



Community Profile

44739-Sonterra Village
 403 N Loop 1604 W
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 29.60890
 Longitude: -98.49811

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	4,883	46,518	127,734
2010 Total Population	6,849	71,642	180,726
2019 Total Population	7,831	79,671	204,414
2019 Group Quarters	180	435	736
2024 Total Population	8,406	84,397	217,524
2019-2024 Annual Rate	1.43%	1.16%	1.25%
2019 Total Daytime Population	14,649	94,240	210,610
Workers	10,623	54,969	112,934
Residents	4,026	39,271	97,676
Household Summary			
2000 Households	1,958	17,894	51,214
2000 Average Household Size	2.40	2.58	2.48
2010 Households	3,169	28,497	73,209
2010 Average Household Size	2.10	2.50	2.46
2019 Households	3,687	31,633	82,415
2019 Average Household Size	2.08	2.50	2.47
2024 Households	3,985	33,427	87,442
2024 Average Household Size	2.06	2.51	2.48
2019-2024 Annual Rate	1.57%	1.11%	1.19%
2010 Families	1,911	19,230	48,054
2010 Average Family Size	2.70	3.08	3.05
2019 Families	2,210	21,059	53,944
2019 Average Family Size	2.68	3.12	3.08
2024 Families	2,384	22,179	57,223
2024 Average Family Size	2.67	3.13	3.09
2019-2024 Annual Rate	1.53%	1.04%	1.19%
Housing Unit Summary			
2000 Housing Units	2,132	19,168	54,506
Owner Occupied Housing Units	68.9%	67.5%	60.4%
Renter Occupied Housing Units	23.0%	25.9%	33.5%
Vacant Housing Units	8.2%	6.6%	6.0%
2010 Housing Units	3,724	30,825	78,636
Owner Occupied Housing Units	43.9%	60.0%	58.0%
Renter Occupied Housing Units	41.2%	32.4%	35.1%
Vacant Housing Units	14.9%	7.6%	6.9%
2019 Housing Units	4,138	33,123	86,231
Owner Occupied Housing Units	40.2%	57.1%	56.2%
Renter Occupied Housing Units	48.9%	38.4%	39.4%
Vacant Housing Units	10.9%	4.5%	4.4%
2024 Housing Units	4,452	34,903	91,338
Owner Occupied Housing Units	40.0%	56.7%	55.5%
Renter Occupied Housing Units	49.4%	39.0%	40.2%
Vacant Housing Units	10.5%	4.2%	4.3%
Median Household Income			
2019	\$75,490	\$90,795	\$81,856
2024	\$81,623	\$99,703	\$90,138
Median Home Value			
2019	\$359,733	\$315,155	\$290,633
2024	\$375,467	\$338,735	\$317,007
Per Capita Income			
2019	\$47,123	\$48,710	\$45,279
2024	\$51,132	\$52,767	\$49,721
Median Age			
2010	39.9	37.9	37.2
2019	40.4	39.0	38.5
2024	40.4	38.7	38.7

