



Executive Summary

Prepared by Blunt Properties

Site Type: Radius

5000 Ross
Del Valle, TX 78617
Radius: 1.0 mile

5000 Ross
Del Valle, TX 78617
Radius: 3.0 mile

5000 Ross
Del Valle, TX 78617
Radius: 5.0 mile

2007 Population

	5000 Ross Del Valle, TX 78617 Radius: 1.0 mile	5000 Ross Del Valle, TX 78617 Radius: 3.0 mile	5000 Ross Del Valle, TX 78617 Radius: 5.0 mile
Total Population	1,515	7,545	20,346
Male Population	51.8%	61.1%	54.4%
Female Population	48.2%	38.9%	45.6%
Median Age	28.5	30.2	29.8

2007 Income

	5000 Ross Del Valle, TX 78617 Radius: 1.0 mile	5000 Ross Del Valle, TX 78617 Radius: 3.0 mile	5000 Ross Del Valle, TX 78617 Radius: 5.0 mile
Median HH Income	\$57,380	\$53,429	\$52,132
Per Capita Income	\$18,115	\$17,374	\$19,275
Average HH Income	\$60,051	\$61,738	\$63,373

Households

	5000 Ross Del Valle, TX 78617 Radius: 1.0 mile	5000 Ross Del Valle, TX 78617 Radius: 3.0 mile	5000 Ross Del Valle, TX 78617 Radius: 5.0 mile
Total Households	423	1,621	5,663
Average Household Size	3.58	3.36	3.22
1990-2000 Annual Rate	3.31%	-2.96%	1.5%

2007 Housing

	5000 Ross Del Valle, TX 78617 Radius: 1.0 mile	5000 Ross Del Valle, TX 78617 Radius: 3.0 mile	5000 Ross Del Valle, TX 78617 Radius: 5.0 mile
Owner Occupied Housing Units	66.1%	73.6%	68.4%
Renter Occupied Housing Units	3.1%	11.3%	21.0%
Vacant Housing Units	30.8%	15.1%	10.6%

Population

	5000 Ross Del Valle, TX 78617 Radius: 1.0 mile	5000 Ross Del Valle, TX 78617 Radius: 3.0 mile	5000 Ross Del Valle, TX 78617 Radius: 5.0 mile
1990 Population	415	6,198	12,540
2000 Population	644	5,246	15,196
2007 Population	1,515	7,545	20,346
5 Year Projected population	2,066	8,944	23,553
1990-2000 Annual Rate	4.49%	-1.65%	1.94%
2000-2007 Annual Rate	14.67%	5.99%	4.78%
2007-2012 Annual Rate	6.4%	3.46%	2.97%

In the identified market area, the current year population is 20,346. In 2000, the Census count in the market area was 15,196. The rate of change since 2000 was 4.78 percent annually. The five-year projection for the population in the market area is 23,553, representing a change of 2.97 percent annually from 2007 to 2012. Currently, the population is 54.4 percent male and 45.6 percent female.

Households

	5000 Ross Del Valle, TX 78617 Radius: 1.0 mile	5000 Ross Del Valle, TX 78617 Radius: 3.0 mile	5000 Ross Del Valle, TX 78617 Radius: 5.0 mile
1990 Census	130	1,292	3,522
2000 Census	180	957	4,086
Current Year	423	1,621	5,663
5 Year Projected	577	2,043	6,657
1990-2000 Annual Rate	3.31%	-2.96%	1.5%
2000-2007 Annual Rate	14.65%	8.8%	5.36%
2007-2012 Annual Rate	6.41%	4.74%	3.29%

The household count in this market area has changed from 4,086 in 2000 to 5,663 in the current year, a change of 5.36 percent annually. The five-year projection of households is 6,657, a change of 3.29 percent annually from the current year total. Average household size is currently 3.22, compared to 3.23 in the year 2000. The number of families in the current year is 4,213 in the market area.

