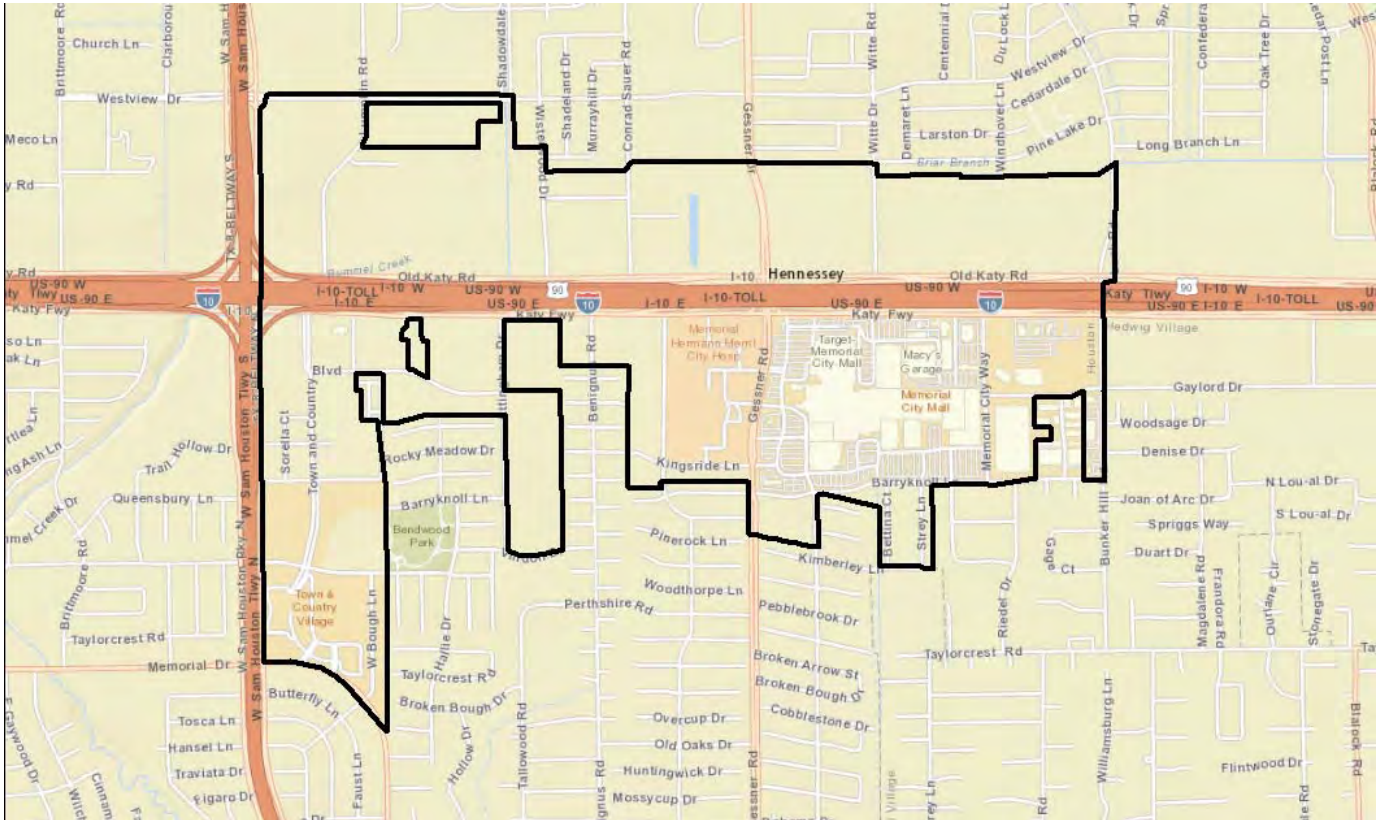


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# MEMORIAL MANAGEMENT DISTRICT

## 2015 INVENTORY AND DATABASE

### Houston, Texas



Prepared for:  
**Memorial  
Management District**  
9821 Katy Freeway, Suite 180  
Houston, Texas



Prepared By:



May 2015

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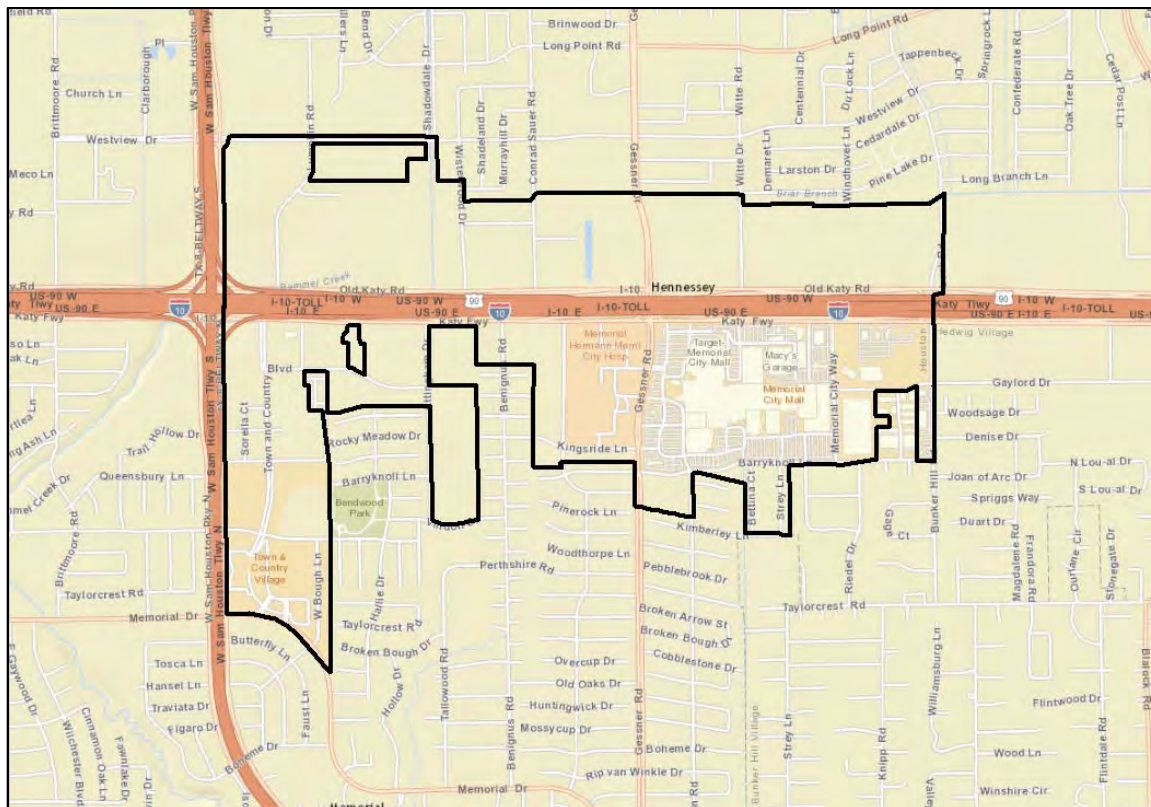
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## Introduction and Overview

This report presents a land use, development and demographic profile of the Memorial Management District, (the “District”), The District, officially known as Harris County Municipal Management District # 1 was created in 1999 by the 76th Texas Legislature. Exhibit 1 illustrates the study boundaries of the district which encompasses approximately 850 gross acres of land between Bunker Hill Road and the West Sam Houston Tollway – north and south of the Katy Freeway (I-10).

**Exhibit 1 - The Memorial Management District Boundary Map**



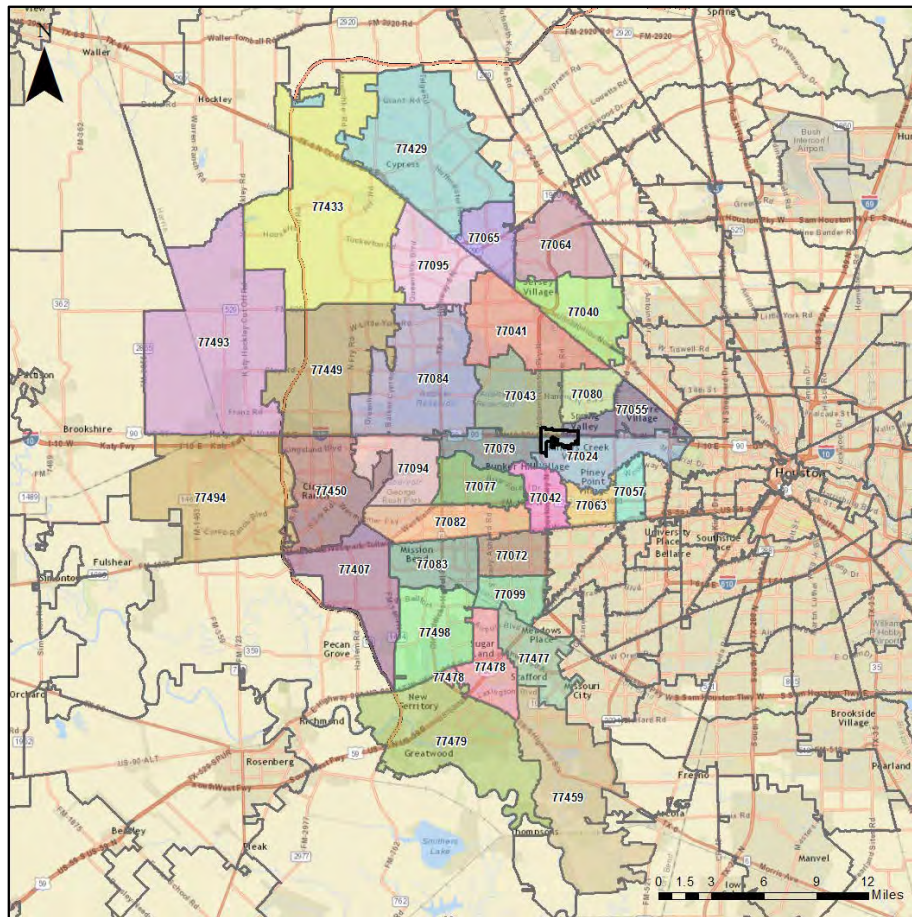
The Memorial Management District is its own oasis located within a major metropolitan city. It includes the revitalized Memorial City Mall, the highly-regarded Town & Country Village shopping center, the Village Plaza at Bunker Hill shopping center, the expanding Memorial Hermann Memorial City Hospital, one of Houston’s premier mixed use centers CityCentre, and the Houston Community College Spring Branch campus. Higher education, high-tech healthcare and high-end retail are all conveniently found in the heart of west Houston. The Memorial Management District and progressive developers are looking beyond today and have a plan to keep the area thriving for the years ahead. This includes a \$500 million investment plan for the Memorial District to include new retail development, a lifestyle district, luxury hotel and mid-rise condominiums.

For the purpose of this assignment, two geographic zones will be utilized. The first zone is the official District area (shown above). The second zone is a much larger area (Illustrated on Exhibit 2), which will be referred to as the “Commute Zone,” a set of zip codes that represents an area where a substantial number of the district’s employees live.



The Commute Zone map below represents an area where a substantial number of the district's employees live. According to the U.S. Bureau of the Census, the persons who work in the area commute from all over the Houston region, but the largest concentrations of workers reside on Houston's west side and largely west of the district itself.

**Exhibit 2 - Map of the Memorial Management District "Commute Zone"**



The Commute Zone includes ZIP Codes 77024, 77040, 77041, 77042, 77043, 77055, 77056, 77057, 77063, 77064, 77065, 77072, 77077, 77079, 77080, 77083, 77084, 77094, 77095, 77099, 77407, 77429, 77433, 77449, 77450, 77459, 77477, 77478, 77479, 77493, 77494, and 77498.

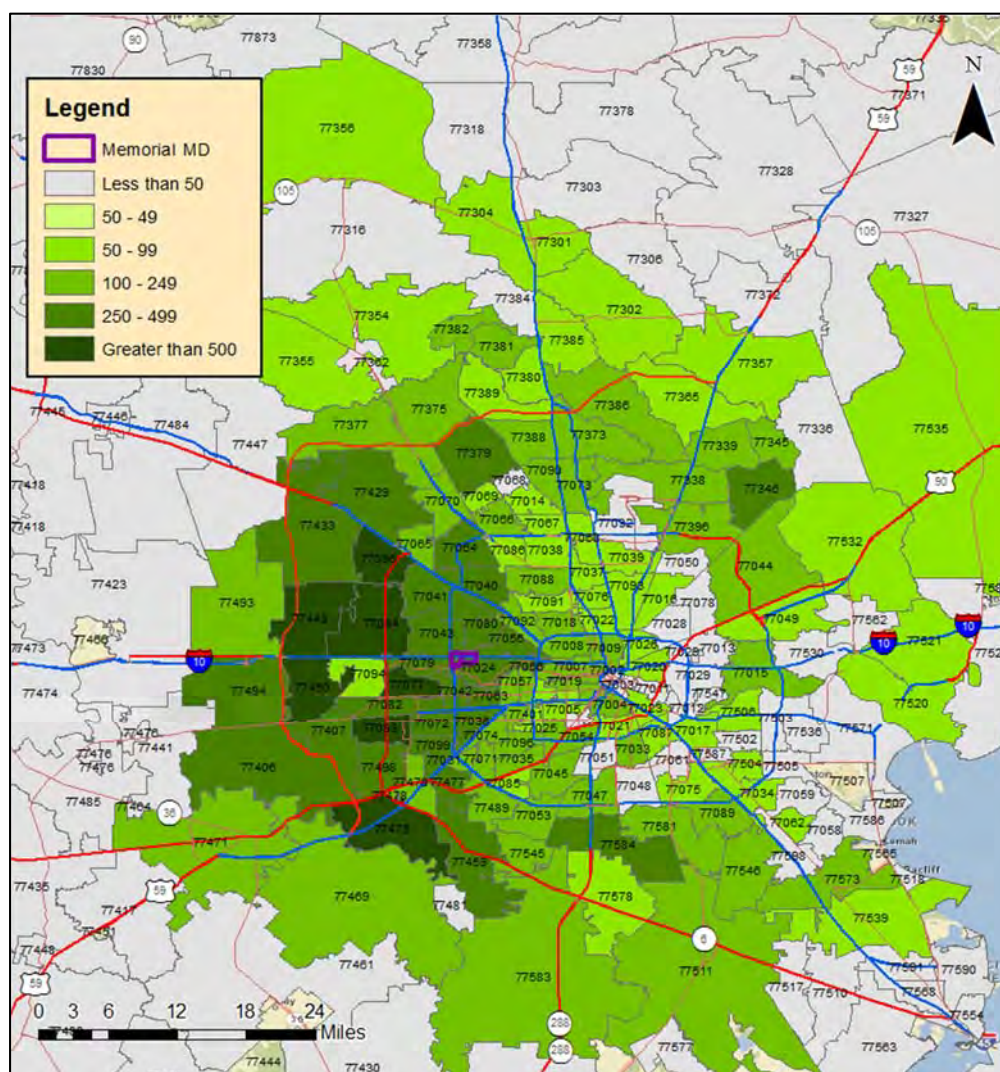
Exhibit 3 is a density map generated by the Bureau of the Census Longitudinal Employee-Household Dynamics system and their tool “OnTheMap” (OTM) Version. The color of the area represents the number of commuters to the Memorial District within each Zip Code.

The Memorial Management District workers’ residences are widely dispersed according to the Census. In 2011, the most recent Census worker data survey, 39.3% of Memorial District workers lived within the ZIP codes shown on Exhibit 2.

The 2011 Census worker survey also found that less than 1% of Memorial District workers lived within the Memorial Management District boundaries seen in Exhibit 1, while 5.6% of Memorial District residents worked within the District as well. Given the increase in the number of residential units in the Memorial District since 2011, it is possible that both of these shares are currently larger.

### Exhibit 3 - Residential Location of Workers 2011

#### Memorial Management District



Source: U.S Bureau of the Census. Longitudinal Employee-Household Dynamics, OnTheMap (OTM) Version 6.0.1, 2015

## Major Employers

**Table 1 - Major Employers (50+ employees estimated)**

Company	Address	Zip
Air Liquide	9811 and 9807 Katy Freeway	77024
Cabot Oil and Gas	840 Gessner #1400	77024
Catapult Systems	800 Gessner, Suite 1280	77024
CEMEX US Operations	840 Gessner, Suite 1400	77024
Cemex USA	411 Sam Houston Pkwy E	77024
Chase Bank "Service Center"	9900 Katy Freeway	77055
Cobalt International Energy	920 Memorial City Way, Suite 100	77024
Gilmore Valve Company	1231 Lumpkin Road	77043
Group 1 Automotive	800 Gessner Rd #500	77024
Home Depot	1100 Lumpkin Rd	77043
Houston Community College – Spring Branch Campus	1010 West Sam Houston Pkwy N	77043
Inhalation Therapy Associates, Inc.	9821 Katy Freeway, Suite 250	77024
Intelligent Interface Inc.	820 Gessner, Suite 140	77024
Iwayloan LP	10190 Old Katy Road, Suite 350	77043
Loews Theatres	502 Memorial City Mall	77024
Memorial City Mall, including anchors Dillards, J. C. Penney, Macy's, Sears, and Target	303 Memorial City	77024
MemorialHermann Hospital	921 Gessner Rd	77024
MetLife	800 Gessner	77024
MetroNational Corporation	820 Gessner	77024
Murphy Exploration & Production co.	9805 Katy Freeway	77024
Nexen Petroleum	945 Bunker Hill Rd	77024
Paradigm	820 Gessner	77024
PPI Technology Services	800 Gessner, Suite 900	77024
Sam's Club – Katy Road	10488 Katy Freeway	77043
Shrader Engineering Company	10497 Town and Country Way	77024
Southwest Precision Printers	1055 Conrad Sauer	77043
Sumitomo Corporation of America	840 Gessner, Suite 1000	77024
Taste of Texas Restaurant	10505 Katy Freeway	77024
The Automation Group, Inc.	10497 Town and Country Way	77024
Total E&P USA, Inc.	800 Gessner, Suite 700	77024
Town and Country Insurance	10575 Katy Freeway, Suite 100	77024
Westin Hotel	945 Gessner Rd	77024

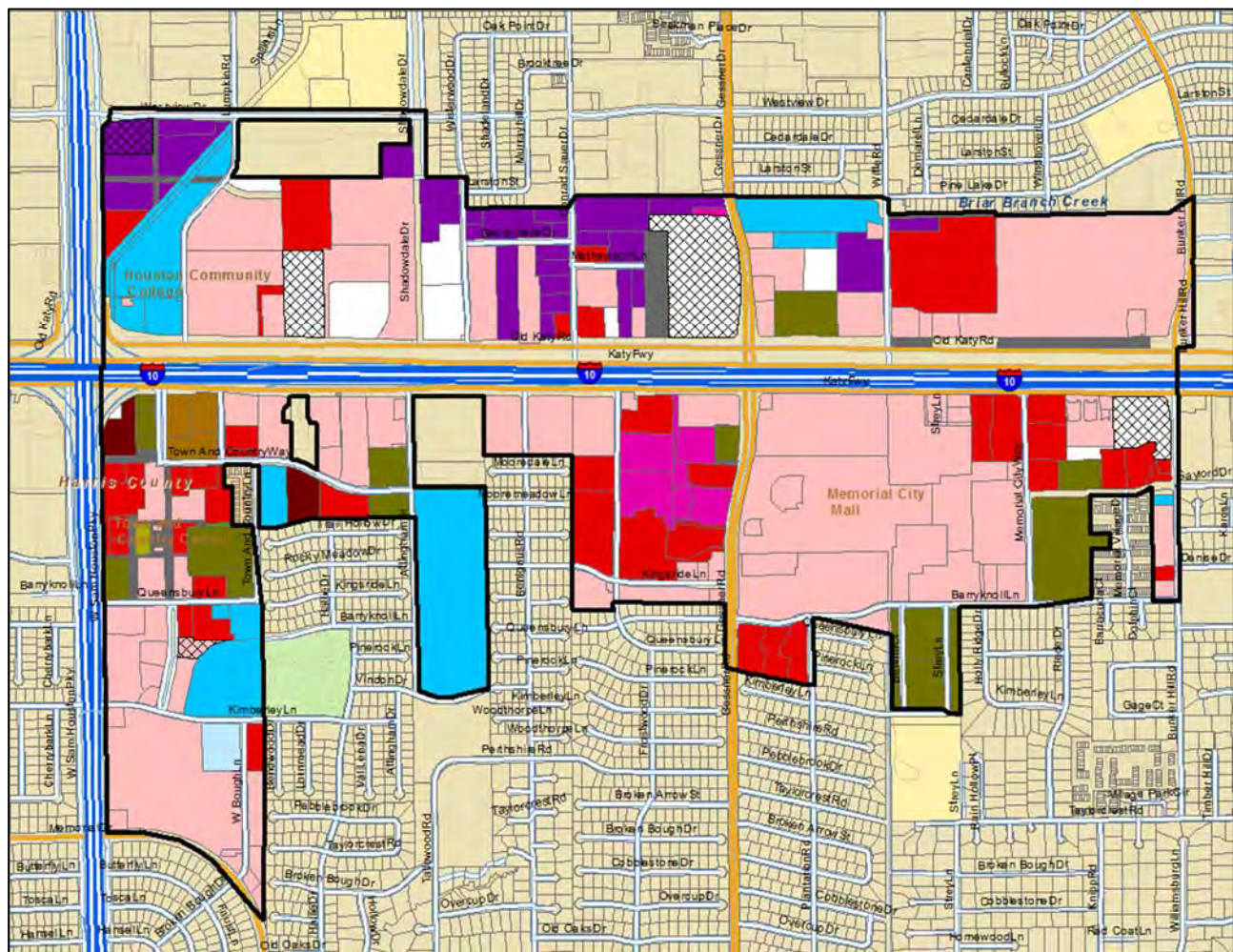
Source: CDS Market Research and the Greater Houston Partnership business database.



