

7720 WESTGREEN

7720 Westgreen Blvd, Cypress, TX 77433, Katy, TX 77449

MONARCH[®]
COMMERCIAL REAL ESTATE

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**7720
WESTGREEN**



PROPERTY INFORMATION

Call for Price

PROPERTY ADDRESS

*7720 Westgreen Blvd, Cypress, TX 77433
Katy, TX 77449*

PROPERTY SIZE

43,562 Sq. Ft.

LAND SIZE

1.00 Acres

7720 WESTGREEN

7720 Westgreen
Bld, Cypress, TX
77433 Katy, TX
77449

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

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PROPERTY OVERVIEW

An exceptional investment opportunity awaits! This expansive 43,562 sqft parcel of land at 0 FM 529 offers a blank canvas for visionary investors seeking to capitalize on the area's rapid growth. Strategically located near major highways and bustling commercial hubs, this property provides unparalleled access and visibility, making it ideal for a variety of development projects. With Katy's robust economic expansion and increasing demand for residential and commercial spaces, this land presents significant upside potential. Secure your foothold in this dynamic market and transform this prime location into a lucrative investment. Don't miss the chance to be part of Katy's exciting future!



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PROPERTY PHOTOS



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PROPERTY PHOTOS

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PROPERTY PHOTOS



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LOCATION RISK ANALYSIS

AI Location Risk Summary

Flood Risk Analysis

Risk Assessment: Flood hazard data is present in the report. The FEMA map and associated legend indicate the presence of high, moderate, and low to moderate flood risk areas in the vicinity. The subject property is not shown as being located within any mapped high or moderate risk flood zones (such as Zones A, AE, AH, AO, AR, A99, V, VE, V1-30). Based on the provided map, the subject property appears to be situated in a low to moderate risk area (Zone X or C), which is outside the Special Flood Hazard Area (SFHA).

Recommendation: The subject property is located in a FEMA-designated low-risk flood zone, indicating minimal likelihood of flooding. While this reduces potential exposure, investors and tenants should still confirm local requirements and consider standard insurance coverage as a precaution.

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LOCATION RISK ANALYSIS

AI Location Risk Summary

Environmental Risk Analysis

Database Overview: This summary focuses on facilities with the highest perceived environmental risk. TheAnalyst® PRO's proprietary Environmental Database aggregates environmental records from 88 local, state, and national sources across the U.S., tracking 115 Interest Types classified by High, Moderate, and Low Risk of Contamination. Based on the report pages provided, multiple facilities within the 0.25- and 0.50-mile radii have STORM WATER CONSTRUCTION (NPDES Stormwater) interest types (Moderate Risk). No Highest Risk Interest Types (e.g., TRI REPORTER, LQG, SQG, TSD, BROWNFIELDS, LEAKING STORAGE TANK, CORRECTIVE ACTION, etc.) were identified on the Environmental Risk pages of this report.

Proximity Analysis: Facilities within the 0.5-mile radius with Moderate Risk Interest Types (STORM WATER CONSTRUCTION / NPDES Stormwater). ICIS-NPDES NON-MAJOR entries are present at many sites but are Lower Risk and are not listed below per report rules.

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LOCATION RISK ANALYSIS

High Risk Contamination Facilities within 0.25 miles (0 facilities)

Facility Name	Address	Risk Type
---------------	---------	-----------

No high risk facilities found

Moderate Risk Contamination Facilities within 0.25 miles (3 facilities)

Facility Name	Address	Risk Type
CYPRESS OAKS NORTH SEC 1 & 2 EXCAVATION PAVING & GRADING	NORTH OF THE INTERSECTION OF WESTGREEN BLVD AND WE	STORM WATER CONSTRUCTION
CFISD NEW MS 19	7611 WESTGREEN BLVD	STORM WATER CONSTRUCTION
TEMP DRAINAGE DITCH TO SERVE CYPRESS OAKS NORTH	APPROX. 1000 FEET NORTH OF THE INTERSECTION OF FM	STORM WATER CONSTRUCTION

Important Note:: While all facilities listed below are located beyond 0.25 miles of the subject property, they still warrant attention—especially if any are situated uphill relative to the site. Environmental contaminants, particularly in soil and groundwater, can migrate downhill over time due to gravity, surface runoff, or subsurface flow. Uphill sources of hazardous waste, stormwater discharge, or historical contamination may increase the potential for offsite impacts to reach the subject property even if they are located at a greater distance. When evaluating risk, environmental professionals often consider both proximity and topographic elevation to determine contaminant migration potential.

High Risk Contamination Facilities within 0.5 miles (0 facilities)

Facility Name	Address	Risk Type
---------------	---------	-----------

No high risk facilities found

Moderate Risk Contamination Facilities within 0.5 miles (13 facilities)

Facility Name	Address	Risk Type
MARVIDA SECTION 20	APPROX. 850 FEET WEST OF THE INTERSECTION OF WESTG	STORM WATER CONSTRUCTION
CFISD - WESTGREEN AGRICULTURE CENTER ADDITION	7750 WEST CAMPUS DRIVE	STORM WATER CONSTRUCTION
MARVIDA SEC 16	EAST OF WEST CAMPUS DR & CORAL TERRACE DR	STORM WATER CONSTRUCTION
MARVIDA PH I EXCAVATION & GRADING	LOCATED 1.3 MILES EAST FROM THE INTERSECTION OF HW	STORM WATER CONSTRUCTION
CYPRESS OAKS NORTH SEC 3	7805 WESTGREEN BLVD	STORM WATER CONSTRUCTION
CYPRESS OAKS NORTH SEC 3 MAJOR THOROUGHFARES	EXIST. WESTGREEN BLVD & LONGENBAUGH RD.	STORM WATER CONSTRUCTION
MARVIDA	SOUTHWEST OF THE INTERSECTION OF FRY ROAD	STORM WATER

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LOCATION RISK ANALYSIS

	AND WEST	CONSTRUCTION
WESTGREEN BOULEVARD	SOUTHWEST OF THE INTERSECTION OF FRY ROAD AND WEST	STORM WATER CONSTRUCTION
WILLOW AT MARVIDA	SE OF LONGENBAUGH RD. AT MARVIDA TERRACE DR.	STORM WATER CONSTRUCTION
MARVIDA SEC 9 & 15	NORTHWEST OF CYPRESS GREEN LN & CRAGMONT BRIDGE DR	STORM WATER CONSTRUCTION
LONGENBAUGH RD & MARVIDA SD SECTION 1	APPROX. 1000 FEET WEST OF THE INTERSECTION OF LONG	STORM WATER CONSTRUCTION
MARVIDA SECTION 17	NORTHEAST OF THE INTERSECTION OF FREEMAN ROAD AND	STORM WATER CONSTRUCTION
HC MUD 165 - MARVIDA SOUTH LIFT STATION	7130 MARVIDA TERRACE DRIVE	STORM WATER CONSTRUCTION

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LOCATION RISK ANALYSIS

Environmental Recommendation: Multiple NPDES Stormwater (STORM WATER CONSTRUCTION) records are present within both the 0.25- and 0.5-mile radii. Although these are classified as Moderate Risk interest types, it is recommended that an environmental consultant be engaged to evaluate potential contaminant migration pathways, stormwater discharge practices, and any local site conditions (including topography and drainage) that could influence off-site transport of contaminants. If site-specific due diligence (Phase I/II) is planned, include a review of NPDES stormwater permits, construction erosion controls, and any historical site uses.

