

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.5583/-95.3907

Shadow Creek Ranch Town Center Pearland, TX 77584	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2023)	10,689		79,839		177,610	
Projected Population (2028)	11,081		85,327		194,804	
Census Population (2020)	9,898		77,212		171,517	
Census Population (2010)	6,723		52,475		120,609	
Projected Annual Growth (2023-2028)	392	0.7%	5,488	1.4%	17,195	1.9%
Historical Annual Growth (2020-2023)	791	-	2,627	1.1%	6,093	1.2%
Historical Annual Growth (2010-2020)	3,176	4.7%	24,737	4.7%	50,908	4.2%
Estimated Population Density (2023)	3,404	psm	2,825	psm	2,262	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2023)	3,645		27,589		59,618	
Projected Households (2028)	3,861		30,198		66,565	
Census Households (2020)	3,351		26,531		56,996	
Census Households (2010)	2,296		17,920		39,456	
Projected Annual Growth (2023-2028)	216	1.2%	2,609	1.9%	6,946	2.3%
Historical Annual Change (2010-2023)	1,349	4.5%	9,669	4.2%	20,162	3.9%
Average Household Income						
Estimated Average Household Income (2023)	\$132,946		\$156,209		\$134,794	
Projected Average Household Income (2028)	\$132,607		\$151,337		\$127,031	
Census Average Household Income (2010)	\$121,144		\$114,757		\$87,194	
Census Average Household Income (2000)	\$85,511		\$83,084		\$62,348	
Projected Annual Change (2023-2028)	-\$338	-	-\$4,872	-0.6%	-\$7,762	-1.2%
Historical Annual Change (2000-2023)	\$47,435	2.4%	\$73,125	3.8%	\$72,446	5.1%
Median Household Income						
Estimated Median Household Income (2023)	\$136,705		\$136,743		\$112,031	
Projected Median Household Income (2028)	\$132,505		\$133,965		\$108,344	
Census Median Household Income (2010)	\$100,733		\$96,711		\$75,101	
Census Median Household Income (2000)	\$78,570		\$77,701		\$55,575	
Projected Annual Change (2023-2028)	-\$4,200	-0.6%	-\$2,778	-0.4%	-\$3,687	-0.7%
Historical Annual Change (2000-2023)	\$58,135	3.2%	\$59,042	3.3%	\$56,456	4.4%
Per Capita Income						
Estimated Per Capita Income (2023)	\$45,400		\$54,015		\$45,270	
Projected Per Capita Income (2028)	\$46,263		\$53,594		\$43,428	
Census Per Capita Income (2010)	\$41,403		\$39,192		\$28,528	
Census Per Capita Income (2000)	\$30,191		\$30,167		\$19,949	
Projected Annual Change (2023-2028)	\$864	0.4%	-\$421	-0.2%	-\$1,842	-0.8%
Historical Annual Change (2000-2023)	\$15,209	2.2%	\$23,848	3.4%	\$25,321	5.5%
Estimated Average Household Net Worth (2023)	\$946,447		\$921,933		\$709,619	

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Shadow Creek Ranch Town Center Pearland, TX 77584	1 mi radius		3 mi radius		5 mi radius	
Race and Ethnicity						
Total Population (2023)	10,689		79,839		177,610	
White (2023)	3,222	30.1%	26,845	33.6%	50,743	28.6%
Black or African American (2023)	3,425	32.0%	22,608	28.3%	58,940	33.2%
American Indian or Alaska Native (2023)	34	0.3%	286	0.4%	1,479	0.8%