## Land Use

### Land Use Maps

Exhibit 4 - Overall Existing Land Use Map



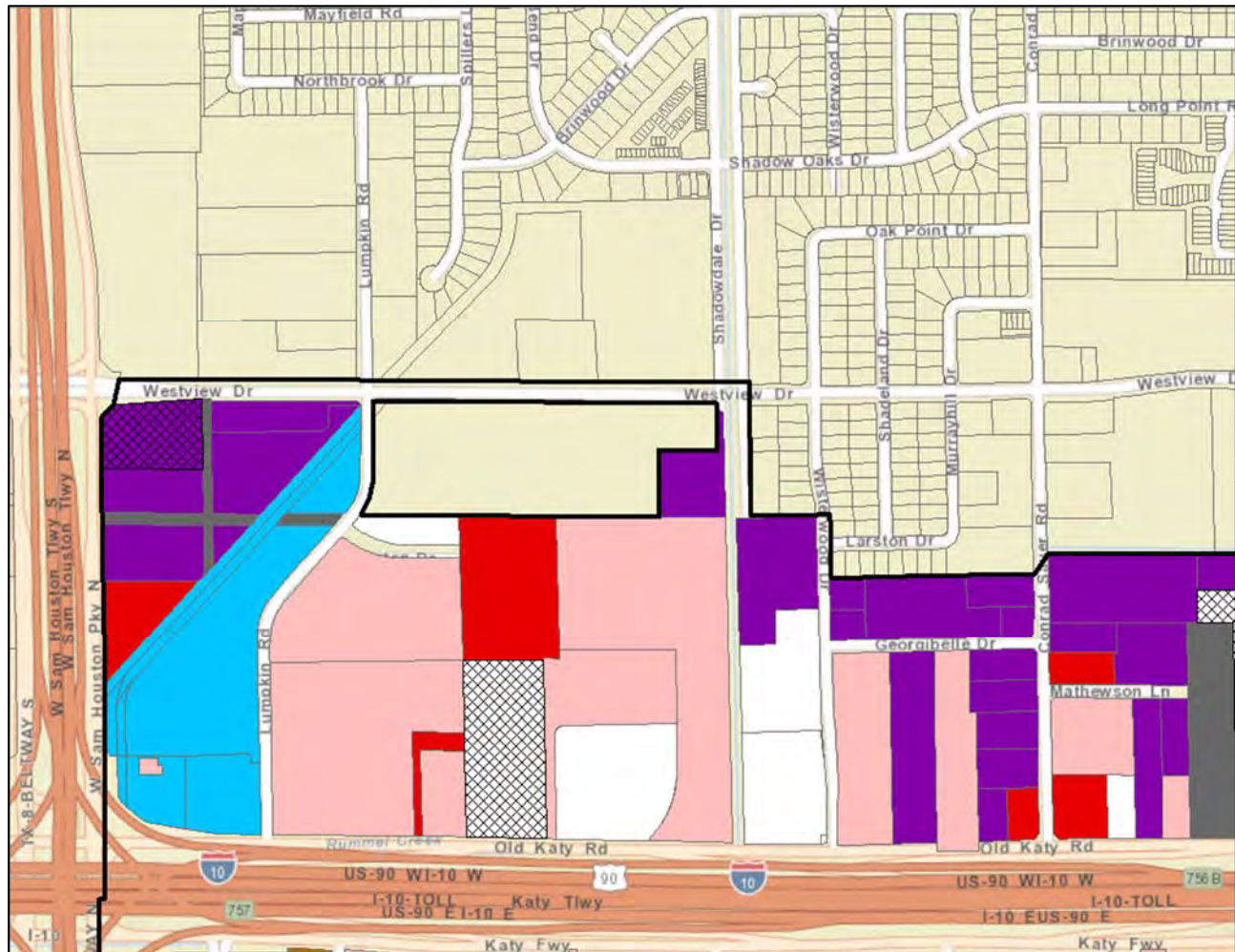
Source: CDS Market Research, Harris County Appraisal District

#### Land Use Color Coding

<span style="color: magenta;">■</span> Hospital/Medical	<span style="color: green;">■</span> Park
<span style="color: brown;">■</span> Hotel/Motel	<span style="color: lightblue;">■</span> Religious
<span style="color: purple;">■</span> Industrial	<span style="color: pink;">■</span> Retail
<span style="color: blue;">■</span> Institution	<span style="color: yellow;">■</span> Single Family
<span style="color: tan;">■</span> Mixed Use	<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Vacant, Developable
<span style="color: olive;">■</span> Multifamily, Condo	<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Vacant, Parking
<span style="color: darkolivegreen;">■</span> Multifamily, Rental	<span style="background-color: darkgray; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Vacant, Undevelopable
<span style="color: red;">■</span> Office	
<span style="border: 2px dashed black; display: inline-block; width: 10px; height: 10px;"></span> Proposed Development	
<span style="border: 2px solid black; display: inline-block; width: 10px; height: 10px;"></span> Memorial City Management District Area	



## Exhibit 5 - Northwest Land Use Map

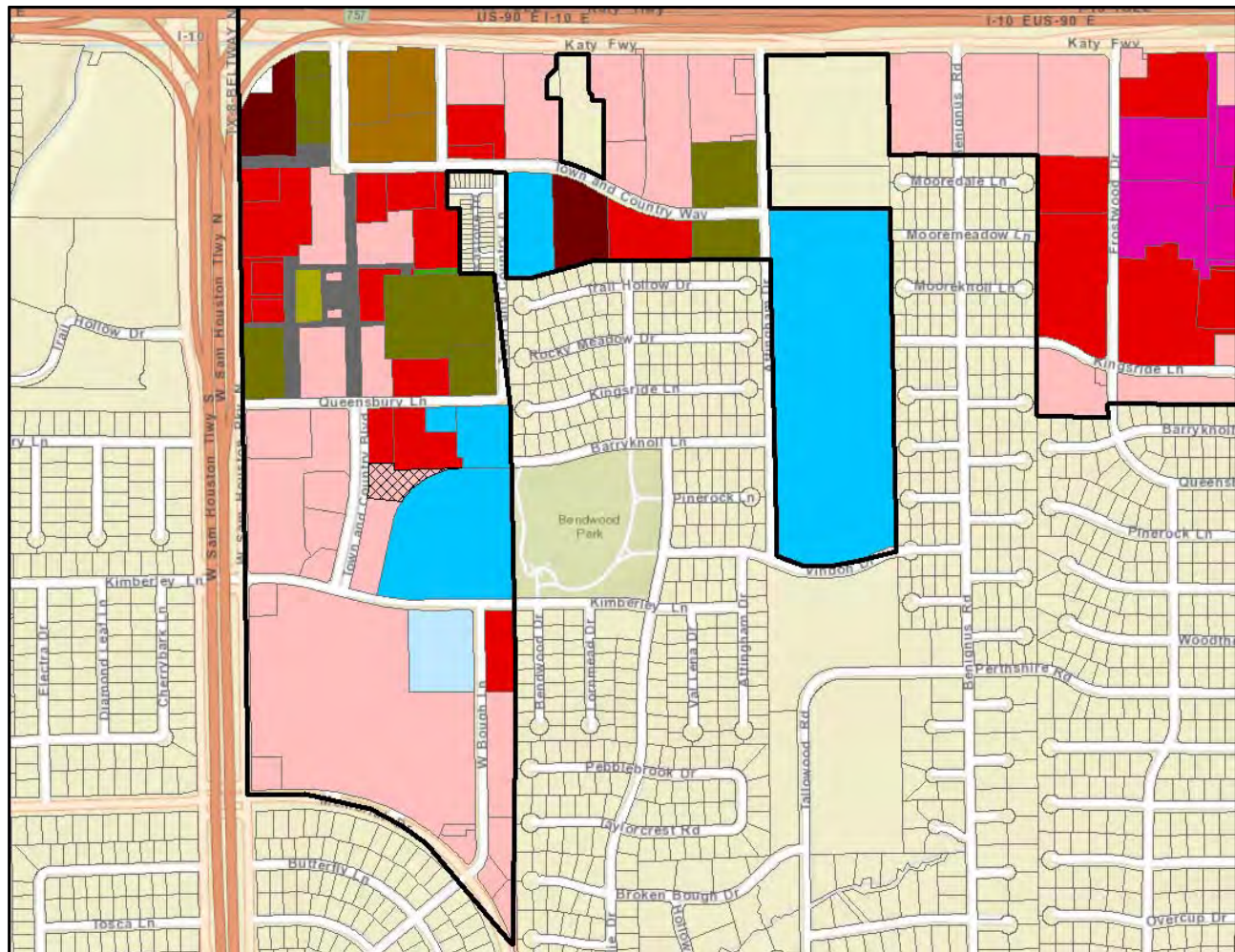


Source: CDS Market Research, Harris County Appraisal District

### Land Use Color Coding

<span style="color: magenta;">■</span> Hospital/Medical	<span style="color: green;">■</span> Park
<span style="color: brown;">■</span> Hotel/Motel	<span style="color: lightblue;">■</span> Religious
<span style="color: purple;">■</span> Industrial	<span style="color: pink;">■</span> Retail
<span style="color: cyan;">■</span> Institution	<span style="color: yellow;">■</span> Single Family
<span style="color: brown;">■</span> Mixed Use	<span style="color: white;">■</span> Vacant, Developable
<span style="color: olive;">■</span> Multifamily, Condo	<span style="color: gray;">■</span> Vacant, Parking
<span style="color: darkolivegreen;">■</span> Multifamily, Rental	<span style="color: black;">■</span> Vacant, Undevelopable
<span style="color: red;">■</span> Office	
<span style="color: gray;">■</span> Proposed Development	
<span style="border: 2px solid black; display: inline-block; width: 10px; height: 10px;"></span> Memorial City Management District Area	

Exhibit 6 - Southwest Land Use Map



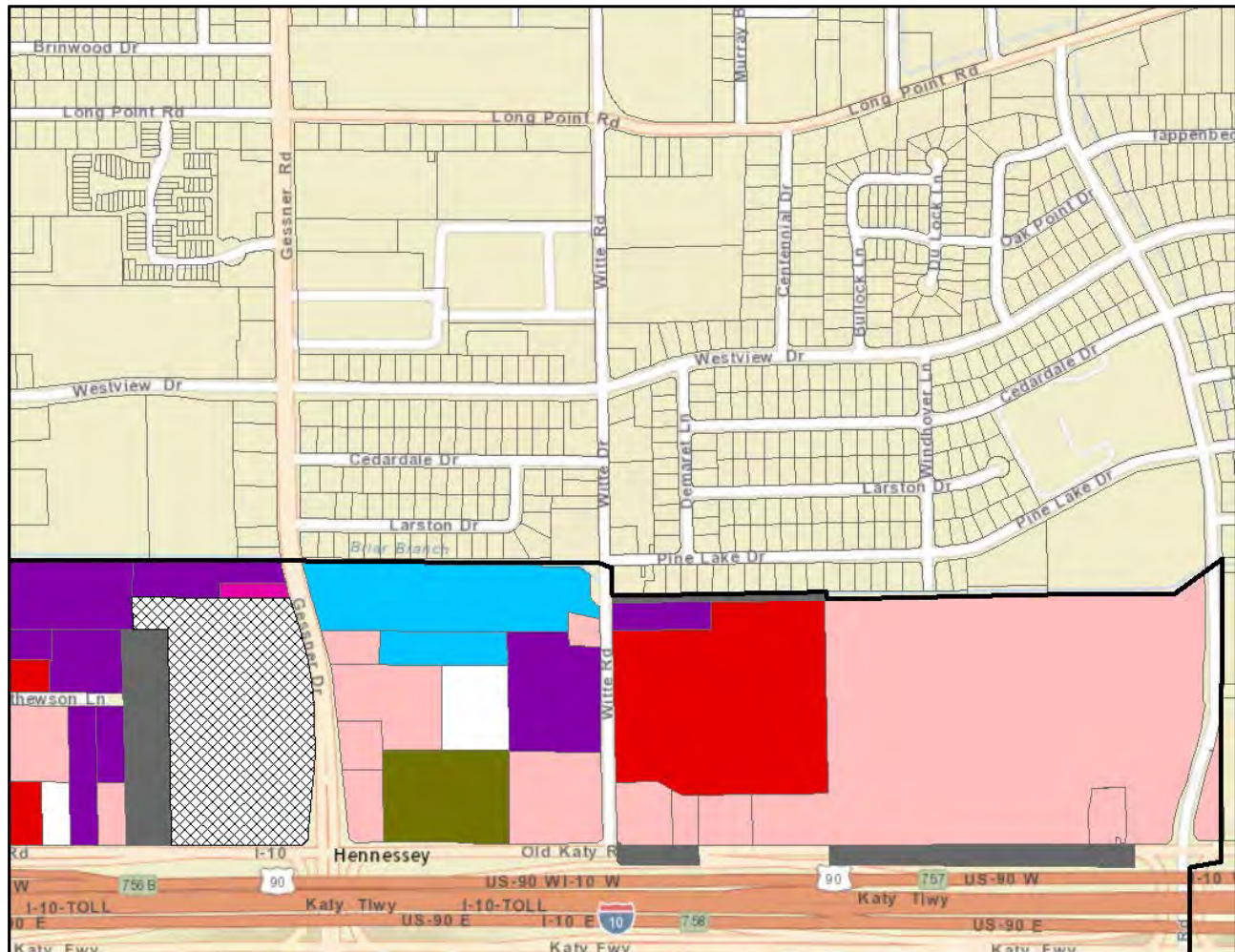
Source: CDS Market Research, Harris County Appraisal District

#### Land Use Color Coding

<span style="color: magenta;">■</span> Hospital/Medical	<span style="color: green;">■</span> Park
<span style="color: brown;">■</span> Hotel/Motel	<span style="color: lightblue;">■</span> Religious
<span style="color: purple;">■</span> Industrial	<span style="color: pink;">■</span> Retail
<span style="color: cyan;">■</span> Institution	<span style="color: yellow;">■</span> Single Family
<span style="color: orange;">■</span> Mixed Use	<span style="border: 1px solid black;">□</span> Vacant, Developable
<span style="color: olive;">■</span> Multifamily, Condo	<span style="background-color: gray;">□</span> Vacant, Parking
<span style="color: darkolivegreen;">■</span> Multifamily, Rental	<span style="background-color: darkgray;">□</span> Vacant, Undevelopable
<span style="color: red;">■</span> Office	
<span style="border: 1px dashed black;">□</span> Proposed Development	
<span style="border: 2px solid black;">□</span> Memorial City Management District Area	



## Exhibit 7 - Northeast Land Use Map



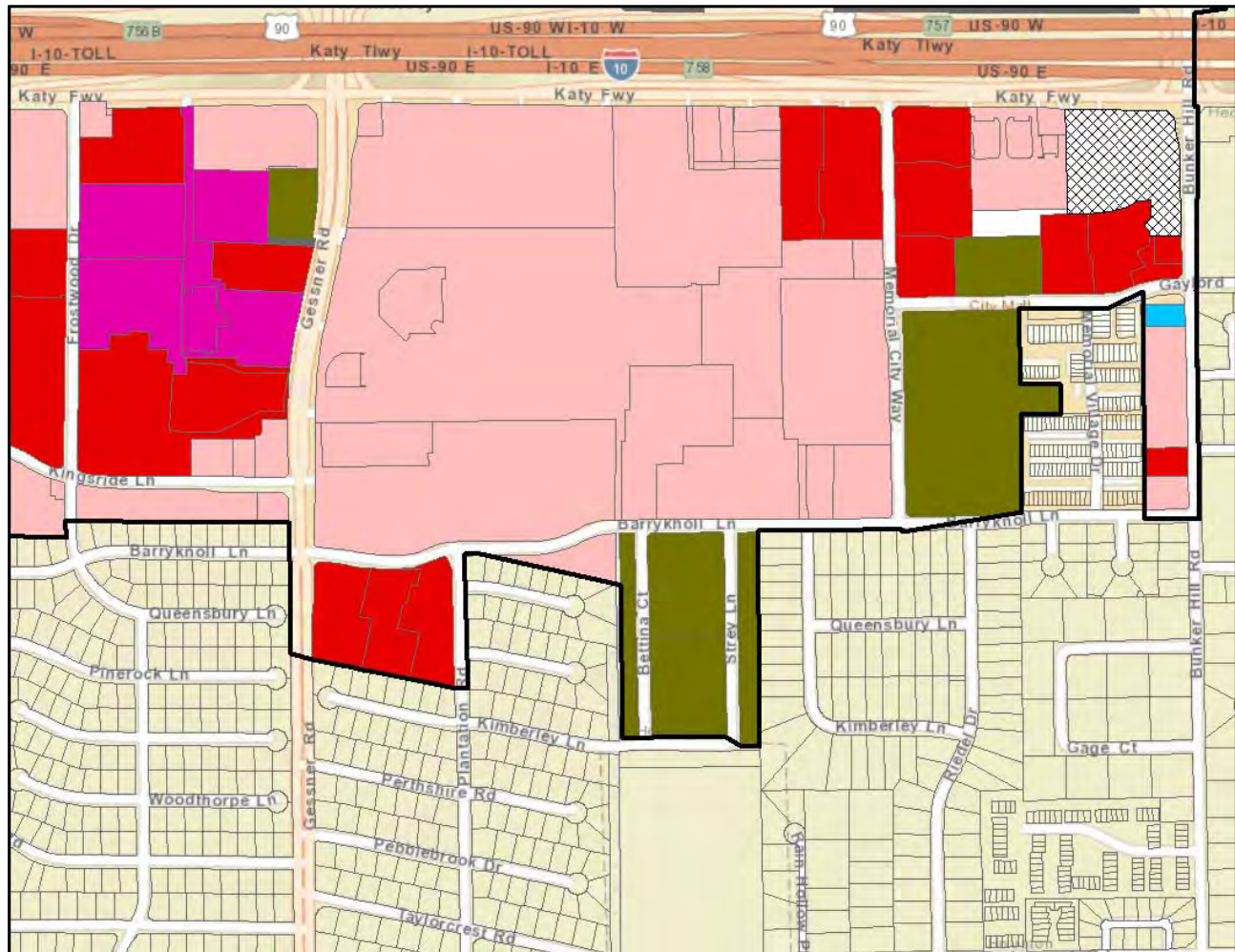
Source: CDS Market Research, Harris County Appraisal District

## Land Use Color Coding

<span style="color: magenta;">■</span> Hospital/Medical	<span style="color: green;">■</span> Park
<span style="color: brown;">■</span> Hotel/Motel	<span style="color: lightblue;">■</span> Religious
<span style="color: purple;">■</span> Industrial	<span style="color: pink;">■</span> Retail
<span style="color: cyan;">■</span> Institution	<span style="color: yellow;">■</span> Single Family
<span style="color: brown;">■</span> Mixed Use	<span style="color: white;">■</span> Vacant, Developable
<span style="color: olive;">■</span> Multifamily, Condo	<span style="color: gray;">■</span> Vacant, Parking
<span style="color: darkolivegreen;">■</span> Multifamily, Rental	<span style="color: black;">■</span> Vacant, Undevelopable
<span style="color: red;">■</span> Office	
<span style="color: gray;">■</span> Proposed Development	
<span style="color: black;">■</span> Memorial City Management District Area	



## Exhibit 8 - Southeast Land Use Map



Source: CDS Market Research, Harris County Appraisal District

## Land Use Color Coding

<span style="color: magenta;">■</span> Hospital/Medical	<span style="color: green;">■</span> Park
<span style="color: brown;">■</span> Hotel/Motel	<span style="color: lightblue;">■</span> Religious
<span style="color: purple;">■</span> Industrial	<span style="color: pink;">■</span> Retail
<span style="color: blue;">■</span> Institution	<span style="color: yellow;">■</span> Single Family
<span style="color: brown;">■</span> Mixed Use	<span style="border: 1px solid black;">□</span> Vacant, Developable
<span style="color: olive;">■</span> Multifamily, Condo	<span style="background-color: gray;">■</span> Vacant, Parking
<span style="color: darkolivegreen;">■</span> Multifamily, Rental	<span style="background-color: darkgray;">■</span> Vacant, Undevelopable
<span style="color: red;">■</span> Office	
<span style="border: 1px dashed black;">□</span> Proposed Development	
<span style="border: 2px solid black;">□</span> Memorial City Management District Area	

## Development Summary

The table below illustrates the total commercial development in the Memorial Management District as of May 2015. This data is based on the parcel level GIS information on land use, illustrated on the previous pages, prepared by CDS Market Research. The source data used in this analysis was updated for the 2015 inventory. The parcel-level shape file was downloaded from the Harris County Appraisal District to capture tracts that were subdivided. The parcel data was downloaded from HCAD's public data inventory in September 2014, when the 2014 tax records were finalized. Where parcel data was not available from HCAD, or known to be out of date, CDS added data from the inventory. Under construction and proposed projects were noted but their space was not yet added to the following totals. The present boundaries of the Memorial Management District Study area were confirmed in 2015.

