

# Demographic Detail Report

## The Pointe

5243 FM 521 Rd, Arcola, TX 77583

Building Type: **General Retail**      Total Available: **3,330 SF**  
 Secondary: -      % Leased: **84.71%**  
 GLA: **21,778 SF**      Rent/SF/Yr: **\$22.00**  
 Year Built: **1970**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2022 Projection	5,526	43,552	97,340
2017 Estimate	4,678	37,028	82,899
2010 Census	4,261	30,162	63,574
Growth 2017 - 2022	18.13%	17.62%	17.42%
Growth 2010 - 2017	9.79%	22.76%	30.40%
<b>2017 Population by Age</b>			
	<b>4,678</b>	<b>37,028</b>	<b>82,899</b>
Age 0 - 4	351 7.50%	2,870 7.75%	6,310 7.61%
Age 5 - 9	427 9.13%	3,327 8.99%	7,417 8.95%
Age 10 - 14	459 9.81%	3,465 9.36%	7,629 9.20%
Age 15 - 19	405 8.66%	3,070 8.29%	6,509 7.85%
Age 20 - 24	313 6.69%	2,459 6.64%	5,014 6.05%
Age 25 - 29	268 5.73%	2,216 5.98%	4,569 5.51%
Age 30 - 34	318 6.80%	2,668 7.21%	5,793 6.99%
Age 35 - 39	382 8.17%	3,115 8.41%	7,040 8.49%
Age 40 - 44	410 8.76%	3,244 8.76%	7,455 8.99%
Age 45 - 49	354 7.57%	2,762 7.46%	6,372 7.69%
Age 50 - 54	281 6.01%	2,226 6.01%	5,184 6.25%
Age 55 - 59	230 4.92%	1,839 4.97%	4,349 5.25%
Age 60 - 64	173 3.70%	1,393 3.76%	3,371 4.07%
Age 65 - 69	125 2.67%	1,004 2.71%	2,488 3.00%
Age 70 - 74	79 1.69%	628 1.70%	1,579 1.90%
Age 75 - 79	47 1.00%	360 0.97%	895 1.08%
Age 80 - 84	28 0.60%	203 0.55%	497 0.60%
Age 85+	27 0.58%	178 0.48%	425 0.51%
Age 65+	306 6.54%	2,373 6.41%	5,884 7.10%
<b>Median Age</b>	<b>31.80</b>	<b>32.10</b>	<b>33.50</b>
<b>Average Age</b>	<b>32.00</b>	<b>32.00</b>	<b>32.80</b>

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<b>The Pointe</b> 5243 FM 521 Rd, Arcola, TX 77583						
Radius	1 Mile		3 Mile		5 Mile	
<b>2017 Population By Race</b>	<b>4,678</b>		<b>37,028</b>		<b>82,899</b>	
White	2,345	50.13%	17,296	46.71%	40,186	48.48%
Black	2,001	42.77%	16,601	44.83%	30,250	36.49%
Am. Indian & Alaskan	58	1.24%	367	0.99%	627	0.76%
Asian	173	3.70%	1,972	5.33%	9,937	11.99%
Hawaiian & Pacific Island	6	0.13%	36	0.10%	76	0.09%
Other	94	2.01%	755	2.04%	1,822	2.20%
<b>Population by Hispanic Origin</b>	<b>4,678</b>		<b>37,028</b>		<b>82,899</b>	
Non-Hispanic Origin	2,912	62.25%	24,665	66.61%	61,163	73.78%
Hispanic Origin	1,766	37.75%	12,363	33.39%	21,735	26.22%
<b>2017 Median Age, Male</b>	<b>29.60</b>		<b>30.50</b>		<b>32.20</b>	
<b>2017 Average Age, Male</b>	<b>30.80</b>		<b>31.20</b>		<b>32.00</b>	
<b>2017 Median Age, Female</b>	<b>33.60</b>		<b>33.40</b>		<b>34.50</b>	
<b>2017 Average Age, Female</b>	<b>33.10</b>		<b>32.80</b>		<b>33.50</b>	
<b>2017 Population by Occupation Classification</b>	<b>3,359</b>		<b>26,752</b>		<b>60,243</b>	
Civilian Employed	2,147	63.92%	17,746	66.34%	40,679	67.52%
Civilian Unemployed	137	4.08%	953	3.56%	1,923	3.19%
Civilian Non-Labor Force	1,075	32.00%	8,045	30.07%	17,629	29.26%
Armed Forces	0	0.00%	8	0.03%	12	0.02%
<b>Households by Marital Status</b>						
Married	839		6,825		16,827	
Married No Children	279		2,502		6,396	
Married w/Children	560		4,322		10,431	
<b>2017 Population by Education</b>	<b>2,839</b>		<b>23,039</b>		<b>52,516</b>	
Some High School, No Diploma	659	23.21%	3,443	14.94%	5,467	10.41%
High School Grad (Incl Equivalency)	582	20.50%	4,218	18.31%	8,160	15.54%
Some College, No Degree	716	25.22%	6,355	27.58%	13,839	26.35%
Associate Degree	117	4.12%	1,203	5.22%	2,498	4.76%
Bachelor Degree	507	17.86%	5,243	22.76%	14,332	27.29%
Advanced Degree	258	9.09%	2,577	11.19%	8,220	15.65%

