

Complete Profile

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



Lat/Lon: 29.5593/-95.3944

Shadow Creek Ranch Town Center		1 mi radius		3 mi radius		5 mi radius	
Pearland, TX 77584							
Population							
Estimated Population (2025)	11,140		82,018		196,787		
Projected Population (2030)	11,736		90,980		215,090		
Census Population (2020)	11,465		76,240		176,528		
Census Population (2010)	7,474		51,032		126,522		
Projected Annual Growth (2025-2030)	596	1.1%	8,962	2.2%	18,304	1.9%	
Historical Annual Growth (2020-2025)	-325	-	5,778	1.5%	20,259	2.3%	
Historical Annual Growth (2010-2020)	3,991	5.3%	25,208	4.9%	50,006	4.0%	
Estimated Population Density (2025)	3,548	psm	2,902	psm	2,507	psm	
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	
Households							
Estimated Households (2025)	4,204		28,898		65,086		
Projected Households (2030)	4,564		33,196		73,025		
Census Households (2020)	3,912		26,204		58,453		
Census Households (2010)	2,530		17,431		41,074		
Projected Annual Growth (2025-2030)	360	1.7%	4,299	3.0%	7,938	2.4%	
Historical Annual Change (2010-2025)	1,675	4.4%	11,467	4.4%	24,012	3.9%	
Average Household Income							
Estimated Average Household Income (2025)	\$156,564		\$164,921		\$135,330		
Projected Average Household Income (2030)	\$153,984		\$161,335		\$133,478		
Census Average Household Income (2010)	\$118,150		\$115,771		\$85,352		
Census Average Household Income (2000)	\$76,137		\$84,075		\$61,145		
Projected Annual Change (2025-2030)	-\$2,580	-0.3%	-\$3,586	-0.4%	-\$1,852	-0.3%	
Historical Annual Change (2000-2025)	\$80,427	4.2%	\$80,845	3.8%	\$74,185	4.9%	
Median Household Income							
Estimated Median Household Income (2025)	\$124,101		\$136,422		\$112,173		
Projected Median Household Income (2030)	\$119,660		\$133,815		\$111,154		
Census Median Household Income (2010)	\$102,394		\$97,335		\$73,441		
Census Median Household Income (2000)	\$67,232		\$78,506		\$54,400		
Projected Annual Change (2025-2030)	-\$4,440	-0.7%	-\$2,607	-0.4%	-\$1,019	-0.2%	
Historical Annual Change (2000-2025)	\$56,869	3.4%	\$57,916	3.0%	\$57,773	4.2%	
Per Capita Income							
Estimated Per Capita Income (2025)	\$59,171		\$58,143		\$44,782		
Projected Per Capita Income (2030)	\$59,960		\$58,900		\$45,337		
Census Per Capita Income (2010)	\$40,021		\$39,546		\$27,712		
Census Per Capita Income (2000)	\$25,249		\$30,746		\$19,235		
Projected Annual Change (2025-2030)	\$790	0.3%	\$756	0.3%	\$555	0.2%	
Historical Annual Change (2000-2025)	\$33,921	5.4%	\$27,397	3.6%	\$25,547	5.3%	
Estimated Average Household Net Worth (2025)	\$1.05 M		\$1.35 M		\$1.13 M		