**Table 2 - Existing Commercial and Industrial Space**

The Memorial Management District

Building Size in Square Feet	
Type	Total
<b>Existing 2015</b>	
Office/Mixed Use	8,306,904
Industrial/Warehouse	660,815
Retail	6,161,876
Hospital/Medical	1,361,892
Hospitality	1,011,636
<b>Grand Total</b>	<b>17,503,123</b>

Source: CDS Market Research, Harris County Appraisal District

These numbers differ from those listed in the tables on pages 12 through 19. The tables on these upcoming pages are a listed inventory assembled by CDS that does not include some of the small commercial properties that HCAD parcel data counts, especially buildings under 10,000 SF.

**Table 3 - Housing Units**

The Memorial Management District

Number of Housing Units	
Type	District
<b>Existing 2015</b>	
Multifamily, Rental	1,455
Multifamily, Condo	22
Single Family	0
<b>Grand Total</b>	<b>1,477</b>

Source: CDS Market Research, Harris County Appraisal District

For the 2015 multifamily unit count, the 1,455 units listed in the table above is fairly consistent with the 1,429 units in only apartment projects listed in Table 5 (does not include 1,137 units under construction). There are no single family homes in the district and condominium units make up a relatively small share of the total.

**Table 4 - Population and Employment**

Memorial Management District

Number of People	
Type	District
<b>Existing 2015</b>	
Population	2,898
Employment	47,644

Source: CDS Market Research, Harris County Appraisal District

The table above contains estimates for population and employment in the District area. These estimates were calculated based on characteristics in the parcel data from HCAD and supplementations added to that data by CDS. Population is calculated using a variety of people-per-housing unit ratios, depending on the type of housing unit. Employment is calculated using square foot-per-employee ratios specific to the various commercial land uses. All ratios assume a reasonably high, but not 100%, occupancy rate.



## Multi-Family Housing

### Table 5 - Apartments

The Memorial Management District

Apartment Complex	Address	Zip	Class	Units	Built
Memorial City	872 Bettina Ct	77024	C	418	1967
Domain at CityCentre	811 Town And Country Ln	77024	A	370	2009
The Lofts CityCentre	12808 Queensbury Ln	77024	A	250	2009
Ascent at CityCentre	801 Town and Country Blvd	77024	A	160	2014
Ivy Club	10060 Katy Fwy	77055	C	117	1969
The Fountains at Memorial City	9870 Gaylord Dr	77024	A	114	2008
<b>TOTAL UNITS</b>				<b>1,429</b>	

Source: CoStar, O'Connor & Associates, CDS Market Research

### Table 6 - Apartments – Under Construction and Proposed

The Memorial Management District

Apartment Complex	Location	Zip	Class	Units	Completion
Alexan CityCentre	901 Town & Country Blvd	77024	A	350	2016
District at Memorial	10300 Katy Fwy	77043	A	327	2015
CityCentre Pearl	10402 Town and Country Way	77024	A	312	2015
Pearl Residences at CityCentre	10405 Town And Country Way	77024	A	148	2015
<b>Units Under Construction</b>				<b>1,137</b>	
CityCentre	Katy Freeway	77024	A	TBD	Proposed

Source: CoStar, O'Connor & Associates, CDS Market Research

## Retail Buildings

**Table 7 - Retail Centers**

The Memorial Management District ranked by size

Building Address	Building Name	Year Built	Rentable Building Area
303 Memorial City	Mall	1966	1,700,000
Memorial City Way	Dillards	2003	535,468
12850-12858 Memorial Dr		1968	389,405
9710-9734 Katy Fwy	Village Plaza at Bunker Hill	2008	239,488
400 Memorial City Way	Sears	1961	209,330
10516 Katy Fwy	Town & Country North	1977	206,631
984 Gessner Rd	Target	2003	140,266
815 Town and Country Ln	LifeTime Fitness CityCentre	2007	140,000
10303-10333 Katy Fwy		1970	129,388
9710 Katy Fwy	H-E-B	2008	127,983
10488 Old Katy Rd	Sam's Club	2000	114,624
1100 Lumpkin Rd	Home Depot	1988	91,958
947 Gessner Rd		2013	89,276
10405 Katy Fwy	Tallowood Center	1995	85,965
975 Gessner Rd		1970	84,833
10225 Katy Fwy	Katy Freeway Retail Center II	1973	84,209
9960 Old Katy Rd		2001	71,000
10515 Katy Fwy		1995	67,380
788 W Sam Houston Pky N	Building 23	2008	66,316
12848 Queensbury Ln	Bldg 2	2009	62,328
12888 W Queensbury Ln N	Bldg 7	2009	61,112
10201-10303 Katy Fwy	Katy Freeway Retail Center III	1991	61,000
10211 Katy Fwy	Katy Freeway Retail Center I	1973	53,306
12848 W Queensbury Ln	Bldg 1-3	2009	53,245
10000 Katy Fwy		2009	41,419
925 Bunker Hill Rd	Bunker Hill Lanes	1973	40,000
12311-12393 Kingsride Ln	Memorial Service Center	1995	38,150
1050 W Sam Houston Pky N			34,439
12850 Memorial Dr	Building B	1996	33,326
650 W Bough Ln		1968	30,595
10519 Katy Fwy		1996	30,392
700 Town And Country Blvd		1963	27,828
9774 Katy Fwy		2008	26,743
900 Town and Country Ln	US Postal Service		25,000

Building Address	Building Name	Year Built	Rentable Building Area
10201 Katy Fwy	Katy Freeway Retail Center I	1973	24,031
10500 Old Katy Rd	Petsmart	1992	24,000
822 Town and Country Vlg	Bldg 4	2009	21,359
901 Bunker Hill Rd		1960	21,280
799 Town and Country Blvd	Bldg 9	2009	21,000
1014-1020 Gessner Dr		1959	20,000
9778 Katy Fwy		2008	19,965
12821 Kimberley Ln		1965	18,833
600 W Sam Houston Pky N		1996	17,744
9930 Katy Fwy		2000	17,000
901-909 Town and Country Blvd		1975	15,514
9777 Katy Fwy		2005	14,814
400 Memorial City Mall		1968	14,055
770 W Sam Houston Pky N		1998	13,487
780 W Sam Houston Pky N		1998	13,487
600 W Sam Houston Pky N	Building B	1996	12,324
9738 Katy Fwy		2008	11,999
10499 Katy Fwy		1992	11,030
10409 Katy Fwy		1992	10,345
825 Town And Country Blvd		1974	10,344
9799 Katy Fwy		2002	10,092
9758 Katy Fwy		2008	10,000
9762 Katy Fwy		2008	10,000
9742 Katy Fwy		2008	10,000
701 Town And Country Blvd	Building A	1998	9,605
963 Bunker Hill Rd	Spec's Liquor	1960	8,779
10615 Katy Freeway		1973	8,216
1002 S Gessner Rd		2009	8,165
9940 Katy Fwy		2013	8,051
701 Town And Country Blvd	Building B	1995	8,012
9770 Katy Fwy		2008	8,000
9766 Katy Fwy		2008	7,950
9746 Katy Fwy		2008	7,943
9750 Katy Fwy		2008	7,803
937 Bunker Hill Rd	Kinder Care	1972	7,392
1040 W Sam Houston Pky N			6,923
12850 Memorial Dr		1996	6,858
10104 Old Katy Rd		1970	6,768



Building Address	Building Name	Year Built	Rentable Building Area
700 Town And Country Blvd		1995	6,421
12850 Memorial Dr		1996	5,738
10500 Town and Country Way		1994	5,626
9754 Katy Fwy		2008	5,561
612 Bough Ln		1970	5,286
10407 Katy Fwy		1994	5,244
949-951 Bunker Hill Rd		1958	5,151
608 Bough Ln		1970	4,902
700 Town And Country Blvd		1996	4,800
10135 Katy Fwy	Wells Fargo Bank		4,654
1051 Witte Dr		1962	4,455
701 Town And Country Blvd		1996	4,182
9755 Katy Fwy		2005	3,953
1000 Memorial City Way		2010	3,900
12754 Memorial Dr		1966	3,834
12764 Memorial Dr		1980	3,806
801 Town And Country Blvd		2009	3,438
801 Town And Country Blvd		2009	3,408
12320 Kingsride Ln		1967	3,315
9745 Katy Fwy		1998	2,955
9710 Katy Fwy	HEB Gas Station	2008	2,860
1040 Gessner Dr		1995	2,698
899 Frostwood Dr		1980	2,324
10097 Katy Fwy		2009	2,262
12310 Kingsride Ln		1965	2,167
12859 Kimberley Ln		2007	1,577
<b>TOTAL SF</b>			<b>5,780,088</b>

Source: CoStar, O'Connor & Associates, CDS Market Research

**Table 8 - Retail Centers – Under Construction and Proposed**

The Memorial Management District (listed by size)

Building Address	Building Name	Year Built	Rentable Building Area
Katy Fwy		Proposed	70,000
10100 Katy Fwy	MetroNational/Cemex Building	Proposed	15,000
10407 Katy Fwy	Pluckers	Proposed	7,800
Gessner Rd & I-10		Proposed	5,991
<b>Total SF</b>			<b>83,791</b>

Source: CoStar, O'Connor &amp; Associates, CDS Market Research, Harris County Appraisal District

## Office Buildings

**Table 9 - Class A - Office Buildings**

The Memorial Management District (listed by size)

Building Address	Building Name	Zip	Year Built	Rentable Building Area
929 Gessner Rd	Memorial Hermann Tower	77024	2009	915,034
9805 Katy Fwy		77024	2013	333,046
945 Bunker Hill Rd	Nexen Building	77024	2012	331,513
920 Memorial City Way	Cobalt Center	77024	2009	331,513
750 Town & Country Blvd	Town Centre One	77024	2015	254,489
915 Gessner Rd	Medical Plaza 3	77024	2003	216,792
9821 Katy Fwy		77024	1972	161,604
818 Town & Country Blvd	CityCentre Two	77024	2009	149,827
925 Gessner Rd	Medical Plaza 4	77024	2005	146,317
842 W Sam Houston Pky N	CityCentre Three	77024	2012	120,211
840 W Sam Houston Pky N	CityCentre Four	77024	2013	120,052
800 Town & Country Blvd	CityCentre One	77024	2008	119,000
963 Bunker Hill Rd	The Treehouse	77024	2014	14,700
<b>TOTAL SF</b>				<b>3,214,098</b>

Source: CoStar, O'Connor &amp; Associates, CDS Market Research, Harris County Appraisal District

**Table 10 - Class B - Office Buildings**

The Memorial Management District (listed by size)

Building Address	Building Name	Zip	Year Built	Rentable Building Area
920 Frostwood Dr	Medical Plaza North	77024	1981	275,605
10496 Old Katy Rd	Block 10 West Office Park	77043		207,000
909 Frostwood Dr	System Services Building - West	77024	1982	164,823
10497 Town & Country Way	Town & Country Central I	77024	1982	148,936
12727 Kimberley Ln		77024	1972	63,848
10190 Katy Fwy	Maple Leaf Bldg	77043	1981	53,912
900 Town & Country Blvd		77024	1972	51,318
1080 W Sam Houston Pky N	Century Bldg Equipment	77043	1983	42,522
800 W Sam Houston Pky	Bldg 12	77024	2009	19,394
791 Town And Country Blvd		77024	1998	19,000
12802 Memorial Dr		77024	1985	12,428
9829 Katy Fwy		77024	2006	9,500
911 Town & Country Blvd		77024	1977	8,200
10504 Katy Fwy		77043	2010	7,295
<b>TOTAL SF</b>				<b>1,083,781</b>

Source: CoStar, O'Connor &amp; Associates, CDS Market Research, Harris County Appraisal District

**Table 11 - Class C - Office Buildings**

The Memorial Management District (listed by size)

Building Address	Building Name	Zip	Year Built	Rentable Building Area
9900 Old Katy Rd	JP Morgan Chase Contact Center	77055	1992	235,201
902 Frostwood Dr	Medical Plaza I	77024	1967	211,662
908 Town & Country Blvd	Town & Country V	77024	1977	85,686
10575 Katy Fwy	Town & Country IV	77024	1975	58,000
10565 Katy Fwy	Town & Country III	77024	1974	57,956
9720 Old Katy Rd		77055		50,000
935 Gessner Dr		77024	1967	16,166
10200 Old Katy Rd	King Bldg	77043	1979	16,100
911 Bunker Hill Rd		77024	1974	12,432
<b>TOTAL SF</b>				<b>743,203</b>

Source: CoStar, O'Connor &amp; Associates, CDS Market Research, Harris County Appraisal District

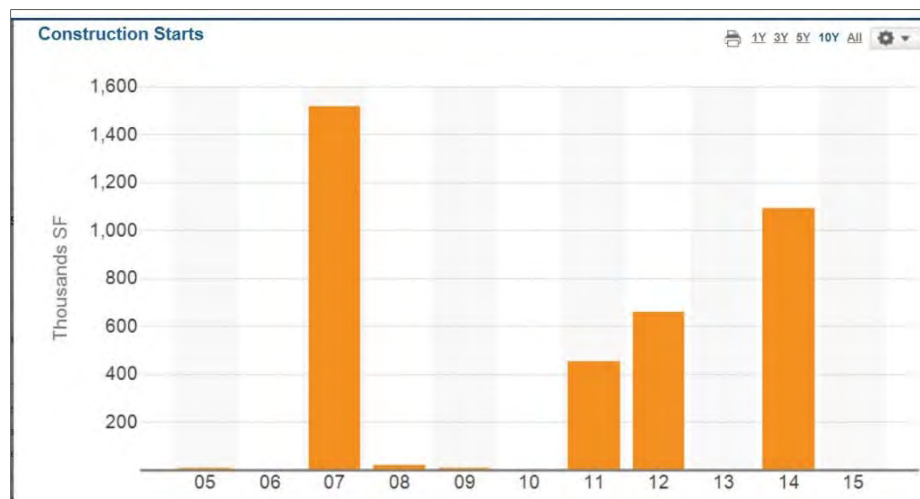
**Table 12 - Office Buildings - Under Construction and Proposed****Under Construction**

Under Construction Address	Building Name	Zip	Completion	Sq. Feet
9811 Katy Fwy	Air Liquide Center- South	77024	2015	452,370
825 Town & Country	CityCentre Five	77024	2015	227,063
9807 Katy Fwy	Air Liquide Center- North	77024	2015	143,830
<b>Total Under Construction SF</b>				<b>823,263</b>

**Proposed**

Proposed Building	Location	Zip	Completion	Sq. Feet
Town & Country Blvd	CityCentre I	77024	2017	382,197
10496 Old Katy Rd		77043	2016	264,000
10100 Katy Fwy	MetroNational/Cemex Building	77043	2016	240,000
1212 W Beltway 8 N		77043		150,000
730 Town & Country Blvd	Town Centre Two	77024		100,000
<b>Total Proposed SF</b>				<b>896,197</b>

Source: CoStar, O'Connor &amp; Associates, CDS Market Research

**Exhibit 9 - The Memorial Management District  
10-Year Construction History**



**Table 13 - Industrial/Warehouse Facilities**

Building Address	Building Name	Zip	Year Built	Rentable Building Area
10210-10222 Georgibelle Dr	Georgibelle Bus Ctr	77043	1975	80,205
1100 W Sam Houston Pky N		77043	1972	69,950
1140 Lumpkin Rd	Bldg 5	77043	1959	48,520
1140 Lumpkin Rd	Bldg 4	77043	1959	48,520
1140-1143 Lumpkin Rd	Bldg 2	77043	1959	39,705
1140 Lumpkin Rd	Bldg 3	77043	1959	39,705
1231 Shadowdale Dr		77043	1976	26,634
1055 Conrad Sauer Dr	Southwest Precision Printers	77043	1972	26,005
10226 Georgibelle Dr	Georgibelle Bus Ctr	77043	1965	25,508
1140 Lumpkin Rd	Bldg 1	77043	1959	25,190
10106 Mathewson Ln		77043	1955	25,000
1138 W Sam Houston Pky N		77043	1957	20,960
1212 W Sam Houston Pky N		77043	1950	20,765
1140 Lumpkin Rd	Bldg 7	77043	1959	18,018
1140 Lumpkin Rd	Bldg 6	77043	1959	18,018
1042 Conrad Sauer Dr		77043	1994	18,000
10210 Old Katy Rd		77043	1966	16,600
1060 Witte Rd		77055	1950	16,205
1123 Lumpkin Rd	Bldg B	77043	1960	15,000
10206 Georgibelle Dr	Georgibelle Bus Ctr	77043	1975	6,832
1101 Conrad Sauer		77043	1975	6,150
<b>TOTAL SF</b>				<b>611,490</b>

Source: CoStar, O'Connor &amp; Associates, CDS Market Research, Harris County Appraisal District

## Hospitality

**Table 14 - Hotels and Motels**

Hotel/Motel	Address	Keys
The Westin Memorial	945 Gessner	267
Hotel Sorella	800 W Sorella Ct	244
Four Points Hotel	10655 Katy Fwy	171
Candlewood Suites	10503 Town And Country Way	122
<b>Total Rooms</b>		<b>804</b>

Source: CoStar; Texas Hotel Performance Factbook, 2014 Annual, Source Strategies, San Antonio, TX

**Table 15 - Proposed Hotels and Motels**

Hotel/Motel	Address	Keys
Hotel ZaZa	Kath Freeway	N/A
<b>Total Rooms</b>		<b>N/A</b>

Source: CoStar;

**Table 16 - Hotel Performance**

Hotel Name	Rooms	Room Revenues			ADR Estimate		Occupancy %			REVPAR \$		
		2013	2014	% Chg	2014	% Chg	2013	2014	% Chg	2013	2014	\$ Chg
The Westin Memorial	267	\$14,195,544	\$15,463,280	8.9%	\$222.29	8.0%	70.6	71.2	0.6%	\$145.66	\$158.67	\$13.01
Hotel Sorella	244	\$14,913,163	\$15,738,343	5.5%	\$239.47	N/A	70	73.8	3.8%	\$167.45	\$176.72	\$9.27
Four Points	171	\$5,919,709	\$6,663,990	12.6%	\$145.45	7.4%	70.1	73.4	3.3%	\$94.84	\$106.77	\$11.92
Candlewood Suites	122	\$3,077,731	\$3,412,264	10.9%	\$103.04	9.4%	73.4	74.4	1.0%	\$69.12	\$76.63	\$7.51
<b>Totals</b>	<b>804</b>	<b>\$ 38,106,147</b>	<b>\$41,277,877</b>	<b>8.3%</b>	<b>\$ 193.07</b>	<b>5.7%</b>	<b>70.7%</b>	<b>72.9%</b>	<b>2.2%</b>	<b>\$129.85</b>	<b>\$140.66</b>	<b>\$ 10.81</b>

Source: Texas Hotel Performance Factbook, 2014 Annual, Source Strategies, San Antonio, TX

Hotels and Motels in the Memorial Management District improved their performance in 2014 with an 8.3% annual increase in revenue to \$41,277,877 million. Average daily room rates improved to \$177.73. Average occupancy rose 2.1 points to 73.2%.

