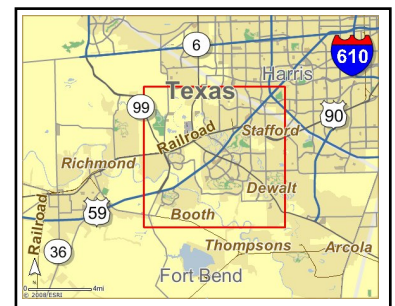
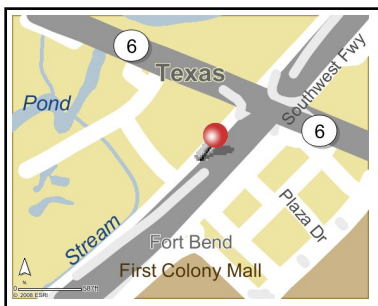


Site Map

16126 Southwest Fwy
Sugar Land, TX 77479

Prepared By: Shah Companies, Inc.
July 9, 2008

Latitude 29.5971
Longitude -95.6246





Executive Summary

Prepared By: Shah Companies, Inc.

Site Type: Radius	16126 Southwest Fwy Sugar Land, TX 77479 Radius: 1.0 mile	16126 Southwest Fwy Sugar Land, TX 77479 Radius: 3.0 mile	16126 Southwest Fwy Sugar Land, TX 77479 Radius: 5.0 mile
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2008 Population

Total Population	9,352	76,185	192,800
Male Population	48.1%	49.6%	49.4%
Female Population	51.9%	50.4%	50.6%
Median Age	36.9	38.1	35.1

2008 Income

Median HH Income	\$80,036	\$112,916	\$97,630
Per Capita Income	\$36,346	\$44,856	\$38,716
Average HH Income	\$103,664	\$148,377	\$126,221

2008 Households

Total Households	3,372	22,800	59,119
Average Household Size	2.75	3.28	3.23
1990-2000 Annual Rate	3.4%	5.63%	5.77%

2008 Housing

Owner Occupied Housing Units	50.8%	79.3%	75.8%
Renter Occupied Housing Units	44.4%	17.6%	19.7%
Vacant Housing Units	4.8%	3.1%	4.6%

Population

1990 Population	5,669	39,222	86,768
2000 Population	7,964	68,960	148,839
2008 Population	9,352	76,185	192,800
2013 Population	10,899	87,314	238,416
1990-2000 Annual Rate	3.46%	5.81%	5.54%
2000-2008 Annual Rate	1.97%	1.22%	3.19%
2008-2013 Annual Rate	3.11%	2.76%	4.34%

In the identified market area, the current year population is 192,800. In 2000, the Census count in the market area was 148,839. The rate of change since 2000 was 3.19 percent annually. The five-year projection for the population in the market area is 238,416, representing a change of 4.34 percent annually from 2008 to 2013. Currently, the population is 49.4 percent male and 50.6 percent female.

Households

1990 Households	2,201	12,539	27,332
2000 Households	3,075	21,681	47,880
2008 Households	3,372	22,800	59,119
2013 Households	3,912	26,010	72,822
1990-2000 Annual Rate	3.4%	5.63%	5.77%
2000-2008 Annual Rate	1.12%	0.61%	2.59%
2008-2013 Annual Rate	3.02%	2.67%	4.26%

The household count in this market area has changed from 47,880 in 2000 to 59,119 in the current year, a change of 2.59 percent annually. The five-year projection of households is 72,822, a change of 4.26 percent annually from the current year total. Average household size is currently 3.23, compared to 3.07 in the year 2000. The number of families in the current year is 49,003 in the market area.

Housing

Currently, 75.8 percent of the 61,946 housing units in the market area are owner occupied; 19.7 percent, renter occupied; and 4.6 percent are vacant. In 2000, there were 49,933 housing units— 76.4 percent owner occupied, 19.5 percent renter occupied and 4.0 percent vacant. The rate of change in housing units since 2000 is 2.65 percent. Median home value in the market area is \$192,405, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.69 percent annually to \$199,096. From 2000 to the current year, median home value changed by 4.08 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



Site Type: Radius	16126 Southwest Fwy Sugar Land, TX 77479 Radius: 1.0 mile	16126 Southwest Fwy Sugar Land, TX 77479 Radius: 3.0 mile	16126 Southwest Fwy Sugar Land, TX 77479 Radius: 5.0 mile
Median Household Income			
1990 Median HH Income	\$51,281	\$61,925	\$51,687
2000 Median HH Income	\$62,366	\$84,948	\$74,090
2008 Median HH Income	\$80,036	\$112,916	\$97,630
2013 Median HH Income	\$91,274	\$131,703	\$118,197
1990-2000 Annual Rate	1.98%	3.21%	3.67%
2000-2008 Annual Rate	3.07%	3.51%	3.4%
2008-2013 Annual Rate	2.66%	3.13%	3.9%
Per Capita Income			
1990 Per Capita Income	\$22,645	\$24,702	\$19,743
2000 Per Capita Income	\$29,476	\$33,906	\$29,457
2008 Per Capita Income	\$36,346	\$44,856	\$38,716
2013 Per Capita Income	\$44,194	\$56,012	\$49,018
1990-2000 Annual Rate	2.67%	3.22%	4.08%
2000-2008 Annual Rate	2.57%	3.45%	3.37%
2008-2013 Annual Rate	3.99%	4.54%	4.83%
Average Household Income			
1990 Average Household Income	\$59,207	\$76,891	\$62,208
2000 Average Household Income	\$76,870	\$105,839	\$90,467
2008 Average HH Income	\$103,664	\$148,377	\$126,221
2013 Average HH Income	\$126,354	\$186,215	\$160,694
1990-2000 Annual Rate	2.65%	3.25%	3.82%
2000-2008 Annual Rate	3.69%	4.18%	4.12%
2008-2013 Annual Rate	4.04%	4.65%	4.95%

Households by Income

Current median household income is \$97,630 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$118,197 in five years. In 2000, median household income was \$74,090, compared to \$51,687 in 1990.

Current average household income is \$126,221 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$160,694 in five years. In 2000, average household income was \$90,467, compared to \$62,208 in 1990.

Current per capita income is \$38,716 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$49,018 in five years. In 2000, the per capita income was \$29,457, compared to \$19,743 in 1990.

Population by Employment

Total Businesses	999	3,498	7,536
Total Employees	11,881	30,448	63,521

Currently, 94.5 percent of the civilian labor force in the identified market area is employed and 5.5 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 94.6 percent of the civilian labor force, and unemployment will be 5.4 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 70.3 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 78.1 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 10.5 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 11.4 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 82.8 percent of the market area population drove alone to work, and 3.4 percent worked at home. The average travel time to work in 2000 was 30.9 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 9.3 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 15.7 percent were high school graduates only (29.6 percent in the U.S.)
- 6.6 percent had completed an Associate degree (7.2 percent in the U.S.)
- 32.3 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 17.6 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)



Demographic and Income Profile

Prepared By: Shah Companies, Inc.

