
**Rio Medina Office
Warehouse**

Demographic Detail Report

Livestock Building

9903 Fm 2676, Rio Medina, TX 78066

Building Type: **Industrial**
 RBA: **10,000 SF**
 Land Area: **87.22 AC**
 Total **5,000 SF**

Warehse Avail: **5,000 SF**
 Office Avail: **-**
 % Leased: **50%**
 Rent/SF/Yr: **\$14.00**



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	162	850	4,521
2021 Estimate	147	770	4,071
2010 Census	98	485	2,437
Growth 2021 - 2026	10.20%	10.39%	11.05%
Growth 2010 - 2021	50.00%	58.76%	67.05%
2021 Population by Age			
	147	770	4,071
Age 0 - 4	8 5.44%	43 5.58%	231 5.67%
Age 5 - 9	8 5.44%	42 5.45%	223 5.48%
Age 10 - 14	9 6.12%	47 6.10%	250 6.14%
Age 15 - 19	10 6.80%	53 6.88%	282 6.93%
Age 20 - 24	9 6.12%	48 6.23%	261 6.41%
Age 25 - 29	8 5.44%	41 5.32%	226 5.55%
Age 30 - 34	7 4.76%	39 5.06%	214 5.26%
Age 35 - 39	8 5.44%	41 5.32%	219 5.38%
Age 40 - 44	8 5.44%	44 5.71%	234 5.75%
Age 45 - 49	11 7.48%	55 7.14%	289 7.10%
Age 50 - 54	12 8.16%	60 7.79%	308 7.57%
Age 55 - 59	13 8.84%	67 8.70%	344 8.45%
Age 60 - 64	12 8.16%	60 7.79%	307 7.54%
Age 65 - 69	9 6.12%	47 6.10%	240 5.90%
Age 70 - 74	7 4.76%	37 4.81%	195 4.79%
Age 75 - 79	4 2.72%	21 2.73%	116 2.85%
Age 80 - 84	3 2.04%	13 1.69%	72 1.77%
Age 85+	2 1.36%	11 1.43%	61 1.50%
Age 65+	25 17.01%	129 16.75%	684 16.80%
Median Age	44.40	43.50	42.80
Average Age	41.10	40.80	40.60

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Radius	1 Mile	3 Mile	5 Mile
2021 Population By Race	147	770	4,071
White	137 93.20%	718 93.25%	3,807 93.52%
Black	4 2.72%	21 2.73%	109 2.68%
Am. Indian & Alaskan	1 0.68%	7 0.91%	35 0.86%
Asian	2 1.36%	9 1.17%	49 1.20%
Hawaiian & Pacific Island	1 0.68%	3 0.39%	15 0.37%
Other	2 1.36%	11 1.43%	56 1.38%
Population by Hispanic Origin	147	770	4,071
Non-Hispanic Origin	94 63.95%	487 63.25%	2,531 62.17%
Hispanic Origin	53 36.05%	283 36.75%	1,541 37.85%
2021 Median Age, Male	45.50	42.70	41.60
2021 Average Age, Male	41.50	40.30	39.80
2021 Median Age, Female	43.80	44.70	43.90
2021 Average Age, Female	40.80	41.50	41.30
2021 Population by Occupation Classification	121	627	3,312
Civilian Employed	69 57.02%	361 57.58%	1,900 57.37%
Civilian Unemployed	3 2.48%	15 2.39%	82 2.48%
Civilian Non-Labor Force	49 40.50%	250 39.87%	1,322 39.92%
Armed Forces	0 0.00%	1 0.16%	8 0.24%
Households by Marital Status			
Married	37	188	965
Married No Children	23	117	601
Married w/Children	14	71	364
2021 Population by Education	108	565	2,995
Some High School, No Diploma	8 7.41%	49 8.67%	315 10.52%
High School Grad (Incl Equivalency)	24 22.22%	124 21.95%	649 21.67%
Some College, No Degree	34 31.48%	177 31.33%	958 31.99%
Associate Degree	5 4.63%	28 4.96%	171 5.71%
Bachelor Degree	20 18.52%	105 18.58%	534 17.83%
Advanced Degree	17 15.74%	82 14.51%	368 12.29%