## Institutional

### Hospitals

**Table 17 - Existing Hospitals**  
The Memorial Management District

Facility	Beds
Memorial Hermann Memorial City Hospital	527
<b>Totals</b>	<b>527</b>

Source: Houston Chronicle and American Hospital Directory,  
[http://www.ahd.com/states/hospital\\_TX.html](http://www.ahd.com/states/hospital_TX.html)

Though only one hospital is located with the boundaries of the Memorial Management District, the Memorial Hermann Memorial City Hospital is one of the largest hospitals in West Houston. Opened in 1971 and now containing 527 beds and several million square feet of space, the hospital has seen several additions and renovations just in the last 10 years and now houses Memorial Hermann's headquarters. It serves over 25,000 patients every year.

### Educational Institutions

The entirety of the Memorial Management District is located within the Spring Branch ISD. There are five other school districts, as well as seven university campuses located near the district on Houston's west side. The Houston Community College Northwest campus is located within the boundaries of the District.

**Table 20 - Area Independent School Districts**

ISD	Fall 2014 Enrollment	2014 TEA Rating
Alief	47,202	Met Standard
Cypress-Fairbanks	113,023	Met Standard
Fort Bend	72,152	Met Standard
Houston	215,225	Met Standard
Katy	70,330	Met Standard
Spring Branch	35,110	Met Standard

Source: Texas Education Agency (TEA)  
Note: TEA changed their accountability rating system for 2013

**Table 19 – Area Universities and Colleges**

School	Fall 2014 Enrollment Estimate
Lone Star College – Cy-Fair	18,000
Houston Community College Northwest	6,000
University of Phoenix – Houston Westside	3,000
DeVry University – Westway Park	2,200
University of Houston – Cinco Ranch	1,750
Strayer University	185
Belhaven University	175

Source: CDS Market Research

## The Memorial Management District Area Demographics

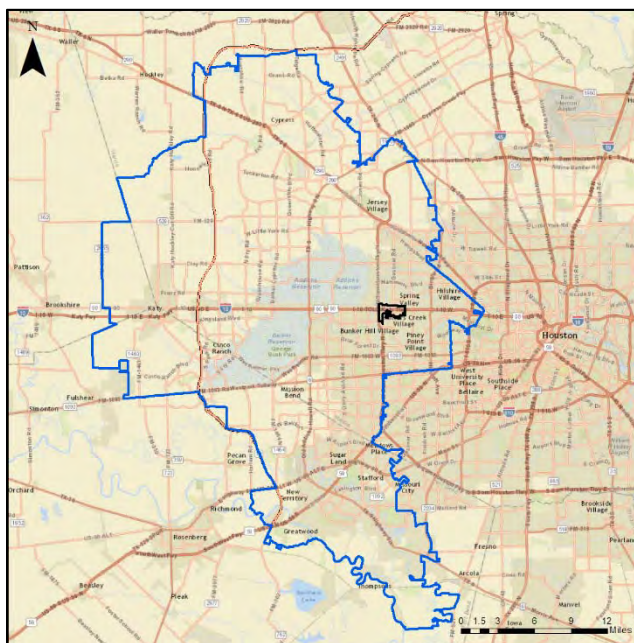
In this analysis, CDS Market Research used the demographic data from Nielsen/Claritas to compare the population demographics of two areas, The Houston MSA, and the Memorial District Zip Code Commute Zone. The Nielsen/Claritas database provides estimates of area demographics based on the 2010 Census and the American Community Survey with adjustments to account for changes over time. CDS has purchased the data and uses the analysis tool PCensus, to determine the demographics of any area selected on a map.

**Exhibit 10 - Map of the Memorial Management District “Commute Zone”**

### Comparison of the Houston MSA, the Memorial Management District, and the Commute Zone

In summary, The Commute Zone contains

- Over 1.7 million people
- More than 594,000 households
- Over 874,000 employed persons
- 26.6% of the Houston MSA population
- 26.4% of Houston MSA households
- 28.2% of Houston MSA employed persons
- 32.8% of the “business and technical professionals”\* in the Houston MSA.



\* “Business and Technical Professional” occupational categories include: Management; Business and Financial Operations; Computer and Mathematical; Architecture and Engineering; Life, Physical, and Social Science; Office and Administrative Support; and Sales and Related



Table 20 – Memorial Management District Demographic Comparison

Employment Facts:	Memorial Mgt. District		Commute Zone		Houston MSA	
	Count	Share	Count	Share	Count	Share
<b>Population</b>						
2020 Projection	6,526		1,882,135		6,967,200	
2015 Estimate	6,057		1,724,982		6,467,776	
2010 Census	5,558		1,540,628		5,920,416	
2000 Census	4,999		1,074,347		4,693,140	
Growth 2015-2020	7.74%		9.11%		7.72%	
Growth 2010-2015	8.97%		11.97%		9.25%	
Growth 2000-2010	11.19%		43.40%		26.15%	
<b>Households</b>						
2020 Projection	2,835		645,247		2,422,620	
2015 Estimate	2,624		594,182		2,249,176	
2010 Census	2,394		536,713		2,062,529	
2000 Census	2,166		386,567		1,648,146	
Growth 2015-2020	8.04%		8.59%		7.71%	
Growth 2010-2015	9.59%		10.71%		9.05%	
Growth 2000-2010	10.57%		38.84%		25.14%	
<b>2015 Est. Civ. Employed Pop 16+ by Occupation</b>	<b>2,961</b>		<b>874,513</b>		<b>3,090,227</b>	
Architect/Engineer	88	2.96%	35,452	4.05%	94,304	3.05%
Arts/Entertainment/Sports	69	2.34%	15,435	1.77%	47,757	1.55%
Building Grounds Maintenance	85	2.86%	33,774	3.86%	142,633	4.62%
Business/Financial Operations	345	11.66%	57,850	6.62%	161,315	5.22%
Community/Social Services	10	0.34%	8,493	0.97%	34,187	1.11%
Computer/Mathematical	137	4.64%	27,828	3.18%	69,913	2.26%
Construction/Extraction	177	5.99%	41,426	4.74%	219,965	7.12%
Education/Training/Library	187	6.33%	51,749	5.92%	179,274	5.80%
Farming/Fishing/Forestry	13	0.42%	881	0.10%	6,073	0.20%
Food Prep/Serving	125	4.24%	42,019	4.80%	160,994	5.21%
Healthcare Practitioner/Technician	155	5.24%	43,600	4.99%	149,332	4.83%
Healthcare Support	35	1.20%	14,936	1.71%	64,011	2.07%
Maintenance Repair	74	2.49%	27,694	3.17%	117,260	3.79%
Legal	115	3.87%	11,365	1.30%	38,767	1.25%
Life/Physical/Social Science	23	0.76%	8,582	0.98%	29,576	0.96%
Management	432	14.58%	102,949	11.77%	298,678	9.67%
Office/Admin. Support	251	8.46%	113,766	13.01%	394,618	12.77%
Production	125	4.22%	44,608	5.10%	190,336	6.16%
Protective Service	39	1.31%	15,905	1.82%	67,762	2.19%
Sales/Related	352	11.90%	109,295	12.50%	339,038	10.97%
Personal Care/Service	68	2.30%	27,047	3.09%	92,471	2.99%
Transportation/Moving	56	1.89%	39,859	4.56%	191,963	6.21%

Source: PCensus for MapInfo, Tetrad Computer Applications, a reseller of Nielson/Claritas demographics

## Overall Location of Business and Technical Professionals

Because the residential location of business and technical professionals is critical to the businesses in The Memorial Management District, it is important to understand where they live. Business and technical professionals fall into the following employment categories: Management; Business and Financial Operations; Computer and Mathematical; Architecture and Engineering; Life, Physical, and Social Science; Office and Administrative Support; and Sales and Related. The table shows the commute zone share of the region's employed residents in these categories and maps on the following pages illustrate the residential density of these professionals in the Houston area. Each dot on the map represents one professional living within each Census block group. These maps tend to illustrate a strong west-side preference for suburban neighborhoods.

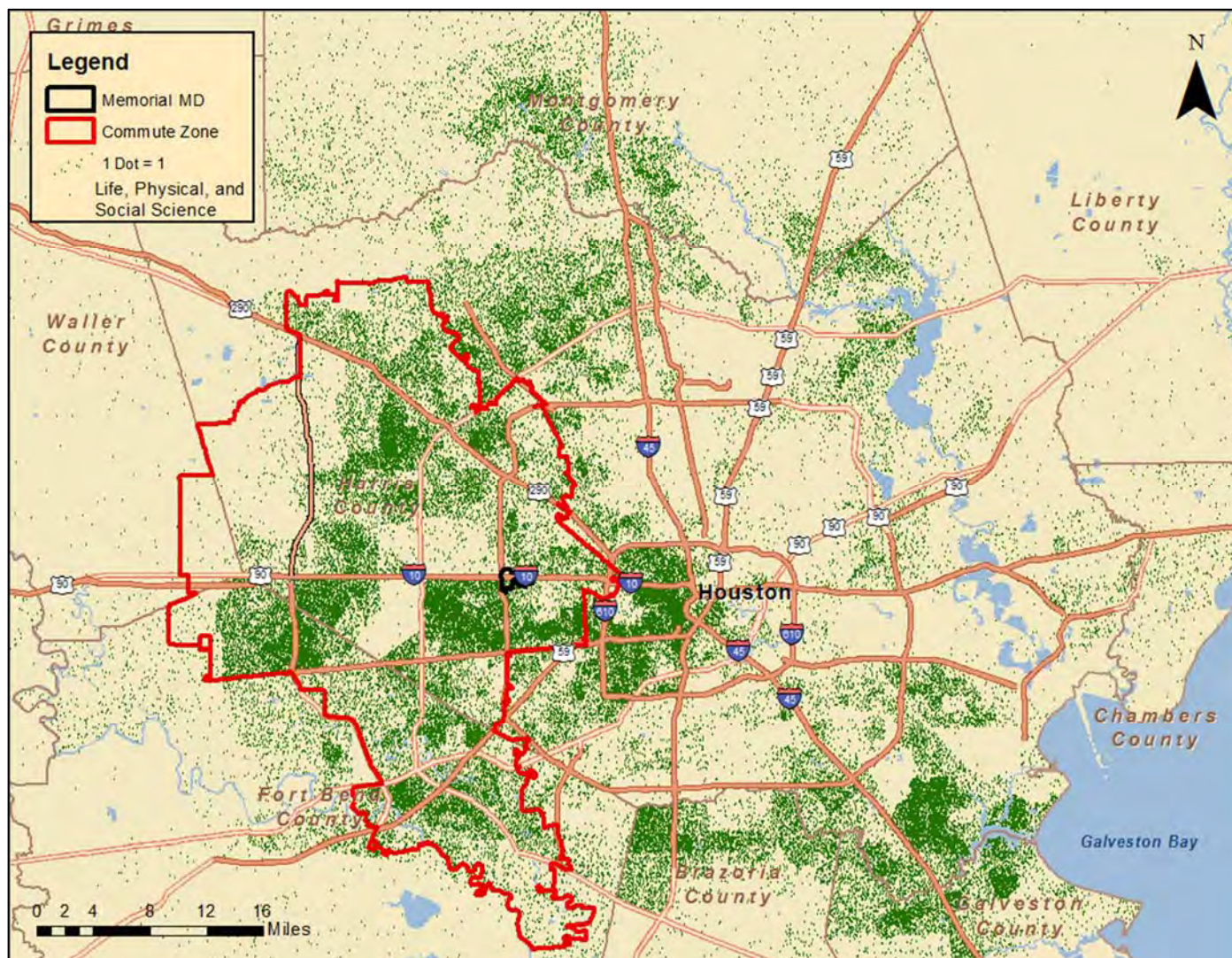
**Table 21 - The Commute Zone Business and Technical Professionals**

Employment Facts:	Commute Zone		Houston MSA	
	Count	Share	Count	Share
<b>2015 Est. Civ. Employed Pop 16+ by Occupation</b>	<b>874,513</b>	<b>28.2%</b>	<b>3,090,227</b>	<b>100.0%</b>
<b>All Business and Technical Professionals</b>	<b>455,722</b>	<b>32.8%</b>	<b>1,387,442</b>	<b>100.0%</b>
Architect/Engineer	35,452	37.5%	94,304	100.0%
Business/Financial Operations	57,850	35.8%	161,315	100.0%
Computer/Mathematical	27,828	39.8%	69,913	100.0%
Life/Physical/Social Science	8,582	29.0%	29,576	100.0%
Management	102,949	34.4%	298,678	100.0%
Office/Admin. Support	113,766	28.8%	394,618	100.0%
Sales/Related	109,295	32.2%	339,038	100.0%

Source: PCensus for MapInfo, Tetrad Computer Applications, a reseller of Nielson/Claritas demographics

The Commute Zone area contains a larger share of the of the regional totals of all business and technical professionals (32.8%) than it does its share of the regional total of all employed residents, indicating the presence of a well-educated and above average-earning population in the area. In all of the seven business and technical professional categories, the Commute Zone area had a higher share of the regional total than it did its share of the regional total of all employed residents.

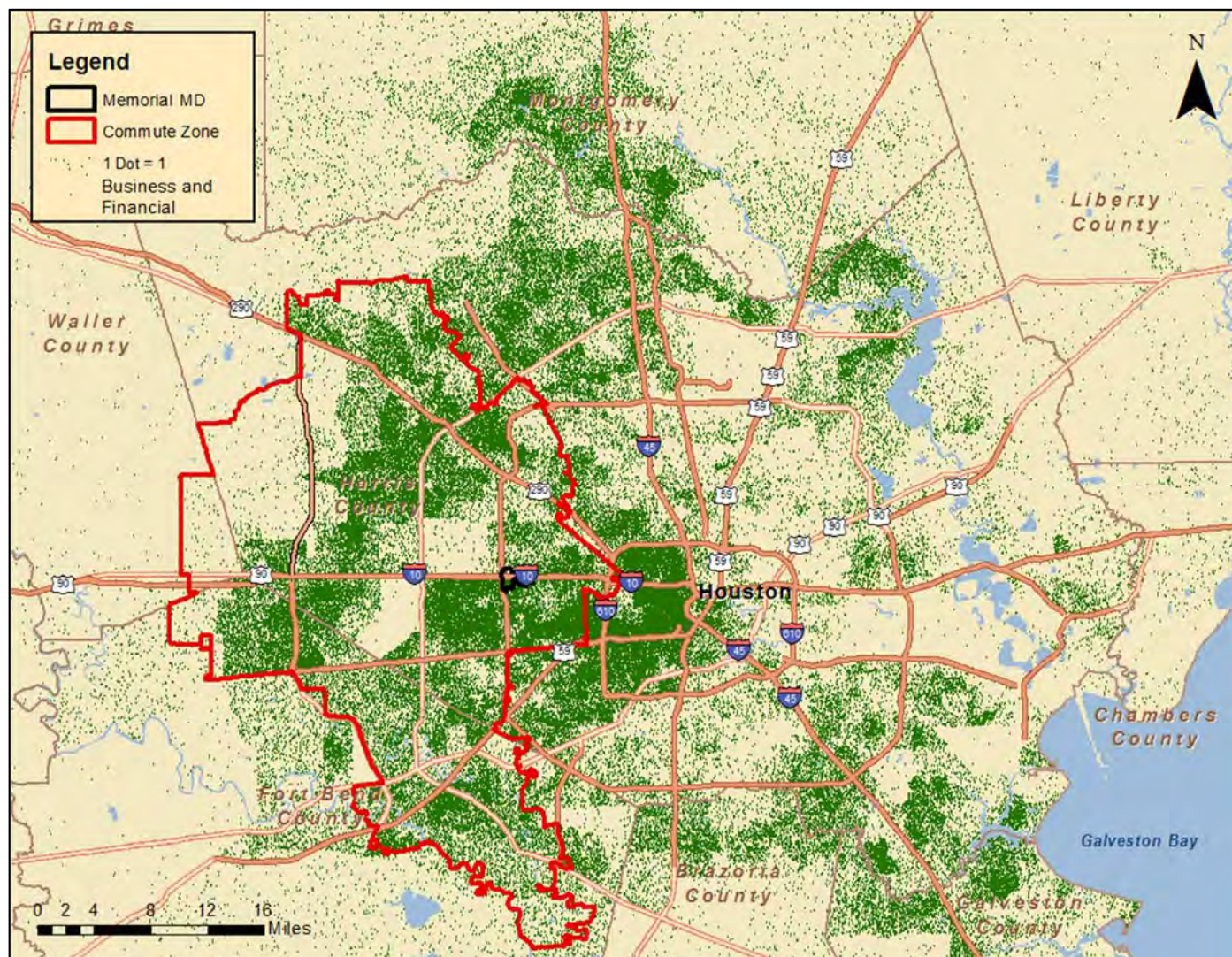
Exhibit 11 - Map of Residential Location of Architects and Engineers - 2015



Source: PCensus for MapInfo, Tetrad Computer Applications, a reseller of Nielsen/Claritas demographics



## Exhibit 12 - Map of Residential Location of Business and Financial Professionals - 2015



Source: PCensus for MapInfo, Tetrad Computer Applications, a reseller of Nielsen/Claritas demographics