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2019 Households by Income			
Household Income Base	3,687	31,633	82,415
<\$15,000	4.1%	4.3%	5.3%
\$15,000 - \$24,999	6.1%	5.2%	6.3%
\$25,000 - \$34,999	5.7%	6.1%	6.9%
\$35,000 - \$49,999	11.1%	10.5%	11.1%
\$50,000 - \$74,999	22.6%	15.5%	16.4%
\$75,000 - \$99,999	12.5%	12.2%	12.2%
\$100,000 - \$149,999	15.7%	19.6%	19.3%
\$150,000 - \$199,999	12.2%	12.4%	10.5%
\$200,000+	9.9%	14.3%	12.0%
Average Household Income	\$107,377	\$122,876	\$112,325
2024 Households by Income			
Household Income Base	3,985	33,427	87,442
<\$15,000	3.6%	3.9%	4.6%
\$15,000 - \$24,999	5.5%	4.7%	5.3%
\$25,000 - \$34,999	5.1%	5.4%	5.9%
\$35,000 - \$49,999	10.1%	9.5%	10.1%
\$50,000 - \$74,999	21.7%	14.9%	16.1%
\$75,000 - \$99,999	12.3%	11.7%	12.0%
\$100,000 - \$149,999	17.0%	20.4%	20.5%
\$150,000 - \$199,999	14.3%	14.1%	12.3%
\$200,000+	10.4%	15.4%	13.2%
Average Household Income	\$116,806	\$133,478	\$123,691
2019 Owner Occupied Housing Units by Value			
Total	1,663	18,922	48,422
<\$50,000	0.2%	0.2%	0.2%
\$50,000 - \$99,999	0.1%	0.1%	0.4%
\$100,000 - \$149,999	0.3%	0.8%	2.5%
\$150,000 - \$199,999	3.2%	6.5%	11.9%
\$200,000 - \$249,999	8.5%	16.5%	19.6%
\$250,000 - \$299,999	13.6%	21.5%	18.9%
\$300,000 - \$399,999	40.5%	28.3%	23.4%
\$400,000 - \$499,999	21.3%	14.3%	11.5%
\$500,000 - \$749,999	10.3%	9.0%	8.4%
\$750,000 - \$999,999	1.8%	1.9%	2.1%
\$1,000,000 - \$1,499,999	0.1%	0.4%	0.6%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.2%
\$2,000,000 +	0.2%	0.2%	0.2%
Average Home Value	\$386,794	\$358,094	\$341,292
2024 Owner Occupied Housing Units by Value			
Total	1,783	19,803	50,688
<\$50,000	0.1%	0.1%	0.1%
\$50,000 - \$99,999	0.0%	0.0%	0.2%
\$100,000 - \$149,999	0.1%	0.4%	1.6%
\$150,000 - \$199,999	1.7%	4.4%	8.9%
\$200,000 - \$249,999	5.9%	14.3%	17.6%
\$250,000 - \$299,999	10.4%	18.9%	17.1%
\$300,000 - \$399,999	42.1%	30.7%	26.4%
\$400,000 - \$499,999	26.2%	18.0%	14.9%
\$500,000 - \$749,999	10.7%	9.8%	9.2%
\$750,000 - \$999,999	2.4%	2.5%	2.8%
\$1,000,000 - \$1,499,999	0.1%	0.5%	0.7%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.2%
\$2,000,000 +	0.3%	0.3%	0.3%
Average Home Value	\$405,886	\$378,559	\$364,108

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Age			
Total	6,847	71,640	180,727
0 - 4	4.5%	5.6%	5.9%
5 - 9	5.3%	7.1%	6.8%
10 - 14	6.4%	7.7%	7.5%
15 - 24	13.4%	12.7%	13.0%
25 - 34	14.6%	12.5%	13.6%
35 - 44	12.2%	15.1%	14.8%
45 - 54	14.7%	16.0%	15.7%
55 - 64	12.9%	12.3%	12.3%
65 - 74	7.9%	6.1%	6.2%
75 - 84	5.2%	3.3%	3.1%
85 +	2.9%	1.5%	1.2%
18 +	79.3%	74.9%	75.4%
2019 Population by Age			
Total	7,832	79,669	204,415
0 - 4	4.4%	5.2%	5.4%
5 - 9	4.4%	5.8%	5.9%
10 - 14	5.2%	6.7%	6.6%
15 - 24	12.5%	12.4%	12.6%
25 - 34	15.5%	14.3%	14.3%
35 - 44	13.3%	13.6%	14.1%
45 - 54	11.8%	13.9%	13.5%
55 - 64	13.4%	13.2%	12.9%
65 - 74	10.2%	9.1%	9.0%
75 - 84	6.0%	4.1%	4.0%
85 +	3.3%	1.9%	1.5%
18 +	81.9%	78.3%	78.1%
2024 Population by Age			
Total	8,405	84,397	217,523
0 - 4	4.7%	5.5%	5.6%
5 - 9	4.5%	5.7%	5.8%
10 - 14	4.5%	5.8%	6.0%
15 - 24	10.8%	11.0%	11.7%
25 - 34	17.3%	16.2%	15.3%
35 - 44	14.5%	14.7%	14.8%
45 - 54	11.1%	12.5%	12.6%
55 - 64	11.8%	12.2%	12.0%
65 - 74	10.9%	9.5%	9.6%
75 - 84	6.5%	5.0%	5.0%
85 +	3.2%	1.8%	1.6%
18 +	83.0%	79.4%	78.9%
2010 Population by Sex			
Males	3,250	34,686	87,815
Females	3,599	36,956	92,911
2019 Population by Sex			
Males	3,700	38,568	99,620
Females	4,131	41,103	104,794
2024 Population by Sex			
Males	3,976	40,782	105,823
Females	4,430	43,615	111,701

