

LAND USE & DEMOGRAPHICS

2018 Inventory and Database
& Future Land Use Scenarios
CDS Market Research



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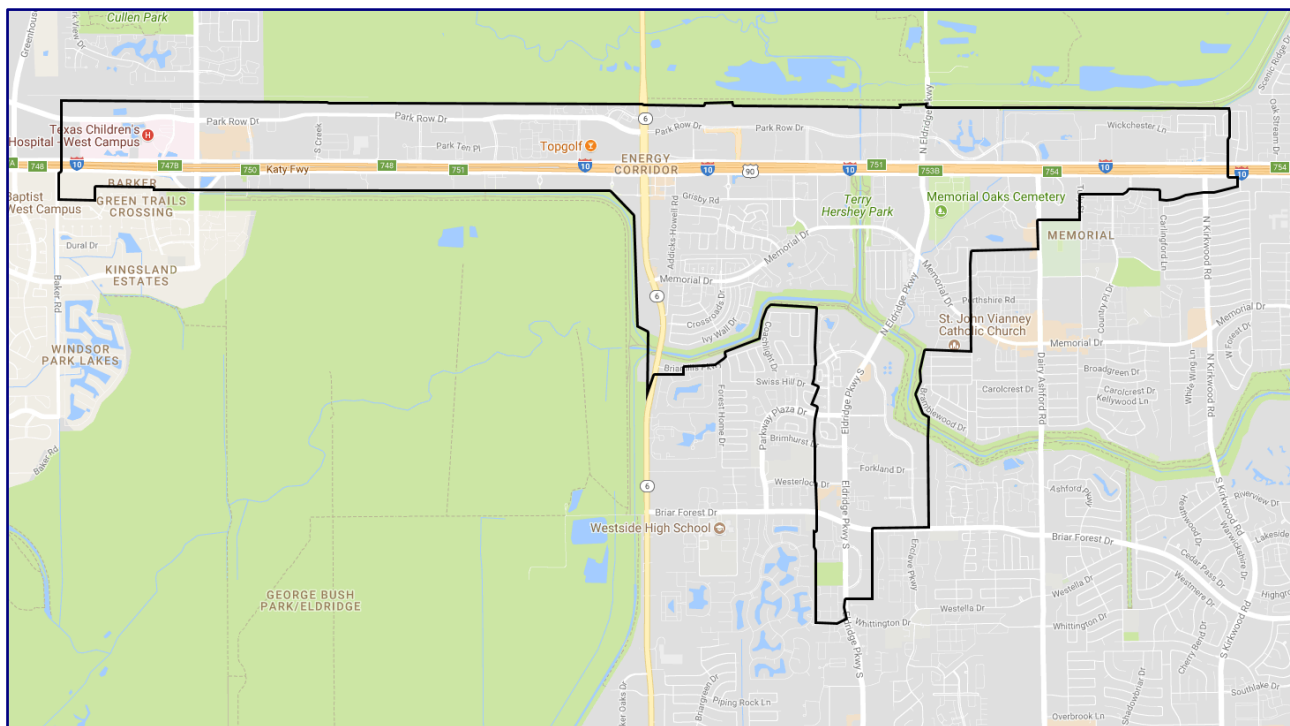
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INTRODUCTION AND OVERVIEW

This report presents a land use, development and demographic profile of The Energy Corridor for 2018. The Texas State Legislature created Harris County Improvement District #4, more commonly known as The Energy Corridor District, in 2001 with the mission to improve, enhance and promote the area within its boundaries. Exhibit 1 illustrates the boundaries of the general market area of The Energy Corridor that will be used in most sections of this report.

Exhibit 1 - The Energy Corridor Boundary Map



The Energy Corridor is considered one of the nation’s premier employment centers. It is located along Interstate 10 from the intersection at Kirkwood to just west of the intersection at Barker Cypress Road, and extends south along Eldridge Parkway to just south of Briar Forest Drive. The Energy Corridor is so-called because it contains the headquarters locations and regional offices of prominent international energy and energy services firms including BP America, Shell Oil Company, ConocoPhillips, CITGO, Dow Chemical, PGS, and Mustang/Wood Group. Other, non-energy, companies also have a major presence in the corridor including Cardinal Health Care Inc., Sysco Corporation, Gulf States Toyota, and Star Furniture. Overall, The Energy Corridor has the capacity for a population of 23,500 and 107,000 jobs. This capacity is based on counts of housing units and commercial square footage, assuming a high occupancy. The capacity estimates are explained further on page 17 of this report. The Corridor contains over 26 million square feet of office space (of which 79% is Class A) and over 3.0 million square feet of retail.

Another geographic area that will be used in this report is much larger than the Energy Corridor, the “Commute Zone” (Illustrated on Exhibit 2). This area includes the zip codes that are most often represented in surveys of The Energy Corridor employees.

The Commute Zone map on the right represents an area where a substantial number of The Energy Corridor employees live. According to the U.S. Bureau of the Census, the persons who work in the Corridor commute from all over the Houston region.

Exhibit 3 is a density range map generated by the Census Longitudinal Employee-Household Dynamics system and their tool “OnTheMap” (OTM) Version. The color of the area represents the number of commuters to The Energy Corridor within each Zip Code.

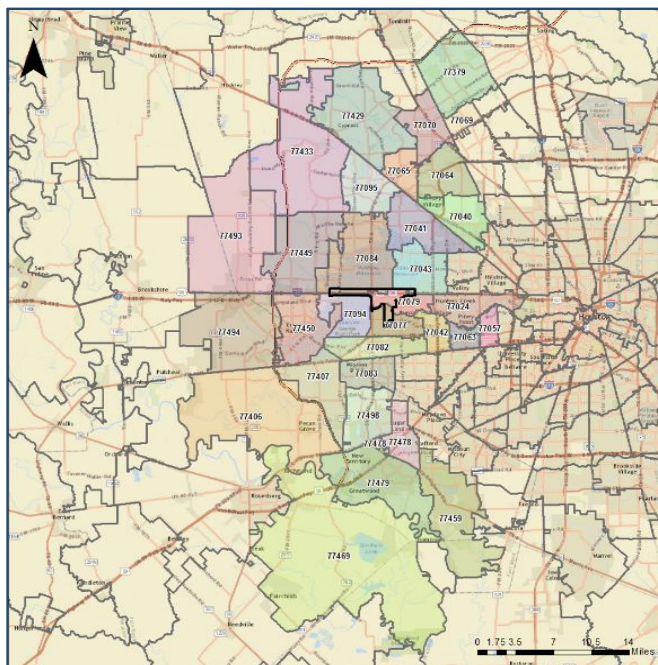


Exhibit 2 - Map of The Energy Corridor “Commute Zone”

The Energy Corridor workers’ residences are widely dispersed according to the Census. In 2015, the most recent Census worker data survey, 50.9% of The Energy Corridor workers lived within the ZIP codes shown on Exhibit 2.

The 2015 Census worker survey also found that 1.8% of Energy Corridor workers lived within the Energy Corridor boundaries seen in Exhibit 1, while 14.9% of Energy Corridor residents worked in the Energy Corridor as well. Both of these shares have increased in recent years as new multifamily housing has been built in the Energy Corridor.

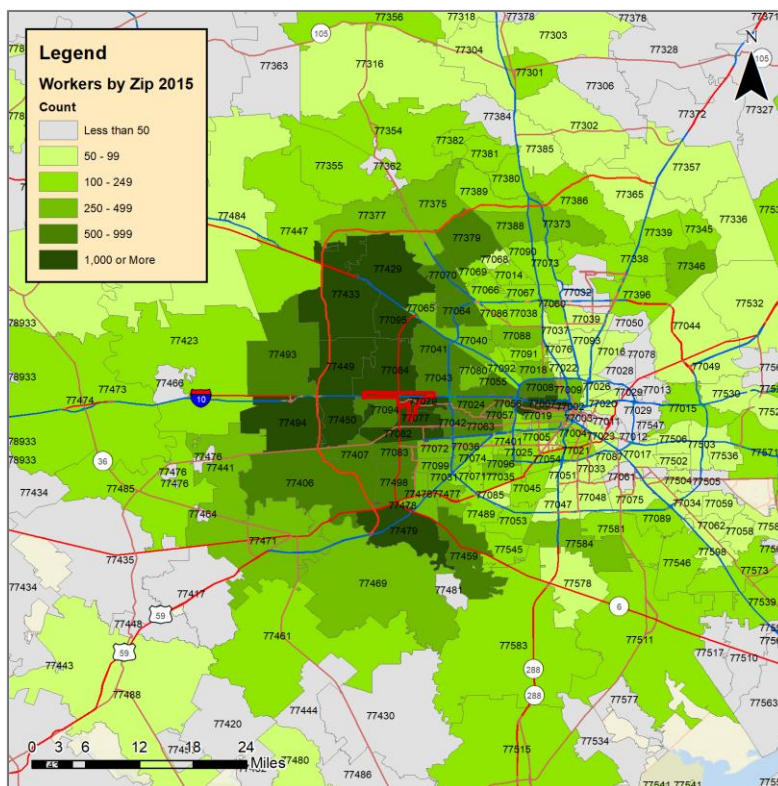


Exhibit 3 - Residential Location of Workers 2015

The Energy Corridor Area

Source: U.S Bureau of the Census, Longitudinal Employee-Household Dynamics (LEHD), OnTheMap

MAJOR EMPLOYERS

Table 1 - Major Employers (200+ employees)

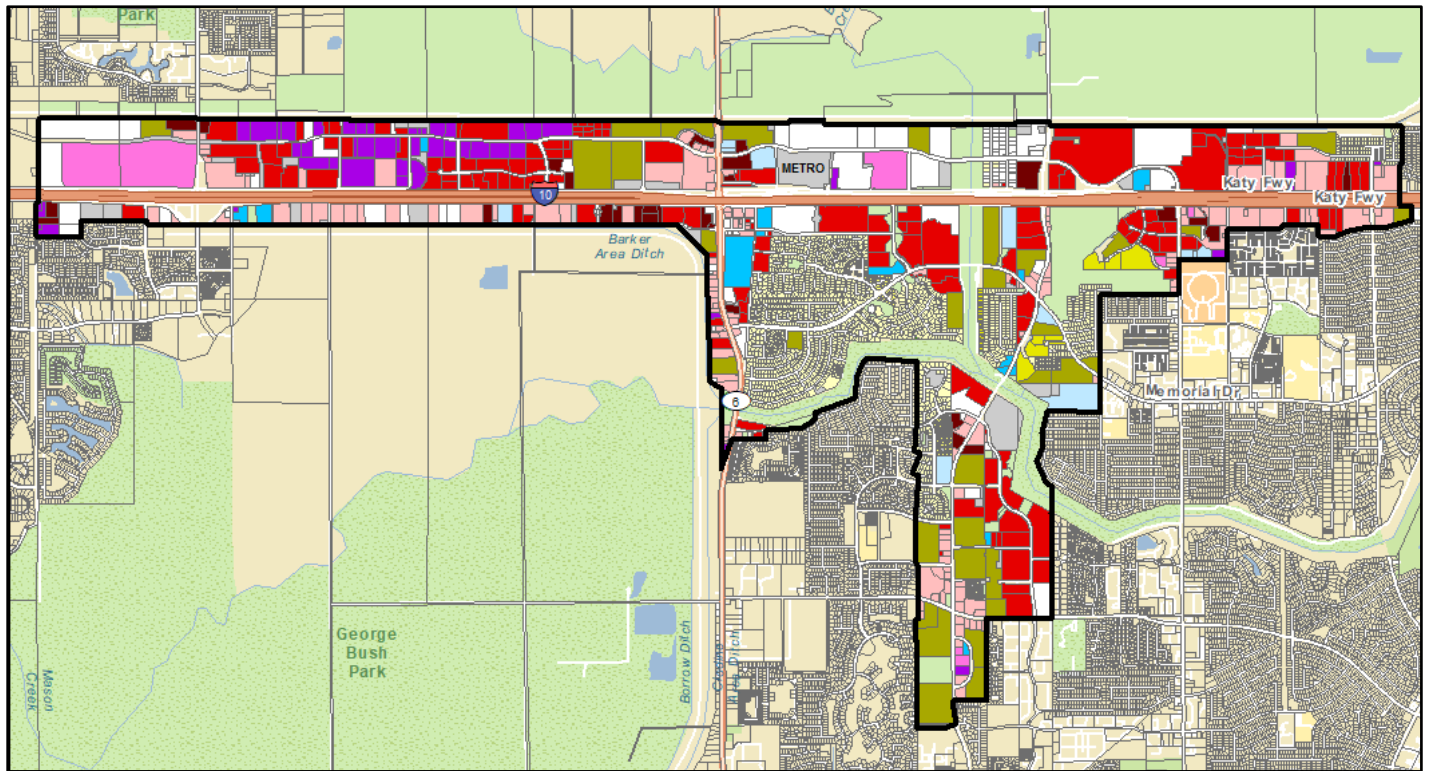
Company Name	Address	Employees
Wood Group	19416 Park Row, Suite 100	10,960
BP America, Inc.	501 Westlake Park Blvd.	9,537
Shell Oil Company, Woodcreek	200 North Dairy Ashford	5,000
Technip USA Inc.	11700 Katy Freeway, Suite 150	4,300
ConocoPhillips	600 N. Dairy Ashford	3,000
Methodist West Houston Hospital	18500 Katy Freeway	2,100
Mariner Post-Acute Network	15415 Katy Freeway, Suite 800	2,000
The Friedkin Group	1375 Enclave Pkwy.	2,000
Sysco Corporation	1390 Enclave Pkwy.	1,800
CITGO Petroleum Corporation	1293 Eldridge Parkway	1,367
Dow Chemical	1254 Enclave Parkway	1,330
Foster Wheeler USA Corporation	2020 S. Dairy Ashford Road	1,000
Texas Children's Hospital West	18200 Katy Freeway	1,000
Mustang Engineering (a Wood Group company)	16001 Park Ten Place, Suite 500	985
Star Furniture Company	16666 Barker Springs Road	850
Cardinal Health Pharmacy Services	1330 Enclave Pkwy.	750
KBR Inc.	1080 Eldridge Parkway	700
McDermott International Inc	777 N Eldridge Pkwy	700
Gulf States Toyota, Inc.	1375 Enclave Pkwy.	600
Alliance Engineering	330 Barker Cypress	450
Sercel Inc.	17200 Park Row	450
Worley Parsons	575 N Dairy Ashford St	450
Gulf Interstate Engineering Co.	16010 Barkers Point Ln, Suite 600	430
J. Ray McDermott, Inc.	757 N. Eldridge Pkwy.	400
Expro Americas LLC	738 Highway 6 South, Suite 1000	350
Schlumberger Financial	1200 Enclave Pkwy.	350
Top Golf	1030 Memorial Brook Blvd.	350
Bergaila & Associates, Inc.	1880 S. Dairy Ashford Rd, Suite 606	341
Clover Global Solutions LP	16225 Park Ten Place, Suite 420	300
Diamond Offshore Drilling, Inc.	15415 Katy Freeway	300
Saipem America Inc.	15950 Park Row	300
Stone & Webster Mgt. Consultant, Inc.	1430 Enclave Parkway	300
PGS Americas	15150 Memorial Dr	295
Mossy Nissan	12150 Katy Freeway	230
Omni Houston Hotel Westside	13210 Katy Freeway	221
Westside Lexus	12000 Old Katy Road	220
Atwood Oceanics	15835 Park 10 Place	200
SBM Atlantia, Inc.	1255 Enclave Pkwy. Suite 600	200
Sonangol USA	1177 Enclave Parkway, Suite 200	200

Source: CDS, based on data from the Greater Houston Partnership business database and the Energy Corridor District. The employment numbers are approximate and may well have fluctuated since publication.

LAND USE

Land Use Maps

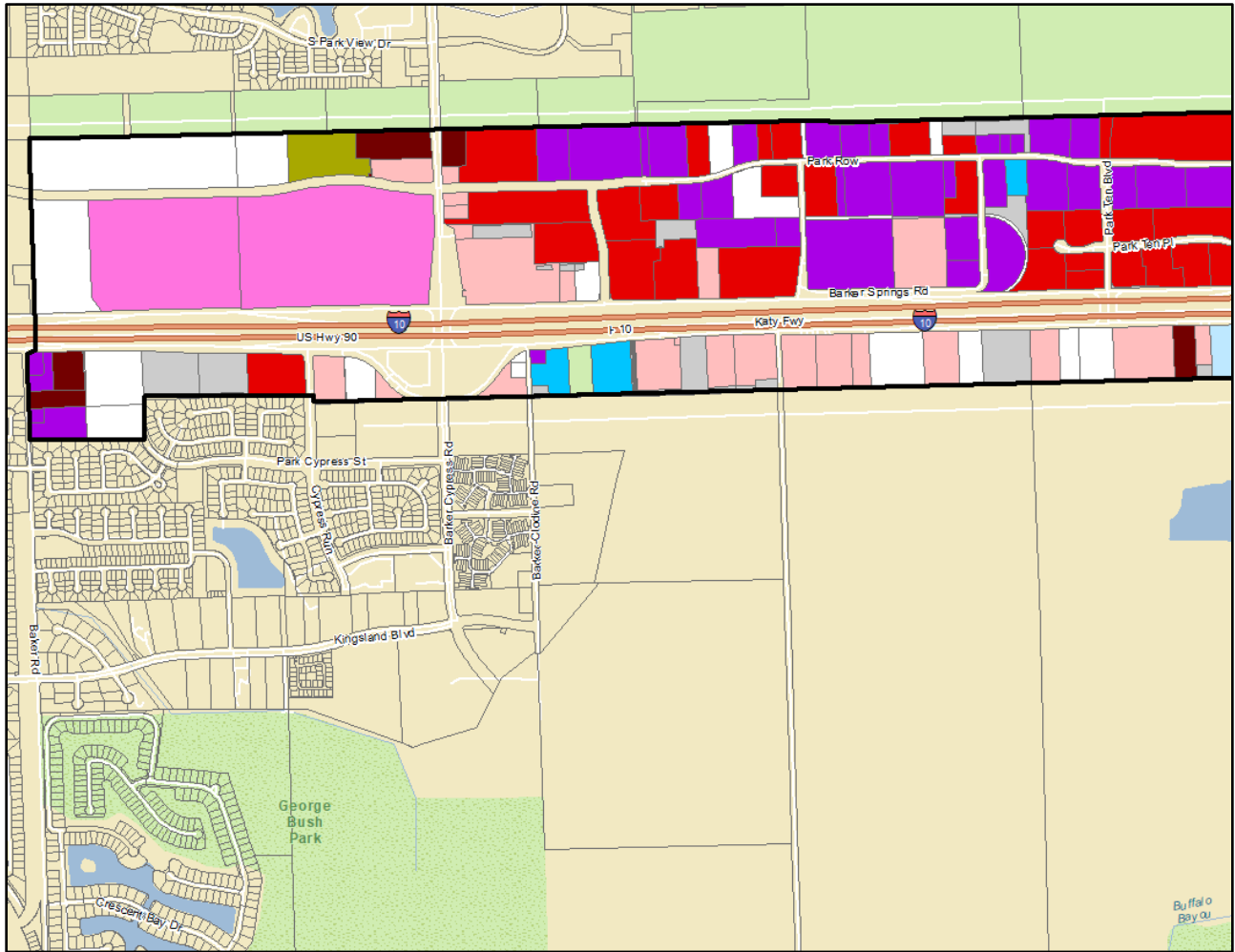
Exhibit 4 - Overall Existing Land Use Map



