



# Executive Summary

PadreMustangIsland  
Area: 33.99 square miles

Prepared by Esri

## Population

2000 Population	6,300
2010 Population	9,130
2019 Population	10,178
2024 Population	10,783
2000-2010 Annual Rate	3.78%
2010-2019 Annual Rate	1.18%
2019-2024 Annual Rate	1.16%
2019 Male Population	51.1%
2019 Female Population	48.9%
2019 Median Age	48.5

In the identified area, the current year population is 10,178. In 2010, the Census count in the area was 9,130. The rate of change since 2010 was 1.18% annually. The five-year projection for the population in the area is 10,783 representing a change of 1.16% annually from 2019 to 2024. Currently, the population is 51.1% male and 48.9% female.

## Median Age

The median age in this area is 48.5, compared to U.S. median age of 38.5.

## Race and Ethnicity

2019 White Alone	90.6%
2019 Black Alone	0.9%
2019 American Indian/Alaska Native Alone	0.5%
2019 Asian Alone	2.4%
2019 Pacific Islander Alone	0.1%
2019 Other Race	3.0%
2019 Two or More Races	2.5%
2019 Hispanic Origin (Any Race)	17.8%

Persons of Hispanic origin represent 17.8% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 41.9 in the identified area, compared to 64.8 for the U.S. as a whole.

## Households

2019 Wealth Index	193
2000 Households	2,877
2010 Households	4,138
2019 Total Households	4,588
2024 Total Households	4,852
2000-2010 Annual Rate	3.70%
2010-2019 Annual Rate	1.12%
2019-2024 Annual Rate	1.13%
2019 Average Household Size	2.22

The household count in this area has changed from 4,138 in 2010 to 4,588 in the current year, a change of 1.12% annually. The five-year projection of households is 4,852, a change of 1.13% annually from the current year total. Average household size is currently 2.22, compared to 2.21 in the year 2010. The number of families in the current year is 2,912 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

## Mortgage Income

2019 Percent of Income for Mortgage 14.9%

## Median Household Income

2019 Median Household Income \$103,202

2024 Median Household Income \$106,839

2019-2024 Annual Rate 0.70%

## Average Household Income

2019 Average Household Income \$130,576

2024 Average Household Income \$137,740

2019-2024 Annual Rate 1.07%

## Per Capita Income

2019 Per Capita Income \$58,831

2024 Per Capita Income \$61,946

2019-2024 Annual Rate 1.04%

## Households by Income

Current median household income is \$103,202 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$106,839 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$130,576 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$137,740 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$58,831 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$61,946 in five years, compared to \$36,530 for all U.S. households

## Housing

2019 Housing Affordability Index 138

2000 Total Housing Units 3,969

2000 Owner Occupied Housing Units 2,107

2000 Renter Occupied Housing Units 770

2000 Vacant Housing Units 1,092

2010 Total Housing Units 6,510

2010 Owner Occupied Housing Units 2,778

2010 Renter Occupied Housing Units 1,360

2010 Vacant Housing Units 2,372

2019 Total Housing Units 7,035

2019 Owner Occupied Housing Units 2,896

2019 Renter Occupied Housing Units 1,692

2019 Vacant Housing Units 2,447

2024 Total Housing Units 7,375

2024 Owner Occupied Housing Units 3,079

2024 Renter Occupied Housing Units 1,773

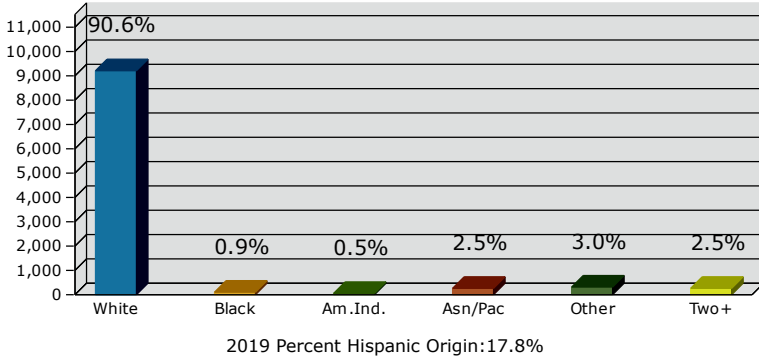
2024 Vacant Housing Units 2,523

Currently, 41.2% of the 7,035 housing units in the area are owner occupied; 24.1%, renter occupied; and 34.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 6,510 housing units in the area - 42.7% owner occupied, 20.9% renter occupied, and 36.4% vacant. The annual rate of change in housing units since 2010 is 3.51%. Median home value in the area is \$315,139, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.52% annually to \$356,952.

