

Summary Report

North Towne Plaza
US 77 at FM 802 - Brownsville, TX

WEINGARTEN REALTY
Real Estate for Everyday Retail

Longitude: -97.508046

Latitude: 25.951613

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	10,428	50,568	101,481	166,310
Average Household Income	\$64,614	\$60,596	\$56,362	\$51,225

Population				
2023 Population	11,324	55,592	111,990	182,260
2018 Population	10,428	50,568	101,481	166,310
2010 Population	9,891	46,662	92,973	154,850
2000 Population	8,626	34,104	69,194	125,350
Absolute Growth 2010 to 2018	5.43%	8.37%	9.15%	7.40%
Projected Growth 2018 to 2023	8.59%	9.93%	10.36%	9.59%

Race & Ethnicity				
% White	8.40%	6.99%	6.44%	5.73%
% Black	0.27%	0.37%	0.27%	0.24%
% Asian	1.92%	1.39%	1.02%	0.75%
% Other	0.70%	0.44%	0.35%	0.28%
% Hispanic	88.71%	90.81%	91.92%	93.00%

Income & Education				
Median Household Income	\$44,613	\$45,496	\$40,324	\$35,834
Average Household Income	\$64,614	\$60,596	\$56,362	\$51,225
% College Graduates	33.67%	35.63%	30.26%	24.90%

Age				
Median Age	33.6	32.1	31.0	30.8
% Age < 18	27.34%	28.44%	29.39%	29.54%
% Age 65 +	14.26%	12.02%	11.48%	11.57%

Households & Housing				
Households	3,398	15,379	29,813	48,000
Average Household Size	2.98	3.25	3.38	3.43
Median Housing Value	\$120,218	\$108,422	\$98,922	\$91,540
% Owner Occupied Housing	49.79%	58.63%	58.24%	56.99%
% Renter Occupied Housing	41.88%	34.30%	34.49%	35.39%
% Vacant Housing	8.34%	7.06%	7.27%	7.62%

Workplace & Workers				
Number of Businesses	296	898	1,638	2,907
Total Number of Employees (FTE)	5,663	17,269	31,426	56,753
% White Collar	60.45%	64.32%	60.93%	58.51%
% Blue Collar	39.55%	35.68%	39.07%	41.49%