

# Summary Report

Las Tiendas Plaza  
US 83 at McColl Rd - McAllen, TX

**WEINGARTEN REALTY**  
Real Estate for Everyday Retail

Longitude: -98.213209

Latitude: 26.186771

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	7,825	33,923	82,760	219,298
Average Household Income	\$97,831	\$64,913	\$56,287	\$58,338

Population				
2024 Population	8,614	37,164	90,621	240,405
2019 Population	7,825	33,923	82,760	219,298
2010 Population	7,126	30,880	76,099	202,688
2000 Population	5,387	27,638	70,800	158,991
Absolute Growth 2010 to 2019	9.81%	9.85%	8.75%	8.19%
Projected Growth 2019 to 2024	10.09%	9.56%	9.50%	9.62%

Race & Ethnicity				
% White	16.75%	10.88%	8.09%	7.92%
% Black	0.39%	0.32%	0.27%	0.35%
% Asian	2.73%	1.35%	0.90%	1.32%
% Other	0.54%	0.40%	0.29%	0.29%
% Hispanic	79.59%	87.05%	90.45%	90.12%

Income & Education				
Median Household Income	\$58,152	\$38,000	\$36,571	\$40,700
Average Household Income	\$97,831	\$64,913	\$56,287	\$58,338
% College Graduates	43.20%	28.04%	23.63%	25.91%

Age				
Median Age	36.4	34.4	33.6	31.8
% Age < 18	27.59%	28.51%	28.40%	29.17%
% Age 65 +	17.20%	15.67%	14.69%	12.18%

Households & Housing				
Households	2,841	11,467	26,658	66,231
Average Household Size	2.68	2.89	3.07	3.29
Median Housing Value	\$170,004	\$108,069	\$92,231	\$103,569
% Owner Occupied Housing	44.80%	43.96%	48.48%	55.38%
% Renter Occupied Housing	33.29%	38.89%	37.55%	33.63%
% Vacant Housing	21.91%	17.15%	13.98%	10.99%

Workplace & Workers				
Number of Businesses	399	1,883	3,021	5,789
Total Number of Employees (FTE)	7,879	33,540	53,644	100,972
% White Collar	79.24%	63.58%	59.98%	58.95%
% Blue Collar	20.76%	36.42%	40.02%	41.05%