



# Demographic and Income Profile

Shoppes at Rio Grande Valley  
 419 E Trenton Rd, Edinburg, Texas, 78539  
 Drive Time: 5 minute radius

Prepared by The Canvass Group  
 Latitude: 26.26144  
 Longitude: -98.16832

Summary	Census 2010	2018	2023
Population	15,030	19,833	22,345
Households	4,310	5,697	6,433
Families	3,624	4,750	5,345
Average Household Size	3.41	3.42	3.42
Owner Occupied Housing Units	3,120	3,901	4,558
Renter Occupied Housing Units	1,190	1,796	1,876
Median Age	29.9	30.9	31.0
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	2.41%	1.65%	0.83%
Households	2.46%	1.62%	0.79%
Families	2.39%	1.58%	0.71%
Owner HHs	3.16%	2.09%	1.16%
Median Household Income	3.17%	2.23%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	769	13.5%	740	11.5%
\$15,000 - \$24,999	547	9.6%	520	8.1%
\$25,000 - \$34,999	701	12.3%	690	10.7%
\$35,000 - \$49,999	820	14.4%	845	13.1%
\$50,000 - \$74,999	887	15.6%	972	15.1%
\$75,000 - \$99,999	640	11.2%	766	11.9%
\$100,000 - \$149,999	927	16.3%	1,292	20.1%
\$150,000 - \$199,999	200	3.5%	281	4.4%
\$200,000+	207	3.6%	328	5.1%
Median Household Income	\$50,230		\$58,724	
Average Household Income	\$69,432		\$81,815	
Per Capita Income	\$20,753		\$24,285	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,326	8.8%	1,725	8.7%	2,013	9.0%
5 - 9	1,502	10.0%	1,659	8.4%	1,897	8.5%
10 - 14	1,400	9.3%	1,629	8.2%	1,786	8.0%
15 - 19	1,243	8.3%	1,509	7.6%	1,613	7.2%
20 - 24	1,001	6.7%	1,415	7.1%	1,452	6.5%
25 - 34	2,227	14.8%	3,254	16.4%	4,186	18.7%
35 - 44	2,196	14.6%	2,732	13.8%	3,201	14.3%
45 - 54	1,572	10.5%	2,296	11.6%	2,366	10.6%
55 - 64	1,137	7.6%	1,635	8.2%	1,735	7.8%
65 - 74	776	5.2%	1,149	5.8%	1,194	5.3%
75 - 84	486	3.2%	630	3.2%	682	3.1%
85+	163	1.1%	201	1.0%	218	1.0%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	13,140	87.4%	17,085	86.1%	19,252	86.2%
Black Alone	105	0.7%	182	0.9%	237	1.1%
American Indian Alone	60	0.4%	84	0.4%	96	0.4%
Asian Alone	440	2.9%	687	3.5%	848	3.8%
Pacific Islander Alone	3	0.0%	7	0.0%	9	0.0%
Some Other Race Alone	1,084	7.2%	1,514	7.6%	1,599	7.2%
Two or More Races	198	1.3%	275	1.4%	303	1.4%
Hispanic Origin (Any Race)	13,206	87.9%	17,668	89.1%	20,060	89.8%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