Land Use Color Coding

- | | |
|--|---|
| Hospital/Medical | Office |
| Hotel/Motel | Park |
| Industrial, Flex | Religious/Church |
| Industrial, Self-Storage | Retail |
| Institution | Single Family, Attach |
| Mixed Use | Single Family, Detach |
| Multifamily, Condo | Vacant, Developable |
| Multifamily, Rental | Vacant, Undevelopable/
Detention |
| Study Area Boundary | |

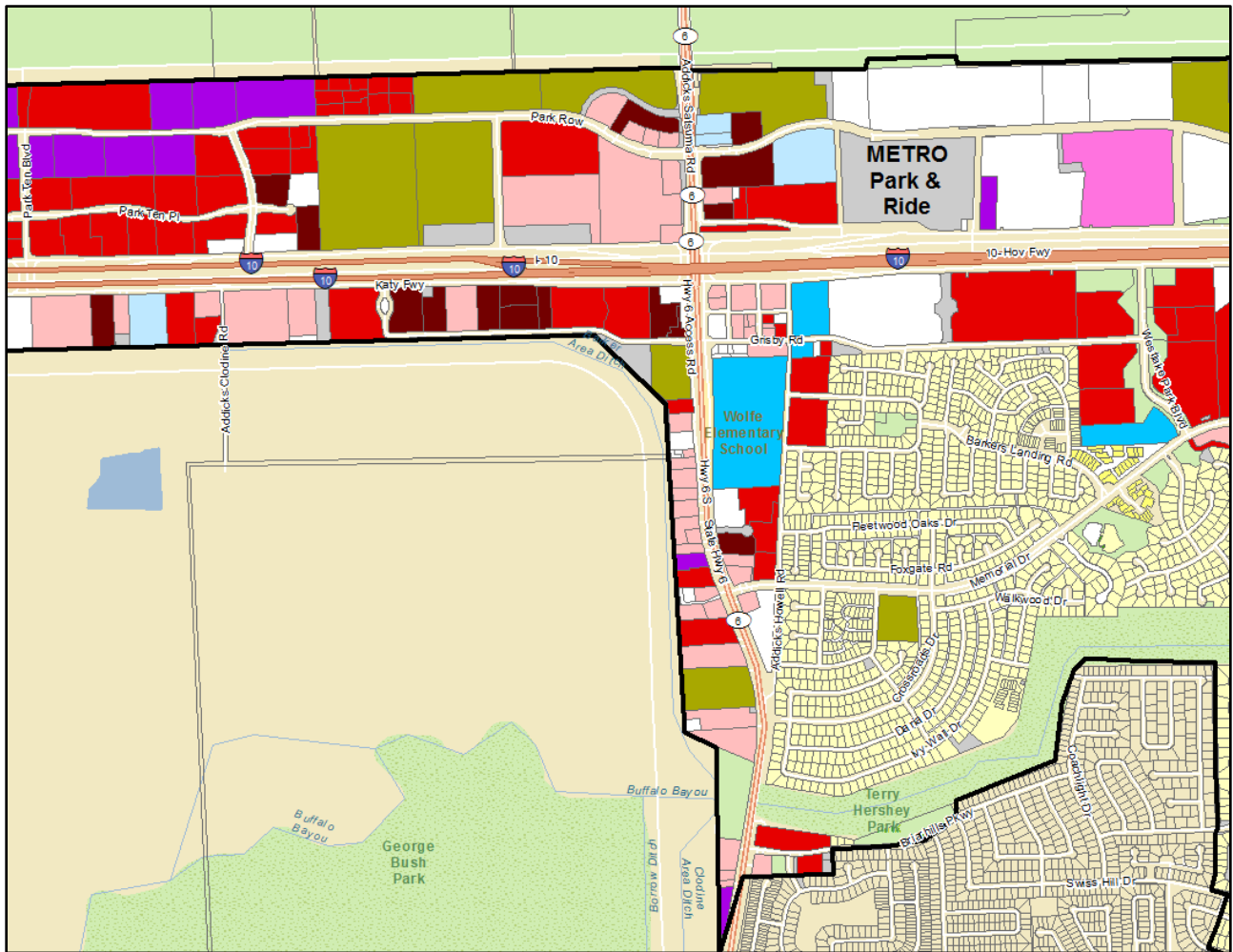
Exhibit 5 - Western Zone - Existing Land Use Map



Land Use Color Coding

- | | |
|---|---|
| ■ Hospital/Medical | ■ Office |
| ■ Hotel/Motel | ■ Park |
| ■ Industrial, Flex | ■ Religious/Church |
| ■ Industrial, Self-Storage | ■ Retail |
| ■ Institution | ■ Single Family, Attach |
| ■ Mixed Use | ■ Single Family, Detach |
| ■ Multifamily, Condo | ■ Vacant, Developable |
| ■ Multifamily, Rental | ■ Vacant, Undevelopable/
Detention |
| Study Area Boundary | |

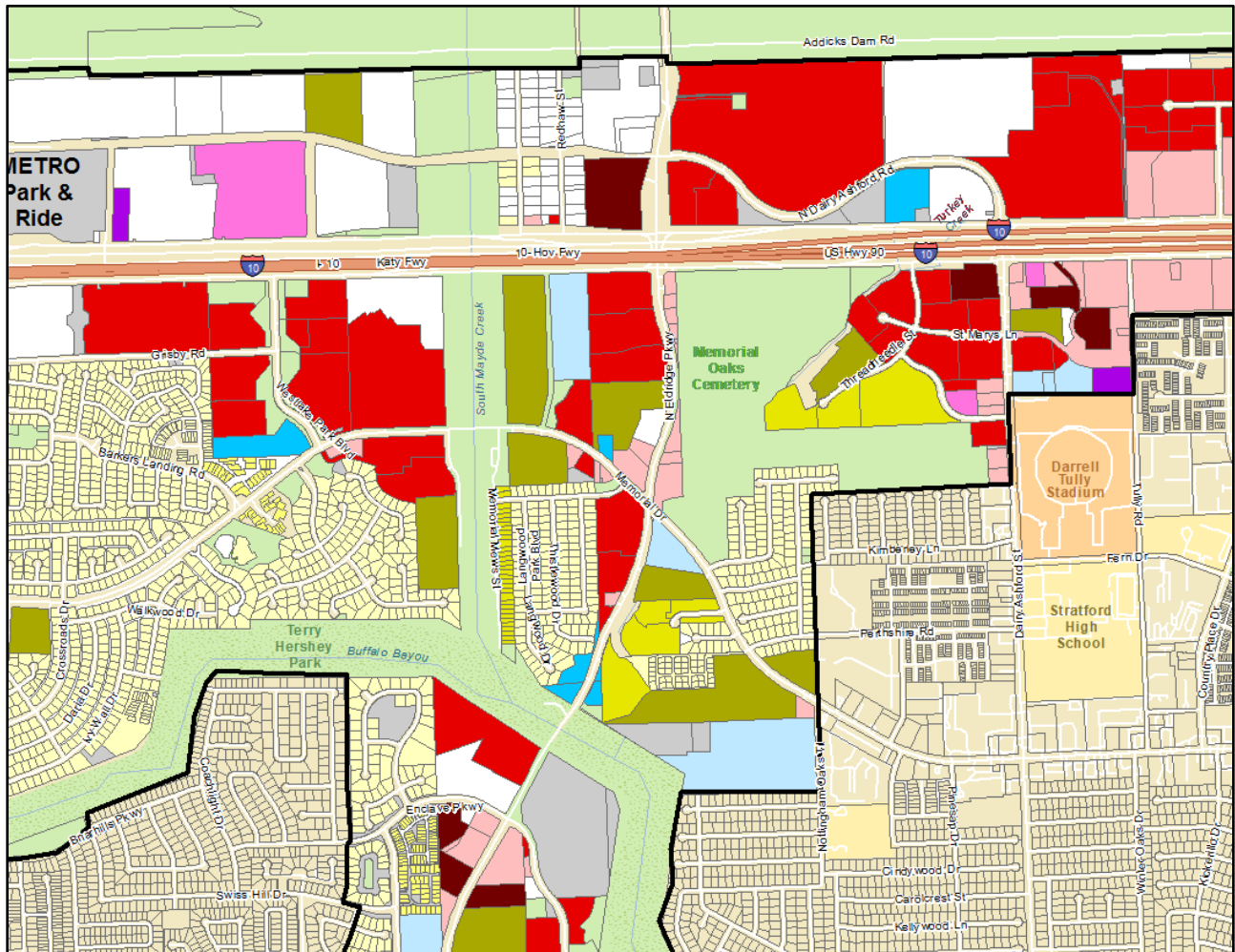
Exhibit 6 - West-Central Zone - Existing Land Use Map



Land Use Color Coding

- | | |
|--|---|
| Hospital/Medical | Office |
| Hotel/Motel | Park |
| Industrial, Flex | Religious/Church |
| Industrial, Self-Storage | Retail |
| Institution | Single Family, Attach |
| Mixed Use | Single Family, Detach |
| Multifamily, Condo | Vacant, Developable |
| Multifamily, Rental | Vacant, Undevelopable/
Detention |
| Study Area Boundary | |

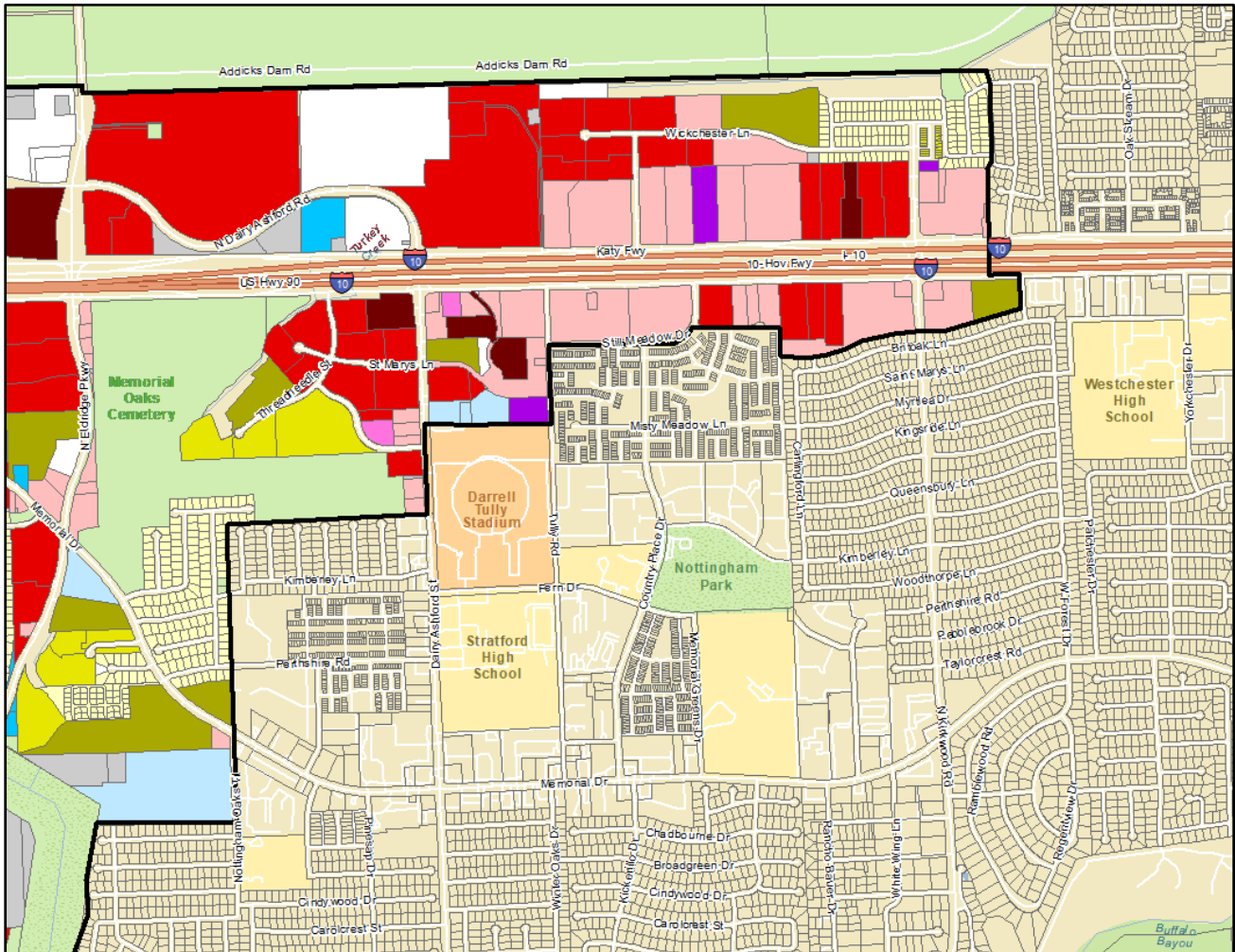
Exhibit 7 - East-Central Zone - Existing Land Use Map



Land Use Color Coding

- | | |
|---|--|
| Hospital/Medical | Office |
| Hotel/Motel | Park |
| Industrial, Flex | Religious/Church |
| Industrial, Self-Storage | Retail |
| Institution | Single Family, Attach |
| Mixed Use | Single Family, Detach |
| Multifamily, Condo | Vacant, Developable |
| Multifamily, Rental | Vacant, Undevelopable/
Detention |
| Study Area Boundary | |

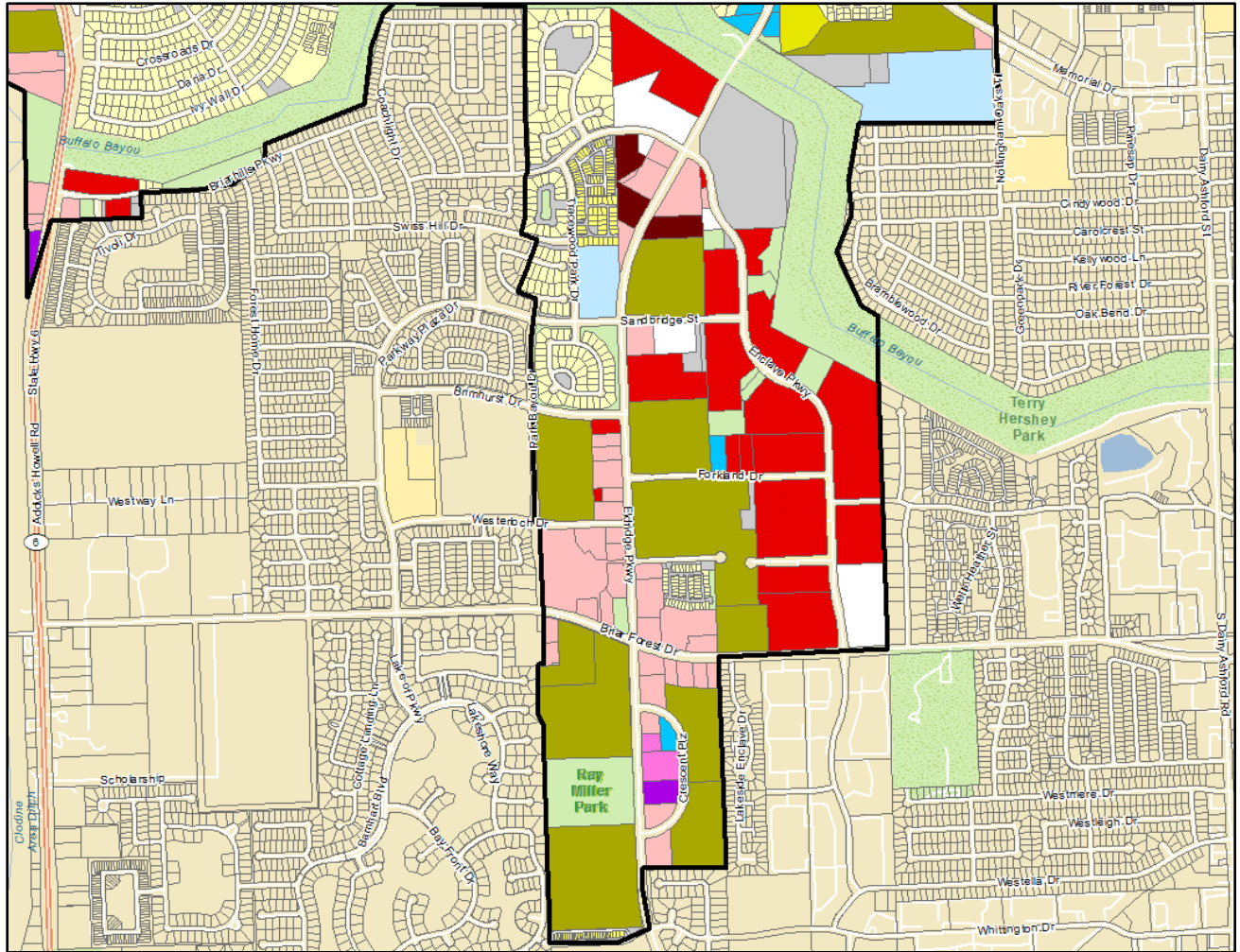
Exhibit 8 - Eastern Zone - Existing Land Use Map



Land Use Color Coding

- | | |
|---|--|
| ■ Hospital/Medical | ■ Office |
| ■ Hotel/Motel | ■ Park |
| ■ Industrial, Flex | ■ Religious/Church |
| ■ Industrial, Self-Storage | ■ Retail |
| ■ Institution | ■ Single Family, Attach |
| ■ Mixed Use | ■ Single Family, Detach |
| ■ Multifamily, Condo | ■ Vacant, Developable |
| ■ Multifamily, Rental | ■ Vacant, Undevelopable/
Detention |
| Study Area Boundary | |

Exhibit 9 - Southern Zone - Existing Land Use Map



Land Use Color Coding

- | | |
|---|--|
| ■ Hospital/Medical | ■ Office |
| ■ Hotel/Motel | ■ Park |
| ■ Industrial, Flex | ■ Religious/Church |
| ■ Industrial, Self-Storage | ■ Retail |
| ■ Institution | ■ Single Family, Attach |
| ■ Mixed Use | ■ Single Family, Detach |
| ■ Multifamily, Condo | Vacant, Developable |
| ■ Multifamily, Rental | Vacant, Undevelopable/
Detention |
| Study Area Boundary | |

Existing Development Summary

The table below illustrates the total commercial development in The Energy Corridor as of mid-2018. This data is based on the parcel level GIS information on land use, illustrated on the previous pages, prepared by CDS. The source data used in this analysis was updated for the 2018 inventory. The parcel-level shape file was downloaded from the Harris County Appraisal District to capture tracts that were subdivided. The parcel data was downloaded from HCAD's public data inventory in September 2017, when the 2017 tax records were finalized. Where parcel data was not available from HCAD, CDS added data from the inventory. The present boundaries of The Energy Corridor Study area were confirmed in 2011 and the numbers in following tables do not correlate entirely with those from the same categories in editions of this report issued prior to 2011.

Table 2 - Existing Commercial and Industrial Space

The Energy Corridor

Building Size in Square Feet						
Type	West	West-Central	East-Central	East	South	Total
Existing 2018						
Office/Mixed Use	3,915,809	3,524,206	12,254,812	3,394,409	3,996,484	27,085,720
Industrial/Warehouse	1,955,506	222,585	0	217,076	10,000	2,405,167
Retail	577,178	643,418	228,935	1,134,901	444,649	3,029,081
Grand Total	6,448,493	4,390,209	12,483,747	4,746,386	4,451,133	32,519,968

These numbers differ from those listed in the building inventory tables on the following pages. The tables on these upcoming pages are a listed inventory assembled by CDS that does not include some of the small commercial properties that HCAD parcel data counts.

The office space tabulation above is reasonably consistent with the office building listings in Tables 10 through 13.

In the case of retail, the 3 million square feet in the table above is substantially more than in the 1.4 million square feet listing in the tabulation of shopping centers (Table 7). The reason for this difference is that Table 7 largely includes shopping centers in excess of 10,000 square feet in size and does not include most of the owner-occupied, single use, or "pad" retail buildings such as banks, freestanding restaurants, car dealerships, and convenience stores.