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Shadow Creek Ranch Town Center							
Pearland, TX 77584		1 mi radius		3 mi radius		5 mi radius	
Race and Ethnicity							
Total Population (2025)	11,140		82,018		196,787		
White (2025)	3,567	32.0%	27,887	34.0%	55,166	28.0%	
Black or African American (2025)	3,512	31.5%	22,972	28.0%	66,269	33.7%	
American Indian or Alaska Native (2025)	31	0.3%	285	0.3%	1,690	0.9%	
Asian (2025)	2,354	21.1%	17,634	21.5%	24,973	12.7%	
Hawaiian or Pacific Islander (2025)	5	-	58	-	115	-	
Other Race (2025)	554	5.0%	4,412	5.4%	23,042	11.7%	
Two or More Races (2025)	1,117	10.0%	8,770	10.7%	25,532	13.0%	
Population < 18 (2025)	3,010	27.0%	21,992	26.8%	53,796	27.3%	
White Not Hispanic	691	23.0%	5,328	24.2%	8,795	16.3%	
Black or African American	943	31.3%	6,250	28.4%	18,054	33.6%	
Asian	667	22.1%	4,633	21.1%	6,096	11.3%	
Other Race Not Hispanic	85	2.8%	764	3.5%	1,449	2.7%	
Hispanic	625	20.8%	5,018	22.8%	19,403	36.1%	
Not Hispanic or Latino Population (2025)	8,991	80.7%	65,028	79.3%	133,561	67.9%	
Not Hispanic White	2,988	33.2%	23,250	35.8%	40,878	30.6%	
Not Hispanic Black or African American	3,460	38.5%	22,638	34.8%	64,726	48.5%	
Not Hispanic American Indian or Alaska Native	9	0.1%	68	0.1%	189	0.1%	
Not Hispanic Asian	2,340	26.0%	17,504	26.9%	24,594	18.4%	
Not Hispanic Hawaiian or Pacific Islander	2	-	26	-	45	-	
Not Hispanic Other Race	4	-	56	-	204	0.2%	
Not Hispanic Two or More Races	188	2.1%	1,486	2.3%	2,924	2.2%	
Hispanic or Latino Population (2025)	2,149	19.3%	16,990	20.7%	63,226	32.1%	
Hispanic White	579	26.9%	4,638	27.3%	14,288	22.6%	
Hispanic Black or African American	52	2.4%	334	2.0%	1,544	2.4%	
Hispanic American Indian or Alaska Native	22	1.0%	216	1.3%	1,501	2.4%	
Hispanic Asian	14	0.6%	130	0.8%	379	0.6%	
Hispanic Hawaiian or Pacific Islander	3	0.2%	32	0.2%	70	0.1%	
Hispanic Other Race	550	25.6%	4,357	25.6%	22,838	36.1%	
Hispanic Two or More Races	928	43.2%	7,284	42.9%	22,608	35.8%	
Not Hispanic or Latino Population (2020)	9,845	85.9%	62,552	82.0%	119,940	67.9%	
Hispanic or Latino Population (2020)	1,620	14.1%	13,688	18.0%	56,588	32.1%	
Not Hispanic or Latino Population (2010)	6,550	87.6%	43,400	85.0%	88,466	69.9%	
Hispanic or Latino Population (2010)	924	12.4%	7,633	15.0%	38,057	30.1%	
Not Hispanic or Latino Population (2030)	9,306	79.3%	70,908	77.9%	144,337	67.1%	
Hispanic or Latino Population (2030)	2,430	20.7%	20,072	22.1%	70,753	32.9%	
Projected Annual Growth (2025-2030)	281	2.6%	3,082	3.6%	7,527	2.4%	
Historical Annual Growth (2010-2020)	697	7.5%	6,056	7.9%	18,531	4.9%	

