

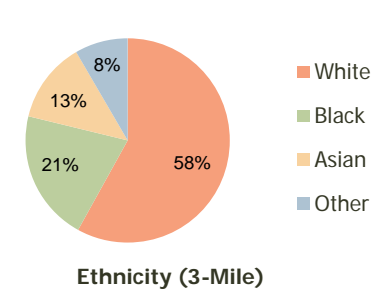
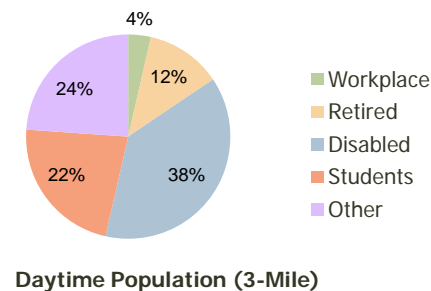
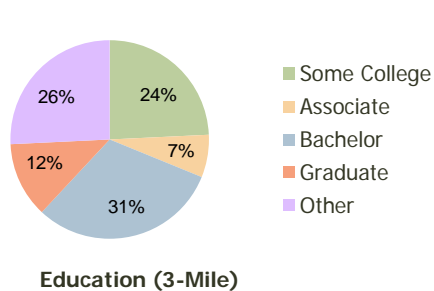
Waterside Marketplace Richmond, TX	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
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Current Year Demographics

Current Population	7,127	39,377	133,035
Adjusted Total Pop (Carrier Route)	8,439	39,345	128,007
Total Daytime Pop	2,798	17,048	67,783
Workplace Pop	56	609	6,510
Average Household Income	\$101,897	\$106,550	\$105,741
Median Household Income	\$87,526	\$87,609	\$87,394
Total Housing Units	2,298	12,718	40,685
Median Home Value	\$174,519	\$173,501	\$167,531
Bachelors Degree	31.5%	30.8%	29.2%
Graduate Degree	12.1%	12.3%	12.7%
Total Consumer Spending/Capita	\$291	\$292	\$291

2016 Demographic Projections

Projected Population	10,730	58,059	177,208
Projected 5 Year Pop Growth	8.5%	8.1%	5.9%
Projected Households	3,458	18,842	54,779
Projected 5 Year Household Growth	8.5%	8.2%	6.1%



This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

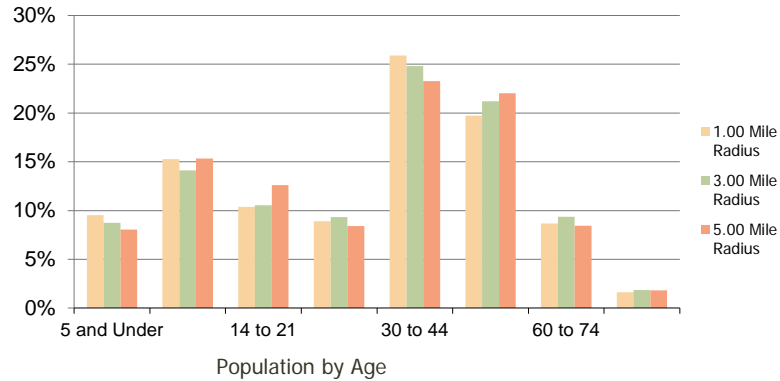
Waterside Marketplace
Richmond, TX

1.00 Mile
Radius

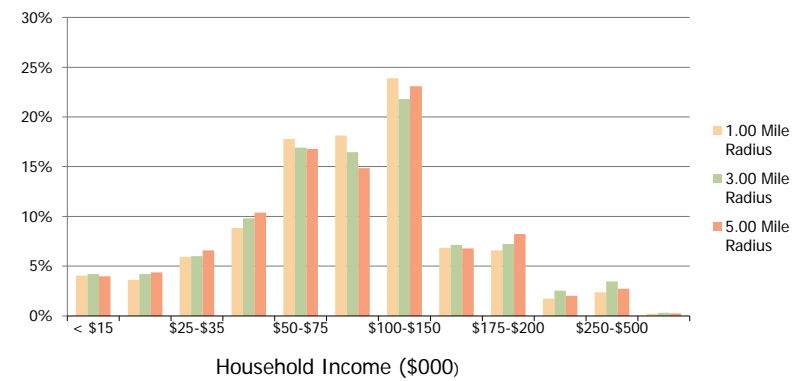
3.00 Mile
Radius

5.00 Mile
Radius

Population by Age Range



Household Income by Income Range



	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population			
Current Estimated Population	7,127	39,377	133,035
2010 Census Population	6,377	35,533	123,871
2000 Census Population	1,071	11,983	52,525
Historical Annual Growth 2000 to 2010	19.53%	11.48%	8.96%
Estimated Annual Growth 2010 to 2011	6.56%	6.05%	4.16%
Projected Annual Growth 2011 to 2016	8.53%	8.07%	5.90%
Households			
Current Estimated Households	2,298	12,718	40,685
2010 Census Households	2,055	11,456	37,740
2000 Census Households	341	3,676	15,676
Historical Annual Growth 2000 to 2010	19.7%	12.0%	9.2%
Estimated Annual Growth 2010 to 2011	6.6%	6.2%	4.4%
Projected Annual Growth 2011 to 2016	8.5%	8.2%	6.1%
Population per Household	3.1	3.0	3.2
Ethnicity			
White	54.0%	58.0%	54.4%
Black or African American	22.6%	20.8%	19.3%
Asian & Pacific Islander	14.6%	12.8%	16.2%
Other Races	8.8%	8.4%	10.1%
Hispanic or Latino Population	20.8%	20.1%	23.2%
Non Hispanic or Latino Population	79.2%	79.9%	76.8%

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