Asian (2023)	2,378	22.2%	16,930	21.2%	22,948	12.9%
Hawaiian or Pacific Islander (2023)	7	-	57	-	102	-
Other Race (2023)	507	4.7%	4,018	5.0%	21,136	11.9%
Two or More Races (2023)	1,116	10.4%	9,096	11.4%	22,263	12.5%
Population < 18 (2023)	3,119 29.2%		22,412 28.1%		50,606 28.5%	
White Not Hispanic	718	23.0%	5,725	25.5%	8,918	17.6%
Black or African American	966	31.0%	6,099	27.2%	16,298	32.2%
Asian	719	23.0%	4,732	21.1%	6,142	12.1%
Other Race Not Hispanic	134	4.3%	976	4.4%	1,572	3.1%
Hispanic	582	18.7%	4,881	21.8%	17,677	34.9%
Not Hispanic or Latino Population (2023)	8,766 82.0%		64,115 80.3%		121,915 68.6%	
Not Hispanic White	2,790	31.8%	23,299	36.3%	38,079	31.2%
Not Hispanic Black or African American	3,359	38.3%	22,180	34.6%	57,908	47.5%
Not Hispanic American Indian or Alaska Native	7	-	62	-	124	0.1%
Not Hispanic Asian	2,362	26.9%	16,789	26.2%	22,708	18.6%
Not Hispanic Hawaiian or Pacific Islander	3	-	26	-	43	-
Not Hispanic Other Race	19	0.2%	146	0.2%	331	0.3%
Not Hispanic Two or More Races	226	2.6%	1,613	2.5%	2,722	2.2%
Hispanic or Latino Population (2023)	1,923 18.0%		15,724 19.7%		55,694 31.4%	
Hispanic White	432	22.5%	3,546	22.5%	12,664	22.7%
Hispanic Black or African American	66	3.4%	429	2.7%	1,032	1.9%
Hispanic American Indian or Alaska Native	27	1.4%	223	1.4%	1,355	2.4%
Hispanic Asian	16	0.8%	140	0.9%	240	0.4%
Hispanic Hawaiian or Pacific Islander	4	0.2%	31	0.2%	59	0.1%
Hispanic Other Race	487	25.3%	3,872	24.6%	20,804	37.4%
Hispanic Two or More Races	890	46.3%	7,483	47.6%	19,541	35.1%
Not Hispanic or Latino Population (2020)	8,315 84.0%		63,312 82.0%		118,868 69.3%	
Hispanic or Latino Population (2020)	1,584 16.0%		13,900 18.0%		52,649 30.7%	
Not Hispanic or Latino Population (2010)	5,875 87.4%		44,568 84.9%		85,731 71.1%	
Hispanic or Latino Population (2010)	848 12.6%		7,907 15.1%		34,879 28.9%	
Not Hispanic or Latino Population (2028)	9,096 82.1%		68,388 80.1%		133,056 68.3%	
Hispanic or Latino Population (2028)	1,986 17.9%		16,939 19.9%		61,749 31.7%	
Projected Annual Growth (2023-2028)	62	0.6%	1,215	1.5%	6,054	2.2%
Historical Annual Growth (2010-2020)	736	8.7%	5,993	7.6%	17,770	5.1%

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Shadow Creek Ranch Town Center Pearland, TX 77584		1 mi radius		3 mi radius		5 mi radius	
Total Age Distribution (2023)							
Total Population		10,689		79,839		177,610	
Age Under 5 Years		978	9.1%	6,439	8.1%	13,993	7.9%
Age 5 to 9 Years		924	8.6%	6,694	8.4%	14,527	8.2%
Age 10 to 14 Years		863	8.1%	6,219	7.8%	14,286	8.0%
Age 15 to 19 Years		535	5.0%	4,433	5.6%	11,614	6.5%
Age 20 to 24 Years		468	4.4%	3,470	4.3%	9,822	5.5%
Age 25 to 29 Years		651	6.1%	5,074	6.4%	12,820	7.2%
Age 30 to 34 Years		1,046	9.8%	7,025	8.8%	15,308	8.6%
Age 35 to 39 Years		1,172	11.0%	8,197	10.3%	15,959	9.0%
Age 40 to 44 Years		948	8.9%	6,681	8.4%	13,377	7.5%
Age 45 to 49 Years		730	6.8%	5,503	6.9%	11,362	6.4%