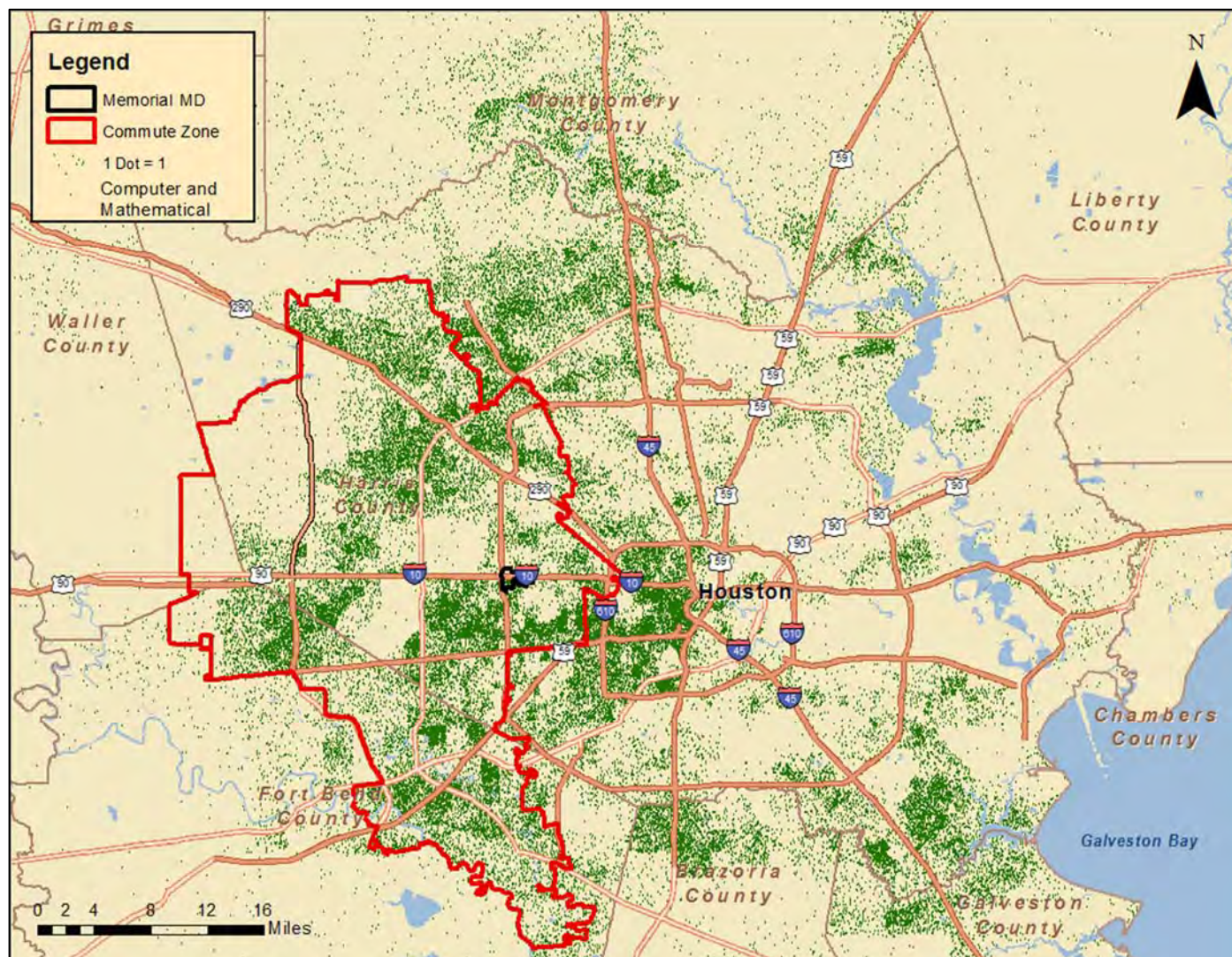
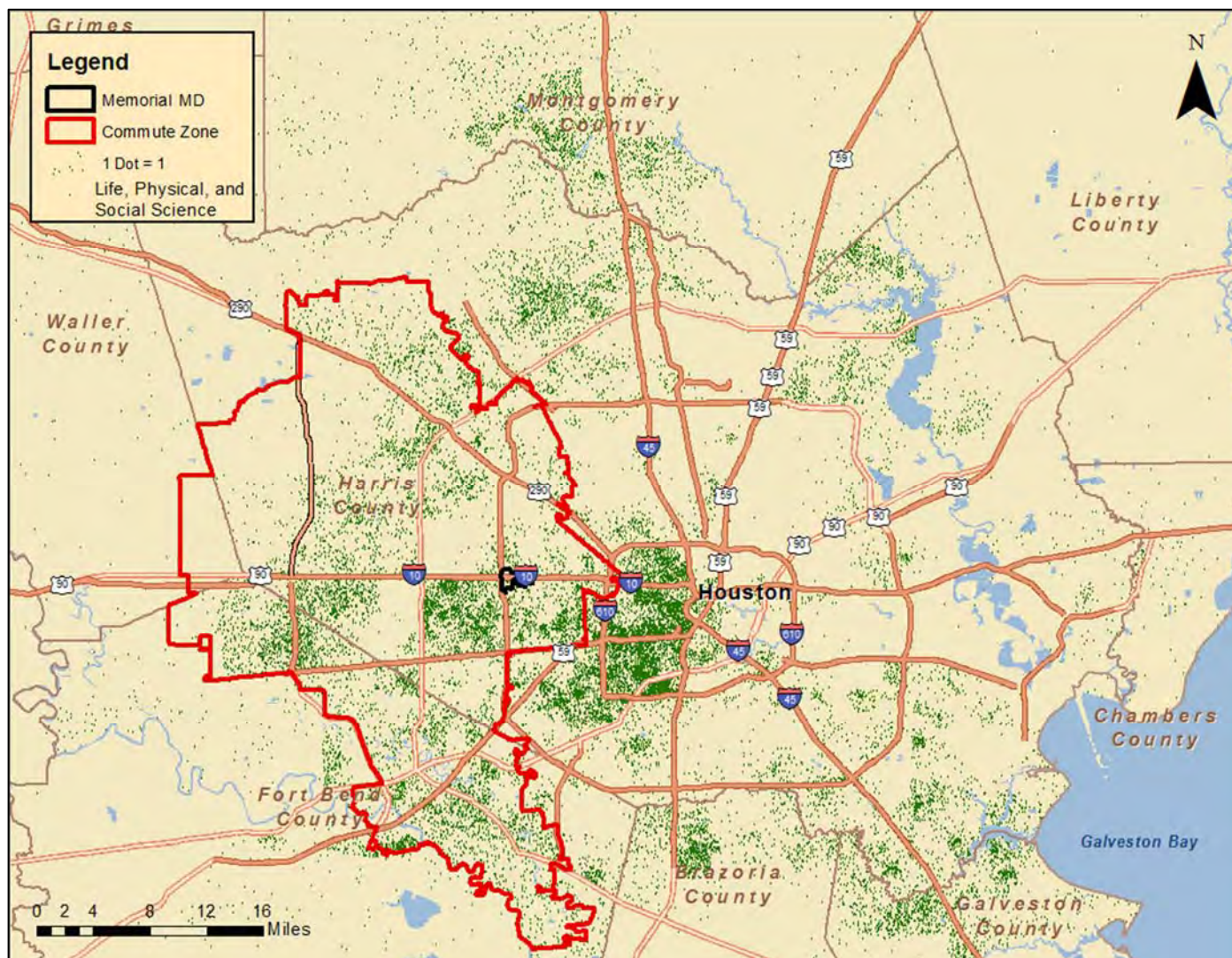
**Exhibit 13 - Map of Residential Location of Computer and Mathematical Professionals - 2015**

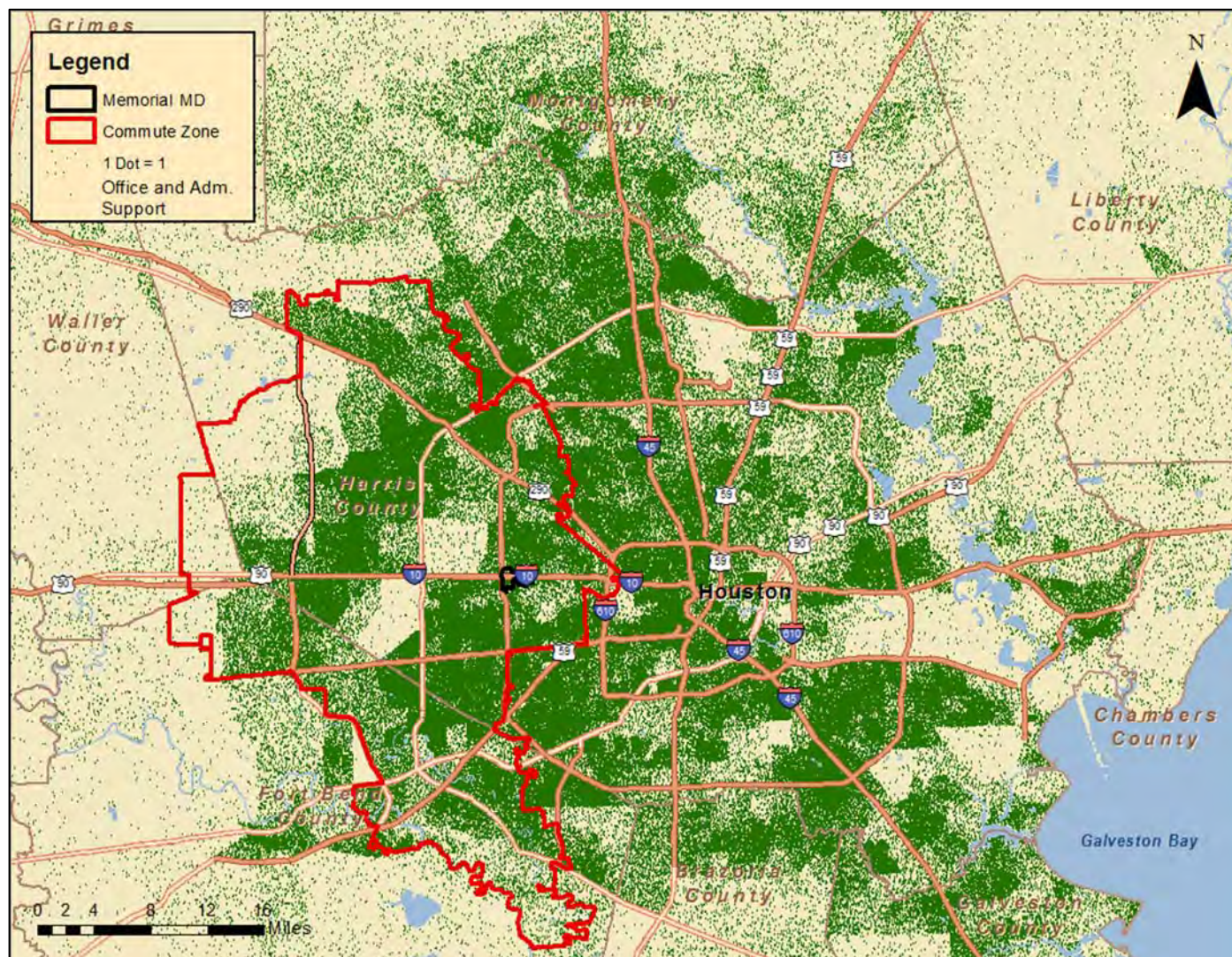


Exhibit 14 - Map of Residential Location of Life Science Professionals - 2015





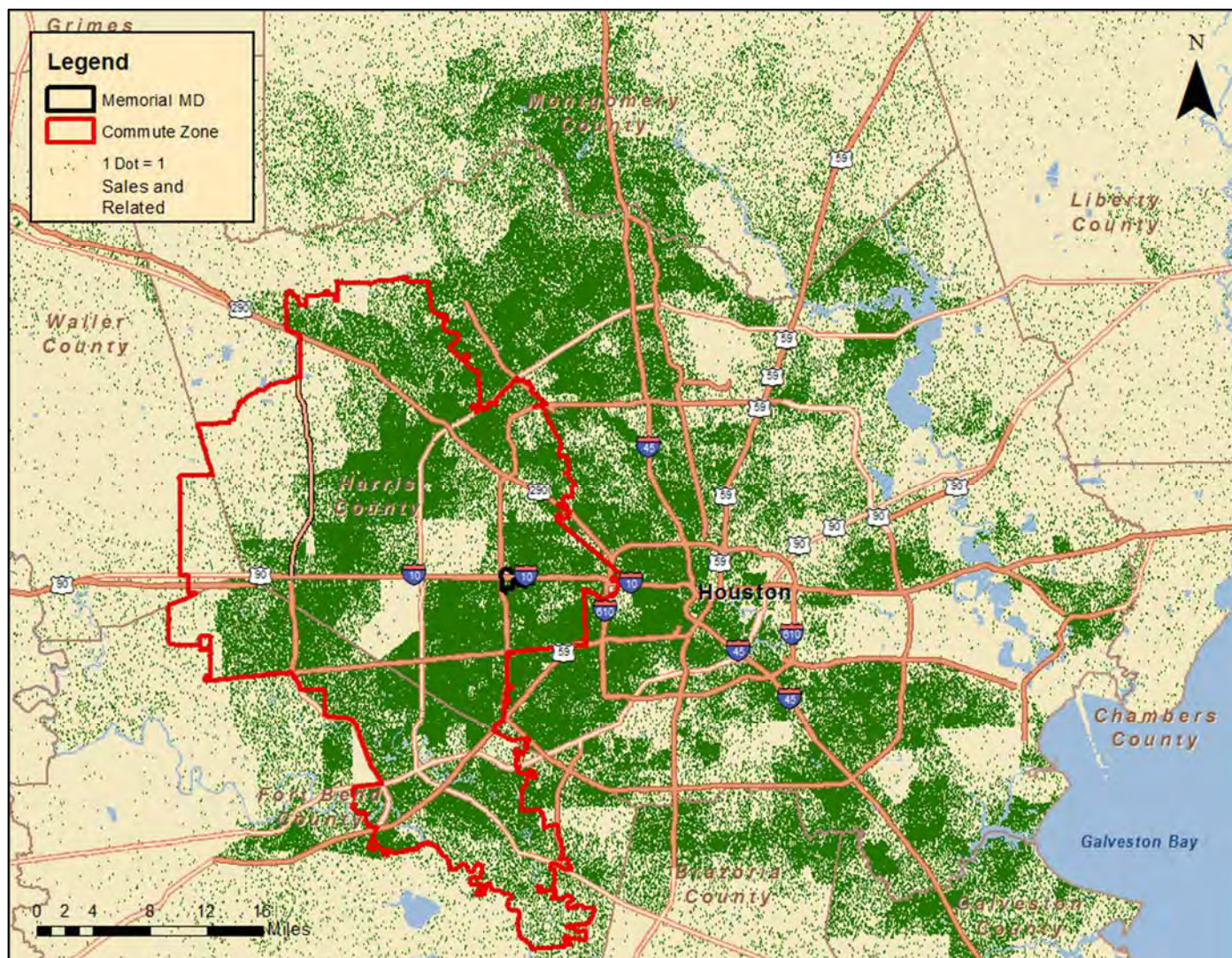
**Exhibit 15 - Map of Residential Location of Office and Administrative Support Staff - 2015**



Source: PCensus for MapInfo, Tetrad Computer Applications, a reseller of Nielsen/Claritas demographics



## Exhibit 16 - Map of Residential Location of Sales and Related Professionals - 2015





## Appendix A: Detailed Demographic Information

Exhibit 17 – Memorial Management District Map

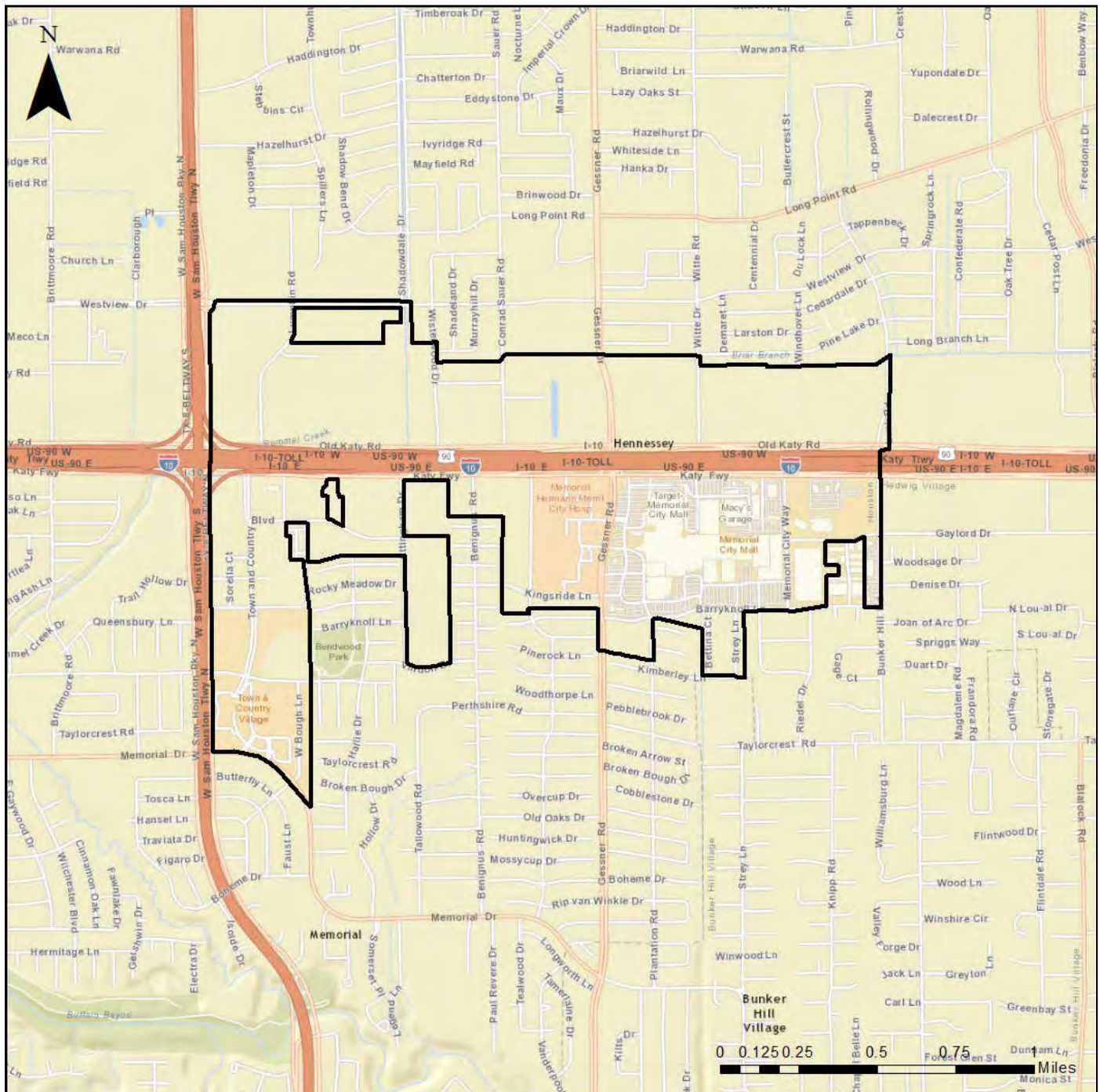
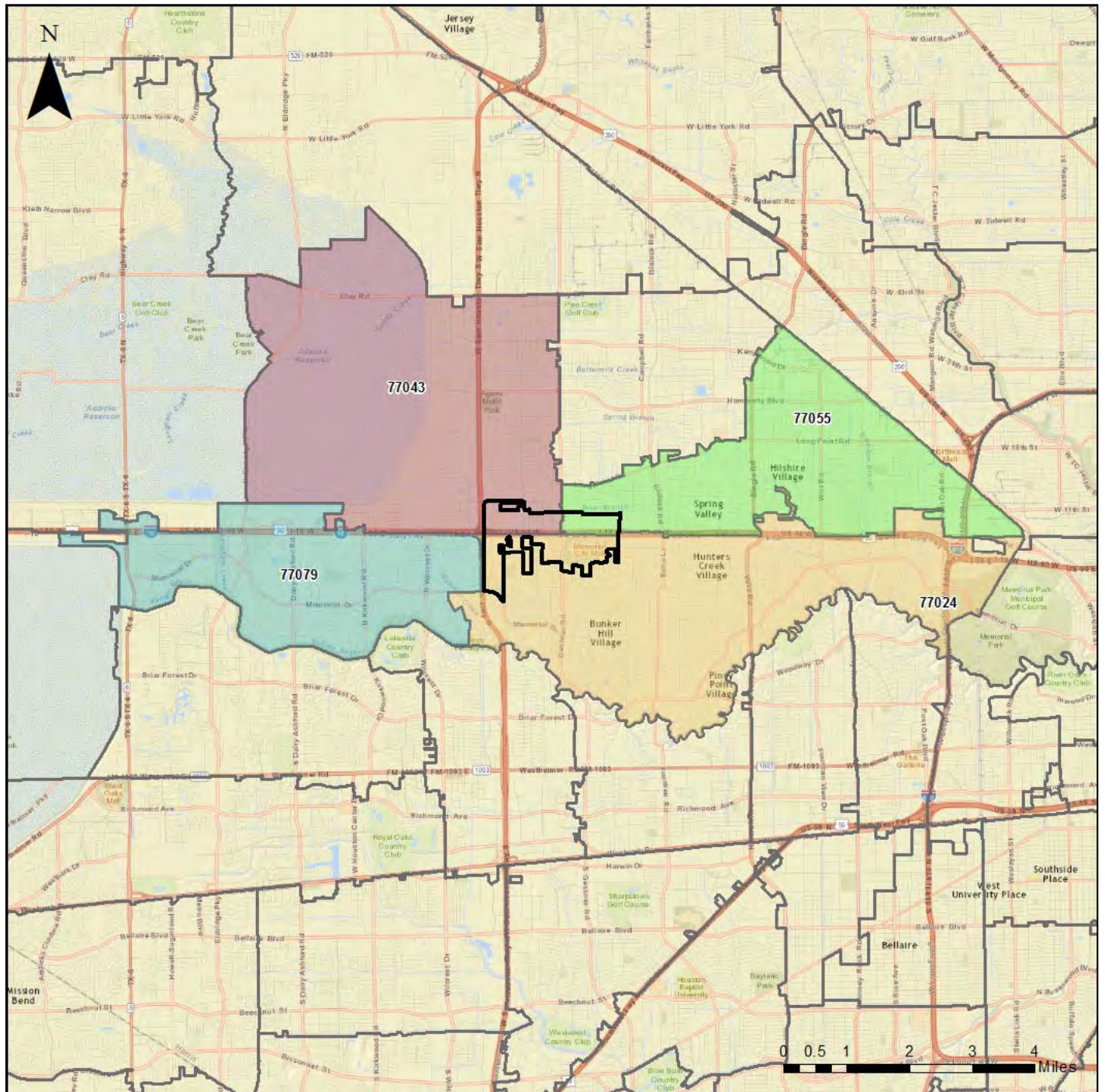


