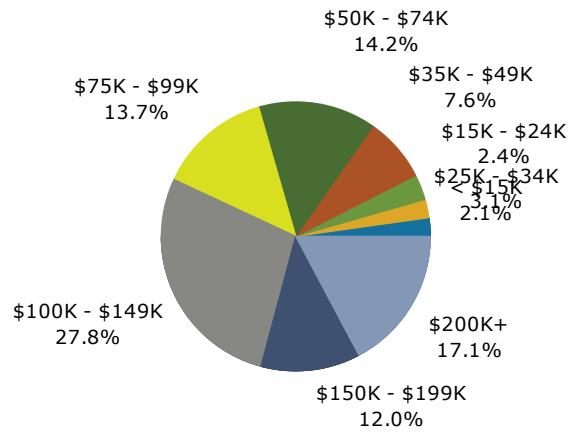
Trends 2019-2024



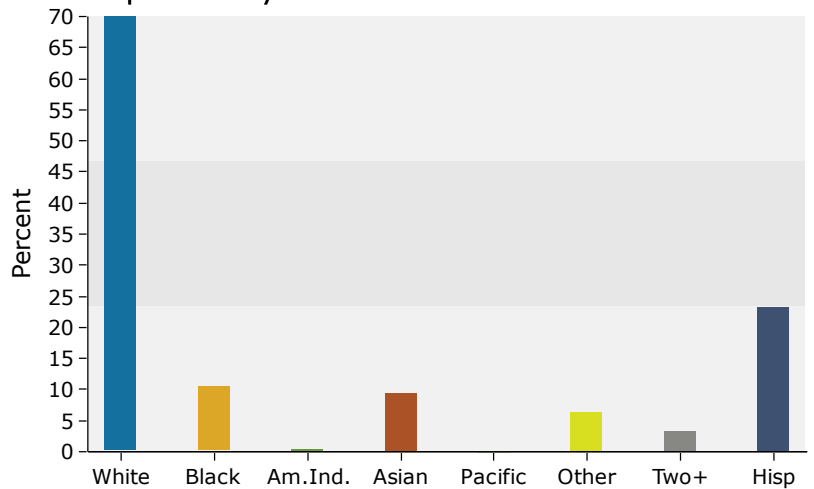
Population by Age



2019 Household Income



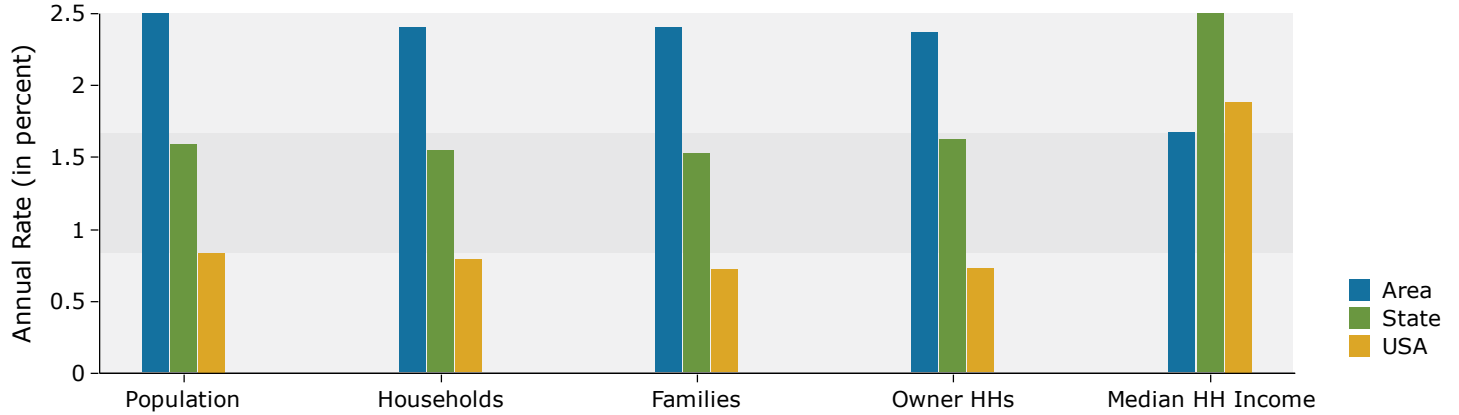
2019 Population by Race



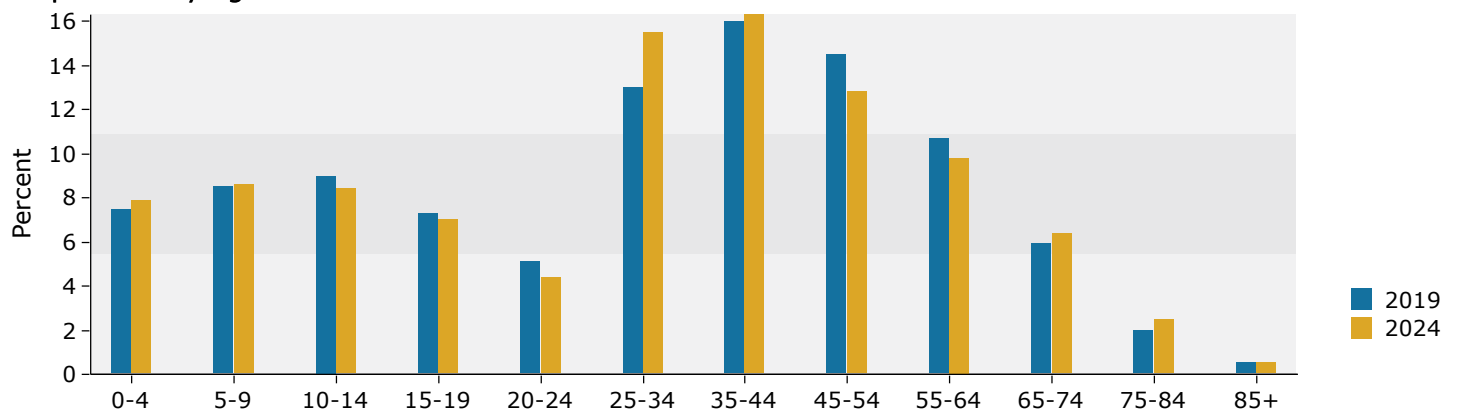