Final Risk Assessment Summary

Executive Summary: The subject property is located in a FEMA-designated low-risk flood zone, suggesting minimal flood exposure based on current mapping. Environmental review identifies several nearby construction and drainage-related facilities, but no high-risk or TRI-reporting sites are noted. Overall, the property presents a low flood risk profile; however, standard due diligence and insurance considerations remain advisable. The Environmental Risk pages for the subject property show a cluster of NPDES-related records, predominantly listed as STORM WATER CONSTRUCTION (Moderate Risk), both within 0.25 miles and extending through the 0.5-mile search radius. No Highest Risk Interest Types (for example, TRI reporting, LQG/SQG, TSD, leaking underground storage tank entries, state cleanup sites, or Brownfields) were identified on the provided environmental pages. Given the number of NPDES stormwater construction records proximate to the subject, potential surface water and stormwater-related pathways warrant attention. Recommendation: Retain a qualified environmental professional to review the NPDES stormwater records and local drainage/topography, and to determine whether further site-specific assessment (Phase I ESA, and Phase II sampling if indicated) is appropriate to evaluate potential impacts to soil and groundwater from nearby construction and stormwater discharges.

Disclaimer: This summary was generated by AI using the Location Risk Analysis data selected for this report. While it is designed to provide helpful insight, it should not be relied upon as a substitute for professional due diligence. All parties involved in this property are responsible for verifying all content with qualified experts and consultants before making investment or operational decisions.

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LOCATION RISK ANALYSIS

Flood Risk Analysis

FEMA Map Last Updated: 2022-08-12



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LOCATION RISK ANALYSIS

FLOOD HAZARD DESIGNATIONS

FEMA Map Last Updated:2022-08-12

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply. Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

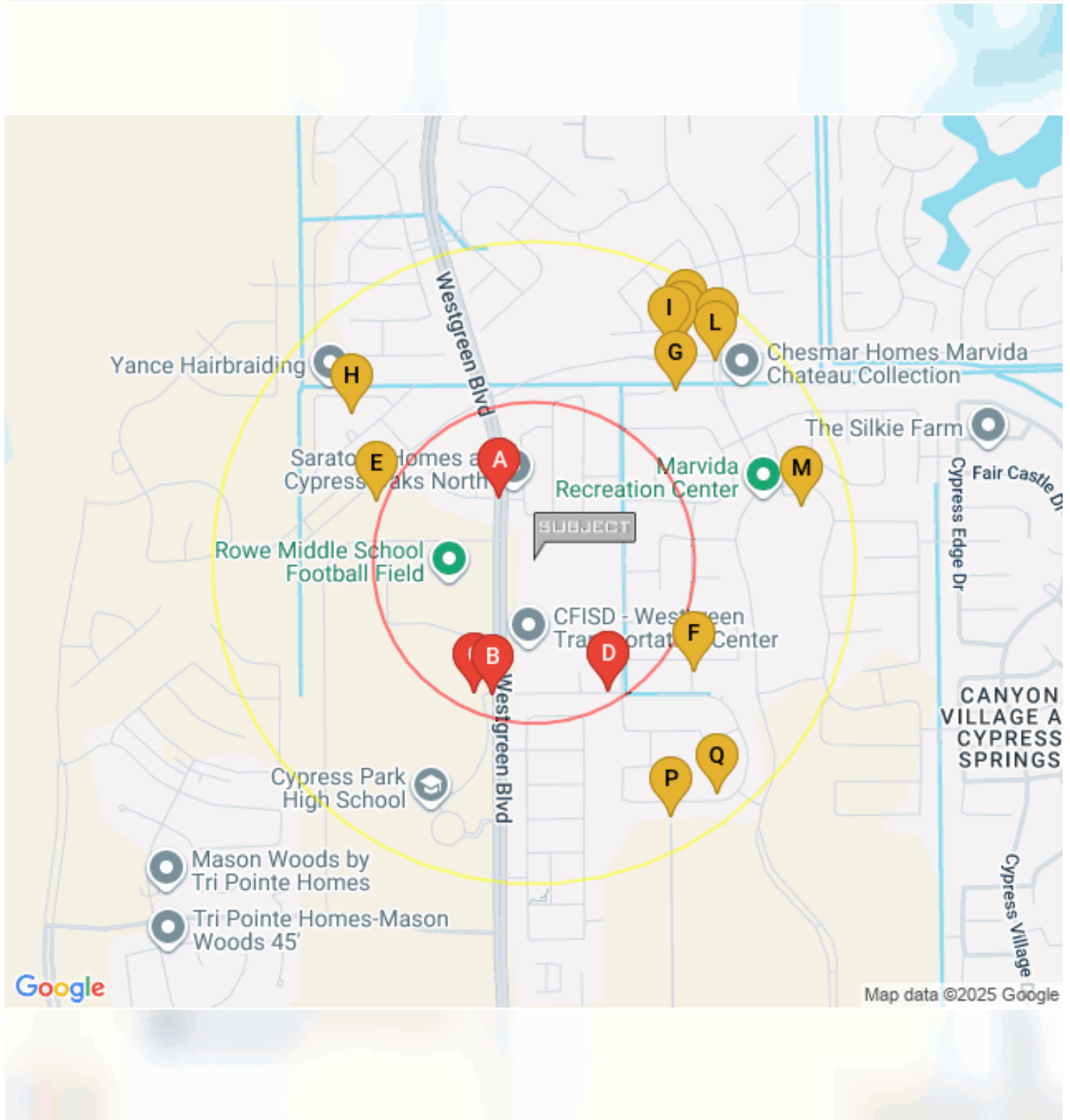
Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

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LOCATION RISK ANALYSIS

ENVIRONMENTAL RISK ANALYSIS



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LOCATION RISK ANALYSIS

LOCATIONS WITHIN 0.25 MILE OF SUBJECT



Latest Update:

CYPRESS OAKS NORTH SEC 1 & 2 EXCAVATION PAVING & GRADING

Site Type: STATIONARY
County: HARRIS COUNTY
Country:
Address: NORTH OF THE INTERSECTION OF WESTGREEN BLVD AND WE
Facility Detail Report: 110070946717

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES	project manager	DOUGLAS SCHMIDT	
STORM WATER CONSTRUCTION	NPDES	project manager	DOUGLAS SCHMIDT	



CFISD NEW MS 19

Latest Update:

Site Type: STATIONARY
County: HARRIS COUNTY
Country:
Address: 7611 WESTGREEN BLVD
Facility Detail Report: 110070382687

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			
STORM WATER CONSTRUCTION	NPDES			



Latest Update:

TEMP DRAINAGE DITCH TO SERVE CYPRESS OAKS NORTH

Site Type: STATIONARY
County: HARRIS COUNTY
Country:
Address: APPROX. 1000 FEET NORTH OF THE INTERSECTION OF FM
Facility Detail Report: 110070520521