16126 Southwest Fwy
Sugar Land, TX 77479

Site Type: Radius

Latitude 29.5971
Longitude -95.6246
Radius: 1.0 mile

Summary	2000	2008	2013
Population	7,964	9,352	10,899
Households	3,075	3,372	3,912
Families	2,228	2,425	2,789
Average Household Size	2.56	2.75	2.76
Owner Occupied HUs	1,706	1,801	1,997
Renter Occupied HUs	1,369	1,572	1,915
Median Age	34.8	36.9	37.6

Trends: 2008-2013 Annual Rate	Area	State	National
Population	3.11%	2.17%	1.23%
Households	3.02%	2.14%	1.26%
Families	2.84%	1.99%	1.05%
Owner HHs	2.09%	1.97%	1.07%
Median Household Income	2.66%	3.42%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	280	8.9%	187	5.5%	175	4.5%
\$15,000 - \$24,999	260	8.3%	210	6.2%	175	4.5%
\$25,000 - \$34,999	303	9.6%	196	5.8%	194	5.0%
\$35,000 - \$49,999	394	12.5%	374	11.1%	274	7.0%
\$50,000 - \$74,999	632	20.1%	586	17.4%	706	18.0%
\$75,000 - \$99,999	424	13.5%	521	15.4%	606	15.5%
\$100,000 - \$149,999	540	17.2%	775	23.0%	867	22.2%
\$150,000 - \$199,000	187	5.9%	243	7.2%	487	12.4%
\$200,000+	128	4.1%	281	8.3%	429	11.0%
Median Household Income	\$62,366		\$80,036		\$91,274	
Average Household Income	\$76,870		\$103,664		\$126,354	
Per Capita Income	\$29,476		\$36,346		\$44,194	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	511	6.4%	568	6.1%	658	6.0%
5 - 9	595	7.5%	622	6.6%	718	6.6%
10 - 14	703	8.8%	737	7.9%	849	7.8%
15 - 19	649	8.2%	742	7.9%	841	7.7%
20 - 24	401	5.0%	505	5.4%	567	5.2%
25 - 34	1,143	14.4%	1,219	13.0%	1,397	12.8%
35 - 44	1,549	19.5%	1,542	16.5%	1,718	15.8%
45 - 54	1,379	17.3%	1,730	18.5%	1,985	18.2%
55 - 64	499	6.3%	956	10.2%	1,221	11.2%
65 - 74	284	3.6%	383	4.1%	526	4.8%
75 - 84	171	2.1%	242	2.6%	278	2.6%
85+	76	1.0%	109	1.2%	140	1.3%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,609	57.9%	4,466	47.8%	4,730	43.4%
Black Alone	402	5.0%	521	5.6%	597	5.5%
American Indian Alone	19	0.2%	24	0.3%	28	0.3%
Asian Alone	2,484	31.2%	3,730	39.9%	4,794	44.0%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	183	2.3%	285	3.0%	372	3.4%
Two or More Races	266	3.3%	326	3.5%	378	3.5%
Hispanic Origin (Any Race)	593	7.4%	916	9.8%	1,181	10.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



Demographic and Income Profile

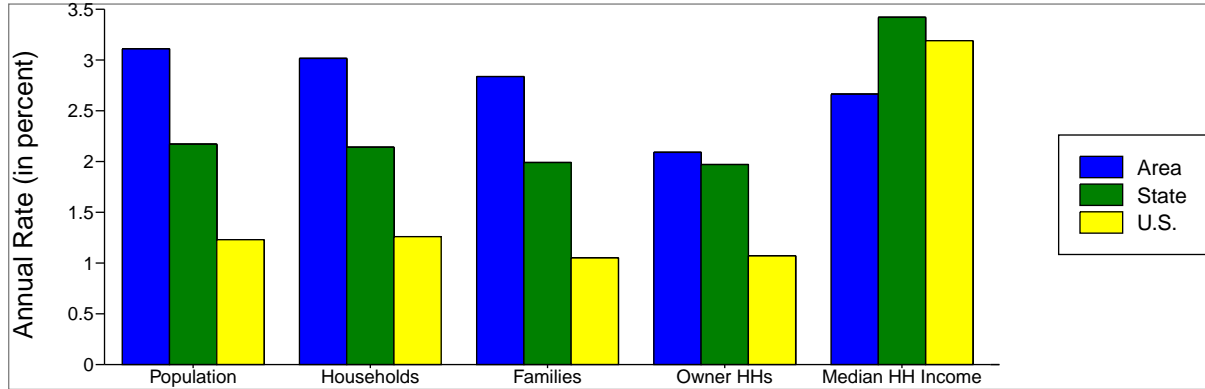
Prepared By: Shah Companies, Inc.

16126 Southwest Fwy
Sugar Land, TX 77479

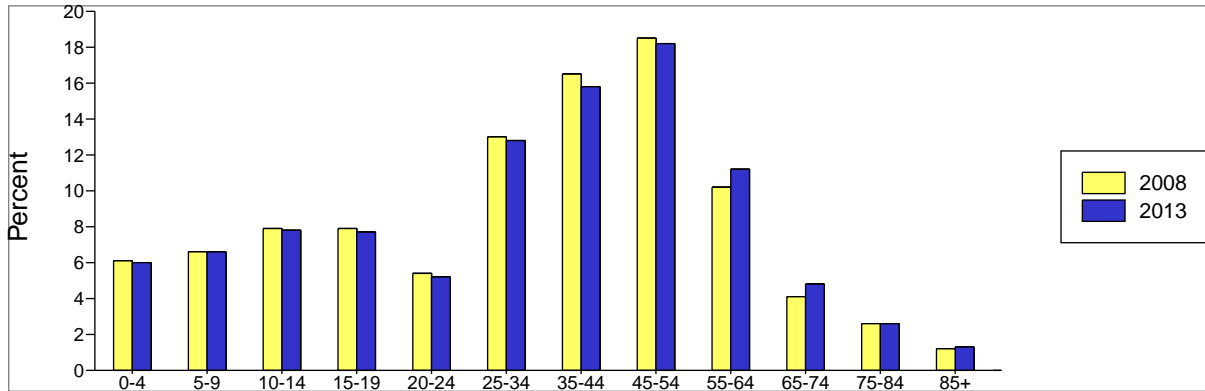
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Longitude -95.6246
Radius: 1.0 mile

