

# **Shops at Bergheim Square**

## Demographic Detail Report

### Bergheim Shopping Center

919 State Highway 46 E, Bergheim, TX 78004

Building Type: **General Retail**      Total Available: **5,080 SF**  
 Secondary: -      % Leased: **64.36%**  
 GLA: **7,660 SF**      Rent/SF/Yr: **\$27.31**  
 Year Built: **2022**



Radius	2 Mile		5 Mile		10 Mile	
Population						
2027 Projection	2,052		9,020		81,266	
2022 Estimate	1,664		7,239		66,242	
2010 Census	1,078		5,049		40,837	
Growth 2022 - 2027	23.32%		24.60%		22.68%	
Growth 2010 - 2022	54.36%		43.37%		62.21%	
2022 Population by Age	1,664		7,239		66,242	
Age 0 - 4	65	3.91%	288	3.98%	3,115	4.70%
Age 5 - 9	75	4.51%	329	4.54%	3,521	5.32%
Age 10 - 14	96	5.77%	412	5.69%	4,132	6.24%
Age 15 - 19	116	6.97%	481	6.64%	4,554	6.87%
Age 20 - 24	103	6.19%	427	5.90%	4,206	6.35%
Age 25 - 29	81	4.87%	340	4.70%	3,681	5.56%
Age 30 - 34	69	4.15%	298	4.12%	3,357	5.07%
Age 35 - 39	68	4.09%	298	4.12%	3,411	5.15%
Age 40 - 44	76	4.57%	336	4.64%	3,628	5.48%
Age 45 - 49	99	5.95%	427	5.90%	4,084	6.17%
Age 50 - 54	114	6.85%	491	6.78%	4,380	6.61%
Age 55 - 59	135	8.11%	589	8.14%	4,857	7.33%
Age 60 - 64	147	8.83%	650	8.98%	4,979	7.52%
Age 65 - 69	136	8.17%	611	8.44%	4,531	6.84%
Age 70 - 74	117	7.03%	526	7.27%	3,859	5.83%
Age 75 - 79	83	4.99%	368	5.08%	2,764	4.17%
Age 80 - 84	49	2.94%	215	2.97%	1,705	2.57%
Age 85+	34	2.04%	151	2.09%	1,479	2.23%
Age 65+	419	25.18%	1,871	25.85%	14,338	21.64%
Median Age	49.20		49.80		44.30	
Average Age	44.80		45.20		42.40	

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<b>Bergheim Shopping Center</b> 919 State Highway 46 E, Bergheim, TX 78004					
Radius	2 Mile		5 Mile		10 Mile
<b>2022 Population By Race</b>	<b>1,664</b>		<b>7,239</b>		<b>66,242</b>
White	1,568	94.23%	6,831	94.36%	62,006 93.61%
Black	25	1.50%	109	1.51%	1,220 1.84%
Am. Indian & Alaskan	12	0.72%	40	0.55%	481 0.73%
Asian	24	1.44%	102	1.41%	1,127 1.70%
Hawaiian & Pacific Island	2	0.12%	6	0.08%	91 0.14%
Other	33	1.98%	150	2.07%	1,317 1.99%
<b>Population by Hispanic Origin</b>	<b>1,664</b>		<b>7,239</b>		<b>66,242</b>
Non-Hispanic Origin	1,425	85.64%	6,120	84.54%	50,931 76.89%
Hispanic Origin	239	14.36%	1,119	15.46%	15,311 23.11%
<b>2022 Median Age, Male</b>	<b>48.60</b>		<b>49.50</b>		<b>42.90</b>
<b>2022 Average Age, Male</b>	<b>44.60</b>		<b>44.90</b>		<b>41.60</b>
<b>2022 Median Age, Female</b>	<b>49.70</b>		<b>50.10</b>		<b>45.60</b>
<b>2022 Average Age, Female</b>	<b>45.10</b>		<b>45.40</b>		<b>43.10</b>
<b>2022 Population by Occupation Classification</b>	<b>1,404</b>		<b>6,116</b>		<b>54,561</b>
Civilian Employed	804	57.26%	3,480	56.90%	31,866 58.40%
Civilian Unemployed	28	1.99%	97	1.59%	1,239 2.27%
Civilian Non-Labor Force	570	40.60%	2,524	41.27%	21,364 39.16%
Armed Forces	2	0.14%	15	0.25%	92 0.17%
<b>Households by Marital Status</b>					
Married	476		2,060		16,806
Married No Children	289		1,314		9,939
Married w/Children	187		746		6,866
<b>2022 Population by Education</b>	<b>1,263</b>		<b>5,491</b>		<b>48,759</b>
Some High School, No Diploma	30	2.38%	124	2.26%	1,611 3.30%
High School Grad (Incl Equivalency)	140	11.08%	801	14.59%	7,918 16.24%
Some College, No Degree	311	24.62%	1,360	24.77%	14,110 28.94%
Associate Degree	54	4.28%	189	3.44%	2,045 4.19%
Bachelor Degree	417	33.02%	1,693	30.83%	14,377 29.49%
Advanced Degree	311	24.62%	1,324	24.11%	8,698 17.84%

