

**SOUTH PADRE ISLAND
ECONOMIC DEVELOPMENT
CORPORATION**

**6801 Padre Blvd.
South Padre Island, TX 78597-3899
956-761-6805**

southpadreislandcdc@gmail.com



INVESTOR PACKET

Prepared for

Troy Giles Realty

February 26, 2020

Please contact the South Padre Island Economic Development Corporation regarding any questions you may have about information contained in this report. The data provided is the most recent available when compiled. Updates, and additional information and reports can be found in the Resources section of the website **www.southpadreislandcdc.com**

SOUTH PADRE ISLAND

Investor Packet

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For additional information and studies visit

www.southpadreislandcdc.com

956-761-6805



Community Profile

Padre Blvd, South Padre Island, Texas, 78597
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 26.09003
Longitude: -97.16477

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	250	4,269	8,536
2010 Total Population	256	4,207	8,554
2019 Total Population	265	4,394	9,368
2019 Group Quarters	0	0	8
2024 Total Population	283	4,652	9,957
2019-2024 Annual Rate	1.32%	1.15%	1.23%
2019 Total Daytime Population	1,588	9,624	15,416
Workers	1,451	7,177	9,862
Residents	137	2,447	5,554
Household Summary			
2000 Households	134	1,908	3,500
2000 Average Household Size	1.87	2.24	2.44
2010 Households	135	1,877	3,477
2010 Average Household Size	1.90	2.24	2.46
2019 Households	140	1,967	3,802
2019 Average Household Size	1.89	2.23	2.46
2024 Households	150	2,092	4,054
2024 Average Household Size	1.89	2.22	2.45
2019-2024 Annual Rate	1.39%	1.24%	1.29%
2010 Families	82	1,192	2,308
2010 Average Family Size	2.33	2.72	2.99
2019 Families	85	1,235	2,509
2019 Average Family Size	2.32	2.73	3.01
2024 Families	90	1,305	2,665
2024 Average Family Size	2.33	2.73	3.00
2019-2024 Annual Rate	1.15%	1.11%	1.21%
Housing Unit Summary			
2000 Housing Units	520	6,325	8,884
Owner Occupied Housing Units	19.0%	21.1%	26.4%
Renter Occupied Housing Units	6.7%	9.1%	13.0%
Vacant Housing Units	74.2%	69.8%	60.6%
2010 Housing Units	616	7,393	10,202
Owner Occupied Housing Units	15.7%	16.9%	22.0%
Renter Occupied Housing Units	6.2%	8.5%	12.1%
Vacant Housing Units	78.1%	74.6%	65.9%
2019 Housing Units	644	7,756	10,938
Owner Occupied Housing Units	14.4%	15.5%	20.5%
Renter Occupied Housing Units	7.3%	9.9%	14.3%
Vacant Housing Units	78.3%	74.6%	65.2%
2024 Housing Units	658	7,943	11,309
Owner Occupied Housing Units	15.7%	16.6%	21.5%
Renter Occupied Housing Units	7.1%	9.8%	14.4%
Vacant Housing Units	77.2%	73.7%	64.2%
Median Household Income			
2019	\$43,877	\$41,746	\$42,585
2024	\$48,644	\$45,942	\$48,129
Median Home Value			
2019	\$313,333	\$294,412	\$273,778
2024	\$403,846	\$382,950	\$328,180
Per Capita Income			
2019	\$33,137	\$28,307	\$24,371
2024	\$36,302	\$31,314	\$27,127
Median Age			
2010	57.3	52.9	46.4
2019	61.3	57.0	48.8
2024	63.0	59.0	50.3

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

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



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2019 Households by Income			
Household Income Base	140	1,967	3,802
<\$15,000	20.0%	21.7%	20.8%
\$15,000 - \$24,999	5.7%	6.4%	8.1%
\$25,000 - \$34,999	14.3%	13.7%	12.8%
\$35,000 - \$49,999	15.0%	15.5%	14.2%
\$50,000 - \$74,999	10.0%	11.1%	13.0%
\$75,000 - \$99,999	14.3%	14.0%	15.4%
\$100,000 - \$149,999	15.0%	12.8%	11.4%
\$150,000 - \$199,999	2.9%	2.5%	2.1%
\$200,000+	2.9%	2.4%	2.2%
Average Household Income	\$66,703	\$61,890	\$60,134
2024 Households by Income			
Household Income Base	150	2,092	4,054
<\$15,000	18.0%	19.6%	18.4%
\$15,000 - \$24,999	5.3%	5.7%	7.2%
\$25,000 - \$34,999	13.3%	12.9%	11.8%
\$35,000 - \$49,999	14.7%	15.1%	13.8%
\$50,000 - \$74,999	10.7%	11.6%	13.8%
\$75,000 - \$99,999	14.7%	15.1%	16.8%
\$100,000 - \$149,999	17.3%	14.8%	13.4%
\$150,000 - \$199,999	3.3%	2.9%	2.4%
\$200,000+	3.3%	2.5%	2.3%
Average Household Income	\$72,835	\$68,123	\$66,718
2019 Owner Occupied Housing Units by Value			
Total	93	1,203	2,240
<\$50,000	1.1%	2.2%	7.1%
\$50,000 - \$99,999	4.3%	6.1%	12.5%
\$100,000 - \$149,999	16.1%	17.5%	15.4%
\$150,000 - \$199,999	8.6%	9.0%	7.0%
\$200,000 - \$249,999	2.2%	2.7%	2.3%
\$250,000 - \$299,999	15.1%	14.1%	11.9%
\$300,000 - \$399,999	16.1%	15.7%	18.9%
\$400,000 - \$499,999	17.2%	15.1%	10.8%
\$500,000 - \$749,999	16.1%	14.5%	9.9%
\$750,000 - \$999,999	1.1%	1.2%	0.8%
\$1,000,000 - \$1,499,999	0.0%	0.2%	1.7%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	1.1%	1.6%	1.6%
Average Home Value	\$357,065	\$350,894	\$322,100
2024 Owner Occupied Housing Units by Value			
Total	103	1,315	2,426
<\$50,000	1.0%	1.1%	3.9%
\$50,000 - \$99,999	1.9%	3.1%	6.7%
\$100,000 - \$149,999	6.8%	8.7%	13.8%
\$150,000 - \$199,999	4.9%	5.7%	7.0%
\$200,000 - \$249,999	1.9%	2.3%	3.1%
\$250,000 - \$299,999	12.6%	12.5%	10.1%
\$300,000 - \$399,999	19.4%	19.8%	18.8%
\$400,000 - \$499,999	25.2%	22.9%	16.5%
\$500,000 - \$749,999	21.4%	19.2%	13.2%
\$750,000 - \$999,999	1.9%	1.8%	1.2%
\$1,000,000 - \$1,499,999	0.0%	0.3%	2.9%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	1.9%	2.4%	2.7%
Average Home Value	\$437,745	\$428,707	\$400,299

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

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



Community Profile

Padre Blvd, South Padre Island, Texas, 78597
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 26.09003
Longitude: -97.16477

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	257	4,207	8,555
0 - 4	2.7%	4.3%	6.4%
5 - 9	3.5%	4.2%	5.9%
10 - 14	3.1%	4.0%	5.3%
15 - 24	6.2%	8.5%	10.4%
25 - 34	7.0%	8.6%	9.9%
35 - 44	8.6%	9.3%	10.1%
45 - 54	14.4%	14.2%	13.4%
55 - 64	21.0%	18.7%	16.0%
65 - 74	20.2%	17.0%	13.4%
75 - 84	11.3%	9.2%	7.4%
85 +	2.3%	1.9%	1.6%
18 +	88.3%	85.1%	79.2%
2019 Population by Age			
Total	266	4,393	9,368
0 - 4	2.3%	3.7%	5.7%
5 - 9	2.6%	4.1%	5.9%
10 - 14	2.6%	3.8%	5.5%
15 - 24	5.3%	6.8%	9.2%
25 - 34	6.4%	8.5%	10.2%
35 - 44	6.8%	8.4%	9.5%
45 - 54	11.3%	11.1%	10.8%
55 - 64	21.4%	19.0%	15.9%
65 - 74	26.7%	22.2%	17.2%
75 - 84	12.0%	10.2%	8.3%
85 +	2.6%	2.2%	1.9%
18 +	90.2%	86.2%	80.0%
2024 Population by Age			
Total	283	4,653	9,956
0 - 4	2.1%	3.5%	5.5%
5 - 9	2.5%	3.8%	5.4%
10 - 14	2.5%	3.7%	5.4%
15 - 24	4.9%	6.8%	9.6%
25 - 34	6.0%	7.4%	8.9%
35 - 44	6.7%	8.6%	9.8%
45 - 54	9.9%	10.3%	10.3%
55 - 64	19.8%	17.4%	14.5%
65 - 74	28.3%	23.8%	18.3%
75 - 84	14.8%	12.5%	10.1%
85 +	2.5%	2.3%	2.2%
18 +	91.2%	86.8%	80.4%
2010 Population by Sex			
Males	130	2,122	4,282
Females	126	2,085	4,272
2019 Population by Sex			
Males	137	2,248	4,735
Females	129	2,146	4,633
2024 Population by Sex			
Males	147	2,395	5,045
Females	136	2,257	4,911



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Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	257	4,206	8,555
White Alone	93.4%	91.1%	88.0%
Black Alone	1.2%	0.8%	0.7%
American Indian Alone	0.8%	0.5%	0.4%
Asian Alone	1.6%	1.1%	0.9%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.9%	5.1%	8.1%
Two or More Races	1.2%	1.3%	1.8%
Hispanic Origin	24.6%	39.5%	53.9%
Diversity Index	44.7	56.7	61.0
2019 Population by Race/Ethnicity			
Total	264	4,394	9,368
White Alone	92.0%	89.3%	86.1%
Black Alone	1.5%	1.3%	1.1%
American Indian Alone	0.8%	0.8%	0.6%
Asian Alone	1.5%	1.3%	1.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.7%	5.6%	9.0%
Two or More Races	1.5%	1.7%	2.2%
Hispanic Origin	30.6%	44.6%	59.6%
Diversity Index	51.6	59.7	61.5
2024 Population by Race/Ethnicity			
Total	284	4,654	9,956
White Alone	90.5%	88.6%	85.8%
Black Alone	2.1%	1.6%	1.3%
American Indian Alone	1.1%	0.9%	0.7%
Asian Alone	1.8%	1.5%	1.1%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.8%	5.5%	8.8%
Two or More Races	1.8%	1.8%	2.3%
Hispanic Origin	33.9%	47.2%	62.1%
Diversity Index	54.5	60.6	61.1
2010 Population by Relationship and Household Type			
Total	256	4,207	8,554
In Households	100.0%	100.0%	99.9%
In Family Households	75.8%	79.1%	82.7%
Householder	30.5%	28.7%	26.9%
Spouse	27.0%	24.0%	21.1%
Child	14.5%	20.3%	27.4%
Other relative	2.3%	4.3%	5.2%
Nonrelative	1.2%	1.9%	2.2%
In Nonfamily Households	24.2%	20.9%	17.2%
In Group Quarters	0.0%	0.0%	0.1%
Institutionalized Population	0.0%	0.0%	0.0%
Noninstitutionalized Population	0.0%	0.0%	0.1%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

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

February 26, 2020



Community Profile

Padre Blvd, South Padre Island, Texas, 78597
Rings: 1, 3, 5 mile radii

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Latitude: 26.09003
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	1 mile	3 miles	5 miles
2019 Population 25+ by Educational Attainment			
Total	231	3,582	6,899
Less than 9th Grade	6.1%	7.4%	8.8%
9th - 12th Grade, No Diploma	1.7%	4.1%	5.3%
High School Graduate	16.0%	20.0%	23.0%
GED/Alternative Credential	0.4%	1.6%	2.6%
Some College, No Degree	19.0%	17.8%	18.8%
Associate Degree	13.4%	11.5%	10.0%
Bachelor's Degree	22.9%	20.4%	19.2%
Graduate/Professional Degree	20.3%	17.0%	12.4%
2019 Population 15+ by Marital Status			
Total	245	3,884	7,765
Never Married	15.1%	17.9%	23.1%
Married	62.0%	57.9%	54.1%
Widowed	9.8%	10.9%	10.1%
Divorced	13.1%	13.3%	12.8%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	100.0%	99.7%	98.6%
Civilian Unemployed (Unemployment Rate)	0.0%	0.3%	1.4%
2019 Employed Population 16+ by Industry			
Total	128	1,961	3,870
Agriculture/Mining	0.8%	1.2%	1.1%
Construction	4.7%	7.2%	7.9%
Manufacturing	0.8%	0.8%	1.9%
Wholesale Trade	0.0%	0.0%	1.9%
Retail Trade	4.7%	4.4%	7.0%
Transportation/Utilities	7.8%	6.5%	4.6%
Information	0.0%	0.0%	0.3%
Finance/Insurance/Real Estate	11.7%	9.6%	8.7%
Services	61.7%	62.0%	59.3%
Public Administration	6.2%	8.3%	7.2%
2019 Employed Population 16+ by Occupation			
Total	128	1,959	3,869
White Collar	68.0%	62.4%	55.8%
Management/Business/Financial	18.0%	15.3%	11.5%
Professional	27.3%	24.5%	21.6%
Sales	10.2%	8.7%	10.4%
Administrative Support	12.5%	13.8%	12.3%
Services	25.8%	28.8%	30.9%
Blue Collar	6.2%	8.8%	13.3%
Farming/Forestry/Fishing	0.0%	0.5%	0.8%
Construction/Extraction	3.9%	4.7%	5.6%
Installation/Maintenance/Repair	0.8%	2.1%	3.4%
Production	0.8%	0.8%	2.0%
Transportation/Material Moving	0.8%	0.7%	1.4%
2010 Population By Urban/ Rural Status			
Total Population	256	4,207	8,554
Population Inside Urbanized Area	0.0%	0.0%	0.0%
Population Inside Urbanized Cluster	93.0%	94.8%	96.9%
Rural Population	7.0%	5.2%	3.1%

