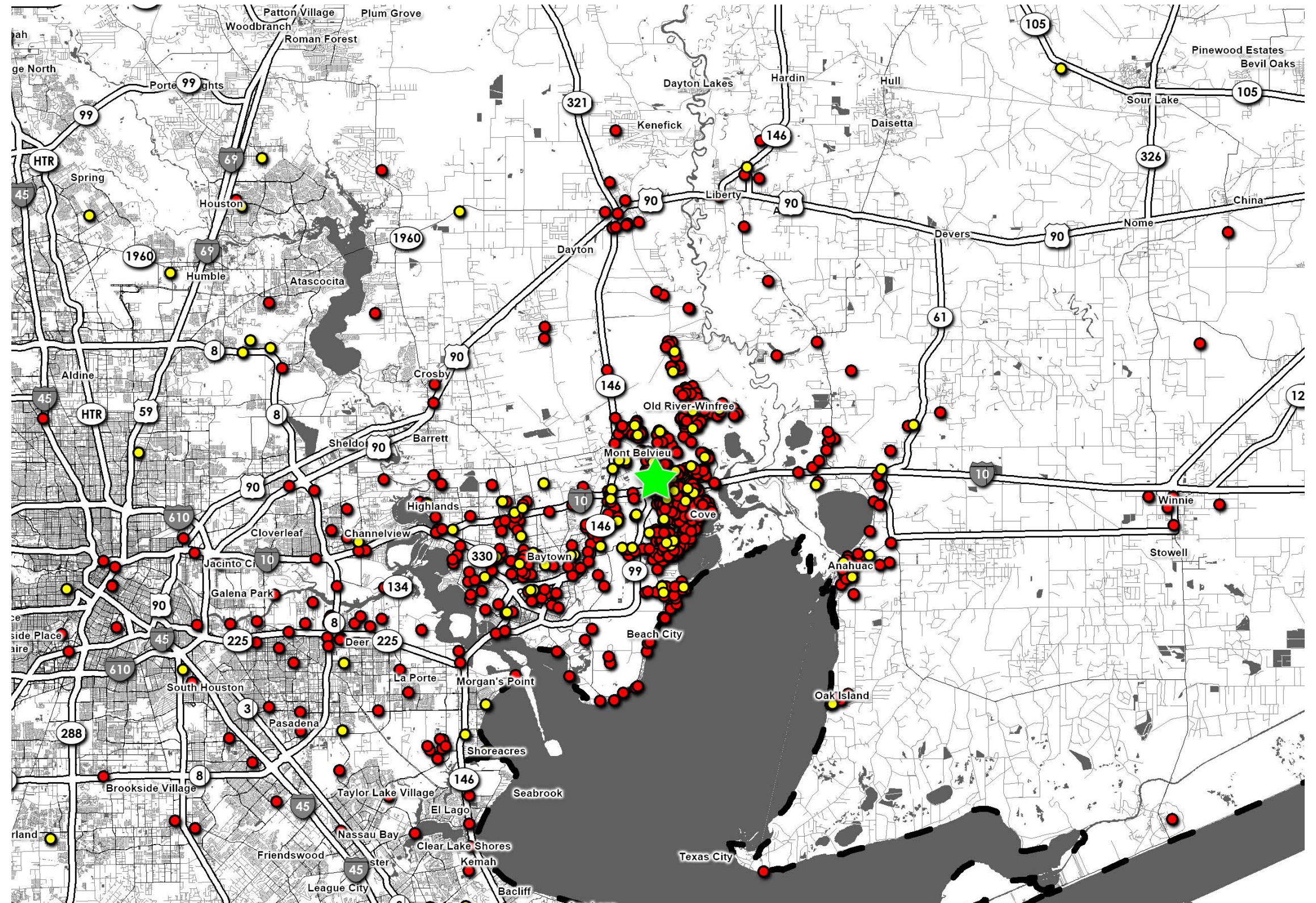