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<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2017 Population by Occupation</b>	<b>3,995</b>		<b>33,223</b>		<b>76,822</b>	
Real Estate & Finance	139	3.48%	863	2.60%	1,895	2.47%
Professional & Management	995	24.91%	9,881	29.74%	26,969	35.11%
Public Administration	34	0.85%	1,000	3.01%	2,016	2.62%
Education & Health	768	19.22%	5,100	15.35%	12,245	15.94%
Services	302	7.56%	2,630	7.92%	4,639	6.04%
Information	6	0.15%	410	1.23%	874	1.14%
Sales	521	13.04%	3,922	11.81%	8,459	11.01%
Transportation	19	0.48%	95	0.29%	257	0.33%
Retail	214	5.36%	1,640	4.94%	3,834	4.99%
Wholesale	64	1.60%	769	2.31%	1,662	2.16%
Manufacturing	112	2.80%	1,367	4.11%	3,388	4.41%
Production	144	3.60%	1,678	5.05%	2,954	3.85%
Construction	362	9.06%	1,572	4.73%	2,778	3.62%
Utilities	154	3.85%	1,313	3.95%	2,355	3.07%
Agriculture & Mining	106	2.65%	490	1.47%	1,138	1.48%
Farming, Fishing, Forestry	0	0.00%	1	0.00%	7	0.01%
Other Services	55	1.38%	492	1.48%	1,352	1.76%
<b>2017 Worker Travel Time to Job</b>	<b>2,083</b>		<b>17,360</b>		<b>39,407</b>	
<30 Minutes	658	31.59%	5,828	33.57%	12,396	31.46%
30-60 Minutes	1,297	62.27%	9,575	55.16%	22,504	57.11%
60+ Minutes	128	6.14%	1,957	11.27%	4,507	11.44%
<b>2010 Households by HH Size</b>	<b>1,239</b>		<b>8,873</b>		<b>19,339</b>	
1-Person Households	161	12.99%	1,135	12.79%	2,516	13.01%
2-Person Households	261	21.07%	1,990	22.43%	4,692	24.26%
3-Person Households	241	19.45%	1,736	19.56%	3,841	19.86%
4-Person Households	273	22.03%	1,935	21.81%	4,323	22.35%
5-Person Households	174	14.04%	1,146	12.92%	2,286	11.82%
6-Person Households	75	6.05%	531	5.98%	994	5.14%
7 or more Person Households	54	4.36%	400	4.51%	687	3.55%
<b>2017 Average Household Size</b>	<b>3.40</b>		<b>3.40</b>		<b>3.30</b>	
<b>Households</b>						
2022 Projection	1,621		12,972		30,016	
2017 Estimate	1,371		11,017		25,542	
2010 Census	1,239		8,872		19,340	
Growth 2017 - 2022	18.23%		17.75%		17.52%	
Growth 2010 - 2017	10.65%		24.18%		32.07%	

