

# Summary Report

River Oaks Shopping Center  
W Gray at S Shepherd Dr - Houston, TX

**WEINGARTEN REALTY**  
Real Estate for Everyday Retail

Longitude: -95.409555

Latitude: 29.753396

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	25,472	93,756	182,040	470,904
Average Household Income	\$172,780	\$149,168	\$154,890	\$132,874

Population				
2023 Population	28,264	105,360	204,397	508,107
2018 Population	25,472	93,756	182,040	470,904
2010 Population	21,183	75,695	146,203	406,923
2000 Population	18,839	63,292	126,786	372,899
Absolute Growth 2010 to 2018	20.25%	23.86%	24.51%	15.72%
Projected Growth 2018 to 2023	10.96%	12.38%	12.28%	7.90%

Race & Ethnicity				
% White	72.94%	67.47%	64.22%	49.64%
% Black	3.30%	5.44%	7.72%	14.15%
% Asian	6.39%	6.95%	7.28%	7.81%
% Other	2.10%	2.20%	2.29%	2.00%
% Hispanic	15.28%	17.94%	18.48%	26.40%

Income & Education				
Median Household Income	\$116,710	\$104,650	\$106,013	\$83,614
Average Household Income	\$172,780	\$149,168	\$154,890	\$132,874
% College Graduates	80.09%	77.36%	75.65%	62.66%

Age				
Median Age	41.1	38.4	38.5	37.3
% Age < 18	22.67%	23.90%	23.48%	23.99%
% Age 65 +	15.28%	12.14%	12.51%	12.43%

Households & Housing				
Households	14,401	53,198	96,799	219,670
Average Household Size	1.75	1.74	1.81	2.02
Median Housing Value	\$584,668	\$503,340	\$521,324	\$457,500
% Owner Occupied Housing	46.09%	39.98%	40.54%	39.80%
% Renter Occupied Housing	44.37%	49.76%	47.17%	47.49%
% Vacant Housing	9.54%	10.26%	12.29%	12.71%

Workplace & Workers				
Number of Businesses	1,201	4,769	12,136	23,572
Total Number of Employees (FTE)	18,420	78,641	285,677	559,524
% White Collar	88.70%	87.38%	87.26%	80.09%
% Blue Collar	11.30%	12.62%	12.74%	19.91%