
704 Junction Highway

Demographic Detail Report

Kerrville West Center

704 Junction Hwy, Kerrville, TX 78028

Building Type: **General Retail**
 Secondary: -
 GLA: **6,000 SF**
 Year Built: **2018**

Total Available: **6,000 SF**
 % Leased: **0%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	5,875	24,751	37,243
2017 Estimate	5,678	23,785	35,790
2010 Census	5,505	22,362	33,645
Growth 2017 - 2022	3.47%	4.06%	4.06%
Growth 2010 - 2017	3.14%	6.36%	6.38%
2017 Population by Age			
Age 0 - 4	297 5.23%	1,299 5.46%	1,926 5.38%
Age 5 - 9	301 5.30%	1,267 5.33%	1,917 5.36%
Age 10 - 14	317 5.58%	1,272 5.35%	1,958 5.47%
Age 15 - 19	324 5.71%	1,358 5.71%	2,071 5.79%
Age 20 - 24	320 5.64%	1,497 6.29%	2,206 6.16%
Age 25 - 29	284 5.00%	1,361 5.72%	1,970 5.50%
Age 30 - 34	291 5.13%	1,297 5.45%	1,882 5.26%
Age 35 - 39	282 4.97%	1,168 4.91%	1,710 4.78%
Age 40 - 44	285 5.02%	1,134 4.77%	1,680 4.69%
Age 45 - 49	315 5.55%	1,222 5.14%	1,845 5.16%
Age 50 - 54	370 6.52%	1,421 5.97%	2,173 6.07%
Age 55 - 59	410 7.22%	1,597 6.71%	2,451 6.85%
Age 60 - 64	399 7.03%	1,623 6.82%	2,496 6.97%
Age 65 - 69	391 6.89%	1,665 7.00%	2,569 7.18%
Age 70 - 74	330 5.81%	1,448 6.09%	2,241 6.26%
Age 75 - 79	272 4.79%	1,193 5.02%	1,832 5.12%
Age 80 - 84	207 3.65%	888 3.73%	1,339 3.74%
Age 85+	283 4.98%	1,075 4.52%	1,524 4.26%
Age 65+	1,483 26.12%	6,269 26.36%	9,505 26.56%
Median Age	47.20	46.00	46.60
Average Age	44.60	44.20	44.30

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Radius	1 Mile		3 Mile		5 Mile	
2017 Population By Race	5,678		23,785		35,790	
White	5,309	93.50%	22,055	92.73%	33,372	93.24%
Black	161	2.84%	740	3.11%	927	2.59%
Am. Indian & Alaskan	39	0.69%	235	0.99%	383	1.07%
Asian	61	1.07%	307	1.29%	445	1.24%
Hawaiian & Pacific Island	4	0.07%	22	0.09%	33	0.09%
Other	105	1.85%	427	1.80%	629	1.76%
Population by Hispanic Origin	5,678		23,785		35,790	
Non-Hispanic Origin	4,162	73.30%	17,087	71.84%	25,862	72.26%
Hispanic Origin	1,516	26.70%	6,698	28.16%	9,928	27.74%
2017 Median Age, Male	44.10		43.10		44.20	
2017 Average Age, Male	42.60		42.40		42.90	
2017 Median Age, Female	49.80		48.60		48.70	
2017 Average Age, Female	46.40		45.70		45.60	
2017 Population by Occupation Classification	4,698		19,675		29,573	
Civilian Employed	2,561	54.51%	10,468	53.20%	15,664	52.97%
Civilian Unemployed	120	2.55%	424	2.16%	617	2.09%
Civilian Non-Labor Force	2,017	42.93%	8,783	44.64%	13,292	44.95%
Armed Forces	0	0.00%	0	0.00%	0	0.00%
Households by Marital Status						
Married	1,104		4,646		7,284	
Married No Children	752		3,257		5,131	
Married w/Children	352		1,390		2,153	
2017 Population by Education	4,361		18,383		27,639	
Some High School, No Diploma	642	14.72%	2,280	12.40%	3,344	12.10%
High School Grad (Incl Equivalency)	1,439	33.00%	5,155	28.04%	7,699	27.86%
Some College, No Degree	1,112	25.50%	4,959	26.98%	7,596	27.48%
Associate Degree	242	5.55%	1,291	7.02%	1,928	6.98%
Bachelor Degree	525	12.04%	3,035	16.51%	4,685	16.95%
Advanced Degree	401	9.20%	1,663	9.05%	2,387	8.64%