Housing

Currently, 68.4 percent of the 6,335 housing units in the market area are owner occupied; 21.0 percent, renter occupied; and 10.6 percent are vacant. In 2000, there were 4,443 housing units— 65.7 percent owner occupied, 26.2 percent renter occupied and 8.1 percent vacant. The rate of change in housing units since 2000 is 5.84 percent. Median home value in the market area is \$107,462, compared to a median home value of \$181,127 for the U.S. In five years, median home value is projected to change by 3.58 percent annually to \$128,122. From 2000 to the current year, median home value changed by 6.59 percent annually.



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Median Household Income			
1990 Median HH Income	\$20,341	\$22,160	\$22,280
2000 Median HH Income	\$46,905	\$42,694	\$40,680
Current Year Median HH Income	\$57,380	\$53,429	\$52,132
5Y Projected Median HH Income	\$65,510	\$62,556	\$61,132
1990-2000 Annual Rate	8.71%	6.78%	6.21%
2000-2007 Annual Rate	3.28%	3.65%	4.05%
2007-2012 Annual Rate	2.69%	3.2%	3.24%
Per Capita Income			
1990 Per Capita Income	\$8,733	\$8,344	\$8,805
2000 Per Capita Income	\$15,479	\$15,459	\$15,557
Current Year Per Capita Income	\$18,115	\$17,374	\$19,275
5Y Projected Per Capita Income	\$21,573	\$20,629	\$22,875
1990-2000 Annual Rate	5.89%	6.36%	5.86%
2000-2007 Annual Rate	2.55%	1.89%	3.49%
2007-2012 Annual Rate	3.56%	3.49%	3.48%
Average Household Income			
1990 Average Household Income	\$27,471	\$27,547	\$27,527
2000 Average Household Income	\$47,359	\$50,511	\$49,468
Current Year Average HH Income	\$60,051	\$61,738	\$63,373
5Y Projected Average HH Income	\$71,958	\$72,914	\$75,140
1990-2000 Annual Rate	5.6%	6.25%	6.04%
2000-2007 Annual Rate	3.87%	3.26%	4.04%
2007-2012 Annual Rate	3.68%	3.38%	3.47%

Households by Income

Current median household income is \$52,132 in the market area, compared to \$51,546 for all U.S. households. Median household income is projected to be \$61,132 in five years. In 2000, median household income was \$40,680, compared to \$22,280 in 1990.

Current average household income is \$63,373 in this market area, compared to \$71,092 for all U.S. households. Average household income is projected to be \$75,140 in five years. In 2000, average household income was \$49,468, compared to \$27,527 in 1990.

Current per capita income is \$19,275 in the market area, compared to the U.S. per capita income of \$27,084. The per capita income is projected to be \$22,875 in five years. In 2000, the per capita income was \$15,557, compared to \$8,805 in 1990.

Population by Employment

Total Businesses	5	33	158
Total Employees	28	856	4,929

Currently, 93.7 percent of the civilian labor force in the identified market area is employed and 6.3 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 94.5 percent of the civilian labor force, and unemployment will be 5.5 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.8 percent, and 6.2 percent will be unemployed. In 2000, 54.3 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.2 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 50.7 percent in white collar jobs (compared to 60.5 percent of U.S. employment)
- 16.6 percent in service jobs (compared to 16.4 percent of U.S. employment)
- 32.7 percent in blue collar jobs (compared to 23.1 percent of U.S. employment)

In 2000, 74.1 percent of the market area population drove alone to work, and 1.8 percent worked at home. The average travel time to work in 2000 was 33.0 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2000, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 34.8 percent had not earned a high school diploma (19.6 percent in the U.S.)
- 31.6 percent were high school graduates only (28.6 percent in the U.S.)
- 3.9 percent had completed an Associate degree (6.3 percent in the U.S.)
- 7.9 percent had a Bachelor's degree (15.5 percent in the U.S.)
- 2.3 percent had earned a Master's/Professional/Doctorate Degree (8.9 percent in the U.S.)