

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 29.560255 Longitude: -95.271546

Pearland Plaza Pearland, TX		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	25,870	115,210	575,046
	Population Est 25Q1	25,742	115,014	574,014
	Population Est 24Q4	25,717	114,736	569,448
	Population Est 24Q3	25,604	114,477	567,778
	Population Est 24Q2	25,479	114,019	564,955
	Population Est 24Q1	25,443	113,838	563,234
	Population Est 23Q4	25,339	113,392	561,171
	Population Est 23Q3	25,319	113,003	558,603
	Population Est 23Q2	25,293	112,643	555,979
	Population Fcst	25,342	113,681	585,429
	2010 Census Population	20,314	95,050	487,816
	2000 Census Population	12,881	62,605	380,916
	1990 Census Population	10,021	46,483	311,951
	Current Year Daytime Population	32,675	95,694	518,735
	Average Seasonal Population	7	248	1,468
	Historical Annual Growth, 1990 – 2000	2.54%	3.02%	2.02%
	Historical Annual Growth, 2000 – 2010	4.66%	4.26%	2.50%
	Estimated Annual Growth, 2010 – CY	1.68%	1.34%	1.14%
	Projected Annual Growth, CY to Y5	-0.41%	-0.27%	0.36%
	Group Qtrs Est	111	199	1,949
Transient Est Average Last 4 Qtrs	299	476	13,596	
Households	Current Year Estimated Households	9,058	37,919	195,521
	Households Est 25Q1	9,009	37,844	195,093
	Households Est 24Q4	9,002	37,757	193,532
	Households Est 24Q3	8,965	37,668	192,958
	Households Est 24Q2	8,919	37,509	191,981
	Households Est 24Q1	8,908	37,454	191,337
	Households Est 23Q4	8,873	37,315	190,633
	Households Est 23Q3	8,865	37,178	189,736
	Households Est 23Q2	8,855	37,066	188,791
	Households Fcst	8,861	37,403	199,456
	2010 Census Households	7,250	30,935	160,720
	2000 Census Households	4,805	20,970	126,164
	1990 Census Households	3,632	15,372	106,102
	Historical Annual Growth, 1990 – 2000	2.84%	3.15%	1.75%
	Historical Annual Growth, 2000 – 2010	4.20%	3.96%	2.45%
	Estimated Annual Growth, 2010 – CY	1.55%	1.41%	1.36%
	Projected Annual Growth, CY to Y5	-0.44%	-0.27%	0.40%
Population per Household	2.84	3.03	2.93	

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Pearland Plaza Pearland, TX		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	3.9%	3.4%	2.3%
	HH Income \$250,000 to \$499,999	4.6%	4.1%	2.8%
	HH Income \$200,000 to \$249,999	10.7%	9.5%	6.6%
	HH Income \$175,000 to \$199,999	9.8%	7.4%	5.0%
	HH Income \$150,000 to \$174,999	9.7%	9.2%	6.3%
	HH Income \$100,000 to 149,999	20.2%	22.0%	18.6%
	HH Income \$75,000 to 99,999	13.2%	13.1%	13.5%
	HH Income \$50,000 to 74,999	13.3%	13.3%	15.5%
	HH Income \$35,000 to 49,999	5.8%	6.4%	10.3%
	HH Income \$25,000 to 34,999	3.8%	4.5%	6.5%
	HH Income \$15,000 to 24,999	2.5%	3.6%	6.0%
	HH Income \$0 to 14,999	2.5%	3.3%	6.6%
	Average Household Income	\$149,586	\$137,840	\$111,017
	Median Household Income	\$120,598	\$112,069	\$83,799
	Per Capita Income	\$52,513	\$45,428	\$37,842
	Average Disposable Income	\$114,303	\$107,607	\$88,280
	Median Disposable Income	\$103,999	\$96,761	\$73,989
	Discretionary HH Income Over \$150,000	17.2%	14.1%	8.6%
	Discretionary HH Income \$125,000 to \$149,999	12.0%	9.8%	6.5%
	Discretionary HH Income \$100,000 to \$124,999	13.4%	13.0%	7.9%
	Discretionary HH Income \$75,000 to \$99,999	13.2%	15.7%	11.4%
	Discretionary HH Income \$50,000 to \$74,999	17.9%	17.4%	18.2%
	Discretionary HH Income \$25,000 to \$49,999	16.6%	17.5%	23.1%
	Discretionary HH Income Under \$25,000	9.7%	12.6%	24.3%
	Average Discretionary HH Income	\$92,416	\$85,445	\$65,584
	Median Discretionary HH Income	\$86,660	\$80,057	\$53,302
	Householder White – Count	3,979	14,047	49,788
	Median HH Income	\$119,076	\$122,063	\$111,050
	Average HH Income	\$119,461	\$120,949	\$112,668
	Householder Black or African-American – Count	978	4,166	39,319
	Median HH Income	\$105,077	\$92,797	\$71,743
	Average HH Income	\$108,754	\$98,920	\$82,765
	Householder Hispanic – Count	2,751	14,045	81,519
	Median HH Income	\$124,444	\$106,756	\$73,865
Average HH Income	\$123,229	\$111,259	\$85,097	
Householder Asian or Pacific Islander – Count	481	2,622	11,686	
Median HH Income	\$129,057	\$106,418	\$104,960	
Average HH Income	\$127,957	\$110,302	\$108,463	
Householder Other or Pacific Islander – Count	869	3,039	13,208	
Median HH Income	\$120,584	\$111,830	\$91,764	
Average HH Income	\$119,882	\$114,172	\$100,595	