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Radius	1 Mile		3 Mile		5 Mile	
2021 Population by Occupation	130		672		3,498	
Real Estate & Finance	7	5.38%	34	5.06%	168	4.80%
Professional & Management	41	31.54%	214	31.85%	1,091	31.19%
Public Administration	2	1.54%	11	1.64%	64	1.83%
Education & Health	24	18.46%	129	19.20%	691	19.75%
Services	8	6.15%	46	6.85%	275	7.86%
Information	0	0.00%	0	0.00%	0	0.00%
Sales	11	8.46%	50	7.44%	231	6.60%
Transportation	0	0.00%	0	0.00%	0	0.00%
Retail	4	3.08%	18	2.68%	83	2.37%
Wholesale	2	1.54%	12	1.79%	63	1.80%
Manufacturing	5	3.85%	31	4.61%	184	5.26%
Production	11	8.46%	60	8.93%	320	9.15%
Construction	7	5.38%	35	5.21%	182	5.20%
Utilities	3	2.31%	9	1.34%	26	0.74%
Agriculture & Mining	1	0.77%	4	0.60%	26	0.74%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	0	0.00%
Other Services	4	3.08%	19	2.83%	94	2.69%
2021 Worker Travel Time to Job	67		356		1,894	
<30 Minutes	16	23.88%	93	26.12%	568	29.99%
30-60 Minutes	41	61.19%	218	61.24%	1,120	59.13%
60+ Minutes	10	14.93%	45	12.64%	206	10.88%
2010 Households by HH Size	37		179		894	
1-Person Households	6	16.22%	29	16.20%	155	17.34%
2-Person Households	14	37.84%	70	39.11%	347	38.81%
3-Person Households	7	18.92%	33	18.44%	161	18.01%
4-Person Households	5	13.51%	26	14.53%	126	14.09%
5-Person Households	3	8.11%	13	7.26%	65	7.27%
6-Person Households	1	2.70%	5	2.79%	24	2.68%
7 or more Person Households	1	2.70%	3	1.68%	16	1.79%
2021 Average Household Size	2.70		2.70		2.70	
Households						
2026 Projection	59		308		1,635	
2021 Estimate	53		279		1,474	
2010 Census	36		178		895	
Growth 2021 - 2026	11.32%		10.39%		10.92%	
Growth 2010 - 2021	47.22%		56.74%		64.69%	

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Radius	1 Mile		3 Mile		5 Mile	
2021 Households by HH Income	53		282		1,474	
<\$25,000	4	7.55%	24	8.51%	135	9.16%
\$25,000 - \$50,000	7	13.21%	39	13.83%	217	14.72%
\$50,000 - \$75,000	10	18.87%	53	18.79%	279	18.93%
\$75,000 - \$100,000	6	11.32%	33	11.70%	189	12.82%
\$100,000 - \$125,000	7	13.21%	32	11.35%	153	10.38%
\$125,000 - \$150,000	6	11.32%	30	10.64%	134	9.09%
\$150,000 - \$200,000	8	15.09%	43	15.25%	225	15.26%
\$200,000+	5	9.43%	28	9.93%	142	9.63%
2021 Avg Household Income	\$113,764		\$113,048		\$110,328	
2021 Med Household Income	\$97,916		\$93,939		\$89,021	
2021 Occupied Housing	53		279		1,474	
Owner Occupied	45	84.91%	233	83.51%	1,201	81.48%
Renter Occupied	8	15.09%	46	16.49%	273	18.52%
2010 Housing Units	41		210		1,068	
1 Unit	39	95.12%	195	92.86%	976	91.39%
2 - 4 Units	2	4.88%	14	6.67%	87	8.15%
5 - 19 Units	0	0.00%	1	0.48%	5	0.47%
20+ Units	0	0.00%	0	0.00%	0	0.00%
2021 Housing Value	45		233		1,200	
<\$100,000	10	22.22%	61	26.18%	352	29.33%
\$100,000 - \$200,000	5	11.11%	28	12.02%	154	12.83%
\$200,000 - \$300,000	8	17.78%	42	18.03%	243	20.25%
\$300,000 - \$400,000	11	24.44%	56	24.03%	286	23.83%
\$400,000 - \$500,000	5	11.11%	21	9.01%	80	6.67%
\$500,000 - \$1,000,000	6	13.33%	25	10.73%	83	6.92%
\$1,000,000+	0	0.00%	0	0.00%	2	0.17%
2021 Median Home Value	\$293,749		\$265,476		\$238,683	
2021 Housing Units by Yr Built	56		290		1,527	
Built 2010+	14	25.00%	88	30.34%	543	35.56%
Built 2000 - 2010	16	28.57%	76	26.21%	338	22.13%
Built 1990 - 1999	11	19.64%	53	18.28%	265	17.35%
Built 1980 - 1989	6	10.71%	31	10.69%	157	10.28%
Built 1970 - 1979	2	3.57%	9	3.10%	46	3.01%
Built 1960 - 1969	1	1.79%	3	1.03%	19	1.24%
Built 1950 - 1959	2	3.57%	9	3.10%	47	3.08%
Built <1949	4	7.14%	21	7.24%	112	7.33%
2021 Median Year Built	2000		2002		2003	