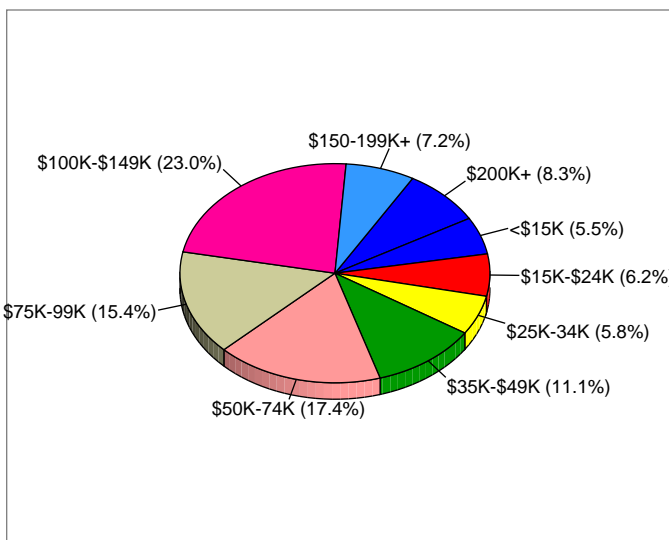
Trends 2008-2013



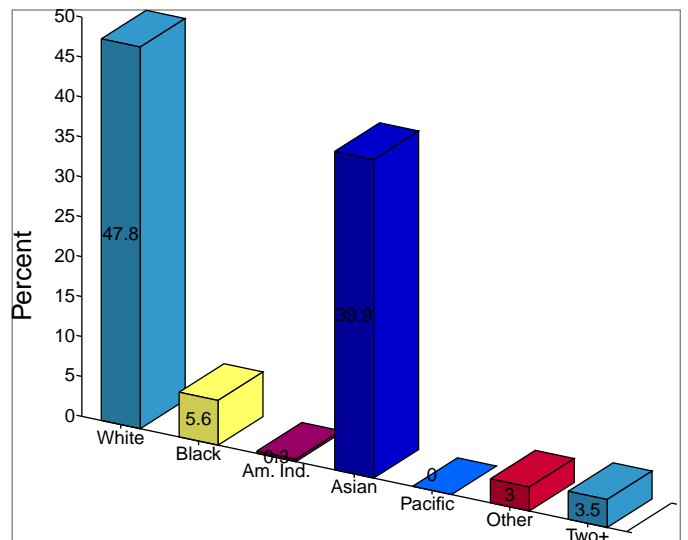
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 9.8%



Demographic and Income Profile

Prepared By: Shah Companies, Inc.

16126 Southwest Fwy
Sugar Land, TX 77479

Site Type: Radius

Latitude 29.5971
Longitude -95.6246
Radius: 3.0 mile

Summary	2000	2008	2013
Population	68,960	76,185	87,314
Households	21,681	22,800	26,010
Families	18,615	19,382	21,995
Average Household Size	3.12	3.28	3.30
Owner Occupied HUs	18,135	18,670	20,867
Renter Occupied HUs	3,546	4,130	5,143
Median Age	36.4	38.1	37.9

Trends: 2008-2013 Annual Rate	Area	State	National
Population	2.76%	2.17%	1.23%
Households	2.67%	2.14%	1.26%
Families	2.56%	1.99%	1.05%
Owner HHs	2.25%	1.97%	1.07%
Median Household Income	3.13%	3.42%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	979	4.5%	678	3.0%	634	2.4%
\$15,000 - \$24,999	950	4.4%	702	3.1%	576	2.2%
\$25,000 - \$34,999	1,343	6.2%	728	3.2%	626	2.4%
\$35,000 - \$49,999	2,132	9.8%	1,569	6.9%	1,272	4.9%
\$50,000 - \$74,999	3,774	17.3%	3,091	13.6%	3,265	12.6%
\$75,000 - \$99,999	3,637	16.7%	3,077	13.5%	3,302	12.7%
\$100,000 - \$149,999	4,989	22.9%	6,168	27.1%	5,790	22.3%
\$150,000 - \$199,000	2,007	9.2%	2,709	11.9%	4,029	15.5%
\$200,000+	1,999	9.2%	4,078	17.9%	6,514	25.0%
Median Household Income	\$84,948		\$112,916		\$131,703	
Average Household Income	\$105,839		\$148,377		\$186,215	
Per Capita Income	\$33,906		\$44,856		\$56,012	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,492	6.5%	4,720	6.2%	5,569	6.4%
5 - 9	5,957	8.6%	5,603	7.4%	6,122	7.0%
10 - 14	7,152	10.4%	6,844	9.0%	7,350	8.4%
15 - 19	5,909	8.6%	6,612	8.7%	7,108	8.1%
20 - 24	2,761	4.0%	4,039	5.3%	4,338	5.0%
25 - 34	6,598	9.6%	7,346	9.6%	10,077	11.5%
35 - 44	14,010	20.3%	11,536	15.1%	12,072	13.8%
45 - 54	12,956	18.8%	15,482	20.3%	16,658	19.1%
55 - 64	4,791	6.9%	8,234	10.8%	10,698	12.3%
65 - 74	2,449	3.6%	3,201	4.2%	4,305	4.9%
75 - 84	1,408	2.0%	1,860	2.4%	2,100	2.4%
85+	477	0.7%	709	0.9%	915	1.0%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	43,783	63.5%	41,007	53.8%	43,109	49.4%
Black Alone	4,410	6.4%	5,621	7.4%	6,594	7.6%
American Indian Alone	156	0.2%	197	0.3%	228	0.3%
Asian Alone	17,229	25.0%	24,693	32.4%	31,528	36.1%
Pacific Islander Alone	13	0.0%	17	0.0%	22	0.0%
Some Other Race Alone	1,655	2.4%	2,518	3.3%	3,306	3.8%
Two or More Races	1,713	2.5%	2,132	2.8%	2,527	2.9%
Hispanic Origin (Any Race)	5,282	7.7%	7,984	10.5%	10,342	11.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



Demographic and Income Profile

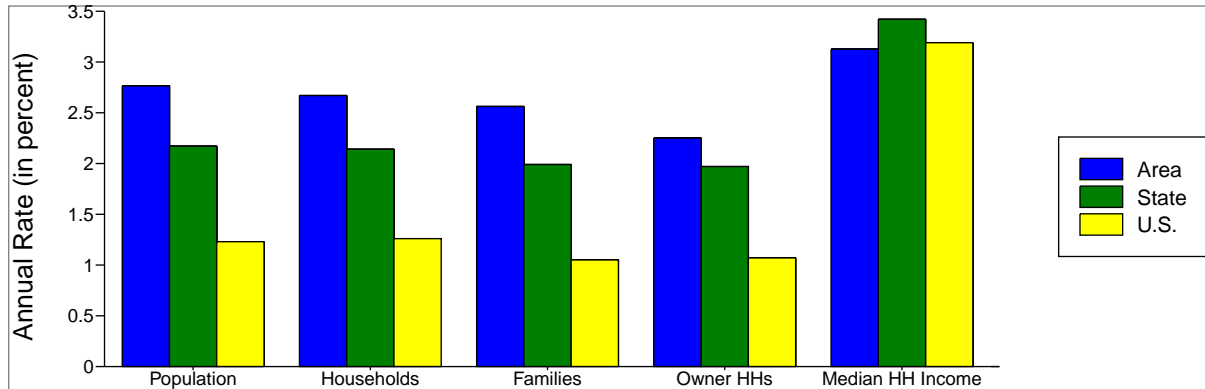
Prepared By: Shah Companies, Inc.

