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**2500 Marina Bay Drive
League City, Texas**



May 2008

Prepared For

Delta Troy Interests, Ltd.

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DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

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Lat/Lon: 29.531972/-95.071066

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2500 Marina Bay Drive League City, Texas	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Population						
Estimated Population (2007)	7,674		55,398		141,372	
Census Population (1990)	2,968		30,612		94,101	
Census Population (2000)	5,558		43,650		117,751	
Projected Population (2012)	9,095		63,016		157,088	
Forecasted Population (2017)	11,058		73,767		178,917	
Historical Annual Growth (1990 to 2000)	2,591	8.7%	13,038	4.3%	23,650	2.5%
Historical Annual Growth (2000 to 2007)	2,115	5.4%	11,748	3.8%	23,621	2.9%
Projected Annual Growth (2007 to 2012)	1,421	3.7%	7,618	2.8%	15,716	2.2%
Est. Population Density (2007)	2,804.68 <i>psm</i>		2,269.95 <i>psm</i>		2,054.71 <i>psm</i>	
Trade Area Size	2.74 <i>sq mi</i>		24.41 <i>sq mi</i>		68.80 <i>sq mi</i>	
Households						
Estimated Households (2007)	3,205		22,820		55,686	
Census Households (1990)	1,317		12,986		37,719	
Census Households (2000)	2,297		18,292		47,191	
Projected Households (2012)	3,801		25,713		61,236	
Forecasted Households (2017)	4,636		29,825		69,009	
Households with Children (2007)	1,096	34.2%	7,826	34.3%	20,462	36.7%
Average Household Size (2007)	2.37		2.40		2.52	
Average Household Income						
Est. Average Household Income (2007)	\$93,535		\$81,628		\$77,923	
Proj. Average Household Income (2012)	\$99,980		\$87,505		\$83,384	
Average Family Income (2007)	\$111,918		\$95,729		\$91,667	
Median Household Income						
Est. Median Household Income (2007)	\$86,495		\$77,042		\$73,643	
Proj. Median Household Income (2012)	\$96,878		\$87,260		\$83,181	
Median Family Income (2007)	\$105,166		\$92,701		\$87,268	
Per Capita Income						
Est. Per Capita Income (2007)	\$40,071		\$34,184		\$30,994	
Proj. Per Capita Income (2012)	\$42,708		\$36,234		\$32,795	
Per Capita Income Est. 5 year change	\$2,637	6.6%	\$2,050	6.0%	\$1,801	5.8%
Other Income						
Est. Median Disposable Income (2007)	\$68,722		\$61,795		\$59,416	
Est. Median Disposable Income (2012)	\$76,262		\$69,002		\$66,261	
Disposable Income Est. 5 year change	\$7,540	11.0%	\$7,207	11.7%	\$6,845	11.5%
Est. Median Household Net Worth (2007)	\$742,237		\$635,337		\$600,013	
Daytime Demos						
Total Number of Businesses (2007)	218		2,574		5,327	
Total Number of Employees (2007)	2,484		31,936		67,269	
Company Headqtrs: Businesses (2007)	4	1.9%	14	0.5%	24	0.4%
Company Headqtrs: Employees (2007)	206	8.3%	734	2.3%	1,173	1.7%
Unemployment Rate (2007)	3.70%		4.10%		4.50%	
Employee Population per Business	11.4 to 1		12.4 to 1		12.6 to 1	
Residential Population per Business	35.2 to 1		21.5 to 1		26.5 to 1	

