

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 29.560255 Longitude: -95.271546

Pearland Plaza Pearland, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	11,509	72,708	187,688
	Population Est 25Q1	11,444	72,474	187,592
	Population Est 24Q4	11,442	72,368	186,807
	Population Est 24Q3	11,390	72,157	186,413
	Population Est 24Q2	11,336	71,842	185,592
	Population Est 24Q1	11,332	71,713	185,280
	Population Est 23Q4	11,296	71,429	184,547
	Population Est 23Q3	11,266	71,428	183,494
	Population Est 23Q2	11,276	71,295	182,649
	Population Fcst	11,217	71,277	186,144
	2010 Census Population	9,421	58,325	157,860
	2000 Census Population	6,475	36,829	107,761
	1990 Census Population	4,832	27,452	83,813
	Current Year Daytime Population	13,341	71,428	154,872
	Average Seasonal Population	1	116	448
	Historical Annual Growth, 1990 – 2000	2.97%	2.98%	2.55%
	Historical Annual Growth, 2000 – 2010	3.82%	4.70%	3.89%
	Estimated Annual Growth, 2010 – CY	1.39%	1.53%	1.20%
	Projected Annual Growth, CY to Y5	-0.51%	-0.40%	-0.17%
	Group Qtrs Est	110	172	430
Transient Est Average Last 4 Qtrs	125	468	562	
Households	Current Year Estimated Households	4,253	24,592	62,005
	Households Est 25Q1	4,227	24,508	61,964
	Households Est 24Q4	4,227	24,476	61,713
	Households Est 24Q3	4,208	24,405	61,579
	Households Est 24Q2	4,186	24,294	61,300
	Households Est 24Q1	4,184	24,253	61,195
	Households Est 23Q4	4,172	24,161	60,957
	Households Est 23Q3	4,161	24,148	60,590
	Households Est 23Q2	4,164	24,103	60,319
	Households Fcst	4,141	24,098	61,476
	2010 Census Households	3,608	19,633	51,989
	2000 Census Households	2,549	12,759	36,669
	1990 Census Households	1,856	9,236	28,392
	Historical Annual Growth, 1990 – 2000	3.22%	3.28%	2.59%
	Historical Annual Growth, 2000 – 2010	3.54%	4.40%	3.55%
	Estimated Annual Growth, 2010 – CY	1.14%	1.57%	1.22%
	Projected Annual Growth, CY to Y5	-0.53%	-0.41%	-0.17%
	Population per Household	2.68	2.95	3.02

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Pearland Plaza Pearland, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	2.7%	3.9%	3.0%
	HH Income \$250,000 to \$499,999	3.2%	4.6%	3.6%
	HH Income \$200,000 to \$249,999	7.5%	10.8%	8.4%
	HH Income \$175,000 to \$199,999	11.3%	8.6%	6.7%
	HH Income \$150,000 to \$174,999	9.5%	10.0%	8.1%
	HH Income \$100,000 to 149,999	18.0%	22.2%	21.2%
	HH Income \$75,000 to 99,999	14.9%	12.8%	13.9%
	HH Income \$50,000 to 74,999	14.2%	11.9%	14.3%
	HH Income \$35,000 to 49,999	6.5%	5.9%	7.3%
	HH Income \$25,000 to 34,999	3.9%	3.6%	5.1%
	HH Income \$15,000 to 24,999	4.1%	3.3%	4.1%
	HH Income \$0 to 14,999	4.4%	2.2%	4.4%
	Average Household Income	\$130,522	\$148,513	\$128,745
	Median Household Income	\$105,870	\$120,817	\$102,114
	Per Capita Income	\$48,535	\$50,315	\$42,604
	Average Disposable Income	\$103,591	\$114,386	\$101,118
	Median Disposable Income	\$91,116	\$104,189	\$89,440
	Discretionary HH Income Over \$150,000	10.8%	16.5%	12.0%
	Discretionary HH Income \$125,000 to \$149,999	11.3%	11.7%	8.2%
	Discretionary HH Income \$100,000 to \$124,999	14.1%	14.6%	11.1%
	Discretionary HH Income \$75,000 to \$99,999	10.7%	15.5%	14.6%
	Discretionary HH Income \$50,000 to \$74,999	19.5%	17.0%	18.4%
	Discretionary HH Income \$25,000 to \$49,999	19.0%	14.8%	20.1%
	Discretionary HH Income Under \$25,000	14.7%	9.8%	15.5%
	Average Discretionary HH Income	\$80,910	\$92,692	\$78,283
	Median Discretionary HH Income	\$71,701	\$88,991	\$70,068
	Householder White – Count	1,794	10,853	21,112
	Median HH Income	\$92,468	\$124,494	\$116,144
	Average HH Income	\$104,957	\$123,291	\$115,953
	Householder Black or African-American – Count	576	2,312	8,165
	Median HH Income	\$98,149	\$104,135	\$81,074
	Average HH Income	\$101,438	\$106,727	\$93,423
	Householder Hispanic – Count	1,288	7,589	23,109
	Median HH Income	\$126,049	\$121,575	\$96,933
	Average HH Income	\$119,772	\$121,469	\$103,866
Householder Asian or Pacific Islander – Count	199	1,737	4,839	
Median HH Income	\$125,633	\$116,115	\$100,976	
Average HH Income	\$128,272	\$116,243	\$106,917	
Householder Other or Pacific Islander – Count	395	2,101	4,780	
Median HH Income	\$111,512	\$117,119	\$102,963	
Average HH Income	\$110,132	\$117,429	\$108,718	