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Sugar Land, TX 77479

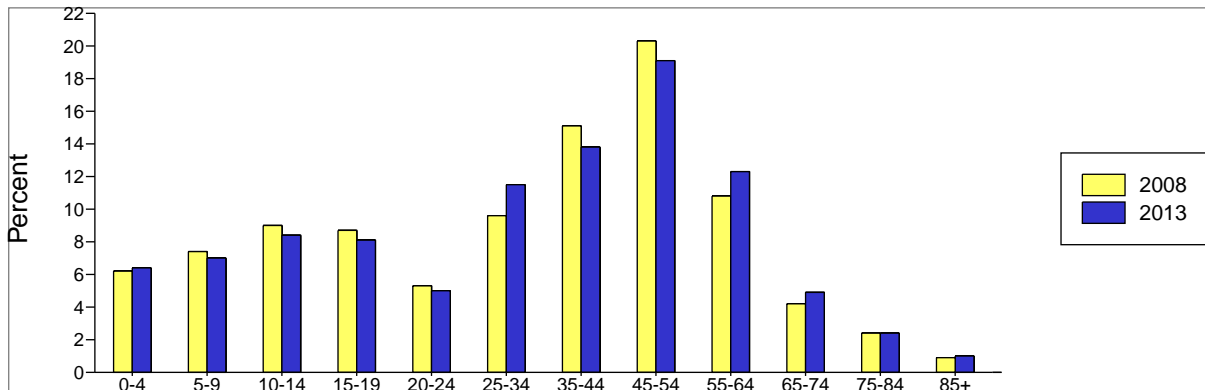
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Radius: 3.0 mile

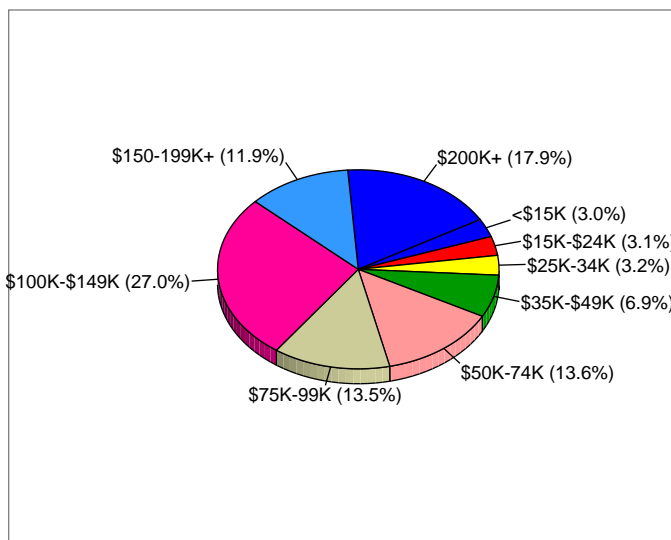
Trends 2008-2013



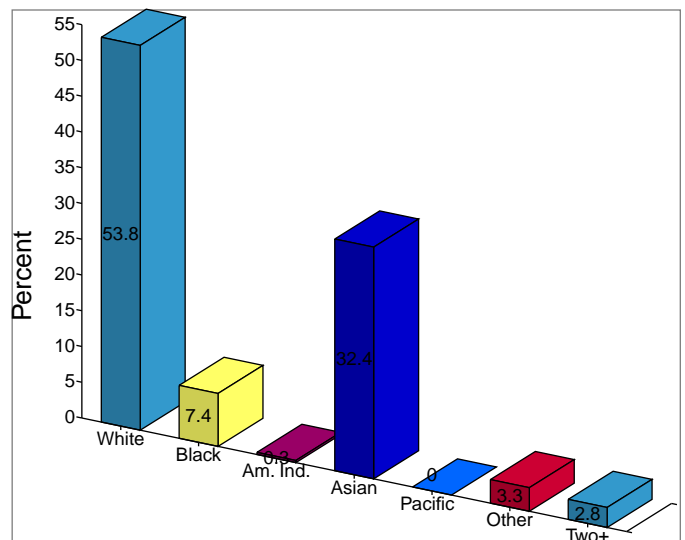
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 10.5%



Demographic and Income Profile

Prepared By: Shah Companies, Inc.

16126 Southwest Fwy
Sugar Land, TX 77479

Site Type: Radius

Latitude 29.5971
Longitude -95.6246
Radius: 5.0 mile

Summary	2000	2008	2013
Population	148,839	192,800	238,416
Households	47,880	59,119	72,822
Families	40,059	49,003	59,997
Average Household Size	3.07	3.23	3.25
Owner Occupied HUs	38,138	46,932	57,041
Renter Occupied HUs	9,742	12,188	15,780
Median Age	34.3	35.1	34.9

Trends: 2008-2013 Annual Rate	Area	State	National
Population	4.34%	2.17%	1.23%
Households	4.26%	2.14%	1.26%
Families	4.13%	1.99%	1.05%
Owner HHs	3.98%	1.97%	1.07%
Median Household Income	3.9%	3.42%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	2,601	5.4%	2,132	3.6%	2,051	2.8%
\$15,000 - \$24,999	2,672	5.6%	1,874	3.2%	1,595	2.2%
\$25,000 - \$34,999	3,728	7.8%	2,523	4.3%	2,030	2.8%
\$35,000 - \$49,999	5,685	11.8%	5,234	8.9%	4,331	5.9%
\$50,000 - \$74,999	9,624	20.0%	9,676	16.4%	10,952	15.0%
\$75,000 - \$99,999	8,272	17.2%	8,766	14.8%	10,537	14.5%
\$100,000 - \$149,999	9,358	19.5%	15,307	25.9%	16,911	23.2%
\$150,000 - \$199,000	3,236	6.7%	6,256	10.6%	9,960	13.7%
\$200,000+	2,881	6.0%	7,351	12.4%	14,455	19.8%
Median Household Income	\$74,090		\$97,630		\$118,197	
Average Household Income	\$90,467		\$126,221		\$160,694	
Per Capita Income	\$29,457		\$38,716		\$49,018	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,434	7.7%	14,990	7.8%	19,146	8.0%
5 - 9	12,950	8.7%	15,249	7.9%	18,311	7.7%
10 - 14	14,047	9.4%	16,134	8.4%	19,127	8.0%
15 - 19	11,733	7.9%	14,740	7.6%	17,307	7.3%
20 - 24	6,777	4.6%	10,563	5.5%	12,160	5.1%
25 - 34	19,072	12.8%	24,308	12.6%	33,366	14.0%
35 - 44	29,808	20.0%	31,171	16.2%	35,326	14.8%
45 - 54	24,528	16.5%	33,694	17.5%	39,508	16.6%
55 - 64	10,181	6.8%	19,463	10.1%	26,889	11.3%
65 - 74	4,980	3.3%	7,477	3.9%	10,866	4.6%
75 - 84	2,528	1.7%	3,742	1.9%	4,650	2.0%
85+	802	0.5%	1,269	0.7%	1,760	0.7%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	89,810	60.3%	99,427	51.6%	114,724	48.1%
Black Alone	14,941	10.0%	23,669	12.3%	30,020	12.6%
American Indian Alone	405	0.3%	566	0.3%	706	0.3%
Asian Alone	31,887	21.4%	49,905	25.9%	66,835	28.0%
Pacific Islander Alone	66	0.0%	97	0.1%	128	0.1%
Some Other Race Alone	7,529	5.1%	13,146	6.8%	18,343	7.7%
Two or More Races	4,201	2.8%	5,989	3.1%	7,661	3.2%
Hispanic Origin (Any Race)	20,122	13.5%	34,551	17.9%	47,805	20.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