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES	president	WESLEY WRIGHT	
STORM WATER CONSTRUCTION	NPDES	president	WESLEY WRIGHT	

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LOCATION RISK ANALYSIS

MARVIDA SECTION 20

Latest Update:

Site Type: STATIONARY
County: HARRIS COUNTY
Country:
Address: APPROX. 850 FEET WEST OF THE INTERSECTION OF WESTG
Facility Detail Report: 110071254174

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES	vice president	JAMES RADFORD	
ICIS-NPDES NON-MAJOR	NPDES	vice president	JAMES RADFORD	

LOCATIONS WITHIN 0.50 MILE OF SUBJECT



Latest Update:

CFISD - WESTGREEN AGRICULTURE CENTER ADDITION

Site Type: STATIONARY
County: HARRIS COUNTY
Country:
Address: 7750 WEST CAMPUS DRIVE
Facility Detail Report: 110070924041

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			
STORM WATER CONSTRUCTION	NPDES			

MARVIDA SEC 16

Latest Update:

Site Type: STATIONARY
County: HARRIS
Country:
Address: EAST OF WEST CAMPUS DR & CORAL TERRACE DR
Facility Detail Report: 110071655735

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES			
ICIS-NPDES NON-MAJOR	NPDES			

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LOCATION RISK ANALYSIS

G MARVIDA PH I EXCAVATION & GRADING

Latest Update:

Site Type: STATIONARY Address: LOCATED 1.3 MILES EAST FROM
 County: HARRIS COUNTY THE INTERSECTION OF HW
 Country: Facility Detail Report: 110070816692

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES	president	CURTIS PASKEY	
ICIS-NPDES NON-MAJOR	NPDES	president	CURTIS PASKEY	

H CYPRESS OAKS NORTH SEC 3

Latest Update:

Site Type: STATIONARY Address: 7805 WESTGREEN BLVD
 County: HARRIS COUNTY Facility Detail Report: 110071347284
 Country:

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			
STORM WATER CONSTRUCTION	NPDES			

I CYPRESS OAKS NORTH SEC 3 MAJOR THOROUGHFARES

Latest Update:

Site Type: STATIONARY Address: EXIST. WESTGREEN BLVD &
 County: HARRIS COUNTY LONGENBAUGH RD.
 Country: Facility Detail Report: 110071336892

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES			
ICIS-NPDES NON-MAJOR	NPDES			

J MARVIDA

Latest Update:

Site Type: STATIONARY Address: SOUTHWEST OF THE
 County: HARRIS COUNTY INTERSECTION OF FRY ROAD
 Country: AND WEST
 Facility Detail Report: 110071238902

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LOCATION RISK ANALYSIS

MARVIDA SEC 9 & 15

Latest Update:

Site Type: STATIONARY
County: HARRIS
Country:
Address: NORTHWEST OF CYPRESS GREEN LN & CRAGMONT BRIDGE DR
Facility Detail Report: 110071255802

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES	regional construction manager	AARON BRADLEY	
ICIS-NPDES NON-MAJOR	NPDES	regional construction manager	AARON BRADLEY	

LONGENBAUGH RD & MARVIDA SD SECTION 1

Latest Update:

Site Type: STATIONARY
County: HARRIS COUNTY
Country:
Address: APPROX. 1000 FEET WEST OF THE INTERSECTION OF LONG
Facility Detail Report: 110071181740

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES	vice president	JAMES RADFORD	
ICIS-NPDES NON-MAJOR	NPDES	vice president	JAMES RADFORD	

MARVIDA SECTION 17

Latest Update:

Site Type: STATIONARY
County: HARRIS COUNTY
Country:
Address: NORTHEAST OF THE INTERSECTION OF FREEMAN ROAD AND
Facility Detail Report: 110071322425

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			
STORM WATER CONSTRUCTION	NPDES			
ICIS-NPDES NON-MAJOR	NPDES			
STORM WATER CONSTRUCTION	NPDES			

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LOCATION RISK ANALYSIS

HC MUD 165 - MARVIDA SOUTH LIFT STATION

Latest Update:

Site Type: STATIONARY
County: HARRIS COUNTY
Country:

Address: 7130 MARVIDA TERRACE DRIVE
Facility Detail Report: [110071323738](#)

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES			
STORM WATER CONSTRUCTION	NPDES			

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LOCATION RISK ANALYSIS

Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

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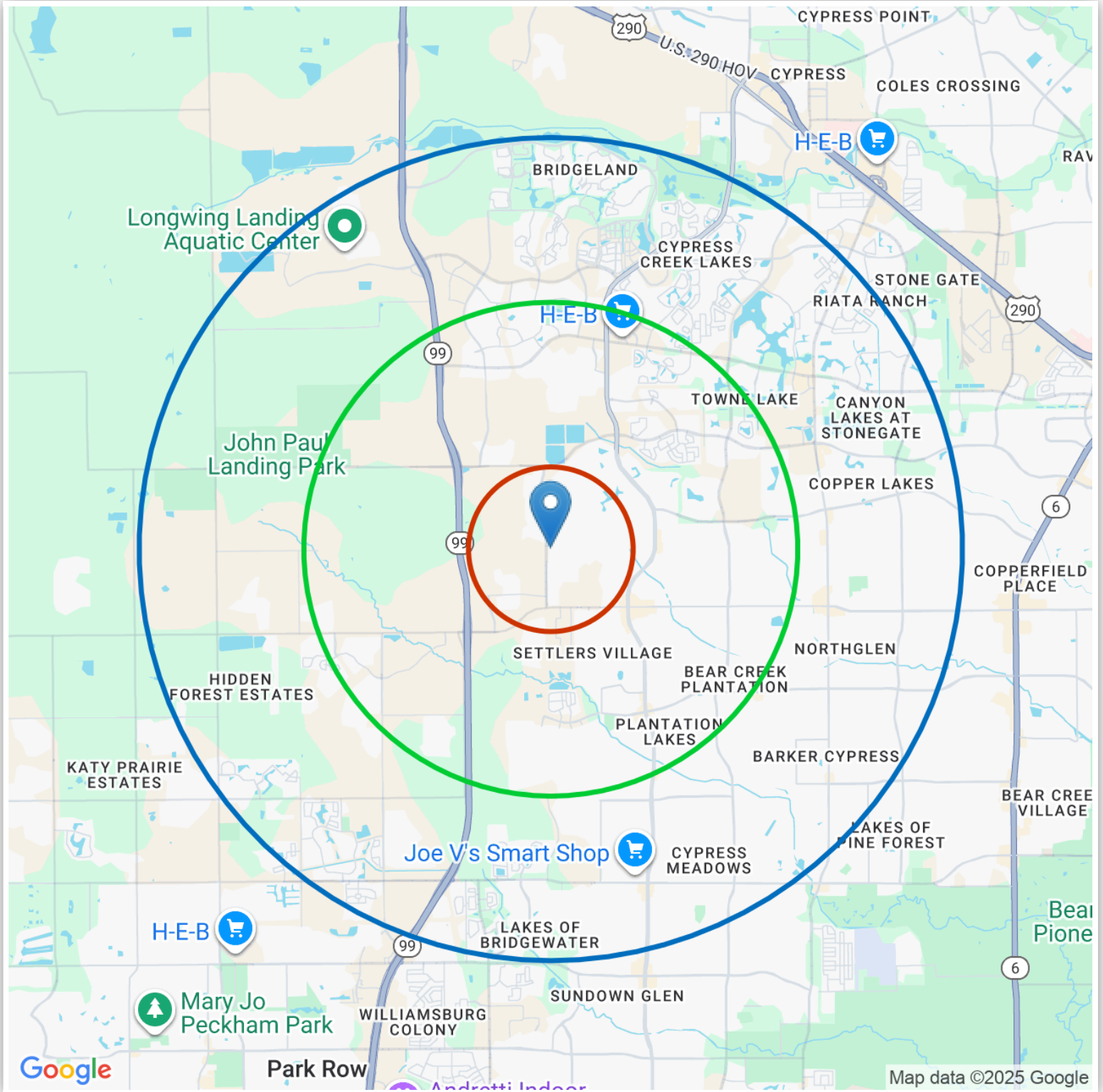
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LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