Table 3 - Current Housing Units

The Energy Corridor

Number of Housing Units						
Type	West	West-Central	East-Central	East	South	Total
Existing 2018						
Multifamily Condo/Apts	0	2,387	3,488	803	3,506	10,184
Single Family, Attached	0	0	137	0	30	167
Single Family, Detached	0	990	591	128	129	1,838
Grand Total	0	3,377	4,216	931	3,665	12,189

For the 2017 multifamily unit count, the 10,184 units listed in the table above include condominium projects and HCAD unit counts as compared with the 9,353 units in only apartment projects listed later in Table 5.

Table 4 - Current Population and Employment Capacity

The Energy Corridor

Population and Employment Capacity						
Type	West	West-Central	East-Central	East	South	Total
Existing 2018						
Population Estimate	820	7,694	8,263	1,983	4,818	23,578
Employment Estimate	23,126	14,126	41,692	14,203	14,690	107,837

The table above contains estimates for the Energy Corridor's capacity for population and employment. These estimates were calculated based on characteristics in the parcel data from HCAD and supplementations that CDS added. Population is calculated using a variety of people-per-housing unit ratios, depending on the type of housing unit. Employment is calculated using square foot-per-employee ratios specific to the various commercial land uses. All ratios assume a reasonably high, but not 100%, occupancy rate, which is why these estimates are termed as the Energy Corridor's capacity for population and employment.

Multi-Family Housing

Table 5 - Apartments

The Energy Corridor (sorted by class, then by number of units)

Apartment Complex	Address	Zip	Class	Units	Built
Chandler Park	1950 Eldridge Pkwy	77077	A	432	1998
Broadstone Energy Park	710 Highway 6 S	77079	A	417	2016
Broadstone Memorial	875 Eldridge Pkwy	77079	A	401	2008
Briar Forest Apartments/Lofts	13202 Briar Forest	77077	A	400	2009
Heritage at Park Row	15211 Park Row	77084	A	400	1999
San Paloma	1255 Eldridge Pkwy	77077	A	396	2006
Carrington Park-Empirian	15335 Park Row	77084	A	390	2004
AML I of Eldridge Parkway Ph I	1415 Eldridge Pkwy	77077	A	368	1997
Alexan Enclave Apartments	13411 Briar Forest	77077	A	354	2016
Village on the Parkway	1333 Eldridge Pkwy	77077	A	352	1994
The Heights at Park Row - Worthing	13710 Park Row	77084	A	342	2015
Park on Memorial, The	14855 Memorial Dr	77079	A	334	1991
Eclipse	1725 Crescent Plaza	77077	A	330	2009
Parkside at Memorial - Grayco	15375 Memorial Dr	77079	A	329	2015
Alliance 7 Seventy Eldridge	770 N Eldridge Pkwy	77079	A	327	2014
Domain on Eldridge, The	1755 Crescent Plaza Dr	77077	A	320	2012
Arcadian West	14220 Park Row	77079	A	318	1998
San Montego	1600 Eldridge	77077	A	314	1998
Alexan Ashford	1200 N. Dairy Ashford	77079	A	312	2016
Village on Memorial, The	15200 Memorial Drive	77079	A	305	2005
H6 Apartments	14805 Grisby Rd	77079	A	293	2016
Legend at Park Ten, The	15000 Park Row	77084	A	236	1999
Park Place	15200 Park Row	77084	A	229	1996
Memorial Aura	14900 Memorial Dr.	77079	A	228	2015
Promenade Memorial	15135 Memorial	77079	A	228	1992
AML I of Eldridge Parkway Ph II	1415 Eldridge Pkwy	77077	A	216	1999
Marquis on Memorial, The	15885 Memorial Dr	77079	A	104	1993
West Memorial Place - Grayco	15375 Memorial Dr	77079	A	70	2015
Eagle Hollow	11900 Wickchester	77043	B	350	1981
Live Oak	851 Threadneedle	77079	B	162	1977
Meadows on Memorial	700 Memorial Mews	77079	B	96	1981
Total Units				9,353	

Source: Enriched Data (formerly O'Connor & Associates), CDS

Table 6 - Apartments – Under Construction and Proposed

The Energy Corridor

Apartment Complex	Location	Class	Units	Status
Huntington 10 Oaks - The Vic at Park Row	Park Row at Barker Cypress	A	384	U/C
Total Units			384	

Source: Enriched Data (formerly O'Connor & Associates), CDS, Energy Corridor District

Retail

Table 7 - Retail Centers

The Energy Corridor ranked by size

Existing Center Name	Address	Zip	Net SF	Year Built
Star Furniture	16666 Barker Springs	77084	174,425	1980
Bally Park 10	17750 Katy Fwy	77084	150,000	2006
Sewell Mercedes-Benz	1025 Hwy 6, N	77079	135,000	2016
Tully I-10 Shopping Ctr	12151 Katy Frwy	77079	126,600	1974
Parkway Villages Shopping Ctr	1506 Eldridge Pkwy	77077	100,000	2000
Kirkwood Center	11635 Katy Frwy	77079	50,400	1969
Top Golf Entertainment	Memorial Brook Blvd	77084	50,000	2012
Plazas At The Parkway, The	1127 Eldridge Pkwy	77077	46,670	2001
LA Fitness	1555 Eldridge Pkwy	77088	45,000	2006
TK Center Retail	1809 Eldridge Pkwy	77077	42,000	2009
Dairy Ashford Center	1001 Dairy Ashford, S	77079	26,598	1978
Grainger Supply Store	17010 Katy Fwy	77084	26,400	2006
11939 Katy Frwy	11939 Katy Frwy	77079	20,522	1979
Shops at Ten Oaks	18006 Park Row Rd	77084	20,451	2017
Parkway Villages (Phase II)	13410 Briar Forest	77077	18,700	2007
Olive Hill	1531 Eldridge Pkwy	77077	18,320	2008
Eldridge Retail Center	1520 Eldridge Pkwy	77077	18,320	2009
Plaza at the Park Ten	1029 Hwy 6 N	77079	18,102	2000
Satya retail at Sandbridge	1275 Eldridge Pkwy	77077	18,000	2007
Golden Oak	214 Addicks Howell Rd	77079	17,645	2008
Retail 14515 Katy Freeway	14515 Katy Freeway	77079	17,645	2009
Addicks Plaza	432 Hwy 6, N	77079	17,460	1978
Eldridge Briar Retail Center	1635 Eldridge Pkwy	77077	16,750	2009
Satya Retail Pad Sites	Eldridge Crescent	77077	16,750	2009
Eldridge Village Shopping Ctr	1402 Eldridge Pkwy	77077	15,960	1998
Kayvon Plaza II	15445 Memorial Dr	77079	15,313	2004
15625 Katy Frwy	15625 Katy Frwy	77094	15,000	1996
Kayvon Plaza I	15455 Memorial Dr	77079	15,000	2004
La-Z-Boy Furniture	15905 Katy Fwy	77094	14,724	2000
CVS Pharmacy	15010 Memorial Dr, N	77079	13,647	2005
Memorial & Eldridge Center	840 N Eldridge Pkwy	77079	12,421	1998
Briarforest Plaza	13346 Briar Forest	77077	11,981	2005
IBC Bank Eldridge and Briar Forest	1545 Eldridge Pkwy	77077	11,981	2007
Briar Hills Parkway	1101 Hwy 6, S	77077	11,650	1978
Barker Cypress Plaza	18111 Katy Frwy	77079	10,750	2009
Katy Addicks Plaza	14725 Katy Fwy	77079	10,065	2003
Le Mistral and Foody's	1420 Eldridge Pkwy	77077	10,000	2008
Fincher Eldridge/Enclave	1140 Eldridge Pkwy	77077	10,000	2009
Chick-Fil-A Restaurant	13412 Briar Forest Dr	77077	5,000	2014
People's Trust Credit Union	Crescent at Eldridge Parkway	77077	5,000	2013
Total SF			1,380,250	

Source: Enriched Data (formerly O'Connor & Associates), CDS, Energy Corridor District

Table 9 - Regional Shopping Centers

(Serving The Energy Corridor but outside of the boundaries)

Center Name	Location	Zip	Net SF	Year Built
Memorial City Mall	Interstate 10 at Gessner Road	77024	1,883,497	1966
Katy Mills Mall	Interstate 10 at Pin Oak Road	77024	1,189,816	1999
West Oaks Mall	FM 1093 at State Highway 6	77082	1,073,112	1984
		Total	4,146,425	

Source: Enriched Data (formerly O'Connor & Associates), CDS, Harris County Appraisal District

Office

Table 10 - Class A - Office Buildings

The Energy Corridor (listed by size)

Class A Building	Address	Zip	Sq. Feet	Built
Conoco Center, 16 Buildings	600 N Dairy Ashford Rd.	77079	1,200,000	1984
One Westlake Park BP Center	501 Westlake Park Blvd.	77079	949,379	1982
Energy Center 4	925 N. Eldridge Pkwy	77079	600,000	2015
Four Westlake Park	200 Westlake Park Blvd.	77079	598,057	1992
Energy Center 3	935 N. Eldridge Pkwy	77079	550,000	2014
Energy Center 5	915 N. Eldridge Pkwy	77079	550,000	2016
Gulf States Toyota 2 office buildings	1345 Enclave	77077	500,000	2009
Energy Tower III	11740 Katy Fwy	77079	429,000	2014
Energy Tower IV	11750 Old Katy Rd.	77079	429,000	2015
Energy Tower II	11720 Katy Fwy	77079	428,000	2009
Three Westlake Park	550 Westlake Park Blvd.	77079	414,792	1983
Shell Oil 5	200 N. Dairy Ashford	77079	402,000	2015
BP Helios Plaza / E&P Learning Ctr	501 Westlake Park	77079	390,000	2009
Two Westlake Park	580 Westlake Park Blvd.	77079	381,327	1982
Shell Oil 3	200 N. Dairy Ashford	77079	375,000	2014
Shell Oil 4	200 N. Dairy Ashford	77079	375,000	2014
Dow Houston-The Plaza at Enclave	1254 Enclave	77077	354,000	2008
West Memorial Place II - Skanska	15375 Memorial Dr	77079	350,000	2016
Eldridge Oaks I	1080 Eldridge Parkway	77079	350,000	2009
West Memorial Place I - Skanska	15375 Memorial Dr	77079	350,000	2015
Houston EC Development	13501 Katy Fwy	77079	345,900	1980
Energy Center I	575 N. Dairy Ashford Rd.	77079	330,000	2008
Energy Crossing II	15011 Katy Frwy	77094	327,404	2014
Energy Tower I	11700 Katy Fwy	77079	325,826	1999
Shaw - Stone & Webster Bldg.	1430 Enclave Parkway	77077	312,564	1994
Sysco Headquarters Ph I	1370 Enclave Parkway	77077	312,000	2006
Energy Center II	585 N. Dairy Ashford	77079	303,000	2009
Enclave Place	1414 Enclave Parkway	77077	302,000	2015
Three Eldridge Place	737 N Eldridge Parkway	77079	300,000	2009
Kirkwood Atrium III	11757 Katy Fwy	77079	280,435	1984
Two Eldridge Place	757 N Eldridge Pkwy.	77079	279,329	1986
Ten West Corporate Center II	17420 Katy Fwy	77094	250,000	2007
CITGO -- Eldridge Green	1293 Eldridge Parkway	77077	249,158	1999
Transwestern Westgate 1	17220 Katy Fwy	77084	249,000	2014
One Eldridge Place	777 N Eldridge Parkway	77079	239,501	1985
Energy Crossing I	15021 Katy Frwy	77079	239,166	2009
Transwestern Westgate 3	17220 Katy Fwy	77084	226,000	2014
Kirkwood Atrium II	11767 Katy Fwy	77079	224,630	1982
1401 Enclave Pkwy	1401 Enclave Parkway	77077	208,000	2006
Cardinal Health Services	1330 Enclave Parkway	77077	200,000	1999
Sysco Conference Center	1390 Enclave Parkway	77077	200,000	2005
Ten West Corporate Center I	17404 Katy Fwy	77094	200,000	1998
Transwestern Westgate 2	17220 Katy Fwy	77084	186,000	2014
Stena - Sasol	12120 Wickchester Lane	77079	175,000	2015

Class A Building	Address	Zip	Sq. Feet	Built
Stena - Jacobs Plaza	12140 Wickchester Lane	77079	175,000	2015
Enclave on the Lake	1255 Enclave Parkway	77077	171,091	1999
Shell Exploration & Production	200 N. Dairy Ashford	77079	170,000	2009
Shell Woodcreek Phase I	200 N. Dairy Ashford Rd.	77079	170,000	2008
Methodist Professional Building 2	18000 Katy Fwy	77084	166,000	2014
One Park 10 Plaza	16225 Park Ten Place Dr.	77084	164,676	1982
The Offices at Park 10, Phase 1	16282 Park Ten Place Dr.	77084	160,800	1999
The Offices at Park 10, Phase 2	16290 Park Ten Place Dr.	77084	156,468	2006
Park Ten Plaza	15115 Park Row	77084	155,789	2000
Park Ten Centre	1311 Broadfield Blvd.	77084	155,040	1999
1200 Enclave Pkwy.	1200 Enclave Parkway	77077	153,667	1999
The Reserve at Park Ten Place Phase I	15721 Park Row	77084	150,000	2009
Methodist Hospital Medical Office	18000 Katy Fwy	77084	150,000	2012
Texas Children's Hospital Physician Bldg	18400 Katy Fwy	77084	150,000	2010
Metro National	15150 Memorial Dr.	77079	146,765	1992
Lincoln - Park 10 Center I	16200 Park Row	77084	146,429	2015
Barker's Landing Gulf Plaza	16010 Barkers Point Ln.	77079	120,651	1982
Woodbranch Office Plaza I	12121 Wickchester Ln.	77079	119,639	1983
Woodbranch Office Plaza II	12141 Wickchester Ln.	77079	118,448	1983
Park Ten Place	16365 Park Ten	77084	110,405	2009
BP communications center	501 Westlake Park Blvd.	77079	110,000	2014
Woodbranch Bldg.	12012 Wickchester Ln.	77079	108,999	1983
Reliability Bldg	16400 Park Row	77084	90,000	1985
Shell Exploration Amenities Center	200 N. Dairy Ashford Rd.	77079	30,000	2008
Total Class A SF			19,590,335	

Source: Enriched Data (formerly O'Connor & Associates), CDS, Harris County Appraisal District, Energy Corridor District

Table 11 - Class B - Office Buildings

The Energy Corridor (listed by size)

Class B Building	Address	Zip	Sq. Feet	Built
Republic Square I	13501 Katy Fwy	77079	332,244	1979
Ashford V	14701 St. Mary's Ln.	77079	202,916	1981
Ashford VII	900 Threadneedle St.	77079	188,113	1979
Ashford VI	1155 Dairy Ashford Rd.	77079	183,268	1981
Freeway Tech Center	17000 Katy Fwy	77084	174,521	2007
Diamond Offshore	15415 Katy Fwy	77094	165,600	1983
Memorial 6 Office Bldg.	738 S Hwy 6	77079	156,703	1985
Atrium at Park Ten	16340 Park Ten Place Dr.	77084	139,834	1981
16001 Park Ten Place Dr.	16001 Park Ten Place Dr.	77084	136,954	1983
Timberway II	15995 N Barkers Landing Rd.	77079	130,578	1983
Park Row Place - (Mustang)	17900 Park Row	77084	121,000	2007
Park Row Center	15342 Park Row	77084	118,500	2009
Ashford East	1160 Dairy Ashford Rd.	77079	113,289	1979
Parkview I	330 Barker Cypress Rd.	77094	111,532	1987
16430 Park Ten Pl	16430 Park Ten Place Dr.	77084	109,544	1982
Ten Plaza West - Sea Engineering	15915 Katy Fwy	77094	104,337	1982

Class B Building	Address	Zip	Sq. Feet	Built
Abbey Office Center	1400 Broadfield Blvd.	77084	102,865	1982
Briar Hills I	1011 S Hwy 6	77077	101,630	1982
PBS&J Plaza	1250 Woodbranch Park Dr.	77079	100,054	1981
Yancey Hausman Office/Flex	16901 Park Row	77084	100,000	2009
Timberway I	15990 N Barkers Landing Rd.	77079	93,789	1982
Lincoln Park Ten	15810 Park Ten Place Dr.	77084	85,026	1982
Ashford Place III	14800 St. Mary's Ln.	77079	84,775	1979
Member's Choice Credit Union	18211 Katy Fwy	77094	83,724	2017
Park 10	16420 Park Ten Place Dr.	77084	83,078	1982
Mustang Engineering	16900 Park Row	77084	82,212	1980
17171 Park Row Bldg.	17171 Park Row	77084	74,774	1982
Park Ten Place I	16350 Park Ten Place Dr.	77084	71,893	1979
Park Ten Place II	16360 Park Ten Place Dr.	77084	69,667	1981
810 S Hwy 6	810 S Hwy 6	77079	68,987	1980
Atwood Oceanics	15835 Park Ten Place Dr.	77084	59,825	1981
Ashford Place	950 Threadneedle St.	77079	58,511	1977
1201 Dairy Ashford Rd.	1201 Dairy Ashford Rd.	77079	58,001	1976
Ashford IV	14811 St. Mary's Ln.	77079	57,311	1980
Two Park Ten Place	16300 Katy Fwy	77094	57,050	1983
Ashford Atrium	14825 St. Mary's Ln.	77079	44,474	1978
Barkers Point Plaza	16000 Barkers Point Ln.	77079	41,607	1981
16211 Park Ten Place Dr.	16211 Park Ten Place Dr.	77084	40,800	1980
Wood Group	1410 Park Ten Blvd.	77084	40,000	2003
Universal Fidelity Corporation	1445 Langham Creek Dr.	77084	40,000	2006
Sonangal	1177 Enclave Pkwy.	77077	36,907	2002
Bernstien Perwin 3 Story Office Bldg.	14511 Old Katy Rd	77079	36,000	2009
Wells Fargo Bank Bldg.	1035 Dairy Ashford Rd.	77079	35,150	1977
One Park Ten Place	16365 Park Ten Place Dr.	77084	34,034	2006
Memorial Office Park, Bldg. B	14925 Memorial Dr.	77079	33,578	1979
Memorial Office Park, Bldg. A	14925 Memorial Dr.	77079	28,951	1979
16000 Memorial Dr.	16000 Memorial Dr.	77079	28,229	1981
Briarhills Parkway Bldg.	14515 Briarhills Pkwy.	77077	25,173	1982
Bernstien Perwein Office Building	14521 Old Katy Rd	77084	25,000	2005
Ashford Plaza Medical Center	14730-14740 Barryknoll Ln.	77079	20,000	1978
Sylvan Inc. - Orthodontist	1398 Eldridge	77077	18,000	2007
Foundation Surgery	15775 Park Ten Place Dr.	77084	18,000	2004
Total Class B SF			4,528,008	

Source: Enriched Data (formerly O'Connor & Associates), CDS, Harris County Appraisal District, Energy Corridor District

Table 12 - Class C - Office Buildings

The Energy Corridor (listed by size)

Class C Building	Address	Zip	Sq. Feet	Built
Kirkwood Atrium North & South	11777 Katy Fwy	77079	123,300	1979
Fountains @ Park Ten	16430 Park Ten Place	77084	114,000	1982
11999 Katy Fwy	11999 Katy Fwy	77079	106,748	1980
One Woodbranch Centre	11931 Wickchester Ln.	77043	65,900	1984
Addicks Ten Business Park	14520, 14526, 14530 Old Katy Rd.	77079	31,000	1981