Demographic and Income Profile

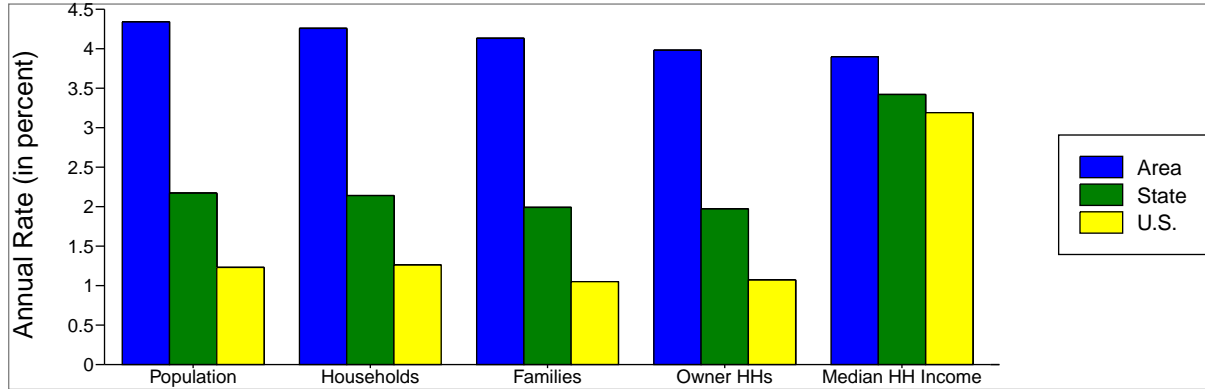
Prepared By: Shah Companies, Inc.

16126 Southwest Fwy
Sugar Land, TX 77479

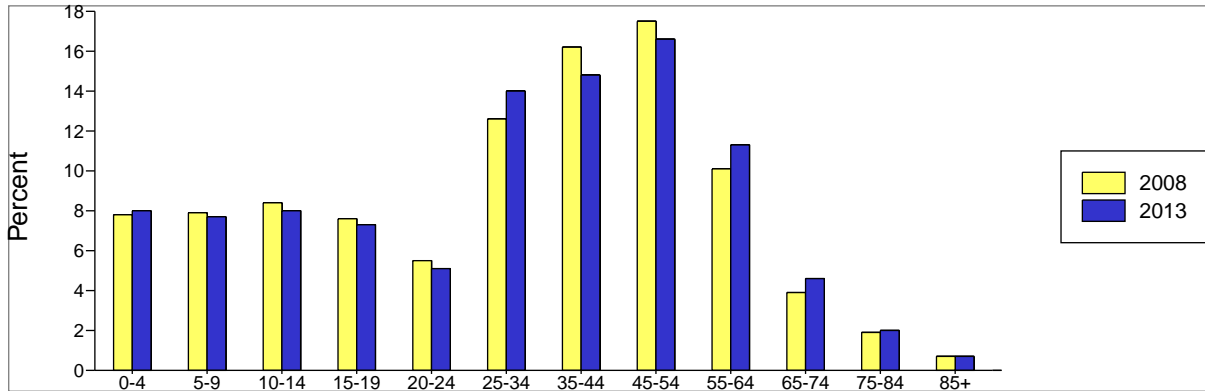
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Radius: 5.0 mile

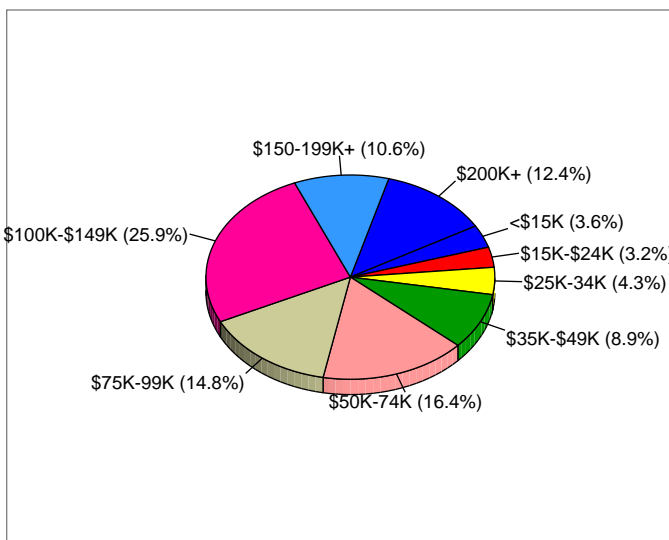
Trends 2008-2013



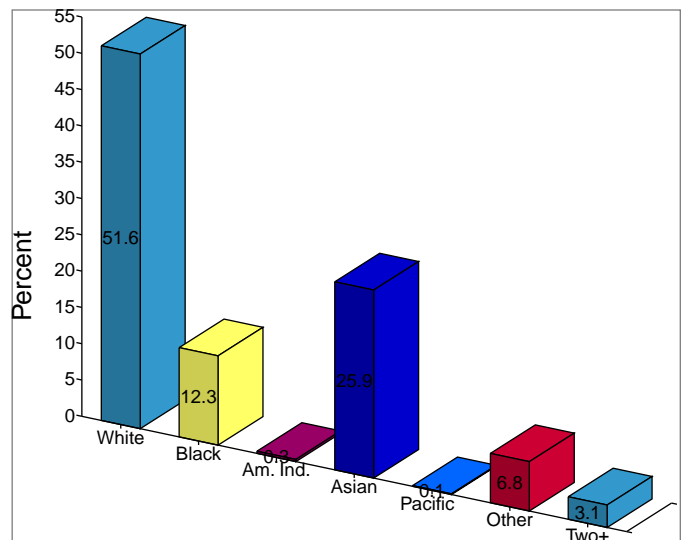
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 17.9%



Latitude 29.5971
Longitude -95.6246

16126 Southwest Fwy
Sugar Land, TX 77479
Radius: 1.0 mile

16126 Southwest Fwy
Sugar Land, TX 77479
Radius: 3.0 mile

16126 Southwest Fwy
Sugar Land, TX 77479
Radius: 5.0 mile



2000 Total Population	7,964	68,960	148,839
2000 Group Quarters	82	1,369	1,997
2008 Total Population	9,352	76,185	192,800
2013 Total Population	10,899	87,314	238,416
2008 - 2013 Annual Rate	3.11%	2.76%	4.34%



2000 Households	3,075	21,681	47,880
2000 Average Household Size	2.56	3.12	3.07
2008 Households	3,372	22,800	59,119
2008 Average Household Size	2.75	3.28	3.23
2013 Households	3,912	26,010	72,822
2013 Average Household Size	2.76	3.3	3.25
2008 - 2013 Annual Rate	3.02%	2.67%	4.26%
2000 Families	2,228	18,615	40,059
2000 Average Family Size	3.1	3.42	3.39
2008 Families	2,425	19,382	49,003
2008 Average Family Size	3.35	3.62	3.6
2013 Families	2,789	21,995	59,997
2013 Average Family Size	3.4	3.67	3.64
2008 - 2013 Annual Rate	2.84%	2.56%	4.13%