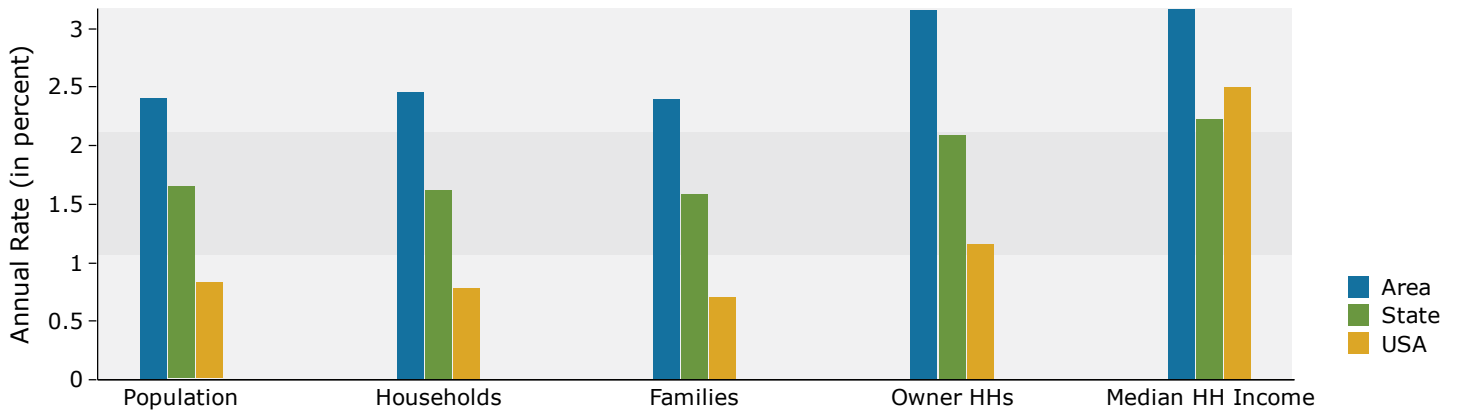


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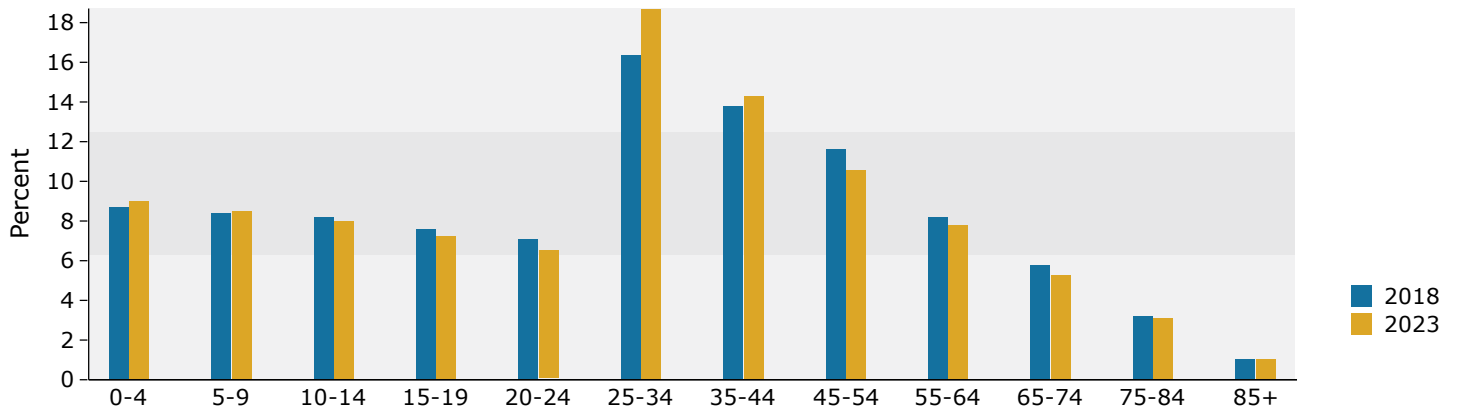
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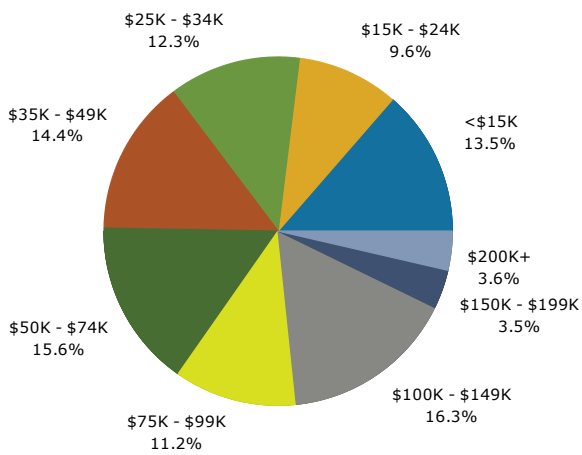
## Trends 2018-2023