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Race/Ethnicity			
Total	6,849	71,641	180,724
White Alone	85.7%	84.3%	82.3%
Black Alone	3.0%	3.4%	4.2%
American Indian Alone	0.3%	0.3%	0.5%
Asian Alone	4.7%	5.2%	4.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	4.0%	4.0%	5.4%
Two or More Races	2.3%	2.7%	3.0%
Hispanic Origin	28.4%	29.2%	32.5%
Diversity Index	56.3	58.0	61.8
2019 Population by Race/Ethnicity			
Total	7,830	79,671	204,414
White Alone	82.3%	81.0%	79.3%
Black Alone	3.6%	3.9%	4.7%
American Indian Alone	0.3%	0.4%	0.5%
Asian Alone	6.1%	6.6%	5.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	4.8%	4.8%	6.2%
Two or More Races	2.8%	3.3%	3.6%
Hispanic Origin	33.6%	33.9%	37.1%
Diversity Index	62.3	63.5	66.2
2024 Population by Race/Ethnicity			
Total	8,406	84,397	217,524
White Alone	80.5%	79.3%	77.9%
Black Alone	3.8%	4.2%	4.9%
American Indian Alone	0.3%	0.4%	0.5%
Asian Alone	7.1%	7.6%	6.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	5.0%	4.9%	6.3%
Two or More Races	3.1%	3.6%	3.9%
Hispanic Origin	36.3%	36.4%	39.4%
Diversity Index	64.8	65.8	68.0
2010 Population by Relationship and Household Type			
Total	6,849	71,642	180,726
In Households	97.4%	99.4%	99.6%
In Family Households	76.6%	83.8%	82.6%
Householder	26.3%	26.8%	26.6%
Spouse	21.7%	22.3%	21.2%
Child	25.1%	30.9%	30.4%
Other relative	2.4%	2.7%	3.0%
Nonrelative	1.1%	1.1%	1.4%
In Nonfamily Households	20.8%	15.6%	17.0%
In Group Quarters	2.6%	0.6%	0.4%
Institutionalized Population	2.6%	0.6%	0.3%
Noninstitutionalized Population	0.0%	0.0%	0.1%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2019 Population 25+ by Educational Attainment			
Total	5,752	55,716	141,929
Less than 9th Grade	1.8%	1.1%	1.4%
9th - 12th Grade, No Diploma	2.5%	1.6%	2.0%
High School Graduate	10.9%	10.5%	12.4%
GED/Alternative Credential	0.7%	1.2%	2.0%
Some College, No Degree	19.5%	19.9%	21.0%
Associate Degree	9.4%	6.7%	7.7%
Bachelor's Degree	35.7%	35.6%	32.3%
Graduate/Professional Degree	19.5%	23.2%	21.2%
2019 Population 15+ by Marital Status			
Total	6,729	65,615	167,630
Never Married	24.7%	27.6%	30.7%
Married	58.2%	57.9%	55.1%
Widowed	9.0%	4.9%	4.1%
Divorced	8.1%	9.6%	10.1%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	98.0%	96.8%	96.8%
Civilian Unemployed (Unemployment Rate)	2.0%	3.2%	3.2%
2019 Employed Population 16+ by Industry			
Total	3,827	40,860	108,006
Agriculture/Mining	1.3%	0.8%	0.9%
Construction	5.9%	4.4%	4.5%
Manufacturing	6.4%	5.2%	4.8%
Wholesale Trade	3.1%	3.6%	3.2%
Retail Trade	11.5%	9.3%	10.7%
Transportation/Utilities	6.1%	3.8%	4.1%
Information	0.5%	2.7%	2.5%
Finance/Insurance/Real Estate	12.6%	12.1%	11.0%
Services	48.2%	52.6%	53.1%
Public Administration	4.5%	5.5%	5.1%
2019 Employed Population 16+ by Occupation			
Total	3,829	40,861	108,003
White Collar	77.6%	80.0%	76.3%
Management/Business/Financial	21.2%	23.3%	20.7%
Professional	29.7%	31.4%	29.3%
Sales	15.5%	14.2%	14.1%
Administrative Support	11.1%	11.2%	12.1%
Services	11.7%	11.9%	13.4%
Blue Collar	10.8%	8.1%	10.3%
Farming/Forestry/Fishing	0.3%	0.0%	0.1%
Construction/Extraction	2.0%	2.0%	2.6%
Installation/Maintenance/Repair	0.9%	1.9%	2.4%
Production	5.4%	2.0%	2.0%
Transportation/Material Moving	2.2%	2.2%	3.1%
2010 Population By Urban/ Rural Status			
Total Population	6,849	71,642	180,726
Population Inside Urbanized Area	100.0%	100.0%	99.5%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Households by Type			
Total	3,169	28,497	73,209
Households with 1 Person	32.4%	26.7%	27.9%
Households with 2+ People	67.6%	73.3%	72.1%
