
Kerr West

Demographic Detail Report

Kerrville West Center 704 Junction Hwy, Kerrville, TX 78028

Building Type: **General Retail** Total Available: **5,070 SF**
 Secondary: **Storefront** % Leased: **27.57%**
 GLA: **7,000 SF** Rent/SF/Yr: **\$25.00**
 Year Built: **2020**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	6,082		25,340		38,536	
2021 Estimate	5,929		24,545		37,257	
2010 Census	5,727		22,838		34,278	
Growth 2021 - 2026	2.58%		3.24%		3.43%	
Growth 2010 - 2021	3.53%		7.47%		8.69%	
2021 Population by Age						
	5,929		24,545		37,257	
Age 0 - 4	312	5.26%	1,345	5.48%	2,011	5.40%
Age 5 - 9	309	5.21%	1,291	5.26%	1,968	5.28%
Age 10 - 14	323	5.45%	1,300	5.30%	2,014	5.41%
Age 15 - 19	346	5.84%	1,429	5.82%	2,203	5.91%
Age 20 - 24	312	5.26%	1,403	5.72%	2,104	5.65%
Age 25 - 29	305	5.14%	1,438	5.86%	2,111	5.67%
Age 30 - 34	307	5.18%	1,375	5.60%	2,012	5.40%
Age 35 - 39	321	5.41%	1,340	5.46%	1,973	5.30%
Age 40 - 44	285	4.81%	1,131	4.61%	1,688	4.53%
Age 45 - 49	313	5.28%	1,203	4.90%	1,829	4.91%
Age 50 - 54	350	5.90%	1,327	5.41%	2,045	5.49%
Age 55 - 59	420	7.08%	1,617	6.59%	2,500	6.71%
Age 60 - 64	435	7.34%	1,741	7.09%	2,696	7.24%
Age 65 - 69	419	7.07%	1,741	7.09%	2,696	7.24%
Age 70 - 74	390	6.58%	1,674	6.82%	2,597	6.97%
Age 75 - 79	302	5.09%	1,289	5.25%	1,994	5.35%
Age 80 - 84	220	3.71%	924	3.76%	1,407	3.78%
Age 85+	261	4.40%	979	3.99%	1,411	3.79%
Age 65+	1,592	26.85%	6,607	26.92%	10,105	27.12%
Median Age	47.30		45.90		46.50	
Average Age	44.80		44.30		44.40	

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Radius	1 Mile	3 Mile	5 Mile
2021 Population By Race	5,929	24,545	37,257
White	5,529 93.25%	22,707 92.51%	34,675 93.07%
Black	166 2.80%	745 3.04%	936 2.51%
Am. Indian & Alaskan	42 0.71%	247 1.01%	404 1.08%
Asian	70 1.18%	353 1.44%	511 1.37%
Hawaiian & Pacific Island	4 0.07%	27 0.11%	44 0.12%
Other	118 1.99%	465 1.89%	688 1.85%
Population by Hispanic Origin	5,929	24,545	37,257
Non-Hispanic Origin	4,282 72.22%	17,316 70.55%	26,459 71.02%
Hispanic Origin	1,647 27.78%	7,229 29.45%	10,799 28.99%
2021 Median Age, Male	44.50	43.40	44.30
2021 Average Age, Male	43.10	42.90	43.30
2021 Median Age, Female	49.60	48.20	48.40
2021 Average Age, Female	46.20	45.50	45.40
2021 Population by Occupation Classification	4,917	20,324	30,825
Civilian Employed	2,485 50.54%	10,493 51.63%	15,912 51.62%
Civilian Unemployed	93 1.89%	447 2.20%	776 2.52%
Civilian Non-Labor Force	2,339 47.57%	9,384 46.17%	14,137 45.86%
Armed Forces	0 0.00%	0 0.00%	0 0.00%
Households by Marital Status			
Married	1,141	4,762	7,527
Married No Children	779	3,337	5,292
Married w/Children	362	1,425	2,236
2021 Population by Education	4,741	19,049	28,752
Some High School, No Diploma	422 8.90%	2,141 11.24%	3,446 11.99%
High School Grad (Incl Equivalency)	1,130 23.83%	4,807 25.23%	7,491 26.05%
Some College, No Degree	1,745 36.81%	6,331 33.24%	9,242 32.14%
Associate Degree	414 8.73%	1,272 6.68%	1,794 6.24%
Bachelor Degree	544 11.47%	2,812 14.76%	4,373 15.21%
Advanced Degree	486 10.25%	1,686 8.85%	2,406 8.37%