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Gender	Male Population	12,535	56,098	279,948
	Female Population	13,336	59,112	295,098
Total Population by Age	Count of Pop 0 to 4 years	1,550	7,060	37,038
	Count of Pop 0 to 7 years	2,175	9,732	51,703
	Count of Pop 5 - 13	3,040	13,202	68,769
	Count of Pop 14 - 18	1,648	7,017	35,125
	Count of Pop 19 - 22	1,594	7,095	34,972
	Count of Pop 22 - 25	1,103	5,191	25,461
	Count of Pop 25 - 29	1,409	7,056	37,163
	Count of Pop 30 - 34	1,411	6,666	37,553
	Count of Pop 35 - 39	1,694	7,270	38,606
	Count of Pop 40 - 44	1,926	8,134	39,397
	Count of Pop 45 - 59	5,299	22,226	107,149
	Count of Pop 60 - 74	3,743	17,229	81,421
	Count of Pop 75 - 84	1,108	5,568	25,076
	Count of Pop 85+	346	1,498	7,316
	% of Pop 0 to 4 years	6.0%	6.1%	6.4%
	% of Pop 0 to 7 years	8.4%	8.4%	9.0%
	% of Pop 5 - 13	11.8%	11.5%	12.0%
	% of Pop 14 - 18	6.4%	6.1%	6.1%
	% of Pop 19 - 22	6.2%	6.2%	6.1%
	% of Pop 22 - 25	4.3%	4.5%	4.4%
	% of Pop 25 - 29	5.4%	6.1%	6.5%
	% of Pop 30 - 34	5.5%	5.8%	6.5%
	% of Pop 35 - 39	6.5%	6.3%	6.7%
	% of Pop 40 - 44	7.4%	7.1%	6.9%
	% of Pop 45 - 59	20.5%	19.3%	18.6%
	% of Pop 60 - 74	14.5%	15.0%	14.2%
	% of Pop 75 - 84	4.3%	4.8%	4.4%
% of Pop 85+	1.3%	1.3%	1.3%	
Median Age	38.5	38.0	36.5	
Average Age	38.3	38.5	37.6	
Male Population by Age	% of Pop 0 to 4 years	6.3%	6.4%	6.8%
	% of Pop 5 - 13	12.4%	12.0%	12.5%
	% of Pop 14 - 18	6.8%	6.4%	6.4%
	% of Pop 19 - 22	6.5%	6.4%	6.4%
	% of Pop 22 - 25	4.5%	4.7%	4.7%
	% of Pop 25 - 29	5.5%	6.4%	6.7%
	% of Pop 30 - 34	5.5%	5.8%	6.6%
	% of Pop 35 - 39	6.3%	6.2%	6.7%
	% of Pop 40 - 44	7.1%	6.9%	6.7%
	% of Pop 45 - 59	20.1%	18.9%	18.3%
	% of Pop 75 - 84	3.7%	4.3%	3.9%
	% of Pop 60 - 74	14.3%	14.7%	13.8%
	% of Pop 85+	0.9%	1.0%	0.9%
	Median Age	36.9	36.5	35.1
Average Age	37.2	37.5	36.7	