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

February 26, 2020



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Padre Blvd, South Padre Island, Texas, 78597
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
2010 Households by Type			
Total	135	1,877	3,477
Households with 1 Person	31.1%	28.9%	26.6%
Households with 2+ People	68.9%	71.1%	73.4%
Family Households	60.7%	63.5%	66.4%
Husband-wife Families	54.8%	52.9%	52.0%
With Related Children	8.9%	11.5%	15.5%
Other Family (No Spouse Present)	6.7%	10.6%	14.4%
Other Family with Male Householder	2.2%	3.2%	3.9%
With Related Children	1.5%	2.2%	2.6%
Other Family with Female Householder	4.4%	7.4%	10.5%
With Related Children	2.2%	4.3%	6.6%
Nonfamily Households	8.1%	7.6%	7.0%
All Households with Children	13.3%	18.3%	25.3%
Multigenerational Households	1.5%	3.5%	5.1%
Unmarried Partner Households	5.9%	6.1%	6.2%
Male-female	5.2%	5.4%	5.5%
Same-sex	0.7%	0.7%	0.7%
2010 Households by Size			
Total	134	1,878	3,476
1 Person Household	31.3%	28.9%	26.6%
2 Person Household	52.2%	47.4%	42.3%
3 Person Household	9.0%	10.4%	11.5%
4 Person Household	4.5%	6.4%	8.5%
5 Person Household	1.5%	3.4%	5.4%
6 Person Household	0.7%	1.9%	3.0%
7 + Person Household	0.7%	1.7%	2.8%
2010 Households by Tenure and Mortgage Status			
Total	135	1,877	3,477
Owner Occupied	71.9%	66.6%	64.5%
Owned with a Mortgage/Loan	28.9%	26.9%	26.0%
Owned Free and Clear	43.0%	39.8%	38.5%
Renter Occupied	28.1%	33.4%	35.5%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	616	7,393	10,202
Housing Units Inside Urbanized Area	0.0%	0.0%	0.0%
Housing Units Inside Urbanized Cluster	93.5%	93.9%	94.8%
Rural Housing Units	6.5%	6.1%	5.2%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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



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	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Silver & Gold (9A)	Silver & Gold (9A)	Silver & Gold (9A)
2.	Top Tier (1A)	Southwestern Families (7F)	Southwestern Families (7F)
3.	Professional Pride (1B)	Old and Newcomers (8F)	Old and Newcomers (8F)
2019 Consumer Spending			
Apparel & Services: Total \$	\$214,886	\$2,892,092	\$5,691,420
Average Spent	\$1,534.90	\$1,470.31	\$1,496.95
Spending Potential Index	72	69	70
Education: Total \$	\$138,545	\$1,832,744	\$3,499,309
Average Spent	\$989.61	\$931.75	\$920.39
Spending Potential Index	62	58	58
Entertainment/Recreation: Total \$	\$353,441	\$4,587,547	\$8,551,957
Average Spent	\$2,524.58	\$2,332.26	\$2,249.33
Spending Potential Index	77	71	69
Food at Home: Total \$	\$540,638	\$7,199,725	\$13,943,662
Average Spent	\$3,861.70	\$3,660.26	\$3,667.45
Spending Potential Index	75	71	71
Food Away from Home: Total \$	\$373,994	\$5,021,353	\$9,847,441
Average Spent	\$2,671.39	\$2,552.80	\$2,590.07
Spending Potential Index	73	69	70
Health Care: Total \$	\$696,067	\$8,962,809	\$16,524,732
Average Spent	\$4,971.91	\$4,556.59	\$4,346.33
Spending Potential Index	84	77	73
HH Furnishings & Equipment: Total \$	\$228,941	\$3,024,433	\$5,801,622
Average Spent	\$1,635.29	\$1,537.59	\$1,525.94
Spending Potential Index	77	72	72
Personal Care Products & Services: Total \$	\$99,221	\$1,296,000	\$2,441,897
Average Spent	\$708.72	\$658.87	\$642.27
Spending Potential Index	80	74	72
Shelter: Total \$	\$1,955,689	\$25,659,639	\$48,601,822
Average Spent	\$13,969.21	\$13,045.06	\$12,783.23
Spending Potential Index	75	70	69
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$304,825	\$3,854,652	\$6,890,454
Average Spent	\$2,177.32	\$1,959.66	\$1,812.32
Spending Potential Index	88	79	73
Travel: Total \$	\$262,933	\$3,313,539	\$5,904,207
Average Spent	\$1,878.09	\$1,684.56	\$1,552.92
Spending Potential Index	84	75	69
Vehicle Maintenance & Repairs: Total \$	\$120,998	\$1,599,411	\$3,047,885
Average Spent	\$864.27	\$813.12	\$801.65
Spending Potential Index	76	71	70

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

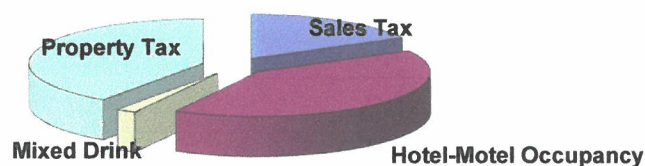
Source: Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

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

South Padre Island Tax Revenue Earned					
1990-2018					
		Hotel-Motel	Mixed	Property	Total
	Sales Tax	Occupancy	Drink	Tax	Revenue
2018	\$ 3,497,030	\$ 8,214,412	\$ 354,651	\$ 8,204,583	\$ 20,270,676
2017	3,262,523	7,596,930	337,522	7,544,542	18,741,517
2016	3,125,446	7,440,023	332,423	7,360,174	18,258,066
2015	3,142,842	7,209,432	328,935	6,700,239	17,381,448
2014	3,050,346	7,135,926	319,053	6,584,166	17,089,491
2013	2,923,179	6,532,214	274,684	6,354,878	16,084,955
2012	2,651,572	6,202,100	216,469	7,064,208	16,134,349
2011	2,536,833	5,603,897	215,112	5,921,663	14,277,505
2010	2,394,470	5,283,701	224,166	6,152,850	14,055,187
2009	2,552,357	4,691,737	216,613	6,244,873	13,705,580
2008	2,497,841	4,408,809	195,171	5,294,904	12,396,725
2007	2,401,168	5,355,993	204,316	5,166,612	13,128,089
2006	2,209,411	5,322,385	207,117	4,255,282	11,994,195
2005	2,031,668	4,777,696	206,974	4,016,920	11,033,258
2004	1,962,203	4,610,922	194,163	3,499,580	10,266,868
2003	1,883,890	4,250,253	191,537	3,180,020	9,505,700
2002	1,793,118	4,449,502	186,407	2,233,090	8,662,117
2001	1,696,573	4,052,386	167,636	2,094,328	8,010,923
2000	1,704,137	3,855,722	169,925	2,390,673	8,120,457
1999	1,577,164	3,532,435	161,395	1,551,650	6,822,644
1998	1,507,257	3,238,726	150,676	1,989,977	6,886,636
1997	1,423,292	3,129,209	130,440	1,606,488	6,289,429
1996	1,390,352	2,919,416	125,332	1,506,872	5,941,972
1995	1,366,314	2,753,729	121,597	1,470,909	5,712,549
1994	1,443,968	2,923,344	128,651	1,469,896	5,965,859
1993	1,230,320	2,497,665	105,006	1,369,388	5,202,379
1992	668,249	2,425,198	99,745	1,404,996	4,598,188
1991	554,330	2,242,414	100,116	1,436,560	4,333,420
1990	526,681	2,150,824	92,680	1,286,155	4,056,340

Sales tax was increased from 1% to 2% on October 1, 1992. Effective January 2017 total occupancy tax is 17%, 6% of which is paid to the State and .5% to the County, and 10.5% of which is paid to the City monthly. As of Jan. 1, 2014, the new Texas mixed beverage gross receipts tax rate is 6.7 percent, and a new 8.25 percent mixed beverage sales tax became effective. The city receives 10.7143% of all mixed beverage tax allocations. As of October 2017, South Padre Island's property tax rate is \$.31564 per \$100 valuation