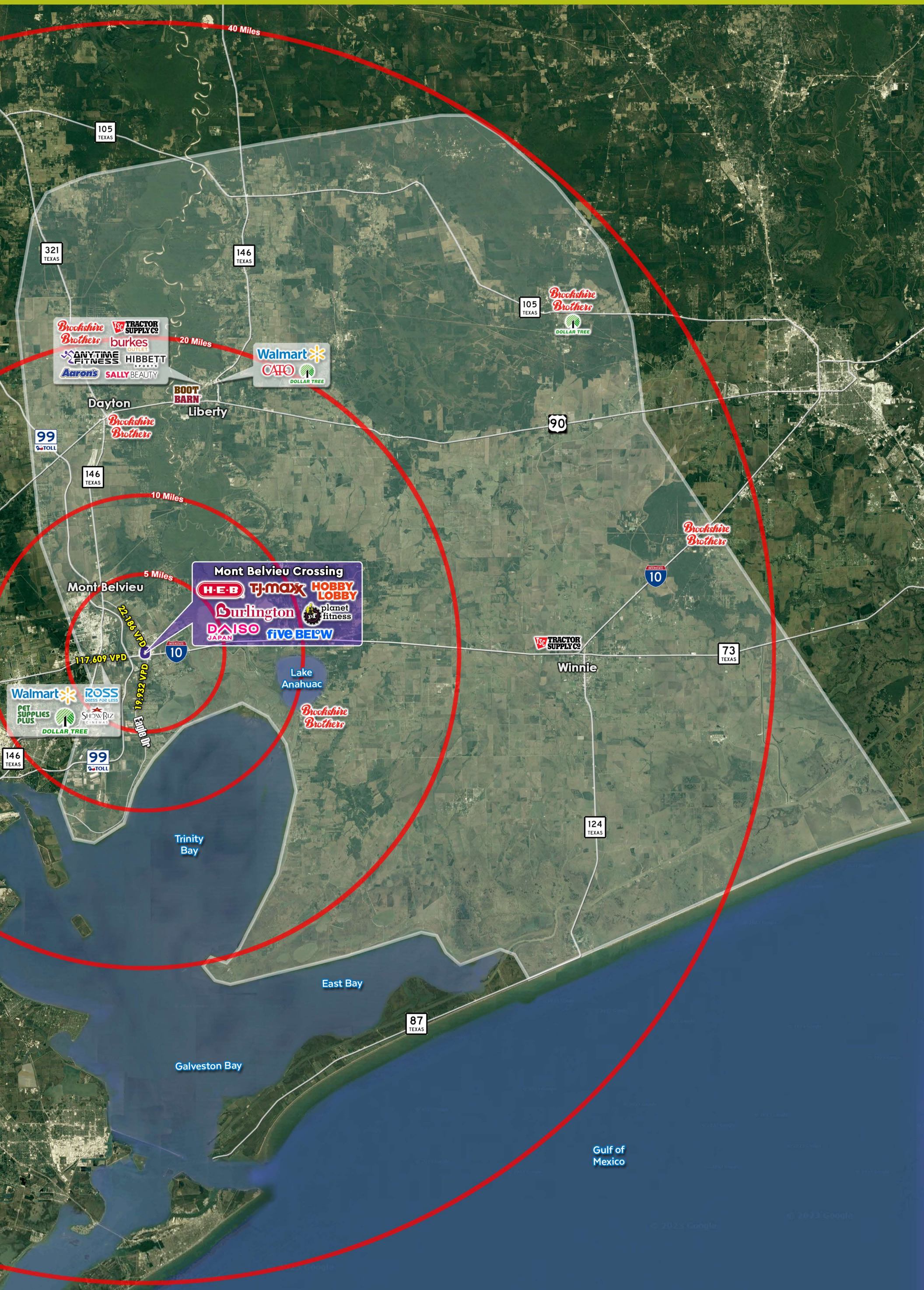