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Shadow Creek Ranch Town Center							
Pearland, TX 77584		1 mi radius		3 mi radius		5 mi radius	
Total Age Distribution (2025)							
Total Population	11,140		82,018		196,787		
Age Under 5 Years	695	6.2%	5,464	6.7%	13,206	6.7%	
Age 5 to 9 Years	798	7.2%	6,110	7.4%	14,917	7.6%	
Age 10 to 14 Years	986	8.9%	6,562	8.0%	16,222	8.2%	
Age 15 to 19 Years	791	7.1%	5,796	7.1%	14,936	7.6%	
Age 20 to 24 Years	652	5.9%	4,185	5.1%	12,042	6.1%	
Age 25 to 29 Years	762	6.8%	4,351	5.3%	12,087	6.1%	
Age 30 to 34 Years	849	7.6%	6,062	7.4%	15,404	7.8%	
Age 35 to 39 Years	852	7.6%	7,036	8.6%	16,709	8.5%	
Age 40 to 44 Years	1,019	9.1%	7,479	9.1%	16,762	8.5%	
Age 45 to 49 Years	907	8.1%	6,795	8.3%	14,563	7.4%	
Age 50 to 54 Years	781	7.0%	5,988	7.3%	12,910	6.6%	
Age 55 to 59 Years	495	4.4%	4,139	5.0%	9,748	5.0%	
Age 60 to 64 Years	376	3.4%	3,422	4.2%	8,181	4.2%	
Age 65 to 69 Years	359	3.2%	2,954	3.6%	7,140	3.6%	
Age 70 to 74 Years	274	2.5%	2,347	2.9%	5,322	2.7%	
Age 75 to 79 Years	241	2.2%	1,611	2.0%	3,355	1.7%	
Age 80 to 84 Years	140	1.3%	920	1.1%	1,817	0.9%	
Age 85 Years or Over	163	1.5%	798	1.0%	1,468	0.7%	
Median Age	35.7		36.5		34.2		
Age 19 Years or Less	3,270	29.4%	23,932	29.2%	59,280	30.1%	
Age 20 to 64 Years	6,693	60.1%	49,456	60.3%	118,405	60.2%	
Age 65 Years or Over	1,177	10.6%	8,629	10.5%	19,101	9.7%	
Female Age Distribution (2025)							
Female Population	5,805	52.1%	42,502	51.8%	102,626	52.2%	
Age Under 5 Years	334	5.8%	2,675	6.3%	6,458	6.3%	
Age 5 to 9 Years	382	6.6%	2,978	7.0%	7,354	7.2%	
Age 10 to 14 Years	485	8.4%	3,217	7.6%	7,878	7.7%	
Age 15 to 19 Years	370	6.4%	2,750	6.5%	7,221	7.0%	
Age 20 to 24 Years	339	5.8%	2,081	4.9%	6,045	5.9%	
Age 25 to 29 Years	431	7.4%	2,418	5.7%	6,499	6.3%	
Age 30 to 34 Years	439	7.6%	3,283	7.7%	8,318	8.1%	
Age 35 to 39 Years	466	8.0%	3,782	8.9%	9,036	8.8%	
Age 40 to 44 Years	559	9.6%	3,952	9.3%	8,913	8.7%	
Age 45 to 49 Years	462	8.0%	3,524	8.3%	7,666	7.5%	
Age 50 to 54 Years	400	6.9%	3,018	7.1%	6,641	6.5%	
Age 55 to 59 Years	267	4.6%	2,169	5.1%	5,238	5.1%	
Age 60 to 64 Years	191	3.3%	1,849	4.4%	4,534	4.4%	
Age 65 to 69 Years	209	3.6%	1,657	3.9%	4,002	3.9%	
Age 70 to 74 Years	155	2.7%	1,325	3.1%	3,063	3.0%	
Age 75 to 79 Years	152	2.6%	910	2.1%	1,903	1.9%	
Age 80 to 84 Years	65	1.1%	488	1.1%	1,021	1.0%	
Age 85 Years or Over	98	1.7%	425	1.0%	836	0.8%	
Female Median Age	36.3		37.2		35.2		
Age 19 Years or Less	1,571	27.1%	11,620	27.3%	28,911	28.2%	
Age 20 to 64 Years	3,555	61.2%	26,076	61.4%	62,890	61.3%	
Age 65 Years or Over	678	11.7%	4,806	11.3%	10,825	10.5%	