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Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	4,674		18,828		27,973	
Real Estate & Finance	107	2.29%	520	2.76%	806	2.88%
Professional & Management	1,088	23.28%	4,538	24.10%	6,585	23.54%
Public Administration	126	2.70%	335	1.78%	486	1.74%
Education & Health	683	14.61%	3,135	16.65%	4,554	16.28%
Services	557	11.92%	2,228	11.83%	3,432	12.27%
Information	17	0.36%	115	0.61%	193	0.69%
Sales	638	13.65%	2,636	14.00%	3,883	13.88%
Transportation	0	0.00%	0	0.00%	3	0.01%
Retail	354	7.57%	1,243	6.60%	1,871	6.69%
Wholesale	110	2.35%	253	1.34%	301	1.08%
Manufacturing	121	2.59%	518	2.75%	754	2.70%
Production	174	3.72%	765	4.06%	1,240	4.43%
Construction	242	5.18%	981	5.21%	1,577	5.64%
Utilities	106	2.27%	305	1.62%	504	1.80%
Agriculture & Mining	105	2.25%	407	2.16%	628	2.25%
Farming, Fishing, Forestry	78	1.67%	132	0.70%	162	0.58%
Other Services	168	3.59%	717	3.81%	994	3.55%
2017 Worker Travel Time to Job	2,442		9,974		14,910	
<30 Minutes	2,103	86.12%	8,606	86.28%	12,641	84.78%
30-60 Minutes	200	8.19%	851	8.53%	1,497	10.04%
60+ Minutes	139	5.69%	517	5.18%	772	5.18%
2010 Households by HH Size	2,496		9,404		13,984	
1-Person Households	920	36.86%	3,109	33.06%	4,342	31.05%
2-Person Households	883	35.38%	3,564	37.90%	5,466	39.09%
3-Person Households	293	11.74%	1,195	12.71%	1,768	12.64%
4-Person Households	221	8.85%	862	9.17%	1,321	9.45%
5-Person Households	114	4.57%	406	4.32%	634	4.53%
6-Person Households	42	1.68%	171	1.82%	286	2.05%
7 or more Person Households	23	0.92%	97	1.03%	167	1.19%
2017 Average Household Size	2.20		2.20		2.30	
Households						
2022 Projection	2,655		10,420		15,508	
2017 Estimate	2,564		10,000		14,881	
2010 Census	2,496		9,405		13,982	
Growth 2017 - 2022	3.55%		4.20%		4.21%	
Growth 2010 - 2017	2.72%		6.33%		6.43%	

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Radius	1 Mile	3 Mile	5 Mile
2017 Households by HH Income	2,563	10,000	14,881
<\$25,000	681 26.57%	2,704 27.04%	3,948 26.53%
\$25,000 - \$50,000	843 32.89%	3,095 30.95%	4,341 29.17%
\$50,000 - \$75,000	523 20.41%	1,581 15.81%	2,451 16.47%
\$75,000 - \$100,000	225 8.78%	1,066 10.66%	1,644 11.05%
\$100,000 - \$125,000	121 4.72%	684 6.84%	1,078 7.24%
\$125,000 - \$150,000	49 1.91%	277 2.77%	440 2.96%
\$150,000 - \$200,000	17 0.66%	245 2.45%	451 3.03%
\$200,000+	104 4.06%	348 3.48%	528 3.55%
2017 Avg Household Income	\$58,145	\$61,187	\$62,975
2017 Med Household Income	\$42,104	\$42,395	\$44,158
2017 Occupied Housing	2,564	10,000	14,881
Owner Occupied	1,603 62.52%	6,672 66.72%	10,352 69.57%
Renter Occupied	961 37.48%	3,328 33.28%	4,529 30.43%
2010 Housing Units	2,519	9,662	13,857
1 Unit	1,838 72.97%	7,185 74.36%	10,831 78.16%
2 - 4 Units	219 8.69%	977 10.11%	1,290 9.31%
5 - 19 Units	256 10.16%	975 10.09%	1,138 8.21%
20+ Units	206 8.18%	525 5.43%	598 4.32%
2017 Housing Value	1,602	6,674	10,351
<\$100,000	496 30.96%	1,824 27.33%	2,794 26.99%
\$100,000 - \$200,000	577 36.02%	2,404 36.02%	3,529 34.09%
\$200,000 - \$300,000	258 16.10%	1,324 19.84%	2,066 19.96%
\$300,000 - \$400,000	124 7.74%	490 7.34%	938 9.06%
\$400,000 - \$500,000	93 5.81%	363 5.44%	568 5.49%
\$500,000 - \$1,000,000	54 3.37%	229 3.43%	373 3.60%
\$1,000,000+	0 0.00%	40 0.60%	83 0.80%
2017 Median Home Value	\$152,859	\$162,936	\$167,483
2017 Housing Units by Yr Built	2,855	10,821	16,187
Built 2010+	38 1.33%	372 3.44%	588 3.63%
Built 2000 - 2010	124 4.34%	948 8.76%	2,014 12.44%
Built 1990 - 1999	260 9.11%	1,470 13.58%	2,557 15.80%
Built 1980 - 1989	350 12.26%	2,102 19.43%	3,311 20.45%
Built 1970 - 1979	564 19.75%	2,100 19.41%	3,055 18.87%
Built 1960 - 1969	497 17.41%	1,268 11.72%	1,579 9.75%
Built 1950 - 1959	403 14.12%	1,040 9.61%	1,263 7.80%
Built <1949	619 21.68%	1,521 14.06%	1,820 11.24%
2017 Median Year Built	1967	1977	1980