Weekday Daytime (yellow): 116

Customer Samples:

Customer samples are derived from cellular location metadata that is sourced from various “apps” on a users mobile device (phone, tablet, etc). Due the the nature of this information, once enough location data points are available for each device, a high-confidence methodology is employed to derive the locations where each device spends the majority of it's time. This could be a residence or, for overnight workers, a business. These high confidence locations are called “common evening locations” and “common daytime locations” and are NOT available for all devices.





Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.8149/-94.6793

Mont Belvieu Crossing		Trade Area	
Mont Belvieu, Texas			
Population			
Estimated Population (2025)	119,231		
Projected Population (2030)	130,978		
Census Population (2020)	108,137		
Census Population (2010)	92,741		
Projected Annual Growth (2025-2030)	11,747	2.0%	
Historical Annual Growth (2020-2025)	11,094	2.1%	
Historical Annual Growth (2010-2020)	15,395	1.7%	
Estimated Population Density (2025)	60	psm	
Trade Area Size	1,996.1	sq mi	
Households			
Estimated Households (2025)	39,701		
Projected Households (2030)	46,090		
Census Households (2020)	36,157		
Census Households (2010)	31,369		
Projected Annual Growth (2025-2030)	6,389	3.2%	
Historical Annual Change (2010-2025)	8,331	1.8%	
Average Household Income			
Estimated Average Household Income (2025)	\$113,585		
Projected Average Household Income (2030)	\$112,968		
Census Average Household Income (2010)	\$63,166		
Census Average Household Income (2000)	\$49,705		
Projected Annual Change (2025-2030)	-\$617	-0.1%	
Historical Annual Change (2000-2025)	\$63,880	5.1%	
Median Household Income			
Estimated Median Household Income (2025)	\$91,820		
Projected Median Household Income (2030)	\$92,274		
Census Median Household Income (2010)	\$54,925		
Census Median Household Income (2000)	\$42,451		
Projected Annual Change (2025-2030)	\$454	-	
Historical Annual Change (2000-2025)	\$49,369	4.7%	
Per Capita Income			
Estimated Per Capita Income (2025)	\$37,845		
Projected Per Capita Income (2030)	\$39,774		
Census Per Capita Income (2010)	\$21,365		
Census Per Capita Income (2000)	\$16,919		
Projected Annual Change (2025-2030)	\$1,929	1.0%	
Historical Annual Change (2000-2025)	\$20,926	4.9%	
Estimated Average Household Net Worth (2025)	\$1.24 M		

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.8149/-94.6793

Mont Belvieu Crossing		Trade Area	
Mont Belvieu, Texas			
Race and Ethnicity			
Total Population (2025)	119,231		
White (2025)	79,988	67.1%	
Black or African American (2025)	11,601	9.7%	
American Indian or Alaska Native (2025)	975	0.8%	
Asian (2025)	1,487	1.2%	
Hawaiian or Pacific Islander (2025)	24	-	
Other Race (2025)	13,101	11.0%	
Two or More Races (2025)	12,055	10.1%	
Population < 18 (2025)	32,876	27.6%	
White Not Hispanic	16,282	49.5%	
Black or African American	3,044	9.3%	
Asian	398	1.2%	
Other Race Not Hispanic	899	2.7%	
Hispanic	12,252	37.3%	
Not Hispanic or Latino Population (2025)	84,897	71.2%	
Not Hispanic White	70,008	82.5%	
Not Hispanic Black or African American	11,301	13.3%	
Not Hispanic American Indian or Alaska Native	185	0.2%	
Not Hispanic Asian	1,422	1.7%	
Not Hispanic Hawaiian or Pacific Islander	8	-	
Not Hispanic Other Race	151	0.2%	
Not Hispanic Two or More Races	1,822	2.1%	
Hispanic or Latino Population (2025)	34,334	28.8%	
Hispanic White	9,980	29.1%	
Hispanic Black or African American	300	0.9%	
Hispanic American Indian or Alaska Native	790	2.3%	
Hispanic Asian	65	0.2%	
Hispanic Hawaiian or Pacific Islander	16	-	
Hispanic Other Race	12,950	37.7%	
Hispanic Two or More Races	10,234	29.8%	
Not Hispanic or Latino Population (2020)	83,671	77.4%	
Hispanic or Latino Population (2020)	24,466	22.6%	
Not Hispanic or Latino Population (2010)	78,028	84.1%	
Hispanic or Latino Population (2010)	14,713	15.9%	
Not Hispanic or Latino Population (2030)	91,132	69.6%	
Hispanic or Latino Population (2030)	39,846	30.4%	
Projected Annual Growth (2025-2030)	5,512	3.2%	
Historical Annual Growth (2010-2020)	9,753	6.6%	