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Shadow Creek Ranch Town Center		1 mi radius		3 mi radius		5 mi radius	
Pearland, TX 77584							
Male Age Distribution (2025)							
Male Population	5,335	47.9%	39,516	48.2%	94,160	47.8%	
Age Under 5 Years	361	6.8%	2,789	7.1%	6,747	7.2%	
Age 5 to 9 Years	416	7.8%	3,132	7.9%	7,563	8.0%	
Age 10 to 14 Years	501	9.4%	3,345	8.5%	8,344	8.9%	
Age 15 to 19 Years	421	7.9%	3,047	7.7%	7,715	8.2%	
Age 20 to 24 Years	312	5.9%	2,103	5.3%	5,996	6.4%	
Age 25 to 29 Years	331	6.2%	1,932	4.9%	5,588	5.9%	
Age 30 to 34 Years	409	7.7%	2,779	7.0%	7,086	7.5%	
Age 35 to 39 Years	386	7.2%	3,254	8.2%	7,673	8.1%	
Age 40 to 44 Years	460	8.6%	3,527	8.9%	7,849	8.3%	
Age 45 to 49 Years	444	8.3%	3,271	8.3%	6,897	7.3%	
Age 50 to 54 Years	381	7.2%	2,970	7.5%	6,270	6.7%	
Age 55 to 59 Years	228	4.3%	1,970	5.0%	4,510	4.8%	
Age 60 to 64 Years	185	3.5%	1,573	4.0%	3,647	3.9%	
Age 65 to 69 Years	151	2.8%	1,297	3.3%	3,138	3.3%	
Age 70 to 74 Years	119	2.2%	1,022	2.6%	2,259	2.4%	
Age 75 to 79 Years	90	1.7%	701	1.8%	1,451	1.5%	
Age 80 to 84 Years	75	1.4%	432	1.1%	796	0.8%	
Age 85 Years or Over	64	1.2%	372	0.9%	632	0.7%	
Male Median Age	34.9		35.7		33.0		
Age 19 Years or Less	1,699	31.8%	12,313	31.2%	30,369	32.3%	
Age 20 to 64 Years	3,137	58.8%	23,380	59.2%	55,515	59.0%	
Age 65 Years or Over	499	9.3%	3,824	9.7%	8,277	8.8%	
Males per 100 Females (2025)							
Overall Comparison	92		93		92		
Age Under 5 Years	108	51.9%	104	51.0%	104	51.1%	
Age 5 to 9 Years	109	52.2%	105	51.3%	103	50.7%	
Age 10 to 14 Years	103	50.8%	104	51.0%	106	51.4%	
Age 15 to 19 Years	114	53.2%	111	52.6%	107	51.7%	
Age 20 to 24 Years	92	47.9%	101	50.3%	99	49.8%	
Age 25 to 29 Years	77	43.4%	80	44.4%	86	46.2%	
Age 30 to 34 Years	93	48.2%	85	45.8%	85	46.0%	
Age 35 to 39 Years	83	45.3%	86	46.2%	85	45.9%	
Age 40 to 44 Years	82	45.1%	89	47.2%	88	46.8%	
Age 45 to 49 Years	96	49.0%	93	48.1%	90	47.4%	
Age 50 to 54 Years	95	48.8%	98	49.6%	94	48.6%	
Age 55 to 59 Years	85	46.1%	91	47.6%	86	46.3%	
Age 60 to 64 Years	97	49.3%	85	46.0%	80	44.6%	
Age 65 to 69 Years	72	41.9%	78	43.9%	78	44.0%	
Age 70 to 74 Years	77	43.6%	77	43.5%	74	42.5%	
Age 75 to 79 Years	59	37.1%	77	43.5%	76	43.3%	
Age 80 to 84 Years	115	53.5%	88	46.9%	78	43.8%	
Age 85 Years or Over	65	39.6%	87	46.7%	76	43.0%	
Age 19 Years or Less	108	52.0%	106	51.4%	105	51.2%	
Age 20 to 39 Years	86	46.2%	87	46.5%	88	46.8%	
Age 40 to 64 Years	90	47.5%	92	47.8%	88	46.9%	
Age 65 Years or Over	74	42.4%	80	44.3%	76	43.3%	

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Shadow Creek Ranch Town Center							
Pearland, TX 77584		1 mi radius		3 mi radius		5 mi radius	
Household Type (2025)							
Total Households	4,204		28,898		65,086		
Households with Children	1,762	41.9%	13,036	45.1%	30,903	47.5%	
Average Household Size	2.6		2.8		3.0		
Household Density per Square Mile	1,339		1,023		829		
Population Family	9,024	81.0%	70,302	85.7%	176,328	89.6%	
Population Non-Family	2,036	18.3%	11,329	13.8%	19,924	10.1%	
Population Group Quarters	80	0.7%	388	0.5%	535	0.3%	
Family Households	2,769	65.9%	21,060	72.9%	51,117	78.5%	
Married Couple Households	2,146	77.5%	16,922	80.3%	35,854	70.1%	
Other Family Households with Children	623	22.5%	4,138	19.7%	15,263	29.9%	
Family Households with Children	1,761	63.6%	13,025	61.8%	30,869	60.4%	
Married Couple with Children	1,285	73.0%	10,043	77.1%	21,337	69.1%	
Other Family Households with Children	476	27.0%	2,982	22.9%	9,532	30.9%	
Family Households No Children	1,008	36.4%	8,035	38.2%	20,248	39.6%	
Married Couple No Children	861	85.5%	6,879	85.6%	14,516	71.7%	
Other Family Households No Children	147	14.5%	1,156	14.4%	5,731	28.3%	
Non-Family Households	1,435	34.1%	7,838	27.1%	13,970	21.5%	
Non-Family Households with Children	1	-	11	0.1%	34	0.2%	
Non-Family Households No Children	1,434	99.9%	7,826	99.9%	13,936	99.8%	
Average Family Household Size	3.3		3.3		3.4		
Average Family Income	\$198,806		\$195,492		\$150,825		
Median Family Income	\$151,023		\$157,779		\$124,625		
Average Non-Family Household Size	1.4		1.4		1.4		
Marital Status (2025)							
Population Age 15 Years or Over	8,661		63,882		152,443		
Never Married	2,932	33.9%	17,715	27.7%	51,359	33.7%	
Currently Married	4,510	52.1%	37,314	58.4%	77,079	50.6%	
Previously Married	1,219	14.1%	8,853	13.9%	24,005	15.7%	
Separated	433	35.5%	2,016	22.8%	7,174	29.9%	
Widowed	413	33.8%	2,463	27.8%	5,406	22.5%	
Divorced	374	30.7%	4,374	49.4%	11,426	47.6%	
Educational Attainment (2025)							
Adult Population Age 25 Years or Over	7,218		53,901		125,465		
Elementary (Grade Level 0 to 8)	188	2.6%	1,285	2.4%	6,784	5.4%	
Some High School (Grade Level 9 to 11)	58	0.8%	1,341	2.5%	6,448	5.1%	
High School Graduate	1,007	13.9%	6,843	12.7%	24,594	19.6%	
Some College	1,059	14.7%	8,926	16.6%	22,134	17.6%	
Associate Degree Only	473	6.6%	4,321	8.0%	10,050	8.0%	
Bachelor Degree Only	2,575	35.7%	16,910	31.4%	31,357	25.0%	
Graduate Degree	1,859	25.8%	14,274	26.5%	24,097	19.2%	
Any College (Some College or Higher)	5,966	82.6%	44,431	82.4%	87,638	69.9%	
College Degree + (Bachelor Degree or Higher)	4,434	61.4%	31,184	57.9%	55,454	44.2%	