Family Households	60.3%	67.5%	65.6%
Husband-wife Families	49.7%	56.1%	52.3%
With Related Children	20.0%	27.1%	24.7%
Other Family (No Spouse Present)	10.7%	11.4%	13.3%
Other Family with Male Householder	2.9%	3.0%	3.5%
With Related Children	1.6%	1.7%	2.0%
Other Family with Female Householder	7.8%	8.4%	9.8%
With Related Children	4.7%	5.4%	6.5%
Nonfamily Households	7.3%	5.8%	6.5%
All Households with Children	26.6%	34.4%	33.5%
Multigenerational Households	2.1%	2.6%	2.7%
Unmarried Partner Households	4.6%	4.6%	5.5%
Male-female	3.8%	3.9%	4.7%
Same-sex	0.8%	0.7%	0.7%
2010 Households by Size			
Total	3,170	28,497	73,210
1 Person Household	32.4%	26.7%	27.9%
2 Person Household	36.9%	33.4%	33.6%
3 Person Household	13.1%	15.6%	15.8%
4 Person Household	10.9%	15.3%	14.3%
5 Person Household	4.8%	6.3%	5.9%
6 Person Household	1.5%	1.9%	1.8%
7 + Person Household	0.5%	0.7%	0.8%
2010 Households by Tenure and Mortgage Status			
Total	3,169	28,497	73,209
Owner Occupied	51.6%	65.0%	62.3%
Owned with a Mortgage/Loan	34.9%	50.4%	48.2%
Owned Free and Clear	16.6%	14.6%	14.0%
Renter Occupied	48.4%	35.0%	37.7%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	3,724	30,825	78,636
Housing Units Inside Urbanized Area	100.0%	100.0%	99.3%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.7%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	Emerald City (8B)	Enterprising Professionals	Boomburbs (1C)
2.	Urban Chic (2A)	Boomburbs (1C)	Young and Restless (11B)
3.	Enterprising Professionals (2D)	Urban Chic (2A)	Savvy Suburbanites (1D)
2019 Consumer Spending			
Apparel & Services: Total \$	\$9,634,135	\$95,082,717	\$229,421,480
Average Spent	\$2,613.00	\$3,005.81	\$2,783.73
Spending Potential Index	122	140	130
Education: Total \$	\$7,452,429	\$73,199,671	\$172,673,219
Average Spent	\$2,021.27	\$2,314.03	\$2,095.17
Spending Potential Index	127	145	131
Entertainment/Recreation: Total \$	\$14,379,749	\$141,720,414	\$338,992,488
Average Spent	\$3,900.12	\$4,480.14	\$4,113.24
Spending Potential Index	119	137	126
Food at Home: Total \$	\$22,334,275	\$218,878,882	\$531,997,602
Average Spent	\$6,057.57	\$6,919.32	\$6,455.11
Spending Potential Index	117	134	125
Food Away from Home: Total \$	\$16,625,331	\$163,590,356	\$394,783,089
Average Spent	\$4,509.18	\$5,171.51	\$4,790.18
Spending Potential Index	123	141	130
Health Care: Total \$	\$24,912,580	\$246,522,929	\$594,017,492
Average Spent	\$6,756.87	\$7,793.22	\$7,207.64
Spending Potential Index	114	131	121
HH Furnishings & Equipment: Total \$	\$9,534,954	\$94,766,726	\$227,618,420
Average Spent	\$2,586.10	\$2,995.82	\$2,761.86
Spending Potential Index	121	141	130
Personal Care Products & Services: Total \$	\$4,005,383	\$39,928,085	\$96,016,400
Average Spent	\$1,086.35	\$1,262.23	\$1,165.04
Spending Potential Index	123	142	131
Shelter: Total \$	\$85,350,450	\$821,234,139	\$1,963,559,807
Average Spent	\$23,149.02	\$25,961.31	\$23,825.27
Spending Potential Index	125	140	129
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$10,893,432	\$107,435,558	\$257,361,263
Average Spent	\$2,954.55	\$3,396.31	\$3,122.75
Spending Potential Index	119	137	126
Travel: Total \$	\$10,555,972	\$103,339,335	\$241,654,477
Average Spent	\$2,863.02	\$3,266.82	\$2,932.17
Spending Potential Index	128	146	131
Vehicle Maintenance & Repairs: Total \$	\$5,050,197	\$49,265,860	\$120,880,668
Average Spent	\$1,369.73	\$1,557.42	\$1,466.73
Spending Potential Index	120	136	128

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.