



Community Profile

40102-Cyfair Town Center
 17445 Spring-Cypress Rd
 Rings: 1, 3, 5 mile radii

Property Capsule 1
 Latitude: 29.97257
 Longitude: -95.69026

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	1,252	14,080	47,779
2010 Total Population	6,156	50,327	124,046
2019 Total Population	7,334	64,058	176,773
2019 Group Quarters	3	20	79
2024 Total Population	8,155	72,295	200,038
2019-2024 Annual Rate	2.14%	2.45%	2.50%
2019 Total Daytime Population	10,968	50,922	136,948
Workers	7,530	19,484	47,815
Residents	3,438	31,438	89,133
Household Summary			
2000 Households	433	4,572	15,395
2000 Average Household Size	2.88	3.06	3.09
2010 Households	2,149	16,362	40,117
2010 Average Household Size	2.86	3.07	3.09
2019 Households	2,522	20,632	56,362
2019 Average Household Size	2.91	3.10	3.13
2024 Households	2,800	23,182	63,450
2024 Average Household Size	2.91	3.12	3.15
2019-2024 Annual Rate	2.11%	2.36%	2.40%
2010 Families	1,775	13,563	33,504
2010 Average Family Size	3.17	3.40	3.40
2019 Families	2,049	16,940	47,063
2019 Average Family Size	3.25	3.45	3.45
2024 Families	2,263	18,994	52,976
2024 Average Family Size	3.26	3.47	3.47
2019-2024 Annual Rate	2.01%	2.32%	2.40%
Housing Unit Summary			
2000 Housing Units	461	4,779	15,953
Owner Occupied Housing Units	90.5%	91.5%	87.9%
Renter Occupied Housing Units	3.5%	4.1%	8.6%
Vacant Housing Units	6.1%	4.3%	3.5%
2010 Housing Units	2,298	17,076	42,077
Owner Occupied Housing Units	79.2%	83.1%	82.6%
Renter Occupied Housing Units	14.3%	12.7%	12.7%
Vacant Housing Units	6.5%	4.2%	4.7%
2019 Housing Units	2,573	20,915	57,525
Owner Occupied Housing Units	81.5%	84.9%	84.5%
Renter Occupied Housing Units	16.5%	13.7%	13.4%
Vacant Housing Units	2.0%	1.4%	2.0%
2024 Housing Units	2,852	23,447	64,555
Owner Occupied Housing Units	81.1%	84.8%	84.7%
Renter Occupied Housing Units	17.0%	14.0%	13.6%
Vacant Housing Units	1.8%	1.1%	1.7%
Median Household Income			
2019	\$113,384	\$108,112	\$109,636
2024	\$132,428	\$117,865	\$119,087
Median Home Value			
2019	\$296,344	\$285,657	\$291,841
2024	\$327,872	\$321,587	\$331,207
Per Capita Income			
2019	\$45,938	\$43,270	\$43,846
2024	\$55,175	\$49,619	\$49,531
Median Age			
2010	32.7	33.3	33.9
2019	33.8	34.2	34.7
2024	32.6	33.1	34.1