7,205
Population

34 Median Age

3.33
Average Household Size

953
Total Households

EDUCATION

5.3%
No High School Diploma

10.01%
High School Graduate

19.37%
Some College

23.33%
Bachelor's/Grad

BUSINESS

64
Total Businesses

605
Total Employees

EMPLOYMENT

19 Manufacturing Employees
87 Retail Trade Employees

48 Eating & Drinking Employees
19 Finance/Ins/Real Estate Emp

5.1% Unemployment Rate

INCOME

\$125,616
Median Household Income

\$44,310
Per Capita Income

\$569,468
Median Net Worth

Households by Income

The largest group : \$150,000 - \$199,999 (25.13%) ■
The smallest group : < \$15,000 (0.83%) ■

Indicator	Value(%)	
< \$15,000	0.83	
\$15,000 - \$24,999	1.02	
\$25,000 - \$34,999	4.26	■
\$35,000 - \$49,999	5.69	■
\$50,000 - \$74,999	15.09	■
\$75,000 - \$99,999	10.32	■
\$100,000 - \$149,999	20.92	■
\$150,000 - \$199,999	25.13	■
\$200,000+	16.75	■



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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

95,980
Population

33 Median Age

3.39
Average Household Size

21,540
Total Households

EDUCATION

4.81%
No High School Diploma

12.61%
High School Graduate

18.21%
Some College

27.18%
Bachelor's/ Grad

BUSINESS

1,128
Total Businesses

7,746
Total Employees

EMPLOYMENT

2,154
Retail Trade Employees

175
Manufacturing Employees

985
Eating & Drinking Employees

241
Finance/Ins/Real Estate Emp

5.4% Unemployment Rate

INCOME

\$104,450
Median Household Income

\$38,572
Per Capita Income

\$342,251
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (25.37%) ■
The smallest group : \$15,000 - \$24,999 (1.63%) ■

Indicator	Value(%)	
< \$15,000	3.15	■
\$15,000 - \$24,999	1.63	■
\$25,000 - \$34,999	4.63	■
\$35,000 - \$49,999	7.37	■
\$50,000 - \$74,999	15.61	■
\$75,000 - \$99,999	14.05	■
\$100,000 - \$149,999	25.37	■
\$150,000 - \$199,999	13.19	■
\$200,000+	15.01	■



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

272,911
Population

34.1 Median Age

3.32
Average Household Size

69,736
Total Households

EDUCATION

4.14%
No High School Diploma

14.57%
High School Graduate

19.17%
Some College

28.27%
Bachelor's/ Grad

BUSINESS

3,512
Total Businesses

26,070
Total Employees

EMPLOYMENT

392
Manufacturing Employees

6,494
Retail Trade Employees

3,155
Eating & Drinking Employees

973
Finance/Ins/Real Estate Emp

4.1% Unemployment Rate

INCOME

\$106,421
Median Household Income

\$40,239
Per Capita Income

\$363,828
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (24.35%) ■
The smallest group : \$15,000 - \$24,999 (2.01%) ■

Indicator	Value(%)	
< \$15,000	2.79	
\$15,000 - \$24,999	2.01	
\$25,000 - \$34,999	4.7	
\$35,000 - \$49,999	7.4	
\$50,000 - \$74,999	14.54	
\$75,000 - \$99,999	13.83	
\$100,000 - \$149,999	24.35	
\$150,000 - \$199,999	14.46	
\$200,000+	15.92	



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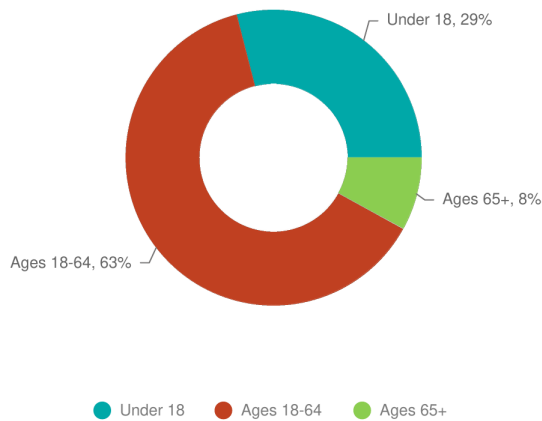
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INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

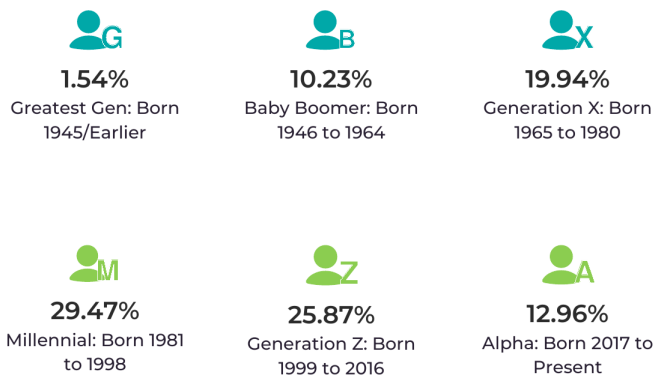
POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

7,205 Population	2,161 Households	34 Median Age
3.33 Avg Size Household	\$125,616 Median Household Income	\$333,984 Median Home Value
127 Wealth Index	134 Housing Affordability	85.7 Diversity Index