2000 Housing Units	3,231	22,319	49,933
Owner Occupied Housing Units	52.9%	81.2%	76.4%
Renter Occupied Housing Units	42.5%	15.9%	19.5%
Vacant Housing Units	4.6%	2.9%	4.0%
2008 Housing Units	3,542	23,529	61,946
Owner Occupied Housing Units	50.8%	79.3%	75.8%
Renter Occupied Housing Units	44.4%	17.6%	19.7%
Vacant Housing Units	4.8%	3.1%	4.6%
2013 Housing Units	4,065	26,697	75,579
Owner Occupied Housing Units	49.1%	78.2%	75.5%
Renter Occupied Housing Units	47.1%	19.3%	20.9%
Vacant Housing Units	3.8%	2.6%	3.6%

Median Household Income

2000	\$62,366	\$84,948	\$74,090
2008	\$80,036	\$112,916	\$97,630
2013	\$91,274	\$131,703	\$118,197

Median Home Value

2000	\$160,619	\$174,782	\$138,375
2008	\$230,375	\$247,718	\$192,405
2013	\$242,545	\$258,830	\$199,096

Per Capita Income

2000	\$29,476	\$33,906	\$29,457
2008	\$36,346	\$44,856	\$38,716
2013	\$44,194	\$56,012	\$49,018

Median Age

2000	34.8	36.4	34.3
2008	36.9	38.1	35.1
2013	37.6	37.9	34.9

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 total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



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2000 Households by Income

Household Income Base	3,148	21,810	48,057
< \$15,000	8.9%	4.5%	5.4%
\$15,000 - \$24,999	8.3%	4.4%	5.6%
\$25,000 - \$34,999	9.6%	6.2%	7.8%
\$35,000 - \$49,999	12.5%	9.8%	11.8%
\$50,000 - \$74,999	20.1%	17.3%	20.0%
\$75,000 - \$99,999	13.5%	16.7%	17.2%
\$100,000 - \$149,999	17.2%	22.9%	19.5%
\$150,000 - \$199,999	5.9%	9.2%	6.7%
\$200,000+	4.1%	9.2%	6.0%
Average Household Income	\$76,870	\$105,839	\$90,467

2008 Households by Income

Household Income Base	3,373	22,800	59,119
< \$15,000	5.5%	3.0%	3.6%
\$15,000 - \$24,999	6.2%	3.1%	3.2%
\$25,000 - \$34,999	5.8%	3.2%	4.3%
\$35,000 - \$49,999	11.1%	6.9%	8.9%
\$50,000 - \$74,999	17.4%	13.6%	16.4%
\$75,000 - \$99,999	15.4%	13.5%	14.8%
\$100,000 - \$149,999	23.0%	27.1%	25.9%
\$150,000 - \$199,999	7.2%	11.9%	10.6%
\$200,000+	8.3%	17.9%	12.4%
Average Household Income	\$103,664	\$148,377	\$126,221

2013 Households by Income

Household Income Base	3,913	26,008	72,822
< \$15,000	4.5%	2.4%	2.8%
\$15,000 - \$24,999	4.5%	2.2%	2.2%
\$25,000 - \$34,999	5.0%	2.4%	2.8%
\$35,000 - \$49,999	7.0%	4.9%	5.9%
\$50,000 - \$74,999	18.0%	12.6%	15.0%
\$75,000 - \$99,999	15.5%	12.7%	14.5%
\$100,000 - \$149,999	22.2%	22.3%	23.2%
\$150,000 - \$199,999	12.4%	15.5%	13.7%
\$200,000+	11.0%	25.0%	19.8%
Average Household Income	\$126,354	\$186,215	\$160,694

2000 Owner Occupied HUs by Value

Total	1,715	18,221	38,186
<\$50,000	0.8%	1.7%	3.4%
\$50,000 - 99,999	22.4%	15.1%	26.3%
\$100,000 - 149,999	21.7%	22.3%	26.5%
\$150,000 - 199,999	26.4%	24.3%	20.3%
\$200,000 - \$299,999	25.8%	24.0%	15.8%
\$300,000 - 499,999	2.6%	9.5%	5.9%
\$500,000 - 999,999	0.2%	2.8%	1.6%
\$1,000,000+	0.1%	0.3%	0.2%
Average Home Value	\$166,231	\$201,553	\$165,374

2000 Specified Renter Occupied HUs by Contract Rent

Total	1,359	3,530	9,673
With Cash Rent	97.4%	95.0%	95.6%
No Cash Rent	2.6%	5.0%	4.4%
Median Rent	\$765	\$803	\$724
Average Rent	\$786	\$875	\$756

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. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



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2000 Population by Age

	1.0 mile	3.0 mile	5.0 mile
Total	7,960	68,960	148,840
0 - 4	6.4%	6.5%	7.7%
5 - 9	7.5%	8.6%	8.7%
10 - 14	8.8%	10.4%	9.4%
15 - 19	8.2%	8.6%	7.9%
20 - 24	5.0%	4.0%	4.6%
25 - 34	14.4%	9.6%	12.8%
35 - 44	19.5%	20.3%	20.0%
45 - 54	17.3%	18.8%	16.5%
55 - 64	6.3%	6.9%	6.8%
65 - 74	3.6%	3.6%	3.3%
75 - 84	2.1%	2.0%	1.7%
85+	1.0%	0.7%	0.5%
18+	71.7%	68.3%	68.7%

2008 Population by Age

	1.0 mile	3.0 mile	5.0 mile
Total	9,355	76,186	192,800
0 - 4	6.1%	6.2%	7.8%
5 - 9	6.6%	7.4%	7.9%
10 - 14	7.9%	9.0%	8.4%
15 - 19	7.9%	8.7%	7.6%
20 - 24	5.4%	5.3%	5.5%
25 - 34	13.0%	9.6%	12.6%
35 - 44	16.5%	15.1%	16.2%
45 - 54	18.5%	20.3%	17.5%
55 - 64	10.2%	10.8%	10.1%
65 - 74	4.1%	4.2%	3.9%
75 - 84	2.6%	2.4%	1.9%
85+	1.2%	0.9%	0.7%
18+	74.1%	71.4%	70.8%

2013 Population by Age

	1.0 mile	3.0 mile	5.0 mile
Total	10,898	87,312	238,416
0 - 4	6.0%	6.4%	8.0%
5 - 9	6.6%	7.0%	7.7%
10 - 14	7.8%	8.4%	8.0%
15 - 19	7.7%	8.1%	7.3%
20 - 24	5.2%	5.0%	5.1%
25 - 34	12.8%	11.5%	14.0%
35 - 44	15.8%	13.8%	14.8%
45 - 54	18.2%	19.1%	16.6%
55 - 64	11.2%	12.3%	11.3%
65 - 74	4.8%	4.9%	4.6%
75 - 84	2.6%	2.4%	2.0%
85+	1.3%	1.0%	0.7%
18+	74.3%	72.5%	71.4%

2000 Population by Sex

	1.0 mile	3.0 mile	5.0 mile
Males	48.3%	49.8%	49.7%
Females	51.7%	50.2%	50.3%

2008 Population by Sex

	1.0 mile	3.0 mile	5.0 mile
Males	48.1%	49.6%	49.4%
Females	51.9%	50.4%	50.6%

2013 Population by Sex

	1.0 mile	3.0 mile	5.0 mile
Males	48.1%	49.5%	49.3%
Females	51.9%	50.5%	50.7%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