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	% of Pop 0 to 4 years	5.7%	5.8%	6.1%
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	% of Pop 45 - 59	20.9%	19.7%	19.0%
	% of Pop 60 - 74	14.6%	15.2%	14.5%
	% of Pop 75 - 84	4.8%	5.4%	4.8%
	% of Pop 85+	1.8%	1.6%	1.6%
	Median Age	39.9	39.3	37.8
Average Age	39.4	39.5	38.6	
Race	Count of White	14,091	52,655	206,209
	Count of Black or African-American	3,276	14,722	118,172
	Count of Asian or Pacific Islander	2,026	10,718	45,528
	Count of Other races	6,478	37,115	205,137
	White	54.5%	45.7%	35.9%
	Black or African American	12.7%	12.8%	20.6%
	Asian	7.8%	9.3%	7.9%
	Other Races	25.0%	32.2%	35.7%
Language Spoken	Speak English at Home	74.0%	63.0%	56.6%
	Speak Spanish at Home	18.3%	28.5%	35.1%
	Speak French or French Creole at Home	0.1%	0.1%	0.4%
	Speak German at Home	0.3%	0.2%	0.1%
	Speak Other Indo-European Languages at Home	3.7%	1.9%	1.4%
	Speak Russian and Other Slavic Languages at Home	0.0%	0.0%	0.1%
	Speak Chinese at Home	0.4%	0.5%	1.0%
	Speak Korean at Home	0.1%	0.3%	0.1%
	Speak Vietnamese at Home	1.6%	3.6%	2.9%
	Speak Other Asian Languages at Home	0.2%	0.8%	0.9%
	Speak Tagalog and Other Pacific Languages at Home	0.5%	0.7%	0.7%
	Speak Other Language at Home	0.9%	0.5%	0.7%
Hispanic	Hispanic Population	7,831	47,706	263,868
	Hispanic Population Percent	30.3%	41.4%	45.9%
	Mexican	76.1%	81.3%	78.1%
	Puerto Rican	5.0%	2.5%	2.3%
	Cuban	0.3%	0.4%	0.9%
	Dominican	0.8%	0.2%	0.4%
	Central American	8.9%	9.8%	11.2%
	South American	3.3%	2.7%	2.4%
	Other Hispanic	5.6%	3.1%	4.7%
	2000 Hispanic Population Percent	16%	25%	40%
	1990 Hispanic Population Percent	13%	17%	29%

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Ancestry	American (percent of total population)	2.6%	1.7%	1.3%
	American	2.3%	1.5%	1.1%
	Native American (ie. Indian/Eskimo)	0.3%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	4.9%	3.7%	3.8%
	Chinese	0.8%	0.5%	0.9%
	Japanese	0.0%	0.0%	0.0%
	Korean	0.2%	0.3%	0.1%
	South Central Asian (ie. Indian)	3.2%	2.2%	2.0%
	South East Asian (ie. Vietnamese)	0.2%	0.5%	0.5%
	Other Asian	0.4%	0.2%	0.2%
	European (percent of total population)	15.9%	11.1%	7.8%
	British	4.0%	2.7%	1.9%
	Dutch	0.2%	0.3%	0.1%
	French	0.9%	0.6%	0.4%
	German	3.9%	2.8%	1.9%
	Italian	0.6%	0.4%	0.5%
	Polish	0.7%	0.4%	0.2%
	Scandinavian	0.8%	0.4%	0.3%
	Scotch/Irish	3.4%	2.5%	1.6%
Other European (ie. Greek/Russian)	1.6%	0.9%	0.8%	
Middle Eastern	0.3%	0.1%	0.2%	
Other Ancestry	18.6%	14.9%	11.2%	
Unclassified Ancestry	11.4%	8.6%	5.5%	
Education (Age 25+)	Adult Population (25 Years or Older)	16,935	75,646	373,681
	Elementary (0 to 8)	1.7%	7.1%	10.5%
	Some High School (9 to 11)	2.8%	4.8%	7.9%
	High School Graduate (12)	22.6%	23.5%	24.6%
	Some College (13 to 16)	23.7%	22.6%	20.3%
	Associates Degree Only	10.5%	10.1%	8.2%
	Bachelors Degree Only	23.2%	20.9%	18.4%
	Graduate Degree	15.6%	11.1%	10.1%
	% College (4+)	38.8%	32.0%	28.5%
Household Type	Total Households – count	9,058	37,919	195,521
	One Person HHs – count	1,863	6,542	42,898
	Family HHs – count	6,848	29,726	142,522
	Married Couple – count	5,501	22,850	96,872
	w/own children – count	3,036	10,909	45,573
	w/out own children – count	2,465	11,941	51,299
	Male Householder – count	345	2,154	13,717
	Female Householder – count	1,002	4,722	31,933
	Non-Family Households – count	347	1,651	10,101
	1 Person Household	20.6%	17.3%	21.9%
	2 Person Household	28.1%	28.6%	26.7%
	3 Person Household	18.6%	18.4%	18.1%
	4 Person Household	18.3%	18.9%	16.9%
	5 Person Household	9.4%	10.4%	9.5%
6 Person Household	3.5%	4.2%	4.2%	
7+ Person Household	1.6%	2.3%	2.7%	
% Households With Children	41.8%	38.4%	35.0%	