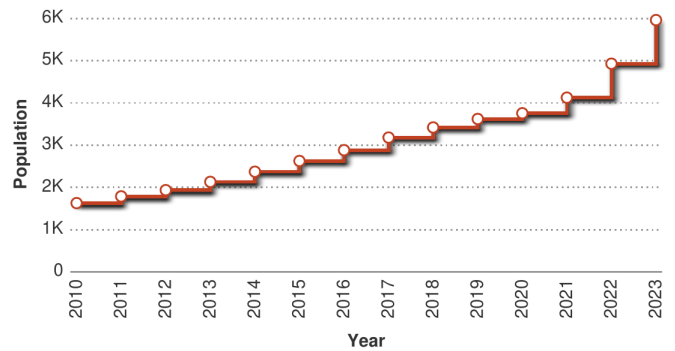
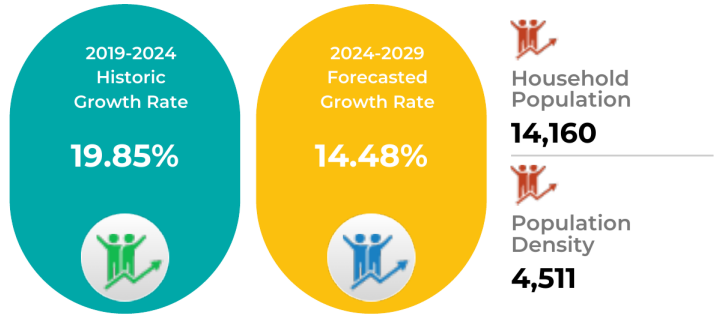
POPULATION BY AGE



POPULATION BY GENERATION



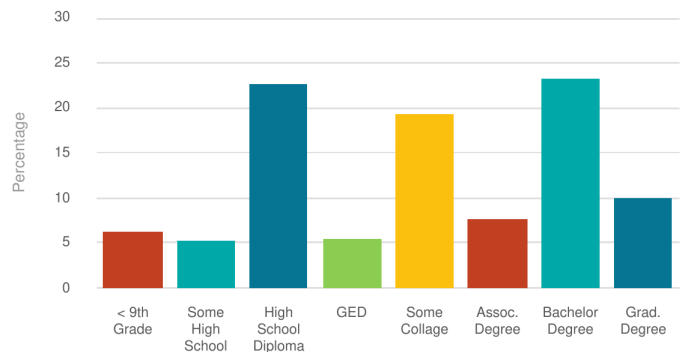
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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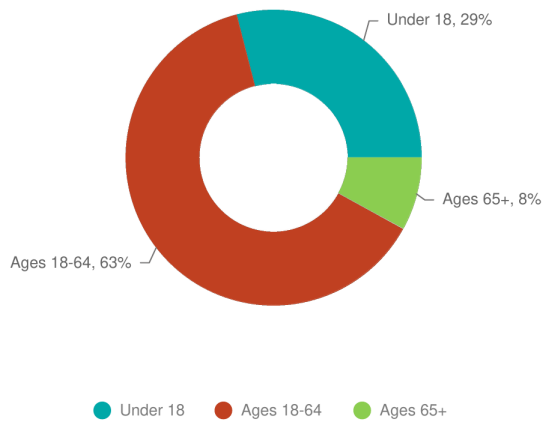
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INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

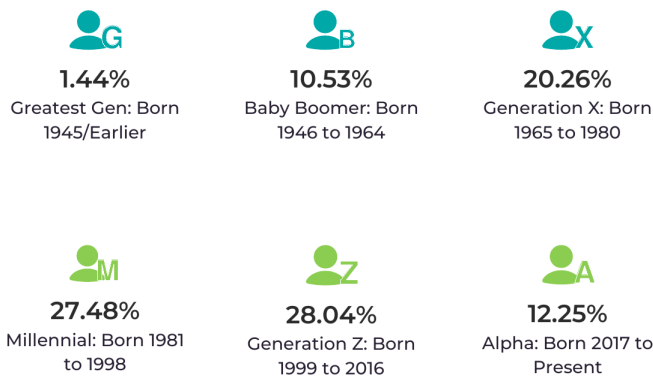
POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

95,980 Population	28,273 Households	33 Median Age
3.39 Avg Size Household	\$104,450 Median Household Income	\$282,000 Median Home Value
101 Wealth Index	132 Housing Affordability	89.2 Diversity Index

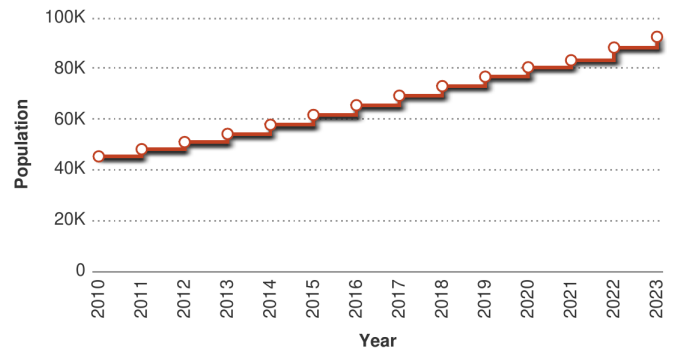
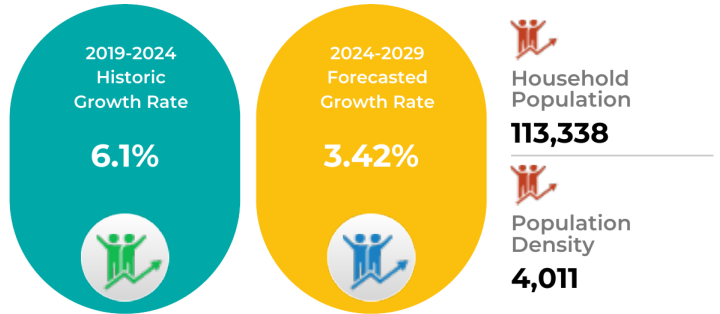
POPULATION BY AGE



POPULATION BY GENERATION



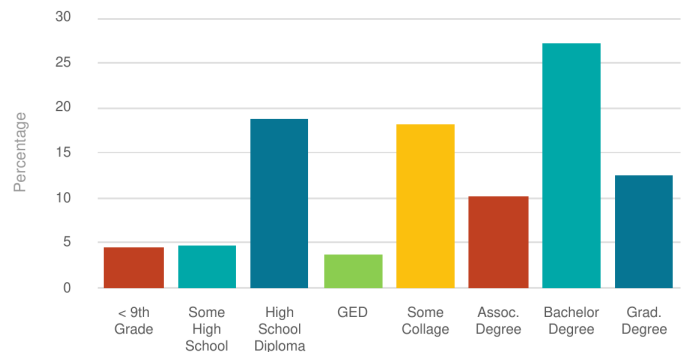
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



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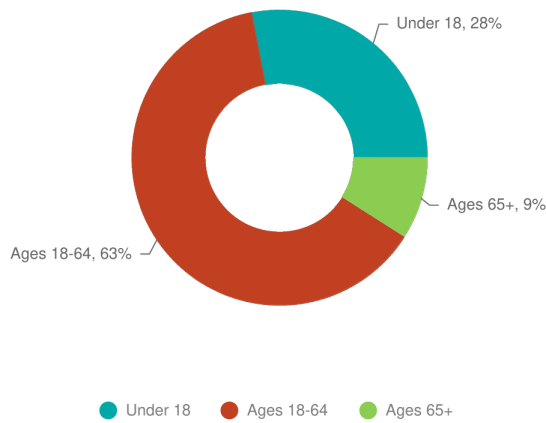
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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