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Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
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Lat/Lon: 29.8149/-94.6793

Mont Belvieu Crossing		Trade Area	
Mont Belvieu, Texas			
Total Age Distribution (2025)			
Total Population	119,231		
Age Under 5 Years	8,008	6.7%	
Age 5 to 9 Years	9,413	7.9%	
Age 10 to 14 Years	9,834	8.2%	
Age 15 to 19 Years	8,623	7.2%	
Age 20 to 24 Years	7,135	6.0%	
Age 25 to 29 Years	7,728	6.5%	
Age 30 to 34 Years	8,236	6.9%	
Age 35 to 39 Years	8,206	6.9%	
Age 40 to 44 Years	7,984	6.7%	
Age 45 to 49 Years	7,167	6.0%	
Age 50 to 54 Years	7,289	6.1%	
Age 55 to 59 Years	6,764	5.7%	
Age 60 to 64 Years	6,488	5.4%	
Age 65 to 69 Years	5,803	4.9%	
Age 70 to 74 Years	4,436	3.7%	
Age 75 to 79 Years	3,148	2.6%	
Age 80 to 84 Years	1,689	1.4%	
Age 85 Years or Over	1,281	1.1%	
Median Age	34.6		
Age 19 Years or Less	35,878	30.1%	
Age 20 to 64 Years	66,997	56.2%	
Age 65 Years or Over	16,357	13.7%	
Female Age Distribution (2025)			
Female Population	57,337	48.1%	
Age Under 5 Years	3,881	6.8%	
Age 5 to 9 Years	4,591	8.0%	
Age 10 to 14 Years	4,847	8.5%	
Age 15 to 19 Years	4,194	7.3%	
Age 20 to 24 Years	3,377	5.9%	
Age 25 to 29 Years	3,533	6.2%	
Age 30 to 34 Years	3,696	6.4%	
Age 35 to 39 Years	3,760	6.6%	
Age 40 to 44 Years	3,657	6.4%	
Age 45 to 49 Years	3,467	6.0%	
Age 50 to 54 Years	3,504	6.1%	
Age 55 to 59 Years	3,273	5.7%	
Age 60 to 64 Years	3,155	5.5%	
Age 65 to 69 Years	2,885	5.0%	
Age 70 to 74 Years	2,251	3.9%	
Age 75 to 79 Years	1,621	2.8%	
Age 80 to 84 Years	913	1.6%	
Age 85 Years or Over	730	1.3%	
Female Median Age	35.0		
Age 19 Years or Less	17,512	30.5%	
Age 20 to 64 Years	31,424	54.8%	
Age 65 Years or Over	8,401	14.7%	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.8149/-94.6793

Mont Belvieu Crossing		Trade Area	
Mont Belvieu, Texas			
Male Age Distribution (2025)			
Male Population		61,894	51.9%
Age Under 5 Years		4,128	6.7%
Age 5 to 9 Years		4,821	7.8%
Age 10 to 14 Years		4,987	8.1%
Age 15 to 19 Years		4,429	7.2%
Age 20 to 24 Years		3,758	6.1%
Age 25 to 29 Years		4,194	6.8%
Age 30 to 34 Years		4,540	7.3%
Age 35 to 39 Years		4,446	7.2%
Age 40 to 44 Years		4,326	7.0%
Age 45 to 49 Years		3,700	6.0%
Age 50 to 54 Years		3,785	6.1%
Age 55 to 59 Years		3,491	5.6%
Age 60 to 64 Years		3,332	5.4%
Age 65 to 69 Years		2,918	4.7%
Age 70 to 74 Years		2,185	3.5%
Age 75 to 79 Years		1,527	2.5%
Age 80 to 84 Years		775	1.3%
Age 85 Years or Over		551	0.9%
Male Median Age		34.2	
Age 19 Years or Less		18,365	29.7%
Age 20 to 64 Years		35,573	57.5%
Age 65 Years or Over		7,956	12.9%
Males per 100 Females (2025)			
Overall Comparison		108	
Age Under 5 Years		106	51.5%
Age 5 to 9 Years		105	51.2%
Age 10 to 14 Years		103	50.7%
Age 15 to 19 Years		106	51.4%
Age 20 to 24 Years		111	52.7%
Age 25 to 29 Years		119	54.3%
Age 30 to 34 Years		123	55.1%
Age 35 to 39 Years		118	54.2%
Age 40 to 44 Years		118	54.2%
Age 45 to 49 Years		107	51.6%
Age 50 to 54 Years		108	51.9%
Age 55 to 59 Years		107	51.6%
Age 60 to 64 Years		106	51.4%
Age 65 to 69 Years		101	50.3%
Age 70 to 74 Years		97	49.3%
Age 75 to 79 Years		94	48.5%
Age 80 to 84 Years		85	45.9%
Age 85 Years or Over		75	43.0%
Age 19 Years or Less		105	51.2%
Age 20 to 39 Years		118	54.1%
Age 40 to 64 Years		109	52.2%
Age 65 Years or Over		95	48.6%