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Housing							
Total Housing Units (2025)		4,555		31,118		70,212	
Total Housing Units (2020)		4,091		27,635		61,819	
Historical Annual Growth (2020-2025)		464 -		3,483 -		8,394 -	
Housing Units Occupied (2025)		4,204 92.3%		28,898 92.9%		65,086 92.7%	
Housing Units Owner-Occupied		1,992 47.4%		19,546 67.6%		44,667 68.6%	
Housing Units Renter-Occupied		2,212 52.6%		9,352 32.4%		20,419 31.4%	
Housing Units Vacant (2025)		351 7.7%		2,220 7.1%		5,126 7.3%	
Household Size (2025)							
Total Households		4,204		28,898		65,086	
1 Person Households		1,088 25.9%		5,842 20.2%		10,717 16.5%	
2 Person Households		1,195 28.4%		8,127 28.1%		18,169 27.9%	
3 Person Households		770 18.3%		5,751 19.9%		13,361 20.5%	
4 Person Households		677 16.1%		5,359 18.5%		11,869 18.2%	
5 Person Households		304 7.2%		2,445 8.5%		6,533 10.0%	
6 Person Households		114 2.7%		936 3.2%		2,792 4.3%	
7 or More Person Households		56 1.3%		437 1.5%		1,645 2.5%	
Household Income Distribution (2025)							
HH Income \$200,000 or More		969 23.0%		7,464 25.8%		12,013 18.5%	
HH Income \$150,000 to \$199,999		430 10.2%		3,936 13.6%		7,417 11.4%	
HH Income \$125,000 to \$149,999		175 4.2%		3,268 11.3%		6,976 10.7%	
HH Income \$100,000 to \$124,999		530 12.6%		3,405 11.8%		6,556 10.1%	
HH Income \$75,000 to \$99,999		542 12.9%		3,173 11.0%		8,505 13.1%	
HH Income \$50,000 to \$74,999		911 21.7%		3,459 12.0%		9,963 15.3%	
HH Income \$35,000 to \$49,999		135 3.2%		1,924 6.7%		5,289 8.1%	
HH Income \$25,000 to \$34,999		53 1.3%		477 1.6%		2,755 4.2%	
HH Income \$15,000 to \$24,999		323 7.7%		905 3.1%		2,341 3.6%	
HH Income \$10,000 to \$14,999		84 2.0%		432 1.5%		1,262 1.9%	
HH Income Under \$10,000		51 1.2%		457 1.6%		2,010 3.1%	
Household Vehicles (2025)							
Households 0 Vehicles Available		101 2.4%		1,084 3.8%		2,524 3.9%	
Households 1 Vehicle Available		1,426 33.9%		8,467 29.3%		19,233 29.5%	
Households 2 Vehicles Available		1,678 39.9%		12,111 41.9%		26,011 40.0%	
Households 3 or More Vehicles Available		999 23.8%		7,236 25.0%		17,319 26.6%	
Total Vehicles Available		8,044		57,004		129,736	
Average Vehicles per Household		1.9		2.0		2.0	
Owner-Occupied Household Vehicles		4,703 58.5%		43,457 76.2%		97,451 75.1%	
Average Vehicles per Owner-Occupied Household		2.4		2.2		2.2	
Renter-Occupied Household Vehicles		3,341 41.5%		13,548 23.8%		32,285 24.9%	
Average Vehicles per Renter-Occupied Household		1.5		1.4		1.6	
Travel Time (2025)							
Worker Base Age 16 years or Over		5,678		43,152		104,062	
Travel to Work in 14 Minutes or Less		565 9.9%		3,732 8.6%		9,930 9.5%	
Travel to Work in 15 to 29 Minutes		1,698 29.9%		10,035 23.3%		28,400 27.3%	
Travel to Work in 30 to 59 Minutes		2,381 41.9%		19,355 44.9%		45,620 43.8%	
Travel to Work in 60 Minutes or More		396 7.0%		3,475 8.1%		8,009 7.7%	
Work at Home		638 11.2%		6,555 15.2%		12,103 11.6%	
Average Minutes Travel to Work		31.5		32.7		31.0	