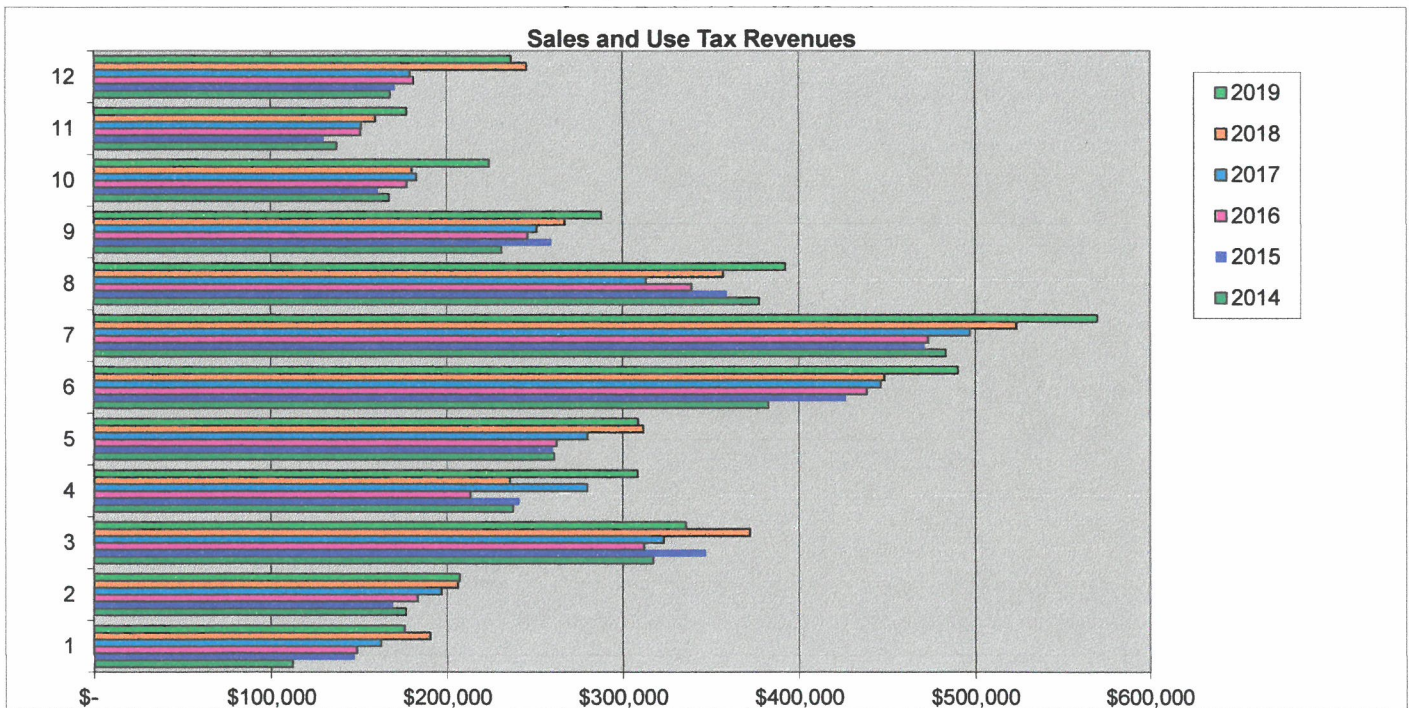
Total Revenue for 2018



South Padre Island Sales and Use Tax Revenues

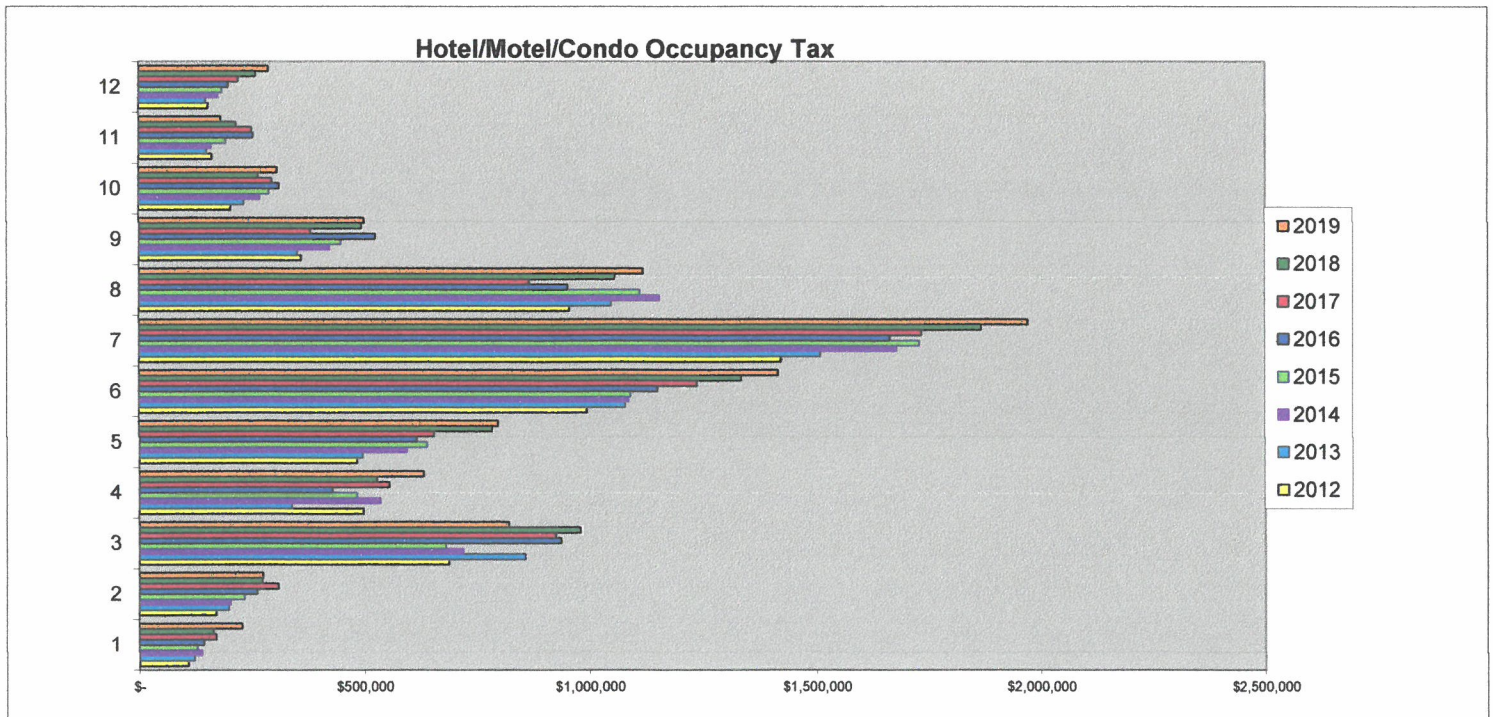
	2014	2015	2016	2017	2018	2019	%
January	\$ 111,837	\$ 147,033	\$ 148,673	\$ 162,359	\$ 190,422	\$ 175,596	(7.79)
February	176,331	168,939	183,246	196,705	206,130	207,214	0.53
March	316,834	346,948	311,867	323,169	372,025	335,634	(9.78)
April	237,624	241,179	213,305	279,898	235,839	308,112	30.65
May	261,170	260,265	262,341	280,107	311,590	308,505	(0.99)
June	382,481	426,572	438,459	446,128	448,195	490,070	9.34
July	483,156	471,196	473,223	496,833	523,677	569,913	8.83
August	377,267	359,029	339,074	313,046	356,980	392,292	9.89
September	231,042	259,809	245,959	251,213	267,254	288,079	7.79
October	167,179	161,032	177,265	182,611	180,060	224,079	24.45
November	137,595	130,352	151,043	151,463	159,287	177,006	11.12
December	167,830	170,488	180,991	178,991	245,571	236,658	(3.63)
Total	\$ 3,050,346	\$ 3,142,842	\$ 3,125,446	\$ 3,262,523	\$ 3,497,030	\$ 3,713,158	6.18

NOTE: Percentages of change March vs. April each year are principally the result of the month in which Easter falls.
Amounts reported in January are based on January sales, for example, even though reported by the State and received by



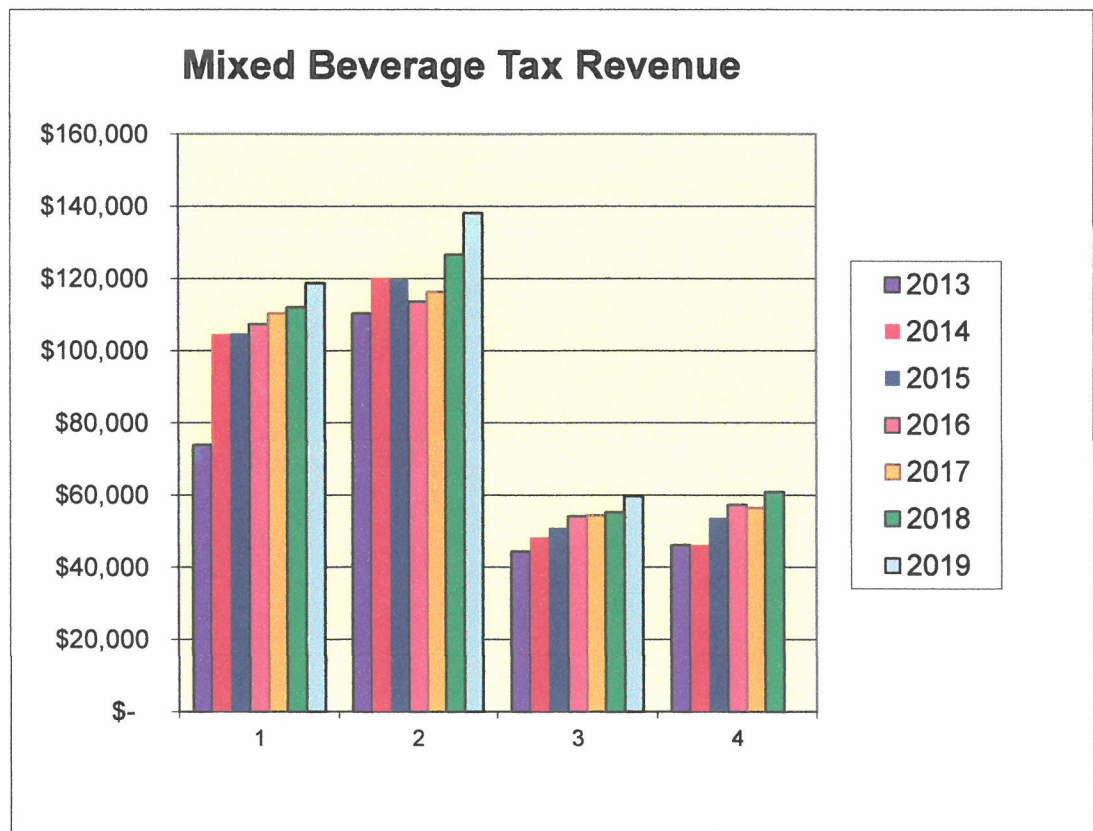
South Padre Island Hotel/Motel/Condo Occupancy Tax									
	2012	2013	2014	2015	2016	2017	2018	2019	% change
January	\$ 109,774	\$ 123,289	\$ 140,192	\$ 130,054	\$ 144,395	\$ 171,097	\$ 164,700	\$ 228,657	38.83
February	171,451	199,626	204,078	234,729	262,332	307,996	272,536	274,976	0.90
March	687,275	855,873	718,514	680,389	936,915	925,001	978,343	819,446	(16.24)
April	497,202	338,337	535,518	482,346	428,171	554,854	527,203	630,240	19.54
May	482,275	494,883	593,135	637,343	614,276	653,664	782,548	796,574	1.79
June	994,101	1,078,509	1,086,514	1,090,245	1,149,624	1,236,747	1,333,234	1,414,224	6.07
July	1,420,513	1,507,657	1,679,092	1,728,733	1,662,906	1,734,025	1,866,364	1,970,602	5.59
August	955,899	1,046,929	1,153,488	1,111,051	951,521	865,453	1,054,553	1,117,813	6.00
September	359,467	350,530	422,559	447,169	524,272	379,134	492,714	499,726	1.42
October	205,150	234,719	268,955	288,878	311,226	295,670	265,913	306,918	15.42
November	163,655	152,042	161,516	193,079	254,499	251,333	216,520	182,864	(15.54)
December	155,338	149,820	177,192	185,416	199,886	221,956	259,784	287,264	10.58
Total	\$ 6,202,100	\$ 6,532,214	\$7,135,926	\$7,209,432	\$7,440,023	\$7,596,930	\$8,214,412	\$8,529,304	3.83

Occupancy tax is 17% as of January 2017. 10.5% is collected by the City of South Padre Island monthly, .5% by the County, and 6% by the state of Texas quarterly. Any hotel or condo visit longer than 30 days is tax exempt. Percentages of change March vs. April are partially the result of the month in which Easter falls. The monthly occupancy tax reports from the finance office include any late payments received from properties behind in their taxes. The City reports them in the month they are paid.



South Padre Island Mixed Beverage Tax Revenue							
	2013	2014	2015	2016	2017	2018	2019
First Quarter	\$ 73,839	\$ 104,506	\$ 104,712	\$ 107,355	\$ 110,355	\$ 112,002	\$ 118,742
Second Quarter	110,336	120,183	119,690	113,584	116,264	126,584	138,182
Third Quarter	44,381	48,216	50,873	54,184	54,403	55,211	59,751
Fourth Quarter	46,128	46,148	53,660	57,300	56,500	60,854	
Total	\$ 274,684	\$ 319,053	\$ 328,935	\$ 332,423	\$ 337,522	\$ 354,651	

South Padre Island receives 10.7143% of collected mixed beverage taxes. Figures above are reported as of the quarter in which the sales were generated.



South Padre Island Property Tax Revenue

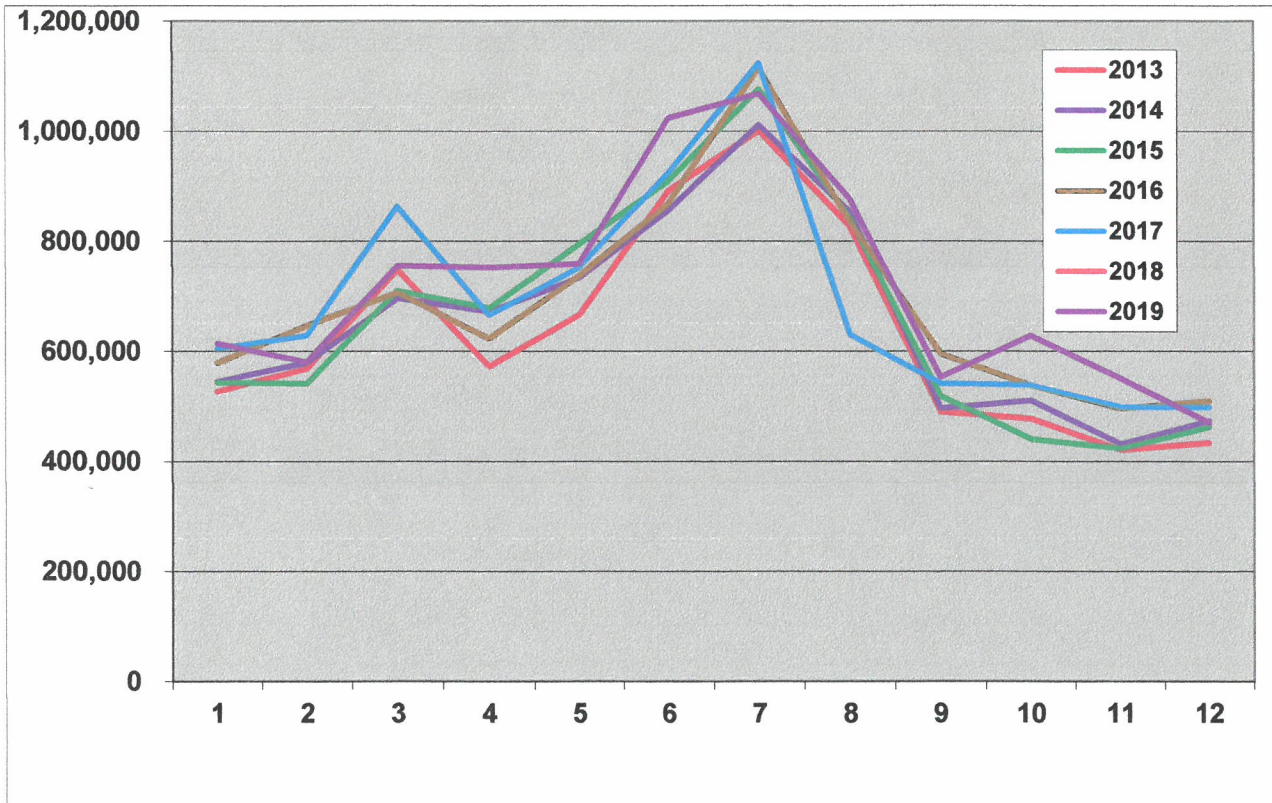
	2013	2014	2015	2016	2017	2018	2019
January	\$ 768,980	\$ 774,747	\$ 775,106	\$ 842,301	\$ 809,677	\$ 889,250	\$ 921,496
February	587,833	697,644	643,376	851,485	779,513	906,895	605,288
March	154,633	129,345	126,429	133,534	245,531	243,804	172,025
April	85,060	97,865	108,299	108,879	164,361	178,924	95,987
May	100,790	74,555	68,063	54,257	88,915	67,485	152,987
June	77,075	98,131	84,304	94,716	78,442	78,199	110,719
July	135,249	125,279	111,522	85,053	70,064	121,814	110,878
August	58,877	35,643	30,635	35,618	33,474	35,950	45,116
September	44,457	41,480	25,557	13,612	95,148	127,921	29,166
October	1,953,119	2,035,083	1,344,874	1,699,349	522,220	3,258,610	3,252,125
November	1,925,829	1,828,594	2,797,154	2,639,129	3,863,902	1,645,455	1,592,727
December	462,976	645,800	584,920	802,241	793,295	650,276	714,894
TOTAL	\$ 6,354,878	\$ 6,584,166	\$ 6,700,239	\$ 7,360,174	\$ 7,544,542	\$ 8,204,583	\$ 7,834,289
As of October 1:							
Tax rate per \$100	0.254384	0.262754	0.28564	0.30564	0.31564	0.31564	0.31564
Taxable value	\$ 2,583,563,287	\$2,516,386,826	\$ 2,478,519,198	\$ 2,495,811,088	\$ 2,523,614,600	\$ 2,558,588,118	\$ 2,645,276,110

South Padre Island Bank Deposits					
	2015	2016	2017	2018	2019
January	\$ 184,769,073	\$ 190,669,578	\$202,957,277	\$ 203,166,704	\$ 166,583,338
February	186,033,279	191,563,273	202,316,616	204,101,797	165,667,545
March	186,399,232	191,402,596	203,951,908	205,632,699	166,595,484
April	186,278,615	192,248,169	205,924,850	203,074,779	167,488,652
May	186,513,099	192,952,571	206,966,957	204,357,153	165,473,628
June	191,541,241	195,184,528	213,007,052	206,184,468	167,899,556
July	198,033,439	206,155,955	211,905,066	174,662,329	171,201,396
August	196,222,971	197,598,314	214,466,855	172,089,653	171,299,482
September	194,155,543	195,309,655	210,777,420	169,468,707	178,605,728
October	192,194,113	212,406,097	208,789,738	167,199,662	180,640,276
November	190,042,714	207,162,651	206,140,313	168,718,718	177,105,675
December	189,722,716	203,955,340	202,485,469	165,866,641	175,290,388
AVERAGE	\$ 190,158,836	\$ 198,050,727	\$207,474,127	\$ 187,043,609	\$ 172,160,027

The deposits include First National Bank SPI; First Community Bank, International Bank of Commerce, Lone Star National Bank, and Wells Fargo SPI branches. Wells Fargo closed in June 2018 so starting July 2018 totals will be the remaining four institutions.

