

Summary Report

Rock Prairie Marketplace
Rock Prairie Rd at State Hwy 6 - College Station,

WEINGARTEN REALTY
Real Estate for Everyday Retail

Longitude: -96.282166

Latitude: 30.583901

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	7,735	32,991	66,093	120,943
Average Household Income	\$90,255	\$86,774	\$75,302	\$69,774

Population				
2023 Population	9,006	38,000	74,559	133,357
2018 Population	7,735	32,991	66,093	120,943
2010 Population	6,107	26,410	54,531	103,063
2000 Population	4,269	17,529	36,154	75,741
Absolute Growth 2010 to 2018	26.66%	24.92%	21.20%	17.35%
Projected Growth 2018 to 2023	16.42%	15.18%	12.81%	10.26%

Race & Ethnicity				
% White	75.50%	71.54%	69.57%	69.00%
% Black	4.81%	5.76%	6.73%	6.27%
% Asian	5.26%	8.11%	8.36%	8.64%
% Other	1.83%	1.84%	1.93%	1.99%
% Hispanic	12.60%	12.75%	13.40%	14.09%

Income & Education				
Median Household Income	\$71,863	\$66,141	\$52,288	\$45,110
Average Household Income	\$90,255	\$86,774	\$75,302	\$69,774
% College Graduates	63.99%	63.53%	61.84%	60.59%

Age				
Median Age	30.3	30.6	27.1	22.5
% Age < 18	24.30%	26.55%	24.18%	20.16%
% Age 65 +	10.23%	8.84%	7.56%	6.62%

Households & Housing				
Households	2,892	12,531	25,890	45,349
Average Household Size	2.67	2.62	2.54	2.44
Median Housing Value	\$235,783	\$232,303	\$236,851	\$241,483
% Owner Occupied Housing	56.81%	51.35%	41.98%	35.96%
% Renter Occupied Housing	40.12%	44.70%	53.00%	57.68%
% Vacant Housing	3.08%	3.95%	5.02%	6.36%

Workplace & Workers				
Number of Businesses	357	782	1,241	2,349
Total Number of Employees (FTE)	4,893	11,043	18,302	40,573
% White Collar	79.80%	80.01%	76.60%	74.20%
% Blue Collar	20.20%	19.99%	23.40%	25.80%