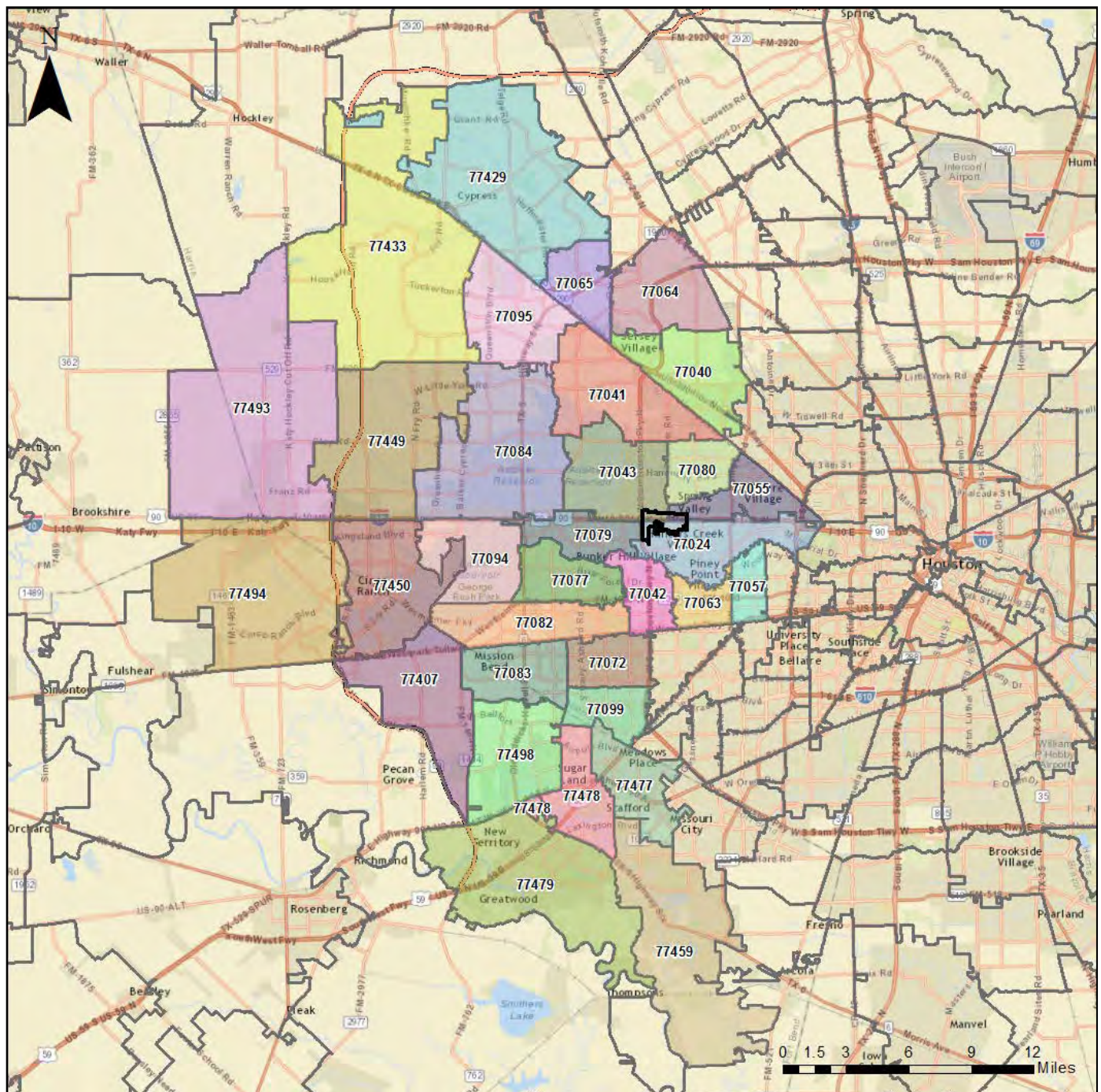


Exhibit 18 – Memorial Management District Demographic Area





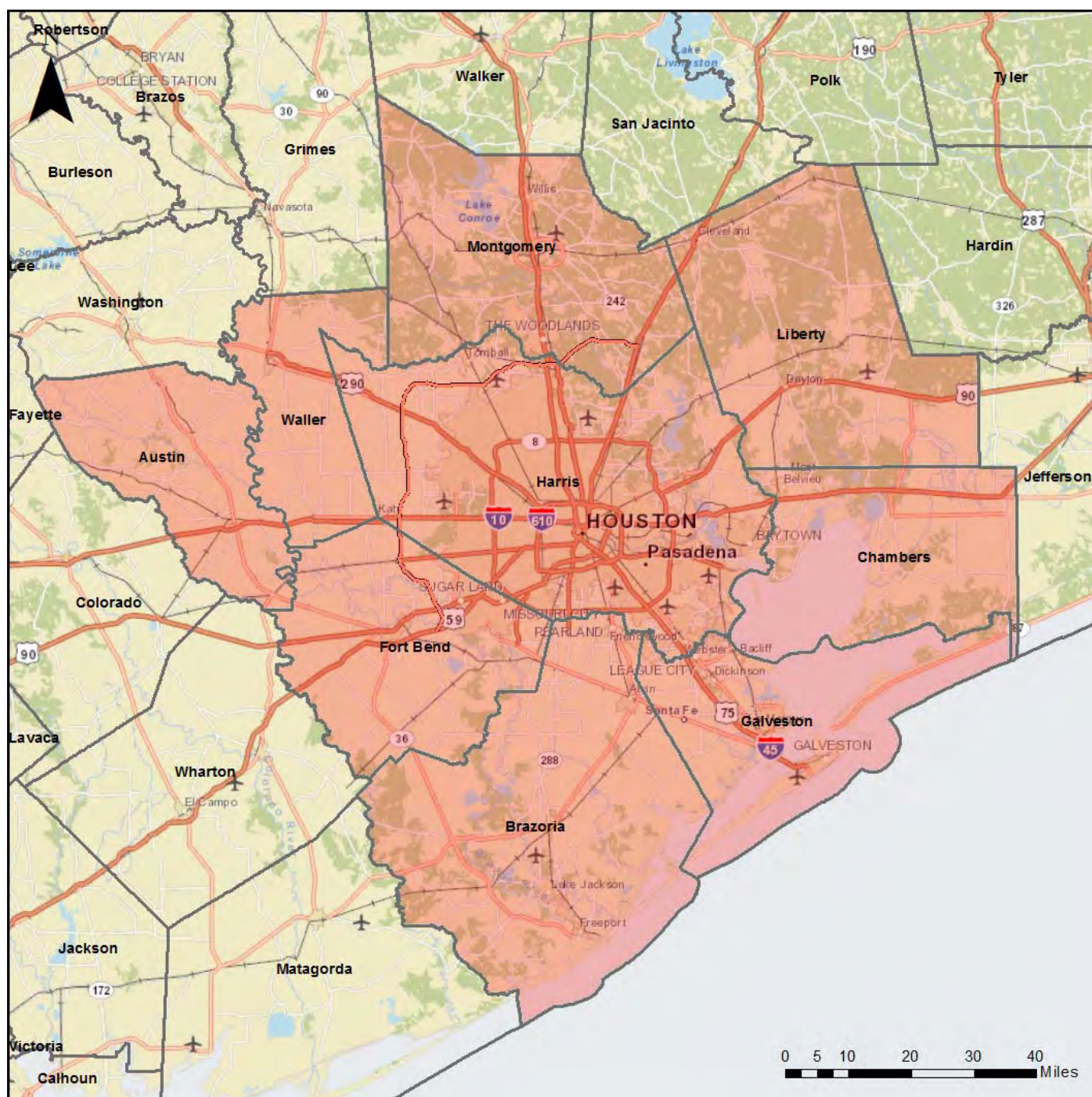
## Exhibit 19 - Memorial Management District Commuting Region



Including ZIP Codes 77024, 77040, 77041, 77042, 77043, 77055, 77056, 77057, 77063, 77064, 77065, 77072, 77077, 77079, 77080, 77083, 77084, 77094, 77095, 77099, 77407, 77429, 77433, 77449, 77450, 77459, 77477, 77478, 77479, 77493, 77494, and 77498



## Exhibit 20 - Houston-Baytown-Sugar Land Metropolitan Statistical Area (MSA)



Including Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, and Waller Counties



Table 22 - 2015 Estimated Demographic Data

Pop Facts: Demographic Snapshot (Part 1)	Memorial Management District		Demographic Area		Commute Zone		Houston MSA	
<b>Population</b>								
2020 Projection	4,725		142,002		1,882,135		6,967,200	
2015 Estimate	4,422		136,425		1,724,982		6,467,776	
2010 Census	4,100		131,787		1,540,628		5,920,416	
2000 Census	3,856		131,888		1,074,347		4,693,140	
Growth 2015-2020	6.84%		4.09%		9.11%		7.72%	
Growth 2010-2015	7.85%		3.52%		11.97%		9.25%	
Growth 2000-2010	6.32%		-0.08%		43.40%		26.15%	
<b>2015 Est. Population by Single-Classification Race</b>	<b>4,422</b>		<b>136,425</b>		<b>1,724,982</b>		<b>6,467,776</b>	
White Alone	3,004	67.92%	97,264	71.29%	934,273	54.16%	3,808,277	58.88%
Black or African American Alone	111	2.50%	6,513	4.77%	272,954	15.82%	1,112,557	17.20%
American Indian and Alaska Native Alone	17	0.39%	726	0.53%	10,705	0.62%	42,575	0.66%
Asian Alone	704	15.92%	10,742	7.87%	252,619	14.64%	463,483	7.17%
Native Hawaiian and Other Pacific Islander Alone	7	0.15%	83	0.06%	1,145	0.07%	5,046	0.08%
Some Other Race Alone	477	10.78%	16,680	12.23%	191,296	11.09%	824,500	12.75%
Two or More Races	103	2.34%	4,417	3.24%	61,990	3.59%	211,338	3.27%
<b>2015 Est. Population Hispanic or Latino by Origin</b>	<b>4,422</b>		<b>136,425</b>		<b>1,724,982</b>		<b>6,467,776</b>	
Not Hispanic or Latino	3,377	76.36%	90,209	66.12%	1,167,696	67.69%	4,091,761	63.26%
Hispanic or Latino	1,045	23.64%	46,216	33.88%	557,286	32.31%	2,376,015	36.74%
<b>Hispanic or Latino by Origin</b>	<b>1,045</b>		<b>46,216</b>		<b>557,286</b>		<b>2,376,015</b>	
Mexican	669	64.03%	33,348	72.16%	356,571	63.98%	1,780,487	74.94%
Puerto Rican	10	0.99%	498	1.08%	11,805	2.12%	34,544	1.45%
Cuban	11	1.07%	499	1.08%	9,493	1.70%	22,124	0.93%
All Other Hispanic or Latino	354	33.91%	11,870	25.68%	179,416	32.19%	538,860	22.68%
<b>2015 Est. Hisp. or Latino Pop by Single- Classification Race</b>	<b>1,045</b>		<b>46,216</b>		<b>557,286</b>		<b>2,376,015</b>	
White Alone	511	48.88%	26,330	56.97%	320,761	57.56%	1,381,616	58.15%
Black or African American Alone	8	0.76%	517	1.12%	9,077	1.63%	30,421	1.28%
American Indian and Alaska Native Alone	6	0.62%	500	1.08%	7,188	1.29%	27,491	1.16%
Asian Alone	8	0.74%	106	0.23%	1,937	0.35%	5,019	0.21%

Pop Facts: Demographic Snapshot (Part 1)	Memorial Management District		Demographic Area		Commute Zone		Houston MSA	
Native Hawaiian and Other Pacific Islander Alone	2	0.17%	18	0.04%	264	0.05%	1,068	0.04%
Some Other Race Alone	467	44.67%	16,400	35.49%	187,372	33.62%	812,710	34.20%
Two or More Races	43	4.15%	2,345	5.07%	30,687	5.51%	117,690	4.95%
<b>2015 Est. Pop by Race, Asian Alone, by Category</b>	<b>704</b>		<b>10,742</b>		<b>252,619</b>		<b>463,483</b>	
Chinese, except Taiwanese	162	22.99%	1,940	18.06%	43,747	17.32%	81,849	17.66%
Filipino	31	4.44%	396	3.68%	22,850	9.05%	47,980	10.35%
Japanese	9	1.31%	456	4.25%	2,327	0.92%	5,625	1.21%
Asian Indian	23	3.27%	1,303	12.13%	69,016	27.32%	115,331	24.88%
Korean	260	36.97%	2,172	20.22%	10,269	4.06%	18,122	3.91%
Vietnamese	154	21.86%	2,242	20.87%	65,488	25.92%	119,529	25.79%
Cambodian	0	0.00%	10	0.09%	1,145	0.45%	5,329	1.15%
Hmong	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Laotian	0	0.00%	3	0.03%	759	0.30%	2,648	0.57%
Thai	9	1.30%	38	0.35%	1,195	0.47%	3,644	0.79%
All other Asian Races, including 2 or more	55	7.86%	2,182	20.31%	35,822	14.18%	63,426	13.68%
<b>2015 Est. Population by Ancestry</b>	<b>4,422</b>		<b>136,425</b>		<b>1,724,982</b>		<b>6,467,776</b>	
Arab	40	0.91%	1,485	1.09%	21,950	1.27%	38,632	0.60%
Czech	8	0.19%	854	0.63%	9,853	0.57%	37,357	0.58%
Danish	7	0.15%	221	0.16%	1,837	0.11%	6,906	0.11%
Dutch	37	0.84%	761	0.56%	6,353	0.37%	23,812	0.37%
English	474	10.71%	9,846	7.22%	66,095	3.83%	247,328	3.82%
French (except Basque)	96	2.17%	2,457	1.80%	23,225	1.35%	91,088	1.41%
French Canadian	16	0.37%	275	0.20%	3,141	0.18%	14,265	0.22%
German	401	9.08%	9,800	7.18%	105,567	6.12%	410,212	6.34%
Greek	64	1.44%	828	0.61%	3,646	0.21%	11,107	0.17%
Hungarian	10	0.23%	179	0.13%	1,348	0.08%	5,846	0.09%
Irish	257	5.81%	6,009	4.40%	51,047	2.96%	226,286	3.50%
Italian	116	2.62%	2,434	1.78%	25,964	1.51%	94,723	1.46%
Lithuanian	0	0.00%	31	0.02%	444	0.03%	2,212	0.03%
Norwegian	25	0.57%	617	0.45%	5,402	0.31%	18,801	0.29%
Polish	57	1.28%	1,070	0.78%	15,224	0.88%	58,694	0.91%
Portuguese	1	0.02%	174	0.13%	1,650	0.10%	5,915	0.09%
Russian	12	0.27%	1,031	0.76%	6,047	0.35%	17,307	0.27%
Scottish	92	2.08%	1,842	1.35%	14,083	0.82%	50,131	0.78%
Scotch-Irish	75	1.69%	2,130	1.56%	11,108	0.64%	43,897	0.68%
Slovak	0	0.00%	54	0.04%	670	0.04%	1,740	0.03%
Subsaharan African	15	0.34%	524	0.38%	30,843	1.79%	74,748	1.16%
Swedish	30	0.68%	642	0.47%	5,062	0.29%	19,398	0.30%

Pop Facts: Demographic Snapshot (Part 1)	Memorial Management District		Demographic Area		Commute Zone		Houston MSA	
Swiss	20	0.45%	252	0.18%	1,167	0.07%	3,150	0.05%
Ukrainian	24	0.54%	357	0.26%	1,770	0.10%	5,444	0.08%
United States or American	229	5.17%	6,176	4.53%	77,998	4.52%	271,024	4.19%
Welsh	24	0.55%	390	0.29%	2,778	0.16%	11,099	0.17%
West Indian (except Hisp. groups)	0	0.00%	202	0.15%	7,162	0.42%	23,678	0.37%
Other Ancestries	1,899	42.94%	75,681	55.47%	1,097,163	63.60%	4,091,325	63.26%
Ancestry Unclassified	394	8.91%	10,104	7.41%	126,386	7.33%	561,651	8.68%
<b>2015 Est. Pop Age 5+ by Language Spoken At Home</b>	<b>4,149</b>		<b>127,133</b>		<b>1,597,272</b>		<b>5,980,661</b>	
Speak only English	2,961	71.37%	78,230	61.53%	910,767	57.02%	3,722,182	62.24%
Speak Asian or Pacific Island Language	451	10.87%	6,317	4.97%	132,748	8.31%	259,960	4.35%
Speak IndoEuropean Language	157	3.79%	5,601	4.41%	98,302	6.15%	185,722	3.11%
Speak Spanish	574	13.83%	36,134	28.42%	418,215	26.18%	1,745,397	29.18%
Speak Other Language	6	0.14%	851	0.67%	37,240	2.33%	67,400	1.13%
<b>2015 Est. Population by Sex</b>	<b>4,422</b>		<b>136,425</b>		<b>1,724,982</b>		<b>6,467,776</b>	
Male	2,133	48.23%	67,610	49.56%	850,159	49.29%	3,218,156	49.76%
Female	2,289	51.77%	68,815	50.44%	874,824	50.71%	3,249,620	50.24%
<b>2015 Est. Population by Age</b>	<b>4,422</b>		<b>136,425</b>		<b>1,724,982</b>		<b>6,467,776</b>	
Age 0 to 4	273	6.17%	9,292	6.81%	127,711	7.40%	487,115	7.53%
Age 5 to 9	269	6.08%	9,141	6.70%	130,539	7.57%	487,545	7.54%
Age 10 to 14	311	7.03%	10,008	7.34%	134,580	7.80%	485,372	7.50%
Age 15 to 17	194	4.39%	5,984	4.39%	78,787	4.57%	287,714	4.45%
Age 18 to 20	166	3.76%	5,356	3.93%	70,522	4.09%	268,751	4.16%
Age 21 to 24	201	4.55%	7,005	5.13%	92,186	5.34%	354,276	5.48%
Age 25 to 34	445	10.06%	16,634	12.19%	238,154	13.81%	933,020	14.43%
Age 35 to 44	537	12.14%	16,931	12.41%	253,828	14.71%	911,243	14.09%
Age 45 to 54	641	14.50%	18,823	13.80%	243,693	14.13%	862,275	13.33%
Age 55 to 64	512	11.58%	17,945	13.15%	197,583	11.45%	732,861	11.33%
Age 65 to 74	302	6.84%	10,393	7.62%	101,372	5.88%	413,271	6.39%
Age 75 to 84	296	6.69%	6,120	4.49%	40,773	2.36%	177,929	2.75%
Age 85 and over	274	6.21%	2,794	2.05%	15,254	0.88%	66,404	1.03%
Age 16 and over	3,505	79.25%	106,016	77.71%	1,306,272	75.73%	4,913,332	75.97%
Age 18 and over	3,375	76.33%	102,000	74.77%	1,253,366	72.66%	4,720,030	72.98%
Age 21 and over	3,209	72.57%	96,644	70.84%	1,182,844	68.57%	4,451,279	68.82%
Age 65 and over	873	19.74%	19,307	14.15%	157,399	9.12%	657,604	10.17%