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Housing	Total Housing Units	9,536	39,631	209,949
	Owner Occupied Percent	70.1%	74.2%	58.0%
	Renter Occupied Percent	24.9%	21.5%	35.2%
	Vacant Housing Percent	5.0%	4.3%	6.9%
	Total Housing Units (Census 2000)	4,982	22,085	133,743
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	2.3%	1.0%	1.1%
	Property Value \$750,000 to \$999,999	4.4%	2.4%	2.5%
	Property Value \$500,000 to \$749,999	14.6%	9.4%	7.7%
	Property Value \$400,000 to \$499,999	21.0%	17.9%	12.3%
	Property Value \$300,000, to \$399,999	29.0%	30.5%	22.6%
	Property Value \$200,000 to \$299,999	17.0%	24.6%	25.3%
	Property Value \$150,000 to \$199,999	5.6%	5.1%	9.4%
	Property Value \$100,000 to \$149,999	1.9%	2.4%	8.8%
	Property Value \$60,000 to \$99,999	0.6%	1.0%	4.4%
	Property Value \$40,000 to \$59,999	0.4%	1.2%	1.3%
	Property Value \$0 to \$39,999	2.8%	4.1%	4.4%
	Median Home Value	\$374,949	\$337,702	\$287,465
Wealth per Household	\$0 and under - percent	16.4%	16.5%	18.1%
	\$1 to \$4999 - percent	7.5%	7.8%	9.1%
	\$5k to \$9999 - percent	4.2%	4.3%	4.8%
	\$10k to \$24999 - percent	6.1%	6.2%	6.5%
	\$25k to \$49999 - percent	6.8%	6.9%	6.9%
	\$50k to \$99999 - percent	10.3%	10.4%	10.3%
	\$100k to \$249999 - percent	18.6%	18.6%	17.7%
	\$250k to \$499999 - percent	14.0%	13.8%	12.7%
	\$500k+ - percent	16.2%	15.6%	13.9%
	Median HH Wealth	\$93,742	\$90,328	\$72,626
	Avg HH Wealth	\$258,486	\$252,392	\$229,987
Economic Viability	Economic Viability Local	279	276	278
	Economic Viability Indexed	101	100	100
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	14,380	61,503	288,010
	Managerial/Executive	22.0%	18.1%	14.7%
	Professional Specialty	28.5%	25.7%	22.6%
	Healthcare Support	2.1%	2.1%	2.8%
	Sales	8.8%	8.5%	8.6%
	Office & Administrative Support	10.9%	11.3%	10.5%
	Protective Service	3.2%	2.4%	2.4%
	Food Preparation	2.1%	3.7%	4.8%
	Building Maintenance & Cleaning	1.6%	2.1%	3.4%
	Personal Care	2.0%	2.6%	2.8%
	Farming, Fishing, & Forestry	0.1%	0.1%	0.2%
	Construction	7.8%	10.4%	12.1%
	Production & Transportation	10.9%	13.1%	15.1%
	Percent White Collar Workers	72.3%	65.7%	59.2%
	Percent Blue Collar Workers	27.7%	34.3%	40.8%

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	Agriculture/Mining/Construction	8.2%	11.3%	12.6%
	Manufacturing	8.8%	9.3%	9.9%
	Transportation	8.2%	7.9%	7.6%
	Information	1.2%	1.2%	1.1%
	Wholesale/Retail	10.8%	11.8%	12.6%
	Finance, Insurance, Real Estate	6.4%	5.8%	5.4%
	Professional Services	9.7%	7.2%	5.8%
	Management Services	0.1%	0.1%	0.1%
	Administrative/Waste Services	2.9%	3.5%	4.4%
	Educational Services	27.3%	24.9%	23.5%
	Entertainment Services	5.6%	7.5%	7.8%
	Other Professional Services	5.7%	5.5%	5.7%
	Public Administration	5.3%	4.2%	3.6%
Vehicles per HH	No Vehicles	2.2%	2.0%	5.7%
	1 Vehicle	25.7%	22.5%	31.4%
	2 Vehicles	46.6%	44.9%	38.3%
	3 or more vehicles	25.4%	30.7%	24.7%
	Average Number of Vehicles	2.07	2.20	1.93
Change	Births (last 12 months)	309	1,415	7,275
	Deaths (last 12 months)	170	804	3,774
	Migration (last 12 months)	254	583	6,671
Work place	Workplace Establishments	771	1,765	10,813
	Workplace Employees (FTE)	10,413	24,565	169,665