
Forum West

Demographic Detail Report

Shops at the Forum

14791 Interstate 35 N, Selma, TX 78154

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **15,400 SF**
 Year Built: **2007**

Total Available: **1,200 SF**
 % Leased: **92.21%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	9,788	81,876	235,195
2017 Estimate	8,763	74,417	213,683
2010 Census	6,433	62,569	183,361
Growth 2017 - 2022	11.70%	10.02%	10.07%
Growth 2010 - 2017	36.22%	18.94%	16.54%
2017 Population by Age			
	8,763	74,417	213,683
Age 0 - 4	635 7.25%	5,265 7.07%	14,263 6.67%
Age 5 - 9	607 6.93%	5,317 7.14%	14,806 6.93%
Age 10 - 14	556 6.34%	5,261 7.07%	15,416 7.21%
Age 15 - 19	521 5.95%	5,065 6.81%	15,416 7.21%
Age 20 - 24	550 6.28%	4,967 6.67%	14,702 6.88%
Age 25 - 29	656 7.49%	5,277 7.09%	14,365 6.72%
Age 30 - 34	714 8.15%	5,599 7.52%	14,590 6.83%
Age 35 - 39	689 7.86%	5,416 7.28%	14,352 6.72%
Age 40 - 44	653 7.45%	5,233 7.03%	14,567 6.82%
Age 45 - 49	588 6.71%	4,890 6.57%	14,302 6.69%
Age 50 - 54	555 6.33%	4,796 6.44%	14,463 6.77%
Age 55 - 59	505 5.76%	4,408 5.92%	13,337 6.24%
Age 60 - 64	452 5.16%	3,870 5.20%	11,485 5.37%
Age 65 - 69	392 4.47%	3,300 4.43%	9,675 4.53%
Age 70 - 74	285 3.25%	2,358 3.17%	6,987 3.27%
Age 75 - 79	188 2.15%	1,563 2.10%	4,722 2.21%
Age 80 - 84	119 1.36%	999 1.34%	3,172 1.48%
Age 85+	96 1.10%	831 1.12%	3,062 1.43%
Age 65+	1,080 12.32%	9,051 12.16%	27,618 12.92%
Median Age	36.00	35.40	36.10
Average Age	36.50	36.10	36.70

Demographic Detail Report

Shops at the Forum

14791 Interstate 35 N, Selma, TX 78154

Radius	1 Mile	3 Mile	5 Mile
2017 Population By Race	8,763	74,417	213,683
White	6,991 79.78%	59,622 80.12%	168,281 78.75%
Black	917 10.46%	8,475 11.39%	28,348 13.27%
Am. Indian & Alaskan	79 0.90%	738 0.99%	2,222 1.04%
Asian	463 5.28%	2,821 3.79%	7,092 3.32%
Hawaiian & Pacific Island	29 0.33%	299 0.40%	712 0.33%
Other	284 3.24%	2,463 3.31%	7,027 3.29%
Population by Hispanic Origin	8,763	74,417	213,683
Non-Hispanic Origin	5,574 63.61%	45,354 60.95%	131,649 61.61%
Hispanic Origin	3,188 36.38%	29,063 39.05%	82,034 38.39%
2017 Median Age, Male	35.00	34.20	34.40
2017 Average Age, Male	35.60	35.10	35.50
2017 Median Age, Female	37.00	36.70	37.80
2017 Average Age, Female	37.40	37.10	37.90
2017 Population by Occupation Classification	6,860	57,561	166,118
Civilian Employed	4,561 66.49%	38,345 66.62%	107,309 64.60%
Civilian Unemployed	126 1.84%	1,182 2.05%	3,557 2.14%
Civilian Non-Labor Force	2,042 29.77%	17,235 29.94%	52,525 31.62%
Armed Forces	131 1.91%	799 1.39%	2,727 1.64%
Households by Marital Status			
Married	1,796	14,331	41,357
Married No Children	1,028	7,864	22,466
Married w/Children	768	6,467	18,891
2017 Population by Education	6,423	52,609	150,805
Some High School, No Diploma	581 9.05%	4,083 7.76%	12,622 8.37%
High School Grad (Incl Equivalency)	1,019 15.86%	11,754 22.34%	33,612 22.29%
Some College, No Degree	2,260 35.19%	19,480 37.03%	54,627 36.22%
Associate Degree	530 8.25%	4,068 7.73%	11,725 7.77%
Bachelor Degree	1,324 20.61%	8,861 16.84%	24,771 16.43%
Advanced Degree	709 11.04%	4,363 8.29%	13,448 8.92%