Class C Building	Address	Zip	Sq. Feet	Built
NACE International	1440 S Creek Dr	77084	28,000	1977
West Quad Bldg	16600 Park Row	77084	24,000	1981
Addicks Atrium	430 S Hwy 6	77079	20,006	1979
Syntron	17150 Park Row	77084	17,000	1981
Memorial Plaza	15119 Memorial Dr.	77079	15,351	1969
14960 Park Row	14960 Park Row	77084	13,508	1995
303 Stafford St.	303 Stafford St.	77079	11,000	1981
Total Class C SF			569,813	

Source: Enriched Data (formerly O'Connor & Associates), CDS, Harris County Appraisal District, Energy Corridor District

Table 13 - Summary of Existing Office Buildings by Sub District
The Energy Corridor

District	Class A	Class B	Class C	Grand Total
Ashford Place		129,249		129,249
Energy Corridor District	10,664,997	1,528,780	67,859	12,261,636
Enclave Parkway	2,713,322			2,713,322
Other Areas		349,698		349,698
Park Ten West	2,710,818	1,942,109	186,000	4,838,927
South Highway 6	687,221	478,118	20,006	1,185,345
Woodbranch/Kirkwood	2,813,977	100,054	295,948	3,209,979
Grand Total	19,590,335	4,528,008	569,813	24,688,156

Exhibit 10 - The Energy Corridor Sub-Districts Map

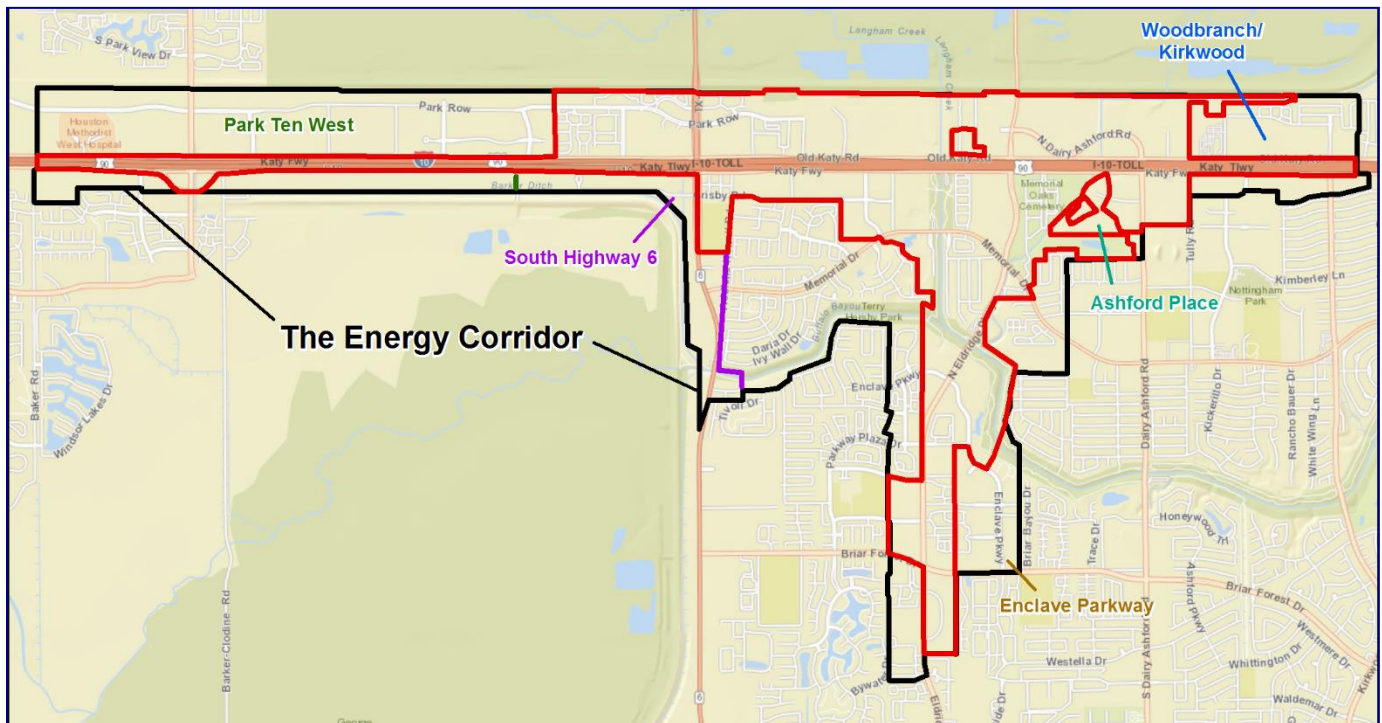


Exhibit 11 - The Energy Corridor Office Construction History

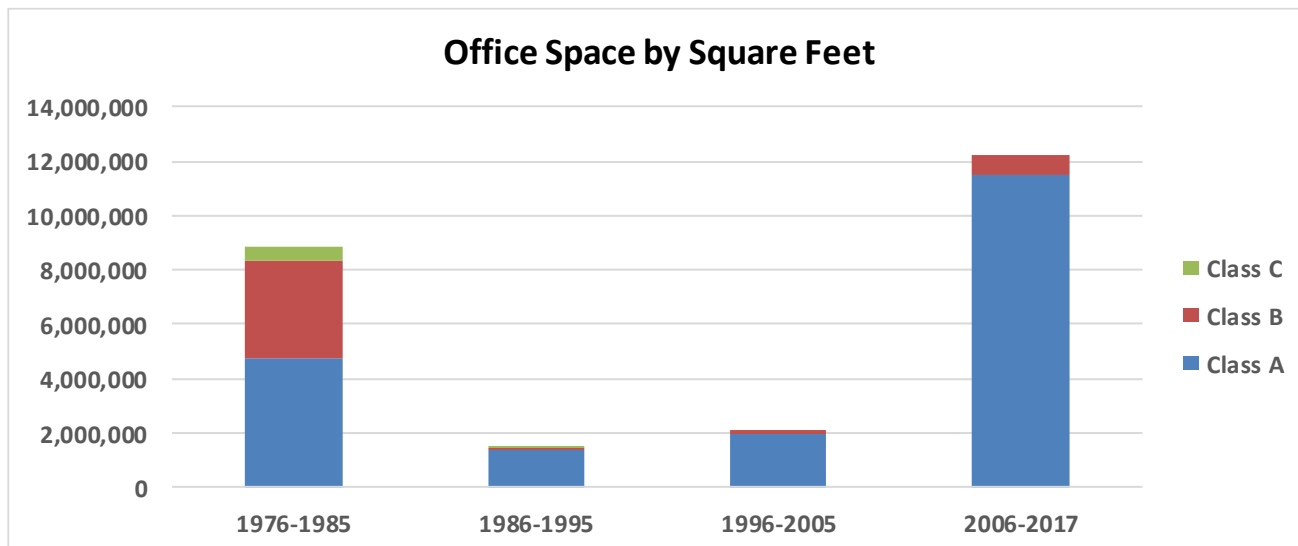


Table 14 - Office Buildings - Proposed

Proposed

Proposed Building	Location	Zip	Sq. Feet
Transwestern Pinnacle West Office	Park Row	77079	1,500,000
Westlake 5	IH 10 at Keating	77079	750,000
Core Office Park West II	Park Row	77084	750,000
Core Office Park West III	Park Row	77084	750,000
Core Office Park West IV	Park Row	77084	750,000
Eldridge Oaks II	Eldridge at Enclave	77079	350,000
Shell Oil 6	200 N. Dairy Ashford	77079	350,000
Core Office Park West I	Park Row	77084	321,000
Enclave Corporate Center	Enclave	77077	170,000
The Reserve at Park Ten Place Phase II	15720 Park Ten Place	77084	150,000
Lincoln - Park 10 Center II	Park Row	77084	146,429
Total Proposed SF			5,987,429

Industrial/Warehouse/Distribution

Table 15 - Industrial/Warehouse/Distribution Facilities

Facility	Address	Zip	Gross SF	Yr Built
Park 10 Service Center	16802 Barker Springs	77084	250,331	1978
Park Ten Distribution Center	1325 Creek Dr	77084	152,700	1980
Star Furniture	16666 Barker Springs	77084	141,850	1980
Public Storage	11900 Old Katy Rd 723	77079	136,132	1979
16400 Park Row	16400 Park Row	77084	131,000	1980
16727 Park Row	16727 Park Row	77084	100,000	1975
Park-Ten Crescent	1304 Langham Creek Dr	77084	89,541	1979
First Document Storage Building	16900 Park Row	77084	82,212	1980
Techniplex Business Center	1441 Park Ten Blvd	77084	79,000	1976
Techniplex Business Center I	16203 Park Row	77084	78,116	1982
Syntron Inc	17200 Park Row	77084	75,000	1980
Memorial Mini Storage	1101 Tully	77079	72,058	1978
Park Row Center	16522 Park Row	77084	71,500	1979
Saipem America	15950 Park Row	77084	70,000	1976
17015 Park Row	17015 Park Row	77084	60,100	1979
16514 Park Row	16514 Park Row	77084	57,500	1990
South Coast Technology	16503 Park Row	77084	50,500	1978
Canteen	15951 Park Row	77084	50,000	1980
Sercel, Inc	17155 Park Row	77084	50,000	1981
Blue Bell	16770 Park Row	77084	50,000	2007
Business Center at Park Ten - Phase I	15740 Park Row	77084	45,000	1998
Park Row Technology Center	16700 Park Row	77084	42,070	1998
Business Center at Park Ten - Phase II	15730 Park Row	77084	41,400	1998
Techniplex Business Center II	16223 Park Row	77084	38,244	2000
Technipark Ten Service Center	16155 Park Row	77084	37,701	1984
16610 Barker Springs	16610 Barker Springs	77084	35,361	1980
Terrapin Corporation	16337 Park Row	77084	35,170	1979
16400 B Park Row	16400 Park Row	77084	35,000	1985
Technipark Ten Service Center #4	16115 Park Row	77084	33,934	1984
16600 Park Row	16600 Park Row	77084	31,410	1981
Park Row, 16910	16910 Park Row	77084	29,709	1978
16930 Park Row	16930 Park Row	77084	29,600	1978
Business Center at Park Ten - Phase III	15720 Park Row	77084	28,800	1998
Continental Carbon	16850 Park Row	77084	28,000	1980
17150 Park Row	17150 Park Row	77084	27,500	1978
McMillian Equipment Company	16720 Park Row	77084	27,000	1973
Sears Service Center	16555 Park Row	77084	24,118	1978
Addicks 10 Business Park	13800 Old Katy Rd	77079	15,400	1961
Park Row Center I	15330 Park Row	77084	15,000	2008
Park Row, 16534	16534 Park Row	77084	14,750	1978
600 Highway 6	600 Highway 6	77079	13,602	2005
17111 Katy Freeway	17111 Katy Fwy	77094	11,400	1980
Park Ten Business Park	16510 Park Row	77084	10,000	1980
Total Industrial SF			2,497,709	

Source: Enriched Data (formerly O'Connor & Associates), CDS, Harris County Appraisal District, Grubb & Ellis Data Services

Hospitality

Table 16 - Hotels and Motels

Hotel/Motel	Address	Keys
Omni Westside Hotel	13210 Katy Freeway	400
Wyndham: Houston West	14703 Park Row	330
Embassy Suites Energy Corridor	11730 Katy Freeway	216
Embassy Suites	16435 Katy Freeway	208
Marriott Park 10	16011 Katy Freeway	206
Hilton Garden Inn Houston Energy Corridor	12245 Katy Freeway	190
Courtyard Marriott	12401 Katy Freeway	176
Extended Stay Deluxe	15385 Katy Freeway	145
Motel 6 Studio Extended Stay	14833 Katy Freeway	135
Studio 6	1255 N Highway 6	134
Four Points by Sheraton	Baker Road at I-10	134
Courtyard by Marriott	18010 Park Row	132
Residence Inn West	1150 Eldridge Pkwy	129
Red Roof Inn	15701 Park Ten Place	123
Holiday Inn Energy Corridor	1112 Eldridge Pkwy	122
Staybridge Suites	1225 Eldridge Pkwy	122
Value Place I-10 West	121 Baker Rd	121
Residence Inn Marriott	1550 Barker Cypress	120
Drury Inn West	1000 Hwy. 6 @ Katy Freeway	119
La Quinta Inn & Suites - Park 10	15225 Katy Freeway	117
Hyatt Summerfield Suites	15405 Katy Freeway	116
Holiday Inn Express West Energy	12323 Katy Freeway	115
Spring Hill Suites	1350 Broadfield	112
TownePlace Suites West	15155 Katy Freeway	94
Fairfield Inn Katy Freeway	15111 Katy Freeway	80
Homewood Suites Park 10 Lodging	14450 Park Row	74
Quality Inn	715 Hwy. 6 @ Memorial	63
America's Best Value Inn and Suites	15101 Katy Freeway	47
	Total Rooms	4,080

Source: *Texas Hotel Performance Factbook, 2017 Annual*, Source Strategies, San Antonio, TX

Hotels and Motels in the Energy Corridor have increased their revenue 43% since 2010, topping \$87 million in 2017. Revenue per Available Room (REVPAR) is up \$12.19 since 2010, to \$62.26 in 2017. Average occupancy has risen from 55.6% to 63.9% during this time. Hotels also saw dramatic increases over 2016 in revenue (11.0%), REVPAR (by \$4.62), and occupancy (up 4.4 points).

Table 17 – Proposed and Under Construction Hotels and Motels

Hotel/Motel	Address	Status	Keys
Hampton Inn & Suites	Park Row at Barker Cypress	Prop	135
	Total Rooms		135

Institutional

Hospitals

Two new hospitals were built in The Energy Corridor in recent years, in addition to the several established hospitals located within The Energy Corridor commute zone.

Texas Children’s Hospital West Campus is a \$220-million, 350,000-square-foot, 48 bed pediatric hospital, which will soon be expanded to 96 beds. The Methodist West Houston Hospital is a \$300 million, 193-bed hospital. The two hospitals and their respective medical professional buildings represent an initial development of over 1.3 million square feet, valued at greater than \$550 million on the 170-acre Campus. Both of these hospitals were opened in 2010.

Collectively, these two new hospitals and the medical office development anticipated around them are known as The Texas Medical Center-West Campus.

In addition to these two new hospitals, The University of Texas M.D. Anderson Hospital owns 35 acres located in the Central Park development, on the north side of Interstate 10 between Eldridge and SH 6. Construction of a 175,000 square foot cancer center, the first phase of a multi-building campus, is currently underway and is expected to be open in 2019.

Table 18 - Existing Hospitals
The Energy Corridor Commuter Zone

Facility	Beds
Memorial Hermann Memorial City Hospital	527
Houston Northwest Medical Center	508
Memorial Hermann Northwest Hospital	240
West Houston Medical Center	221
Memorial Hermann Katy Hospital	208
Methodist West Houston Hospital	193
Cypress Fairbanks Medical Center Hospital	181
Methodist St. Catherine Hospital	102
Texas Children’s Hospital West Campus	48
Autumn Leaves of West Houston Alzheimer’s Community	40
Totals	2,268

Source: Houston Chronicle and American Hospital Directory,
http://www.ahd.com/states/hospital_TX.html

Educational Institutions

In addition to the universities listed below, the University of Houston has plans to construct a new campus just west of the Energy Corridor, in the Katy area, in the coming years.

Table 19 - Universities and Colleges
The Energy Corridor Commuter Zone

School	2017 Enrollment Estimate
Lone Star College – Cy-Fair	20,300
Houston Community College Northwest	19,000
University of Phoenix – Houston Westside	3,600
DeVry University – Westway Park	2,200
University of Houston Victoria – Katy	2,000
Strayer University	190
Belhaven University	180

Source: CDS, fact sheets from these educational institutions

Table 20 - Area Independent School Districts

School District	Fall 2016 Enrollment	2016 TEA Rating
Alief	47,227	Met Standard
Cypress-Fairbanks	113,656	Met Standard
Fort Bend	72,910	Met Standard
Houston	214,891	Met Standard
Katy	72,725	Met Standard
Spring Branch	35,246	Met Standard

Source: Texas Education Agency (TEA)

Note: TEA changed their accountability rating system in 2013

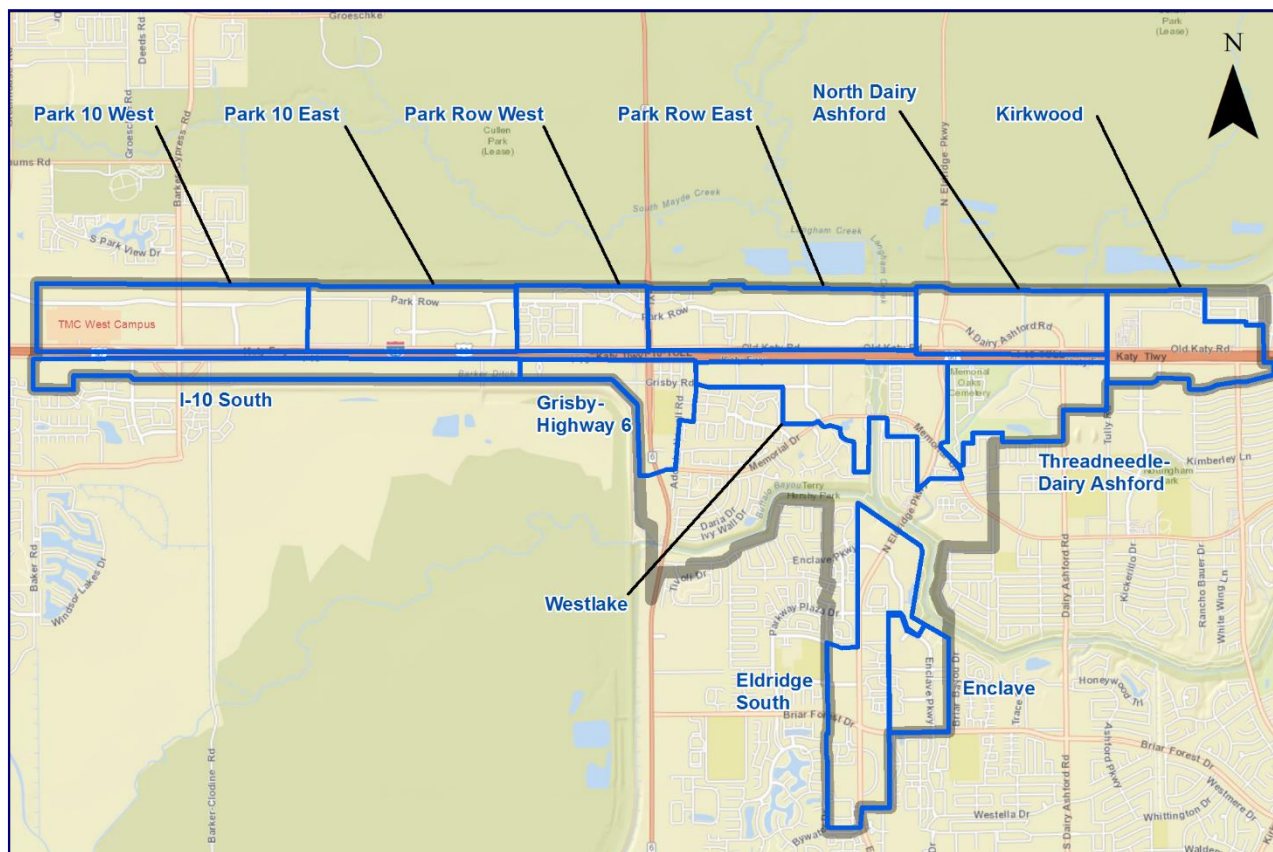
FUTURE LAND USE SUBAREAS AND SCENARIOS

In the 2017 edition of this report, CDS replaced the future land use forecast and analysis with two principal conceptual scenarios that illustrate alternative development patterns for vacant and redevelopable sites in The Energy Corridor District. In addition, one scenario also incorporates two sub-alternatives which compare the impact of potential future annexation by the District. This scenarios forecast is included in this 2018 edition of the report.