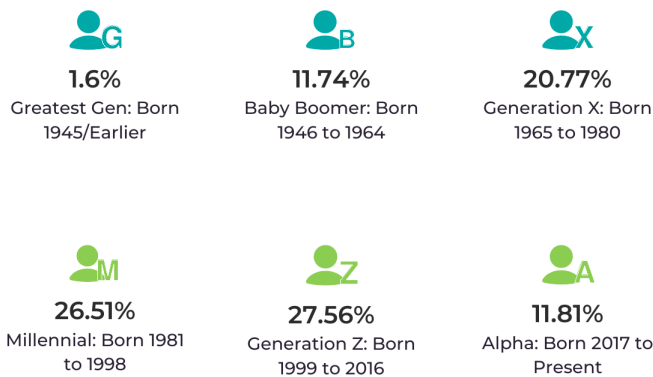
POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

272,911 Population	82,105 Households	34.1 Median Age
3.32 Avg Size Household	\$106,421 Median Household Income	\$297,394 Median Home Value
107 Wealth Index	127 Housing Affordability	88.7 Diversity Index

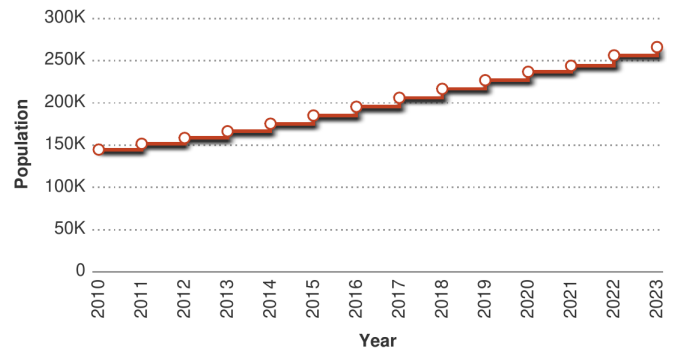
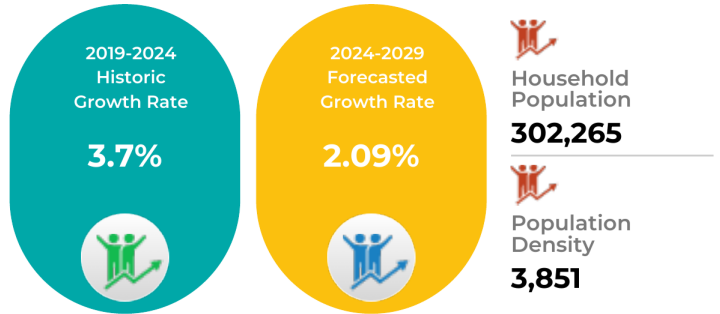
POPULATION BY AGE



POPULATION BY GENERATION



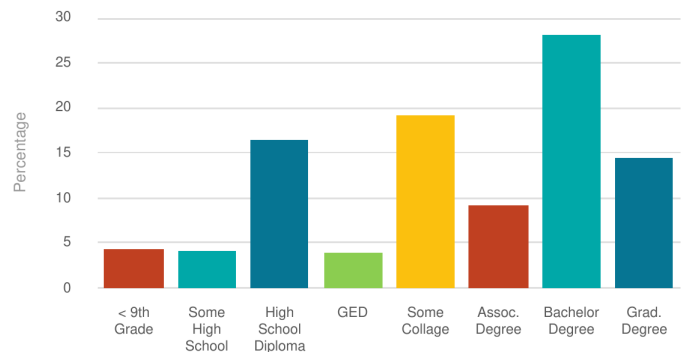
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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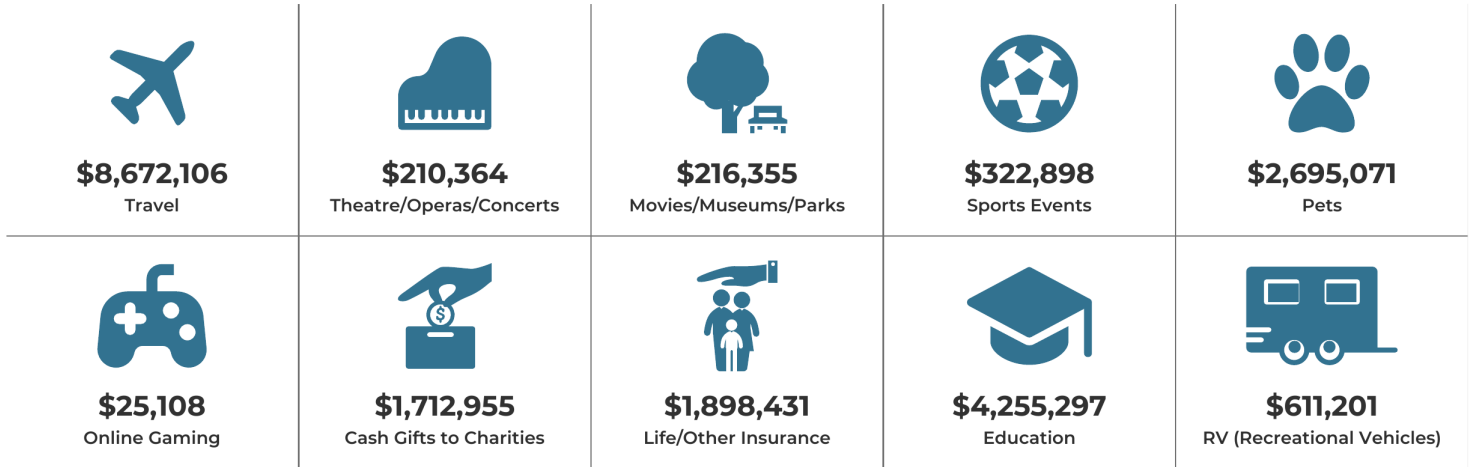
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Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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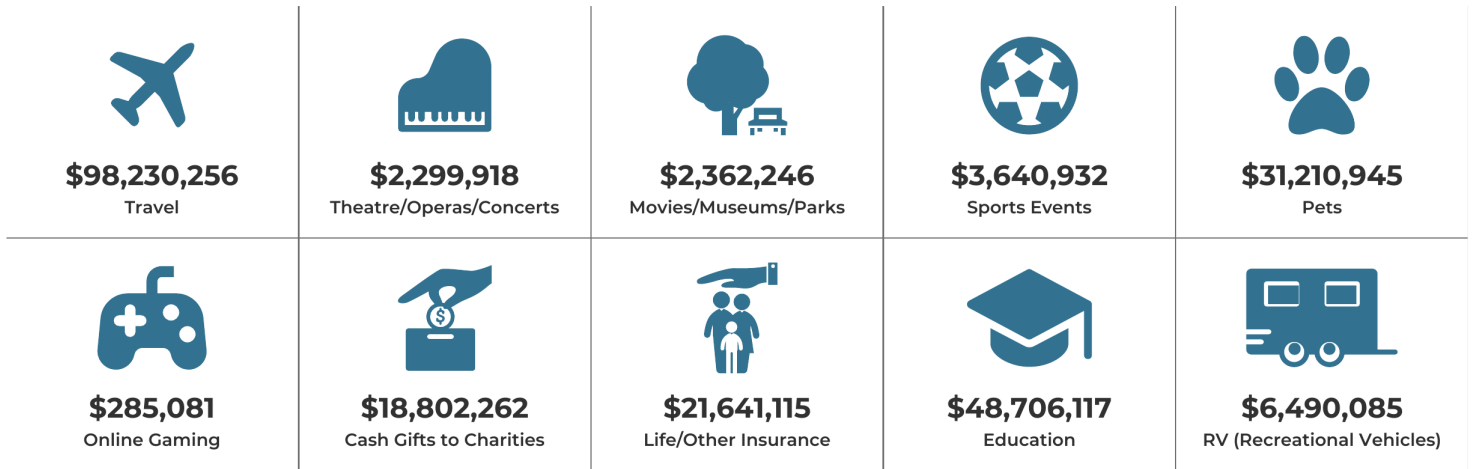
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Lifestyle and Tapestry Segmentation Infographic

