

# Summary Report

**WEINGARTEN REALTY**

Real Estate for Everyday Retail

Shops at Three Corners  
Old Spanish Trail at Kirby at Main - Houston, TX

Longitude: -95.413674

Latitude: 29.690965

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	20,989	73,786	139,681	428,091
Average Household Income	\$89,281	\$123,861	\$141,455	\$121,497

Population				
2024 Population	22,893	80,022	148,853	455,989
2019 Population	20,989	73,786	139,681	428,091
2010 Population	17,701	62,352	123,305	379,101
2000 Population	16,121	54,346	106,660	345,997
Absolute Growth 2010 to 2019	18.58%	18.34%	13.28%	12.92%
Projected Growth 2019 to 2024	9.07%	8.45%	6.57%	6.52%

Race & Ethnicity				
% White	37.03%	46.31%	49.20%	39.21%
% Black	26.97%	18.36%	20.63%	26.79%
% Asian	22.64%	19.84%	15.20%	9.03%
% Other	2.27%	2.59%	2.45%	1.95%
% Hispanic	11.09%	12.91%	12.52%	23.02%

Income & Education				
Median Household Income	\$58,086	\$69,835	\$77,538	\$70,515
Average Household Income	\$89,281	\$123,861	\$141,455	\$121,497
% College Graduates	68.69%	74.64%	71.74%	56.72%

Age				
Median Age	34.4	34.9	35.9	36.3
% Age < 18	29.00%	27.41%	26.49%	26.02%
% Age 65 +	8.56%	10.55%	12.48%	12.80%

Households & Housing				
Households	11,546	35,347	64,084	189,326
Average Household Size	1.81	2.00	2.11	2.19
Median Housing Value	\$233,091	\$436,226	\$564,324	\$380,762
% Owner Occupied Housing	26.66%	35.82%	40.06%	39.48%
% Renter Occupied Housing	59.43%	52.56%	48.89%	48.65%
% Vacant Housing	13.91%	11.62%	11.05%	11.87%

Workplace & Workers				
Number of Businesses	522	2,504	5,048	15,617
Total Number of Employees (FTE)	25,620	122,425	168,840	377,300
% White Collar	83.88%	86.07%	85.03%	74.11%
% Blue Collar	16.12%	13.93%	14.97%	25.89%