# Demographic Detail Report

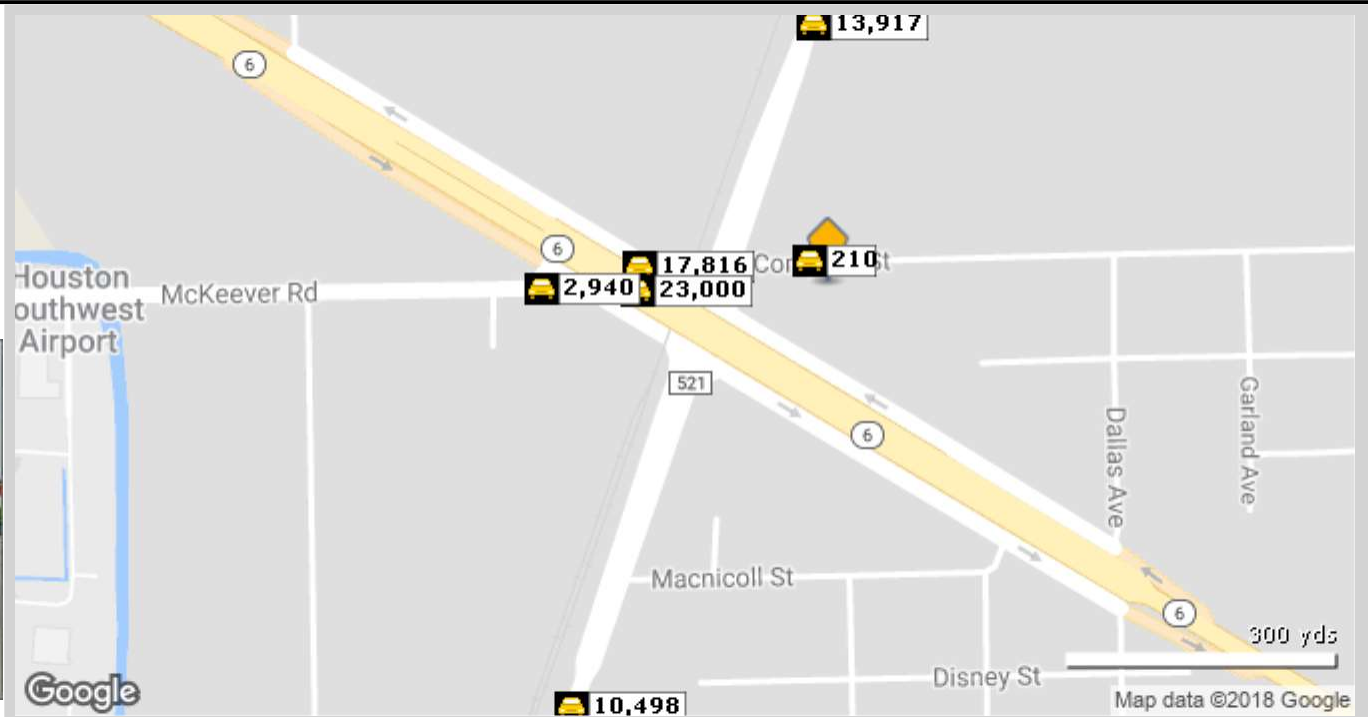
<b>The Pointe</b>						
5243 FM 521 Rd, Arcola, TX 77583						
Radius	1 Mile		3 Mile		5 Mile	
<b>2017 Households by HH Income</b>	<b>1,370</b>		<b>11,017</b>		<b>25,542</b>	
<\$25,000	181	13.21%	1,131	10.27%	2,139	8.37%
\$25,000 - \$50,000	314	22.92%	1,619	14.70%	2,797	10.95%
\$50,000 - \$75,000	290	21.17%	1,999	18.14%	3,811	14.92%
\$75,000 - \$100,000	79	5.77%	1,310	11.89%	3,249	12.72%
\$100,000 - \$125,000	181	13.21%	1,515	13.75%	3,695	14.47%
\$125,000 - \$150,000	57	4.16%	1,345	12.21%	2,844	11.13%
\$150,000 - \$200,000	182	13.28%	1,125	10.21%	3,335	13.06%
\$200,000+	86	6.28%	973	8.83%	3,672	14.38%
<b>2017 Avg Household Income</b>	<b>\$92,816</b>		<b>\$106,655</b>		<b>\$125,051</b>	
<b>2017 Med Household Income</b>	<b>\$69,047</b>		<b>\$89,494</b>		<b>\$105,243</b>	
<b>2017 Occupied Housing</b>	<b>1,370</b>		<b>11,017</b>		<b>25,542</b>	
Owner Occupied	1,185	86.50%	9,500	86.23%	22,171	86.80%
Renter Occupied	185	13.50%	1,517	13.77%	3,371	13.20%
<b>2010 Housing Units</b>	<b>1,236</b>		<b>10,527</b>		<b>25,032</b>	
1 Unit	1,226	99.19%	10,417	98.96%	23,756	94.90%
2 - 4 Units	0	0.00%	8	0.08%	43	0.17%
5 - 19 Units	10	0.81%	38	0.36%	677	2.70%
20+ Units	0	0.00%	64	0.61%	556	2.22%
<b>2017 Housing Value</b>	<b>1,186</b>		<b>9,500</b>		<b>22,171</b>	
<\$100,000	194	16.36%	1,424	14.99%	2,197	9.91%
\$100,000 - \$200,000	507	42.75%	4,292	45.18%	7,510	33.87%
\$200,000 - \$300,000	194	16.36%	2,212	23.28%	6,740	30.40%
\$300,000 - \$400,000	149	12.56%	842	8.86%	3,323	14.99%
\$400,000 - \$500,000	33	2.78%	222	2.34%	807	3.64%
\$500,000 - \$1,000,000	102	8.60%	463	4.87%	1,389	6.26%
\$1,000,000+	7	0.59%	45	0.47%	205	0.92%
<b>2017 Median Home Value</b>	<b>\$178,697</b>		<b>\$177,492</b>		<b>\$220,452</b>	
<b>2017 Housing Units by Yr Built</b>	<b>1,444</b>		<b>11,634</b>		<b>26,972</b>	
Built 2010+	119	8.24%	2,157	18.54%	6,233	23.11%
Built 2000 - 2010	777	53.81%	6,756	58.07%	15,668	58.09%
Built 1990 - 1999	304	21.05%	1,471	12.64%	2,697	10.00%
Built 1980 - 1989	116	8.03%	595	5.11%	1,120	4.15%
Built 1970 - 1979	59	4.09%	334	2.87%	688	2.55%
Built 1960 - 1969	42	2.91%	169	1.45%	261	0.97%
Built 1950 - 1959	7	0.48%	52	0.45%	120	0.44%
Built <1949	20	1.39%	100	0.86%	185	0.69%
<b>2017 Median Year Built</b>	<b>2001</b>		<b>2004</b>		<b>2005</b>	