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2019 Households by Income			
Household Income Base	2,522	20,632	56,362
<\$15,000	2.3%	2.1%	3.1%
\$15,000 - \$24,999	2.0%	2.4%	2.8%
\$25,000 - \$34,999	2.7%	3.1%	3.6%
\$35,000 - \$49,999	8.0%	7.6%	6.7%
\$50,000 - \$74,999	13.1%	14.2%	13.0%
\$75,000 - \$99,999	11.5%	13.7%	13.3%
\$100,000 - \$149,999	27.6%	27.8%	26.4%
\$150,000 - \$199,999	11.3%	12.0%	12.8%
\$200,000+	21.5%	17.1%	18.3%
Average Household Income	\$144,498	\$134,565	\$137,247
2024 Households by Income			
Household Income Base	2,800	23,182	63,450
<\$15,000	2.2%	2.0%	3.1%
\$15,000 - \$24,999	1.7%	2.1%	2.5%
\$25,000 - \$34,999	2.0%	2.6%	3.0%
\$35,000 - \$49,999	6.3%	6.3%	5.7%
\$50,000 - \$74,999	10.4%	12.2%	11.4%
\$75,000 - \$99,999	9.3%	12.2%	11.9%
\$100,000 - \$149,999	24.5%	26.6%	25.3%
\$150,000 - \$199,999	13.6%	13.9%	14.5%
\$200,000+	29.9%	22.1%	22.7%
Average Household Income	\$174,001	\$154,817	\$155,865
2019 Owner Occupied Housing Units by Value			
Total	2,098	17,759	48,626
<\$50,000	0.1%	0.2%	0.3%
\$50,000 - \$99,999	0.2%	0.2%	0.6%
\$100,000 - \$149,999	4.3%	4.6%	5.0%
\$150,000 - \$199,999	11.7%	14.2%	13.1%
\$200,000 - \$249,999	15.0%	17.8%	17.3%
\$250,000 - \$299,999	20.2%	18.3%	16.4%
\$300,000 - \$399,999	28.2%	24.5%	24.4%
\$400,000 - \$499,999	9.1%	11.5%	11.6%
\$500,000 - \$749,999	8.3%	6.6%	8.7%
\$750,000 - \$999,999	2.1%	1.4%	1.4%
\$1,000,000 - \$1,499,999	1.0%	0.6%	0.9%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.2%	0.4%
Average Home Value	\$336,440	\$323,850	\$337,259
2024 Owner Occupied Housing Units by Value			
Total	2,313	19,891	54,670
<\$50,000	0.1%	0.1%	0.1%
\$50,000 - \$99,999	0.0%	0.1%	0.4%
\$100,000 - \$149,999	2.1%	2.3%	2.8%
\$150,000 - \$199,999	7.8%	9.6%	8.9%
\$200,000 - \$249,999	12.6%	15.3%	14.7%
\$250,000 - \$299,999	18.9%	16.6%	14.4%
\$300,000 - \$399,999	30.5%	28.0%	27.9%
\$400,000 - \$499,999	12.5%	16.2%	16.6%
\$500,000 - \$749,999	11.4%	8.7%	10.6%
\$750,000 - \$999,999	2.8%	1.9%	1.9%
\$1,000,000 - \$1,499,999	1.3%	0.9%	1.1%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.3%	0.5%
Average Home Value	\$371,509	\$359,349	\$373,487

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Age			
Total	6,158	50,330	124,047
0 - 4	8.1%	8.2%	8.0%
5 - 9	10.4%	10.2%	9.6%
10 - 14	10.1%	9.9%	9.8%
15 - 24	11.5%	11.2%	11.5%
25 - 34	13.6%	12.9%	12.6%
35 - 44	19.3%	19.3%	18.5%
45 - 54	14.3%	14.8%	15.3%
55 - 64	8.1%	8.3%	9.1%
65 - 74	3.2%	3.5%	3.9%
75 - 84	1.1%	1.2%	1.4%
85 +	0.3%	0.3%	0.4%
18 +	66.2%	66.6%	67.5%
2019 Population by Age			
Total	7,332	64,061	176,773
0 - 4	7.5%	7.6%	7.5%
5 - 9	8.0%	8.2%	8.5%
10 - 14	8.7%	8.9%	9.0%
15 - 24	13.6%	13.1%	12.4%
25 - 34	13.9%	13.2%	13.0%
35 - 44	15.8%	16.0%	16.0%
45 - 54	15.1%	14.9%	14.5%
55 - 64	10.1%	10.4%	10.7%
65 - 74	5.3%	5.4%	5.9%
75 - 84	1.6%	1.7%	2.0%
85 +	0.3%	0.4%	0.5%
18 +	70.7%	70.5%	70.4%
2024 Population by Age			
Total	8,156	72,294	200,040
0 - 4	8.1%	8.1%	7.9%
5 - 9	8.2%	8.3%	8.6%
10 - 14	7.8%	8.0%	8.4%
15 - 24	12.2%	12.0%	11.4%
25 - 34	18.7%	17.5%	15.5%
35 - 44	15.3%	15.6%	16.3%
45 - 54	12.8%	12.8%	12.8%
55 - 64	9.3%	9.6%	9.8%
65 - 74	5.3%	5.6%	6.4%
75 - 84	1.9%	2.1%	2.5%
85 +	0.3%	0.4%	0.5%
18 +	71.3%	71.2%	70.7%
2010 Population by Sex			
Males	3,023	24,787	60,922
Females	3,133	25,540	63,124
2019 Population by Sex			
Males	3,579	31,375	86,494
Females	3,755	32,683	90,279
2024 Population by Sex			
Males	3,952	35,192	97,623
Females	4,203	37,103	102,415