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.8149/-94.6793

Mont Belvieu Crossing		Trade Area	
Mont Belvieu, Texas			
Household Type (2025)			
Total Households	39,701		
Households with Children	15,609	39.3%	
Average Household Size	2.9		
Household Density per Square Mile	20		
Population Family	100,750	84.5%	
Population Non-Family	13,737	11.5%	
Population Group Quarters	4,744	4.0%	
Family Households	29,680	74.8%	
Married Couple Households	22,666	76.4%	
Other Family Households with Children	7,014	23.6%	
Family Households with Children	15,586	52.5%	
Married Couple with Children	11,474	73.6%	
Other Family Households with Children	4,112	26.4%	
Family Households No Children	14,094	47.5%	
Married Couple No Children	11,192	79.4%	
Other Family Households No Children	2,902	20.6%	
Non-Family Households	10,020	25.2%	
Non-Family Households with Children	23	0.2%	
Non-Family Households No Children	9,997	99.8%	
Average Family Household Size	3.4		
Average Family Income	\$130,746		
Median Family Income	\$105,711		
Average Non-Family Household Size	1.4		
Marital Status (2025)			
Population Age 15 Years or Over	91,977		
Never Married	25,422	27.6%	
Currently Married	48,902	53.2%	
Previously Married	17,653	19.2%	
Separated	3,388	19.2%	
Widowed	4,766	27.0%	
Divorced	9,499	53.8%	
Educational Attainment (2025)			
Adult Population Age 25 Years or Over	76,218		
Elementary (Grade Level 0 to 8)	4,606	6.0%	
Some High School (Grade Level 9 to 11)	5,317	7.0%	
High School Graduate	25,050	32.9%	
Some College	19,807	26.0%	
Associate Degree Only	7,326	9.6%	
Bachelor Degree Only	10,500	13.8%	
Graduate Degree	3,612	4.7%	
Any College (Some College or Higher)	41,245	54.1%	
College Degree + (Bachelor Degree or Higher)	14,112	18.5%	

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Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.8149/-94.6793