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919 State Highway 46 E, Bergheim, TX 78004

Radius	2 Mile	5 Mile	10 Mile
<b>2022 Population by Occupation</b>	<b>1,517</b>	<b>6,626</b>	<b>59,741</b>
Real Estate & Finance	82 5.41%	279 4.21%	3,555 5.95%
Professional & Management	543 35.79%	2,429 36.66%	20,193 33.80%
Public Administration	18 1.19%	49 0.74%	1,030 1.72%
Education & Health	190 12.52%	890 13.43%	7,357 12.31%
Services	66 4.35%	205 3.09%	4,020 6.73%
Information	1 0.07%	10 0.15%	409 0.68%
Sales	243 16.02%	1,011 15.26%	8,030 13.44%
Transportation	13 0.86%	20 0.30%	126 0.21%
Retail	103 6.79%	424 6.40%	3,658 6.12%
Wholesale	50 3.30%	218 3.29%	1,357 2.27%
Manufacturing	30 1.98%	183 2.76%	1,597 2.67%
Production	43 2.83%	190 2.87%	1,795 3.00%
Construction	34 2.24%	228 3.44%	2,179 3.65%
Utilities	4 0.26%	69 1.04%	1,293 2.16%
Agriculture & Mining	28 1.85%	108 1.63%	844 1.41%
Farming, Fishing, Forestry	0 0.00%	1 0.02%	17 0.03%
Other Services	69 4.55%	312 4.71%	2,281 3.82%
<b>2022 Worker Travel Time to Job</b>	<b>708</b>	<b>3,089</b>	<b>28,859</b>
<30 Minutes	251 35.45%	1,025 33.18%	12,632 43.77%
30-60 Minutes	329 46.47%	1,433 46.39%	12,660 43.87%
60+ Minutes	128 18.08%	631 20.43%	3,567 12.36%
<b>2010 Households by HH Size</b>	<b>384</b>	<b>1,849</b>	<b>14,814</b>
1-Person Households	41 10.68%	228 12.33%	2,340 15.80%
2-Person Households	171 44.53%	845 45.70%	6,028 40.69%
3-Person Households	61 15.89%	279 15.09%	2,365 15.96%
4-Person Households	69 17.97%	298 16.12%	2,414 16.30%
5-Person Households	27 7.03%	129 6.98%	1,088 7.34%
6-Person Households	11 2.86%	50 2.70%	365 2.46%
7 or more Person Households	4 1.04%	20 1.08%	214 1.44%
<b>2022 Average Household Size</b>	<b>2.80</b>	<b>2.70</b>	<b>2.80</b>
<b>Households</b>			
2027 Projection	718	3,222	28,249
2022 Estimate	588	2,611	23,209
2010 Census	384	1,849	14,814
Growth 2022 - 2027	22.11%	23.40%	21.72%
Growth 2010 - 2022	53.13%	41.21%	56.67%