Complete Profile

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



Lat/Lon: 29.5593/-95.3944

Shadow Creek Ranch Town Center							
Pearland, TX 77584		1 mi radius		3 mi radius		5 mi radius	
Transportation To Work (2025)							
Worker Base Age 16 years or Over	5,678		43,152		104,062		
Drive to Work Alone	4,513	79.5%	31,802	73.7%	78,235	75.2%	
Drive to Work in Carpool	483	8.5%	4,055	9.4%	10,855	10.4%	
Travel to Work by Public Transportation	1	-	109	0.3%	844	0.8%	
Drive to Work on Motorcycle	4	-	47	0.1%	88	-	
Bicycle to Work	2	-	3	-	72	-	
Walk to Work	16	0.3%	237	0.5%	685	0.7%	
Other Means	21	0.4%	345	0.8%	1,180	1.1%	
Work at Home	638	11.2%	6,555	15.2%	12,103	11.6%	
Daytime Demographics (2025)							
Total Businesses	946		3,968		6,736		
Total Employees	6,318		25,059		45,585		
Company Headquarter Businesses	21	2.2%	75	1.9%	142	2.1%	
Company Headquarter Employees	233	3.7%	2,158	8.6%	6,824	15.0%	
Employee Population per Business	6.7	to 1	6.3	to 1	6.8	to 1	
Residential Population per Business	11.8	to 1	20.7	to 1	29.2	to 1	
Adj. Daytime Demographics Age 16 Years or Over	8,992		44,087		90,103		
Labor Force							
Labor Population Age 16 Years or Over (2025)	8,482		62,564		149,135		
Labor Force Total Males (2025)	3,963	46.7%	29,569	47.3%	69,765	46.8%	
Male Civilian Employed	2,978	75.1%	21,542	72.9%	50,750	72.7%	
Male Civilian Unemployed	20	0.5%	594	2.0%	2,744	3.9%	
Males in Armed Forces	130	3.3%	383	1.3%	507	0.7%	
Males Not in Labor Force	835	21.1%	7,050	23.8%	15,764	22.6%	
Labor Force Total Females (2025)	4,519	53.3%	32,995	52.7%	79,370	53.2%	
Female Civilian Employed	2,700	59.8%	21,611	65.5%	53,314	67.2%	
Female Civilian Unemployed	5	0.1%	438	1.3%	1,813	2.3%	
Females in Armed Forces	-	-	-	-	47	-	
Females Not in Labor Force	1,814	40.1%	10,946	33.2%	24,196	30.5%	
Unemployment Rate	25	0.3%	1,032	1.6%	4,557	3.1%	
Occupation (2025)							
Occupation Population Age 16 Years or Over	5,678		43,152		104,062		
Occupation Total Males	2,978	52.4%	21,542	49.9%	50,748	48.8%	
Occupation Total Females	2,700	47.6%	21,611	50.1%	53,314	51.2%	
Management, Business, Financial Operations	1,080	19.0%	8,976	20.8%	18,828	18.1%	
Professional, Related	2,067	36.4%	17,371	40.3%	34,130	32.8%	
Service	685	12.1%	3,943	9.1%	13,522	13.0%	
Sales, Office	784	13.8%	6,637	15.4%	16,733	16.1%	
Farming, Fishing, Forestry	17	0.3%	214	0.5%	389	0.4%	
Construction, Extraction, Maintenance	602	10.6%	2,695	6.2%	9,148	8.8%	
Production, Transport, Material Moving	442	7.8%	3,317	7.7%	11,311	10.9%	
White Collar Workers	3,931	69.2%	32,984	76.4%	69,692	67.0%	
Blue Collar Workers	1,747	30.8%	10,168	23.6%	34,370	33.0%	

