

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 29.741799 Longitude: -95.775118

LaCenterra at Cinco Ranch Katy, TX		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	74,457	298,146	879,500
	Population Est 25Q1	74,381	295,045	868,087
	Population Est 24Q4	73,884	292,584	859,076
	Population Est 24Q3	73,779	291,127	851,071
	Population Est 24Q2	73,820	289,106	838,667
	Population Est 24Q1	72,510	284,115	823,631
	Population Est 23Q4	72,299	281,488	815,434
	Population Est 23Q3	71,559	278,847	807,830
	Population Est 23Q2	71,305	276,507	797,713
	Population Fcst	78,695	332,419	1,004,332
	2010 Census Population	54,687	164,523	471,038
	2000 Census Population	23,393	73,577	259,296
	1990 Census Population	5,625	41,416	167,910
	Current Year Daytime Population	70,031	260,269	698,295
	Average Seasonal Population	124	527	2,093
	Historical Annual Growth, 1990 – 2000	15.32%	5.91%	4.44%
	Historical Annual Growth, 2000 – 2010	8.86%	8.38%	6.15%
	Estimated Annual Growth, 2010 – CY	2.15%	4.19%	4.40%
	Projected Annual Growth, CY to Y5	1.11%	2.20%	2.69%
	Group Qtrs Est	62	768	4,127
Transient Est Average Last 4 Qtrs	44	1,318	11,732	
Households	Current Year Estimated Households	24,591	96,924	284,548
	Households Est 25Q1	24,558	95,888	281,028
	Households Est 24Q4	24,397	95,102	278,213
	Households Est 24Q3	24,360	94,638	275,610
	Households Est 24Q2	24,371	93,973	271,683
	Households Est 24Q1	23,931	92,346	266,827
	Households Est 23Q4	23,862	91,499	264,117
	Households Est 23Q3	23,613	90,645	261,709
	Households Est 23Q2	23,527	89,868	258,559
	Households Fcst	26,030	108,091	323,465
	2010 Census Households	17,575	53,730	155,197
	2000 Census Households	7,166	23,497	86,656
	1990 Census Households	1,727	13,063	56,756
	Historical Annual Growth, 1990 – 2000	15.29%	6.05%	4.32%
	Historical Annual Growth, 2000 – 2010	9.39%	8.62%	6.00%
	Estimated Annual Growth, 2010 – CY	2.34%	4.15%	4.27%
	Projected Annual Growth, CY to Y5	1.14%	2.20%	2.60%
Population per Household	3.03	3.07	3.08	

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

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 29.741799 Longitude: -95.775118