Mont Belvieu Crossing		Trade Area	
Mont Belvieu, Texas			
Housing			
Total Housing Units (2025)	45,311		
Total Housing Units (2020)	40,064		
Historical Annual Growth (2020-2025)	5,247	-	
Housing Units Occupied (2025)	39,701	87.6%	
Housing Units Owner-Occupied	31,782	80.1%	
Housing Units Renter-Occupied	7,919	19.9%	
Housing Units Vacant (2025)	5,610	12.4%	
Household Size (2025)			
Total Households	39,701		
1 Person Households	8,078	20.3%	
2 Person Households	12,738	32.1%	
3 Person Households	7,004	17.6%	
4 Person Households	6,307	15.9%	
5 Person Households	3,248	8.2%	
6 Person Households	1,472	3.7%	
7 or More Person Households	853	2.1%	
Household Income Distribution (2025)			
HH Income \$200,000 or More	4,913	12.4%	
HH Income \$150,000 to \$199,999	4,826	12.2%	
HH Income \$125,000 to \$149,999	4,010	10.1%	
HH Income \$100,000 to \$124,999	3,929	9.9%	
HH Income \$75,000 to \$99,999	5,031	12.7%	
HH Income \$50,000 to \$74,999	5,616	14.1%	
HH Income \$35,000 to \$49,999	3,379	8.5%	
HH Income \$25,000 to \$34,999	2,390	6.0%	
HH Income \$15,000 to \$24,999	2,546	6.4%	
HH Income \$10,000 to \$14,999	1,242	3.1%	
HH Income Under \$10,000	1,820	4.6%	
Household Vehicles (2025)			
Households 0 Vehicles Available	1,608	4.0%	
Households 1 Vehicle Available	9,789	24.7%	
Households 2 Vehicles Available	15,848	39.9%	
Households 3 or More Vehicles Available	12,456	31.4%	
Total Vehicles Available	84,395		
Average Vehicles per Household	2.1		
Owner-Occupied Household Vehicles	72,353	85.7%	
Average Vehicles per Owner-Occupied Household	2.3		
Renter-Occupied Household Vehicles	12,042	14.3%	
Average Vehicles per Renter-Occupied Household	1.5		
Travel Time (2025)			
Worker Base Age 16 years or Over	58,717		
Travel to Work in 14 Minutes or Less	11,113	18.9%	
Travel to Work in 15 to 29 Minutes	15,163	25.8%	
Travel to Work in 30 to 59 Minutes	19,473	33.2%	
Travel to Work in 60 Minutes or More	9,122	15.5%	
Work at Home	3,846	6.5%	
Average Minutes Travel to Work	29.5		

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
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Lat/Lon: 29.8149/-94.6793

Mont Belvieu Crossing		Trade Area	
Mont Belvieu, Texas			
Transportation To Work (2025)			
Worker Base Age 16 years or Over	58,717		
Drive to Work Alone	46,865	79.8%	
Drive to Work in Carpool	6,798	11.6%	
Travel to Work by Public Transportation	161	0.3%	
Drive to Work on Motorcycle	69	0.1%	
Bicycle to Work	13	-	
Walk to Work	720	1.2%	
Other Means	246	0.4%	
Work at Home	3,846	6.5%	
Daytime Demographics (2025)			
Total Businesses	2,519		
Total Employees	23,539		
Company Headquarter Businesses	66	2.6%	
Company Headquarter Employees	2,004	8.5%	
Employee Population per Business	9.3	to 1	
Residential Population per Business	47.3	to 1	
Adj. Daytime Demographics Age 16 Years or Over	54,811		
Labor Force			
Labor Population Age 16 Years or Over (2025)	90,110		
Labor Force Total Males (2025)	47,006	52.2%	
Male Civilian Employed	31,889	67.8%	
Male Civilian Unemployed	1,921	4.1%	
Males in Armed Forces	112	0.2%	
Males Not in Labor Force	13,084	27.8%	
Labor Force Total Females (2025)	43,104	47.8%	
Female Civilian Employed	26,828	62.2%	
Female Civilian Unemployed	1,058	2.5%	
Females in Armed Forces	9	-	
Females Not in Labor Force	15,208	35.3%	
Unemployment Rate	2,980	3.3%	
Occupation (2025)			
Occupation Population Age 16 Years or Over	58,717		
Occupation Total Males	31,889	54.3%	
Occupation Total Females	26,828	45.7%	
Management, Business, Financial Operations	10,252	17.5%	
Professional, Related	12,139	20.7%	
Service	9,013	15.3%	
Sales, Office	9,717	16.5%	
Farming, Fishing, Forestry	166	0.3%	
Construction, Extraction, Maintenance	8,093	13.8%	
Production, Transport, Material Moving	9,336	15.9%	
White Collar Workers	32,109	54.7%	
Blue Collar Workers	26,608	45.3%	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.8149/-94.6793