Age 50 to 54 Years		564	5.3%	4,433	5.6%	9,895	5.6%
Age 55 to 59 Years		484	4.5%	3,950	4.9%	9,054	5.1%
Age 60 to 64 Years		466	4.4%	3,686	4.6%	8,328	4.7%
Age 65 to 69 Years		359	3.4%	2,945	3.7%	6,625	3.7%
Age 70 to 74 Years		247	2.3%	2,350	2.9%	5,117	2.9%
Age 75 to 79 Years		111	1.0%	1,252	1.6%	2,700	1.5%
Age 80 to 84 Years		81	0.8%	830	1.0%	1,610	0.9%
Age 85 Years or Over		62	0.6%	657	0.8%	1,214	0.7%
Median Age		33.7		34.8		33.2	
Age 19 Years or Less		3,300	30.9%	23,785	29.8%	54,419	30.6%
Age 20 to 64 Years		6,529	61.1%	48,021	60.1%	105,924	59.6%
Age 65 Years or Over		860	8.0%	8,034	10.1%	17,266	9.7%
Female Age Distribution (2023)							
Female Population		5,477	51.2%	41,094	51.5%	91,018	51.2%
Age Under 5 Years		469	8.6%	3,117	7.6%	6,802	7.5%
Age 5 to 9 Years		442	8.1%	3,249	7.9%	7,038	7.7%
Age 10 to 14 Years		424	7.7%	2,964	7.2%	6,985	7.7%
Age 15 to 19 Years		249	4.5%	2,129	5.2%	5,652	6.2%
Age 20 to 24 Years		239	4.4%	1,785	4.3%	5,055	5.6%
Age 25 to 29 Years		359	6.6%	2,710	6.6%	6,784	7.5%
Age 30 to 34 Years		557	10.2%	3,786	9.2%	8,032	8.8%
Age 35 to 39 Years		601	11.0%	4,309	10.5%	8,181	9.0%
Age 40 to 44 Years		485	8.9%	3,375	8.2%	6,791	7.5%
Age 45 to 49 Years		354	6.5%	2,818	6.9%	5,866	6.4%
Age 50 to 54 Years		280	5.1%	2,205	5.4%	5,050	5.5%
Age 55 to 59 Years		276	5.0%	2,143	5.2%	4,803	5.3%
Age 60 to 64 Years		251	4.6%	1,992	4.8%	4,456	4.9%
Age 65 to 69 Years		208	3.8%	1,634	4.0%	3,522	3.9%
Age 70 to 74 Years		120	2.2%	1,256	3.1%	2,829	3.1%
Age 75 to 79 Years		65	1.2%	692	1.7%	1,490	1.6%
Age 80 to 84 Years		55	1.0%	481	1.2%	895	1.0%
Age 85 Years or Over		44	0.8%	451	1.1%	787	0.9%
Female Median Age		34.1		35.4		33.8	
Age 19 Years or Less		1,584	28.9%	11,458	27.9%	26,476	29.1%
Age 20 to 64 Years		3,403	62.1%	25,122	61.1%	55,018	60.4%
Age 65 Years or Over		491	9.0%	4,514	11.0%	9,523	10.5%

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Male Age Distribution (2023)							
Male Population	5,212	48.8%	38,745	48.5%	86,592	48.8%	
Age Under 5 Years	509	9.8%	3,322	8.6%	7,191	8.3%	
Age 5 to 9 Years	483	9.3%	3,445	8.9%	7,489	8.6%	
Age 10 to 14 Years	439	8.4%	3,255	8.4%	7,301	8.4%	
Age 15 to 19 Years	286	5.5%	2,304	5.9%	5,963	6.9%	
Age 20 to 24 Years	229	4.4%	1,685	4.3%	4,767	5.5%	
Age 25 to 29 Years	292	5.6%	2,364	6.1%	6,035	7.0%	
Age 30 to 34 Years	489	9.4%	3,239	8.4%	7,276	8.4%	
Age 35 to 39 Years	570	10.9%	3,888	10.0%	7,778	9.0%	
Age 40 to 44 Years	463	8.9%	3,306	8.5%	6,585	7.6%	
Age 45 to 49 Years	376	7.2%	2,686	6.9%	5,496	6.3%	
Age 50 to 54 Years	284	5.4%	2,229	5.8%	4,845	5.6%	
Age 55 to 59 Years	207	4.0%	1,808	4.7%	4,251	4.9%	
Age 60 to 64 Years	215	4.1%	1,694	4.4%	3,872	4.5%	
Age 65 to 69 Years	150	2.9%	1,310	3.4%	3,103	3.6%	
Age 70 to 74 Years	127	2.4%	1,094	2.8%	2,288	2.6%	
Age 75 to 79 Years	46	0.9%	560	1.4%	1,210	1.4%	
Age 80 to 84 Years	27	0.5%	349	0.9%	715	0.8%	
Age 85 Years or Over	19	0.4%	206	0.5%	427	0.5%	