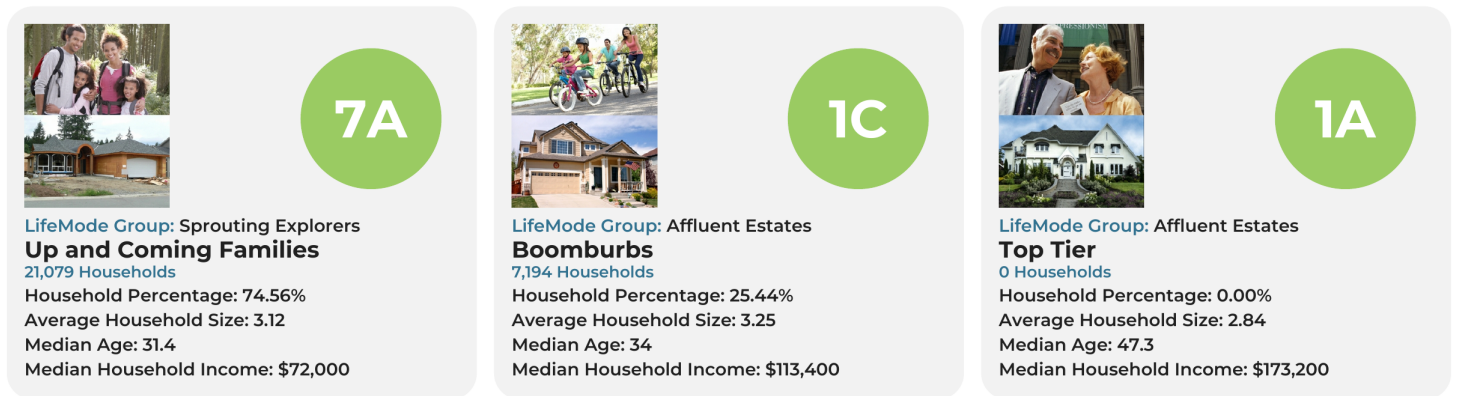
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS

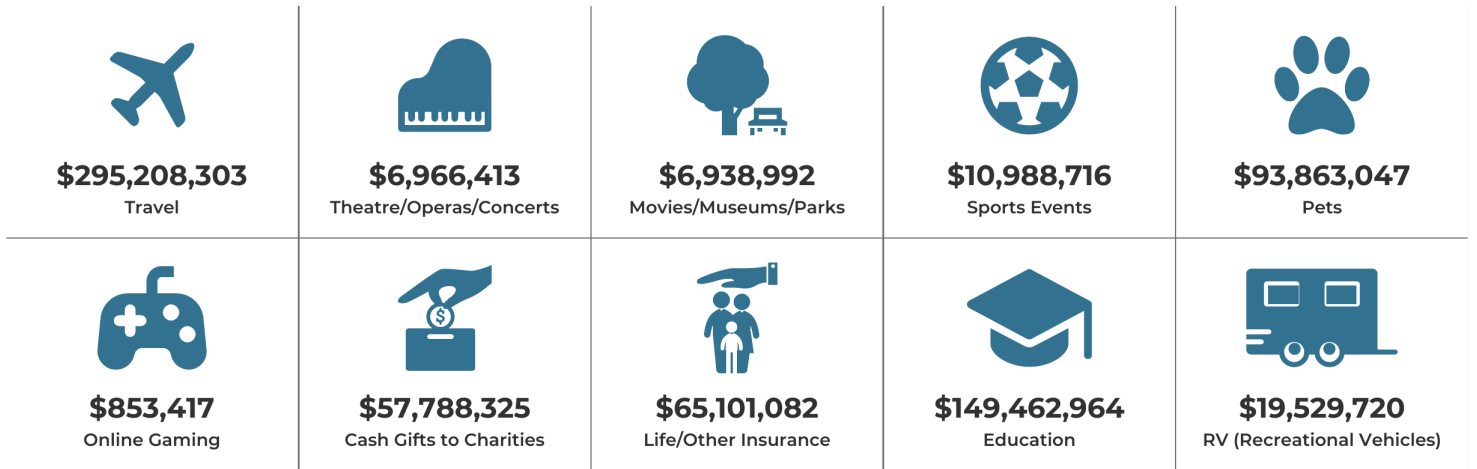


Lifestyle and Tapestry Segmentation Infographic

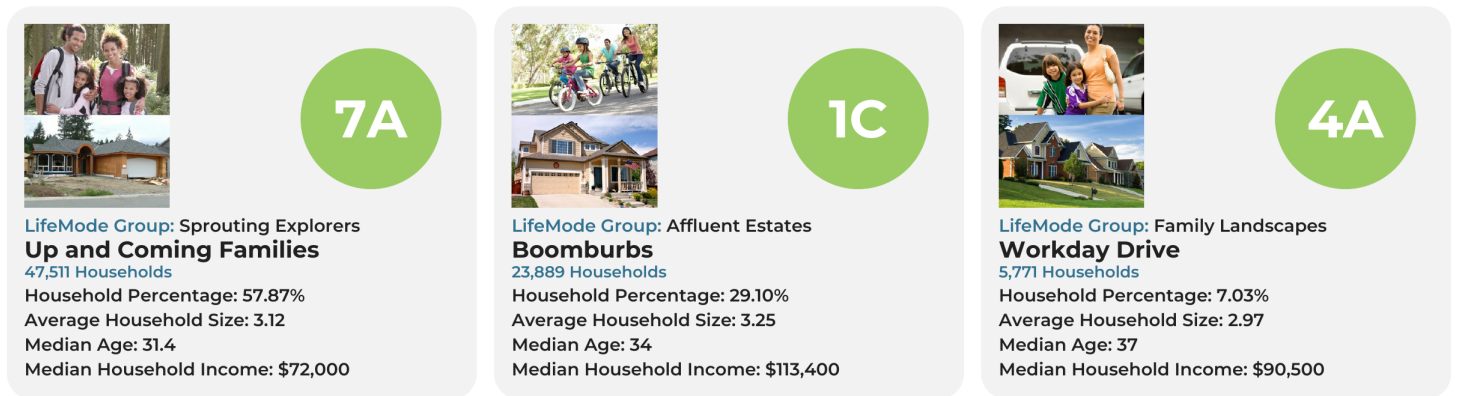
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

