

# Summary Report

**WEINGARTEN REALTY**

Real Estate for Everyday Retail

Shops at Kirby Drive  
Kirby Dr at Old Spanish Trail - Houston, TX

Longitude: -95.412287

Latitude: 29.69178

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	21,091	73,097	142,783	424,396
Average Household Income	\$90,024	\$124,913	\$140,104	\$122,004

Population				
2024 Population	23,015	79,331	152,257	452,407
2019 Population	21,091	73,097	142,783	424,396
2010 Population	17,754	61,624	125,825	375,234
2000 Population	16,160	53,436	109,113	341,659
Absolute Growth 2010 to 2019	18.80%	18.62%	13.48%	13.10%
Projected Growth 2019 to 2024	9.12%	8.53%	6.64%	6.60%

Race & Ethnicity				
% White	38.12%	46.62%	48.72%	39.47%
% Black	24.19%	18.29%	21.37%	27.12%
% Asian	24.52%	19.87%	14.92%	9.06%
% Other	2.29%	2.61%	2.44%	1.97%
% Hispanic	10.89%	12.60%	12.55%	22.39%

Income & Education				
Median Household Income	\$58,368	\$70,291	\$77,040	\$70,920
Average Household Income	\$90,024	\$124,913	\$140,104	\$122,004
% College Graduates	70.43%	75.11%	71.38%	57.13%

Age				
Median Age	34.3	34.8	35.9	36.4
% Age < 18	28.66%	27.35%	26.48%	25.95%
% Age 65 +	8.32%	10.50%	12.44%	12.83%

Households & Housing				
Households	11,608	35,039	65,779	188,412
Average Household Size	1.80	2.00	2.10	2.18
Median Housing Value	\$238,517	\$441,453	\$556,636	\$382,742
% Owner Occupied Housing	26.04%	35.83%	39.49%	39.45%
% Renter Occupied Housing	60.41%	52.47%	49.32%	48.64%
% Vacant Housing	13.55%	11.70%	11.18%	11.91%

Workplace & Workers				
Number of Businesses	420	2,568	5,210	15,604
Total Number of Employees (FTE)	23,804	126,442	172,487	381,122
% White Collar	85.61%	86.40%	84.78%	74.59%
% Blue Collar	14.39%	13.60%	15.22%	25.41%