Male Median Age	33.2		34.0		32.5		
Age 19 Years or Less	1,716	32.9%	12,326	31.8%	27,943	32.3%	
Age 20 to 64 Years	3,126	60.0%	22,899	59.1%	50,906	58.8%	
Age 65 Years or Over	369	7.1%	3,520	9.1%	7,743	8.9%	
Males per 100 Females (2023)							
Overall Comparison	95		94		95		
Age Under 5 Years	108	52.0%	107	51.6%	106	51.4%	
Age 5 to 9 Years	109	52.2%	106	51.5%	106	51.6%	
Age 10 to 14 Years	104	50.9%	110	52.3%	105	51.1%	
Age 15 to 19 Years	115	53.5%	108	52.0%	106	51.3%	
Age 20 to 24 Years	96	48.9%	94	48.6%	94	48.5%	
Age 25 to 29 Years	81	44.9%	87	46.6%	89	47.1%	
Age 30 to 34 Years	88	46.7%	86	46.1%	91	47.5%	
Age 35 to 39 Years	95	48.7%	90	47.4%	95	48.7%	
Age 40 to 44 Years	95	48.8%	98	49.5%	97	49.2%	
Age 45 to 49 Years	106	51.5%	95	48.8%	94	48.4%	
Age 50 to 54 Years	102	50.4%	101	50.3%	96	49.0%	
Age 55 to 59 Years	75	42.9%	84	45.8%	89	47.0%	
Age 60 to 64 Years	86	46.2%	85	46.0%	87	46.5%	
Age 65 to 69 Years	72	42.0%	80	44.5%	88	46.8%	
Age 70 to 74 Years	106	51.4%	87	46.6%	81	44.7%	
Age 75 to 79 Years	71	41.5%	81	44.7%	81	44.8%	
Age 80 to 84 Years	49	32.9%	73	42.0%	80	44.4%	
Age 85 Years or Over	43	30.0%	46	31.4%	54	35.2%	
Age 19 Years or Less	108	52.0%	108	51.8%	106	51.3%	
Age 20 to 39 Years	90	47.4%	89	47.0%	92	48.0%	
Age 40 to 64 Years	94	48.4%	94	48.3%	93	48.2%	
Age 65 Years or Over	75	42.9%	78	43.8%	81	44.8%	

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Shadow Creek Ranch Town Center Pearland, TX 77584		1 mi radius		3 mi radius		5 mi radius	
Household Type (2023)							
Total Households		3,645		27,589		59,618	
Households with Children		1,705	46.8%	12,438	45.1%	27,550	46.2%
Average Household Size		2.9		2.9		3.0	
Household Density per Square Mile		1,161		976		759	
Population Family		9,417	88.1%	71,285	89.3%	159,557	89.8%
Population Non-Family		1,203	11.3%	8,153	10.2%	17,520	9.9%
Population Group Quarters		69	0.6%	401	0.5%	533	0.3%
Family Households		2,793	76.6%	21,338	77.3%	46,078	77.3%
Married Couple Households		2,131	76.3%	17,127	80.3%	33,337	72.3%
Other Family Households with Children		662	23.7%	4,211	19.7%	12,741	27.7%
Family Households with Children		1,703	61.0%	12,421	58.2%	27,511	59.7%
Married Couple with Children		1,239	72.7%	9,727	78.3%	19,217	69.9%
Other Family Households with Children		464	27.3%	2,694	21.7%	8,293	30.1%
Family Households No Children		1,090	39.0%	8,917	41.8%	18,568	40.3%
Married Couple No Children		893	81.9%	7,400	83.0%	14,120	76.0%
Other Family Households No Children		197	18.1%	1,517	17.0%	4,448	24.0%
Non-Family Households		852	23.4%	6,251	22.7%	13,540	22.7%
Non-Family Households with Children		2	0.2%	17	0.3%	39	0.3%
Non-Family Households No Children		851	99.8%	6,234	99.7%	13,501	99.7%
Average Family Household Size		3.4		3.3		3.5	
Average Family Income		\$142,166		\$171,230		\$147,027	
Median Family Income		\$159,759		\$156,431		\$126,053	