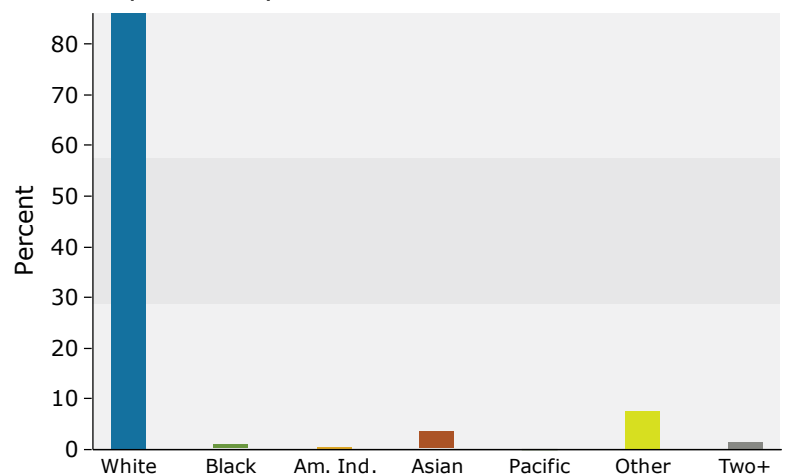
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 89.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



# Demographic and Income Profile

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Summary	Census 2010	2018	2023
Population	124,587	141,752	152,963
Households	37,321	42,326	45,620
Families	29,769	33,591	36,129
Average Household Size	3.31	3.32	3.33
Owner Occupied Housing Units	23,610	25,939	28,616
Renter Occupied Housing Units	13,711	16,387	17,004
Median Age	29.4	30.7	31.7
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.53%	1.65%	0.83%
Households	1.51%	1.62%	0.79%
Families	1.47%	1.58%	0.71%
Owner HHs	1.98%	2.09%	1.16%
Median Household Income	2.91%	2.23%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	7,273	17.2%	6,889	15.1%
\$15,000 - \$24,999	4,887	11.5%	4,515	9.9%
\$25,000 - \$34,999	4,896	11.6%	4,770	10.5%
\$35,000 - \$49,999	5,849	13.8%	6,027	13.2%
\$50,000 - \$74,999	6,992	16.5%	7,674	16.8%
\$75,000 - \$99,999	4,414	10.4%	5,255	11.5%
\$100,000 - \$149,999	4,756	11.2%	6,305	13.8%
\$150,000 - \$199,999	1,602	3.8%	1,994	4.4%
\$200,000+	1,657	3.9%	2,191	4.8%
Median Household Income	\$44,507		\$51,364	
Average Household Income	\$64,749		\$74,313	
Per Capita Income	\$19,612		\$22,414	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,337	9.1%	12,339	8.7%	13,352	8.7%
5 - 9	11,859	9.5%	11,959	8.4%	12,703	8.3%
10 - 14	11,298	9.1%	11,708	8.3%	12,306	8.0%
15 - 19	10,490	8.4%	10,937	7.7%	11,413	7.5%
20 - 24	9,198	7.4%	10,566	7.5%	10,507	6.9%
25 - 34	18,372	14.7%	22,555	15.9%	24,759	16.2%
35 - 44	16,983	13.6%	18,393	13.0%	20,782	13.6%
45 - 54	13,312	10.7%	15,529	11.0%	16,187	10.6%
55 - 64	10,401	8.3%	12,512	8.8%	13,228	8.6%
65 - 74	6,279	5.0%	9,129	6.4%	10,314	6.7%
75 - 84	3,845	3.1%	4,550	3.2%	5,637	3.7%
85+	1,212	1.0%	1,577	1.1%	1,774	1.2%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	106,630	85.6%	120,308	84.9%	130,393	85.2%
Black Alone	899	0.7%	1,301	0.9%	1,626	1.1%
American Indian Alone	473	0.4%	607	0.4%	686	0.4%
Asian Alone	2,342	1.9%	2,917	2.1%	3,402	2.2%
Pacific Islander Alone	25	0.0%	43	0.0%	51	0.0%
Some Other Race Alone	12,415	10.0%	14,419	10.2%	14,526	9.5%
Two or More Races	1,803	1.4%	2,158	1.5%	2,277	1.5%
Hispanic Origin (Any Race)	111,784	89.7%	129,040	91.0%	140,346	91.8%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