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Gender	Male Population	5,513	35,376	91,209
	Female Population	5,996	37,332	96,480
Total Population by Age	Count of Pop 0 to 4 years	719	4,319	11,794
	Count of Pop 0 to 7 years	993	6,020	16,211
	Count of Pop 5 - 13	1,376	8,301	21,711
	Count of Pop 14 - 18	721	4,416	11,503
	Count of Pop 19 - 22	683	4,408	11,647
	Count of Pop 22 - 25	464	3,179	8,546
	Count of Pop 25 - 29	628	4,142	11,979
	Count of Pop 30 - 34	701	4,035	11,431
	Count of Pop 35 - 39	775	4,526	11,974
	Count of Pop 40 - 44	841	5,268	12,936
	Count of Pop 45 - 59	2,286	14,410	35,685
	Count of Pop 60 - 74	1,669	11,054	27,397
	Count of Pop 75 - 84	477	3,631	8,681
	Count of Pop 85+	170	1,021	2,405
	% of Pop 0 to 4 years	6.2%	5.9%	6.3%
	% of Pop 0 to 7 years	8.6%	8.3%	8.6%
	% of Pop 5 - 13	12.0%	11.4%	11.6%
	% of Pop 14 - 18	6.3%	6.1%	6.1%
	% of Pop 19 - 22	5.9%	6.1%	6.2%
	% of Pop 22 - 25	4.0%	4.4%	4.6%
	% of Pop 25 - 29	5.5%	5.7%	6.4%
	% of Pop 30 - 34	6.1%	5.5%	6.1%
	% of Pop 35 - 39	6.7%	6.2%	6.4%
	% of Pop 40 - 44	7.3%	7.2%	6.9%
	% of Pop 45 - 59	19.9%	19.8%	19.0%
	% of Pop 60 - 74	14.5%	15.2%	14.6%
	% of Pop 75 - 84	4.1%	5.0%	4.6%
	% of Pop 85+	1.5%	1.4%	1.3%
Median Age	38.0	38.9	37.2	
Average Age	38.2	39.0	38.1	
Male Population by Age	% of Pop 0 to 4 years	6.7%	6.2%	6.6%
	% of Pop 5 - 13	12.7%	12.0%	12.1%
	% of Pop 14 - 18	6.7%	6.4%	6.4%
	% of Pop 19 - 22	6.3%	6.4%	6.5%
	% of Pop 22 - 25	4.3%	4.6%	4.8%
	% of Pop 25 - 29	5.4%	5.9%	6.6%
	% of Pop 30 - 34	6.1%	5.6%	6.2%
	% of Pop 35 - 39	6.6%	6.0%	6.3%
	% of Pop 40 - 44	6.9%	7.0%	6.6%
	% of Pop 45 - 59	19.5%	19.5%	18.6%
	% of Pop 75 - 84	3.6%	4.4%	4.1%
	% of Pop 60 - 74	14.4%	15.0%	14.2%
	% of Pop 85+	0.9%	1.0%	0.9%
	Median Age	36.4	37.4	35.6
Average Age	37.0	37.9	37.1	