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2000 Population by Race/Ethnicity

Total	7,963	68,959	148,839
White Alone	57.9%	63.5%	60.3%
Black Alone	5.0%	6.4%	10.0%
American Indian Alone	0.2%	0.2%	0.3%
Asian or Pacific Islander Alone	31.2%	25.0%	21.5%
Some Other Race Alone	2.3%	2.4%	5.1%
Two or More Races	3.3%	2.5%	2.8%
Hispanic Origin	7.4%	7.7%	13.5%
Diversity Index	62.5	59.7	67.8

2008 Population by Race/Ethnicity

Total	9,352	76,185	192,799
White Alone	47.8%	53.8%	51.6%
Black Alone	5.6%	7.4%	12.3%
American Indian Alone	0.3%	0.3%	0.3%
Asian or Pacific Islander Alone	39.9%	32.4%	25.9%
Some Other Race Alone	3.0%	3.3%	6.8%
Two or More Races	3.5%	2.8%	3.1%
Hispanic Origin	9.8%	10.5%	17.9%
Diversity Index	67.9	67.5	75.4

2013 Population by Race/Ethnicity

Total	10,899	87,314	238,417
White Alone	43.4%	49.4%	48.1%
Black Alone	5.5%	7.6%	12.6%
American Indian Alone	0.3%	0.3%	0.3%
Asian or Pacific Islander Alone	44.0%	36.1%	28.1%
Some Other Race Alone	3.4%	3.8%	7.7%
Two or More Races	3.5%	2.9%	3.2%
Hispanic Origin	10.8%	11.8%	20.1%
Diversity Index	69.0	69.9	77.9



2000 Population 3+ by School Enrollment

Total	7,669	66,617	142,367
Enrolled in Nursery/Preschool	2.0%	2.8%	2.6%
Enrolled in Kindergarten	1.6%	1.9%	1.9%
Enrolled in Grade 1-8	13.4%	16.5%	15.7%
Enrolled in Grade 9-12	8.5%	8.6%	7.6%
Enrolled in College	4.8%	4.4%	4.5%
Enrolled in Grad/Prof School	1.5%	1.5%	1.5%
Not Enrolled in School	68.2%	64.4%	66.1%

2008 Population 25+ by Educational Attainment

Total	6,178	48,368	121,124
Less than 9th Grade	2.5%	2.3%	3.8%
9th - 12th Grade, No Diploma	4.1%	3.4%	5.4%
High School Graduate	15.2%	12.6%	15.7%
Some College, No Degree	16.5%	16.8%	18.6%
Associate Degree	6.1%	6.0%	6.6%
Bachelor's Degree	33.9%	36.6%	32.3%
Graduate/Professional Degree	21.8%	22.3%	17.6%

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. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



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2008 Population 15+ by Marital Status

	1.0 mile	3.0 mile	5.0 mile
Total	7,425	59,018	146,427
Never Married	27.3%	24.2%	24.5%
Married	57.1%	65.6%	64.8%
Widowed	4.3%	3.6%	3.4%
Divorced	11.2%	6.6%	7.4%



2000 Population 16+ by Employment Status

	1.0 mile	3.0 mile	5.0 mile
Total	6,070	49,834	107,615
In Labor Force	72.6%	67.8%	70.3%
Civilian Employed	68.0%	65.2%	67.4%
Civilian Unemployed	4.5%	2.6%	2.9%
In Armed Forces	0.1%	0.1%	0.1%
Not in Labor Force	27.4%	32.2%	29.7%

2008 Civilian Population 16+ in Labor Force

	1.0 mile	3.0 mile	5.0 mile
Civilian Employed	91.8%	94.6%	94.5%
Civilian Unemployed	8.2%	5.4%	5.5%

2013 Civilian Population 16+ in Labor Force

	1.0 mile	3.0 mile	5.0 mile
Civilian Employed	91.9%	94.7%	94.6%
Civilian Unemployed	8.1%	5.3%	5.4%

2000 Females 16+ by Employment Status and Age of Children

	1.0 mile	3.0 mile	5.0 mile
Total	3,267	25,531	55,298
Own Children < 6 Only	7.1%	8.0%	9.3%
Employed/in Armed Forces	3.5%	4.2%	5.1%
Unemployed	0.4%	0.2%	0.2%
Not in Labor Force	3.2%	3.6%	4.0%
Own Children < 6 and 6-17 Only	6.0%	8.3%	8.9%
Employed/in Armed Forces	3.8%	4.5%	5.1%
Unemployed	0.0%	0.0%	0.1%
Not in Labor Force	2.2%	3.8%	3.7%
Own Children 6-17 Only	24.7%	29.5%	26.0%
Employed/in Armed Forces	15.6%	18.8%	17.7%
Unemployed	1.5%	0.6%	0.6%
Not in Labor Force	7.5%	10.1%	7.8%
No Own Children < 18	62.2%	54.3%	55.8%
Employed/in Armed Forces	36.2%	28.3%	31.1%
Unemployed	3.1%	1.6%	1.8%
Not in Labor Force	22.9%	24.3%	22.9%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008.



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2008 Employed Population 16+ by Industry

Total	4,303	32,160	85,256
Agriculture/Mining	5.3%	5.8%	5.2%
Construction	4.0%	4.9%	5.6%
Manufacturing	9.4%	8.7%	8.4%
Wholesale Trade	3.8%	4.4%	4.2%
Retail Trade	12.2%	10.6%	10.7%
Transportation/Utilities	4.1%	4.3%	4.6%
Information	2.9%	1.9%	2.1%
Finance/Insurance/Real Estate	10.1%	9.3%	8.6%
Services	46.5%	48.0%	47.7%
Public Administration	1.8%	2.0%	2.8%

2008 Employed Population 16+ by Occupation

Total	4,303	32,159	85,257
White Collar	84.1%	85.1%	78.1%
Management/Business/Financial	23.1%	25.9%	22.0%
Professional	33.9%	34.0%	30.3%
Sales	15.7%	14.6%	13.5%
Administrative Support	11.4%	10.7%	12.4%
Services	8.2%	7.6%	10.5%
Blue Collar	7.7%	7.3%	11.4%
Farming/Forestry/Fishing	0.6%	0.1%	0.1%
Construction/Extraction	1.2%	1.5%	2.8%
Installation/Maintenance/Repair	1.5%	1.6%	2.3%
Production	2.0%	2.6%	3.6%
Transportation/Material Moving	2.4%	1.5%	2.6%



2000 Workers 16+ by Means of Transportation to Work

Total	4,067	32,117	71,480
Drove Alone - Car, Truck, or Van	83.1%	83.6%	82.8%
Carpooled - Car, Truck, or Van	10.3%	9.9%	11.0%
Public Transportation	1.9%	1.5%	1.6%
Walked	0.3%	0.3%	0.5%
Other Means	0.5%	0.6%	0.6%
Worked at Home	3.9%	4.1%	3.4%