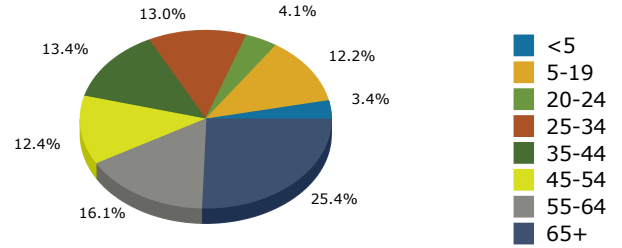
**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

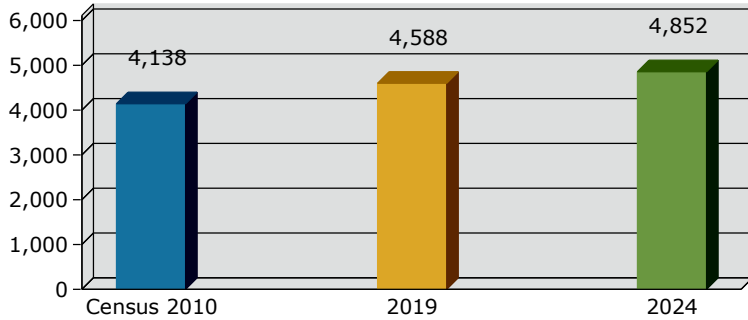
2019 Population by Race



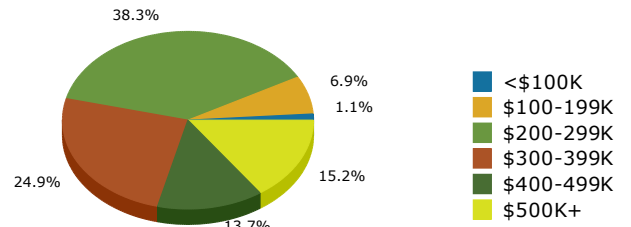
2019 Population by Age



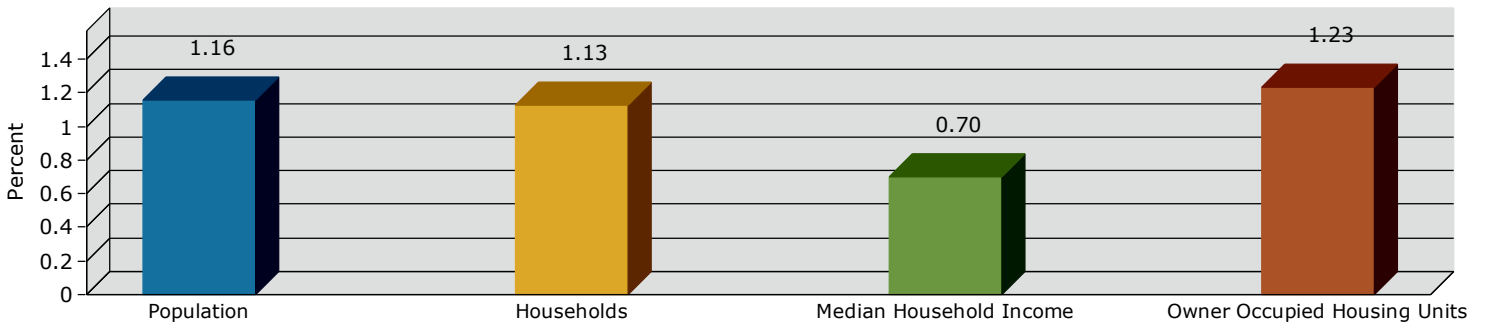
Households



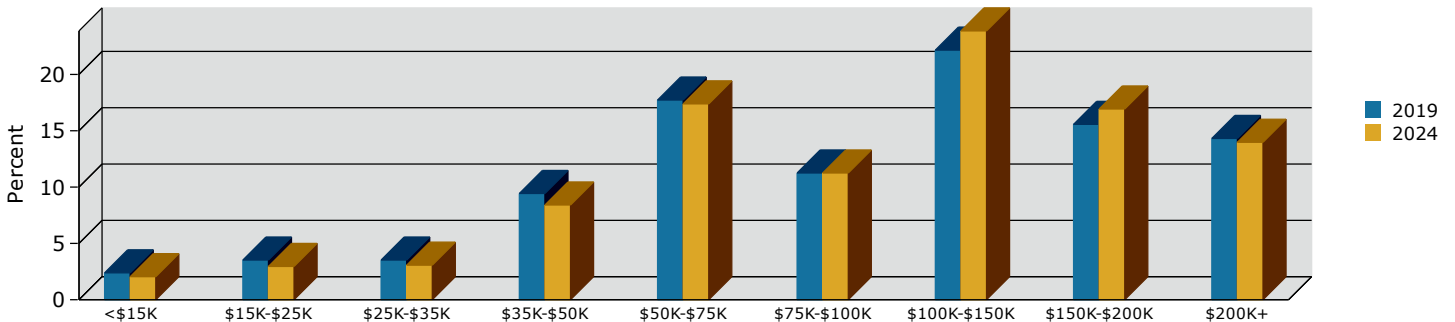
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.