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	% of Pop 0 to 4 years	5.9%	5.7%	6.0%
	% of Pop 5 - 13	11.2%	10.8%	11.1%
	% of Pop 14 - 18	5.9%	5.8%	5.8%
	% of Pop 19 - 22	5.6%	5.8%	5.9%
	% of Pop 22 - 25	3.8%	4.2%	4.3%
	% of Pop 25 - 29	5.5%	5.5%	6.2%
	% of Pop 30 - 34	6.1%	5.5%	6.0%
	% of Pop 35 - 39	6.9%	6.4%	6.5%
	% of Pop 40 - 44	7.7%	7.5%	7.1%
	% of Pop 45 - 59	20.2%	20.2%	19.4%
	% of Pop 60 - 74	14.6%	15.4%	14.9%
	% of Pop 75 - 84	4.7%	5.6%	5.1%
	% of Pop 85+	2.0%	1.8%	1.6%
	Median Age	39.4	40.2	38.6
Average Age	39.3	39.9	39.1	
Race	Count of White	6,053	38,133	79,790
	Count of Black or African-American	1,874	8,384	26,194
	Count of Asian or Pacific Islander	736	6,778	19,462
	Count of Other races	2,846	19,413	62,243
	White	52.6%	52.4%	42.5%
	Black or African American	16.3%	11.5%	14.0%
	Asian	6.4%	9.3%	10.4%
	Other Races	24.7%	26.7%	33.2%
Language Spoken	Speak English at Home	74.3%	69.8%	60.5%
	Speak Spanish at Home	18.0%	21.2%	29.2%
	Speak French or French Creole at Home	0.1%	0.1%	0.4%
	Speak German at Home	0.1%	0.3%	0.1%
	Speak Other Indo-European Languages at Home	4.4%	2.6%	1.8%
	Speak Russian and Other Slavic Languages at Home	0.0%	0.0%	0.1%
	Speak Chinese at Home	0.6%	0.4%	0.9%
	Speak Korean at Home	0.0%	0.3%	0.2%
	Speak Vietnamese at Home	0.9%	3.0%	4.6%
	Speak Other Asian Languages at Home	0.1%	0.9%	0.9%
	Speak Tagalog and Other Pacific Languages at Home	0.3%	0.8%	0.7%
	Speak Other Language at Home	1.2%	0.7%	0.6%
Hispanic	Hispanic Population	3,406	25,157	79,567
	Hispanic Population Percent	29.6%	34.6%	42.4%
	Mexican	73.2%	83.2%	81.1%
	Puerto Rican	6.3%	3.3%	2.7%
	Cuban	0.2%	0.5%	0.5%
	Dominican	1.7%	0.3%	0.4%
	Central American	11.0%	6.6%	9.0%
	South American	4.2%	2.8%	2.9%
	Other Hispanic	3.4%	3.3%	3.5%
	2000 Hispanic Population Percent	14%	18%	26%
1990 Hispanic Population Percent	13%	15%	17%	

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Ancestry	American (percent of total population)	2.5%	2.2%	1.7%
	American	2.2%	1.9%	1.5%
	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)	4.4%	4.4%	4.0%
	Chinese	0.6%	0.6%	0.8%
	Japanese	0.0%	0.0%	0.0%
	Korean	0.0%	0.3%	0.3%
	South Central Asian (ie. Indian)	3.3%	3.0%	2.1%
	South East Asian (ie. Vietnamese)	0.2%	0.4%	0.6%
	Other Asian	0.3%	0.2%	0.1%
	European (percent of total population)	15.8%	13.9%	10.2%
	British	3.3%	3.5%	2.5%
	Dutch	0.3%	0.2%	0.2%
	French	0.7%	0.8%	0.6%
	German	3.6%	3.5%	2.6%
	Italian	0.8%	0.5%	0.5%
	Polish	0.8%	0.5%	0.3%
	Scandinavian	0.8%	0.6%	0.4%
	Scotch/Irish	3.8%	3.2%	2.3%
Other European (ie. Greek/Russian)	1.5%	1.2%	0.9%	
Middle Eastern	0.4%	0.2%	0.2%	
Other Ancestry	19.1%	17.2%	13.7%	
Unclassified Ancestry	9.8%	10.9%	7.5%	
Education (Age 25+)	Adult Population (25 Years or Older)	7,546	48,085	122,488
	Elementary (0 to 8)	1.9%	3.9%	8.5%
	Some High School (9 to 11)	3.5%	3.3%	6.0%
	High School Graduate (12)	22.5%	21.7%	23.9%
	Some College (13 to 16)	23.5%	23.6%	22.4%
	Associates Degree Only	11.0%	10.7%	9.5%
	Bachelors Degree Only	21.9%	23.5%	19.6%
	Graduate Degree	15.7%	13.2%	10.2%
	% College (4+)	37.5%	36.8%	29.8%
Household Type	Total Households – count	4,253	24,592	62,005
	One Person HHs – count	1,079	4,432	11,433
	Family HHs – count	3,054	19,177	47,567
	Married Couple – count	2,397	15,220	35,306
	w/own children – count	1,343	7,549	16,368
	w/out own children – count	1,054	7,671	18,938
	Male Householder – count	190	1,076	4,118
	Female Householder – count	467	2,881	8,143
	Non-Family Households – count	119	983	3,006
	1 Person Household	25.4%	18.0%	18.4%
	2 Person Household	28.2%	29.5%	27.7%
	3 Person Household	18.0%	18.1%	18.4%
	4 Person Household	15.6%	18.9%	18.5%
	5 Person Household	8.9%	9.7%	10.2%
	6 Person Household	2.7%	3.8%	4.2%
7+ Person Household	1.3%	2.0%	2.5%	
% Households With Children	41.5%	40.4%	37.0%	