Another change in the 2017 report, and continued in this 2018 edition, was that land use totals are expressed for subareas of the District, rather than individual parcels. The subareas are meant to convey that several areas within the District have clusters of potential development or redevelopment sites that could generate built character over time that is distinctive from other areas based on infrastructure and mobility frameworks, the character of legacy development, unique market appeal, or other factors. These 12 subareas do not cover the entirety of the Energy Corridor; they exclude much of the single-family housing but do include nearly all of study area’s commercial property. They are depicted in the map below.

This report is not endorsing one style of development patterns, as depicted in the scenarios, over another. The objective is to illustrate, based on market responses and trends as perceived by CDS, how alternative development patterns could conceivably create different real estate and demographic outcomes in The Energy Corridor District over time.

Exhibit 12 - The Energy Corridor Subarea Boundary Map



Scenario 1

In Scenario 1, The Energy Corridor District's patterns of development and redevelopment will continue on a similar trend to what has been experienced the last several years. In most respects, the forecast is similar to what CDS produced in previous editions of this report in terms of the quantities of development and the urban form types, updated for any known property plans that have emerged in the last year. In general, this means that properties will be developed with single use and little or no sharing of parking, detention, and support facilities. Office uses, which were trending toward stand-alone mid-rise and high-rise buildings, will continue to develop in this manner. New residential development will be almost exclusively stand-alone multifamily buildings (most likely rental apartments). Retail development will be primarily stand-alone strip centers with their own parking.

There are some exceptions in Scenario 1 to this style of development which CDS has included in past forecasts. The most notable is the plan for the Addicks Park & Ride area (from the H-GAC Livable Center study), with the acknowledgement that such large-scale office and multifamily development is not happening in the immediate future due to current market and economic conditions. Similarly, the original plan for Republic Square, which featured high-rise office plus multifamily, retail, and hotel, is also included.

CDS will assume that much of Central Park in Park Row East will build out as originally envisioned by the developer. The District's services and planning will continue on their current program pattern (encouraging improved public streetscape and landscape, trail improvements, identity signage, etc.). No annexation of new areas into the District is assumed.

Scenario 2

Scenario 2 encompasses two sub-scenarios, 2a and 2b, to be delineated further below.

For both sub-scenarios, development style and the orientation of the District's planning / programming shifts to a more "place-oriented", mixed-use, intimate, walkable, street-focused concept for a significant share of new commercial development. Scenario 2a/2b incorporates the infill development concepts expressed by the Texas A&M graduate students in 2016-2017 study projects for the District, covering the newly constructed segment of Park Row and the Dairy Ashford / Threadneedle area, as appropriate, and embraces street design concepts embodied in the District's master plan by Sasaki.

This forecast includes Scenario 2 because the envisioned development style is a current trend gaining popularity in Houston and elsewhere in Texas. "Place-oriented development" has attracted top Class A office tenants to new buildings. Houston has an abundance of high quality Class A office space available at relatively favorable rates due to economic conditions. However, HP and the American Bureau of Shipping opted for new buildings in Springwoods Village – a place-oriented development. In North Texas, State Farm, Toyota, Liberty Mutual Insurance, and JP Morgan Chase are occupying new office buildings for U.S. or regional headquarters in these types of developments. High quality full-service or boutique hotels are often companions to these employers.

Distinctive retail, especially dining, is often attracted to these projects for both the daytime population and the "place"-oriented qualities that draws traffic during evenings and weekends (plazas, patios, and both programmed entertainment and unstructured activity in a safe environment), though the total amount of retail space is far less than a typical enclosed mall or big-box shopping center. The combination of retail / dining / entertainment offerings plus the enjoyable public spaces creates its own local destination that attracts residents to live within immediate or walkable / bike-able proximity.

New office buildings in Scenario 2a/2b will tend to be low to mid-rise (see examples in the accompanying photos) and consume less land around them, possibly sharing detention and parking structures with other uses. Employment density within office properties, however, may be a bit higher, due to a greater prevalence of mixed open/enclosed layouts and shared workspaces. This is associated in part with the potential for attracting a broader spectrum of office tenant types than are often found in new Energy Corridor office buildings; offering nodes of high quality walkable, integrated mixed-use areas would likely attract tenants seeking such environments who might not have considered the Energy Corridor otherwise (such as in Scenario 1). Such tenants might also be more inclined to seek office layouts in the more open / shared design concept, including co-working environments.

There are an increasing number of examples of these mixed-use development nodes, both already existing or in some stage of development. These include local Houston projects such as Springwoods Village, Sugar Land Town Square, and CityCentre. In North Texas, notable examples include CityLine in Richardson and Legacy West in Plano. It should be noted that these projects are home to a mix of office tenant types, from smaller firms that need much smaller than a single floor to headquarters, single-occupancy buildings.

By virtue of its supply of development sites and location with access to the Katy Freeway / Tollway and key north-south thoroughfares, Park 10 West and East and Park Row West and East properties along Park Row would be the focus of this new development type, resulting in a string of activity nodes. Similar to the situation of Springwoods Village in north Harris County, which has access to open space and integrated walking / biking trails, the nodes along Park Row could also have trail connections and access to Terry Hershey Park and the expansive Addicks Reservoir (Cullen Park). Other nodes could occur elsewhere, such as through redevelopment of the Dairy Ashford / Threadneedle area (per the TAMU study concept) and at Republic Square (the former Exxon Chemical property).

One consequence of Scenario 2a/2b is that the total amount of office space in any one development might be moderated, both due to higher employee density and a greater distribution of office space around The Energy Corridor District (particularly along Park Row). The Livable Center scenario at the Addicks Park & Ride may therefore reduce the scale of individual buildings. The large-scale buildings originally envisioned for the Republic Square project would be unlikely.

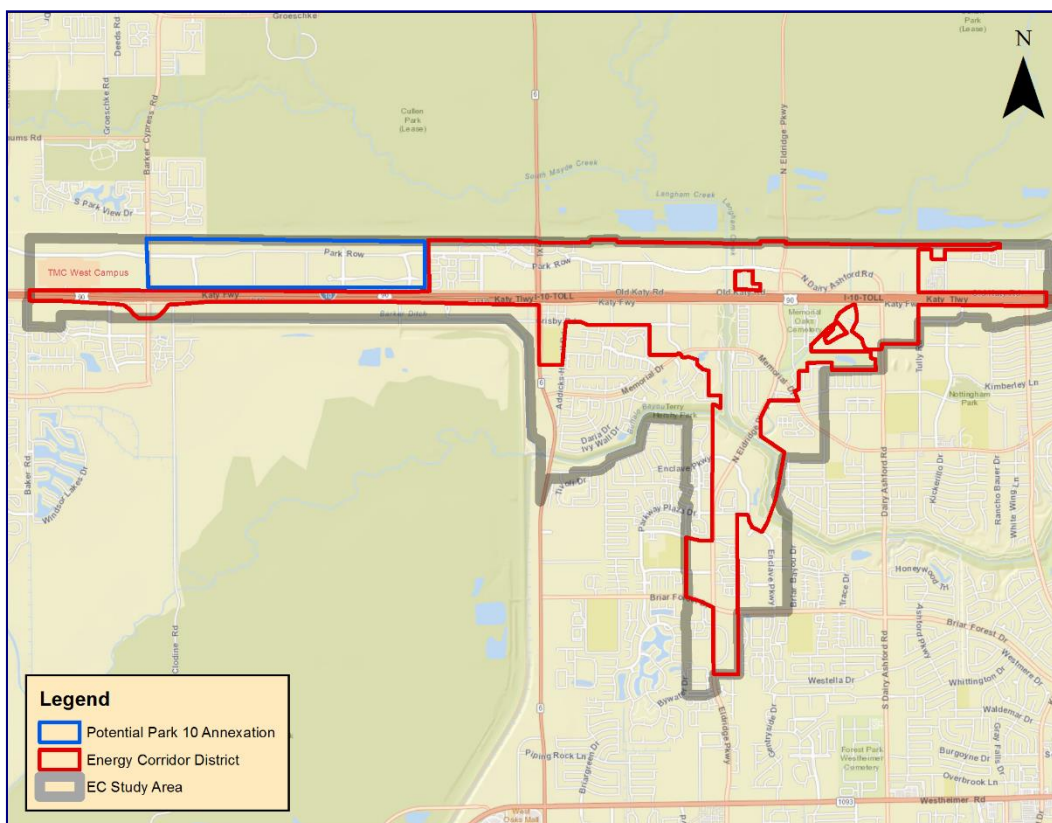
A significant difference from Scenario 1 is that more single family may infill into Park Row area to be proximate to both public and private amenities near these nodes. The west side of Houston has shown receptiveness to small-lot single family developments, which can occur on smaller or more irregular sites than office or multifamily projects, and which have a strong tolerance for what might be considered undesirable adjacencies in conventional suburban development (industrial uses, multifamily, etc.). These single-family projects will likely be gated and targeted toward affluent childless households; the relatively strong pricing would be needed to justify the land cost.

The two sub-scenarios are distinguished from each other by potential annexation:

Scenario 2a – The District would not undertake any annexation. This implies a continuation of slow redevelopment of older commercial outside the District core (particularly the legacy development in the Park 10 West and East areas) in the vein of new low-rise large floorplate office and some new garden-style multifamily.

Scenario 2b – The District would annex the western end of Park 10 (see map below) and implement District planning, programming and projects out to Barker Cypress, meant to deliberately encourage quicker and higher quality redevelopment. The implementation of improved public amenities and environment, especially transit, walking pathways and park spaces, could lead to the potential for significantly more residential uses (single family and multifamily) in that area to take advantage of improved public amenities and environment.

Exhibit 25 - The Energy Corridor Potential Park 10 Annexation



Scenario Land Use Forecasts

The land use forecast data for each scenario and subarea is illustrated in the following tables and maps. The summary tables below include all types of commercial and residential space located in the 12 subareas. The maps and tables on the following pages track the 6 land uses that are primarily expected to see development in the future: office, retail, mixed use, hotel, multifamily, and single-family. One note on mixed use development, the square footage totals listed as mixed use are in addition to the listed office and retail space totals. Listed square footage in mixed use buildings may be office, retail, or some other employment-generating non-residential land use. Multifamily units in mixed use developments with a residential component are counted toward the multifamily total on the maps and their accompanying tables and listed under mixed use in the summary tables below.

CDS conducted research into the impacts of inundation from releases of detained flood water from Addicks and Barker dams following the passage of former hurricane Harvey through the Houston region (further described later in this report). CDS did not find a need to alter the 2017 forecasts due to these impacts.

Table 21 - Current Land Use in All Subareas

Land Use	Living Units	SF	Employment	Population
Hospital	0	1,794,740	5,982	0
Hotel/Motel	3,808	0	381	4,760
Industrial, Flex	0	2,166,101	3,332	0
Mixed Use	0	0	0	0
Multifamily, Condo	381	0	0	857
Multifamily, Rental	8,316	0	333	10,395
Office	0	26,598,701	89,588	0
Retail	0	2,905,802	6,457	0
Single Family	63	0	0	173
Totals	12,568	33,465,344	105,147	16,185

Table 22 - Scenario 1 Land Use

Land Use	Living Units	SF	Employment	Population
Hospital	0	2,794,740	9,316	0
Hotel/Motel	4,633	0	463	5,791
Industrial, Flex	0	1,838,348	2,828	0
Mixed Use	1,230	4,230,000	14,100	1,538
Multifamily, Condo	381	0	0	857
Multifamily, Rental	10,557	0	410	12,821
Office	0	33,854,058	112,847	0
Retail	0	3,406,758	7,571	0
Single Family	57	0	0	156
Totals	16,858	46,123,904	147,535	21,163

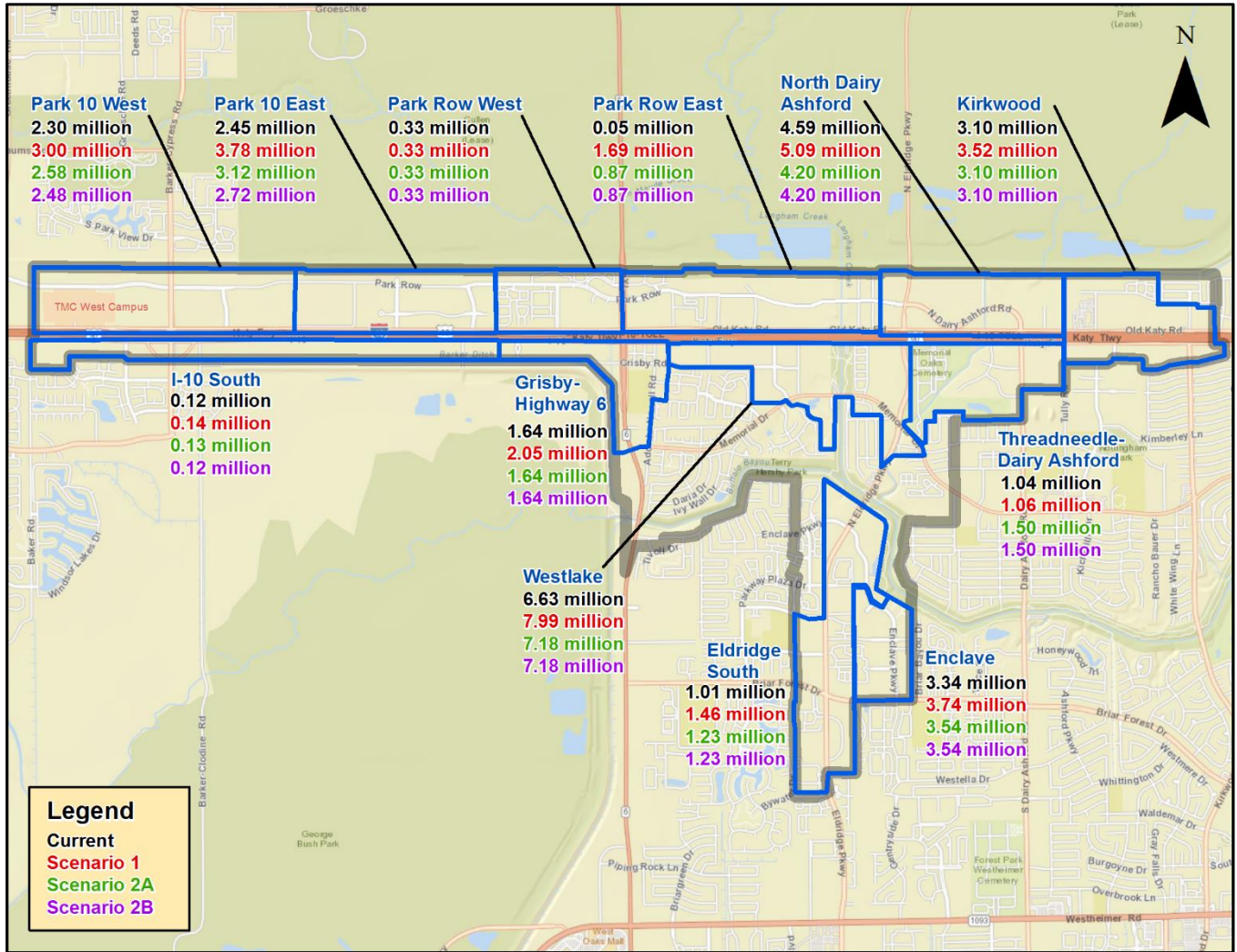
Table 23 - Scenario 2a Land Use

Land Use	Living Units	SF	Employment	Population
Hospital	0	2,794,740	9,316	0
Hotel/Motel	5,738	0	574	7,173
Industrial, Flex	0	1,447,148	2,226	0
Mixed Use	955	2,475,000	8,250	1,194
Multifamily, Condo	381	0	0	857
Multifamily, Rental	10,260	0	410	12,824
Office	0	29,422,539	117,690	0
Retail	0	3,649,953	8,111	0
Single Family	357	0	0	978
Totals	17,691	39,789,380	146,578	23,026

Table 24 - Scenario 2b Land Use

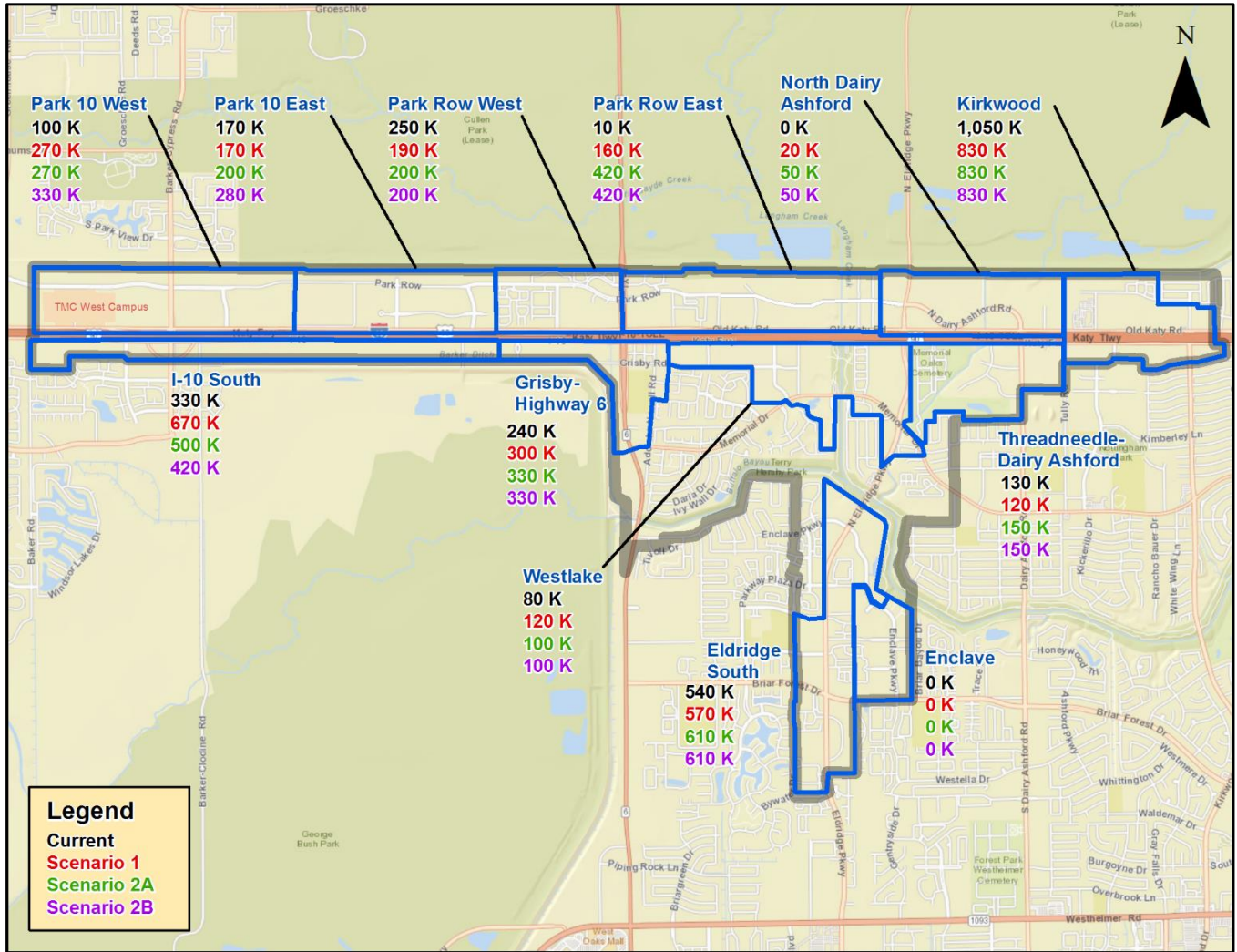
Land Use	Living Units	SF	Employment	Population
Hospital	0	2,794,740	9,316	0
Hotel/Motel	5,888	0	589	7,360
Industrial, Flex	0	790,761	1,217	0
Mixed Use	955	2,525,000	8,417	1,194
Multifamily, Condo	381	0	0	857
Multifamily, Rental	11,004	0	440	13,754
Office	0	28,913,557	115,654	0
Retail	0	3,699,923	8,222	0
Single Family	482	0	0	1,321
Totals	18,710	38,723,980	143,854	24,486