Queen Isabella Causeway Crossings							
	2013	2014	2015	2016	2017	2018	2019
January	527,334	545,412	543,812	579,339	605,351	578,988	614,367
February	569,256	579,652	541,692	646,389	628,983	660,051	580,719
March	748,868	696,713	710,372	707,409	863,694	858,576	755,903
April	572,981	672,256	678,785	623,538	666,219	661,275	752,579
May	667,396	734,145	795,443	737,676	753,130	828,753	759,196
June	891,479	856,218	909,703	869,259	924,920	918,969	1,024,158
July	1,001,516	1,011,822	1,076,391	1,115,932	1,123,915	1,099,082	1,068,463
August	827,912	854,218	841,972	835,114	630,959	838,562	876,982
September	490,324	496,630	518,886	595,754	542,362	570,947	553,782
October	477,632	510,888	440,819	538,479	538,845	517,865	628,782
November	421,133	431,869	423,711	496,333	499,602	454,232	550,961
December	433,917	474,396	462,722	510,103	498,665	492,317	470,640
Total	7,629,748	7,864,219	7,944,308	8,255,325	8,276,645	8,479,617	8,636,532

Source: Texas Department of Transportation



South Padre Island Building Permit Valuations

	2014	2015	2016	2017	2018	2019	Commercial	Residential
January	\$ 434,335	\$ 4,490,817	\$ 2,620,888	\$ 1,800,672	\$ 2,646,580	\$1,499,429	\$ 134,083	\$1,365,346
February	2,117,014	1,887,739	1,675,855	5,039,127	863,730	999,507	109,456	890,051
March	271,651	2,319,135	3,840,221	292,310	1,466,569	965,340	229,511	735,829
April	412,515	8,676,090	816,823	683,307	688,098	1,609,909	283,771	1,326,138
May	1,052,261	1,143,022	1,227,546	1,478,355	1,156,579	1,129,901	96,093	1,033,808
June	1,717,942	842,403	595,320	1,318,655	2,974,574	3,209,806	1,998,607	1,211,199
July	160,664	1,439,706	1,236,569	40,748,569	750,081	881,066	50,250	830,816
August	500,475	1,799,928	1,973,961	1,431,102	624,914	373,493	291,766	81,727
September	894,061	1,205,667	3,132,869	392,210	1,593,682	1,997,460	657,443	1,340,017
October	2,322,681	792,963	963,435	480,367	363,576	5,620,569	1,217,220	4,403,349
November	1,975,292	2,008,807	1,028,228	638,848	1,360,146	643,019	194,400	448,619
December	1,894,849	2,855,683	582,797	1,201,460	1,061,966	2,596,653	2,042,000	554,653
Total	\$ 13,753,740	\$ 29,461,960	\$ 19,694,512	\$ 55,504,982	\$ 15,550,495	\$ 21,526,152	\$ 7,304,600	\$ 14,221,552



South Padre Island News & Accolades

- Listed on #1 the 2019 "[14 Beaches that are Better in the Fall](#)" by Readers Digest.
- Listed on the 2019 "[10 Spring Break Ideas for Families on a Budget](#)" by Trips to Discover.
- Listed on the 2019 "[Top Five Cities to Celebrate July 4th in Texas](#)" by TheHayride.com
- Listed on the 2019 "[One of the Best Family Vacations in Texas](#)" by Trips to Discover
- Listed on the 2019 "[9 Destinations You Must Experience During the Off-Season](#)" by Expedia-AARP
- Listed on the 2019 "[Best Family Vacations for Spring Break](#)" by Trips to Discover
- Listed on the 2019 "[Best U.S. Spring Break Destinations](#)" by Travel+Leisure on MSN.com
- Listed on the 2019 "[The Top 5 Romantic Getaways in Texas for 2019](#)" by Skyscanner.com
- Listed on the 2019 "[The Best US Weekend Getaway Destinations With Royal Holiday](#)" on www.aworldoftravel.com
- Listed on the 2019 "[29 Islands You Need to Visit in 2019](#)" by MSN.com
- South Padre Island featured in [ToDoAustin](#) by writer Rose di Garza
- South Padre Island featured in Canadian Travellers "[America: Yours to Discover](#)"
- Southern Wave featured on [The Texas Bucket List](#)
- Ceviche Ceviche featured on [The Texas Bucket List](#)
- Sea Turtle, Inc featured on [The Texas Bucket List](#)
- South Padre Island Among [Best Weekend Getaways for Easter](#) by Trips to Discover
- Listed on the "[13 Best Places to See Dolphins in the Wild](#)" by Readers Digest Online

**TOP TEN EMPLOYERS FOR
SOUTH PADRE ISLAND
(Peak Season 2019)**

1.) Schlitterbahn Beach Resort & Water Park	1,127
2.) Dirty Al's Management Co. <i>(Dirty Al's, Daddy's , Senor Donkey, Liam's, Josephine's)</i>	497
3.) City of South Padre Island	317
4.) Sea Ranch Enterprises <i>(Sea Ranch, Pier 19, Laguna BOB, F&B)</i>	206
5.) Isla Grand Beach Resort	204
6.) Louie's Backyard	160
7.) Cameron County Parks	159
8.) Hilton Garden Inn	155
9.) The Pearl Beach Resort	148
10.) Blackbeard's Restaurant	138

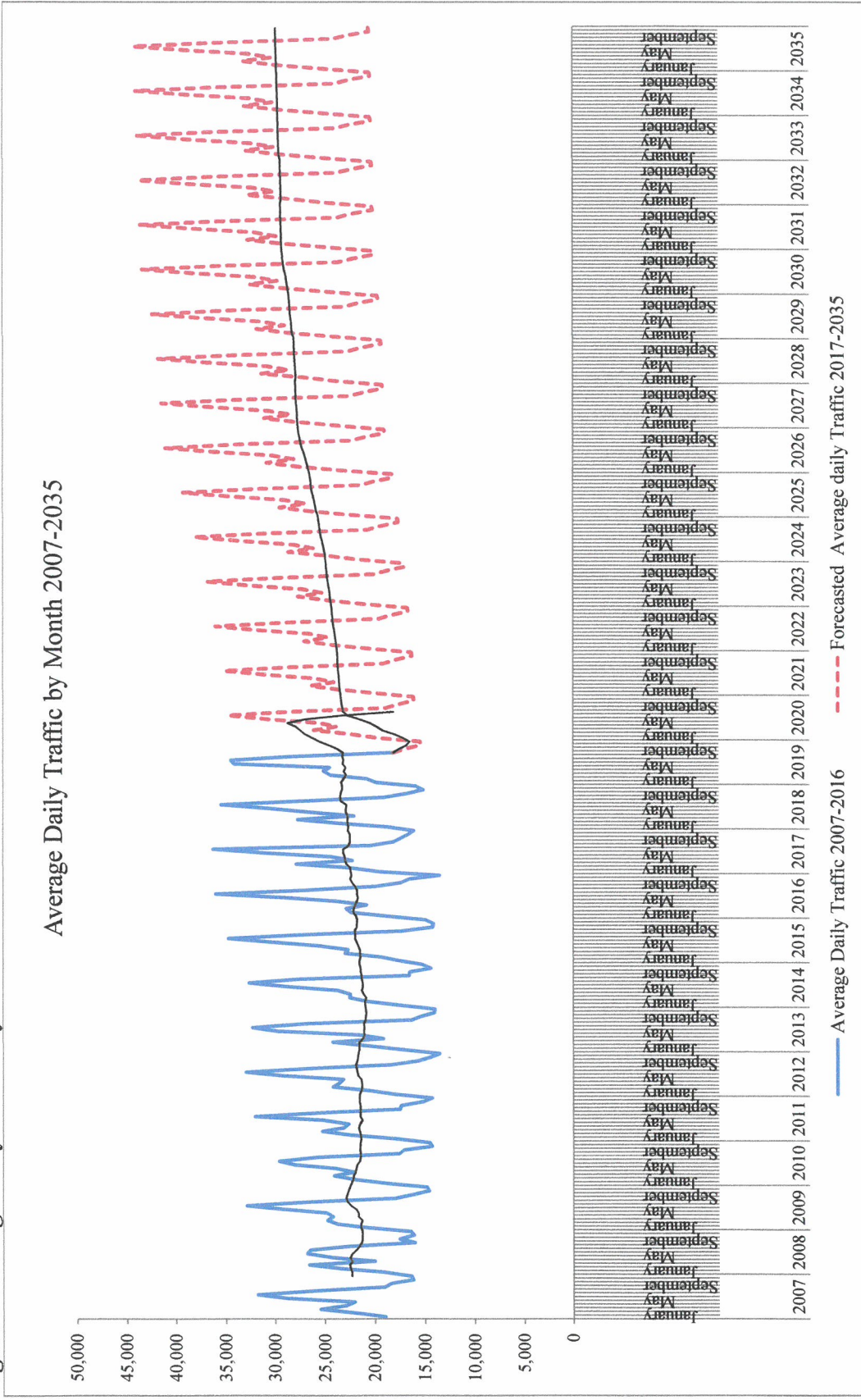
Revised 10/31/19 South Padre Island EDC. Updated annually.

Queen Isabella Causeway Traffic by Market Segment

Market Segment		# of Crossings	# of Visitors
<i>Permanent Residents</i>		2,808	
		1,590,816	
<i>Employment/General Business Travel</i>			
	Cameron County Tourism Jobs	14,208	
	SPI Tourism Jobs	4,197	
	Commuters to SPI Tourism Jobs	4,019	
	SPI Residents Commuting to Outside Jobs	430	25,319
	Commuting Vehicles	3107	
	Commuter Crossings		1,559,217
	Misc. Business/Truck Crossings		31,958
<i>Lodging/Rental Condo/RV Visitors</i>			
	Units/Spaces	4,041	
	Units/Spaces Occupied Daily	2,552	
	Total "Room Nights"	918,653	
	Average Length of Stay	2.7	
	Number of Traveling Parties	340,242	
	Average Party Size	3.2	
	Number of Overnight Visitors	1,088,774	1,088,774
<i>Seasonal Unit Visitors</i>			
	Units/Spaces	3,475	
	Units/Spaces Occupied Daily	514	
	Total "Room Nights"	229,138	
	Average Length of Stay	7.1	
	Number of Traveling Parties	32,273	
	Average Party Size	4.3	
	Seasonal Visitor Crossings	138,774	138,774
<i>Day Visitors</i>			
	Day Visitors Crossings	4,044,759	4,044,759
	Total	8,479,617	5,272,307

Source: U.S. Census, Bureau of Labor Statistics, Texas Department of Tourism, AEC

Figure 2 Average Daily Traffic by Month 2007-2035



Source: Texas Department of Transportation and AEC.

Most of the visitors to South Padre Island are day visitors coming from communities within driving distances. The total number of visitors is estimated at 4.97 million annually. Between 2010 and 2017, the number of day visitor increased by 6.53 percent. AEC projects the number of visitors to continue to increase by an average annual rate of 1.75 percent annually over the next five years. The contribution of day visitors to the economy of South Padre Island is relatively small because the vast majority of these visitors lives in neighboring communities and do not generally patronize the Island's businesses. However, because of the size of this segment, it is important to develop strategies that help to increase their spending especially during off-peak months.

Day Visitors													
	Annual	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Total Visitors	4,967,199	322,215	407,527	555,671	383,888	458,412	595,409	603,055	508,258	296,880	280,826	243,496	311,562
Number of overnight facilities													
	717,567	46,549	58,872	80,273	55,457	66,223	86,013	87,118	73,423	42,887	40,568	35,176	45,009
Number of Day Visitors													
	4,044,759	262,378	331,846	452,480	312,597	373,282	484,838	491,063	413,870	241,747	228,676	198,278	253,704

Table 20 Projected Day Visitors

Projected Day Visitors													
	Annual	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2010	3,709,575	251,767	300,904	357,529	282,670	318,634	439,804	478,151	395,270	241,895	228,027	207,766	207,159
2015	3,868,206	262,533	313,771	372,819	294,757	332,259	458,611	498,598	412,172	252,239	237,779	216,651	216,018

2018	4,044,759	262,378	331,846	452,480	312,597	373,282	484,838	491,063	413,870	241,747	228,676	198,278	253,704
2020	4,363,501	296,148	353,947	420,555	332,499	374,803	517,333	562,440	464,948	284,536	268,224	244,391	243,677
2025	4,692,564	318,482	380,639	452,270	357,573	403,068	556,346	604,855	500,011	305,994	288,451	262,821	262,053

Source: Texas Department of Tourism, AEC

Summary of Daily Island Population

The number of people on the Island includes permanent residents and all visitors and fluctuates wildly from month to month. For example, in November 2018 the number of people on the Island was estimated at 222,142 and in July it rose to 569,946. AEC estimates the monthly population in South Padre Island by tallying the Island's residents and all visitors. In 2010, an average of 352,168 people were on South Padre Island every month. That average increased by 8.74 percent from 352,168 in 2010 to 382,940 in 2017. The total number of visitors annually adds up to approximately 5 million people, with many overnight visitors making multiple crossing during their visit. AEC estimates the growth in visitation to South Padre Island to be approximately 1.47 percent annually over the next five years.

Table 21 Projected South Padre Island Average Population

Projected South Padre Island Average Population													
	Aver.	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2010													
Residents	2,816	2,816	2,816	2,816	2,816	2,816	2,816	2,816	2,816	2,816	2,816	2,816	2,816
Hotel/Condominium	29,412	19,176	24,395	36,100	28,115	31,190	38,424	42,312	38,045	27,414	15,648	11,878	13,093
Seasonal	10,125	5,328	6,506	12,320	9,771	12,320	16,762	18,983	13,594	10,195	5,523	5,098	5,098
RV	698	417	472	602	491	944	1085	1366	1101	806	309	367	413

Day Visitors	309,131	251,767	300,904	357,529	282,670	318,634	439,804	478,151	395,270	241,895	228,027	207,766	207,159
Total	352,168	279,500	335,080	409,352	323,943	365,881	498,838	543,580	450,804	283,099	252,300	227,922	228,562
2015													
Residents	2,888	2,888	2,888	2,888	2,888	2,888	2,888	2,888	2,888	2,888	2,888	2,888	2,888
Hotel/Condominium	28,642	19,929	25,106	41,787	28,351	31,727	42,268	51,876	30,155	28,245	15,912	13,854	14,493
Seasonal	10,997	5,787	7,066	13,380	10,612	13,380	18,206	20,618	14,764	11,073	5,998	5,537	5,537
RV	740	444	575	728	478	984	1096	1395	1097	887	363	393	439
Day Visitors	322,351	262,533	313,771	372,819	294,757	332,259	458,611	498,598	412,172	252,239	237,779	216,651	216,018
Total	395,865	310,873	375,502	471,857	372,444	419,773	564,032	615,574	516,207	331,513	277,394	246,064	249,141
2018													
Residents	2,808	2,808	2,808	2,808	2,808	2,808	2,808	2,808	2,808	2,808	2,808	2,808	2,808
Hotel/Condominium	30,728	21,219	30,591	50,506	27,621	33,056	42,699	52,970	30,032	31,080	18,692	14,851	15,419
Seasonal	11,565	6,086	7,431	14,071	11,160	14,071	19,147	21,683	15,526	11,645	6,308	5,823	5,823
RV	775	434	491	627	511	983	1130	1422	1146	839	322	382	430
Day Visitors	337,063	262,378	331,846	452,480	312,597	373,282	484,838	491,063	413,870	241,747	228,676	198,278	253,704
Total	382,940	292,925	373,167	520,492	354,697	424,200	550,622	569,946	463,383	288,119	256,806	222,142	278,184
2020													
Residents	2,816	2,816	2,816	2,816	2,816	2,816	2,816	2,816	2,816	2,816	2,816	2,816	2,816
Hotel/Condominium	34,596	22,557	28,695	42,464	33,072	36,689	45,198	49,771	44,752	32,247	18,407	13,971	15,401
Seasonal	11,909	6,268	7,653	14,491	11,493	14,491	19,717	22,329	15,990	11,993	6,496	5,996	5,996
RV	786	475	609	772	567	1042	1143	1468	1166	933	372	421	461
Day Visitors	363,625	296,148	353,947	420,555	332,499	374,803	517,333	562,440	464,948	284,536	268,224	244,391	243,677
Total	413,718	328,254	393,629	480,987	380,524	429,836	586,226	638,841	529,722	332,469	296,265	267,586	268,337
2025													
Residents	2,834	2,834	2,834	2,834	2,834	2,834	2,834	2,834	2,834	2,834	2,834	2,834	2,834
Hotel/Condominium	37,205	24,258	30,859	45,666	35,566	39,455	48,606	53,524	48,126	34,679	19,795	15,025	16,562
Seasonal	12,808	6,740	8,230	15,584	12,360	15,584	21,203	24,013	17,196	12,897	6,986	6,449	6,449

RV	811	490	628	796	585	1075	1179	1514	1203	963	384	435	475
Day Visitors	391,047	318,482	380,639	452,270	357,573	403,068	556,346	604,855	500,011	305,994	288,451	262,821	262,053
Total	444,671	352,776	423,079	517,019	408,979	461,994	630,171	686,740	569,405	357,290	318,380	287,535	288,341

Source: Texas Department of Tourism, AEC

Visitation to the Island grew at a modest rate of 1.25 percent annually between 2010 and 2017. The growth in visitation will remain relatively modest, particularly visitation by Mexican nationals because of depreciating Mexican peso and tighter border crossing policies associated with immigration issues.



Demographic and Income Profile

Padre Blvd, South Padre Island, Texas, 78597
Ring: 1 mile radius

Prepared by Esri
Latitude: 26.09003
Longitude: -97.16477

Summary	Census 2010	2019	2024
Population	256	265	283
Households	135	140	150
Families	82	85	90
Average Household Size	1.90	1.89	1.89
Owner Occupied Housing Units	97	93	103
Renter Occupied Housing Units	38	47	47
Median Age	57.3	61.3	63.0
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	1.32%	1.59%	0.77%
Households	1.39%	1.55%	0.75%
Families	1.15%	1.53%	0.68%
Owner HHs	2.06%	1.63%	0.92%
Median Household Income	2.08%	2.50%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	28	20.0%	27	18.0%
\$15,000 - \$24,999	8	5.7%	8	5.3%
\$25,000 - \$34,999	20	14.3%	20	13.3%
\$35,000 - \$49,999	21	15.0%	22	14.7%
\$50,000 - \$74,999	14	10.0%	16	10.7%
\$75,000 - \$99,999	20	14.3%	22	14.7%
\$100,000 - \$149,999	21	15.0%	26	17.3%
\$150,000 - \$199,999	4	2.9%	5	3.3%
\$200,000+	4	2.9%	5	3.3%
Median Household Income	\$43,877		\$48,644	
Average Household Income	\$66,703		\$72,835	
Per Capita Income	\$33,137		\$36,302	

Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7	2.7%	6	2.3%	6	2.1%
5 - 9	9	3.5%	7	2.6%	7	2.5%
10 - 14	8	3.1%	7	2.6%	7	2.5%
15 - 19	8	3.1%	7	2.6%	7	2.5%
20 - 24	8	3.1%	7	2.6%	7	2.5%
25 - 34	18	7.0%	17	6.4%	17	6.0%
35 - 44	22	8.5%	18	6.8%	19	6.7%
45 - 54	37	14.3%	30	11.3%	28	9.9%
55 - 64	54	20.9%	57	21.4%	56	19.8%
65 - 74	52	20.2%	71	26.7%	80	28.3%
75 - 84	29	11.2%	32	12.0%	42	14.8%
85+	6	2.3%	7	2.6%	7	2.5%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	240	93.4%	243	92.0%	257	90.5%
Black Alone	3	1.2%	4	1.5%	6	2.1%
American Indian Alone	2	0.8%	2	0.8%	3	1.1%
Asian Alone	4	1.6%	4	1.5%	5	1.8%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	5	1.9%	7	2.7%	8	2.8%
Two or More Races	3	1.2%	4	1.5%	5	1.8%
Hispanic Origin (Any Race)	63	24.6%	80	30.2%	97	34.3%

Data Note: Income is expressed in current dollars.

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

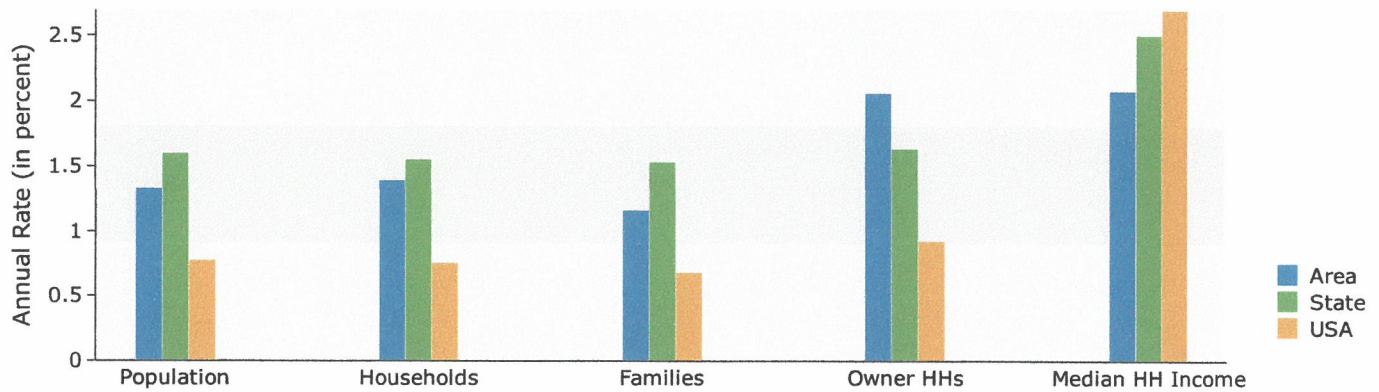


Demographic and Income Profile

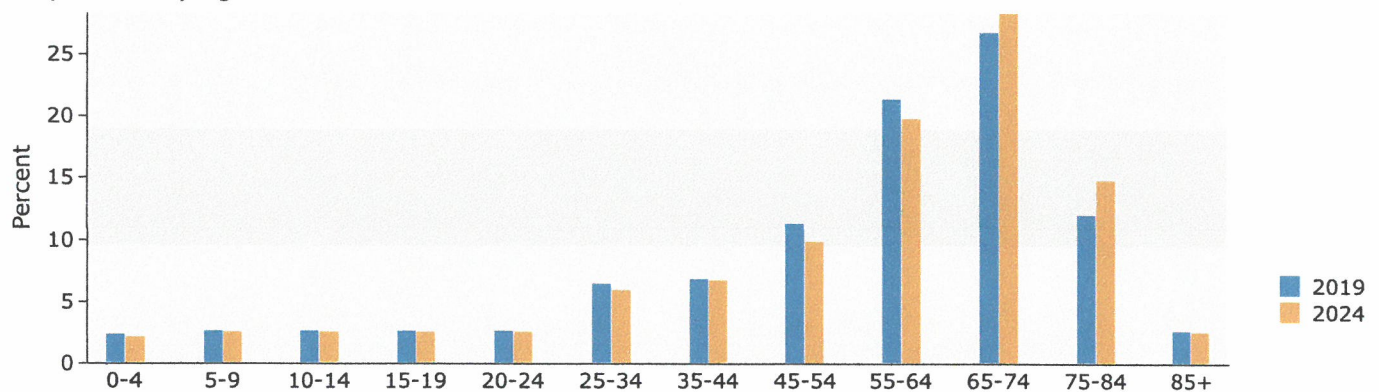
Padre Blvd, South Padre Island, Texas, 78597
Ring: 1 mile radius

Prepared by Esri
Latitude: 26.09003
Longitude: -97.16477

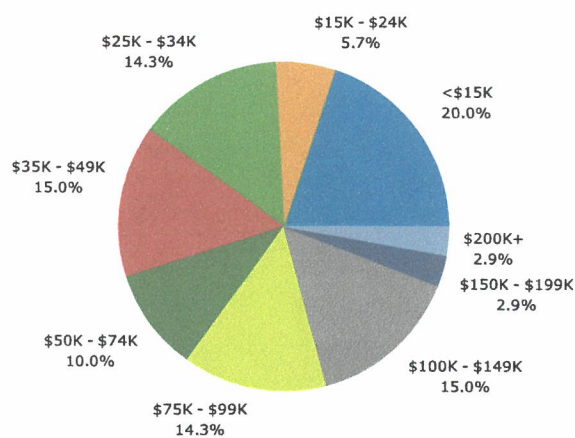
Trends 2019-2024



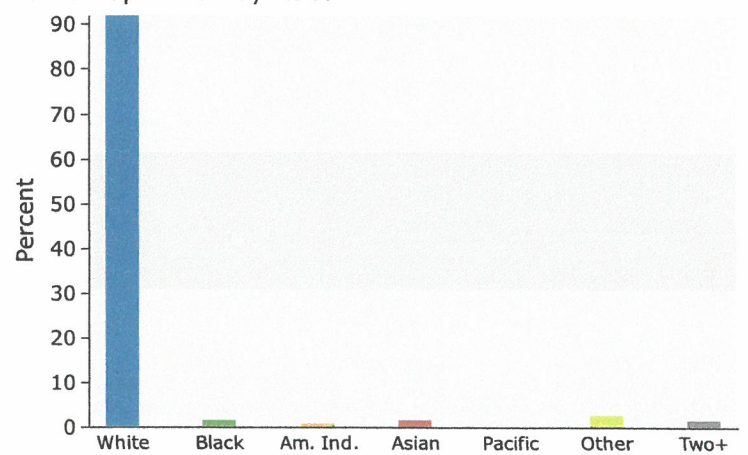
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 30.2%