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5 miles

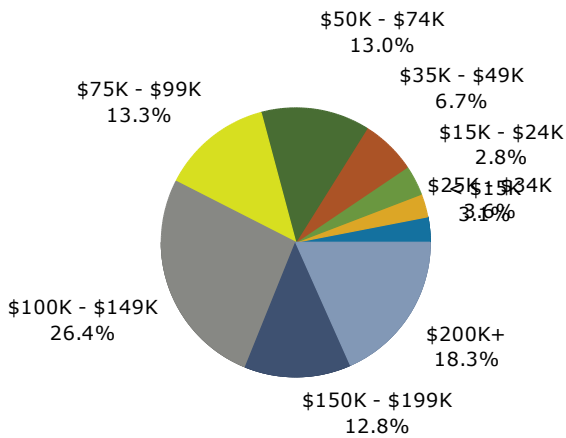
Trends 2019-2024



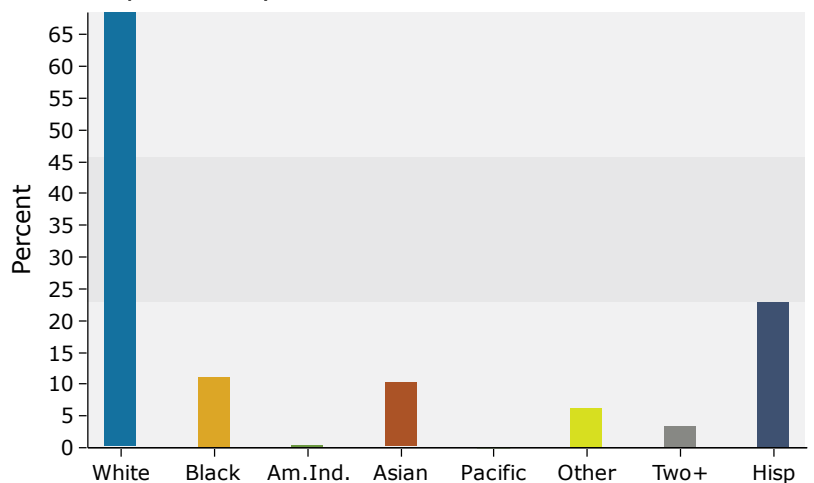
Population by Age



2019 Household Income



2019 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.