

# Summary Report

Northcross Shopping Center  
N 10th St at Nolana Loop - McAllen, TX

**WEINGARTEN REALTY**  
Real Estate for Everyday Retail

Longitude: -98.224898

Latitude: 26.240379

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	15,631	61,312	111,171	241,673
Average Household Income	\$76,207	\$71,837	\$67,641	\$67,362

Population				
2023 Population	16,676	65,758	120,192	263,549
2018 Population	15,631	61,312	111,171	241,673
2010 Population	14,846	56,953	101,678	218,679
2000 Population	14,223	48,868	82,701	169,452
Absolute Growth 2010 to 2018	5.28%	7.65%	9.34%	10.51%
Projected Growth 2018 to 2023	6.69%	7.25%	8.11%	9.05%

Race & Ethnicity				
% White	21.27%	13.99%	12.06%	10.86%
% Black	0.70%	0.76%	0.69%	0.56%
% Asian	2.80%	2.92%	2.81%	2.38%
% Other	0.62%	0.64%	0.56%	0.46%
% Hispanic	74.61%	81.70%	83.88%	85.74%

Income & Education				
Median Household Income	\$50,207	\$50,538	\$48,604	\$47,969
Average Household Income	\$76,207	\$71,837	\$67,641	\$67,362
% College Graduates	47.33%	39.24%	35.04%	33.34%

Age				
Median Age	35.9	33.8	33.2	32.6
% Age < 18	25.58%	27.36%	28.19%	28.68%
% Age 65 +	14.53%	12.15%	11.89%	11.77%

Households & Housing				
Households	5,930	20,812	36,120	75,694
Average Household Size	2.63	2.94	3.06	3.17
Median Housing Value	\$176,249	\$143,674	\$135,281	\$127,179
% Owner Occupied Housing	48.92%	51.94%	54.53%	57.52%
% Renter Occupied Housing	42.74%	40.35%	37.10%	32.62%
% Vacant Housing	8.34%	7.71%	8.37%	9.85%

Workplace & Workers				
Number of Businesses	768	2,000	3,823	6,254
Total Number of Employees (FTE)	10,793	28,306	58,220	103,170
% White Collar	71.72%	68.43%	68.04%	66.36%
% Blue Collar	28.28%	31.57%	31.96%	33.64%