Demographic Detail Report

Shops at the Forum

14791 Interstate 35 N, Selma, TX 78154

Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	8,449		70,649		198,183	
Real Estate & Finance	350	4.14%	3,075	4.35%	8,131	4.10%
Professional & Management	2,695	31.90%	18,625	26.36%	50,074	25.27%
Public Administration	330	3.91%	2,848	4.03%	8,588	4.33%
Education & Health	1,191	14.10%	8,516	12.05%	23,359	11.79%
Services	918	10.87%	6,854	9.70%	19,207	9.69%
Information	40	0.47%	486	0.69%	1,604	0.81%
Sales	966	11.43%	10,887	15.41%	30,885	15.58%
Transportation	8	0.09%	285	0.40%	1,356	0.68%
Retail	567	6.71%	5,617	7.95%	15,499	7.82%
Wholesale	183	2.17%	1,165	1.65%	3,253	1.64%
Manufacturing	215	2.54%	2,318	3.28%	6,147	3.10%
Production	373	4.41%	3,712	5.25%	9,988	5.04%
Construction	282	3.34%	2,707	3.83%	8,430	4.25%
Utilities	136	1.61%	1,512	2.14%	5,259	2.65%
Agriculture & Mining	28	0.33%	360	0.51%	1,047	0.53%
Farming, Fishing, Forestry	3	0.04%	38	0.05%	66	0.03%
Other Services	164	1.94%	1,644	2.33%	5,290	2.67%
2017 Worker Travel Time to Job	4,533		38,003		106,742	
<30 Minutes	3,205	70.70%	25,211	66.34%	70,299	65.86%
30-60 Minutes	1,149	25.35%	11,238	29.57%	32,063	30.04%
60+ Minutes	179	3.95%	1,554	4.09%	4,380	4.10%
2010 Households by HH Size	2,636		23,573		66,286	
1-Person Households	744	28.22%	5,490	23.29%	14,113	21.29%
2-Person Households	918	34.83%	7,795	33.07%	21,418	32.31%
3-Person Households	397	15.06%	4,138	17.55%	12,054	18.18%
4-Person Households	358	13.58%	3,450	14.64%	10,313	15.56%
5-Person Households	139	5.27%	1,690	7.17%	5,173	7.80%
6-Person Households	48	1.82%	620	2.63%	1,966	2.97%
7 or more Person Households	32	1.21%	390	1.65%	1,249	1.88%
2017 Average Household Size	2.40		2.70		2.70	
Households						
2022 Projection	3,941		30,376		84,375	
2017 Estimate	3,536		27,668		76,737	
2010 Census	2,635		23,574		66,286	
Growth 2017 - 2022	11.45%		9.79%		9.95%	
Growth 2010 - 2017	34.19%		17.37%		15.77%	

Demographic Detail Report

Shops at the Forum						
14791 Interstate 35 N, Selma, TX 78154						
Radius	1 Mile		3 Mile		5 Mile	
2017 Households by HH Income	3,535		27,666		76,737	
<\$25,000	470	13.30%	3,071	11.10%	9,936	12.95%
\$25,000 - \$50,000	679	19.21%	6,106	22.07%	15,973	20.82%
\$50,000 - \$75,000	632	17.88%	6,682	24.15%	17,220	22.44%
\$75,000 - \$100,000	839	23.73%	5,092	18.41%	12,819	16.71%
\$100,000 - \$125,000	465	13.15%	3,413	12.34%	9,609	12.52%
\$125,000 - \$150,000	124	3.51%	1,525	5.51%	4,835	6.30%
\$150,000 - \$200,000	208	5.88%	1,157	4.18%	4,100	5.34%
\$200,000+	118	3.34%	620	2.24%	2,245	2.93%
2017 Avg Household Income	\$81,384		\$76,924		\$79,630	
2017 Med Household Income	\$74,424		\$67,102		\$68,012	
2017 Occupied Housing	3,536		27,668		76,737	
Owner Occupied	2,125	60.10%	18,448	66.68%	54,143	70.56%
Renter Occupied	1,411	39.90%	9,220	33.32%	22,594	29.44%
2010 Housing Units	3,558		27,710		76,321	
1 Unit	2,304	64.76%	22,052	79.58%	64,760	84.85%
2 - 4 Units	106	2.98%	883	3.19%	2,199	2.88%
5 - 19 Units	626	17.59%	3,098	11.18%	5,461	7.16%
20+ Units	522	14.67%	1,677	6.05%	3,901	5.11%
2017 Housing Value	2,126		18,448		54,143	
<\$100,000	116	5.46%	3,003	16.28%	10,788	19.93%
\$100,000 - \$200,000	1,076	50.61%	11,627	63.03%	30,722	56.74%
\$200,000 - \$300,000	715	33.63%	2,601	14.10%	8,688	16.05%
\$300,000 - \$400,000	148	6.96%	945	5.12%	2,546	4.70%
\$400,000 - \$500,000	22	1.03%	100	0.54%	758	1.40%
\$500,000 - \$1,000,000	49	2.30%	111	0.60%	521	0.96%
\$1,000,000+	0	0.00%	61	0.33%	120	0.22%
2017 Median Home Value	\$188,010		\$153,504		\$153,002	
2017 Housing Units by Yr Built	3,653		28,468		78,930	
Built 2010+	864	23.65%	3,687	12.95%	9,506	12.04%
Built 2000 - 2010	1,404	38.43%	8,638	30.34%	19,881	25.19%
Built 1990 - 1999	512	14.02%	2,743	9.64%	11,665	14.78%
Built 1980 - 1989	342	9.36%	5,281	18.55%	15,007	19.01%
Built 1970 - 1979	405	11.09%	5,502	19.33%	16,253	20.59%
Built 1960 - 1969	88	2.41%	1,943	6.83%	4,319	5.47%
Built 1950 - 1959	19	0.52%	485	1.70%	1,445	1.83%
Built <1949	19	0.52%	189	0.66%	854	1.08%
2017 Median Year Built	2002		1992		1990	