Demographic and Income Profile

Padre Blvd, South Padre Island, Texas, 78597
Ring: 3 mile radius

Prepared by Esri
Latitude: 26.09003
Longitude: -97.16477

Summary	Census 2010	2019	2024
Population	4,207	4,394	4,652
Households	1,877	1,967	2,092
Families	1,192	1,235	1,305
Average Household Size	2.24	2.23	2.22
Owner Occupied Housing Units	1,251	1,203	1,315
Renter Occupied Housing Units	626	764	777
Median Age	52.9	57.0	59.0
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	1.15%	1.59%	0.77%
Households	1.24%	1.55%	0.75%
Families	1.11%	1.53%	0.68%
Owner HHs	1.80%	1.63%	0.92%
Median Household Income	1.93%	2.50%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	426	21.7%	409	19.6%
\$15,000 - \$24,999	125	6.4%	120	5.7%
\$25,000 - \$34,999	270	13.7%	269	12.9%
\$35,000 - \$49,999	305	15.5%	315	15.1%
\$50,000 - \$74,999	218	11.1%	243	11.6%
\$75,000 - \$99,999	275	14.0%	315	15.1%
\$100,000 - \$149,999	251	12.8%	309	14.8%
\$150,000 - \$199,999	49	2.5%	60	2.9%
\$200,000+	48	2.4%	52	2.5%
Median Household Income	\$41,746		\$45,942	
Average Household Income	\$61,890		\$68,123	
Per Capita Income	\$28,307		\$31,314	

Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	183	4.3%	164	3.7%	164	3.5%
5 - 9	176	4.2%	180	4.1%	175	3.8%
10 - 14	167	4.0%	167	3.8%	170	3.7%
15 - 19	172	4.1%	150	3.4%	168	3.6%
20 - 24	184	4.4%	150	3.4%	149	3.2%
25 - 34	363	8.6%	373	8.5%	342	7.4%
35 - 44	390	9.3%	367	8.4%	398	8.6%
45 - 54	598	14.2%	488	11.1%	479	10.3%
55 - 64	788	18.7%	834	19.0%	808	17.4%
65 - 74	717	17.0%	977	22.2%	1,108	23.8%
75 - 84	389	9.2%	447	10.2%	583	12.5%
85+	80	1.9%	96	2.2%	109	2.3%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,832	91.1%	3,923	89.3%	4,123	88.6%
Black Alone	35	0.8%	57	1.3%	76	1.6%
American Indian Alone	22	0.5%	34	0.8%	42	0.9%
Asian Alone	46	1.1%	59	1.3%	71	1.5%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	214	5.1%	246	5.6%	256	5.5%
Two or More Races	56	1.3%	74	1.7%	85	1.8%
Hispanic Origin (Any Race)	1,662	39.5%	1,961	44.6%	2,198	47.2%

Data Note: Income is expressed in current dollars.

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

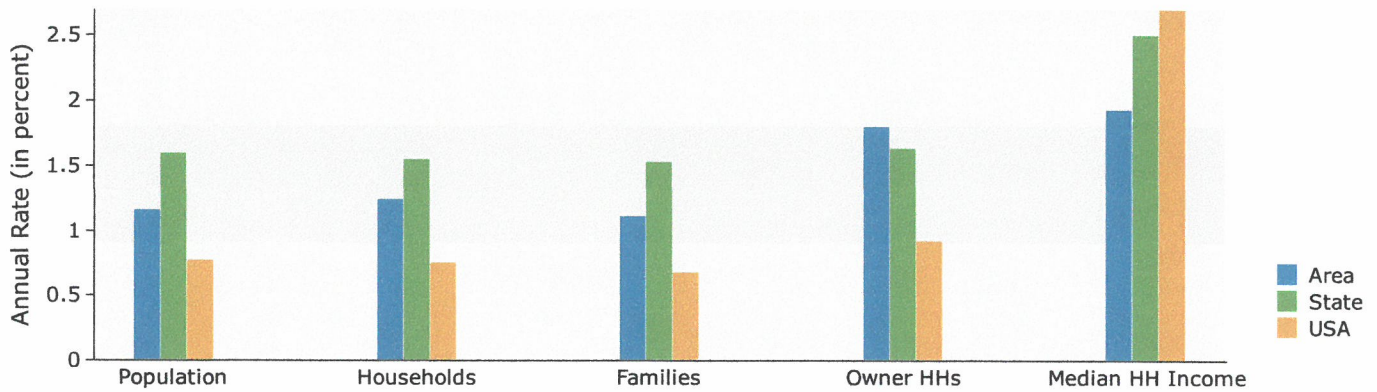


Demographic and Income Profile

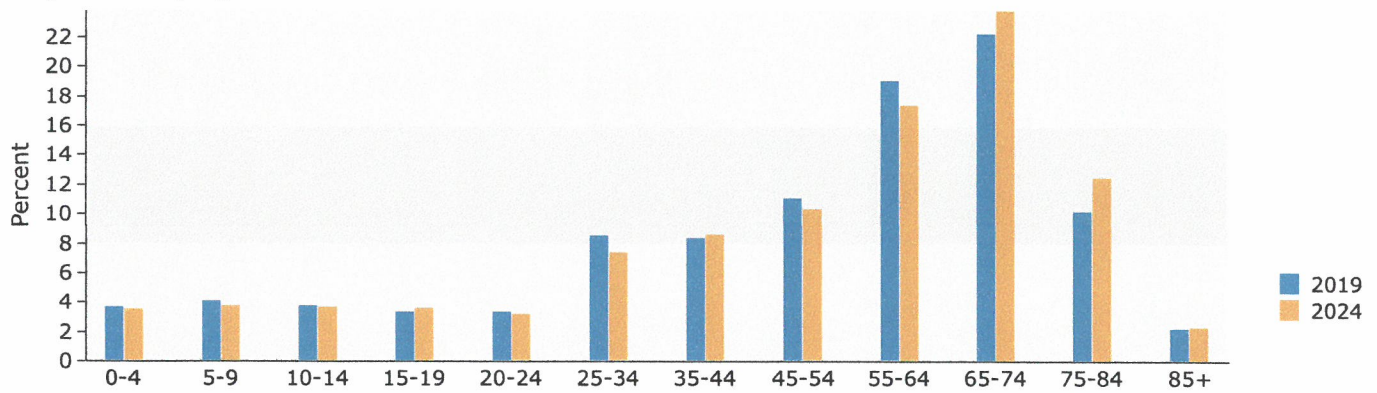
Padre Blvd, South Padre Island, Texas, 78597
Ring: 3 mile radius

Prepared by Esri
Latitude: 26.09003
Longitude: -97.16477

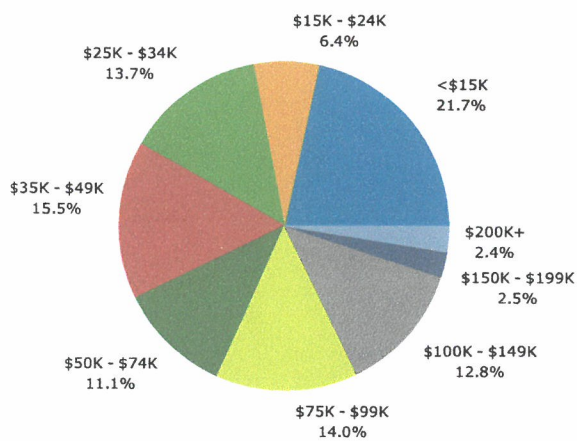
Trends 2019-2024



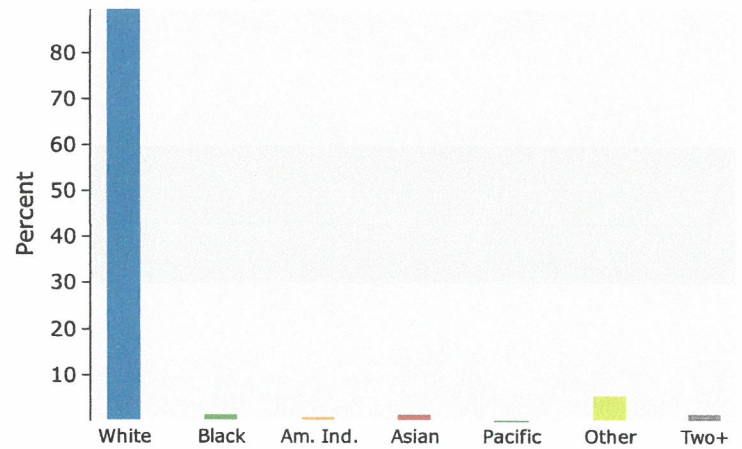
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 44.6%



Demographic and Income Profile

Padre Blvd, South Padre Island, Texas, 78597
Ring: 5 mile radius

Prepared by Esri
Latitude: 26.09003
Longitude: -97.16477

Summary	Census 2010	2019	2024
Population	8,554	9,368	9,957
Households	3,477	3,802	4,054
Families	2,308	2,509	2,665
Average Household Size	2.46	2.46	2.45
Owner Occupied Housing Units	2,243	2,240	2,426
Renter Occupied Housing Units	1,234	1,561	1,627
Median Age	46.4	48.8	50.3
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	1.23%	1.59%	0.77%
Households	1.29%	1.55%	0.75%
Families	1.21%	1.53%	0.68%
Owner HHs	1.61%	1.63%	0.92%
Median Household Income	2.48%	2.50%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	792	20.8%	747	18.4%
\$15,000 - \$24,999	308	8.1%	292	7.2%
\$25,000 - \$34,999	486	12.8%	480	11.8%
\$35,000 - \$49,999	540	14.2%	561	13.8%
\$50,000 - \$74,999	494	13.0%	558	13.8%
\$75,000 - \$99,999	586	15.4%	682	16.8%
\$100,000 - \$149,999	435	11.4%	542	13.4%
\$150,000 - \$199,999	78	2.1%	97	2.4%
\$200,000+	84	2.2%	94	2.3%
Median Household Income	\$42,585		\$48,129	
Average Household Income	\$60,134		\$66,718	
Per Capita Income	\$24,371		\$27,127	

Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	548	6.4%	537	5.7%	549	5.5%
5 - 9	504	5.9%	552	5.9%	542	5.4%
10 - 14	455	5.3%	514	5.5%	541	5.4%
15 - 19	454	5.3%	442	4.7%	513	5.2%
20 - 24	437	5.1%	422	4.5%	438	4.4%
25 - 34	851	9.9%	953	10.2%	887	8.9%
35 - 44	868	10.1%	893	9.5%	973	9.8%
45 - 54	1,149	13.4%	1,009	10.8%	1,024	10.3%
55 - 64	1,370	16.0%	1,487	15.9%	1,444	14.5%
65 - 74	1,148	13.4%	1,609	17.2%	1,819	18.3%
75 - 84	634	7.4%	773	8.3%	1,007	10.1%
85+	137	1.6%	177	1.9%	219	2.2%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,529	88.0%	8,068	86.1%	8,538	85.8%
Black Alone	63	0.7%	103	1.1%	133	1.3%
American Indian Alone	37	0.4%	57	0.6%	69	0.7%
Asian Alone	75	0.9%	96	1.0%	114	1.1%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	695	8.1%	840	9.0%	876	8.8%
Two or More Races	155	1.8%	203	2.2%	225	2.3%
Hispanic Origin (Any Race)	4,607	53.9%	5,579	59.6%	6,180	62.1%

Data Note: Income is expressed in current dollars.

