



Prepared for:  
White Oak Development

**FULL DEMOGRAPHIC PROFILE**

**Coordinates**  
X: -97.9945  
Y: 29.5875

1524 State Hwy 46 Seguin TX 78115	3.00 mile radius	5.00 mile radius	10.00 mile radius
Square Miles Land Mass	28.26	78.49	313.95
<b>Population &amp; Growth</b>			
2013 Total Population	21,264	33,181	77,496
2013 Population Density	753 psm	423 psm	247 psm
2010-2013 Growth	386 1.9%	920 2.9%	5,244 7.3%
2010-2013 Avg. Annual Growth	129 0.6%	307 1.0%	1,748 2.4%
2018 Total Population	24,290	37,794	88,607
2018 Population Density	860 psm	482 psm	282 psm
2013-2018 Proj. Pop. Growth	3,026 14.2%	4,613 13.9%	11,111 14.3%
2013-2018 Avg. Annual Growth	605 2.8%	923 2.8%	2,222 2.9%
2010 Total Population	20,878	32,261	72,252
2000 Total Population	19,945	29,898	56,900
1990 Total Population	18,075	26,787	44,347
<b>Households &amp; Growth</b>			
2013 Households	7,151	11,682	27,264
2010-2013 Growth	128 1.8%	322 2.8%	1,825 7.2%
2010-2013 Avg. Annual Growth	43 0.6%	107 0.9%	608 2.4%
2018 Households	8,145	13,283	31,143
2013-2018 Growth	994 13.9%	1,602 13.7%	3,879 14.2%
2013-2018 Avg. Annual Growth	199 2.8%	320 2.7%	776 2.8%
2010 Households	7,023	11,359	25,439
<b>Families</b>			
2013 Families	4,975	8,199	20,163
2018 Families	5,673	9,335	23,038
<b>Income</b>			
2013 Aggregate HH Income	\$438.13 million	\$767.67 million	\$1,774.58 million
2013 Average Household Income	\$61,269	\$65,716	\$65,089
2013 Median Household Income	\$53,510	\$57,942	\$58,580
2013 Per Capita Income	\$20,702	\$23,451	\$23,310
2018 Aggregate HH Income	\$478.94 million	\$857.82 million	\$2,019.76 million
2018 Average Household Income	\$58,800	\$64,579	\$64,855
2018 Median Household Income	\$54,217	\$59,551	\$61,010
2018 Per Capita Income	\$19,902	\$23,047	\$23,222
<b>Daytime Demographics</b>			
Number of Employees	1,124	3,999	20,150
Number of Businesses	76	283	1,456
Avg. number Employees per Bus.	14.7	14.2	13.8
Residents per Business	278.9	117.4	53.2
Total Aggregate Annual Payroll	\$35.2 million	\$124.3 million	\$613.2 million

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**Population by Race**

2013 White Population	17,211	80.9%	27,687	83.4%	67,094	86.6%
2013 Black Population	1,280	6.0%	1,595	4.8%	2,173	2.8%
2013 Native American Population	26	0.1%	39	0.1%	141	0.2%
2013 Asian Population	34	0.2%	77	0.2%	212	0.3%
2013 Pacific Islander Population	0	0.0%	0	0.0%	2	0.0%
2013 2 or more races	2,714	12.8%	3,783	11.4%	7,874	10.2%
2018 White Population	19,615	80.8%	31,453	83.2%	76,471	86.3%
2018 Black Population	1,411	5.8%	1,763	4.7%	2,419	2.7%
2018 Native American Population	26	0.1%	41	0.1%	138	0.2%
2018 Asian Population	35	0.1%	85	0.2%	243	0.3%
2018 Pacific Islander Population	0	0.0%	0	0.0%	2	0.0%
2018 2 or more races	3,203	13.2%	4,452	11.8%	9,333	10.5%