# Traffic Count Report

## The Pointe

5243 FM 521 Rd, Arcola, TX 77583

Building Type: **General Retail**  
 Secondary: -  
 GLA: **21,778 SF**  
 Year Built: **1970**  
 Total Available: **3,330 SF**  
 % Leased: **84.71%**  
 Rent/SF/Yr: **\$22.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Compton St	FM 521 Rd	0.05 W	2016	210	MPSI	.02
2	State Highway 6	McKeever Rd	0.01 SE	2010	24,044	MPSI	.12
3	State Hwy 6	McKeever Rd	0.01 SE	2014	17,816	MPSI	.12
4	State Hwy 6	McKeever Rd	0.02 NE	2016	23,000	MPSI	.12
5	FM 521 Rd	Post Rd	0.14 N	2016	11,667	MPSI	.17
6	Farm-to-Market Road 521	Post Rd	0.14 N	2010	13,917	MPSI	.17
7	McKeever Rd	State Highway 6	0.07 E	2010	4,137	MPSI	.18
8	McKeever Rd	State Hwy 6	0.07 E	2014	3,486	MPSI	.18
9	Bees Passage Rd		0.00	2016	2,940	MPSI	.18
10	FM 521 Rd	Masterson St	0.06 S	2016	10,498	MPSI	.32