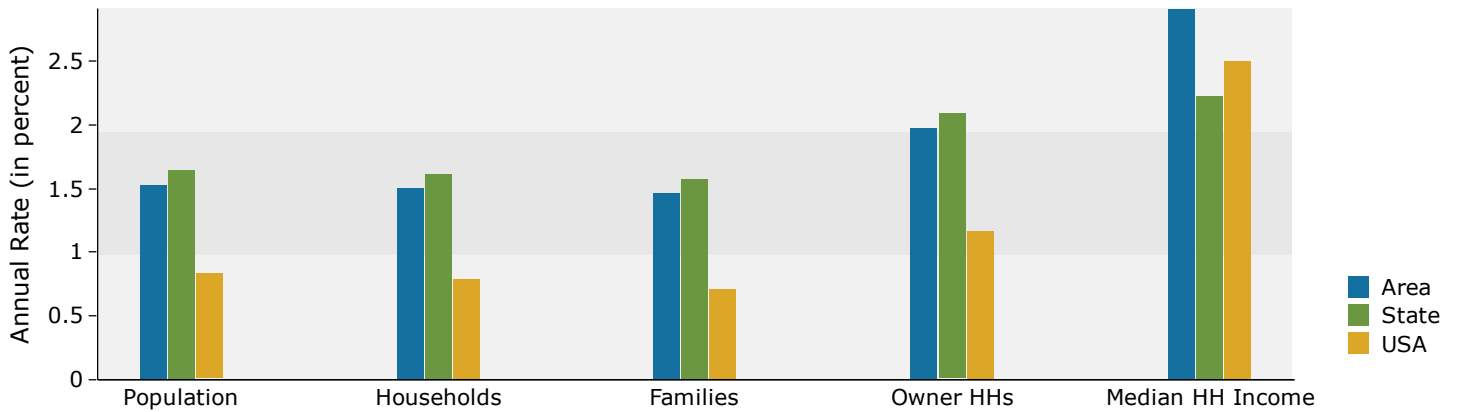


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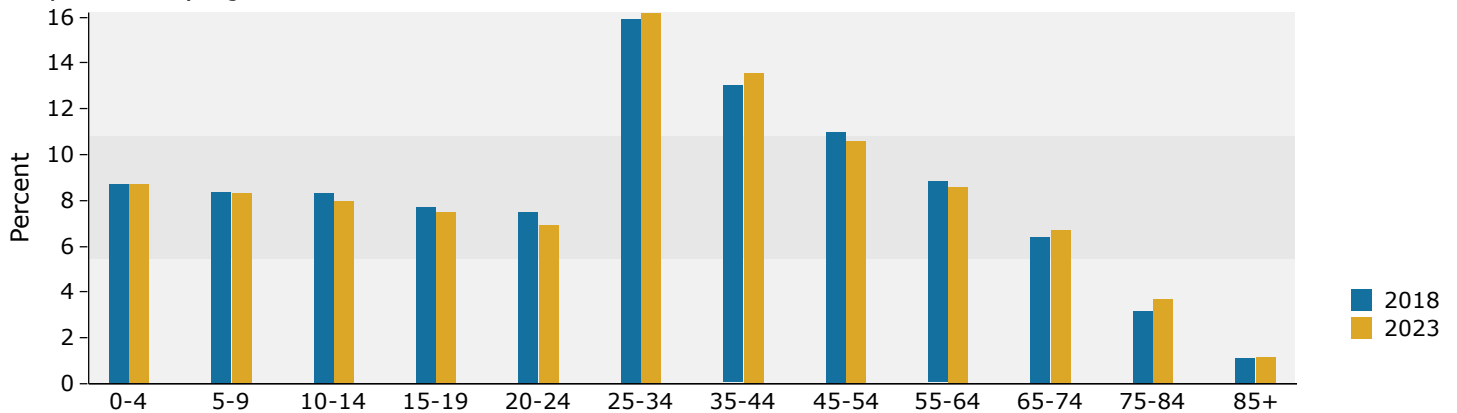
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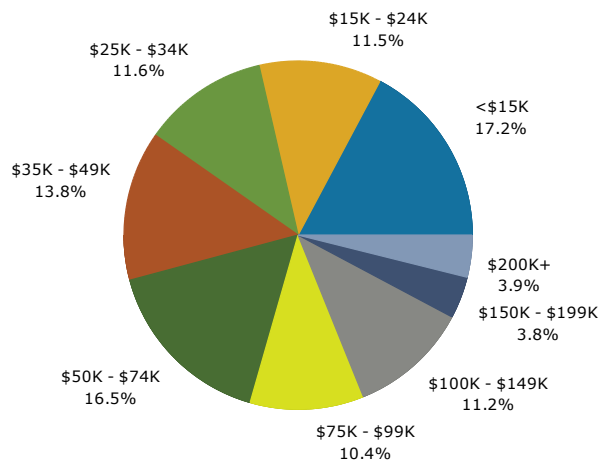
## Trends 2018-2023