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Radius	1 Mile		3 Mile		5 Mile	
2021 Population by Occupation	4,375		18,641		28,161	
Real Estate & Finance	87	1.99%	599	3.21%	911	3.23%
Professional & Management	1,127	25.76%	4,165	22.34%	6,107	21.69%
Public Administration	97	2.22%	493	2.64%	723	2.57%
Education & Health	702	16.05%	2,885	15.48%	4,013	14.25%
Services	709	16.21%	2,666	14.30%	3,946	14.01%
Information	36	0.82%	140	0.75%	228	0.81%
Sales	478	10.93%	2,491	13.36%	3,712	13.18%
Transportation	0	0.00%	0	0.00%	0	0.00%
Retail	284	6.49%	1,085	5.82%	1,805	6.41%
Wholesale	39	0.89%	173	0.93%	197	0.70%
Manufacturing	173	3.95%	612	3.28%	919	3.26%
Production	231	5.28%	911	4.89%	1,414	5.02%
Construction	148	3.38%	1,039	5.57%	1,883	6.69%
Utilities	81	1.85%	269	1.44%	411	1.46%
Agriculture & Mining	8	0.18%	279	1.50%	492	1.75%
Farming, Fishing, Forestry	0	0.00%	44	0.24%	119	0.42%
Other Services	175	4.00%	790	4.24%	1,281	4.55%
2021 Worker Travel Time to Job	2,325		10,027		15,321	
<30 Minutes	2,091	89.94%	8,680	86.57%	12,681	82.77%
30-60 Minutes	183	7.87%	1,017	10.14%	1,865	12.17%
60+ Minutes	51	2.19%	330	3.29%	775	5.06%
2010 Households by HH Size	2,593		9,610		14,258	
1-Person Households	953	36.75%	3,172	33.01%	4,436	31.11%
2-Person Households	918	35.40%	3,655	38.03%	5,578	39.12%
3-Person Households	305	11.76%	1,215	12.64%	1,797	12.60%
4-Person Households	231	8.91%	879	9.15%	1,341	9.41%
5-Person Households	119	4.59%	414	4.31%	645	4.52%
6-Person Households	43	1.66%	175	1.82%	291	2.04%
7 or more Person Households	24	0.93%	100	1.04%	170	1.19%
2021 Average Household Size	2.20		2.20		2.30	
Households						
2026 Projection	2,750		10,633		15,991	
2021 Estimate	2,680		10,297		15,456	
2010 Census	2,593		9,610		14,258	
Growth 2021 - 2026	2.61%		3.26%		3.46%	
Growth 2010 - 2021	3.36%		7.15%		8.40%	

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Radius	1 Mile		3 Mile		5 Mile	
2021 Households by HH Income	2,677		10,297		15,458	
<\$25,000	456	17.03%	1,827	17.74%	2,737	17.71%
\$25,000 - \$50,000	850	31.75%	2,951	28.66%	4,278	27.67%
\$50,000 - \$75,000	525	19.61%	2,048	19.89%	3,051	19.74%
\$75,000 - \$100,000	330	12.33%	1,412	13.71%	2,174	14.06%
\$100,000 - \$125,000	152	5.68%	627	6.09%	1,017	6.58%
\$125,000 - \$150,000	80	2.99%	521	5.06%	906	5.86%
\$150,000 - \$200,000	183	6.84%	579	5.62%	834	5.40%
\$200,000+	101	3.77%	332	3.22%	461	2.98%
2021 Avg Household Income	\$70,748		\$70,918		\$71,530	
2021 Med Household Income	\$51,360		\$54,130		\$55,608	
2021 Occupied Housing	2,679		10,297		15,456	
Owner Occupied	1,655	61.78%	6,826	66.29%	10,705	69.26%
Renter Occupied	1,024	38.22%	3,471	33.71%	4,751	30.74%
2010 Housing Units	2,825		10,115		14,534	
1 Unit	2,221	78.62%	7,992	79.01%	11,877	81.72%
2 - 4 Units	215	7.61%	843	8.33%	1,089	7.49%
5 - 19 Units	134	4.74%	796	7.87%	927	6.38%
20+ Units	255	9.03%	484	4.78%	641	4.41%
2021 Housing Value	1,656		6,826		10,705	
<\$100,000	353	21.32%	1,395	20.44%	2,185	20.41%
\$100,000 - \$200,000	487	29.41%	2,045	29.96%	3,263	30.48%
\$200,000 - \$300,000	392	23.67%	1,870	27.40%	2,549	23.81%
\$300,000 - \$400,000	110	6.64%	458	6.71%	950	8.87%
\$400,000 - \$500,000	113	6.82%	535	7.84%	919	8.58%
\$500,000 - \$1,000,000	201	12.14%	448	6.56%	696	6.50%
\$1,000,000+	0	0.00%	75	1.10%	143	1.34%
2021 Median Home Value	\$197,535		\$198,679		\$197,072	
2021 Housing Units by Yr Built	3,019		11,303		16,993	
Built 2010+	90	2.98%	606	5.36%	1,006	5.92%
Built 2000 - 2010	131	4.34%	1,017	9.00%	2,105	12.39%
Built 1990 - 1999	273	9.04%	1,525	13.49%	2,634	15.50%
Built 1980 - 1989	366	12.12%	2,151	19.03%	3,384	19.91%
Built 1970 - 1979	586	19.41%	2,148	19.00%	3,127	18.40%
Built 1960 - 1969	514	17.03%	1,267	11.21%	1,609	9.47%
Built 1950 - 1959	420	13.91%	1,049	9.28%	1,273	7.49%
Built <1949	639	21.17%	1,540	13.62%	1,855	10.92%
2021 Median Year Built	1968		1977		1981	