Exhibit 26 - Scenario Land Use by Subarea - Office SF



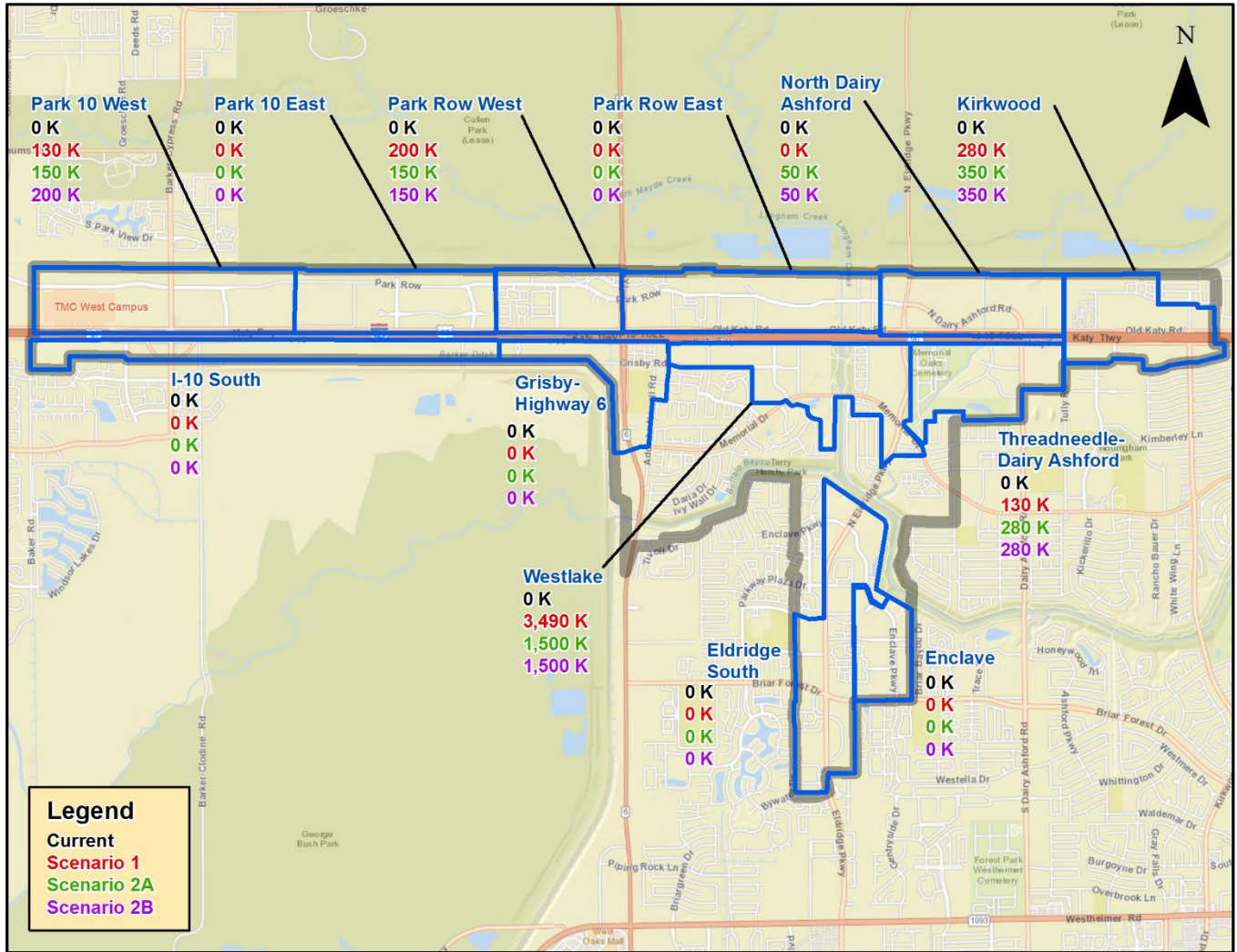
	Eldridge South	Enclave	Grisby-Hwy 6	I-10 South	Kirkwood	North Dairy Ashford	Park 10 East	Park 10 West	Park Row East	Park Row West	Threadneedle-Dairy Ashford	Westlake
Current	1,009,565	3,338,719	1,644,081	119,166	3,100,669	4,586,803	2,450,758	2,302,487	53,067	328,393	1,039,391	6,625,602
Scenario 1	1,459,465	3,738,719	2,052,398	139,166	3,520,671	5,089,803	3,781,943	3,000,000	1,687,000	331,492	1,059,391	7,994,010
Scenario 2A	1,234,515	3,538,719	1,644,081	129,166	3,100,669	4,200,000	3,116,351	2,581,492	870,034	331,492	1,500,000	7,176,021
Scenario 2B	1,234,515	3,538,719	1,644,081	124,166	3,100,669	4,200,000	2,716,995	2,476,865	870,034	331,492	1,500,000	7,176,021

Exhibit 27 - Scenario Land Use by Subarea - Retail SF



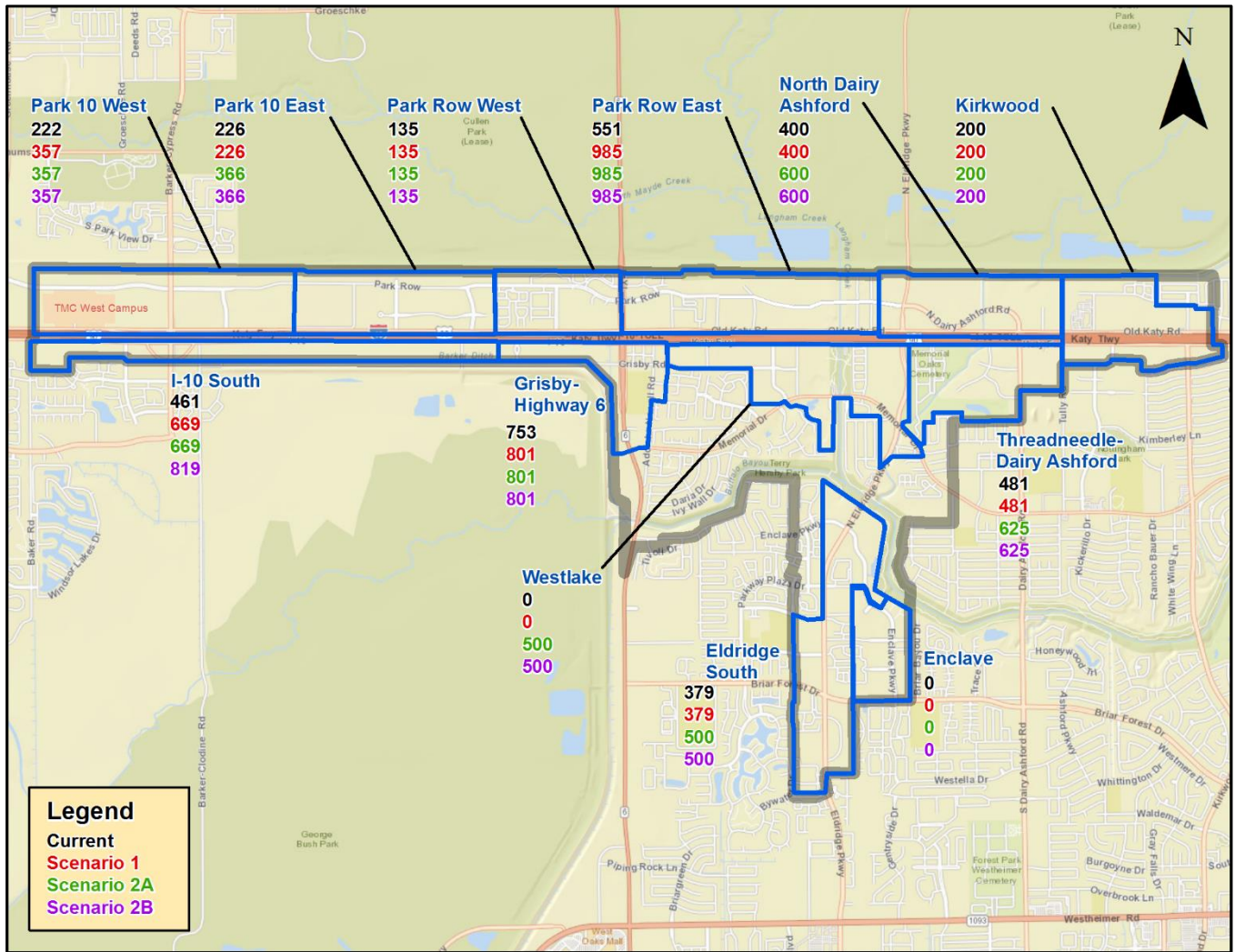
	Eldridge South	Enclave	Grisby-Hwy 6	I-10 South	Kirkwood	North Dairy Ashford	Park 10 East	Park 10 West	Park Row East	Park Row West	Threadneedle-Dairy Ashford	Westlake
Current	537,453	0	238,815	332,811	1,049,967	0	174,425	101,726	8,154	249,801	128,298	84,352
Scenario 1	574,124	0	299,959	666,159	827,929	15,183	174,425	266,693	156,237	190,196	119,576	116,277
Scenario 2A	610,000	0	330,531	499,485	827,929	45,000	200,000	266,693	420,000	200,000	150,000	100,315
Scenario 2B	610,000	0	330,531	416,148	827,929	45,000	275,000	325,000	420,000	200,000	150,000	100,315

Exhibit 28 - Scenario Land Use by Subarea - Mixed Use SF



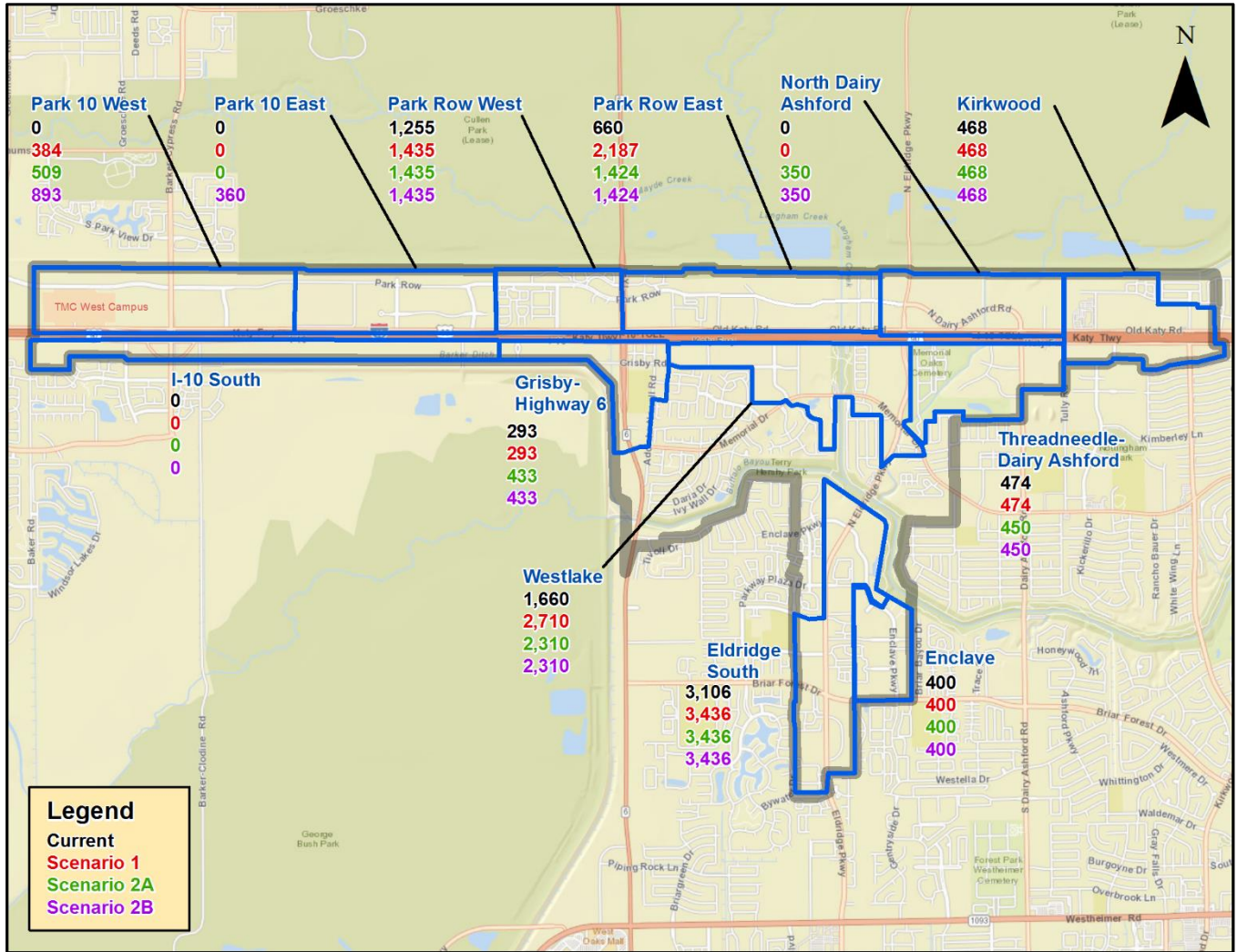
	Eldridge South	Enclave	Grisby-Hwy 6	I-10 South	Kirkwood	North Dairy Ashford	Park 10 East	Park 10 West	Park Row East	Park Row West	Threadneedle-Dairy Ashford	Westlake
Current	0	0	0	0	0	0	0	0	0	0	0	0
Scenario 1	0	0	0	0	275,000	0	0	130,000	0	200,000	131,000	3,494,000
Scenario 2A	0	0	0	0	350,000	50,000	0	150,000	0	150,000	275,000	1,500,000
Scenario 2B	0	0	0	0	350,000	50,000	0	200,000	0	150,000	275,000	1,500,000

Exhibit 29 - Scenario Land Use by Subarea - Hotel Keys



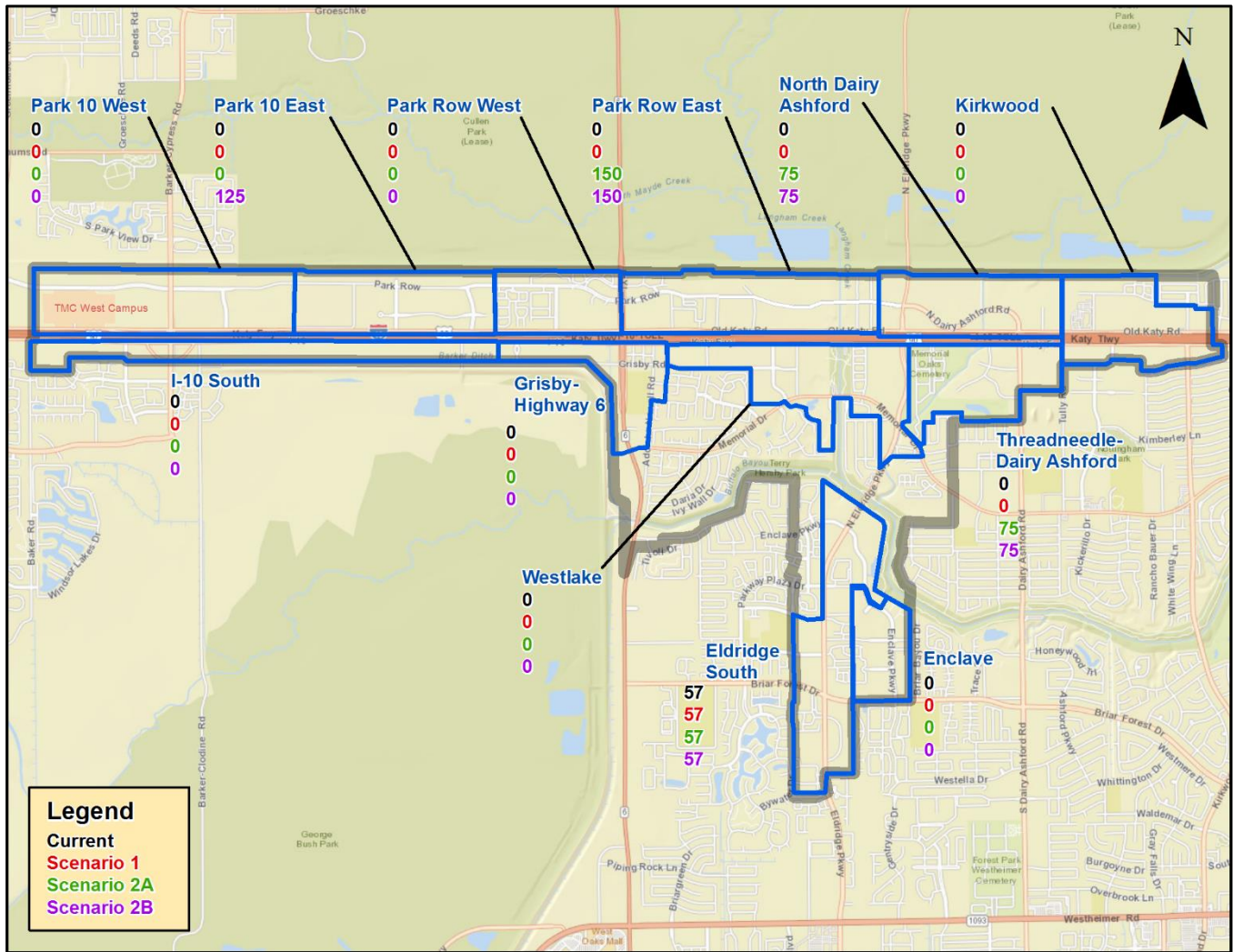
	Eldridge South	Enclave	Grisby-Hwy 6	I-10 South	Kirkwood	North Dairy Ashford	Park 10 East	Park 10 West	Park Row East	Park Row West	Threadneedle-Dairy Ashford	Westlake
Current	379	0	753	461	200	400	226	222	551	135	481	0
Scenario 1	379	0	801	669	200	400	226	357	985	135	481	0
Scenario 2A	500	0	801	669	200	600	366	357	985	135	625	500
Scenario 2B	500	0	801	819	200	600	366	357	985	135	625	500

Exhibit 30 - Scenario Land Use by Subarea - Multifamily Units



	Eldridge South	Enclave	Grisby-Hwy 6	I-10 South	Kirkwood	North Dairy Ashford	Park 10 East	Park 10 West	Park Row East	Park Row West	Threadneedle-Dairy Ashford	Westlake
Current	3,106	400	293	0	468	0	0	0	660	1,255	474	1,660
Scenario 1	3,436	400	293	0	468	0	0	384	2,187	1,435	474	2,710
Scenario 2A	3,436	400	433	0	468	350	0	509	1,424	1,435	450	2,310
Scenario 2B	3,436	400	433	0	468	350	360	893	1,424	1,435	450	2,310

Exhibit 31 - Scenario Land Use by Subarea – Single Family Units



	Eldridge South	Enclave	Grisby-Hwy 6	I-10 South	Kirkwood	North Dairy Ashford	Park 10 East	Park 10 West	Park Row East	Park Row West	Threadneedle-Dairy Ashford	Westlake
Current	57	0	0	0	0	0	0	0	0	0	0	0
Scenario 1	57	0	0	0	0	0	0	0	0	0	0	0
Scenario 2A	57	0	0	0	0	75	0	0	150	0	75	0
Scenario 2B	57	0	0	0	0	75	125	0	150	0	75	0

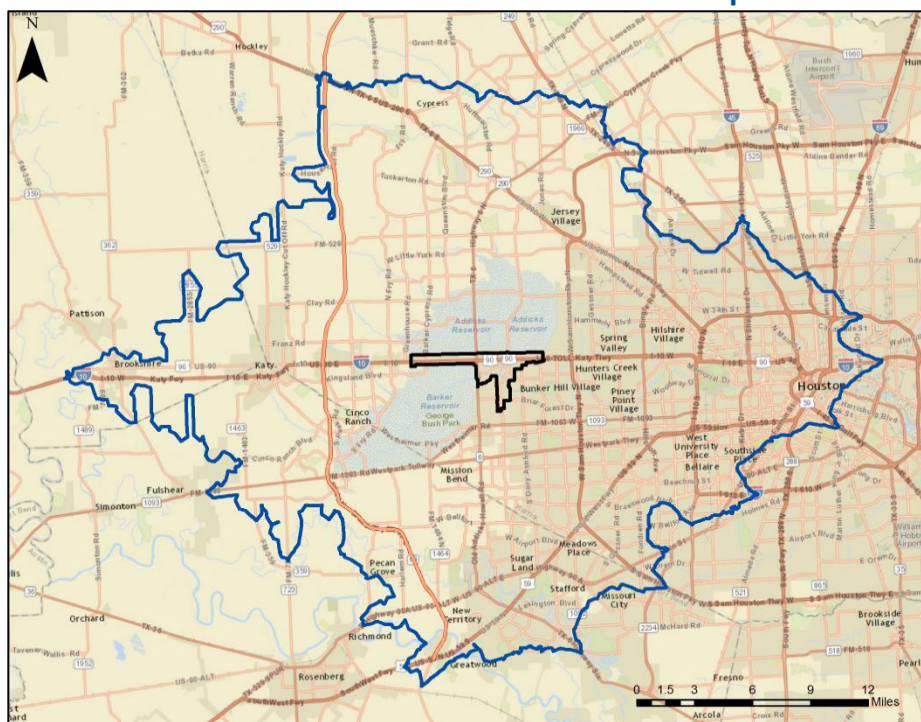
THE ENERGY CORRIDOR AREA OCCUPATIONS

In this analysis, CDS used the demographic data from Neilsen/Claritas to compare the population demographics of two areas, The Houston Central Business District and The Energy Corridor. The Neilsen/Claritas database provides estimates of area demographics based on the 2010 Census and the American Community Survey with adjustments to account for changes over time. CDS has purchased the data and uses the analysis tool PCensus, to determine the demographics of any area selected on a map.