LaCenterra at Cinco Ranch Katy, TX		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	5.0%	4.8%	4.0%
	HH Income \$250,000 to \$499,999	6.0%	5.7%	4.8%
	HH Income \$200,000 to \$249,999	14.1%	13.3%	11.3%
	HH Income \$175,000 to \$199,999	11.8%	8.2%	7.3%
	HH Income \$150,000 to \$174,999	9.5%	9.6%	8.9%
	HH Income \$100,000 to 149,999	18.3%	19.6%	20.1%
	HH Income \$75,000 to 99,999	9.1%	10.8%	11.9%
	HH Income \$50,000 to 74,999	10.4%	11.8%	13.3%
	HH Income \$35,000 to 49,999	5.8%	6.1%	6.7%
	HH Income \$25,000 to 34,999	2.9%	3.2%	4.0%
	HH Income \$15,000 to 24,999	2.9%	2.8%	3.2%
	HH Income \$0 to 14,999	3.9%	4.1%	4.4%
	Average Household Income	\$166,298	\$154,526	\$144,870
	Median Household Income	\$140,630	\$127,338	\$115,252
	Per Capita Income	\$54,963	\$50,318	\$46,993
	Average Disposable Income	\$123,879	\$118,464	\$110,871
	Median Disposable Income	\$119,265	\$109,420	\$99,215
	Discretionary HH Income Over \$150,000	21.5%	19.0%	15.9%
	Discretionary HH Income \$125,000 to \$149,999	11.7%	11.0%	9.8%
	Discretionary HH Income \$100,000 to \$124,999	13.2%	12.3%	11.8%
	Discretionary HH Income \$75,000 to \$99,999	12.9%	14.5%	14.7%
	Discretionary HH Income \$50,000 to \$74,999	12.1%	14.6%	16.2%
	Discretionary HH Income \$25,000 to \$49,999	13.4%	15.9%	18.3%
	Discretionary HH Income Under \$25,000	15.2%	12.7%	13.2%
	Average Discretionary HH Income	\$92,865	\$90,883	\$85,605
	Median Discretionary HH Income	\$93,266	\$87,269	\$78,971
	Householder White – Count	10,534	38,612	98,772
	Median HH Income	\$145,843	\$138,660	\$135,485
	Average HH Income	\$132,335	\$128,613	\$127,341
	Householder Black or African-American – Count	1,362	10,574	42,062
	Median HH Income	\$96,194	\$99,989	\$95,090
	Average HH Income	\$105,499	\$106,115	\$102,300
	Householder Hispanic – Count	5,962	22,050	74,147
	Median HH Income	\$132,190	\$107,559	\$97,052
Average HH Income	\$123,936	\$111,999	\$104,303	
Householder Asian or Pacific Islander – Count	3,764	14,052	37,795	
Median HH Income	\$135,884	\$156,920	\$135,559	
Average HH Income	\$123,232	\$135,117	\$125,240	
Householder Other or Pacific Islander – Count	2,969	11,635	31,772	
Median HH Income	\$151,672	\$126,945	\$111,092	
Average HH Income	\$133,443	\$122,087	\$113,250	

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 29.741799 Longitude: -95.775118

LaCenterra at Cinco Ranch Katy, TX		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Gender	Male Population	36,384	145,213	428,506
	Female Population	38,073	152,933	450,995
Total Population by Age	Count of Pop 0 to 4 years	3,940	16,878	53,758
	Count of Pop 0 to 7 years	5,418	24,968	80,529
	Count of Pop 5 - 13	8,066	37,295	113,685
	Count of Pop 14 - 18	5,265	21,226	57,497
	Count of Pop 19 - 22	5,368	20,299	54,844
	Count of Pop 22 - 25	3,914	14,120	38,606
	Count of Pop 25 - 29	4,078	15,853	48,980
	Count of Pop 30 - 34	2,924	13,604	48,758
	Count of Pop 35 - 39	3,390	16,746	59,223
	Count of Pop 40 - 44	4,910	23,013	69,502
	Count of Pop 45 - 59	17,826	67,677	181,023
	Count of Pop 60 - 74	11,004	38,053	114,972
	Count of Pop 75 - 84	2,978	10,689	30,981
	Count of Pop 85+	796	2,692	7,672
	% of Pop 0 to 4 years	5.3%	5.7%	6.1%
	% of Pop 0 to 7 years	7.3%	8.4%	9.2%
	% of Pop 5 - 13	10.8%	12.5%	12.9%
	% of Pop 14 - 18	7.1%	7.1%	6.5%
	% of Pop 19 - 22	7.2%	6.8%	6.2%
	% of Pop 22 - 25	5.3%	4.7%	4.4%
	% of Pop 25 - 29	5.5%	5.3%	5.6%
	% of Pop 30 - 34	3.9%	4.6%	5.5%
	% of Pop 35 - 39	4.6%	5.6%	6.7%
	% of Pop 40 - 44	6.6%	7.7%	7.9%
	% of Pop 45 - 59	23.9%	22.7%	20.6%
	% of Pop 60 - 74	14.8%	12.8%	13.1%
	% of Pop 75 - 84	4.0%	3.6%	3.5%
	% of Pop 85+	1.1%	0.9%	0.9%
Median Age	40.3	37.9	37.0	
Average Age	38.8	37.3	36.9	
Male Population by Age	% of Pop 0 to 4 years	5.5%	5.9%	6.4%
	% of Pop 5 - 13	11.4%	13.0%	13.5%
	% of Pop 14 - 18	7.3%	7.4%	6.9%
	% of Pop 19 - 22	7.6%	7.2%	6.6%
	% of Pop 22 - 25	5.6%	5.1%	4.6%
	% of Pop 25 - 29	5.8%	5.5%	5.8%
	% of Pop 30 - 34	3.9%	4.5%	5.5%
	% of Pop 35 - 39	4.2%	5.2%	6.4%
	% of Pop 40 - 44	6.0%	7.1%	7.6%
	% of Pop 45 - 59	23.4%	22.6%	20.4%
	% of Pop 75 - 84	3.5%	3.1%	3.1%
	% of Pop 60 - 74	14.9%	12.6%	12.7%
	% of Pop 85+	0.8%	0.6%	0.6%
	Median Age	38.4	36.2	35.6
Average Age	37.9	36.4	36.0	