Average Non-Family Household Size		1.4		1.3		1.3	
Marital Status (2023)							
Population Age 15 Years or Over		7,923		60,488		134,805	
Never Married		3,019	38.1%	16,909	28.0%	44,944	33.3%
Currently Married		3,801	48.0%	35,234	58.3%	69,032	51.2%
Previously Married		1,104	13.9%	8,345	13.8%	20,829	15.5%
Separated		403	36.5%	1,894	22.7%	6,071	29.1%
Widowed		465	42.1%	2,313	27.7%	4,619	22.2%
Divorced		236	21.3%	4,138	49.6%	10,138	48.7%
Educational Attainment (2023)							
Adult Population Age 25 Years or Over		6,920		52,585		113,368	
Elementary (Grade Level 0 to 8)		170	2.5%	1,213	2.3%	6,643	5.9%
Some High School (Grade Level 9 to 11)		74	1.1%	1,718	3.3%	5,599	4.9%
High School Graduate		654	9.4%	5,923	11.3%	20,436	18.0%
Some College		967	14.0%	8,995	17.1%	21,413	18.9%
Associate Degree Only		434	6.3%	3,687	7.0%	8,252	7.3%
Bachelor Degree Only		2,669	38.6%	17,718	33.7%	29,773	26.3%
Graduate Degree		1,952	28.2%	13,331	25.4%	21,254	18.7%
Any College (Some College or Higher)		6,022	87.0%	43,731	83.2%	80,692	71.2%
College Degree + (Bachelor Degree or Higher)		4,621	66.8%	31,049	59.0%	51,027	45.0%

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Housing							
Total Housing Units (2023)		3,788		29,227		63,767	
Total Housing Units (2020)		3,483		27,981		60,333	
Historical Annual Growth (2020-2023)		305	-	1,246	-	3,434	-
Housing Units Occupied (2023)		3,645	96.2%	27,589	94.4%	59,618	93.5%
Housing Units Owner-Occupied		1,803	49.5%	19,596	71.0%	42,794	71.8%
Housing Units Renter-Occupied		1,842	50.5%	7,993	29.0%	16,824	28.2%
Housing Units Vacant (2023)		143	3.8%	1,638	5.6%	4,149	6.5%
Household Size (2023)							
Total Households		3,645		27,589		59,618	
1 Person Households		599	16.4%	5,011	18.2%	10,826	18.2%
2 Person Households		1,072	29.4%	8,504	30.8%	17,393	29.2%
3 Person Households		743	20.4%	5,666	20.5%	11,820	19.8%
4 Person Households		754	20.7%	5,101	18.5%	10,424	17.5%
5 Person Households		321	8.8%	2,095	7.6%	5,168	8.7%
6 Person Households		87	2.4%	807	2.9%	2,382	4.0%
7 or More Person Households		69	1.9%	406	1.5%	1,605	2.7%
Household Income Distribution (2023)							
HH Income \$200,000 or More		946	25.9%	6,548	23.7%	9,987	16.8%
HH Income \$150,000 to \$199,999		386	10.6%	4,565	16.5%	8,441	14.2%
HH Income \$125,000 to \$149,999		68	1.9%	1,988	7.2%	5,276	8.8%
HH Income \$100,000 to \$124,999		410	11.2%	3,670	13.3%	6,652	11.2%
HH Income \$75,000 to \$99,999		699	19.2%	3,495	12.7%	7,087	11.9%
HH Income \$50,000 to \$74,999		442	12.1%	3,241	11.7%	8,711	14.6%
HH Income \$35,000 to \$49,999		156	4.3%	1,519	5.5%	4,755	8.0%
HH Income \$25,000 to \$34,999		166	4.5%	1,175	4.3%	3,546	5.9%
HH Income \$15,000 to \$24,999		233	6.4%	812	2.9%	2,547	4.3%
HH Income \$10,000 to \$14,999		78	2.1%	345	1.3%	1,088	1.8%
HH Income Under \$10,000		62	1.7%	231	0.8%	1,529	2.6%
Household Vehicles (2023)							
Households 0 Vehicles Available		27	0.7%	789	2.9%	1,962	3.3%