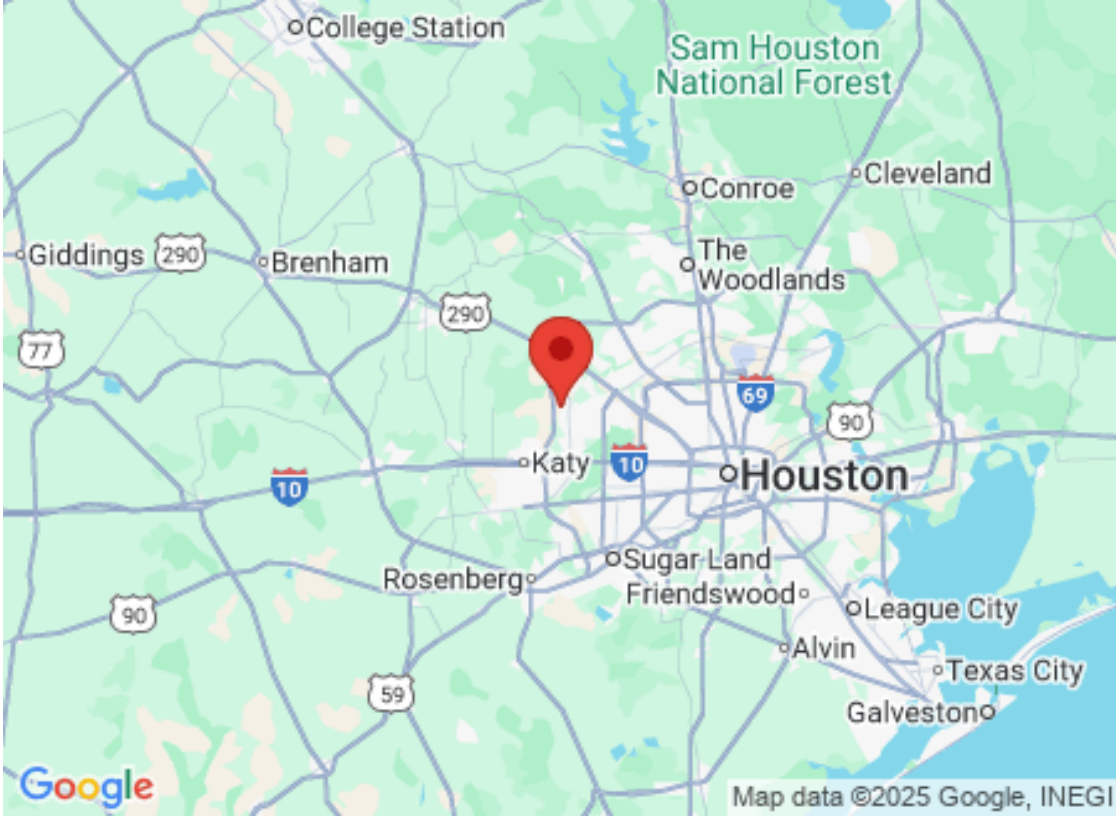
Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- [Segment 1A \(Top Tier\)](#)
- [Segment 1B \(Professional Pride\)](#)
- [Segment 1C \(Boomburbs\)](#)
- [Segment 1D \(Savvy Suburbanites\)](#)
- [Segment 1E \(Exurbanites\)](#)
- [Segment 2A \(Urban Chic\)](#)
- [Segment 2B \(Pleasantville\)](#)
- [Segment 2C \(Pacific Heights\)](#)
- [Segment 2D \(Enterprising Professionals\)](#)
- [Segment 3A \(Laptops and Lattes\)](#)
- [Segment 3B \(Metro Renters\)](#)
- [Segment 3C \(Trendsetters\)](#)
- [Segment 4A \(Soccer Moms\)](#)
- [Segment 4B \(Home Improvement\)](#)
- [Segment 4C \(Middleburg\)](#)
- [Segment 5A \(Comfortable Empty Nesters\)](#)
- [Segment 5B \(In Style\)](#)
- [Segment 5C \(Parks and Rec\)](#)
- [Segment 5D \(Rustbelt Traditions\)](#)
- [Segment 5E \(Midlife Constants\)](#)
- [Segment 6A \(Green Acres\)](#)
- [Segment 6B \(Salt of the Earth\)](#)
- [Segment 6C \(The Great Outdoors\)](#)
- [Segment 6D \(Prairie Living\)](#)
- [Segment 6E \(Rural Resort Dwellers\)](#)
- [Segment 6F \(Heartland Communities\)](#)
- [Segment 7A \(Up and Coming Families\)](#)
- [Segment 7B \(Urban Villages\)](#)
- [Segment 7C \(American Dreamers\)](#)
- [Segment 7D \(Barrios Urbanos\)](#)
- [Segment 7E \(Valley Growers\)](#)
- [Segment 7F \(Southwestern Families\)](#)
- [Segment 8A \(City Lights\)](#)
- [Segment 8B \(Emerald City\)](#)
- [Segment 8C \(Bright Young Professionals\)](#)
- [Segment 8D \(Downtown Melting Pot\)](#)
- [Segment 8E \(Front Porches\)](#)
- [Segment 8F \(Old and Newcomers\)](#)
- [Segment 8G \(Hardscrabble Road\)](#)
- [Segment 9A \(Silver & Gold\)](#)
- [Segment 9B \(Golden Years\)](#)
- [Segment 9C \(The Elders\)](#)
- [Segment 9D \(Senior Escapes\)](#)
- [Segment 9E \(Retirement Communities\)](#)
- [Segment 9F \(Social Security Set\)](#)
- [Segment 10A \(Southern Satellites\)](#)
- [Segment 10B \(Rooted Rural\)](#)
- [Segment 10C \(Diners & Miners\)](#)
- [Segment 10D \(Down the Road\)](#)
- [Segment 10E \(Rural Bypasses\)](#)
- [Segment 11A \(City Strivers\)](#)
- [Segment 11B \(Young and Restless\)](#)
- [Segment 11C \(Metro Fusion\)](#)
- [Segment 11D \(Set to Impress\)](#)
- [Segment 11E \(City Commons\)](#)
- [Segment 12A \(Family Foundations\)](#)
- [Segment 12B \(Traditional Living\)](#)
- [Segment 12C \(Small Town Simplicity\)](#)
- [Segment 12D \(Modest Income Homes\)](#)
- [Segment 13A \(International Marketplace\)](#)
- [Segment 13B \(Las Casas\)](#)
- [Segment 13C \(NeWest Residents\)](#)
- [Segment 13D \(Fresh Ambitions\)](#)
- [Segment 13E \(High Rise Renters\)](#)
- [Segment 14A \(Military Proximity\)](#)
- [Segment 14B \(College Towns\)](#)
- [Segment 14C \(Dorms to Diplomas\)](#)
- [Segment 15 \(Unclassified\)](#)

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AREA LOCATION MAP



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AERIAL ANNOTATION MAP



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