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Housing	Total Housing Units	4,502	25,742	65,002
	Owner Occupied Percent	58.7%	75.3%	68.1%
	Renter Occupied Percent	35.8%	20.2%	27.3%
	Vacant Housing Percent	5.5%	4.5%	4.6%
	Total Housing Units (Census 2000)	2,663	13,315	38,475
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	4.3%	1.2%	1.2%
	Property Value \$750,000 to \$999,999	2.2%	3.1%	2.6%
	Property Value \$500,000 to \$749,999	11.8%	12.0%	9.1%
	Property Value \$400,000 to \$499,999	21.8%	22.5%	15.1%
	Property Value \$300,000, to \$399,999	30.2%	31.8%	27.4%
	Property Value \$200,000 to \$299,999	17.7%	19.1%	27.7%
	Property Value \$150,000 to \$199,999	6.2%	3.9%	6.4%
	Property Value \$100,000 to \$149,999	1.5%	1.7%	3.8%
	Property Value \$60,000 to \$99,999	0.6%	0.6%	1.6%
	Property Value \$40,000 to \$59,999	0.5%	0.4%	1.0%
	Property Value \$0 to \$39,999	3.1%	3.4%	4.0%
	Median Home Value	\$367,625	\$365,557	\$320,133
Wealth per Household	\$0 and under - percent	17.3%	16.2%	17.1%
	\$1 to \$4999 - percent	8.3%	7.4%	8.3%
	\$5k to \$9999 - percent	4.5%	4.1%	4.4%
	\$10k to \$24999 - percent	6.3%	6.1%	6.3%
	\$25k to \$49999 - percent	6.8%	6.8%	6.9%
	\$50k to \$99999 - percent	10.1%	10.4%	10.4%
	\$100k to \$249999 - percent	18.0%	18.7%	18.3%
	\$250k to \$499999 - percent	13.4%	14.1%	13.4%
	\$500k+ - percent	15.3%	16.2%	15.0%
	Median HH Wealth	\$83,410	\$95,257	\$83,524
	Avg HH Wealth	\$246,420	\$259,631	\$243,629
Economic Viability	Economic Viability Local	277	272	281
	Economic Viability Indexed	100	98	101
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	6,292	39,491	98,115
	Managerial/Executive	19.5%	19.8%	17.1%
	Professional Specialty	29.8%	29.0%	23.9%
	Healthcare Support	2.2%	2.2%	2.4%
	Sales	9.4%	7.6%	9.0%
	Office & Administrative Support	13.6%	11.8%	10.9%
	Protective Service	3.3%	3.1%	2.2%
	Food Preparation	2.0%	2.6%	3.9%
	Building Maintenance & Cleaning	1.4%	1.5%	2.6%
	Personal Care	1.9%	2.3%	2.9%
	Farming, Fishing, & Forestry	0.0%	0.0%	0.1%
	Construction	7.8%	9.3%	10.8%
	Production & Transportation	9.0%	10.7%	14.3%
	Percent White Collar Workers	74.5%	70.4%	63.3%
	Percent Blue Collar Workers	25.5%	29.6%	36.7%

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	Agriculture/Mining/Construction	8.6%	9.7%	11.5%
	Manufacturing	7.8%	9.9%	10.5%
	Transportation	6.6%	7.5%	7.9%
	Information	0.9%	1.2%	1.2%
	Wholesale/Retail	11.0%	10.8%	12.7%
	Finance, Insurance, Real Estate	6.1%	6.0%	5.2%
	Professional Services	10.2%	7.6%	6.8%
	Management Services	0.0%	0.1%	0.1%
	Administrative/Waste Services	0.8%	3.4%	3.9%
	Educational Services	27.4%	27.0%	23.4%
	Entertainment Services	6.0%	6.0%	7.6%
	Other Professional Services	8.9%	5.8%	5.8%
	Public Administration	5.6%	5.0%	3.5%
Vehicles per HH	No Vehicles	2.7%	1.7%	3.0%
	1 Vehicle	32.0%	23.0%	25.7%
	2 Vehicles	46.9%	45.4%	41.8%
	3 or more vehicles	18.4%	29.8%	29.6%
	Average Number of Vehicles	1.90	2.17	2.12
Change	Births (last 12 months)	140	864	2,352
	Deaths (last 12 months)	73	523	1,272
	Migration (last 12 months)	108	528	1,025
Work place	Workplace Establishments	376	1,353	3,164
	Workplace Employees (FTE)	4,970	18,697	41,978