Comparison of 30-minute Drive Time

The blue line on the map at the right illustrates the area within which the morning commute would take approximately 30-minutes to The Energy Corridor.

Exhibit 12 - 30-Minute Drive Time Map



The 30-minute drive times coming out of our demographic analysis program are rough approximations, not based on detailed peak period directional speeds. This works reasonably well for non-peak periods of travel. The only adjustment that can be made to approximate peak-period travel is to provide lower peak-period speeds by roadway type (Freeway, Highway, Arterial, Local). Therefore, this analysis cannot allow for faster speeds in the reverse commute direction than in the peak travel direction. A more correct analysis should show an expanded commute profile on the eastern side of the contour. The tables on the following pages illustrate the results of the 30-minute drive time demographic analysis.

In summary, The Energy Corridor 30-minute commute zone contains, as of 2018:

- Over 2.6 million people
- Nearly 950,000 households
- Over 1.3 million employed persons
- 37.4% of the Houston MSA population
- 39.2% of Houston MSA households
- 39.7% of Houston MSA employed persons
- 43.1% of the “business and technical professionals” * in the Houston MSA.

* “Business and Technical Professional” occupational categories include: Management; Business and Financial Operations; Computer and Mathematical; Architecture and Engineering; Life, Physical, and Social Science; Office and Administrative Support; and Sales and Related

Table 21 - The Energy Corridor Occupations

30-minute drive time

Employment Facts:	Energy Corridor – 30-minute drive time		Houston MSA	
	Count	Share	Count	Share
Population				
2023 Projection	2,826,880		7,561,622	
2018 Estimate	2,611,567		6,980,780	
2010 Census	2,207,971		5,920,416	
2000 Census	1,754,773		4,693,140	
Growth 2018-2023	8.2%		8.3%	
Growth 2010-2018	18.3%		17.9%	
Growth 2000-2010	25.8%		26.2%	
Households				
2023 Projection	1,026,604		2,624,981	
2018 Estimate	948,826		2,423,066	
2010 Census	808,450		2,062,529	
2000 Census	652,744		1,648,146	
Growth 2018-2023	8.2%		8.3%	
Growth 2010-2018	17.4%		17.5%	
Growth 2000-2010	23.9%		25.1%	
2018 Est. Civ. Employed Pop 16+ by Occupation	1,327,149		3,344,722	
Architect/Engineer	52,454	4.0%	100,416	3.0%
Arts/Entertainment/Sports	26,310	2.0%	51,722	1.6%
Building Grounds Maintenance	53,480	4.0%	137,952	4.1%
Business/Financial Operations	90,340	6.8%	178,719	5.3%
Community/Social Services	12,695	1.0%	38,404	1.2%
Computer/Mathematical	41,379	3.1%	83,045	2.5%
Construction/Extraction	79,009	6.0%	248,256	7.4%
Education/Training/Library	70,834	5.3%	188,551	5.6%
Farming/Fishing/Forestry	1,835	0.1%	6,741	0.2%
Food Prep/Serving	74,832	5.6%	182,554	5.5%
Healthcare Practitioner/Technician	70,351	5.3%	176,532	5.3%
Healthcare Support	22,705	1.7%	63,055	1.9%
Maintenance Repair	35,254	2.7%	109,822	3.3%
Legal	23,370	1.8%	40,279	1.2%
Life/Physical/Social Science	19,890	1.5%	40,314	1.2%
Management	150,654	11.4%	342,664	10.2%
Office/Admin. Support	150,829	11.4%	405,275	12.1%
Production	63,559	4.8%	195,678	5.9%
Protective Service	22,627	1.7%	67,369	2.0%
Sales/Related	151,655	11.4%	366,181	11.0%
Personal Care/Service	42,337	3.2%	100,583	3.0%
Transportation/Moving	70,749	5.3%	220,610	6.6%

Source: PCensus for MapInfo, Tetrad Computer Applications, a reseller of Nielson/Claritas demographics

Overall Location of Business and Technical Professionals

Because the residential location of business and technical professionals is critical to the businesses in The Energy Corridor, it is important to understand where they live. Business and technical professionals fall into the following employment categories: Management; Business and Financial Operations; Computer and Mathematical; Architecture and Engineering; Life, Physical, and Social Science; Office and Administrative Support; and Sales and Related. The table shows the 30-minute drive time's share of the region's employed residents in these categories and maps on the following pages illustrate the residential density of these professionals in the Houston area. Each dot on the map represents one professional living within each Census block group. These maps tend to illustrate a strong westside preference for suburban neighborhoods.

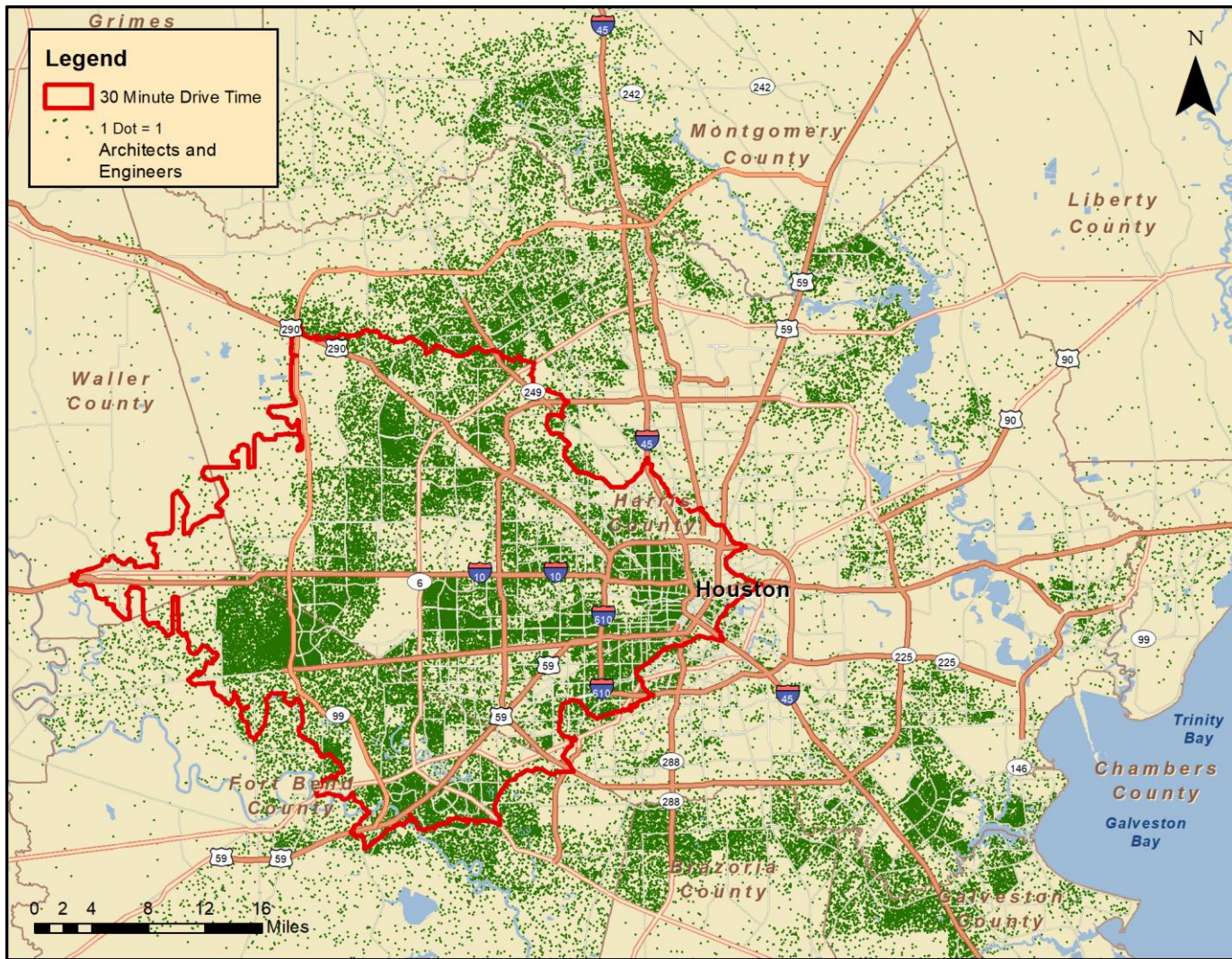
Table 22 - The Energy Corridor Business and Technical Professionals

Employment Facts:	Energy Corridor – 30 minute drive time		Houston MSA	
	Count	Share	Count	Share
2018 Est. Civ. Employed Pop 16+ by Occupation	1,327,149	39.7%	3,344,722	100.0%
All Business and Technical Professionals	506,547	43.1%	1,173,950	100.0%
Architect/Engineer	52,454	52.2%	100,416	100.0%
Business/Financial Operations	90,340	50.5%	178,719	100.0%
Computer/Mathematical	41,379	49.8%	83,045	100.0%
Life/Physical/Social Science	19,890	49.3%	40,314	100.0%
Office/Admin. Support	150,829	37.2%	405,275	100.0%
Sales/Related	151,655	41.4%	366,181	100.0%

Source: PCensus for MapInfo, Tetrad Computer Applications, a reseller of Nielson/Claritas demographics

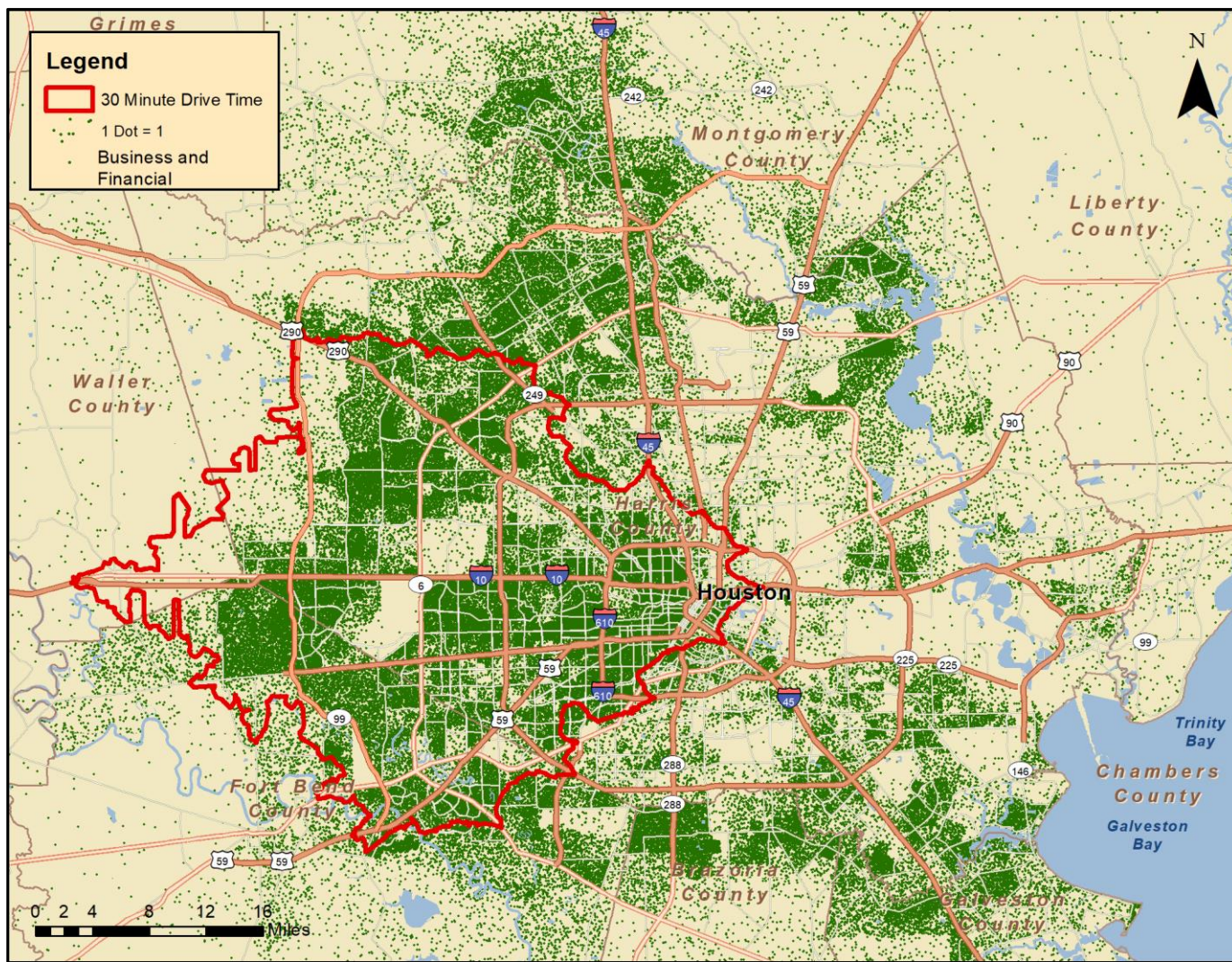
The Energy Corridor 30-minute drive time area contains a larger share of the of the regional totals of all business and technical professionals (43.1%) than it does its share of the regional total of all employed residents, indicating the presence of a well-educated and above average-earning population in the area. In five of the six business and technical professional categories, the 30-minute drive time area had a higher share of the regional total than it did its share of the regional total of all employed residents.

Exhibit 13 - Map of Residential Location of Architects and Engineers - 2018



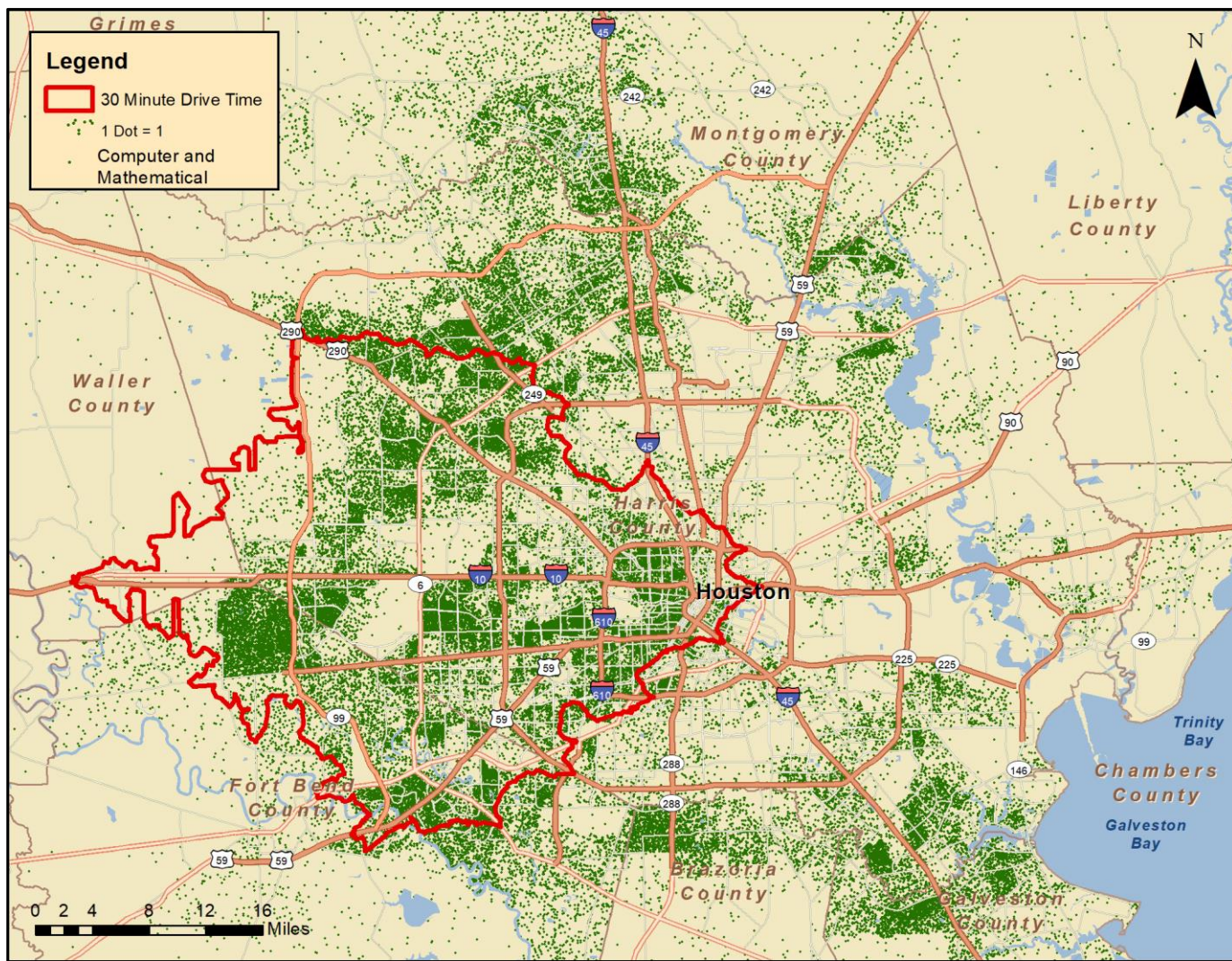
Source: PCensus for MapInfo, Tetrad Computer Applications, a reseller of Nielsen/Claritas demographics