**Male Population by Race**

2013 White Males	8,412	81.7%	13,546	83.7%	33,143	87.0%
2013 Black Males	586	5.7%	733	4.5%	1,004	2.6%
2013 Native American Males	15	0.2%	27	0.2%	77	0.2%
2013 Asian Males	17	0.2%	44	0.3%	92	0.2%
2013 Pacific Islander Males	0	0.0%	0	0.0%	1	0.0%
2013 2 or more races Males	1,264	12.3%	1,837	11.3%	3,786	9.9%
2018 White Males	9,629	49.2%	15,453	53.7%	37,855	60.2%
2018 Black Males	632	3.2%	796	2.8%	1,100	1.7%
2018 Native American Males	17	0.1%	29	0.1%	75	0.1%
2018 Asian Males	7,802	39.9%	10,357	36.0%	19,428	30.9%
2018 Pacific Islander Males	0	0.0%	0	0.0%	1	0.0%
2018 2 or more races Males	1,476	7.5%	2,141	7.4%	4,473	7.1%

**Female Population by Race**

2013 White Females	8,799	80.2%	14,142	83.2%	33,951	86.2%
2013 Black Females	694	6.3%	862	5.1%	1,170	3.0%
2013 Native American Females	10	0.1%	13	0.1%	64	0.2%
2013 Asian Females	17	0.2%	33	0.2%	120	0.3%
2013 Pacific Islander Females	0	0.0%	0	0.0%	1	0.0%
2013 2 or more races Females	1,450	13.2%	1,945	11.4%	4,088	10.4%
2018 White Females	9,986	79.8%	15,999	82.8%	38,616	85.8%
2018 Black Females	779	6.2%	967	5.0%	1,320	2.9%
2018 Native American Females	10	0.1%	11	0.1%	63	0.1%
2018 Asian Females	17	0.1%	34	0.2%	136	0.3%
2018 Pacific Islander Females	0	0.0%	0	0.0%	1	0.0%
2018 2 or more races Females	1,727	13.8%	2,311	12.0%	4,860	10.8%

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**Hispanic Population**

2013 Hispanic Population	12,998	61.1%	17,174	51.8%	31,730	40.9%
2013 White not Hispanic Pop.	6,546	38.0%	13,642	49.3%	40,232	60.0%
2013 Hispanic Males	6,461	49.7%	8,605	50.1%	15,910	50.1%
2013 White not Hispanic Males	3,028	36.0%	6,474	47.8%	19,584	59.1%
2013 Hispanic Females	6,537	50.3%	8,570	49.9%	15,821	49.9%
2013 White not Hispanic Females	3,518	40.0%	7,168	50.7%	20,649	60.8%
2018 Hispanic Population	15,664	64.5%	20,664	54.7%	38,785	43.8%
2018 White not Hispanic Pop.	7,095	36.2%	14,883	47.3%	45,272	59.2%
2018 Hispanic Males	7,802	49.8%	10,357	50.1%	19,428	50.1%
2018 White not Hispanic Males	3,289	34.2%	7,087	45.9%	22,054	58.3%
2018 Hispanic Females	7,862	50.2%	10,307	49.9%	19,358	49.9%
2018 White not Hispanic Females	3,805	38.1%	7,796	48.7%	23,218	60.1%

**Population by Sex**

2013 Male Population	10,294	48.4%	16,187	48.8%	38,103	49.2%
2013 Female Population	10,970	51.6%	16,994	51.2%	39,393	50.8%
2018 Male Population	11,772	48.5%	18,471	48.9%	43,610	49.2%
2018 Female Population	12,518	51.5%	19,323	51.1%	44,997	50.8%

**Population by Sex by Age**

2013 Male 0 to 9 years	1,607	7.6%	2,376	7.2%	5,597	7.2%
2013 Male 10 to 19 years	1,554	7.3%	2,329	7.0%	5,717	7.4%
2013 Male 20 to 29 years	1,459	6.9%	2,194	6.6%	5,182	6.7%
2013 Male 30 to 39 years	1,308	6.2%	1,938	5.8%	4,390	5.7%
2013 Male 40 to 49 years	1,254	5.9%	1,950	5.9%	4,733	6.1%
2013 Male 50 to 59 years	1,115	5.2%	1,839	5.5%	4,558	5.9%
2013 Male 60 to 69 years	848	4.0%	1,491	4.5%	3,583	4.6%
2013 Male 70 to 79 years	554	2.6%	1,015	3.1%	2,293	3.0%
2013 Male 80 to 84 years	194	0.9%	353	1.1%	753	1.0%
2013 Male 85+ years	401	1.9%	702	2.1%	1,298	1.7%
2013 Female 0 to 9 years	1,713	8.1%	2,495	7.5%	5,786	7.5%
2013 Female 10 to 19 years	1,656	7.8%	2,445	7.4%	5,910	7.6%
2013 Female 20 to 29 years	1,555	7.3%	2,303	6.9%	5,357	6.9%
2013 Female 30 to 39 years	1,394	6.6%	2,035	6.1%	4,539	5.9%
2013 Female 40 to 49 years	1,336	6.3%	2,047	6.2%	4,893	6.3%
2013 Female 50 to 59 years	1,188	5.6%	1,931	5.8%	4,713	6.1%
2013 Female 60 to 69 years	903	4.2%	1,565	4.7%	3,704	4.8%
2013 Female 70 to 79 years	590	2.8%	1,065	3.2%	2,371	3.1%
2013 Female 80 to 85 years	207	1.0%	370	1.1%	778	1.0%
2013 Female 85+ years	427	2.0%	737	2.2%	1,341	1.7%

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2013 Population by Age

	3.00	5.00	10.00
2013 Median Age	43	44	44
2013 Pop. 0 to 4 years	1,608 7.6%	2,352 7.1%	5,448 7.0%
2013 Pop. 5 to 9 years	1,712 8.1%	2,519 7.6%	5,935 7.7%
2013 Pop. 10 to 14 years	1,622 7.6%	2,400 7.2%	5,801 7.5%
2013 Pop. 15 to 19 years	1,589 7.5%	2,373 7.2%	5,826 7.5%
2013 Pop. 20 to 24 years	1,538 7.2%	2,306 7.0%	5,542 7.2%
2013 Pop. 25 to 29 years	1,476 6.9%	2,191 6.6%	4,997 6.4%
2013 Pop. 30 to 34 years	1,378 6.5%	2,023 6.1%	4,535 5.9%
2013 Pop. 35 to 39 years	1,324 6.2%	1,950 5.9%	4,395 5.7%
2013 Pop. 40 to 44 years	1,313 6.2%	1,981 6.0%	4,691 6.1%
2013 Pop. 45 to 49 years	1,276 6.0%	2,017 6.1%	4,935 6.4%
2013 Pop. 50 to 54 years	1,216 5.7%	1,962 5.9%	4,811 6.2%
2013 Pop. 55 to 59 years	1,087 5.1%	1,808 5.4%	4,460 5.8%
2013 Pop. 60 to 64 years	977 4.6%	1,679 5.1%	3,996 5.2%
2013 Pop. 65 to 69 years	774 3.6%	1,377 4.1%	3,290 4.2%
2013 Pop. 70 to 74 years	629 3.0%	1,140 3.4%	2,616 3.4%
2013 Pop. 75 to 79 years	516 2.4%	939 2.8%	2,047 2.6%
2013 Pop. 80 to 84 years	401 1.9%	723 2.2%	1,531 2.0%
2013 Pop. 85+	829 3.9%	1,440 4.3%	2,639 3.4%

2018 Population by Age

	3.00	5.00	10.00
2018 Median Age	43	43	43
2018 Pop. 0 to 4 years	1,826 7.5%	2,666 7.1%	6,071 6.9%
2018 Pop. 5 to 9 years	1,970 8.1%	2,893 7.7%	6,682 7.5%
2018 Pop. 10 to 14 years	1,856 7.6%	2,747 7.3%	6,523 7.4%
2018 Pop. 15 to 19 years	1,784 7.3%	2,676 7.1%	6,459 7.3%
2018 Pop. 20 to 24 years	1,720 7.1%	2,592 6.9%	6,313 7.1%
2018 Pop. 25 to 29 years	1,678 6.9%	2,529 6.7%	5,991 6.8%
2018 Pop. 30 to 34 years	1,612 6.6%	2,411 6.4%	5,570 6.3%
2018 Pop. 35 to 39 years	1,532 6.6%	2,280 6.3%	5,178 6.1%
2018 Pop. 40 to 44 years	1,486 6.1%	2,216 5.9%	5,051 5.7%
2018 Pop. 45 to 49 years	1,465 6.0%	2,234 5.9%	5,227 5.9%
2018 Pop. 50 to 54 years	1,372 5.6%	2,159 5.7%	5,227 5.9%
2018 Pop. 55 to 59 years	1,282 5.3%	2,089 5.5%	5,086 5.7%
2018 Pop. 60 to 64 years	1,134 4.7%	1,898 5.0%	4,649 5.2%
2018 Pop. 65 to 69 years	964 4.0%	1,673 4.4%	4,044 4.6%
2018 Pop. 70 to 74 years	757 3.1%	1,354 3.6%	3,259 3.7%
2018 Pop. 75 to 79 years	558 2.3%	1,043 2.8%	2,450 2.8%
2018 Pop. 80 to 84 years	394 1.6%	755 2.0%	1,721 1.9%
2018 Pop. 85+	902 3.7%	1,579 4.2%	3,106 3.5%

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**Children**

2013 Pop. 0 to 5 (Infant-K)	1,950	2,855	6,634
2013 Pop. 6 to 17 (Gradeschool)	3,627	5,364	12,878
2018 Pop. 0 to 5 (Infant-K)	2,219	3,243	7,407
2018 6 to 17 (Gradeschool)	4,146	6,132	14,452

**Educational Attainment**

2013 Population 25+	15,170	24,172	49,089
No Education	865 5.7%	997 4.1%	1,392 2.8%
Elementary	2,420 15.9%	2,974 12.3%	4,533 9.2%
Some High School No Diploma	2,871 18.9%	3,926 16.2%	6,636 13.5%
High School Graduate or Equiv.	4,196 27.7%	7,034 29.1%	15,318 31.2%
Some College	2,286 15.1%	4,177 17.3%	10,052 20.5%
Associate Degree	449 3.0%	905 3.7%	2,204 4.5%
Bachelor Degree	1,395 9.2%	2,861 11.8%	6,167 12.6%
Master Degree	485 3.2%	918 3.8%	2,080 4.2%
Professional Degree	121 1%	210 1%	418 1%
Doctorate Degree	85 0.6%	171 0.7%	295 0.6%

**Employment & Drive Time**

2000 Total Workers 16+	7,981	12,659	25,223
Worked at Home	159 2.0%	289 2.3%	616 2.4%
Did not Work at Home	7,822 98.0%	12,370 97.7%	24,608 97.6%
under 5 minutes	328 4.2%	477 3.9%	776 3.2%
5 - 9 minutes	1,544 19.7%	2,220 17.9%	3,363 13.7%
10 -14 minutes	2,036 26.0%	3,042 24.6%	5,091 20.7%
15 - 19 minutes	1,292 16.5%	2,025 16.4%	4,154 16.9%
20 - 24 minutes	902 11.5%	1,315 10.6%	2,989 12.1%
25 - 29 minutes	217 2.8%	365 3.0%	1,032 4.2%
30 - 34 minutes	565 7.2%	1,099 8.9%	2,755 11.2%
35 - 39 minutes	123 1.6%	219 1.8%	566 2.3%
40 - 44 minutes	110 1.4%	199 1.6%	511 2.1%
45 - 59 minutes	356 4.6%	684 5.5%	1,748 7.1%
60 - 89 minutes	213 2.7%	463 3.7%	1,064 4.3%
90+ minutes	137 1.7%	262 2.1%	559 2.3%

**Transportation to Work**

Car, Truck, or Van	7,330 97.5%	11,712 98.0%	23,723 98.6%
<i>Drove Alone</i>	5,721	9,383	19,889
<i>Carpooled</i>	1,609	2,329	3,834
Public Transportation	30 0.4%	40 0.3%	69 0.3%
Other	159 2.1%	193 1.6%	276 1.1%



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**2013 Households by Income**

2013 Under \$10,000	716	10.0%	921	7.9%	1,681	6.2%
2013 \$10,000 - \$15,000	607	8.5%	839	7.2%	1,416	5.2%
2013 \$15,000 - \$20,000	509	7.1%	841	7.2%	1,460	5.4%
2013 \$20,000 - \$25,000	536	7.5%	729	6.2%	1,431	5.2%
2013 \$25,000 - \$30,000	459	6.4%	655	5.6%	1,394	5.1%
2013 \$30,000 - \$35,000	447	6.3%	730	6.3%	1,491	5.5%
2013 \$35,000 - \$40,000	406	5.7%	541	4.6%	1,231	4.5%
2013 \$40,000 - \$45,000	531	7.4%	884	7.6%	1,636	6.0%
2013 \$45,000 - \$50,000	241	3.4%	412	3.5%	978	3.6%
2013 \$50,000 - \$60,000	523	7.3%	912	7.8%	2,316	8.5%
2013 \$60,000 - \$75,000	624	8.7%	1,189	10.2%	3,098	11.4%
2013 \$75,000 - \$100,000	840	11.7%	1,545	13.2%	4,321	15.8%
2013 \$100,000 - \$125,000	335	4.7%	665	5.7%	2,377	8.7%
2013 \$125,000 - \$150,000	137	1.9%	310	2.7%	1,177	4.3%
2013 \$150,000 - \$200,000	146	2.0%	285	2.4%	685	2.5%
2013 \$200,000+	95	1.3%	224	1.9%	572	2.1%

**2018 Households by Income**

2018 Under \$10,000	827	10.1%	1,058	8.0%	1,931	6.2%
2018 \$10,000 - \$15,000	700	8.6%	963	7.3%	1,626	5.2%
2018 \$15,000 - \$20,000	593	7.3%	968	7.3%	1,687	5.4%
2018 \$20,000 - \$25,000	609	7.5%	827	6.2%	1,645	5.3%
2018 \$25,000 - \$30,000	529	6.5%	747	5.6%	1,602	5.1%
2018 \$30,000 - \$35,000	516	6.3%	838	6.3%	1,716	5.5%
2018 \$35,000 - \$40,000	469	5.8%	621	4.7%	1,418	4.6%
2018 \$40,000 - \$45,000	601	7.4%	1,008	7.6%	1,879	6.0%
2018 \$45,000 - \$50,000	276	3.4%	470	3.5%	1,114	3.6%
2018 \$50,000 - \$60,000	590	7.2%	1,032	7.8%	2,647	8.5%
2018 \$60,000 - \$75,000	704	8.6%	1,341	10.1%	3,510	11.3%
2018 \$75,000 - \$100,000	938	11.5%	1,738	13.1%	4,897	15.7%
2018 \$100,000 - \$125,000	373	4.6%	750	5.6%	2,699	8.7%
2018 \$125,000 - \$150,000	151	1.9%	349	2.6%	1,348	4.3%
2018 \$150,000 - \$200,000	167	2.1%	324	2.4%	781	2.5%
2018 \$200,000+	104	1.3%	249	1.9%	644	2.1%

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**2013 Household Structure**

	3.00 mile radius	5.00 mile radius	10.00 mile radius
Average HH Size	2.8	2.7	2.8
1-person HH	1,814 12.7%	2,903 12.6%	5,721 10.6%
2-person HH	5,337 37.3%	8,778 38.1%	21,543 39.9%
2+ person family	4,975 34.8%	8,199 35.6%	20,163 37.4%
Families Married	3,148	5,614	15,024
Families Married w/children	1,231	2,096	6,387
Families Married no children	1,917	3,518	8,636
Families Other	1,827 12.8%	2,585 11.2%	5,140 9.5%
Fam. Oth. Single Male Head	467	683	1,420
Fam. Oth. Single Male Head w/ch.	235	352	749
Fam. Oth. Single Male Head no/ch.	231	331	671
Fam. Oth. Single Female Head	1,361	1,903	3,720
Fam. Oth. Single Fem. Head w/ch.	753	1,057	2,137
Fam. Oth. Single Fem. Head no/ch.	608	846	1,583
Non-Family HH	362 2.5%	579 2.5%	1,380 2.6%

**2018 Household Structure**

	3.00 mile radius	5.00 mile radius	10.00 mile radius
Average HH Size	2.8	2.7	2.8
1-person HH	2,058 12.6%	3,289 12.5%	6,527 10.6%
2-person HH	6,087 37.3%	9,995 38.1%	24,616 39.9%
2+ person Family	5,673 34.7%	9,335 35.6%	23,038 37.4%
Families Married	3,567	6,367	17,131
Families Married w/children	1,400	2,386	7,271
Families Married no children	2,167	3,981	9,860
Families Other	2,106 12.9%	2,968 11.3%	5,907 9.6%
Fam. Oth. Single Male Head	537	783	1,635
Fam. Oth. Single Male Head w/ch.	271	406	861
Fam. Oth. Single Male Head no/ch.	265	376	774
Fam. Oth. Single Female Head	1,570	2,185	4,272
Fam. Oth. Single Fem. Head w/ch.	871	1,217	2,455
Fam. Oth. Single Fem. Head no/ch.	699	968	1,816
Non-Family HH	414 2.5%	660 2.5%	1,578 2.6%

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**2013 Householders by Age**

Age Group	3.00 mile radius	5.00 mile radius	10.00 mile radius
15-24 years	387 5.4%	557 4.8%	1,077 4.0%
25-34 years	1,024 14.3%	1,543 13.2%	4,002 14.7%
35-44 years	1,219 17.0%	1,953 16.7%	5,209 19.1%
45-54 years	1,383 19.3%	2,298 19.7%	5,682 20.8%
55-59 years	701 9.8%	1,148 9.8%	2,578 9.5%
60-64 years	644 9.0%	1,069 9.2%	2,379 8.7%
65-74 years	909 12.7%	1,570 13.4%	3,406 12.5%
75-84 years	648 9.1%	1,100 9.4%	2,171 8.0%
85+ years	237 3.3%	443 3.8%	759 2.8%

**Housing**

	1970	1971	1976
Median year Built	1970	1971	1976
2000 Median Value	\$88,121	\$89,554	\$88,243
2013 Total Housing Units	8,509	13,913	31,175
2013 Owner Occupied	4,370 51.4%	7,766 55.8%	20,029 64.2%
2013 Renter Occupied	3,141 36.9%	4,481 32.2%	7,994 25.6%
2013 Vacant Housing Units	999 11.7%	1,667 12.0%	3,152 10.1%
2018 Total Housing Units	9,609	15,744	35,416
2018 Owner Occupied	4,934 51.3%	8,796 55.9%	22,780 64.3%
2018 Renter Occupied	3,544 36.9%	5,060 32.1%	9,058 25.6%
2018 Vacant Housing Units	1,131	1,888	3,579
2000 Total Housing Units	7,321	11,498	21,742
2000 Owner Occupied	4,086 55.8%	6,843 59.5%	14,356 66.0%
2000 Renter Occupied	2,582 35.3%	3,570 31.0%	5,520 25.4%
2000 Total Vacant	653 8.9%	1,086 9.4%	1,866 8.6%
2000 Median Contract Rent	\$388	\$413	\$417
2000 Gross Rent as % of HH Inc.	19.7	22.4	22.2