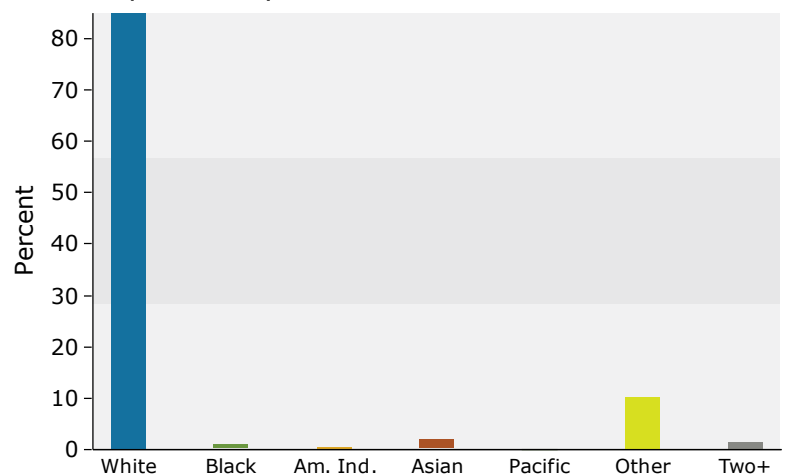
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 91.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



# Demographic and Income Profile

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Summary	Census 2010	2018	2023
Population	325,270	369,126	397,570
Households	96,285	108,480	116,597
Families	76,505	85,833	92,091
Average Household Size	3.33	3.35	3.37
Owner Occupied Housing Units	62,411	68,391	74,956
Renter Occupied Housing Units	33,874	40,089	41,641
Median Age	29.3	30.5	31.5
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.50%	1.65%	0.83%
Households	1.45%	1.62%	0.79%
Families	1.42%	1.58%	0.71%
Owner HHs	1.85%	2.09%	1.16%
Median Household Income	2.83%	2.23%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	19,323	17.8%	18,417	15.8%
\$15,000 - \$24,999	13,472	12.4%	12,501	10.7%
\$25,000 - \$34,999	13,123	12.1%	12,850	11.0%
\$35,000 - \$49,999	15,374	14.2%	15,995	13.7%
\$50,000 - \$74,999	17,807	16.4%	19,689	16.9%
\$75,000 - \$99,999	11,009	10.1%	13,139	11.3%
\$100,000 - \$149,999	10,992	10.1%	14,507	12.4%
\$150,000 - \$199,999	3,557	3.3%	4,420	3.8%
\$200,000+	3,822	3.5%	5,078	4.4%
Median Household Income	\$41,924		\$48,203	
Average Household Income	\$61,233		\$70,138	
Per Capita Income	\$18,398		\$20,949	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	29,732	9.1%	32,299	8.8%	34,748	8.7%
5 - 9	30,456	9.4%	30,966	8.4%	32,902	8.3%
10 - 14	28,938	8.9%	30,038	8.1%	31,860	8.0%
15 - 19	27,601	8.5%	28,786	7.8%	30,113	7.6%
20 - 24	24,754	7.6%	29,089	7.9%	28,796	7.2%
25 - 34	48,168	14.8%	58,050	15.7%	62,591	15.7%
35 - 44	43,362	13.3%	47,025	12.7%	53,024	13.3%
45 - 54	34,600	10.6%	39,631	10.7%	41,638	10.5%
55 - 64	26,667	8.2%	32,375	8.8%	34,291	8.6%
65 - 74	16,867	5.2%	23,970	6.5%	27,270	6.9%
75 - 84	10,633	3.3%	12,399	3.4%	15,318	3.9%
85+	3,491	1.1%	4,497	1.2%	5,020	1.3%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	281,544	86.6%	317,155	85.9%	343,123	86.3%
Black Alone	2,692	0.8%	3,759	1.0%	4,576	1.2%
American Indian Alone	1,140	0.4%	1,487	0.4%	1,691	0.4%
Asian Alone	4,804	1.5%	5,762	1.6%	6,641	1.7%
Pacific Islander Alone	40	0.0%	70	0.0%	82	0.0%
Some Other Race Alone	30,494	9.4%	35,444	9.6%	35,711	9.0%
Two or More Races	4,556	1.4%	5,449	1.5%	5,745	1.4%
Hispanic Origin (Any Race)	288,709	88.8%	333,880	90.5%	363,301	91.4%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

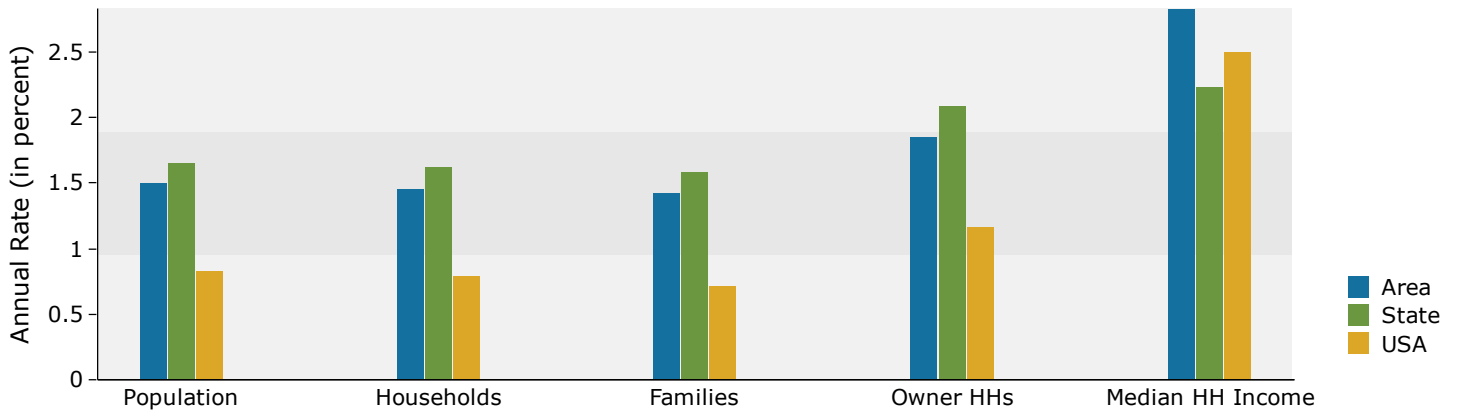


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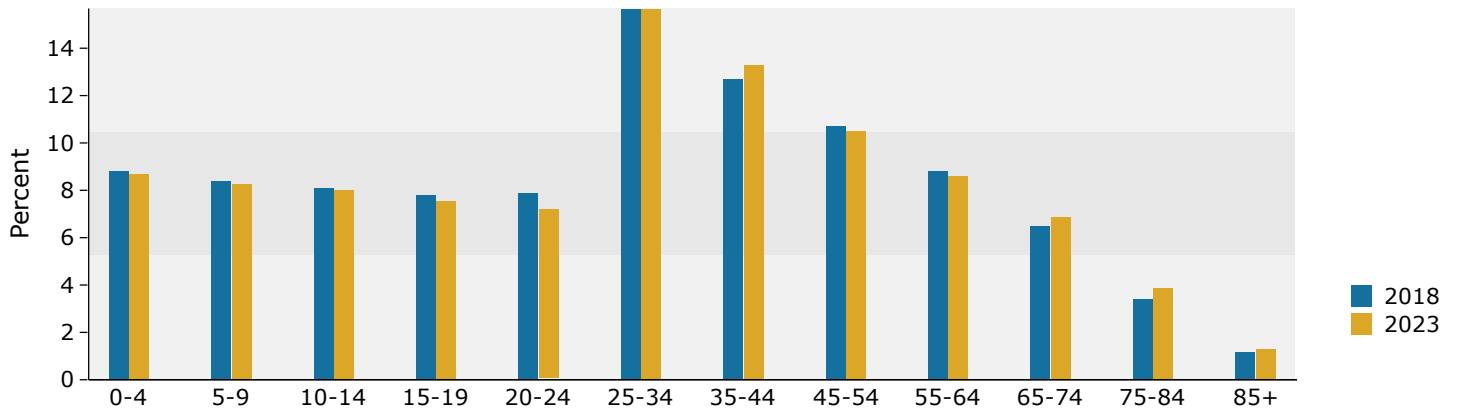
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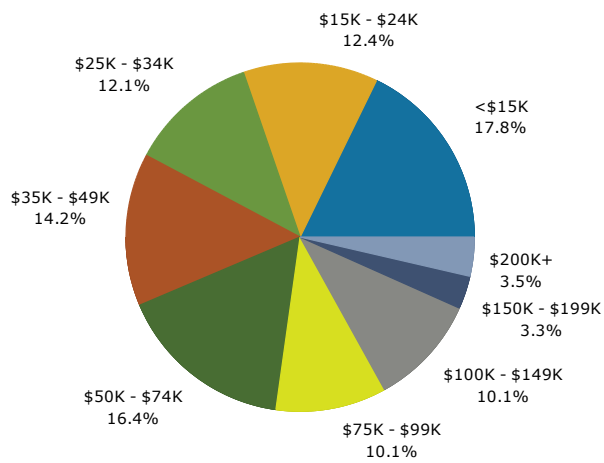
## Trends 2018-2023



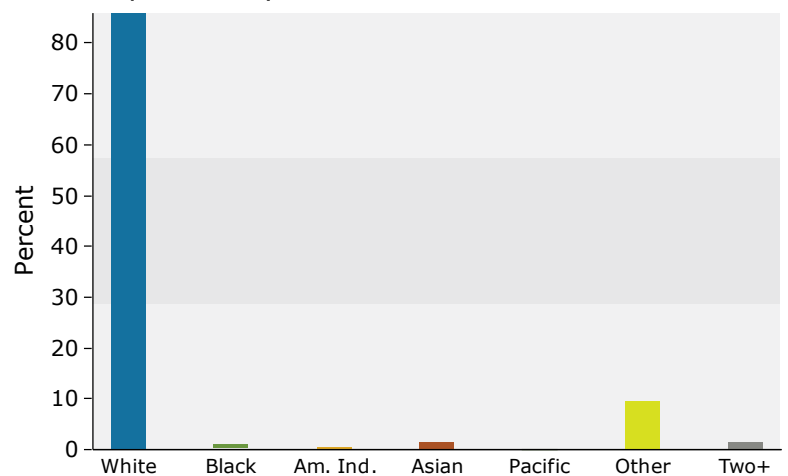
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 90.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.