## Demographic Detail Report

<b>Bergheim Shopping Center</b> 919 State Highway 46 E, Bergheim, TX 78004									
Radius	2 Mile		5 Mile		10 Mile				
<b>2022 Households by HH Income</b>	<b>588</b>		<b>2,611</b>		<b>23,209</b>				
<\$25,000	12	2.04%	90	3.45%	1,458	6.28%			
\$25,000 - \$50,000	30	5.10%	235	9.00%	2,581	11.12%			
\$50,000 - \$75,000	86	14.63%	322	12.33%	3,047	13.13%			
\$75,000 - \$100,000	46	7.82%	252	9.65%	3,151	13.58%			
\$100,000 - \$125,000	51	8.67%	232	8.89%	2,306	9.94%			
\$125,000 - \$150,000	54	9.18%	225	8.62%	2,307	9.94%			
\$150,000 - \$200,000	110	18.71%	387	14.82%	3,516	15.15%			
\$200,000+	199	33.84%	868	33.24%	4,843	20.87%			
<b>2022 Avg Household Income</b>	<b>\$178,369</b>		<b>\$170,746</b>		<b>\$141,098</b>				
<b>2022 Med Household Income</b>	<b>\$156,818</b>		<b>\$144,388</b>		<b>\$114,825</b>				
<b>2022 Occupied Housing</b>	<b>589</b>		<b>2,611</b>		<b>23,209</b>				
Owner Occupied	557	94.57%	2,458	94.14%	20,156	86.85%			
Renter Occupied	32	5.43%	153	5.86%	3,053	13.15%			
<b>2010 Housing Units</b>	<b>596</b>		<b>2,589</b>		<b>22,724</b>				
1 Unit	596	100.00%	2,586	99.88%	21,160	93.12%			
2 - 4 Units	0	0.00%	0	0.00%	337	1.48%			
5 - 19 Units	0	0.00%	3	0.12%	730	3.21%			
20+ Units	0	0.00%	0	0.00%	497	2.19%			
<b>2022 Housing Value</b>	<b>557</b>		<b>2,458</b>		<b>20,157</b>				
<\$100,000	32	5.75%	85	3.46%	637	3.16%			
\$100,000 - \$200,000	18	3.23%	104	4.23%	1,024	5.08%			
\$200,000 - \$300,000	18	3.23%	134	5.45%	3,283	16.29%			
\$300,000 - \$400,000	48	8.62%	310	12.61%	4,930	24.46%			
\$400,000 - \$500,000	101	18.13%	356	14.48%	4,308	21.37%			
\$500,000 - \$1,000,000	251	45.06%	943	38.36%	4,758	23.60%			
\$1,000,000+	89	15.98%	526	21.40%	1,217	6.04%			
<b>2022 Median Home Value</b>	<b>\$622,510</b>		<b>\$627,253</b>		<b>\$404,747</b>				
<b>2022 Housing Units by Yr Built</b>	<b>604</b>		<b>2,674</b>		<b>23,850</b>				
Built 2010+	204	33.77%	739	27.64%	8,301	34.81%			
Built 2000 - 2010	183	30.30%	909	33.99%	5,867	24.60%			
Built 1990 - 1999	110	18.21%	523	19.56%	4,582	19.21%			
Built 1980 - 1989	43	7.12%	212	7.93%	2,286	9.58%			
Built 1970 - 1979	36	5.96%	163	6.10%	1,532	6.42%			
Built 1960 - 1969	8	1.32%	40	1.50%	426	1.79%			
Built 1950 - 1959	4	0.66%	15	0.56%	228	0.96%			
Built <1949	16	2.65%	73	2.73%	628	2.63%			
<b>2022 Median Year Built</b>	<b>2004</b>		<b>2003</b>		<b>2003</b>				