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Race/Ethnicity			
Total	6,156	50,327	124,045
White Alone	73.8%	75.7%	74.4%
Black Alone	10.1%	8.8%	9.4%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	7.5%	7.6%	7.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	5.5%	4.8%	5.2%
Two or More Races	2.6%	2.5%	2.6%
Hispanic Origin	19.4%	18.2%	18.2%
Diversity Index	61.4	58.7	60.1
2019 Population by Race/Ethnicity			
Total	7,335	64,058	176,772
White Alone	67.3%	70.0%	68.5%
Black Alone	12.1%	10.5%	11.1%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	9.7%	9.4%	10.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	6.9%	6.3%	6.3%
Two or More Races	3.4%	3.3%	3.4%
Hispanic Origin	23.8%	23.3%	22.9%
Diversity Index	69.6	67.2	68.1
2024 Population by Race/Ethnicity			
Total	8,155	72,295	200,038
White Alone	64.2%	67.1%	65.8%
Black Alone	12.9%	11.2%	11.7%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	10.9%	10.5%	11.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	7.7%	7.0%	6.9%
Two or More Races	3.9%	3.7%	3.8%
Hispanic Origin	26.8%	26.3%	25.6%
Diversity Index	73.2	71.0	71.6
2010 Population by Relationship and Household Type			
Total	6,156	50,327	124,046
In Households	100.0%	100.0%	99.9%
In Family Households	92.7%	92.9%	93.1%
Householder	26.4%	26.8%	27.1%
Spouse	22.4%	22.8%	22.9%
Child	39.0%	38.4%	38.2%
Other relative	3.7%	3.6%	3.6%
Nonrelative	1.3%	1.3%	1.3%
In Nonfamily Households	7.2%	7.1%	6.8%
In Group Quarters	0.0%	0.0%	0.1%
Institutionalized Population	0.0%	0.0%	0.0%
Noninstitutionalized Population	0.0%	0.0%	0.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2019 Population 25+ by Educational Attainment			
Total	4,563	39,845	110,675
Less than 9th Grade	3.0%	2.3%	1.9%
9th - 12th Grade, No Diploma	4.1%	2.3%	2.5%
High School Graduate	13.0%	14.1%	14.2%
GED/Alternative Credential	2.0%	1.7%	1.9%
Some College, No Degree	18.6%	19.5%	20.8%
Associate Degree	10.3%	8.3%	7.7%
Bachelor's Degree	34.4%	35.9%	34.4%
Graduate/Professional Degree	14.7%	15.9%	16.6%
2019 Population 15+ by Marital Status			
Total	5,557	48,257	132,585
Never Married	21.5%	24.3%	23.7%
Married	67.0%	65.4%	66.5%
Widowed	3.1%	3.2%	3.1%
Divorced	8.4%	7.1%	6.7%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	97.0%	97.5%	97.0%
Civilian Unemployed (Unemployment Rate)	3.0%	2.5%	3.0%
2019 Employed Population 16+ by Industry			
Total	3,974	33,223	89,251
Agriculture/Mining	5.5%	4.5%	5.0%
Construction	9.4%	6.1%	6.2%
Manufacturing	11.8%	10.9%	11.0%
Wholesale Trade	3.4%	4.4%	5.6%
Retail Trade	10.5%	9.9%	10.3%
Transportation/Utilities	5.6%	7.3%	6.6%
Information	3.3%	2.1%	1.4%
Finance/Insurance/Real Estate	6.5%	8.3%	7.8%
Services	39.9%	43.4%	43.1%
Public Administration	4.1%	3.1%	3.0%
2019 Employed Population 16+ by Occupation			
Total	3,975	33,222	89,249
White Collar	76.0%	76.7%	77.1%
Management/Business/Financial	22.6%	21.8%	22.7%
Professional	29.0%	29.9%	28.1%
Sales	11.6%	13.0%	14.1%
Administrative Support	12.8%	11.9%	12.3%
Services	11.0%	10.8%	10.4%
Blue Collar	13.1%	12.6%	12.5%
Farming/Forestry/Fishing	0.9%	0.4%	0.2%
Construction/Extraction	3.6%	2.7%	3.0%
Installation/Maintenance/Repair	2.8%	2.3%	2.7%
Production	3.7%	3.9%	3.4%
Transportation/Material Moving	2.0%	3.3%	3.2%
2010 Population By Urban/ Rural Status			
Total Population	6,156	50,327	124,046
Population Inside Urbanized Area	97.7%	95.7%	95.7%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	2.3%	4.3%	4.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Households by Type			
Total	2,149	16,362	40,116
Households with 1 Person	13.0%	13.2%	12.9%