Households 1 Vehicle Available		1,044	28.7%	7,709	27.9%	16,678	28.0%
Households 2 Vehicles Available		1,785	49.0%	13,073	47.4%	26,323	44.2%
Households 3 or More Vehicles Available		789	21.6%	6,019	21.8%	14,655	24.6%
Total Vehicles Available		7,147		53,403		117,829	
Average Vehicles per Household		2.0		1.9		2.0	
Owner-Occupied Household Vehicles		4,365	61.1%	42,240	79.1%	92,184	78.2%
Average Vehicles per Owner-Occupied Household		2.4		2.2		2.2	
Renter-Occupied Household Vehicles		2,782	38.9%	11,163	20.9%	25,645	21.8%
Average Vehicles per Renter-Occupied Household		1.5		1.4		1.5	
Travel Time (2023)							
Worker Base Age 16 years or Over		5,429		40,745		91,022	
Travel to Work in 14 Minutes or Less		557	10.3%	3,436	8.4%	9,194	10.1%
Travel to Work in 15 to 29 Minutes		1,414	26.0%	10,251	25.2%	23,147	25.4%
Travel to Work in 30 to 59 Minutes		2,953	54.4%	20,383	50.0%	41,890	46.0%
Travel to Work in 60 Minutes or More		186	3.4%	2,530	6.2%	6,606	7.3%
Work at Home		319	5.9%	4,145	10.2%	10,185	11.2%
Average Minutes Travel to Work		30.4		32.2		30.9	

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.5583/-95.3907

Shadow Creek Ranch Town Center Pearland, TX 77584	1 mi radius		3 mi radius		5 mi radius	
Transportation To Work (2023)						
Worker Base Age 16 years or Over	5,429		40,745		91,022	
Drive to Work Alone	4,382	80.7%	32,613	80.0%	70,250	77.2%
Drive to Work in Carpool	716	13.2%	3,573	8.8%	8,184	9.0%
Travel to Work by Public Transportation	3	-	184	0.5%	889	1.0%
Drive to Work on Motorcycle	1	-	6	-	22	-
Bicycle to Work	1	-	2	-	135	0.1%
Walk to Work	5	-	80	0.2%	518	0.6%
Other Means	-	-	142	0.3%	839	0.9%
Work at Home	319	5.9%	4,145	10.2%	10,185	11.2%
Daytime Demographics (2023)						
Total Businesses	955		3,716		6,274	
Total Employees	7,261		23,481		40,108	
Company Headquarter Businesses	21	2.2%	73	2.0%	138	2.2%
Company Headquarter Employees	240	3.3%	2,141	9.1%	3,975	9.9%
Employee Population per Business	7.6 to 1		6.3 to 1		6.4 to 1	
Residential Population per Business	11.2 to 1		21.5 to 1		28.3 to 1	
Adj. Daytime Demographics Age 16 Years or Over	9,549		41,888		80,867	
Labor Force						
Labor Population Age 16 Years or Over (2023)	7,806		59,432		132,140	
Labor Force Total Males (2023)	3,723	47.7%	28,169	47.4%	63,266	47.9%
Male Civilian Employed	2,673	71.8%	20,373	72.3%	45,956	72.6%
Male Civilian Unemployed	94	2.5%	837	3.0%	2,524	4.0%
Males in Armed Forces	89	2.4%	279	1.0%	352	0.6%
Males Not in Labor Force	867	23.3%	6,680	23.7%	14,435	22.8%
Labor Force Total Females (2023)	4,083	52.3%	31,263	52.6%	68,874	52.1%
Female Civilian Employed	2,756	67.5%	20,372	65.2%	45,073	65.4%
Female Civilian Unemployed	32	0.8%	601	1.9%	2,136	3.1%
Females in Armed Forces	-	-	-	-	-	-
Females Not in Labor Force	1,295	31.7%	10,289	32.9%	21,665	31.5%
Unemployment Rate	126	1.6%	1,438	2.4%	4,660	3.5%
Occupation (2023)						