Complete Profile

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



Lat/Lon: 29.5593/-95.3944

Shadow Creek Ranch Town Center		1 mi radius		3 mi radius		5 mi radius	
Pearland, TX 77584							
Units In Structure (2025)							
Total Units	4,204		28,898		65,086		
1 Detached Unit	2,405	57.2%	21,305	73.7%	48,441	74.4%	
1 Attached Unit	42	1.0%	644	2.2%	1,807	2.8%	
2 Units	141	3.4%	283	1.0%	448	0.7%	
3 to 4 Units	19	0.4%	145	0.5%	492	0.8%	
5 to 9 Units	68	1.6%	918	3.2%	1,604	2.5%	
10 to 19 Units	578	13.8%	1,781	6.2%	3,084	4.7%	
20 to 49 Units	172	4.1%	902	3.1%	1,542	2.4%	
50 or More Units	655	15.6%	1,884	6.5%	3,643	5.6%	
Mobile Home or Trailer	119	2.8%	1,002	3.5%	3,934	6.0%	
Other Structure	5	0.1%	35	0.1%	93	0.1%	
Homes Built By Year (2025)							
Homes Built 2020 or later	81	1.8%	1,197	3.8%	3,070	4.4%	
Homes Built 2010 to 2019	1,022	22.4%	7,866	25.3%	17,868	25.4%	
Homes Built 2000 to 2009	2,419	53.1%	11,634	37.4%	22,014	31.4%	
Homes Built 1990 to 1999	163	3.6%	4,051	13.0%	7,587	10.8%	
Homes Built 1980 to 1989	145	3.2%	1,930	6.2%	4,850	6.9%	
Homes Built 1970 to 1979	161	3.5%	1,149	3.7%	5,169	7.4%	
Homes Built 1960 to 1969	110	2.4%	455	1.5%	2,506	3.6%	
Homes Built 1950 to 1959	70	1.5%	231	0.7%	1,184	1.7%	
Homes Built 1940 to 1949	17	0.4%	107	0.3%	384	0.5%	
Homes Built Before 1939	17	0.4%	277	0.9%	456	0.6%	
Median Age of Homes	21.8	yrs	22.4	yrs	24.7	yrs	
Home Values (2025)							
Owner Specified Housing Units	1,992		19,546		44,667		
Home Values \$1,000,000 or More	2	0.1%	90	0.5%	650	1.5%	
Home Values \$750,000 to \$999,999	8	0.4%	311	1.6%	657	1.5%	
Home Values \$500,000 to \$749,999	420	21.1%	2,383	12.2%	3,947	8.8%	
Home Values \$400,000 to \$499,999	713	35.8%	5,101	26.1%	8,071	18.1%	
Home Values \$300,000 to \$399,999	644	32.3%	6,999	35.8%	12,025	26.9%	
Home Values \$250,000 to \$299,999	123	6.2%	2,471	12.6%	6,437	14.4%	
Home Values \$200,000 to \$249,999	39	1.9%	1,032	5.3%	4,914	11.0%	
Home Values \$175,000 to \$199,999	9	0.5%	262	1.3%	1,508	3.4%	
Home Values \$150,000 to \$174,999	5	0.3%	337	1.7%	1,599	3.6%	
Home Values \$125,000 to \$149,999	3	0.1%	59	0.3%	786	1.8%	
Home Values \$100,000 to \$124,999	8	0.4%	133	0.7%	1,103	2.5%	
Home Values \$90,000 to \$99,999	5	0.2%	35	0.2%	191	0.4%	
Home Values \$80,000 to \$89,999	3	0.1%	65	0.3%	394	0.9%	
Home Values \$70,000 to \$79,999	-	-	14	-	190	0.4%	
Home Values \$60,000 to \$69,999	-	-	14	-	162	0.4%	
Home Values \$50,000 to \$59,999	-	-	11	-	223	0.5%	
Home Values \$35,000 to \$49,999	2	-	19	-	302	0.7%	
Home Values \$25,000 to \$34,999	4	0.2%	54	0.3%	371	0.8%	
Home Values \$10,000 to \$24,999	-	-	54	0.3%	740	1.7%	
Home Values Under \$10,000	3	0.2%	101	0.5%	398	0.9%	
Owner-Occupied Median Home Value	\$427,890		\$376,009		\$319,307		
Renter-Occupied Median Rent	\$1,555		\$1,608		\$1,517		

