



Executive Summary

Drive Times: 5, 10, 15 drive time minute radii

902 Dixieland Rd Ste 105A, Harlingen, TX

Latitude: 26.1839

Longitude: -97.7209

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	10,068	89,445	137,539
2020 Population	10,273	95,025	143,686
2022 Population	10,220	96,059	144,535
2027 Population	10,075	96,314	144,821
2010-2020 Annual Rate	0.20%	0.61%	0.44%
2020-2022 Annual Rate	-0.23%	0.48%	0.26%
2022-2027 Annual Rate	-0.29%	0.05%	0.04%
2022 Male Population	48.6%	48.6%	48.6%
2022 Female Population	51.4%	51.4%	51.4%
2022 Median Age	35.6	34.5	33.9

In the identified area, the current year population is 144,535. In 2020, the Census count in the area was 143,686. The rate of change since 2020 was 0.26% annually. The five-year projection for the population in the area is 144,821 representing a change of 0.04% annually from 2022 to 2027. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 33.9, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	40.5%	41.0%	40.1%
2022 Black Alone	0.9%	0.8%	0.7%
2022 American Indian/Alaska Native Alone	0.5%	0.7%	0.6%
2022 Asian Alone	1.0%	0.8%	0.8%
2022 Pacific Islander Alone	0.1%	0.1%	0.1%
2022 Other Race	18.9%	16.4%	16.8%
2022 Two or More Races	38.1%	40.3%	40.9%
2022 Hispanic Origin (Any Race)	88.2%	84.9%	86.2%

Persons of Hispanic origin represent 86.2% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 72.9 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	40	52	52
2010 Households	3,200	29,013	43,602
2020 Households	3,464	32,478	48,207
2022 Households	3,476	32,845	48,731
2027 Households	3,469	33,277	49,334
2010-2020 Annual Rate	0.80%	1.13%	1.01%
2020-2022 Annual Rate	0.15%	0.50%	0.48%
2022-2027 Annual Rate	-0.04%	0.26%	0.25%
2022 Average Household Size	2.92	2.90	2.95

The household count in this area has changed from 48,207 in 2020 to 48,731 in the current year, a change of 0.48% annually. The five-year projection of households is 49,334, a change of 0.25% annually from the current year total. Average household size is currently 2.95, compared to 2.96 in the year 2020. The number of families in the current year is 36,854 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



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Mortgage Income			
2022 Percent of Income for Mortgage	10.2%	11.6%	11.7%
Median Household Income			
2022 Median Household Income	\$38,533	\$45,143	\$46,312
2027 Median Household Income	\$47,616	\$54,676	\$55,422
2022-2027 Annual Rate	4.32%	3.91%	3.66%
Average Household Income			
2022 Average Household Income	\$55,762	\$66,121	\$67,075
2027 Average Household Income	\$65,907	\$78,131	\$78,632
2022-2027 Annual Rate	3.40%	3.39%	3.23%
Per Capita Income			
2022 Per Capita Income	\$19,313	\$22,549	\$22,602
2027 Per Capita Income	\$23,131	\$26,911	\$26,771
2022-2027 Annual Rate	3.67%	3.60%	3.44%

Households by Income

Current median household income is \$46,312 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$55,422 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$67,075 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$78,632 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$22,602 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$26,771 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	214	186	184
2010 Total Housing Units	3,802	34,667	51,034
2010 Owner Occupied Housing Units	2,115	19,578	29,666
2010 Renter Occupied Housing Units	1,084	9,435	13,936
2010 Vacant Housing Units	602	5,654	7,432
2020 Total Housing Units	3,912	37,707	55,254
2020 Vacant Housing Units	448	5,229	7,047
2022 Total Housing Units	3,942	38,164	55,922
2022 Owner Occupied Housing Units	2,207	20,638	31,119
2022 Renter Occupied Housing Units	1,270	12,207	17,612
2022 Vacant Housing Units	466	5,319	7,191
2027 Total Housing Units	3,973	38,643	56,603
2027 Owner Occupied Housing Units	2,232	21,181	31,923
2027 Renter Occupied Housing Units	1,237	12,096	17,411
2027 Vacant Housing Units	504	5,366	7,269

Currently, 55.6% of the 55,922 housing units in the area are owner occupied; 31.5%, renter occupied; and 12.9% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 55,254 housing units in the area and 12.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.54%. Median home value in the area is \$102,681, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 13.91% annually to \$196,900.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.