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Race & Ethnicity

White (2007)	6,882	89.7%	47,936	86.5%	117,833	83.3%
Black or African American (2007)	261	3.4%	2,290	4.1%	7,710	5.5%
American Indian & Alaska Native (2007)	19	0.2%	167	0.3%	469	0.3%
Asian (2007)	284	3.7%	2,138	3.9%	6,825	4.8%
Hawaiian & Pacific Islander (2007)	3	0.0%	31	0.1%	72	0.1%
Other Race (2007)	139	1.8%	2,008	3.6%	6,042	4.3%
Two or More Races (2007)	85	1.1%	827	1.5%	2,422	1.7%
Not Hispanic or Latino Population (2007)	6,904	90.0%	46,286	83.6%	112,766	79.8%
Hispanic or Latino Population (2007)	769	10.0%	9,112	16.4%	28,606	20.2%
Not of Hispanic Origin Population (1990)	2,784	93.8%	27,420	89.6%	84,671	90.0%
Hispanic Origin Population (1990)	183	6.2%	3,192	10.4%	9,430	10.0%
Not Hispanic or Latino Population (2000)	5,121	92.1%	38,081	87.2%	100,259	85.1%
Hispanic or Latino Population (2000)	437	7.9%	5,569	12.8%	17,492	14.9%
Not Hispanic or Latino Population (2012)	8,065	88.7%	51,361	81.5%	120,688	76.8%
Hispanic or Latino Population (2012)	1,030	11.3%	11,655	18.5%	36,400	23.2%
Hist. Hispanic Ann Growth (1990 to 2007)	586	18.8%	5,920	10.9%	19,176	12.0%
Proj. Hispanic Ann Growth (2007 to 2012)	261	6.8%	2,543	5.6%	7,794	5.4%

Age Distribution

Age 0 to 4 yrs (2007)	526	6.9%	3,986	7.2%	10,613	7.5%
Age 5 to 9 yrs (2007)	493	6.4%	3,644	6.6%	9,724	6.9%
Age 10 to 14 yrs (2007)	477	6.2%	3,532	6.4%	9,778	6.9%
Age 15 to 19 yrs (2007)	414	5.4%	3,308	6.0%	9,216	6.5%
Age 20 to 24 yrs (2007)	480	6.3%	3,579	6.5%	9,260	6.6%
Age 25 to 29 yrs (2007)	583	7.6%	4,277	7.7%	10,399	7.4%
Age 30 to 34 yrs (2007)	617	8.0%	4,494	8.1%	10,813	7.6%
Age 35 to 39 yrs (2007)	612	8.0%	4,395	7.9%	10,966	7.8%
Age 40 to 44 yrs (2007)	657	8.6%	4,585	8.3%	11,481	8.1%
Age 45 to 49 yrs (2007)	714	9.3%	4,611	8.3%	11,286	8.0%
Age 50 to 54 yrs (2007)	636	8.3%	4,222	7.6%	10,348	7.3%
Age 55 to 59 yrs (2007)	534	7.0%	3,662	6.6%	9,220	6.5%
Age 60 to 64 yrs (2007)	342	4.5%	2,542	4.6%	6,650	4.7%
Age 65 to 74 yrs (2007)	303	3.9%	2,612	4.7%	6,910	4.9%
Age 75 to 84 yrs (2007)	182	2.4%	1,346	2.4%	3,428	2.4%
Age 85 yrs plus (2007)	105	1.4%	603	1.1%	1,279	0.9%
Median Age (2007)	36.1	yrs	35.5	yrs	34.8	yrs

Gender Age Distribution

Female Population (2007)	3,800	49.5%	27,352	49.4%	70,163	49.6%
Age 0 to 19 yrs (2007)	936	24.6%	6,989	25.6%	19,075	27.2%
Age 20 to 64 yrs (2007)	2,536	66.8%	17,869	65.3%	44,700	63.7%
Age 65 yrs plus (2007)	327	8.6%	2,493	9.1%	6,388	9.1%
Female Median Age (2007)	36.2	yrs	36.0	yrs	35.5	yrs
Male Population (2007)	3,874	50.5%	28,046	50.6%	71,209	50.4%
Age 0 to 19 yrs (2007)	974	25.1%	7,480	26.7%	20,256	28.4%
Age 20 to 64 yrs (2007)	2,638	68.1%	18,498	66.0%	45,723	64.2%
Age 65 yrs plus (2007)	263	6.8%	2,068	7.4%	5,230	7.3%
Male Median Age (2007)	36.1	yrs	35.0	yrs	34.2	yrs