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

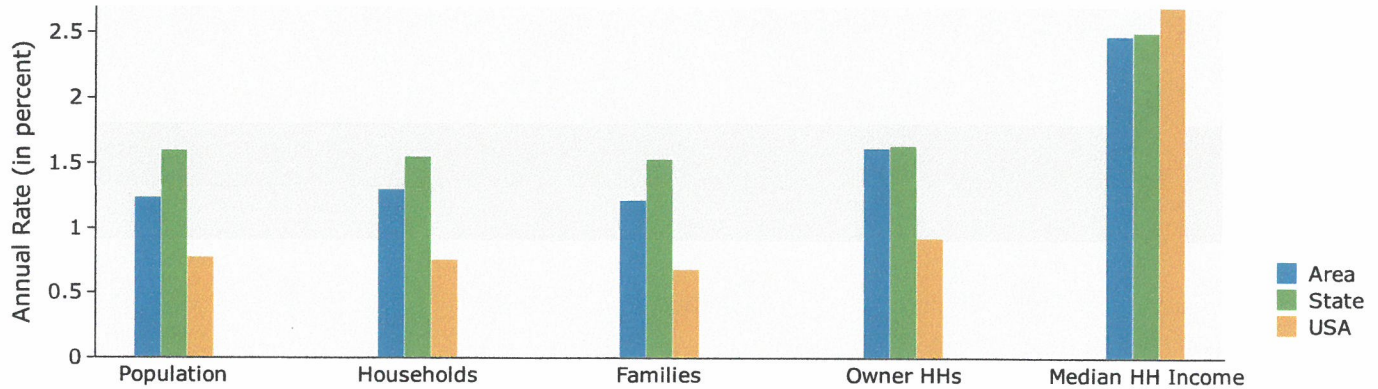


Demographic and Income Profile

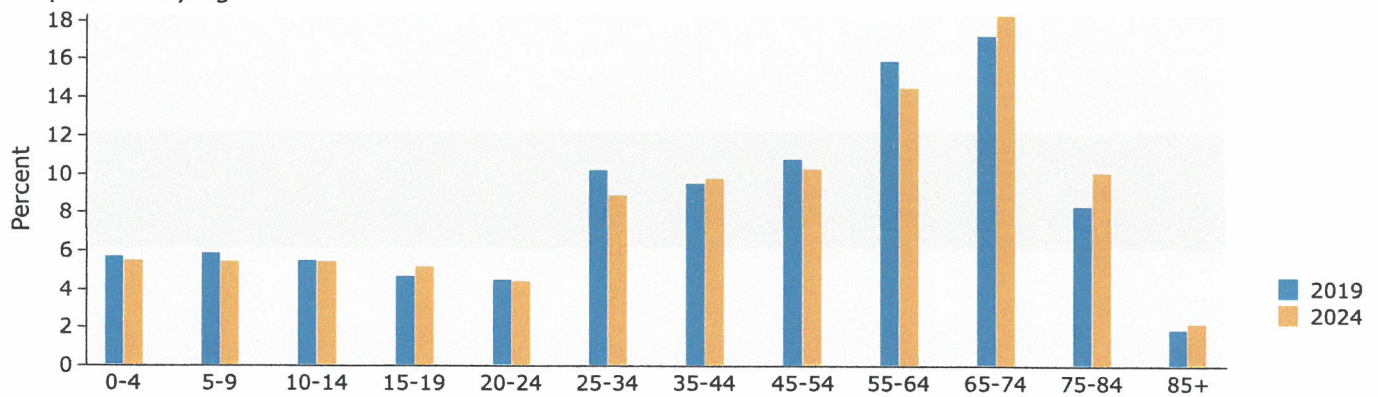
Padre Blvd, South Padre Island, Texas, 78597
Ring: 5 mile radius

Prepared by Esri
Latitude: 26.09003
Longitude: -97.16477

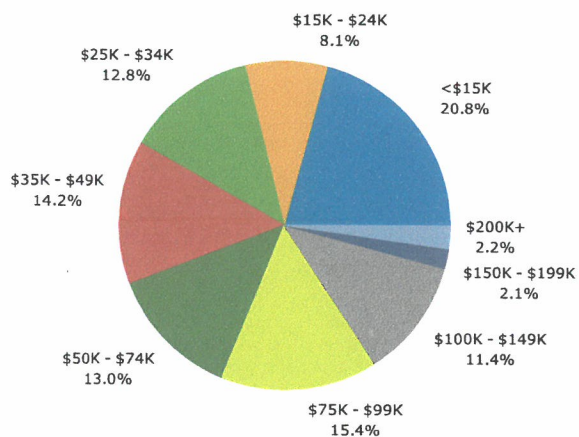
Trends 2019-2024



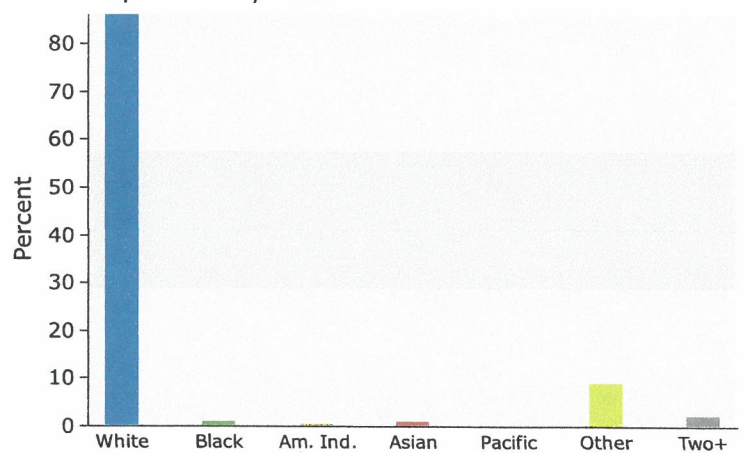
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 59.6%



Market Profile

Padre Blvd, South Padre Island, Texas, 78597
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 26.09003
Longitude: -97.16477

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	250	4,269	8,536
2010 Total Population	256	4,207	8,554
2019 Total Population	265	4,394	9,368
2019 Group Quarters	0	0	8
2024 Total Population	283	4,652	9,957
2019-2024 Annual Rate	1.32%	1.15%	1.23%
2019 Total Daytime Population	1,588	9,624	15,416
Workers	1,451	7,177	9,862
Residents	137	2,447	5,554
Household Summary			
2000 Households	134	1,908	3,500
2000 Average Household Size	1.87	2.24	2.44
2010 Households	135	1,877	3,477
2010 Average Household Size	1.90	2.24	2.46
2019 Households	140	1,967	3,802
2019 Average Household Size	1.89	2.23	2.46
2024 Households	150	2,092	4,054
2024 Average Household Size	1.89	2.22	2.45
2019-2024 Annual Rate	1.39%	1.24%	1.29%
2010 Families	82	1,192	2,308
2010 Average Family Size	2.33	2.72	2.99
2019 Families	85	1,235	2,509
2019 Average Family Size	2.32	2.73	3.01
2024 Families	90	1,305	2,665
2024 Average Family Size	2.33	2.73	3.00
2019-2024 Annual Rate	1.15%	1.11%	1.21%
Housing Unit Summary			
2000 Housing Units	520	6,325	8,884
Owner Occupied Housing Units	19.0%	21.1%	26.4%
Renter Occupied Housing Units	6.7%	9.1%	13.0%
Vacant Housing Units	74.2%	69.8%	60.6%
2010 Housing Units	616	7,393	10,202
Owner Occupied Housing Units	15.7%	16.9%	22.0%
Renter Occupied Housing Units	6.2%	8.5%	12.1%
Vacant Housing Units	78.1%	74.6%	65.9%
2019 Housing Units	644	7,756	10,938
Owner Occupied Housing Units	14.4%	15.5%	20.5%
Renter Occupied Housing Units	7.3%	9.9%	14.3%
Vacant Housing Units	78.3%	74.6%	65.2%
2024 Housing Units	658	7,943	11,309
Owner Occupied Housing Units	15.7%	16.6%	21.5%
Renter Occupied Housing Units	7.1%	9.8%	14.4%
Vacant Housing Units	77.2%	73.7%	64.2%
Median Household Income			
2019	\$43,877	\$41,746	\$42,585
2024	\$48,644	\$45,942	\$48,129
Median Home Value			
2019	\$313,333	\$294,412	\$273,778
2024	\$403,846	\$382,950	\$328,180
Per Capita Income			
2019	\$33,137	\$28,307	\$24,371
2024	\$36,302	\$31,314	\$27,127
Median Age			
2010	57.3	52.9	46.4
2019	61.3	57.0	48.8
2024	63.0	59.0	50.3

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

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



Market Profile

Padre Blvd, South Padre Island, Texas, 78597
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 26.09003
Longitude: -97.16477

	1 mile	3 miles	5 miles
2019 Households by Income			
Household Income Base	140	1,967	3,802
<\$15,000	20.0%	21.7%	20.8%
\$15,000 - \$24,999	5.7%	6.4%	8.1%
\$25,000 - \$34,999	14.3%	13.7%	12.8%
\$35,000 - \$49,999	15.0%	15.5%	14.2%
\$50,000 - \$74,999	10.0%	11.1%	13.0%
\$75,000 - \$99,999	14.3%	14.0%	15.4%
\$100,000 - \$149,999	15.0%	12.8%	11.4%
\$150,000 - \$199,999	2.9%	2.5%	2.1%
\$200,000+	2.9%	2.4%	2.2%
Average Household Income	\$66,703	\$61,890	\$60,134
2024 Households by Income			
Household Income Base	150	2,092	4,054
<\$15,000	18.0%	19.6%	18.4%
\$15,000 - \$24,999	5.3%	5.7%	7.2%
\$25,000 - \$34,999	13.3%	12.9%	11.8%
\$35,000 - \$49,999	14.7%	15.1%	13.8%
\$50,000 - \$74,999	10.7%	11.6%	13.8%
\$75,000 - \$99,999	14.7%	15.1%	16.8%
\$100,000 - \$149,999	17.3%	14.8%	13.4%
\$150,000 - \$199,999	3.3%	2.9%	2.4%
\$200,000+	3.3%	2.5%	2.3%
Average Household Income	\$72,835	\$68,123	\$66,718
2019 Owner Occupied Housing Units by Value			
Total	93	1,203	2,240
<\$50,000	1.1%	2.2%	7.1%
\$50,000 - \$99,999	4.3%	6.1%	12.5%
\$100,000 - \$149,999	16.1%	17.5%	15.4%
\$150,000 - \$199,999	8.6%	9.0%	7.0%
\$200,000 - \$249,999	2.2%	2.7%	2.3%
\$250,000 - \$299,999	15.1%	14.1%	11.9%
\$300,000 - \$399,999	16.1%	15.7%	18.9%
\$400,000 - \$499,999	17.2%	15.1%	10.8%
\$500,000 - \$749,999	16.1%	14.5%	9.9%
\$750,000 - \$999,999	1.1%	1.2%	0.8%
\$1,000,000 - \$1,499,999	0.0%	0.2%	1.7%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	1.1%	1.6%	1.6%
Average Home Value	\$357,065	\$350,894	\$322,100
2024 Owner Occupied Housing Units by Value			
Total	103	1,315	2,426
<\$50,000	1.0%	1.1%	3.9%
\$50,000 - \$99,999	1.9%	3.1%	6.7%
\$100,000 - \$149,999	6.8%	8.7%	13.8%
\$150,000 - \$199,999	4.9%	5.7%	7.0%
\$200,000 - \$249,999	1.9%	2.3%	3.1%
\$250,000 - \$299,999	12.6%	12.5%	10.1%
\$300,000 - \$399,999	19.4%	19.8%	18.8%
\$400,000 - \$499,999	25.2%	22.9%	16.5%
\$500,000 - \$749,999	21.4%	19.2%	13.2%
\$750,000 - \$999,999	1.9%	1.8%	1.2%
\$1,000,000 - \$1,499,999	0.0%	0.3%	2.9%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	1.9%	2.4%	2.7%
Average Home Value	\$437,745	\$428,707	\$400,299

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

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

February 26, 2020



Market Profile

Padre Blvd, South Padre Island, Texas, 78597
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 26.09003
Longitude: -97.16477

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	257	4,207	8,555
0 - 4	2.7%	4.3%	6.4%
5 - 9	3.5%	4.2%	5.9%
10 - 14	3.1%	4.0%	5.3%
15 - 24	6.2%	8.5%	10.4%
25 - 34	7.0%	8.6%	9.9%
35 - 44	8.6%	9.3%	10.1%
45 - 54	14.4%	14.2%	13.4%
55 - 64	21.0%	18.7%	16.0%
65 - 74	20.2%	17.0%	13.4%
75 - 84	11.3%	9.2%	7.4%
85 +	2.3%	1.9%	1.6%
18 +	88.3%	85.1%	79.2%
2019 Population by Age			
Total	266	4,393	9,368
0 - 4	2.3%	3.7%	5.7%
5 - 9	2.6%	4.1%	5.9%
10 - 14	2.6%	3.8%	5.5%
15 - 24	5.3%	6.8%	9.2%
25 - 34	6.4%	8.5%	10.2%
35 - 44	6.8%	8.4%	9.5%
45 - 54	11.3%	11.1%	10.8%
55 - 64	21.4%	19.0%	15.9%
65 - 74	26.7%	22.2%	17.2%
75 - 84	12.0%	10.2%	8.3%
85 +	2.6%	2.2%	1.9%
18 +	90.2%	86.2%	80.0%
2024 Population by Age			
Total	283	4,653	9,956
0 - 4	2.1%	3.5%	5.5%
5 - 9	2.5%	3.8%	5.4%
10 - 14	2.5%	3.7%	5.4%
15 - 24	4.9%	6.8%	9.6%
25 - 34	6.0%	7.4%	8.9%
35 - 44	6.7%	8.6%	9.8%
45 - 54	9.9%	10.3%	10.3%
55 - 64	19.8%	17.4%	14.5%
65 - 74	28.3%	23.8%	18.3%
75 - 84	14.8%	12.5%	10.1%
85 +	2.5%	2.3%	2.2%
18 +	91.2%	86.8%	80.4%
2010 Population by Sex			
Males	130	2,122	4,282
Females	126	2,085	4,272
2019 Population by Sex			
Males	137	2,248	4,735
Females	129	2,146	4,633
2024 Population by Sex			
Males	147	2,395	5,045
Females	136	2,257	4,911

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

February 26, 2020



Market Profile

Padre Blvd, South Padre Island, Texas, 78597
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 26.09003
Longitude: -97.16477