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 29.741799 Longitude: -95.775118

LaCenterra at Cinco Ranch Katy, TX		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	% of Pop 0 to 4 years	5.1%	5.4%	5.8%
	% of Pop 5 - 13	10.2%	12.0%	12.4%
	% of Pop 14 - 18	6.8%	6.8%	6.2%
	% of Pop 19 - 22	6.9%	6.4%	5.9%
	% of Pop 22 - 25	4.9%	4.4%	4.1%
	% of Pop 25 - 29	5.2%	5.1%	5.4%
	% of Pop 30 - 34	3.9%	4.6%	5.6%
	% of Pop 35 - 39	4.9%	6.0%	7.1%
	% of Pop 40 - 44	7.2%	8.3%	8.2%
	% of Pop 45 - 59	24.4%	22.8%	20.7%
	% of Pop 60 - 74	14.6%	12.9%	13.4%
	% of Pop 75 - 84	4.5%	4.0%	3.9%
	% of Pop 85+	1.3%	1.2%	1.1%
	Median Age	41.4	39.3	38.2
Average Age	39.6	38.1	37.8	
Race	Count of White	38,394	136,366	356,485
	Count of Black or African-American	4,491	34,880	145,823
	Count of Asian or Pacific Islander	14,071	54,487	144,397
	Count of Other races	17,502	72,413	232,795
	White	51.6%	45.7%	40.5%
	Black or African American	6.0%	11.7%	16.6%
	Asian	18.9%	18.3%	16.4%
	Other Races	23.5%	24.3%	26.5%
Language Spoken	Speak English at Home	56.1%	58.1%	56.1%
	Speak Spanish at Home	20.8%	19.4%	22.1%
	Speak French or French Creole at Home	0.3%	0.5%	1.1%
	Speak German at Home	0.4%	0.3%	0.4%
	Speak Other Indo-European Languages at Home	7.6%	6.4%	6.4%
	Speak Russian and Other Slavic Languages at Home	1.2%	0.7%	0.6%
	Speak Chinese at Home	5.5%	3.8%	2.5%
	Speak Korean at Home	1.1%	1.2%	0.7%
	Speak Vietnamese at Home	2.0%	2.3%	2.7%
	Speak Other Asian Languages at Home	2.6%	3.0%	2.2%
	Speak Tagalog and Other Pacific Languages at Home	0.4%	0.9%	1.0%
	Speak Other Language at Home	2.0%	3.5%	4.2%
Hispanic	Hispanic Population	18,514	76,977	258,413
	Hispanic Population Percent	24.9%	25.8%	29.4%
	Mexican	44.4%	46.6%	52.6%
	Puerto Rican	2.4%	3.6%	3.2%
	Cuban	4.8%	4.7%	4.7%
	Dominican	0.6%	0.6%	0.5%
	Central American	5.5%	7.4%	12.7%
	South American	39.2%	33.3%	21.8%
	Other Hispanic	3.1%	3.8%	4.5%
	2000 Hispanic Population Percent	9%	13%	19%
	1990 Hispanic Population Percent	8%	10%	13%

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 29.741799 Longitude: -95.775118

LaCenterra at Cinco Ranch Katy, TX		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Ancestry	American (percent of total population)	2.2%	1.9%	1.8%
	American	2.0%	1.7%	1.5%
	Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	16.0%	14.2%	11.7%
	Chinese	6.7%	4.1%	2.6%
	Japanese	0.3%	0.2%	0.2%
	Korean	1.4%	1.3%	0.8%
	South Central Asian (ie. Indian)	7.0%	7.7%	7.0%
	South East Asian (ie. Vietnamese)	0.3%	0.5%	0.5%
	Other Asian	0.3%	0.5%	0.6%
	European (percent of total population)	17.4%	13.4%	11.0%
	British	4.5%	3.3%	2.7%
	Dutch	0.3%	0.2%	0.1%
	French	0.9%	0.6%	0.6%
	German	3.6%	3.1%	2.5%
	Italian	1.3%	1.0%	0.8%
	Polish	0.9%	0.5%	0.4%
	Scandinavian	0.9%	0.6%	0.5%
	Scotch/Irish	3.0%	2.5%	2.1%
Other European (ie. Greek/Russian)	2.1%	1.5%	1.2%	
Middle Eastern	1.2%	1.1%	1.0%	
Other Ancestry	19.2%	18.1%	15.8%	
Unclassified Ancestry	9.1%	9.2%	8.1%	
Education (Age 25+)	Adult Population (25 Years or Older)	47,906	188,327	561,110
	Elementary (0 to 8)	2.1%	2.8%	4.5%
	Some High School (9 to 11)	2.0%	2.6%	3.6%
	High School Graduate (12)	10.1%	12.9%	16.3%
	Some College (13 to 16)	14.2%	16.8%	18.8%
	Associates Degree Only	7.5%	8.0%	7.8%
	Bachelors Degree Only	40.6%	34.9%	30.4%
	Graduate Degree	23.5%	22.0%	18.5%
	% College (4+)	64.2%	56.8%	48.9%
Household Type	Total Households – count	24,591	96,924	284,548
	One Person HHs – count	3,806	15,376	47,489
	Family HHs – count	20,279	78,143	227,171
	Married Couple – count	17,422	64,723	181,811
	w/own children – count	9,854	36,639	99,850
	w/out own children – count	7,567	28,084	81,961
	Male Householder – count	706	4,120	12,835
	Female Householder – count	2,151	9,300	32,526
	Non-Family Households – count	506	3,405	9,887
	1 Person Household	15.5%	15.9%	16.7%
	2 Person Household	26.4%	25.2%	25.9%
	3 Person Household	19.4%	19.1%	18.9%
	4 Person Household	23.7%	23.0%	21.0%
	5 Person Household	9.8%	10.5%	10.6%
6 Person Household	3.6%	4.2%	4.5%	
7+ Person Household	1.7%	2.1%	2.5%	
% Households With Children	46.1%	45.2%	43.8%	

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 29.741799 Longitude: -95.775118

LaCenterra at Cinco Ranch Katy, TX		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Housing	Total Housing Units	25,793	102,047	301,198
	Owner Occupied Percent	68.6%	66.8%	65.0%
	Renter Occupied Percent	26.7%	28.2%	29.5%
	Vacant Housing Percent	4.7%	5.0%	5.5%
	Total Housing Units (Census 2000)	7,595	24,752	91,990
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	3.4%	3.8%	3.4%
	Property Value \$750,000 to \$999,999	11.1%	10.4%	8.9%
	Property Value \$500,000 to \$749,999	28.2%	23.9%	19.1%
	Property Value \$400,000 to \$499,999	23.6%	20.2%	17.0%
	Property Value \$300,000, to \$399,999	20.7%	21.2%	21.3%
	Property Value \$200,000 to \$299,999	8.9%	14.2%	20.2%
	Property Value \$150,000 to \$199,999	1.0%	2.3%	3.6%
	Property Value \$100,000 to \$149,999	1.7%	1.7%	2.1%
	Property Value \$60,000 to \$99,999	0.3%	0.5%	0.7%
	Property Value \$40,000 to \$59,999	0.3%	0.3%	0.7%
	Property Value \$0 to \$39,999	0.4%	0.9%	1.9%
	Median Home Value	\$470,585	\$444,150	\$397,360
Wealth per Household	\$0 and under - percent	15.5%	16.1%	16.6%
	\$1 to \$4999 - percent	6.7%	7.1%	7.6%
	\$5k to \$9999 - percent	3.9%	4.1%	4.2%
	\$10k to \$24999 - percent	5.8%	6.0%	6.1%
	\$25k to \$49999 - percent	6.6%	6.7%	6.8%
	\$50k to \$99999 - percent	10.0%	10.1%	10.2%
	\$100k to \$249999 - percent	18.7%	18.5%	18.3%
	\$250k to \$499999 - percent	14.7%	14.3%	13.9%
	\$500k+ - percent	18.0%	17.2%	16.4%
	Median HH Wealth	\$111,430	\$99,679	\$92,917
	Avg HH Wealth	\$279,614	\$269,271	\$259,480
Economic Viability	Economic Viability Local	320	307	303
	Economic Viability Indexed	115	111	109
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	38,623	154,126	454,352
	Managerial/Executive	26.3%	24.1%	22.2%
	Professional Specialty	33.3%	32.4%	28.9%
	Healthcare Support	1.0%	1.8%	2.4%
	Sales	11.7%	10.4%	10.6%
	Office & Administrative Support	8.4%	9.1%	9.5%
	Protective Service	0.7%	2.0%	2.1%
	Food Preparation	4.2%	4.2%	4.3%
	Building Maintenance & Cleaning	1.0%	1.3%	1.9%
	Personal Care	1.8%	2.0%	2.4%
	Farming, Fishing, & Forestry	0.1%	0.1%	0.1%
	Construction	3.1%	4.7%	6.2%
	Production & Transportation	8.5%	7.8%	9.3%
	Percent White Collar Workers	80.7%	77.8%	73.7%
	Percent Blue Collar Workers	19.3%	22.2%	26.3%

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 29.741799 Longitude: -95.775118

LaCenterra at Cinco Ranch Katy, TX		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	Agriculture/Mining/Construction	11.3%	10.7%	11.1%
	Manufacturing	10.7%	9.1%	9.1%
	Transportation	5.3%	5.7%	5.9%
	Information	1.6%	1.4%	1.5%
	Wholesale/Retail	14.0%	12.3%	13.6%
	Finance, Insurance, Real Estate	7.3%	8.0%	7.4%
	Professional Services	14.3%	13.5%	11.1%
	Management Services	0.5%	0.5%	0.4%
	Administrative/Waste Services	3.4%	2.8%	3.6%
	Educational Services	18.8%	21.7%	21.5%
	Entertainment Services	6.9%	7.5%	7.5%
	Other Professional Services	3.9%	4.0%	4.7%
	Public Administration	1.8%	2.8%	2.6%
Vehicles per HH	No Vehicles	3.7%	3.5%	3.5%
	1 Vehicle	22.1%	25.6%	26.8%
	2 Vehicles	47.7%	47.1%	45.5%
	3 or more vehicles	26.5%	23.9%	24.3%
	Average Number of Vehicles	2.06	2.01	2.00
Change	Births (last 12 months)	883	3,523	10,564
	Deaths (last 12 months)	489	1,717	4,963
	Migration (last 12 months)	248	7,257	35,293
Work place	Workplace Establishments	1,898	6,999	16,092
	Workplace Employees (FTE)	18,868	71,030	187,955