Pop Facts: Demographic Snapshot (Part 1)	Memorial Management District		Demographic Area		Commute Zone		Houston MSA	
<b>2015 Est. Median Age</b>	<b>41.56</b>		<b>37.83</b>		<b>34.58</b>		<b>34.25</b>	
<b>2015 Est. Average Age</b>	<b>41.77</b>		<b>38.38</b>		<b>35.2</b>		<b>35.44</b>	
<b>2015 Est. Male Population by Age</b>	<b>2,133</b>		<b>67,610</b>		<b>850,159</b>		<b>3,218,156</b>	
Age 0 to 4	140	6.55%	4,742	7.01%	65,162	7.66%	248,698	7.73%
Age 5 to 9	140	6.58%	4,683	6.93%	66,615	7.84%	248,943	7.74%
Age 10 to 14	161	7.54%	5,097	7.54%	68,746	8.09%	248,241	7.71%
Age 15 to 17	107	5.00%	3,056	4.52%	40,323	4.74%	147,498	4.58%
Age 18 to 20	92	4.31%	2,782	4.11%	36,526	4.30%	139,248	4.33%
Age 21 to 24	108	5.08%	3,635	5.38%	47,352	5.57%	182,142	5.66%
Age 25 to 34	233	10.94%	8,908	13.18%	118,964	13.99%	474,079	14.73%
Age 35 to 44	275	12.88%	8,410	12.44%	122,401	14.40%	451,712	14.04%
Age 45 to 54	311	14.61%	9,202	13.61%	118,368	13.92%	426,848	13.26%
Age 55 to 64	266	12.49%	8,685	12.85%	95,462	11.23%	357,520	11.11%
Age 65 to 74	136	6.36%	4,852	7.18%	47,751	5.62%	195,032	6.06%
Age 75 to 84	92	4.32%	2,547	3.77%	17,270	2.03%	75,766	2.35%
Age 85 and over	71	3.34%	1,013	1.50%	5,219	0.61%	22,429	0.70%
<b>2015 Est. Median Age, Male</b>	<b>38.1</b>		<b>36.07</b>		<b>33.44</b>		<b>33.32</b>	
<b>2015 Est. Average Age, Male</b>	<b>38.53</b>		<b>37.19</b>		<b>34.38</b>		<b>34.64</b>	
<b>2015 Est. Female Population by Age</b>	<b>2,289</b>		<b>68,815</b>		<b>874,824</b>		<b>3,249,620</b>	
Age 0 to 4	133	5.82%	4,550	6.61%	62,548	7.15%	238,417	7.34%
Age 5 to 9	128	5.61%	4,458	6.48%	63,923	7.31%	238,602	7.34%
Age 10 to 14	150	6.56%	4,911	7.14%	65,834	7.53%	237,131	7.30%
Age 15 to 17	87	3.82%	2,929	4.26%	38,464	4.40%	140,216	4.31%
Age 18 to 20	74	3.25%	2,574	3.74%	33,996	3.89%	129,503	3.99%
Age 21 to 24	93	4.05%	3,371	4.90%	44,834	5.12%	172,134	5.30%
Age 25 to 34	211	9.23%	7,726	11.23%	119,190	13.62%	458,941	14.12%
Age 35 to 44	262	11.46%	8,521	12.38%	131,428	15.02%	459,531	14.14%
Age 45 to 54	330	14.40%	9,621	13.98%	125,326	14.33%	435,427	13.40%
Age 55 to 64	246	10.73%	9,260	13.46%	102,121	11.67%	375,341	11.55%
Age 65 to 74	167	7.29%	5,541	8.05%	53,621	6.13%	218,239	6.72%
Age 75 to 84	204	8.90%	3,573	5.19%	23,503	2.69%	102,163	3.14%
Age 85 and over	203	8.88%	1,781	2.59%	10,036	1.15%	43,975	1.35%
<b>2015 Est. Median Age, Female</b>	<b>45.14</b>		<b>39.56</b>		<b>35.66</b>		<b>35.21</b>	
<b>2015 Est. Average Age, Female</b>	<b>44.79</b>		<b>39.55</b>		<b>35.99</b>		<b>36.23</b>	



Pop Facts: Demographic Snapshot (Part 1)	Memorial Management District		Demographic Area		Commute Zone		Houston MSA	
<b>2015 Est. Pop Age 15+ by Marital Status</b>	<b>3,569</b>		<b>107,984</b>		<b>1,332,153</b>		<b>5,007,744</b>	
Total, Never Married	802	22.48%	31,108	28.81%	407,027	30.55%	1,634,757	32.64%
Males, Never Married	455	12.75%	16,660	15.43%	215,902	16.21%	885,271	17.68%
Females, Never Married	347	9.73%	14,449	13.38%	191,125	14.35%	749,486	14.97%
Married, Spouse present	1,769	49.57%	52,008	48.16%	671,508	50.41%	2,306,704	46.06%
Married, Spouse absent	170	4.76%	6,778	6.28%	81,140	6.09%	325,193	6.49%
Widowed	457	12.79%	5,950	5.51%	51,832	3.89%	230,199	4.60%
Males, Widowed	124	3.47%	1,249	1.16%	9,482	0.71%	45,837	0.92%
Females, Widowed	333	9.33%	4,701	4.35%	42,350	3.18%	184,362	3.68%
Divorced	371	10.40%	12,139	11.24%	120,646	9.06%	510,891	10.20%
Males, Divorced	166	4.66%	5,004	4.63%	46,820	3.51%	218,660	4.37%
Females, Divorced	205	5.74%	7,135	6.61%	73,826	5.54%	292,231	5.84%
<b>2015 Est. Pop Age 25+ by Edu. Attainment</b>	<b>3,008</b>		<b>89,639</b>		<b>1,090,658</b>		<b>4,097,003</b>	
Less than 9th grade	172	5.71%	8,443	9.42%	77,982	7.15%	391,629	9.56%
Some High School, no diploma	192	6.38%	6,058	6.76%	71,829	6.59%	383,166	9.35%
High School Graduate (or GED)	417	13.86%	13,722	15.31%	215,396	19.75%	969,535	23.66%
Some College, no degree	457	15.20%	15,186	16.94%	239,265	21.94%	899,863	21.96%
Associate Degree	194	6.45%	3,888	4.34%	69,833	6.40%	252,080	6.15%
Bachelor's Degree	884	29.39%	26,018	29.02%	280,168	25.69%	784,963	19.16%
Master's Degree	405	13.45%	9,782	10.91%	98,631	9.04%	286,232	6.99%
Professional School Degree	195	6.47%	4,617	5.15%	20,770	1.90%	76,124	1.86%
Doctorate Degree	93	3.08%	1,925	2.15%	16,784	1.54%	53,411	1.30%
<b>2015 Est. Pop. Age 25+ by Edu. Attain., Hisp./Lat.</b>	<b>610</b>		<b>25,274</b>		<b>305,825</b>		<b>1,290,713</b>	
No High School Diploma	325	53.30%	11,897	47.07%	102,916	33.65%	544,872	42.21%
High School Graduate	95	15.57%	5,311	21.01%	77,462	25.33%	331,396	25.68%
Some College or Associate's Degree	55	9.09%	3,876	15.33%	72,514	23.71%	264,540	20.50%
Bachelor's Degree or Higher	134	22.04%	4,191	16.58%	52,932	17.31%	149,905	11.61%

Pop Facts: Demographic Snapshot (Part 2)	Memorial Management District		Demographic Area		Commute Zone		Houston MSA	
<b>Households</b>								
2020 Projection	2,059		54,291		645,247		2,422,620	
2015 Estimate	1,924		51,700		594,182		2,249,176	
2010 Census	1,776		49,254		536,713		2,062,529	
2000 Census	1,734		48,570		386,567		1,648,146	
Growth 2015-2020	7.04%		5.01%		8.59%		7.71%	
Growth 2010-2015	8.31%		4.97%		10.71%		9.05%	
Growth 2000-2010	2.41%		1.41%		38.84%		25.14%	
<b>2015 Est. Households by Household Type</b>	<b>1,924</b>		<b>51,700</b>		<b>594,182</b>		<b>2,249,176</b>	
Family Households	1,052	54.67%	35,083	67.86%	432,891	72.85%	1,598,280	71.06%
Nonfamily Households	872	45.33%	16,617	32.14%	161,291	27.15%	650,896	28.94%
<b>2015 Est. Group Quarters Population</b>	<b>2</b>		<b>954</b>		<b>5,012</b>		<b>78,545</b>	
<b>2015 HHs by Ethnicity: Hispanic/Latino</b>	<b>332</b>	<b>17.28%</b>	<b>13,001</b>	<b>25.15%</b>	<b>152,047</b>	<b>25.59%</b>	<b>639,668</b>	<b>28.44%</b>
<b>2015 Est. Households by HH Income</b>	<b>1,924</b>		<b>51,700</b>		<b>594,182</b>		<b>2,249,176</b>	
Income < \$15,000	189	9.82%	4,601	8.90%	48,492	8.16%	249,449	11.09%
Income \$15,000 to \$24,999	156	8.10%	5,035	9.74%	47,743	8.04%	220,289	9.79%
Income \$25,000 to \$34,999	251	13.05%	4,629	8.95%	52,523	8.84%	222,916	9.91%
Income \$35,000 to \$49,999	216	11.25%	6,078	11.76%	72,363	12.18%	291,150	12.94%
Income \$50,000 to \$74,999	242	12.56%	7,399	14.31%	100,988	17.00%	385,567	17.14%
Income \$75,000 to \$99,999	147	7.64%	5,018	9.71%	73,103	12.30%	265,747	11.82%
Income \$100,000 to \$124,999	150	7.79%	4,084	7.90%	58,728	9.88%	195,802	8.71%
Income \$125,000 to \$149,999	118	6.14%	2,836	5.49%	40,042	6.74%	125,018	5.56%
Income \$150,000 to \$199,999	108	5.61%	3,486	6.74%	44,604	7.51%	136,599	6.07%
Income \$200,000 to \$249,999	65	3.36%	1,784	3.45%	18,264	3.07%	53,858	2.39%
Income \$250,000 to \$499,999	158	8.23%	3,847	7.44%	25,836	4.35%	71,979	3.20%
Income \$500,000+	124	6.46%	2,903	5.62%	11,494	1.93%	30,802	1.37%
<b>2015 Est. Average Household Income</b>	<b>\$120,756</b>		<b>\$117,373</b>		<b>\$96,109</b>		<b>\$83,316</b>	

Pop Facts: Demographic Snapshot (Part 2)	Memorial Management District		Demographic Area		Commute Zone		Houston MSA	
<b>2015 Est. Median Household Income</b>	<b>\$65,489</b>		<b>\$68,608</b>		<b>\$68,807</b>		<b>\$59,128</b>	
<b>2015 Median HH Income by Single-Class. Race or Ethn.</b>								
White Alone	\$75,773		\$78,338		\$79,664		\$67,749	
Black or African American Alone	\$28,802		\$39,349		\$49,236		\$41,755	
American Indian and Alaska Native Alone	\$63,812		\$48,895		\$50,419		\$46,915	
Asian Alone	\$65,179		\$78,088		\$81,220		\$74,712	
Native Hawaiian and Other Pacific Islander Alone	\$43,750		\$43,253		\$32,157		\$39,636	
Some Other Race Alone	\$31,976		\$35,626		\$43,366		\$41,614	
Two or More Races	\$49,325		\$50,041		\$62,181		\$56,914	
Hispanic or Latino	\$40,748		\$36,806		\$47,959		\$43,176	
Not Hispanic or Latino	\$71,800		\$86,569		\$78,652		\$67,678	
<b>2015 Est. Family HH Type by Presence of Own Children</b>	<b>1,052</b>		<b>35,083</b>		<b>432,891</b>		<b>1,598,280</b>	
Married-Couple Family, own children	418	39.77%	12,579	35.86%	176,896	40.86%	579,974	36.29%
Married-Couple Family, no own children	391	37.20%	13,968	39.81%	150,041	34.66%	572,882	35.84%
Male Householder, own children	32	3.07%	1,187	3.38%	14,222	3.29%	59,211	3.70%
Male Householder, no own children	47	4.45%	1,455	4.15%	15,514	3.58%	66,634	4.17%
Female Householder, own children	96	9.09%	3,315	9.45%	46,008	10.63%	182,551	11.42%
Female Householder, no own children	68	6.42%	2,578	7.35%	30,211	6.98%	137,028	8.57%
<b>2015 Est. Households by Household Size</b>	<b>1,924</b>		<b>51,700</b>		<b>594,182</b>		<b>2,249,176</b>	
1-person	826	42.93%	14,064	27.20%	132,040	22.22%	531,972	23.65%
2-person	462	24.03%	15,967	30.88%	161,617	27.20%	633,942	28.19%
3-person	248	12.92%	8,088	15.64%	106,000	17.84%	385,966	17.16%
4-person	233	12.10%	7,240	14.00%	99,557	16.76%	343,184	15.26%
5-person	106	5.49%	3,757	7.27%	54,189	9.12%	195,981	8.71%
6-person	30	1.56%	1,547	2.99%	24,060	4.05%	91,350	4.06%
7-or-more-person	19	0.97%	1,037	2.01%	16,718	2.81%	66,781	2.97%

Pop Facts: Demographic Snapshot (Part 2)	Memorial Management District		Demographic Area		Commute Zone		Houston MSA	
2015 Est. Average Household Size	2.3		2.62		2.89		2.84	
2015 Est. Households by Presence of People Under 18	1,924		51,700		594,182		2,249,176	
Households with 1 or more People under Age 18	571	29.69%	18,485	35.75%	257,416	43.32%	922,982	41.04%
Households with No People under Age 18	1,353	70.31%	33,215	64.25%	336,766	56.68%	1,326,194	58.96%
Households with 1 or more People under Age 18	571		18,485		257,416		922,982	
Married-Couple Family	427	74.76%	13,089	70.81%	185,625	72.11%	623,763	67.58%
Other Family, Male Householder	39	6.80%	1,437	7.77%	17,190	6.68%	72,906	7.90%
Other Family, Female Householder	104	18.15%	3,849	20.82%	53,100	20.63%	219,816	23.82%
Nonfamily, Male Householder	2	0.28%	92	0.50%	1,083	0.42%	4,731	0.51%
Nonfamily, Female Householder	0	0.00%	17	0.09%	418	0.16%	1,766	0.19%
Households with No People under Age 18	1,353		33,215		336,766		1,326,194	
Married-Couple Family	382	28.23%	13,459	40.52%	141,337	41.97%	529,097	39.90%
Other Family, Male Householder	42	3.08%	1,202	3.62%	12,559	3.73%	52,934	3.99%
Other Family, Female Householder	57	4.24%	2,054	6.18%	23,103	6.86%	99,788	7.52%
Nonfamily, Male Householder	334	24.65%	7,632	22.98%	78,410	23.28%	325,352	24.53%
Nonfamily, Female Householder	538	39.80%	8,869	26.70%	81,357	24.16%	319,023	24.06%
2015 Est. Households by Number of Vehicles	1,924		51,700		594,182		2,249,176	
No Vehicles	236	12.28%	2,278	4.41%	23,903	4.02%	133,689	5.94%
1 Vehicle	921	47.87%	19,561	37.83%	194,685	32.77%	774,367	34.43%
2 Vehicles	558	29.02%	20,835	40.30%	260,779	43.89%	913,440	40.61%
3 Vehicles	175	9.10%	6,845	13.24%	85,157	14.33%	311,574	13.85%
4 Vehicles	31	1.64%	1,726	3.34%	23,799	4.01%	91,142	4.05%
5 or more Vehicles	2	0.09%	455	0.88%	5,859	0.99%	24,964	1.11%
2015 Est. Average Number of Vehicles	1.4		1.77		1.85		1.8	



Pop Facts: Demographic Snapshot (Part 2)	Memorial Management District		Demographic Area		Commute Zone		Houston MSA	
<b>Family Households</b>								
2020 Projection	1,143		36,748		471,105		1,723,184	
2015 Estimate	1,052		35,083		432,891		1,598,280	
2010 Census	946		33,543		389,334		1,463,328	
2000 Census	891		34,200		274,710		1,175,969	
Growth 2015-2020	8.67%		4.75%		8.83%		7.81%	
Growth 2010-2015	11.24%		4.59%		11.19%		9.22%	
Growth 2000-2010	6.16%		-1.92%		41.73%		24.44%	
<b>2015 Est. Families by Poverty Status</b>	<b>1,052</b>		<b>35,083</b>		<b>432,891</b>		<b>1,598,280</b>	
2015 Families at or Above Poverty	964	91.68%	30,896	88.07%	389,939	90.08%	1,386,819	86.77%
2015 Families at or Above Poverty with Children	438	41.63%	14,271	40.68%	214,979	49.66%	720,782	45.10%
2015 Families Below Poverty	88	8.32%	4,187	11.93%	42,952	9.92%	211,461	13.23%
2015 Families Below Poverty with Children	50	4.80%	3,576	10.19%	34,601	7.99%	172,939	10.82%
<b>2015 Est. Pop Age 16+ by Employment Status</b>	<b>3,505</b>		<b>106,016</b>		<b>1,306,272</b>		<b>4,913,332</b>	
In Armed Forces	0	0.00%	15	0.01%	503	0.04%	2,492	0.05%
Civilian - Employed	2,017	57.54%	64,937	61.25%	858,287	65.71%	3,021,664	61.50%
Civilian - Unemployed	140	3.98%	4,436	4.18%	63,991	4.90%	280,924	5.72%
Not in Labor Force	1,348	38.47%	36,628	34.55%	383,491	29.36%	1,608,252	32.73%
<b>2015 Est. Civ. Employed Pop 16+ by Class of Worker</b>	<b>2,049</b>		<b>65,930</b>		<b>874,513</b>		<b>3,090,227</b>	
For-Profit Private Workers	1,502	73.30%	48,822	74.05%	656,824	75.11%	2,270,770	73.48%
Non-Profit Private Workers	101	4.92%	3,547	5.38%	44,797	5.12%	165,472	5.35%
Local Government Workers	22	1.05%	2,556	3.88%	46,587	5.33%	192,396	6.23%
State Government Workers	110	5.36%	1,359	2.06%	28,426	3.25%	123,822	4.01%
Federal Government Workers	9	0.43%	539	0.82%	10,089	1.15%	47,259	1.53%
Self-Employed Workers	305	14.89%	9,018	13.68%	86,488	9.89%	286,399	9.27%
Unpaid Family Workers	1	0.05%	89	0.14%	1,302	0.15%	4,109	0.13%
<b>2015 Est. Civ. Employed Pop 16+ by Occupation</b>	<b>2,049</b>		<b>65,930</b>		<b>874,513</b>		<b>3,090,227</b>	

Pop Facts: Demographic Snapshot (Part 2)	Memorial Management District		Demographic Area		Commute Zone		Houston MSA	
Architect/Engineer	66	3.23%	2,312	3.51%	35,452	4.05%	94,304	3.05%
Arts/Entertainment/Sports	49	2.37%	1,566	2.37%	15,435	1.77%	47,757	1.55%
Building Grounds Maintenance	33	1.63%	3,281	4.98%	33,774	3.86%	142,633	4.62%
Business/Financial Operations	278	13.55%	5,628	8.54%	57,850	6.62%	161,315	5.22%
Community/Social Services	2	0.10%	639	0.97%	8,493	0.97%	34,187	1.11%
Computer/Mathematical	117	5.72%	1,642	2.49%	27,828	3.18%	69,913	2.26%
Construction/Extraction	94	4.60%	5,036	7.64%	41,426	4.74%	219,965	7.12%
Education/Training/Library	116	5.65%	3,503	5.31%	51,749	5.92%	179,274	5.80%
Farming/Fishing/Forestry	9	0.45%	119	0.18%	881	0.10%	6,073	0.20%
Food Prep/Serving	85	4.15%	3,200	4.85%	42,019	4.80%	160,994	5.21%
Healthcare Practitioner/Technician	120	5.84%	2,842	4.31%	43,600	4.99%	149,332	4.83%
Healthcare Support	18	0.88%	814	1.23%	14,936	1.71%	64,011	2.07%
Maintenance Repair	46	2.26%	1,567	2.38%	27,694	3.17%	117,260	3.79%
Legal	79	3.87%	2,926	4.44%	11,365	1.30%	38,767	1.25%
Life/Physical/Social Science	16	0.79%	837	1.27%	8,582	0.98%	29,576	0.96%
Management	329	16.05%	7,988	12.12%	102,949	11.77%	298,678	9.67%
Office/Admin. Support	180	8.76%	6,515	9.88%	113,766	13.01%	394,618	12.77%
Production	83	4.03%	3,110	4.72%	44,608	5.10%	190,336	6.16%
Protective Service	32	1.56%	605	0.92%	15,905	1.82%	67,762	2.19%
Sales/Related	222	10.81%	7,763	11.77%	109,295	12.50%	339,038	10.97%
Personal Care/Service	47	2.30%	1,978	3.00%	27,047	3.09%	92,471	2.99%
Transportation/Moving	29	1.40%	2,058	3.12%	39,859	4.56%	191,963	6.21%
<b>2015 Est. Pop 16+ by Occupation Classification</b>	<b>2,049</b>		<b>65,930</b>		<b>874,513</b>		<b>3,090,227</b>	
Blue Collar	252	12.28%	11,770	17.85%	153,587	17.56%	719,524	23.28%
White Collar	1,573	76.75%	44,162	66.98%	586,363	67.05%	1,836,759	59.44%
Service & Farm	225	10.96%	9,997	15.16%	134,563	15.39%	533,944	17.28%
<b>2015 Est. Workers Age 16+ by Transp. To Work</b>	<b>2,034</b>		<b>65,132</b>		<b>861,564</b>		<b>3,035,413</b>	
Drove Alone	1,642	80.73%	52,487	80.59%	701,347	81.40%	2,427,316	79.97%
Car Pooled	123	6.05%	6,116	9.39%	88,043	10.22%	334,426	11.02%
Public Transportation	21	1.01%	1,277	1.96%	19,531	2.27%	75,532	2.49%
Walked	142	6.96%	1,622	2.49%	9,381	1.09%	41,385	1.36%
Bicycle	0	0.02%	262	0.40%	1,290	0.15%	8,112	0.27%
Other Means	22	1.09%	733	1.13%	8,975	1.04%	46,292	1.53%
Worked at Home	84	4.14%	2,634	4.04%	32,997	3.83%	102,350	3.37%