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Household Income Distribution						
HH Income \$200,000 or More (2007)	286	8.9%	1,321	5.8%	3,032	5.4%
HH Income \$150,000 to \$199,999 (2007)	306	9.6%	1,736	7.6%	3,698	6.6%
HH Income \$100,000 to \$149,999 (2007)	789	24.6%	4,830	21.2%	10,372	18.6%
HH Income \$75,000 to \$99,999 (2007)	452	14.1%	3,574	15.7%	8,726	15.7%
HH Income \$50,000 to \$74,999 (2007)	614	19.2%	4,735	20.8%	11,328	20.3%
HH Income \$35,000 to \$49,999 (2007)	302	9.4%	2,560	11.2%	7,120	12.8%
HH Income \$25,000 to \$34,999 (2007)	157	4.9%	1,556	6.8%	4,465	8.0%
HH Income \$15,000 to \$24,999 (2007)	150	4.7%	1,290	5.7%	3,476	6.2%
HH Income \$0 to \$14,999 (2007)	147	4.6%	1,217	5.3%	3,470	6.2%
HH Income \$35,000+ (2007)	2,750	85.8%	18,756	82.2%	44,275	79.5%
HH Income \$75,000+ (2007)	1,833	57.2%	11,461	50.2%	25,827	46.4%
Housing						
Total Housing Units (2007)	3,652		26,199		63,127	
Housing Units, Occupied (2007)	3,205	87.7%	22,820	87.1%	55,686	88.2%
<i>Housing Units, Owner-Occupied (2007)</i>	1,819	56.8%	13,452	58.9%	34,656	62.2%
<i>Housing Units, Renter-Occupied (2007)</i>	1,386	43.2%	9,368	41.1%	21,029	37.8%
Housing Units, Vacant (2007)	448	12.3%	3,380	12.9%	7,441	11.8%
Median Years in Residence (2007)	2.7	yrs	2.9	yrs	3.1	yrs
Marital Status						
Never Married (2007)	1,187	19.2%	9,879	22.3%	26,154	23.5%
Now Married (2007)	3,724	60.2%	25,143	56.8%	62,893	56.5%
Separated (2007)	257	4.2%	1,933	4.4%	4,975	4.5%
Widowed (2007)	257	4.2%	1,742	3.9%	4,310	3.9%
Divorced (2007)	756	12.2%	5,541	12.5%	12,916	11.6%
Household Type						
Population Family (2007)	6,026	78.5%	43,839	79.1%	115,856	82.0%
Population Non-Family (2007)	1,559	20.3%	11,041	19.9%	24,649	17.4%
Population Group Qtrs (2007)	88	1.2%	518	0.9%	866	0.6%
Family Households (2007)	1,867	58.3%	13,651	59.8%	35,322	63.4%
Married Couple With Children (2007)	887	23.8%	5,976	23.8%	15,302	24.3%
Average Family Household Size (2007)	3.23		3.21		3.28	
Non-Family Households (2007)	1,337	41.7%	9,169	40.2%	20,363	36.6%
Household Size						
1 Person Household (2007)	1,079	33.7%	7,449	32.6%	16,661	29.9%
2 Person Households (2007)	1,112	34.7%	7,763	34.0%	18,381	33.0%
3 Person Households (2007)	454	14.2%	3,477	15.2%	9,034	16.2%
4 Person Households (2007)	395	12.3%	2,841	12.4%	7,654	13.7%
5 Person Households (2007)	139	4.3%	1,031	4.5%	2,995	5.4%
6+ Person Households (2007)	26	0.8%	258	1.1%	961	1.7%
Household Vehicles						
Total Vehicles Available (2007)	5,619		39,910		99,227	
Household: 0 Vehicles Available (2007)	62	1.9%	732	3.2%	1,689	3.0%
Household: 1 Vehicles Available (2007)	1,317	41.1%	9,084	39.8%	21,157	38.0%
Household: 2+ Vehicles Available (2007)	1,826	57.0%	13,004	57.0%	32,840	59.0%
Average Vehicles Per Household (2007)	1.8		1.7		1.8	

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Labor Force

Est. Labor: Population Age 16+ (2007)	6,087		43,557		109,291	
Est. Civilian Employed (2007)	4,287	70.4%	30,778	70.7%	75,351	68.9%
Est. Adj. Daytime Demographics (Age16+)	4,248		44,573		100,878	
Est. in Armed Forces (2007)	37	0.6%	141	0.3%	331	0.3%
Est. not in Labor Force (2007)	1,538	25.3%	10,855	24.9%	28,694	26.3%

Occupation

Occupation: Population Age 16+ (2000)	3,051		24,245		62,376	
Mgmt, Business, & Financial Operations (2	679	22.3%	4,521	18.6%	10,528	16.9%
Professional and Related (2000)	1,104	36.2%	7,948	32.8%	19,559	31.4%
Service (2000)	235	7.7%	2,295	9.5%	6,589	10.6%
Sales and Office (2000)	626	20.5%	5,563	22.9%	15,264	24.5%
Farming, Fishing, and Forestry (2000)	3	0.1%	56	0.2%	180	0.3%
Construct, Extraction, & Maintenance (2000)	199	6.5%	1,849	7.6%	4,912	7.9%
Production, Transp. & Material Moving (2000)	204	6.7%	2,012	8.3%	5,344	8.6%
Percent White Collar Workers (2000)		79.0%		74.4%		72.7%
Percent Blue Collar Workers (2000)		21.0%		25.6%		27.3%

Consumer Expenditure (in \$,000,000s)

Total Household Expenditure (2007)	\$217		\$1,398		\$3,280	
Total Non-Retail Expenditures (2007)	\$126	57.9%	\$808	57.8%	\$1,895	57.8%
Total Retail Expenditures (2007)	\$92	42.1%	\$590	42.2%	\$1,385	42.2%
Apparel (2007)	\$10	4.8%	\$67	4.8%	\$158	4.8%
Contributions (2007)	\$9	4.2%	\$56	4.0%	\$130	4.0%
Education (2007)	\$6	2.8%	\$37	2.6%	\$85	2.6%
Entertainment (2007)	\$12	5.6%	\$79	5.6%	\$185	5.6%
Food And Beverages (2007)	\$32	14.8%	\$209	15.0%	\$492	15.0%
Furnishings And Equipment (2007)	\$10	4.6%	\$63	4.5%	\$148	4.5%
Gifts (2007)	\$6	2.9%	\$40	2.8%	\$92	2.8%
Health Care (2007)	\$12	5.7%	\$82	5.8%	\$192	5.9%
Household Operations (2007)	\$8	3.9%	\$53	3.8%	\$123	3.8%
Miscellaneous Expenses (2007)	\$4	1.6%	\$23	1.6%	\$54	1.6%
Personal Care (2007)	\$3	1.4%	\$20	1.4%	\$47	1.4%
Personal Insurance (2007)	\$2	1.1%	\$15	1.1%	\$35	1.1%
Reading (2007)	\$1	0.3%	\$5	0.3%	\$11	0.3%
Shelter (2007)	\$42	19.5%	\$271	19.4%	\$636	19.4%
Tobacco (2007)	\$1	0.5%	\$8	0.6%	\$19	0.6%
Transportation (2007)	\$43	19.6%	\$277	19.8%	\$651	19.9%
Utilities (2007)	\$14	6.6%	\$94	6.7%	\$221	6.7%

Educational Attainment

Adult Population (25 Years or Older) (2007)	5,284		37,350		92,781	
Elementary (0 to 8) (2007)	52	1.0%	1,081	2.9%	3,379	3.6%
Some High School (9 to 11) (2007)	174	3.3%	1,545	4.1%	4,410	4.8%
High School Graduate (12) (2007)	849	16.1%	6,556	17.6%	18,361	19.8%
Some College (13 to 16) (2007)	1,142	21.6%	8,267	22.1%	20,395	22.0%
Associate Degree Only (2007)	468	8.9%	3,475	9.3%	8,480	9.1%
Bachelor Degree Only (2007)	1,677	31.7%	10,718	28.7%	24,803	26.7%
Graduate Degree (2007)	923	17.5%	5,708	15.3%	12,954	14.0%

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Units In Structure						
1 Detached Unit (2000)	1,247	49.7%	9,988	49.6%	28,262	55.3%
1 Attached Unit (2000)	194	7.7%	1,276	6.3%	2,351	4.6%
2 to 4 Units (2000)	40	1.6%	650	3.2%	1,597	3.1%
5 to 9 Units (2000)	222	8.9%	1,568	7.8%	3,817	7.5%
10 to 19 Units (2000)	236	9.4%	1,997	9.9%	4,899	9.6%
20 to 49 Units (2000)	89	3.5%	935	4.6%	1,883	3.7%
50 or more Units (2000)	424	16.9%	3,281	16.3%	6,508	12.7%
Mobile Home or Trailer (2000)	45	1.8%	337	1.7%	1,614	3.2%
Other Structure (2000)	13	0.5%	93	0.5%	197	0.4%
Homes Built By Year						
Homes Built 1999 to 2000	215	8.6%	1,081	5.4%	1,887	3.7%
Homes Built 1995 to 1998	349	13.9%	2,526	12.6%	4,408	8.6%
Homes Built 1990 to 1994	572	22.8%	3,075	15.3%	6,109	11.9%
Homes Built 1980 to 1989	861	34.3%	5,743	28.5%	14,884	29.1%
Homes Built 1970 to 1979	264	10.5%	3,601	17.9%	12,907	25.2%
Homes Built 1960 to 1969	173	6.9%	2,990	14.9%	8,228	16.1%
Homes Built 1950 to 1959	52	2.1%	625	3.1%	1,522	3.0%
Homes Built Before 1949	24	0.9%	484	2.4%	1,183	2.3%
Home Values						
Home Values \$1,000,000 or More (2000)	0		16	0.2%	40	0.2%
Home Values \$500,000 to \$999,999 (2000)	19	1.5%	119	1.2%	254	1.0%
Home Values \$400,000 to \$499,999 (2000)	24	1.9%	128	1.3%	258	1.0%
Home Values \$300,000 to \$399,999 (2000)	33	2.5%	198	2.1%	460	1.8%
Home Values \$200,000 to \$299,999 (2000)	302	23.5%	1,112	11.6%	2,205	8.7%
Home Values \$150,000 to \$199,999 (2000)	393	30.5%	2,053	21.5%	4,035	15.8%
Home Values \$100,000 to \$149,999 (2000)	305	23.7%	3,041	31.8%	7,809	30.7%
Home Values \$70,000 to \$99,999 (2000)	152	11.8%	2,096	21.9%	7,262	28.5%
Home Values \$50,000 to \$69,999 (2000)	49	3.8%	585	6.1%	2,033	8.0%
Home Values \$25,000 to \$49,999 (2000)	10	0.8%	204	2.1%	940	3.7%
Home Values \$0 to \$24,999 (2000)	0		19	0.2%	177	0.7%
Owner Occupied Median Home Value (2000)	\$157,166		\$131,000		\$121,749	
Renter Occupied Median Rent (2000)	\$692		\$649		\$611	
Transportation To Work						
Drive to Work Alone (2000)	2,686	87.3%	20,379	83.7%	51,596	82.3%
Drive to Work in Carpool (2000)	197	6.4%	2,231	9.2%	6,662	10.6%
Travel to Work - Public Transportation (2000)	31	1.0%	293	1.2%	861	1.4%
Drive to Work on Motorcycle (2000)	7	0.2%	50	0.2%	139	0.2%
Walk or Bicycle to Work (2000)	19	0.6%	489	2.0%	1,362	2.2%
Other Means (2000)	7	0.2%	132	0.5%	376	0.6%
Work at Home (2000)	130	4.2%	786	3.2%	1,701	2.7%
Travel Time						
Travel to Work in 14 Minutes or Less (2000)	498	16.9%	5,716	24.2%	16,135	26.5%
Travel to Work in 14 to 29 Minutes (2000)	936	31.7%	7,959	33.8%	20,600	33.8%
Travel to Work in 30 to 59 Minutes (2000)	1,159	39.3%	7,707	32.7%	19,131	31.4%
Travel to Work in 60 Minutes or More (2000)	355	12.0%	2,192	9.3%	5,130	8.4%
Average Travel Time to Work (2000)	30.4	mins	26.6	mins	25.6	mins

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