Occupation Population Age 16 Years or Over	5,429		40,745		91,022	
Occupation Total Males	2,673	49.2%	20,372	50.0%	45,951	50.5%
Occupation Total Females	2,756	50.8%	20,372	50.0%	45,071	49.5%
Management, Business, Financial Operations	1,570	28.9%	9,892	24.3%	18,981	20.9%
Professional, Related	1,621	29.9%	14,839	36.4%	27,292	30.0%
Service	546	10.1%	3,393	8.3%	10,929	12.0%
Sales, Office	744	13.7%	6,568	16.1%	15,455	17.0%
Farming, Fishing, Forestry	13	0.2%	162	0.4%	267	0.3%
Construction, Extraction, Maintenance	471	8.7%	2,703	6.6%	8,399	9.2%
Production, Transport, Material Moving	464	8.5%	3,187	7.8%	9,699	10.7%
White Collar Workers	3,936	72.5%	31,300	76.8%	61,727	67.8%
Blue Collar Workers	1,493	27.5%	9,445	23.2%	29,295	32.2%

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.5583/-95.3907

Shadow Creek Ranch Town Center		1 mi radius		3 mi radius		5 mi radius	
Pearland, TX 77584							
Units In Structure (2023)							
Total Units		3,645		27,589		59,618	
1 Detached Unit		2,151	59.0%	20,952	75.9%	45,365	76.1%
1 Attached Unit		66	1.8%	850	3.1%	1,831	3.1%
2 Units		-	-	3	-	85	0.1%
3 to 4 Units		44	1.2%	309	1.1%	709	1.2%
5 to 9 Units		97	2.7%	546	2.0%	1,096	1.8%
10 to 19 Units		489	13.4%	2,087	7.6%	3,166	5.3%
20 to 49 Units		241	6.6%	667	2.4%	1,406	2.4%
50 or More Units		388	10.7%	981	3.6%	1,766	3.0%
Mobile Home or Trailer		164	4.5%	1,166	4.2%	4,127	6.9%
Other Structure		6	0.2%	29	0.1%	68	0.1%
Homes Built By Year (2023)							
Homes Built 2020 or later		43	1.1%	588	2.0%	1,421	2.2%
Homes Built 2010 to 2019		1,144	30.2%	8,553	29.3%	17,707	27.8%
Homes Built 2000 to 2009		1,458	38.5%	9,293	31.8%	18,928	29.7%
Homes Built 1990 to 1999		384	10.1%	4,021	13.8%	7,538	11.8%
Homes Built 1980 to 1989		200	5.3%	2,698	9.2%	4,984	7.8%
Homes Built 1970 to 1979		133	3.5%	1,032	3.5%	4,104	6.4%
Homes Built 1960 to 1969		160	4.2%	801	2.7%	3,053	4.8%
Homes Built 1950 to 1959		113	3.0%	428	1.5%	1,353	2.1%
Homes Built 1940 to 1949		3	-	45	0.2%	228	0.4%
Homes Built Before 1939		7	0.2%	130	0.4%	302	0.5%
Median Age of Homes		23.4 yrs		23.4 yrs		25.4 yrs	
Home Values (2023)							
Owner Specified Housing Units		1,803		19,596		42,794	
Home Values \$1,000,000 or More		3	0.1%	66	0.3%	617	1.4%
Home Values \$750,000 to \$999,999		1	-	303	1.5%	491	1.1%
Home Values \$500,000 to \$749,999		96	5.3%	725	3.7%	1,449	3.4%
Home Values \$400,000 to \$499,999		465	25.8%	3,175	16.2%	4,367	10.2%
Home Values \$300,000 to \$399,999		748	41.5%	7,507	38.3%	11,545	27.0%
Home Values \$250,000 to \$299,999		172	9.6%	2,563	13.1%	5,231	12.2%
Home Values \$200,000 to \$249,999		194	10.8%	2,697	13.8%	7,005	16.4%
Home Values \$175,000 to \$199,999		13	0.7%	572	2.9%	2,231	5.2%
Home Values \$150,000 to \$174,999		29	1.6%	710	3.6%	2,834	6.6%
Home Values \$125,000 to \$149,999		8	0.5%	181	0.9%	1,078	2.5%
Home Values \$100,000 to \$124,999		21	1.2%	454	2.3%	1,635	3.8%