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	257	4,206	8,555
White Alone	93.4%	91.1%	88.0%
Black Alone	1.2%	0.8%	0.7%
American Indian Alone	0.8%	0.5%	0.4%
Asian Alone	1.6%	1.1%	0.9%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.9%	5.1%	8.1%
Two or More Races	1.2%	1.3%	1.8%
Hispanic Origin	24.6%	39.5%	53.9%
Diversity Index	44.7	56.7	61.0
2019 Population by Race/Ethnicity			
Total	264	4,394	9,368
White Alone	92.0%	89.3%	86.1%
Black Alone	1.5%	1.3%	1.1%
American Indian Alone	0.8%	0.8%	0.6%
Asian Alone	1.5%	1.3%	1.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.7%	5.6%	9.0%
Two or More Races	1.5%	1.7%	2.2%
Hispanic Origin	30.6%	44.6%	59.6%
Diversity Index	51.6	59.7	61.5
2024 Population by Race/Ethnicity			
Total	284	4,654	9,956
White Alone	90.5%	88.6%	85.8%
Black Alone	2.1%	1.6%	1.3%
American Indian Alone	1.1%	0.9%	0.7%
Asian Alone	1.8%	1.5%	1.1%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.8%	5.5%	8.8%
Two or More Races	1.8%	1.8%	2.3%
Hispanic Origin	33.9%	47.2%	62.1%
Diversity Index	54.5	60.6	61.1
2010 Population by Relationship and Household Type			
Total	256	4,207	8,554
In Households	100.0%	100.0%	99.9%
In Family Households	75.8%	79.1%	82.7%
Householder	30.5%	28.7%	26.9%
Spouse	27.0%	24.0%	21.1%
Child	14.5%	20.3%	27.4%
Other relative	2.3%	4.3%	5.2%
Nonrelative	1.2%	1.9%	2.2%
In Nonfamily Households	24.2%	20.9%	17.2%
In Group Quarters	0.0%	0.0%	0.1%
Institutionalized Population	0.0%	0.0%	0.0%
Noninstitutionalized Population	0.0%	0.0%	0.1%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

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

February 26, 2020



Market Profile

Padre Blvd, South Padre Island, Texas, 78597
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 26.09003
Longitude: -97.16477

	1 mile	3 miles	5 miles
2019 Population 25+ by Educational Attainment			
Total	231	3,582	6,899
Less than 9th Grade	6.1%	7.4%	8.8%
9th - 12th Grade, No Diploma	1.7%	4.1%	5.3%
High School Graduate	16.0%	20.0%	23.0%
GED/Alternative Credential	0.4%	1.6%	2.6%
Some College, No Degree	19.0%	17.8%	18.8%
Associate Degree	13.4%	11.5%	10.0%
Bachelor's Degree	22.9%	20.4%	19.2%
Graduate/Professional Degree	20.3%	17.0%	12.4%
2019 Population 15+ by Marital Status			
Total	245	3,884	7,765
Never Married	15.1%	17.9%	23.1%
Married	62.0%	57.9%	54.1%
Widowed	9.8%	10.9%	10.1%
Divorced	13.1%	13.3%	12.8%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	100.0%	99.7%	98.6%
Civilian Unemployed (Unemployment Rate)	0.0%	0.3%	1.4%
2019 Employed Population 16+ by Industry			
Total	128	1,961	3,870
Agriculture/Mining	0.8%	1.2%	1.1%
Construction	4.7%	7.2%	7.9%
Manufacturing	0.8%	0.8%	1.9%
Wholesale Trade	0.0%	0.0%	1.9%
Retail Trade	4.7%	4.4%	7.0%
Transportation/Utilities	7.8%	6.5%	4.6%
Information	0.0%	0.0%	0.3%
Finance/Insurance/Real Estate	11.7%	9.6%	8.7%
Services	61.7%	62.0%	59.3%
Public Administration	6.2%	8.3%	7.2%
2019 Employed Population 16+ by Occupation			
Total	128	1,959	3,869
White Collar	68.0%	62.4%	55.8%
Management/Business/Financial	18.0%	15.3%	11.5%
Professional	27.3%	24.5%	21.6%
Sales	10.2%	8.7%	10.4%
Administrative Support	12.5%	13.8%	12.3%
Services	25.8%	28.8%	30.9%
Blue Collar	6.2%	8.8%	13.3%
Farming/Forestry/Fishing	0.0%	0.5%	0.8%
Construction/Extraction	3.9%	4.7%	5.6%
Installation/Maintenance/Repair	0.8%	2.1%	3.4%
Production	0.8%	0.8%	2.0%
Transportation/Material Moving	0.8%	0.7%	1.4%
2010 Population By Urban/ Rural Status			
Total Population	256	4,207	8,554
Population Inside Urbanized Area	0.0%	0.0%	0.0%
Population Inside Urbanized Cluster	93.0%	94.8%	96.9%
Rural Population	7.0%	5.2%	3.1%

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

February 26, 2020



Market Profile

Padre Blvd, South Padre Island, Texas, 78597
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 26.09003
Longitude: -97.16477

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	135	1,877	3,477
Households with 1 Person	31.1%	28.9%	26.6%
Households with 2+ People	68.9%	71.1%	73.4%
Family Households	60.7%	63.5%	66.4%
Husband-wife Families	54.8%	52.9%	52.0%
With Related Children	8.9%	11.5%	15.5%
Other Family (No Spouse Present)	6.7%	10.6%	14.4%
Other Family with Male Householder	2.2%	3.2%	3.9%
With Related Children	1.5%	2.2%	2.6%
Other Family with Female Householder	4.4%	7.4%	10.5%
With Related Children	2.2%	4.3%	6.6%
Nonfamily Households	8.1%	7.6%	7.0%
All Households with Children	13.3%	18.3%	25.3%
Multigenerational Households	1.5%	3.5%	5.1%
Unmarried Partner Households	5.9%	6.1%	6.2%
Male-female	5.2%	5.4%	5.5%
Same-sex	0.7%	0.7%	0.7%
2010 Households by Size			
Total	134	1,878	3,476
1 Person Household	31.3%	28.9%	26.6%
2 Person Household	52.2%	47.4%	42.3%
3 Person Household	9.0%	10.4%	11.5%
4 Person Household	4.5%	6.4%	8.5%
5 Person Household	1.5%	3.4%	5.4%
6 Person Household	0.7%	1.9%	3.0%
7 + Person Household	0.7%	1.7%	2.8%
2010 Households by Tenure and Mortgage Status			
Total	135	1,877	3,477
Owner Occupied	71.9%	66.6%	64.5%
Owned with a Mortgage/Loan	28.9%	26.9%	26.0%
Owned Free and Clear	43.0%	39.8%	38.5%
Renter Occupied	28.1%	33.4%	35.5%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	616	7,393	10,202
Housing Units Inside Urbanized Area	0.0%	0.0%	0.0%
Housing Units Inside Urbanized Cluster	93.5%	93.9%	94.8%
Rural Housing Units	6.5%	6.1%	5.2%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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



Market Profile

Padre Blvd, South Padre Island, Texas, 78597
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 26.09003
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	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Silver & Gold (9A)	Silver & Gold (9A)	Silver & Gold (9A)
2.	Top Tier (1A)	Southwestern Families (7F)	Southwestern Families (7F)
3.	Professional Pride (1B)	Old and Newcomers (8F)	Old and Newcomers (8F)
2019 Consumer Spending			
Apparel & Services: Total \$	\$214,886	\$2,892,092	\$5,691,420
Average Spent	\$1,534.90	\$1,470.31	\$1,496.95
Spending Potential Index	72	69	70
Education: Total \$	\$138,545	\$1,832,744	\$3,499,309
Average Spent	\$989.61	\$931.75	\$920.39
Spending Potential Index	62	58	58
Entertainment/Recreation: Total \$	\$353,441	\$4,587,547	\$8,551,957
Average Spent	\$2,524.58	\$2,332.26	\$2,249.33
Spending Potential Index	77	71	69
Food at Home: Total \$	\$540,638	\$7,199,725	\$13,943,662
Average Spent	\$3,861.70	\$3,660.26	\$3,667.45
Spending Potential Index	75	71	71
Food Away from Home: Total \$	\$373,994	\$5,021,353	\$9,847,441
Average Spent	\$2,671.39	\$2,552.80	\$2,590.07
Spending Potential Index	73	69	70
Health Care: Total \$	\$696,067	\$8,962,809	\$16,524,732
Average Spent	\$4,971.91	\$4,556.59	\$4,346.33
Spending Potential Index	84	77	73
HH Furnishings & Equipment: Total \$	\$228,941	\$3,024,433	\$5,801,622
Average Spent	\$1,635.29	\$1,537.59	\$1,525.94
Spending Potential Index	77	72	72
Personal Care Products & Services: Total \$	\$99,221	\$1,296,000	\$2,441,897
Average Spent	\$708.72	\$658.87	\$642.27
Spending Potential Index	80	74	72
Shelter: Total \$	\$1,955,689	\$25,659,639	\$48,601,822
Average Spent	\$13,969.21	\$13,045.06	\$12,783.23
Spending Potential Index	75	70	69
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$304,825	\$3,854,652	\$6,890,454
Average Spent	\$2,177.32	\$1,959.66	\$1,812.32
Spending Potential Index	88	79	73
Travel: Total \$	\$262,933	\$3,313,539	\$5,904,207
Average Spent	\$1,878.09	\$1,684.56	\$1,552.92
Spending Potential Index	84	75	69
Vehicle Maintenance & Repairs: Total \$	\$120,998	\$1,599,411	\$3,047,885
Average Spent	\$864.27	\$813.12	\$801.65
Spending Potential Index	76	71	70

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

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



Executive Summary

Padre Blvd, South Padre Island, Texas, 78597
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 26.09003
Longitude: -97.16477

	1 mile	3 miles	5 miles
Population			
2000 Population	250	4,269	8,536
2010 Population	256	4,207	8,554
2019 Population	265	4,394	9,368
2024 Population	283	4,652	9,957
2000-2010 Annual Rate	0.24%	-0.15%	0.02%
2010-2019 Annual Rate	0.37%	0.47%	0.99%
2019-2024 Annual Rate	1.32%	1.15%	1.23%
2019 Male Population	51.7%	51.2%	50.5%
2019 Female Population	48.7%	48.8%	49.5%
2019 Median Age	61.3	57.0	48.8

In the identified area, the current year population is 9,368. In 2010, the Census count in the area was 8,554. The rate of change since 2010 was 0.99% annually. The five-year projection for the population in the area is 9,957 representing a change of 1.23% annually from 2019 to 2024. Currently, the population is 50.5% male and 49.5% female.

Median Age

The median age in this area is 61.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	92.0%	89.3%	86.1%
2019 Black Alone	1.5%	1.3%	1.1%
2019 American Indian/Alaska Native Alone	0.8%	0.8%	0.6%
2019 Asian Alone	1.5%	1.3%	1.0%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	2.7%	5.6%	9.0%
2019 Two or More Races	1.5%	1.7%	2.2%
2019 Hispanic Origin (Any Race)	30.6%	44.6%	59.6%

Persons of Hispanic origin represent 59.6% 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 61.5 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	74	65	58
2000 Households	134	1,908	3,500
2010 Households	135	1,877	3,477
2019 Total Households	140	1,967	3,802
2024 Total Households	150	2,092	4,054
2000-2010 Annual Rate	0.07%	-0.16%	-0.07%
2010-2019 Annual Rate	0.39%	0.51%	0.97%
2019-2024 Annual Rate	1.39%	1.24%	1.29%
2019 Average Household Size	1.89	2.23	2.46

The household count in this area has changed from 3,477 in 2010 to 3,802 in the current year, a change of 0.97% annually. The five-year projection of households is 4,054, a change of 1.29% annually from the current year total. Average household size is currently 2.46, compared to 2.46 in the year 2010. The number of families in the current year is 2,509 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.



Executive Summary

Padre Blvd, South Padre Island, Texas, 78597
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 26.09003
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	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	34.9%	34.5%	31.5%
Median Household Income			
2019 Median Household Income	\$43,877	\$41,746	\$42,585
2024 Median Household Income	\$48,644	\$45,942	\$48,129
2019-2024 Annual Rate	2.08%	1.93%	2.48%
Average Household Income			
2019 Average Household Income	\$66,703	\$61,890	\$60,134
2024 Average Household Income	\$72,835	\$68,123	\$66,718
2019-2024 Annual Rate	1.77%	1.94%	2.10%
Per Capita Income			
2019 Per Capita Income	\$33,137	\$28,307	\$24,371
2024 Per Capita Income	\$36,302	\$31,314	\$27,127
2019-2024 Annual Rate	1.84%	2.04%	2.17%

Households by Income

Current median household income is \$42,585 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$48,129 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$60,134 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$66,718 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$24,371 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$27,127 in five years, compared to \$36,530 for all U.S. households

Housing

2019 Housing Affordability Index	62	63	68
2000 Total Housing Units	520	6,325	8,884
2000 Owner Occupied Housing Units	99	1,333	2,346
2000 Renter Occupied Housing Units	35	575	1,154
2000 Vacant Housing Units	386	4,417	5,384
2010 Total Housing Units	616	7,393	10,202
2010 Owner Occupied Housing Units	97	1,251	2,243
2010 Renter Occupied Housing Units	38	626	1,234
2010 Vacant Housing Units	481	5,516	6,725
2019 Total Housing Units	644	7,756	10,938
2019 Owner Occupied Housing Units	93	1,203	2,240
2019 Renter Occupied Housing Units	47	764	1,561
2019 Vacant Housing Units	504	5,789	7,136
2024 Total Housing Units	658	7,943	11,309
2024 Owner Occupied Housing Units	103	1,315	2,426
2024 Renter Occupied Housing Units	47	777	1,627
2024 Vacant Housing Units	508	5,851	7,255

Currently, 20.5% of the 10,938 housing units in the area are owner occupied; 14.3%, renter occupied; and 65.2% 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 10,202 housing units in the area - 22.0% owner occupied, 12.1% renter occupied, and 65.9% vacant. The annual rate of change in housing units since 2010 is 3.14%. Median home value in the area is \$273,778, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.69% annually to \$328,180.

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.