Pop Facts: Demographic Snapshot (Part 2)	Memorial Management District		Demographic Area		Commute Zone		Houston MSA	
<b>2015 Est. Workers Age 16+ by Travel Time to Work*</b>								
Less than 15 minutes	390		16,204		141,772		587,129	
15 to 29 Minutes	819		26,114		269,794		1,010,937	
30 to 44 Minutes	582		15,109		242,033		751,219	
45 to 59 Minutes	98		2,741		98,157		305,803	
60 or more Minutes	24		2,236		76,239		276,357	
<b>2015 Est. Avg. Travel Time to Work in Minutes*</b>	<b>25.32</b>		<b>25.03</b>		<b>32.45</b>		<b>31.24</b>	
<b>2015 Est. Occupied Housing Units by Tenure</b>	<b>1,924</b>		<b>51,700</b>		<b>594,182</b>		<b>2,249,176</b>	
Owner-Occupied	788	40.97%	31,149	60.25%	378,958	63.78%	1,409,721	62.68%
Renter-Occupied	1,136	59.03%	20,551	39.75%	215,224	36.22%	839,455	37.32%
<b>2015 Occupied Housing Units: Avg. Length of Residence</b>								
Owner-Occupied	17		17		12		14	
Renter-Occupied	7		7		7		7	
<b>2015 Est. Owner Occupied Housing Units by Value</b>	<b>788</b>		<b>31,149</b>		<b>378,958</b>		<b>1,409,721</b>	
Value Less than \$20,000	0	0.04%	124	0.40%	3,447	0.91%	28,474	2.02%
Value \$20,000 to \$39,999	0	0.00%	199	0.64%	3,205	0.85%	35,958	2.55%
Value \$40,000 to \$59,999	1	0.14%	469	1.51%	3,460	0.91%	48,116	3.41%
Value \$60,000 to \$79,999	2	0.25%	772	2.48%	8,625	2.28%	77,593	5.50%
Value \$80,000 to \$99,999	1	0.14%	1,466	4.71%	22,739	6.00%	126,763	8.99%
Value \$100,000 to \$149,999	28	3.60%	4,370	14.03%	90,929	23.99%	335,243	23.78%
Value \$150,000 to \$199,999	52	6.58%	3,080	9.89%	82,370	21.74%	266,711	18.92%
Value \$200,000 to \$299,999	42	5.28%	3,148	10.11%	76,020	20.06%	232,589	16.50%
Value \$300,000 to \$399,999	68	8.68%	3,200	10.27%	34,910	9.21%	104,330	7.40%
Value \$400,000 to \$499,999	128	16.23%	2,964	9.52%	19,984	5.27%	58,328	4.14%
Value \$500,000 to \$749,999	229	29.10%	4,199	13.48%	16,777	4.43%	47,793	3.39%
Value \$750,000 to \$999,999	129	16.43%	2,679	8.60%	7,276	1.92%	21,799	1.55%
Value \$1,000,000 or more	107	13.55%	4,478	14.38%	9,216	2.43%	26,024	1.85%

Pop Facts: Demographic Snapshot (Part 2)	Memorial Management District		Demographic Area		Commute Zone		Houston MSA	
<b>2015 Est. Median All Owner-Occupied Housing Unit Value</b>	<b>\$577,928</b>		<b>\$360,828</b>		<b>\$184,645</b>		<b>\$159,882</b>	
<b>2015 Est. Housing Units by Units in Structure</b>	<b>2,271</b>		<b>57,540</b>		<b>638,344</b>		<b>2,485,089</b>	
1 Unit Attached	230	10.11%	5,615	9.76%	27,168	4.26%	80,378	3.23%
1 Unit Detached	709	31.22%	28,722	49.92%	401,692	62.93%	1,556,932	62.65%
2 Units	22	0.96%	474	0.82%	3,679	0.58%	28,298	1.14%
3 or 4 Units	6	0.25%	2,236	3.89%	14,425	2.26%	63,709	2.56%
5 to 19 Units	98	4.34%	10,519	18.28%	103,808	16.26%	354,379	14.26%
20 to 49 Units	234	10.31%	2,786	4.84%	36,443	5.71%	113,758	4.58%
50 or More Units	965	42.49%	6,887	11.97%	43,652	6.84%	162,081	6.52%
Mobile Home or Trailer	7	0.33%	290	0.50%	7,221	1.13%	122,484	4.93%
Boat, RV, Van, etc.	0	0.00%	11	0.02%	257	0.04%	3,070	0.12%
<b>Dominant structure type</b>	50 or More Units		1 Unit Detached		1 Unit Detached		1 Unit Detached	
<b>2015 Est. Housing Units by Year Structure Built</b>	<b>2,271</b>		<b>57,540</b>		<b>638,344</b>		<b>2,485,089</b>	
Housing Units Built 2010 or later	235	10.37%	3,196	5.55%	66,139	10.36%	214,266	8.62%
Housing Units Built 2000 to 2009	338	14.87%	5,546	9.64%	183,632	28.77%	613,073	24.67%
Housing Units Built 1990 to 1999	163	7.20%	3,936	6.84%	103,089	16.15%	332,531	13.38%
Housing Units Built 1980 to 1989	142	6.26%	5,934	10.31%	110,199	17.26%	371,246	14.94%
Housing Units Built 1970 to 1979	441	19.43%	14,922	25.93%	114,694	17.97%	452,179	18.20%
Housing Units Built 1960 to 1969	746	32.87%	14,576	25.33%	37,582	5.89%	213,291	8.58%
Housing Units Built 1950 to 1959	130	5.71%	7,882	13.70%	16,847	2.64%	159,054	6.40%
Housing Units Built 1940 to 1949	26	1.15%	1,075	1.87%	3,342	0.52%	67,023	2.70%
Housing Units Built 1939 or Earlier	49	2.15%	474	0.82%	2,821	0.44%	62,426	2.51%
<b>2015 Est. Median Year Structure Built**</b>								
<b>Dominant Year Structure Built</b>	<b>1960 to 1969</b>		<b>1970 to 1979</b>		<b>2000 to 2009</b>		<b>2000 to 2009</b>	
* This row intentionally left blank. No Total								



Pop Facts: Demographic Snapshot (Part 2)	Memorial Management District		Demographic Area		Commute Zone		Houston MSA	
Category.								
** Median Year Built will be unreliable if more than half of the Housing Units in this report area were built in 1939 or earlier.								

Table 23 - 2010 Census Demographic Data

Pop Facts: Census Demographic Overview (Part 1)	Memorial Management District		Demographic Area		Commute Zone		Houston MSA	
<b>Population</b>								
2020 Projection	4,725		142,002		1,882,135		6,967,200	
2015 Estimate	4,422		136,425		1,724,982		6,467,776	
2010 Census	4,100		131,787		1,540,628		5,920,416	
2000 Census	3,856		131,888		1,074,347		4,693,140	
Growth 2015-2020	6.84%		4.09%		9.11%		7.72%	
Growth 2010-2015	7.85%		3.52%		11.97%		9.25%	
Growth 2000-2010	6.32%		-0.08%		43.40%		26.15%	
<b>2010 Population by Single-Classification Race</b>	<b>4,100</b>		<b>131,787</b>		<b>1,540,628</b>		<b>5,920,416</b>	
White Alone	2,876	70.13%	95,756	72.66%	871,442	56.56%	3,559,241	60.12%
Black or African American Alone	93	2.26%	5,903	4.48%	233,911	15.18%	1,023,065	17.28%
American Indian and Alaska Native Alone	19	0.46%	710	0.54%	9,415	0.61%	38,072	0.64%
Asian Alone	599	14.60%	10,154	7.70%	210,832	13.68%	388,884	6.57%
Native Hawaiian and Other Pacific Islander Alone	5	0.12%	67	0.05%	857	0.06%	3,851	0.07%
Some Other Race Alone	411	10.02%	15,214	11.54%	162,068	10.52%	728,315	12.30%
Two or More Races	99	2.41%	3,983	3.02%	52,103	3.38%	178,988	3.02%
<b>2010 Population By Ethnicity</b>	<b>4,100</b>		<b>131,787</b>		<b>1,540,628</b>		<b>5,920,416</b>	
Not Hispanic or Latino	3,082	75.16%	87,445	66.35%	1,062,139	68.94%	3,823,884	64.59%
Hispanic or Latino	1,018	24.84%	44,342	33.65%	478,489	31.06%	2,096,532	35.41%
<b>2010 Hispanic or Latino by Single-Classification Race</b>	<b>1,018</b>		<b>44,342</b>		<b>478,489</b>		<b>2,096,532</b>	
White Alone	543	53.27%	26,043	58.73%	277,582	58.01%	1,218,973	58.14%
Black or African American Alone	8	0.75%	480	1.08%	7,824	1.64%	26,844	1.28%
American Indian and Alaska Native Alone	8	0.82%	492	1.11%	6,269	1.31%	24,248	1.16%
Asian Alone	6	0.61%	96	0.22%	1,714	0.36%	4,408	0.21%

Pop Facts: Census Demographic Overview (Part 1)	Memorial Management District		Demographic Area		Commute Zone		Houston MSA	
Native Hawaiian and Other Pacific Islander Alone	2	0.18%	17	0.04%	233	0.05%	944	0.05%
Some Other Race Alone	402	39.46%	14,938	33.69%	158,331	33.09%	717,292	34.21%
Two or More Races	50	4.91%	2,276	5.13%	26,535	5.55%	103,823	4.95%
<b>2010 Population by Sex</b>	<b>4,100</b>		<b>131,787</b>		<b>1,540,628</b>		<b>5,920,416</b>	
Male	1,971	48.07%	65,316	49.56%	758,805	49.25%	2,944,237	49.73%
Female	2,129	51.93%	66,471	50.44%	781,823	50.75%	2,976,179	50.27%
Male/Female Ratio	0.93		0.98		0.97		0.99	
<b>2010 Population by Age</b>	<b>4,100</b>		<b>131,787</b>		<b>1,540,628</b>		<b>5,920,416</b>	
Age 0 to 4	254	6.20%	9,014	6.84%	119,442	7.75%	470,610	7.95%
Age 5 to 9	286	6.98%	9,942	7.54%	123,782	8.03%	462,866	7.82%
Age 10 to 14	296	7.21%	9,845	7.47%	123,330	8.01%	450,724	7.61%
Age 15 to 17	155	3.78%	5,937	4.50%	72,904	4.73%	271,764	4.59%
Age 18 to 20	113	2.75%	4,334	3.29%	57,486	3.73%	242,803	4.10%
Age 21 to 24	156	3.81%	5,834	4.43%	78,417	5.09%	323,809	5.47%
Age 25 to 34	467	11.39%	17,062	12.95%	230,813	14.98%	897,087	15.15%
Age 35 to 44	596	14.54%	17,798	13.51%	239,888	15.57%	857,547	14.48%
Age 45 to 54	578	14.11%	19,890	15.09%	225,271	14.62%	829,267	14.01%
Age 55 to 64	412	10.05%	15,242	11.57%	154,951	10.06%	606,951	10.25%
Age 65 to 74	239	5.83%	8,537	6.48%	68,668	4.46%	300,383	5.07%
Age 75 to 84	295	7.19%	6,032	4.58%	33,622	2.18%	152,522	2.58%
Age 85 and over	253	6.16%	2,321	1.76%	12,055	0.78%	54,083	0.91%
Age 16 and over	3,212	78.33%	100,985	76.63%	1,149,849	74.64%	4,446,918	75.11%
Age 18 and over	3,109	75.84%	97,050	73.64%	1,101,170	71.48%	4,264,452	72.03%
Age 21 and over	2,997	73.08%	92,715	70.35%	1,043,684	67.74%	4,021,649	67.93%
Age 65 and over	787	19.19%	16,889	12.82%	114,345	7.42%	506,988	8.56%
<b>2010 Median Age</b>	<b>40.43</b>		<b>37.21</b>		<b>33.45</b>		<b>33.22</b>	
<b>2010 Male Population by Age</b>	<b>1,971</b>		<b>65,316</b>		<b>758,805</b>		<b>2,944,237</b>	
Age 0 to 4	132	6.69%	4,615	7.07%	61,103	8.05%	239,995	8.15%



Pop Facts: Census Demographic Overview (Part 1)	Memorial Management District		Demographic Area		Commute Zone		Houston MSA	
Age 5 to 9	147	7.44%	5,065	7.76%	63,075	8.31%	236,413	8.03%
Age 10 to 14	160	8.13%	5,018	7.68%	63,198	8.33%	230,646	7.83%
Age 15 to 17	83	4.21%	2,987	4.57%	37,417	4.93%	139,574	4.74%
Age 18 to 20	59	2.98%	2,374	3.63%	30,081	3.96%	126,651	4.30%
Age 21 to 24	86	4.37%	3,128	4.79%	39,667	5.23%	165,300	5.61%
Age 25 to 34	250	12.66%	8,930	13.67%	113,321	14.93%	450,699	15.31%
Age 35 to 44	306	15.53%	8,776	13.44%	116,353	15.33%	426,543	14.49%
Age 45 to 54	285	14.44%	9,720	14.88%	109,382	14.41%	410,192	13.93%
Age 55 to 64	204	10.34%	7,429	11.37%	75,102	9.90%	296,649	10.08%
Age 65 to 74	103	5.24%	3,884	5.95%	32,128	4.23%	140,807	4.78%
Age 75 to 84	93	4.74%	2,526	3.87%	13,969	1.84%	63,192	2.15%
Age 85 and over	64	3.23%	864	1.32%	4,011	0.53%	17,576	0.60%
<b>2010 Median Age, Male</b>	<b>37.27</b>		<b>35.62</b>		<b>32.49</b>		<b>32.4</b>	
<b>2010 Female Population by Age</b>	<b>2,129</b>		<b>66,471</b>		<b>781,823</b>		<b>2,976,179</b>	
Age 0 to 4	122	5.74%	4,399	6.62%	58,339	7.46%	230,615	7.75%
Age 5 to 9	139	6.55%	4,877	7.34%	60,707	7.76%	226,453	7.61%
Age 10 to 14	136	6.37%	4,827	7.26%	60,132	7.69%	220,078	7.39%
Age 15 to 17	72	3.38%	2,950	4.44%	35,487	4.54%	132,190	4.44%
Age 18 to 20	54	2.54%	1,960	2.95%	27,404	3.51%	116,152	3.90%
Age 21 to 24	70	3.28%	2,706	4.07%	38,750	4.96%	158,509	5.33%
Age 25 to 34	217	10.20%	8,132	12.23%	117,492	15.03%	446,388	15.00%
Age 35 to 44	290	13.63%	9,022	13.57%	123,535	15.80%	431,004	14.48%
Age 45 to 54	294	13.80%	10,171	15.30%	115,889	14.82%	419,075	14.08%
Age 55 to 64	208	9.79%	7,813	11.75%	79,849	10.21%	310,302	10.43%
Age 65 to 74	136	6.38%	4,653	7.00%	36,540	4.67%	159,576	5.36%
Age 75 to 84	201	9.46%	3,506	5.27%	19,653	2.51%	89,330	3.00%
Age 85 and over	189	8.88%	1,456	2.19%	8,045	1.03%	36,507	1.23%
<b>2010 Median Age, Female</b>	<b>43.76</b>		<b>38.75</b>		<b>34.37</b>		<b>34.05</b>	

Pop Facts: Census Demographic Overview (Part 2)	Memorial Management District		Demographic Area		Commute Zone		Houston MSA	
<b>Households</b>								
2020 Projection	2,059		54,291		645,247		2,422,620	
2015 Estimate	1,924		51,700		594,182		2,249,176	
2010 Census	1,776		49,254		536,713		2,062,529	
2000 Census	1,734		48,570		386,567		1,648,146	
Growth 2015-2020	7.04%		5.01%		8.59%		7.71%	
Growth 2010-2015	8.31%		4.97%		10.71%		9.05%	
Growth 2000-2010	2.41%		1.41%		38.84%		25.14%	
<b>2010 Households by Household Type</b>	<b>1,776</b>		<b>49,254</b>		<b>536,713</b>		<b>2,062,529</b>	
Family Households	946	53.23%	33,543	68.10%	389,334	72.54%	1,463,328	70.95%
Non-family Households	831	46.77%	15,711	31.90%	147,378	27.46%	599,201	29.05%
<b>2010 Group Quarters Population</b>	<b>2</b>		<b>941</b>		<b>5,262</b>		<b>77,828</b>	
<b>2010 Hispanic or Latino Households</b>	<b>317</b>	<b>17.85%</b>	<b>12,215</b>	<b>24.80%</b>	<b>129,921</b>	<b>24.21%</b>	<b>559,264</b>	<b>27.12%</b>
<b>2010 Households by Household Size</b>	<b>1,776</b>		<b>49,254</b>		<b>536,713</b>		<b>2,062,529</b>	
1-person	772	43.49%	12,981	26.35%	120,266	22.41%	484,382	23.48%
2-person	417	23.47%	15,263	30.99%	148,545	27.68%	588,559	28.54%
3-person	216	12.17%	7,651	15.53%	94,707	17.65%	350,837	17.01%
4-person	215	12.09%	7,070	14.36%	92,026	17.15%	321,142	15.57%
5-person	104	5.87%	3,711	7.53%	47,180	8.79%	177,581	8.61%
6-person	30	1.71%	1,497	3.04%	19,945	3.72%	79,212	3.84%
7-or-more-person	21	1.19%	1,081	2.19%	14,044	2.62%	60,816	2.95%
<b>2010 Households by Type and Presence of Children</b>	<b>1,776</b>		<b>49,254</b>		<b>536,713</b>		<b>2,062,529</b>	
Married-Couple Family, own children	370	20.82%	12,046	24.46%	156,873	29.23%	526,018	25.50%
Male Householder, own children	31	1.77%	1,142	2.32%	12,922	2.41%	54,623	2.65%
Female Householder, own children	90	5.08%	3,184	6.47%	41,699	7.77%	168,058	8.15%
Married-Couple Family, no own children	344	19.36%	13,309	27.02%	135,964	25.33%	525,213	25.46%
Male Householder, no own children	46	2.62%	1,397	2.84%	14,253	2.66%	62,013	3.01%

Pop Facts: Census Demographic Overview (Part 2)	Memorial Management District		Demographic Area		Commute Zone		Houston MSA	
Female Householder, no own children	64	3.58%	2,463	5.00%	27,624	5.15%	127,403	6.18%
Non-family Households	831	46.77%	15,711	31.90%	147,378	27.46%	599,201	29.05%
<b>2010 Households by Presence of People Under Age 18</b>	<b>1,776</b>		<b>49,254</b>		<b>536,713</b>		<b>2,062,529</b>	
HH with 1 or More People Under Age 18:	517	29.10%	17,717	35.97%	229,992	42.85%	842,760	40.86%
Households with No People Under Age 18:	1,259	70.90%	31,537	64.03%	306,721	57.15%	1,219,769	59.14%
<b>HH with 1 or More People Under Age 18:</b>	<b>517</b>		<b>17,717</b>		<b>229,992</b>		<b>842,760</b>	
Married-Couple Family	379	73.22%	12,532	70.74%	164,782	71.65%	566,572	67.23%
Other Family, Male Householder	38	7.27%	1,385	7.82%	15,629	6.80%	67,389	8.00%
Other Family, Female Householder	99	19.19%	3,692	20.84%	48,200	20.96%	202,766	24.06%
Nonfamily, Male Householder	2	0.31%	91	0.52%	996	0.43%	4,391	0.52%
Nonfamily, Female Householder	0	0.00%	17	0.09%	384	0.17%	1,642	0.19%
<b>Households with No People Under Age 18:</b>	<b>1,259</b>		<b>31,537</b>		<b>306,721</b>		<b>1,219,769</b>	
Married-Couple Family	335	26.62%	12,823	40.66%	128,055	41.75%	484,659	39.73%
Other Family, Male Householder	40	3.20%	1,155	3.66%	11,545	3.76%	49,247	4.04%
Other Family, Female Householder	55	4.34%	1,956	6.20%	21,122	6.89%	92,695	7.60%
Nonfamily, Male Householder	311	24.66%	7,205	22.85%	71,658	23.36%	299,580	24.56%
Nonfamily, Female Householder	519	41.17%	8,397	26.63%	74,340	24.24%	293,588	24.07%
<b>2010 Occupied Housing Units by Tenure</b>	<b>1,776</b>		<b>49,254</b>		<b>536,713</b>		<b>2,062,529</b>	
Owner-Occupied	677	38.09%	29,661	60.22%	339,714	63.30%	1,286,423	62.37%
Renter-Occupied	1,100	61.91%	19,592	39.78%	196,999	36.70%	776,106	37.63%



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