Home Values \$90,000 to \$99,999		3	0.2%	71	0.4%	416	1.0%
Home Values \$80,000 to \$89,999		5	0.3%	48	0.2%	572	1.3%
Home Values \$70,000 to \$79,999		2	0.1%	52	0.3%	330	0.8%
Home Values \$60,000 to \$69,999		3	0.1%	58	0.3%	283	0.7%
Home Values \$50,000 to \$59,999		4	0.2%	71	0.4%	506	1.2%
Home Values \$35,000 to \$49,999		2	-	57	0.3%	301	0.7%
Home Values \$25,000 to \$34,999		3	0.1%	68	0.3%	422	1.0%
Home Values \$10,000 to \$24,999		4	0.2%	124	0.6%	1,106	2.6%
Home Values Under \$10,000		28	1.5%	96	0.5%	376	0.9%
Owner-Occupied Median Home Value		\$348,409		\$318,588		\$266,191	
Renter-Occupied Median Rent		\$1,173		\$1,199		\$1,146	

Complete Profile

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 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.5583/-95.3907

Shadow Creek Ranch Town Center Pearland, TX 77584	1 mi radius	3 mi radius	5 mi radius
Total Annual Consumer Expenditure (2023)			
Total Household Expenditure	\$313.32 M	\$2.69 B	\$5.19 B
Total Non-Retail Expenditure	\$166.93 M	\$1.43 B	\$2.75 B
Total Retail Expenditure	\$146.39 M	\$1.26 B	\$2.44 B
Apparel	\$11.51 M	\$98.53 M	\$188.55 M
Contributions	\$11.13 M	\$95.83 M	\$179.54 M
Education	\$11.35 M	\$96.92 M	\$178.63 M
Entertainment	\$18.32 M	\$158.56 M	\$302.68 M
Food and Beverages	\$45.23 M	\$387.64 M	\$752.92 M
Furnishings and Equipment	\$11.23 M	\$97.58 M	\$186.88 M
Gifts	\$8.67 M	\$73.48 M	\$136.85 M
Health Care	\$24.67 M	\$213.98 M	\$418.52 M
Household Operations	\$12.64 M	\$109.01 M	\$208.23 M
Miscellaneous Expenses	\$5.91 M	\$51.28 M	\$98.59 M
Personal Care	\$4.17 M	\$36.04 M	\$69.56 M
Personal Insurance	\$2.38 M	\$20.84 M	\$39.27 M
Reading	\$682.74 K	\$5.91 M	\$11.32 M
Shelter	\$66.37 M	\$564.81 M	\$1.09 B
Tobacco	\$1.57 M	\$13.01 M	\$26.67 M
Transportation	\$56.2 M	\$485.7 M	\$941.38 M
Utilities	\$21.27 M	\$181.86 M	\$359.3 M
Monthly Household Consumer Expenditure (2023)			
Total Household Expenditure	\$7,163	\$8,128	\$7,252
Total Non-Retail Expenditure	\$3,816 53.3%	\$4,318 53.1%	\$3,842 53.0%
Total Retail Expenditures	\$3,346 46.7%	\$3,810 46.9%	\$3,410 47.0%
Apparel	\$263 3.7%	\$298 3.7%	\$264 3.6%
Contributions	\$255 3.6%	\$289 3.6%	\$251 3.5%
Education	\$259 3.6%	\$293 3.6%	\$250 3.4%
Entertainment	\$419 5.8%	\$479 5.9%	\$423 5.8%
Food and Beverages	\$1,034 14.4%	\$1,171 14.4%	\$1,052 14.5%
Furnishings and Equipment	\$257 3.6%	\$295 3.6%	\$261 3.6%
Gifts	\$198 2.8%	\$222 2.7%	\$191 2.6%
Health Care	\$564 7.9%	\$646 8.0%	\$585 8.1%
Household Operations	\$289 4.0%	\$329 4.1%	\$291 4.0%
Miscellaneous Expenses	\$135 1.9%	\$155 1.9%	\$138 1.9%
Personal Care	\$95 1.3%	\$109 1.3%	\$97 1.3%
Personal Insurance	\$54 0.8%	\$63 0.8%	\$55 0.8%
Reading	\$16 0.2%	\$18 0.2%	\$16 0.2%
Shelter	\$1,517 21.2%	\$1,706 21.0%	\$1,522 21.0%
Tobacco	\$36 0.5%	\$39 0.5%	\$37 0.5%
Transportation	\$1,285 17.9%	\$1,467 18.0%	\$1,316 18.1%
Utilities	\$486 6.8%	\$549 6.8%	\$502 6.9%