Complete Profile

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



Lat/Lon: 29.5593/-95.3944

Shadow Creek Ranch Town Center Pearland, TX 77584		1 mi radius	3 mi radius	5 mi radius
Total Annual Consumer Expenditure (2025)				
Total Household Expenditure		\$531.94 M	\$3.95 B	\$8.03 B
Total Non-Retail Expenditure		\$279.8 M	\$2.05 B	\$4.06 B
Total Retail Expenditure		\$252.14 M	\$1.9 B	\$3.97 B
Alcoholic Beverages		\$3.3 M	\$24.81 M	\$50.24 M
Apparel		\$9.84 M	\$73.52 M	\$151.4 M
Contributions		\$17.7 M	\$134.49 M	\$263.33 M
Education		\$12.48 M	\$94.37 M	\$187.26 M
Entertainment		\$30.34 M	\$226.52 M	\$467.89 M
Food Away From Home		\$23.48 M	\$175.7 M	\$360.18 M
Grocery		\$32.64 M	\$237.27 M	\$529.25 M
Health Care		\$26.6 M	\$187.6 M	\$419.49 M
Household Furnishings and Equipment		\$14.26 M	\$106.88 M	\$217.83 M
Household Operations		\$9.92 M	\$73.87 M	\$153.49 M
Miscellaneous Expenses		\$9.08 M	\$68.03 M	\$139.18 M
Personal Care		\$6.53 M	\$47.82 M	\$104.38 M
Shelter		\$87.06 M	\$612.77 M	\$1.29 B
Tax and Retirement		\$143.13 M	\$1.11 B	\$2.04 B
Tobacco and Related		\$2.16 M	\$14.76 M	\$38.72 M
Transportation		\$80.29 M	\$595.58 M	\$1.24 B
Utilities		\$23.12 M	\$167.58 M	\$376.87 M
Monthly Household Consumer Expenditure (2025)				
Total Household Expenditure		\$10,544	\$11,398	\$10,280
Total Non-Retail Expenditure		\$5,546 52.6%	\$5,926 52.0%	\$5,196 50.5%
Total Retail Expenditures		\$4,998 47.4%	\$5,472 48.0%	\$5,084 49.5%
Alcoholic Beverages		\$65 0.6%	\$72 0.6%	\$64 0.6%
Apparel		\$195 1.9%	\$212 1.9%	\$194 1.9%
Contributions		\$351 3.3%	\$388 3.4%	\$337 3.3%
Education		\$247 2.3%	\$272 2.4%	\$240 2.3%
Entertainment		\$601 5.7%	\$653 5.7%	\$599 5.8%
Food Away From Home		\$465 4.4%	\$507 4.4%	\$461 4.5%
Grocery		\$647 6.1%	\$684 6.0%	\$678 6.6%
Health Care		\$527 5.0%	\$541 4.7%	\$537 5.2%
Household Furnishings and Equipment		\$283 2.7%	\$308 2.7%	\$279 2.7%
Household Operations		\$197 1.9%	\$213 1.9%	\$197 1.9%
Miscellaneous Expenses		\$180 1.7%	\$196 1.7%	\$178 1.7%
Personal Care		\$129 1.2%	\$138 1.2%	\$134 1.3%
Shelter		\$1,726 16.4%	\$1,767 15.5%	\$1,647 16.0%
Tax and Retirement		\$2,837 26.9%	\$3,204 28.1%	\$2,618 28.1%
Tobacco and Related		\$43 0.4%	\$43 0.4%	\$50 0.5%
Transportation		\$1,591 15.1%	\$1,717 15.1%	\$1,585 15.4%
Utilities		\$458 4.3%	\$483 4.2%	\$483 4.7%