2000 Workers 16+ by Travel Time to Work

Total	4,069	32,116	71,477
Did Not Work at Home	96.1%	95.9%	96.6%
Less than 5 minutes	1.9%	1.3%	1.4%
5 to 9 minutes	7.9%	6.0%	5.6%
10 to 19 minutes	23.3%	20.0%	20.4%
20 to 24 minutes	11.6%	11.0%	11.3%
25 to 34 minutes	23.1%	23.0%	23.5%
35 to 44 minutes	12.0%	12.2%	11.4%
45 to 59 minutes	12.0%	15.2%	14.6%
60 to 89 minutes	3.9%	5.6%	6.5%
90 or more minutes	0.4%	1.4%	1.8%
Worked at Home	3.9%	4.1%	3.4%
Average Travel Time to Work (in min)	26.5	30.4	30.9

2000 Households by Vehicles Available

Total	3,073	21,757	47,893
None	2.8%	1.3%	1.6%
1	38.3%	20.6%	23.4%
2	44.6%	54.8%	53.7%
3	12.2%	19.2%	17.1%
4	1.6%	3.5%	3.4%
5+	0.4%	0.7%	0.9%
Average Number of Vehicles Available	1.7	2.1	2.0

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



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2000 Households by Type

	1.0 mile	3.0 mile	5.0 mile
Total	3,074	21,681	47,880
Family Households	72.5%	85.9%	83.7%
Married-couple Family	59.1%	75.8%	71.6%
With Related Children	35.2%	47.7%	44.4%
Other Family (No Spouse)	13.3%	10.1%	12.0%
With Related Children	9.3%	6.9%	8.2%
Nonfamily Households	27.5%	14.1%	16.3%
Householder Living Alone	24.3%	12.3%	13.6%
Householder Not Living Alone	3.2%	1.9%	2.7%
Households with Related Children	44.5%	54.6%	52.6%
Households with Persons 65+	11.9%	13.2%	12.1%

2000 Households by Size

	1.0 mile	3.0 mile	5.0 mile
Total	3,075	21,681	47,880
1 Person Household	24.3%	12.3%	13.6%
2 Person Household	28.2%	27.0%	27.5%
3 Person Household	19.0%	20.5%	20.5%
4 Person Household	18.5%	25.5%	23.3%
5 Person Household	6.5%	10.1%	9.8%
6 Person Household	2.5%	3.3%	3.5%
7+ Person Household	0.9%	1.4%	1.8%

2000 Households by Year Householder Moved In

	1.0 mile	3.0 mile	5.0 mile
Total	3,072	21,756	47,895
Moved in 1999 to March 2000	31.6%	18.5%	22.0%
Moved in 1995 to 1998	34.7%	32.4%	34.1%
Moved in 1990 to 1994	16.8%	25.8%	21.0%
Moved in 1980 to 1989	12.6%	17.7%	16.1%
Moved in 1970 to 1979	3.2%	4.4%	5.7%
Moved in 1969 or Earlier	1.2%	1.2%	1.0%
Median Year Householder Moved In	1997	1995	1996



2000 Housing Units by Units in Structure

	1.0 mile	3.0 mile	5.0 mile
Total	3,214	22,414	49,940
1, Detached	55.4%	86.5%	81.4%
1, Attached	5.6%	2.4%	2.9%
2	0.2%	0.1%	0.2%
3 or 4	3.2%	1.1%	1.4%
5 to 9	7.9%	2.2%	1.9%
10 to 19	6.5%	2.0%	3.0%
20+	20.7%	5.2%	7.4%
Mobile Home	0.4%	0.4%	1.7%
Other	0.0%	0.1%	0.1%

2000 Housing Units by Year Structure Built

	1.0 mile	3.0 mile	5.0 mile
Total	3,224	22,398	49,981
1999 to March 2000	2.7%	3.5%	6.4%
1995 to 1998	23.2%	18.0%	20.7%
1990 to 1994	13.7%	21.8%	17.2%
1980 to 1989	41.3%	37.8%	30.9%
1970 to 1979	13.3%	13.7%	19.7%
1969 or Earlier	5.8%	5.2%	5.1%
Median Year Structure Built	1987	1988	1988

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.



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Top 3 Tapestry Segments

1.	In Style	Boomburbs	Boomburbs
2.	Enterprising Professio	Suburban Splendor	Milk and Cookies
3.	Sophisticated Squires	Sophisticated Squires	Suburban Splendor

 **2008 Consumer Spending** shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Apparel & Services: Total \$	\$10,867,196	\$103,051,552	\$229,106,828
Average Spent	\$3,222.77	\$4,519.80	\$3,875.35
Spending Potential Index	120	168	144
Computers & Accessories: Total \$	\$1,173,144	\$11,186,912	\$24,747,723
Average Spent	\$347.91	\$490.65	\$418.61
Spending Potential Index	145	205	175
Education: Total \$	\$6,748,961	\$66,434,093	\$140,908,310
Average Spent	\$2,001.47	\$2,913.78	\$2,383.47
Spending Potential Index	146	212	173
Entertainment/Recreation: Total \$	\$17,589,102	\$171,611,130	\$378,144,887
Average Spent	\$5,216.22	\$7,526.80	\$6,396.33
Spending Potential Index	140	203	172
Food at Home: Total \$	\$22,211,434	\$206,651,328	\$461,693,954
Average Spent	\$6,587.02	\$9,063.65	\$7,809.57
Spending Potential Index	135	186	160
Food Away from Home: Total \$	\$16,221,550	\$152,479,061	\$339,615,927
Average Spent	\$4,810.66	\$6,687.68	\$5,744.62
Spending Potential Index	140	195	168
Health Care: Total \$	\$17,864,952	\$170,371,019	\$377,560,172
Average Spent	\$5,298.03	\$7,472.41	\$6,386.44
Spending Potential Index	129	182	156
HH Furnishings & Equipment: Total \$	\$10,738,816	\$106,896,399	\$235,223,690
Average Spent	\$3,184.70	\$4,688.44	\$3,978.82
Spending Potential Index	138	204	173
Investments: Total \$	\$5,411,636	\$59,700,175	\$122,804,324
Average Spent	\$1,604.87	\$2,618.43	\$2,077.24
Spending Potential Index	158	258	205
Retail Goods: Total \$	\$124,080,082	\$1,196,843,185	\$2,652,102,492
Average Spent	\$36,797.18	\$52,493.12	\$44,860.41
Spending Potential Index	136	193	165
Shelter: Total \$	\$76,089,570	\$738,060,252	\$1,619,705,460
Average Spent	\$22,565.12	\$32,371.06	\$27,397.38
Spending Potential Index	145	208	176
TV/Video/Sound Equipment: Total \$	\$6,739,713	\$63,250,506	\$141,270,198
Average Spent	\$1,998.73	\$2,774.15	\$2,389.59
Spending Potential Index	139	193	166
Travel: Total \$	\$9,176,712	\$92,675,520	\$199,132,924
Average Spent	\$2,721.44	\$4,064.72	\$3,368.34
Spending Potential Index	144	216	179
Vehicle Maintenance & Repairs: Total \$	\$4,638,639	\$44,038,327	\$97,890,249
Average Spent	\$1,375.63	\$1,931.51	\$1,655.82
Spending Potential Index	139	195	167

Data Note: The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Expenditure data are derived from the 2004 and 2005 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI.