Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections
Calculated using TAS Retrieval

Sep 23, 2025

BRIXMOR®

Central Station College Station, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population			
Current Year Estimated Population	50,993	146,627	232,944
Population Est 25Q1	52,690	148,853	232,965
Population Est 24Q4	57,050	151,932	233,013
Population Est 24Q3	57,297	152,059	232,552
Population Est 24Q2	56,102	151,449	231,723
Population Est 24Q1	64,669	156,951	233,900
Population Est 23Q4	64,589	156,749	233,244
Population Est 23Q3	65,248	156,668	232,637
Population Est 23Q2	65,214	156,327	231,772
Population Fcst	48,267	147,700	246,119
2010 Census Population	57,502	130,196	183,701
2000 Census Population	53,580	103,638	144,515
1990 Census Population	48,024	85,578	116,032
Current Year Daytime Population	75,599	192,770	288,713
Average Seasonal Population	1,700	3,780	5,428
Historical Annual Growth, 1990 – 2000	1.10%	1.93%	2.22%
Historical Annual Growth, 2000 – 2010	0.71%	2.31%	2.43%
Estimated Annual Growth, 2010 – CY	-0.83%	0.82%	1.65%
Projected Annual Growth, CY to Y5	-1.09%	0.15%	1.11%
Group Qtrs Est	16,163	18,139	20,063
Transient Est Average Last 4 Qtrs	5,589	6,706	7,919
Households			
Current Year Estimated Households	15,604	54,273	84,242
Households Est 25Q1	16,369	55,223	84,375
Households Est 24Q4	18,404	56,800	84,849
Households Est 24Q3	18,509	56,873	84,706
Households Est 24Q2	17,948	56,574	84,320
Households Est 24Q1	21,948	59,328	85,879
Households Est 23Q4	21,912	59,238	85,633
Households Est 23Q3	22,263	59,245	85,442
Households Est 23Q2	22,251	59,106	85,125
Households Fcst	14,349	54,490	88,966
2010 Census Households	21,469	50,635	68,029
2000 Census Households	19,555	39,269	52,544
1990 Census Households	16,212	31,493	41,714
Historical Annual Growth, 1990 – 2000	1.89%	2.23%	2.34%
Historical Annual Growth, 2000 – 2010	0.94%	2.57%	2.62%
Estimated Annual Growth, 2010 – CY	-2.18%	0.48%	1.49%
Projected Annual Growth, CY to Y5	-1.66%	0.08%	1.10%
Population per Household	2.23	2.37	2.53

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Central Station College Station, TX	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
HH Income $500,000 or more	0.9%	1.5%	2.1%
HH Income $250,000 to $499,999	1.1%	1.8%	2.5%
HH Income $200,000 to $249,999	2.5%	4.3%	5.9%
HH Income $175,000 to $199,999	2.1%	3.6%	4.6%
HH Income $150,000 to $174,999	2.5%	4.5%	5.4%
HH Income $100,000 to 149,999	9.8%	14.8%	16.3%
HH Income $75,000 to 99,999	9.5%	12.3%	12.2%
HH Income $50,000 to 74,999	14.3%	15.4%	15.2%
HH Income $35,000 to 49,999	14.9%	11.4%	10.0%
HH Income $25,000 to 34,999	10.5%	8.7%	7.5%
HH Income $15,000 to 24,999	9.1%	7.3%	6.2%
HH Income $0 to 14,999	22.8%	14.4%	12.0%
Average Household Income	$64,717	$88,988	$103,755
Median Household Income	$41,785	$61,127	$73,162
Per Capita Income	$22,712	$34,200	$38,475
Average Disposable Income	$53,632	$71,273	$80,787
Median Disposable Income	$37,784	$54,212	$65,140
Discretionary HH Income Over $150,000	2.1%	4.8%	8.2%
Discretionary HH Income $125,000 to $149,999	2.0%	4.4%	5.8%
Discretionary HH Income $100,000 to $124,999	3.1%	5.7%	7.1%
Discretionary HH Income $75,000 to $99,999	5.3%	9.0%	10.5%
Discretionary HH Income $50,000 to $74,999	10.6%	15.7%	15.7%
Discretionary HH Income $25,000 to $49,999	20.4%	23.4%	22.1%
Discretionary HH Income Under $25,000	56.5%	36.8%	30.5%
Average Discretionary HH Income	$33,665	$50,738	$60,475
Median Discretionary HH Income	$21,082	$37,397	$46,294
Householder White – Count	8,834	31,054	46,322
Median HH Income	$45,315	$71,868	$87,234
Average HH Income	$62,563	$83,289	$95,256
Householder Black or African-American – Count	1,545	4,724	8,041
Median HH Income	$32,813	$34,398	$37,557
Average HH Income	$41,674	$47,482	$54,778
Householder Hispanic – Count	2,785	11,328	19,440
Median HH Income	$39,336	$57,199	$63,772
Average HH Income	$54,760	$70,229	$76,609
Householder Asian or Pacific Islander – Count	1,107	2,917	4,033
Median HH Income	$32,222	$63,454	$86,176
Average HH Income	$52,777	$83,159	$95,822
Householder Other or Pacific Islander – Count	1,332	4,249	6,407
Median HH Income	$40,873	$57,551	$68,804
Average HH Income	$57,075	$73,096	$81,676

(Row category label: Income)

Demographic Source: Synergos Technologies, Inc

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Gender			
Male Population	26,985	73,578	115,873
Female Population	24,008	73,049	117,071
Total Population by Age			
Count of Pop 0 to 4 years	2,355	8,659	14,100
Count of Pop 0 to 7 years	2,929	11,217	19,002
Count of Pop 5 - 13	3,448	13,267	23,935
Count of Pop 14 - 18	6,327	12,033	17,407
Count of Pop 19 - 22	10,605	19,803	25,228
Count of Pop 22 - 25	9,896	19,047	23,058
Count of Pop 25 - 29	3,019	9,454	15,379
Count of Pop 30 - 34	4,195	12,840	18,641
Count of Pop 35 - 39	2,532	8,908	14,836
Count of Pop 40 - 44	1,711	7,121	13,059
Count of Pop 45 - 59	3,193	15,697	30,381
Count of Pop 60 - 74	2,556	13,077	25,115
Count of Pop 75 - 84	896	4,835	8,866
Count of Pop 85+	259	1,888	2,938
% of Pop 0 to 4 years	4.6%	5.9%	6.1%
% of Pop 0 to 7 years	5.7%	7.7%	8.2%
% of Pop 5 - 13	6.8%	9.0%	10.3%
% of Pop 14 - 18	12.4%	8.2%	7.5%
% of Pop 19 - 22	20.8%	13.5%	10.8%
% of Pop 22 - 25	19.4%	13.0%	9.9%
% of Pop 25 - 29	5.9%	6.4%	6.6%
% of Pop 30 - 34	8.2%	8.8%	8.0%
% of Pop 35 - 39	5.0%	6.1%	6.4%
% of Pop 40 - 44	3.4%	4.9%	5.6%
% of Pop 45 - 59	6.3%	10.7%	13.0%
% of Pop 60 - 74	5.0%	8.9%	10.8%
% of Pop 75 - 84	1.8%	3.3%	3.8%
% of Pop 85+	0.5%	1.3%	1.3%
Median Age	22.8	25.3	29.1
Average Age	27.5	32.4	34.2
Male Population by Age			
% of Pop 0 to 4 years	4.5%	6.0%	6.2%
% of Pop 5 - 13	6.5%	9.1%	10.5%
% of Pop 14 - 18	11.8%	8.2%	7.5%
% of Pop 19 - 22	21.3%	14.0%	11.3%
% of Pop 22 - 25	20.8%	13.8%	10.5%
% of Pop 25 - 29	6.4%	6.8%	6.8%
% of Pop 30 - 34	8.5%	9.1%	8.2%
% of Pop 35 - 39	5.0%	6.1%	6.3%
% of Pop 40 - 44	3.3%	4.8%	5.5%
% of Pop 45 - 59	5.8%	10.2%	12.6%
% of Pop 75 - 84	1.4%	2.7%	3.3%
% of Pop 60 - 74	4.4%	8.2%	10.1%
% of Pop 85+	0.4%	0.9%	0.9%
Median Age	22.9	24.7	27.9
Average Age	27.0	31.3	33.2

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% of Pop 0 to 4 years	4.8%	5.8%	5.9%
% of Pop 5 - 13	7.1%	9.0%	10.1%
% of Pop 14 - 18	13.1%	8.2%	7.4%
% of Pop 19 - 22	20.2%	13.0%	10.4%
% of Pop 22 - 25	17.9%	12.1%	9.3%
% of Pop 25 - 29	5.4%	6.1%	6.4%
% of Pop 30 - 34	7.9%	8.4%	7.8%
% of Pop 35 - 39	4.9%	6.0%	6.4%
% of Pop 40 - 44	3.4%	4.9%	5.7%
% of Pop 45 - 59	6.8%	11.2%	13.5%
% of Pop 60 - 74	5.8%	9.7%	11.4%
% of Pop 75 - 84	2.1%	3.9%	4.3%
% of Pop 85+	0.7%	1.7%	1.6%
Median Age	22.8	26.5	30.4
Average Age	28.2	33.4	35.1
Race			
Count of White	31,212	94,237	147,391
Count of Black or African-American	4,843	13,879	24,424
Count of Asian or Pacific Islander	5,055	10,720	13,750
Count of Other races	9,883	27,791	47,379
White	61.2%	64.3%	63.3%
Black or African American	9.5%	9.5%	10.5%
Asian	9.9%	7.3%	5.9%
Other Races	19.4%	19.0%	20.3%
Language Spoken			
Speak English at Home	78.2%	78.0%	75.3%
Speak Spanish at Home	11.3%	13.7%	17.6%
Speak French or French Creole at Home	0.4%	0.3%	0.3%
Speak German at Home	0.3%	0.5%	0.4%
Speak Other Indo-European Languages at Home	2.7%	2.2%	1.9%
Speak Russian and Other Slavic Languages at Home	0.1%	0.3%	0.3%
Speak Chinese at Home	1.9%	1.5%	1.3%
Speak Korean at Home	0.7%	0.7%	0.6%
Speak Vietnamese at Home	0.7%	0.4%	0.3%
Speak Other Asian Languages at Home	1.9%	1.3%	1.0%
Speak Tagalog and Other Pacific Languages at Home	0.3%	0.2%	0.2%
Speak Other Language at Home	1.6%	0.9%	0.9%
Hispanic			
Hispanic Population	11,295	35,174	64,133
Hispanic Population Percent	22.2%	24.0%	27.5%
Mexican	73.4%	79.5%	83.6%
Puerto Rican	4.4%	2.8%	1.8%
Cuban	3.2%	2.4%	1.9%
Dominican	0.5%	0.2%	0.1%
Central American	7.6%	5.9%	4.4%
South American	6.5%	5.4%	3.6%
Other Hispanic	4.4%	3.8%	4.6%
2000 Hispanic Population Percent	11%	14%	18%
1990 Hispanic Population Percent	9%	11%	14%

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Ancestry			
American (percent of total population)	1.8%	2.6%	2.8%
American	1.5%	2.3%	2.6%
Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.2%
Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
Asian (percent of total population)	8.4%	6.3%	5.1%
Chinese	2.4%	1.8%	1.6%
Japanese	0.1%	0.2%	0.2%
Korean	1.0%	0.8%	0.6%
South Central Asian (ie. Indian)	3.8%	2.8%	2.2%
South East Asian (ie. Vietnamese)	0.6%	0.5%	0.3%
Other Asian	0.5%	0.3%	0.2%
European (percent of total population)	22.5%	23.3%	22.2%
British	4.3%	5.3%	5.1%
Dutch	0.3%	0.3%	0.3%
French	0.9%	0.9%	0.8%
German	6.7%	6.3%	6.1%
Italian	1.5%	1.4%	1.3%
Polish	1.0%	0.9%	0.8%
Scandinavian	1.1%	1.0%	0.9%
Scotch/Irish	4.4%	4.8%	4.4%
Other European (ie. Greek/Russian)	2.2%	2.5%	2.4%
Middle Eastern	0.9%	0.7%	0.5%
Other Ancestry	17.7%	17.3%	16.4%
Unclassified Ancestry	15.4%	15.3%	14.1%
Education (Age 25+)			
Adult Population (25 Years or Older)	18,361	73,819	129,215
Elementary (0 to 8)	3.3%	4.0%	5.3%
Some High School (9 to 11)	4.6%	3.9%	5.1%
High School Graduate (12)	17.4%	19.4%	20.8%
Some College (13 to 16)	20.5%	19.2%	17.7%
Associates Degree Only	6.8%	7.1%	7.0%
Bachelors Degree Only	24.9%	25.1%	24.2%
Graduate Degree	22.5%	21.2%	19.9%
% College (4+)	47.4%	46.3%	44.1%
Household Type			
Total Households – count	15,604	54,273	84,242
One Person HHs – count	5,694	17,705	23,842
Family HHs – count	6,115	26,278	47,926
Married Couple – count	3,499	17,976	34,355
w/own children – count	1,420	7,861	15,221
w/out own children – count	2,079	10,115	19,134
Male Householder – count	709	2,010	3,354
Female Householder – count	1,907	6,292	10,217
Non-Family Households – count	3,794	10,290	12,474
1 Person Household	36.5%	32.6%	28.3%
2 Person Household	31.3%	31.7%	31.8%
3 Person Household	14.6%	15.2%	15.9%
4 Person Household	11.9%	12.6%	13.8%
5 Person Household	3.7%	5.0%	6.3%
6 Person Household	1.3%	1.9%	2.6%
7+ Person Household	0.7%	1.0%	1.3%
% Households With Children	17.7%	22.3%	26.3%

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Housing			
Total Housing Units	18,150	60,887	93,715
Owner Occupied Percent	19.4%	34.4%	43.4%
Renter Occupied Percent	66.6%	54.7%	46.5%
Vacant Housing Percent	14.0%	10.9%	10.1%
Total Housing Units (Census 2000)	20,515	41,747	56,113
Home Value (Owner Occupied)			
Property Value $1,000,000 or more	1.0%	1.3%	2.6%
Property Value $750,000 to $999,999	2.4%	3.0%	5.4%
Property Value $500,000 to $749,999	9.4%	9.8%	13.0%
Property Value $400,000 to $499,999	14.2%	16.7%	14.4%
Property Value $300,000, to $399,999	27.7%	24.7%	19.8%
Property Value $200,000 to $299,999	26.9%	24.9%	20.7%
Property Value $150,000 to $199,999	7.2%	6.5%	6.9%
Property Value $100,000 to $149,999	4.2%	4.6%	5.5%
Property Value $60,000 to $99,999	1.7%	2.8%	3.8%
Property Value $40,000 to $59,999	2.1%	1.8%	2.5%
Property Value $0 to $39,999	2.4%	3.3%	4.1%
Median Home Value	$320,149	$325,048	$332,802
Wealth per Household			
$0 and under - percent	22.7%	20.4%	19.3%
$1 to $4999 - percent	12.2%	10.5%	9.7%
$5k to $9999 - percent	6.1%	5.4%	5.1%
$10k to $24999 - percent	7.6%	7.1%	6.8%
$25k to $49999 - percent	6.8%	6.8%	6.8%
$50k to $99999 - percent	9.3%	9.7%	9.8%
$100k to $249999 - percent	14.8%	16.2%	16.8%
$250k to $499999 - percent	9.9%	11.4%	12.1%
$500k+ - percent	10.5%	12.6%	13.6%
Median HH Wealth	$29,825	$49,260	$61,779
Avg HH Wealth	$179,764	$208,659	$222,314
Economic Viability			
Economic Viability Local	266	263	262
Economic Viability Indexed	96	95	95
Occupation (Employed Civilians Age 16+)			
Employed Civilian Pop 16+ by Occupation	22,638	72,687	115,222
Managerial/Executive	9.2%	13.8%	14.9%
Professional Specialty	31.9%	31.1%	30.1%
Healthcare Support	1.9%	2.6%	2.5%
Sales	11.2%	10.8%	9.3%
Office & Administrative Support	12.2%	11.2%	10.9%
Protective Service	2.0%	2.6%	2.4%
Food Preperation	9.3%	7.3%	6.2%
Building Maintenance & Cleaning	2.0%	2.1%	3.1%
Personal Care	5.7%	3.6%	2.9%
Farming, Fishing, & Forestry	0.1%	0.2%	0.2%
Construction	4.4%	5.8%	7.2%
Production & Transportation	10.1%	9.0%	10.4%
Percent White Collar Workers	66.3%	69.4%	67.7%
Percent Blue Collar Workers	33.7%	30.6%	32.3%

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Agriculture/Mining/Construction	3.6%	6.3%	8.7%
Manufacturing	3.3%	5.0%	6.1%
Transportation	4.5%	4.3%	4.2%
Information	2.5%	1.8%	1.4%
Wholesale/Retail	16.2%	14.1%	12.9%
Finance, Insurance, Real Estate	5.4%	5.2%	5.2%
Professional Services	6.5%	6.3%	6.2%
Management Services	0.0%	0.1%	0.1%
Administrative/Waste Services	3.6%	3.3%	3.6%
Educational Services	31.8%	32.8%	33.1%
Entertainment Services	16.6%	13.2%	11.3%
Other Professional Services	4.1%	4.6%	4.1%
Public Administration	1.9%	3.0%	3.2%
Vehicles per HH No Vehicles	8.3%	6.3%	5.4%
1 Vehicle	43.8%	40.1%	35.0%
2 Vehicles	32.2%	35.9%	39.0%
3 or more vehicles	15.7%	17.7%	20.6%
Average Number of Vehicles	1.65	1.73	1.84
Change Births (last 12 months)	733	2,190	3,277
Deaths (last 12 months)	139	734	1,306
Migration (last 12 months)	-5,698	-6,264	-729
Work place Workplace Establishments	1,379	3,809	5,215
Workplace Employees (FTE)	33,128	74,576	97,360

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