Mont Belvieu Crossing		Trade Area	
Mont Belvieu, Texas			
Units In Structure (2025)			
Total Units	39,701		
1 Detached Unit	28,811	72.6%	
1 Attached Unit	269	0.7%	
2 Units	312	0.8%	
3 to 4 Units	332	0.8%	
5 to 9 Units	680	1.7%	
10 to 19 Units	556	1.4%	
20 to 49 Units	470	1.2%	
50 or More Units	310	0.8%	
Mobile Home or Trailer	7,390	18.6%	
Other Structure	572	1.4%	
Homes Built By Year (2025)			
Homes Built 2020 or later	2,317	5.1%	
Homes Built 2010 to 2019	7,562	16.7%	
Homes Built 2000 to 2009	9,986	22.0%	
Homes Built 1990 to 1999	5,890	13.0%	
Homes Built 1980 to 1989	3,661	8.1%	
Homes Built 1970 to 1979	3,843	8.5%	
Homes Built 1960 to 1969	2,660	5.9%	
Homes Built 1950 to 1959	2,026	4.5%	
Homes Built 1940 to 1949	577	1.3%	
Homes Built Before 1939	1,179	2.6%	
Median Age of Homes	31.5	yrs	
Home Values (2025)			
Owner Specified Housing Units	31,782		
Home Values \$1,000,000 or More	155	0.5%	
Home Values \$750,000 to \$999,999	346	1.1%	
Home Values \$500,000 to \$749,999	2,826	8.9%	
Home Values \$400,000 to \$499,999	3,114	9.8%	
Home Values \$300,000 to \$399,999	5,446	17.1%	
Home Values \$250,000 to \$299,999	3,816	12.0%	
Home Values \$200,000 to \$249,999	4,449	14.0%	
Home Values \$175,000 to \$199,999	1,776	5.6%	
Home Values \$150,000 to \$174,999	1,751	5.5%	
Home Values \$125,000 to \$149,999	1,310	4.1%	
Home Values \$100,000 to \$124,999	1,962	6.2%	
Home Values \$90,000 to \$99,999	378	1.2%	
Home Values \$80,000 to \$89,999	529	1.7%	
Home Values \$70,000 to \$79,999	489	1.5%	
Home Values \$60,000 to \$69,999	354	1.1%	
Home Values \$50,000 to \$59,999	430	1.4%	
Home Values \$35,000 to \$49,999	394	1.2%	
Home Values \$25,000 to \$34,999	668	2.1%	
Home Values \$10,000 to \$24,999	1,006	3.2%	
Home Values Under \$10,000	580	1.8%	
Owner-Occupied Median Home Value	\$255,678		
Renter-Occupied Median Rent	\$966		

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.8149/-94.6793

Mont Belvieu Crossing		Trade Area	
Mont Belvieu, Texas			
Total Annual Consumer Expenditure (2025)			
Total Household Expenditure		\$4.38 B	
Total Non-Retail Expenditure		\$2.13 B	
Total Retail Expenditure		\$2.25 B	
Alcoholic Beverages		\$27.12 M	
Apparel		\$82.08 M	
Contributions		\$140.75 M	
Education		\$100.49 M	
Entertainment		\$254.15 M	
Food Away From Home		\$195.1 M	
Grocery		\$293.25 M	
Health Care		\$266.53 M	
Household Furnishings and Equipment		\$117.83 M	
Household Operations		\$83.21 M	
Miscellaneous Expenses		\$75.64 M	
Personal Care		\$57.49 M	
Shelter		\$678.19 M	
Tax and Retirement		\$1.05 B	
Tobacco and Related		\$22.25 M	
Transportation		\$726.29 M	
Utilities		\$209.26 M	
Monthly Household Consumer Expenditure (2025)			
Total Household Expenditure		\$9,197	
Total Non-Retail Expenditure		\$4,472	48.6%
Total Retail Expenditures		\$4,724	51.4%
Alcoholic Beverages		\$57	0.6%
Apparel		\$172	1.9%
Contributions		\$295	3.2%
Education		\$211	2.3%
Entertainment		\$533	5.8%
Food Away From Home		\$410	4.5%
Grocery		\$616	6.7%
Health Care		\$559	6.1%
Household Furnishings and Equipment		\$247	2.7%
Household Operations		\$175	1.9%
Miscellaneous Expenses		\$159	1.7%
Personal Care		\$121	1.3%
Shelter		\$1,424	15.5%
Tax and Retirement		\$2,208	-
Tobacco and Related		\$47	0.5%
Transportation		\$1,525	16.6%
Utilities		\$439	4.8%