Households with 2+ People	87.0%	86.8%	87.1%
Family Households	82.6%	82.9%	83.5%
Husband-wife Families	70.0%	70.7%	70.6%
With Related Children	44.9%	44.7%	43.0%
Other Family (No Spouse Present)	12.5%	12.2%	13.0%
Other Family with Male Householder	3.1%	3.3%	3.5%
With Related Children	2.1%	2.2%	2.4%
Other Family with Female Householder	9.4%	8.9%	9.4%
With Related Children	7.2%	6.6%	6.8%
Nonfamily Households	4.4%	3.9%	3.6%
All Households with Children	54.7%	54.0%	52.5%
Multigenerational Households	4.7%	4.3%	4.5%
Unmarried Partner Households	4.7%	4.4%	4.2%
Male-female	4.0%	3.7%	3.6%
Same-sex	0.7%	0.7%	0.6%
2010 Households by Size			
Total	2,148	16,361	40,117
1 Person Household	13.0%	13.2%	12.9%
2 Person Household	27.4%	27.6%	28.6%
3 Person Household	18.3%	19.3%	19.6%
4 Person Household	24.5%	24.0%	23.2%
5 Person Household	11.4%	10.7%	10.4%
6 Person Household	3.6%	3.5%	3.5%
7 + Person Household	1.7%	1.7%	1.7%
2010 Households by Tenure and Mortgage Status			
Total	2,149	16,362	40,117
Owner Occupied	84.7%	86.7%	86.7%
Owned with a Mortgage/Loan	75.1%	76.2%	74.7%
Owned Free and Clear	9.5%	10.5%	12.0%
Renter Occupied	15.3%	13.3%	13.3%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	2,298	17,076	42,077
Housing Units Inside Urbanized Area	97.3%	95.3%	94.9%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	2.7%	4.7%	5.1%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	Boomburbs (1C)	Boomburbs (1C)	Boomburbs (1C)
2.	Up and Coming Families (7A)	Up and Coming Families (7A)	Up and Coming Families (7A)
3.	Top Tier (1A)	Professional Pride (1B)	Professional Pride (1B)
2019 Consumer Spending			
Apparel & Services: Total \$	\$9,210,829	\$69,798,336	\$192,553,518
Average Spent	\$3,652.19	\$3,383.01	\$3,416.37
Spending Potential Index	170	158	159
Education: Total \$	\$6,270,295	\$49,031,160	\$140,021,140
Average Spent	\$2,486.24	\$2,376.46	\$2,484.32
Spending Potential Index	156	149	156
Entertainment/Recreation: Total \$	\$13,459,475	\$102,142,097	\$283,767,637
Average Spent	\$5,336.83	\$4,950.66	\$5,034.73
Spending Potential Index	163	151	154
Food at Home: Total \$	\$20,749,608	\$156,622,794	\$431,507,149
Average Spent	\$8,227.44	\$7,591.26	\$7,655.99
Spending Potential Index	159	147	148
Food Away from Home: Total \$	\$15,848,838	\$119,957,211	\$330,634,217
Average Spent	\$6,284.23	\$5,814.13	\$5,866.26
Spending Potential Index	171	158	160
Health Care: Total \$	\$23,400,796	\$176,738,459	\$490,678,323
Average Spent	\$9,278.67	\$8,566.23	\$8,705.84
Spending Potential Index	156	144	147
HH Furnishings & Equipment: Total \$	\$9,384,242	\$70,820,113	\$195,605,371
Average Spent	\$3,720.95	\$3,432.54	\$3,470.52
Spending Potential Index	175	161	163
Personal Care Products & Services: Total \$	\$3,927,882	\$29,746,238	\$82,177,134
Average Spent	\$1,557.45	\$1,441.75	\$1,458.02
Spending Potential Index	176	163	164
Shelter: Total \$	\$74,494,294	\$567,043,706	\$1,578,008,903
Average Spent	\$29,537.79	\$27,483.70	\$27,997.74
Spending Potential Index	160	149	151
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$10,208,452	\$77,298,716	\$214,447,433
Average Spent	\$4,047.76	\$3,746.54	\$3,804.82
Spending Potential Index	163	151	153
Travel: Total \$	\$9,663,177	\$73,823,719	\$206,974,388
Average Spent	\$3,831.55	\$3,578.12	\$3,672.23
Spending Potential Index	171	159	164
Vehicle Maintenance & Repairs: Total \$	\$4,630,365	\$34,963,140	\$96,220,016
Average Spent	\$1,835.99	\$1,694.61	\$1,707.18
Spending Potential Index	160	148	149

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.