

Summary Report

WEINGARTEN REALTY

People-to-People. Coast-to-Coast.

L591 River Oaks Shopping Center

W Gray at S Shepherd Dr

Houston, TX

Longitude: -95.409555

Latitude: 29.753396

Source: PopStats (2008 Q4)

KEY VARIABLES	1 Mile Ring	2 Mile Ring	3 Mile Ring	5 Mile Ring
Population	21,129	76,006	143,527	407,813
Average Household Income	\$126,219	\$106,841	\$107,840	\$92,910

POPULATION	1 Mile Ring	2 Mile Ring	3 Mile Ring	5 Mile Ring
2013 Population	23,463	85,517	158,550	435,729
2008 Population	21,129	76,006	143,527	407,813
2000 Population	18,952	64,389	124,852	371,172
% Population Change 2000 to 2008	11.49%	18.04%	14.96%	9.87%
% Population Change 2008 to 2013	11.05%	12.51%	10.47%	6.85%

RACE & ETHNICITY	1 Mile Ring	2 Mile Ring	3 Mile Ring	5 Mile Ring
% White	57.12%	47.41%	45.80%	34.83%
% Black	4.14%	7.01%	10.58%	18.16%
% Asian	4.01%	3.62%	3.53%	4.24%
% Other	1.80%	1.57%	1.35%	1.08%
% Hispanic	32.93%	40.39%	38.75%	41.68%

INCOME & EDUCATION	1 Mile Ring	2 Mile Ring	3 Mile Ring	5 Mile Ring
Median Household Income	\$76,088	\$65,389	\$66,542	\$57,264
Average Household Income	\$126,219	\$106,841	\$107,840	\$92,910
% College Graduates	63.58%	54.56%	52.34%	44.61%

AGE	1 Mile Ring	2 Mile Ring	3 Mile Ring	5 Mile Ring
Median Age	39.9	38.1	38.0	36.7
% Age < 18	23.29%	24.12%	24.35%	25.24%
% Age 65+	10.18%	9.31%	9.91%	10.63%

HOUSEHOLDS & HOUSING	1 Mile Ring	2 Mile Ring	3 Mile Ring	5 Mile Ring
Households	11,916	39,569	69,804	177,618
Average Household Size	1.73	1.88	1.97	2.17
Median Housing Value	\$359,508	\$309,787	\$296,633	\$227,710
% Owner Occupied Housing	36.30%	33.87%	37.28%	39.17%
% Renter Occupied Housing	50.11%	54.19%	51.27%	50.34%
% Vacant Housing	13.58%	11.94%	11.45%	10.49%

WORKPLACE & WORKERS	1 Mile Ring	2 Mile Ring	3 Mile Ring	5 Mile Ring
Workplace Establishments	974	4,181	10,213	21,888
Workplace Employees (FTE)	17,546	79,290	246,636	539,939
% White Collar	83.00%	76.37%	76.49%	73.13%
% Blue Collar	17.01%	23.62%	23.51%	26.87%