Exhibit 14 - Map of Residential Location of Business and Financial Professionals - 2018



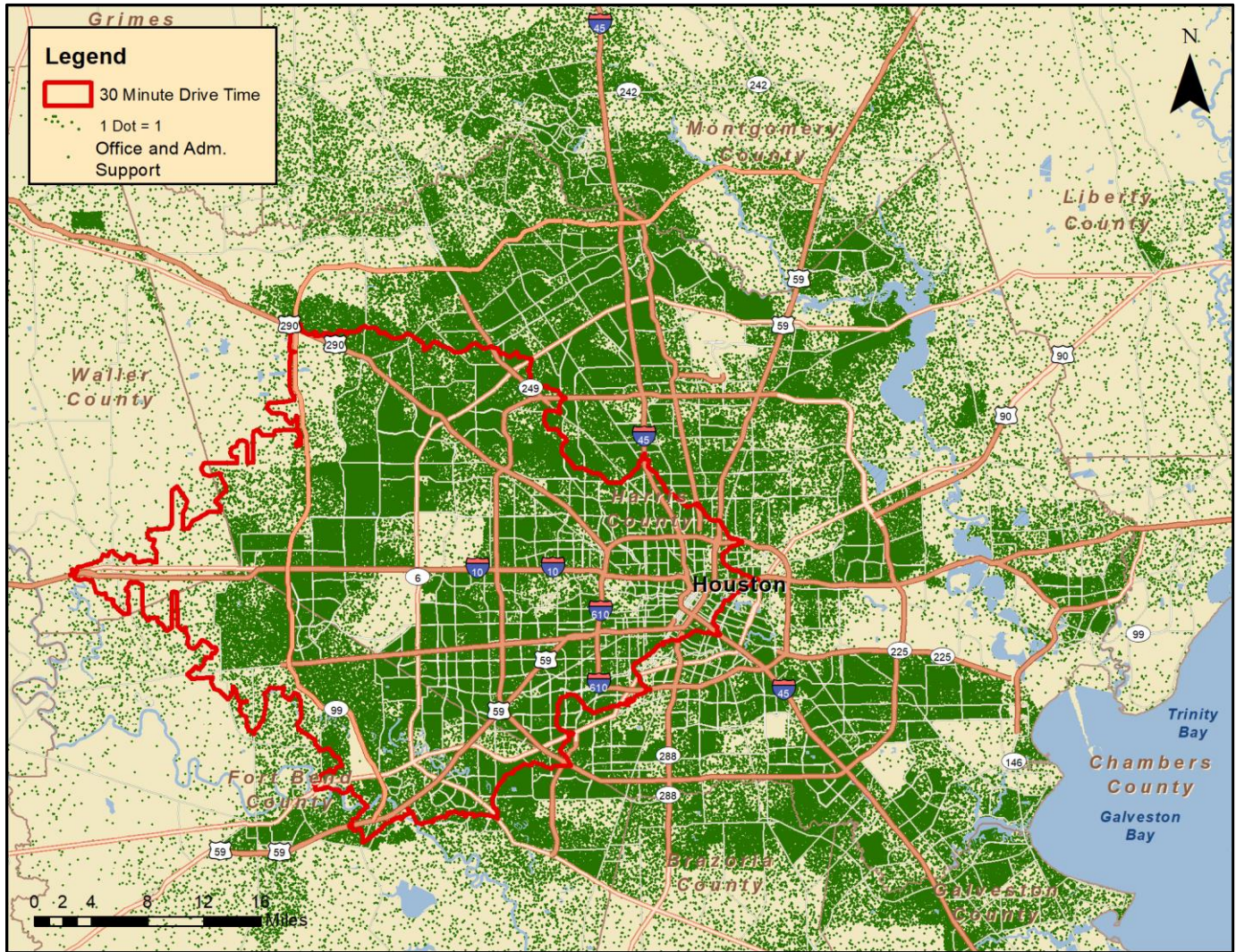
Source: PCensus for MapInfo, Tetrad Computer Applications, a reseller of Nielsen/Claritas demographics

Exhibit 15 - Map of Residential Location of Computer and Mathematical Professionals - 2018



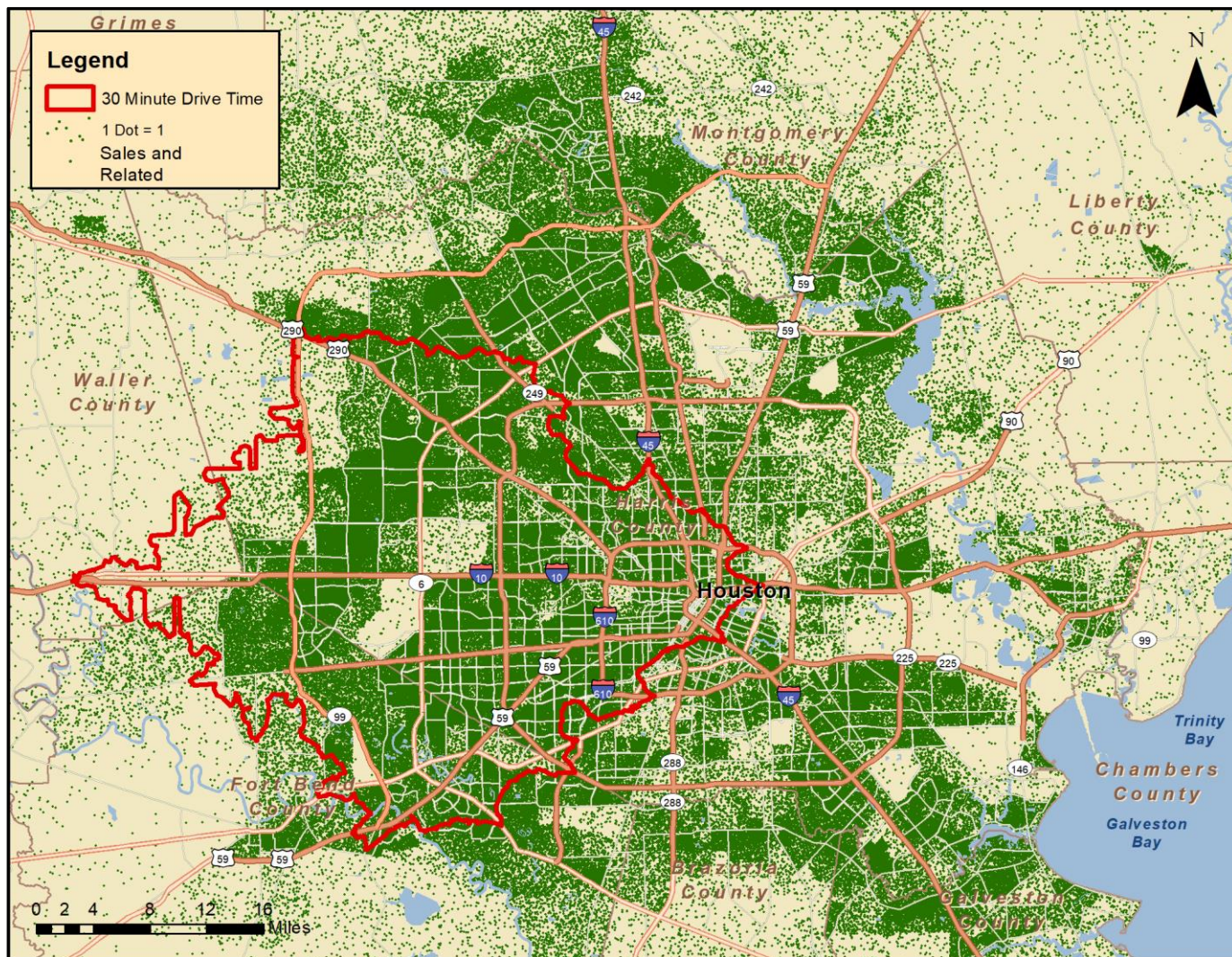
Source: PCensus for MapInfo, Tetrad Computer Applications, a reseller of Nielsen/Claritas demographics

Exhibit 17 - Map of Residential Location of Office and Administrative Support Staff – 2018



Source: PCensus for MapInfo, Tetrad Computer Applications, a reseller of Nielsen/Claritas demographics

Exhibit 18 - Map of Residential Location of Sales and Related Professionals - 2018



Source: PCensus for MapInfo, Tetrad Computer Applications, a reseller of Nielsen/Claritas demographics

IMPACTS OF HARVEY-RELATED INUNDATION

During the week following Hurricane Harvey's initial landfall in the Coastal Bend area of Texas on August 25, 2017, the storm brought massive, prolonged heavy rainfall to the Houston area, exceeding 50 inches in some parts of the metro area. While this resulted in widespread severe flooding from inadequate municipal storm drainage and rising streams and bayous, the Energy Corridor District did not suffer major impacts from rainfall occurring within its boundaries.

Unfortunately, the buildup of stored storm runoff behind the Addicks and Barker flood control reservoirs adjacent to the District led the Army Corps of Engineers to undertake large releases of water into Buffalo Bayou and Langham Creek during the night of August 27-28; these streams then overtopped their banks within the District and some areas downstream to the east. Ultimately portions of the District and adjacent residential neighborhoods had as much as five feet of water entering buildings and remaining there for nearly two weeks. Also, a number of local streets were impassable, so some properties that did not suffer flooding within the structures were not accessible during this period.

CDS interviewed representatives of nine properties about the damages and other impacts experienced during and after the inundation event. The properties included:

- Republic Square
- Eldridge Place
- BP (Westlake One and Child Development Center)
- Plaza on Eldridge
- Westlake Three
- Enclave on Eldridge
- ConocoPhillips
- Omni Westside
- Shell

The following is a summary of feedback received in the interviews. All information has been summarized so as to not attribute it to an identifiable property.

General Description of Event

CDS asked interviewees to provide a general description of the inundation event at their property. There were three general levels of impacts:

- Flooding in the first floor of the buildings, which in some cases included rentable space
- Flooding in the basement (generally office buildings)
- No flooding inside structures, but the property was inaccessible.

The periods where the properties were impacted by flood water such that owners and occupants were unable to begin the cleanup process ranged from 6 days to over two weeks.

Specific Elements of Damage

Interviewees who suffered prolonged flooding on the property reported three main categories of damage:

- Finishes, fixtures, and furnishings (flooring, drywall, furniture, kitchen equipment)
- Building systems (HVAC, electrical switch panels, generators, elevators)
- Exterior landscaping

Buildings or businesses which had general storage (files etc.) in the basement or on ground floors suffered loss of those items as well. Restaurants lost their food inventory.

Cost estimates were generally not provided by interviewees. Regarding insurance coverage, there were interviewed properties both with and without flood coverage; in retail properties, tenants are responsible for their own flood coverage of their improvements and inventory.

Productivity Costs

For most properties and businesses, there were two aspects to productivity loss: the inundation period and the cleanup period. The inundation period obviously rendered all activity impossible at affected properties, including those that were inaccessible but not actually flooded. Some buildings were also subject to the shutdown of the local wastewater system due to flooding at the treatment plant on Enclave Parkway; lack of sewer service also meant no building occupancy.

The cleanup period followed the inundation period and varied widely in the extent of time from property to property. For properties that had no in-building flooding, there was essentially no cleanup period. Some properties that suffered flooding took months of cleanup prior to restarting normal occupancy; other properties were still in a cleanup period during the time of these interviews, particularly buildings that required major new MEP system rehab or replacement.

For multi-tenant commercial buildings with flood damage, apart from the direct costs of repairs and replacements, there was also the opportunity costs of staff time spent on cleanup rather than other building operations and leasing that could lead to higher revenue later on. Clauses in leases that prevent the charging of rent while tenants' spaces are inaccessible or uninhabitable meant that rent productivity declined.

The major oil companies, which own their primary office locations in the District, had the organizational and resource capacity to limit their employees' productivity losses. By setting up procedure for employees to work at home or relocate their offices to other properties that were not affected, they were able to keep most work flow proceeding without long interruptions. It should be noted that many employees themselves suffered damage at their homes and so may have had little time or energy to devote to working full time in the immediate aftermath of the event.

When affected building occupants were consumer-facing businesses, such as retail, the financial incentive to return to productivity was strong, as relocation or working from home was often not an option. At least one retail business reopened within a few days of regaining property access when floodwaters receded. However, other businesses were not as prepared or knowledgeable as to how to proceed with cleanup, and suffered more damage than they might otherwise have were that not the case. CDS is aware of two retail businesses which closed and will not return.

Ongoing Costs

The event's impact regarding ongoing or recurring costs was generally limited. Some multi-tenant properties did lose lessees, which will have a rent revenue impact for some time. One property will start purchasing flood insurance at \$6,000 per year. Other building owners or managers are considering their

allocations for capital replacement. However, there was no consistent expectation across properties of ongoing cost impacts, and several were of the opinion that there would not be any.

Experiences of Multi-Tenant Properties

Multi-tenant properties are obviously in the primary business of renting space; their customers are their tenants. Thus their responsibilities focus on the primary building systems and common areas, though they can also have deeper involvement with tenant improvements and activities depending on the type of relationships they choose.

All of the multi-tenant properties whose representatives CDS interviewed suffered in-building flooding.

Nature of Repairs and Replacements

Responses were somewhat varied regarding the extent and change of items that were being repaired or replaced. Only one property was considering a major structural alteration, potential flood gate or extra protective wall, but at this point that was limited to investigation of potential cost. (It should be noted that one property already has a flood gate to protect its basement, but it was overtopped in this event.) Another property which had outdated systems equipment destroyed by flood water is replacing elevators, HVAC, and switchgear, which will ultimately benefit the property's marketability and code compliance due to the updating. One portion of that property will also be demolished to make way for a likely future change of use.

A few properties also mentioned the replacement and possible improvement of exterior landscaping. Other properties, however, were not planning to make any significant physical changes. The properties' quality level of finishes and fixtures is generally anticipated to be equal or somewhat better than the prior level.

Operational and Management Changes

No multi-tenant properties are planning any significant operational or management changes, although at least one will begin purchasing flood insurance, and another will recommend that tenants do the same. Some noted that they will send out more advice or recommendations in advance of anticipated storm event related to helping tenants either protect their property or prepare for recovery.

Breaks on Rent

Most properties noted that rent abatement during the period where the building was not occupiable is required by clauses in tenant leases. This is especially true for leases to retail tenants, who may not have funds to pay rent if their business is not operating. One property went so far as to pay for all the costs of cleanup in tenant spaces.

Impacts of Inundation on Property's Market Desirability

Any negative market impacts of the inundation are somewhat blunted by the overall weak condition in which the market already found itself. Nevertheless, landlords felt that any leases executed in the short term might be discounted a bit. However, the flood-spurred rehab and renovation, especially if the replacement items are of better quality, will help counter the negative memories as time passes.

The loss of rent revenue will undoubtedly have a negative investment value impact in the immediate term. Interviewees generally expressed optimism that those values should recover with time, as long as another inundation event does not happen.

The Energy Corridor as a Business Location

Interviewees were still very positive on the Energy Corridor as a location for business activity and investment (despite current office market conditions). However, a major caveat was that the area cannot suffer another inundation event; that would seriously damage its appeal for businesses.

Changes Needed in Response

Regarding changes that will be needed in various aspects of the Energy Corridor's future development, the multi-tenant property interviewees did not have strong specific recommendations. There were some general opinions voiced by multiple interviewees.

Changes to the design of private development of sites and buildings will depend mostly on changes to City building codes. There may be more thought put into the placement of key building systems infrastructure or even flood gates, especially if the buildings have basements.

Regarding the public environment, the multi-tenant property interviewees had few suggestions, although continuing to add stormwater detention facilities was mentioned by at least two persons.

Turning Response into Advantage

No interviewees felt that future flood risk mitigation efforts could be used to impart a meaningful competitive advantage for The Energy Corridor District. At least two emphasized that the District and other agencies need to obtain more results from the Army Corps of Engineers to ensure that this type of event is prevented in the future. One also mentioned that the District should use the recovery effort and related inter-agency discussion to incorporate more frequent communication with District property owners and businesses.

Single Tenant / Owner-Occupants

CDS also interviewed several representatives of businesses which own their property; for most, their perspective is in some ways akin to that of a tenant in the multi-tenant building in that their property itself is not the revenue generator but rather an asset to support their workforce and conduct of their actual business. The exception is the Omni Hotel, whose revenue comes primarily from the nightly and hourly rental of its rooms and meeting spaces.

Nature of Repairs and Replacements

For the properties which suffered flood damage necessitating repairs and replacements, major changes to the properties are limited for now. Key building systems that were damaged are being replaced, though at one property it was noted that the quality will exceed the prior equipment, which was dated. Some properties are considering changes for the future which may include protection measures against high water events.

Operational and Management Changes

It is typical procedure for these businesses to review their procedures after natural disaster or similar events. Generally, they were satisfied with the procedures that were in place and their abilities to handle staff relocation and dispersal during building closure or inaccessibility. One property mentioned that they will seek to avoid the "marooning" of employees who had been directed to stay on property as a security measure.

Re-Evaluation of Current Location / Potential for Relocation

None of the interviewed owner-occupant businesses had any interest in relocating as a result of the inundation event.

The Energy Corridor as a Business Location

The owner-occupant interviewees remained steadfast in their approval of the Energy Corridor as their business location. A couple of interviewees did mention that businesses new to the District will engage in extra scrutiny of potential sites and properties going forward regarding the potential for flooding.

Changes Needed in Response

Interviewees emphasized the need to make sure Addicks and Barker dams are improved to lessen the chance for future large releases. Some stated the need to continue adding detention facilities within the District, perhaps in conjunction with quality of life amenity project, but their likely benefit pales in comparison that from making improvements behind the dams and helping Buffalo Bayou drain more quickly. There was no sense that major revisions in building style were necessary, though one did recommend designing new buildings with grade-level podiums and ensuring critical systems are elevated.

Turning Response into Advantage

The common sentiment voice among owner-occupant interviewees was that the District needs to be an active participant in the ongoing planning and policymaking for flood risk mitigation. The District should have a visible role in these discussions with the other agencies and advocates, and the leadership shown by such participation would benefit the area in a wider marketing sense.

Conclusions and Implications

There was little consensus among interviewees on what physical and design strategies the District should promote in its future planning activities as a response to the Harvey inundation event. The general sentiment was that the most important physical investments would be made by the Corps of Engineers directly in the flood control dams and reservoirs to lessen the chance of such an event happening again.

Though a few stated that additional detention or other stormwater-related facilities should be an important part of future public space improvements in the District, this sentiment was not strongly shared. Indeed, focusing on the ability of downstream Buffalo Bayou to convey or store excess flow was equally as important. Nor was there strongly expressed recommendation for changes in building design, such as going to all-podium construction. However, the District and other entities could promote that new buildings should consider locating key systems at some elevation, and not in basements or at grade in the ground level. Thus, regarding implications for the District's potential growth scenarios as described earlier in this report, little or no need emerged from this research for anticipating the need for adjustments.

A more common message regarding what would be meaningful for the District to undertake would be a more visible role in communication and advocacy around flood prevention and mitigation. Several interviewees want the District to generate more publicity regarding the flood experiences and recovery of its properties and business, and to engage prominently with the various agencies that will be planning, designing, and funding future drainage and flood prevention improvements. This would imply a deliberate public and government relations effort by the District beyond the level at which it engages at present.

APPENDIX: DETAILED DEMOGRAPHIC INFORMATION

Exhibit 19 - The Energy Corridor District Boundaries

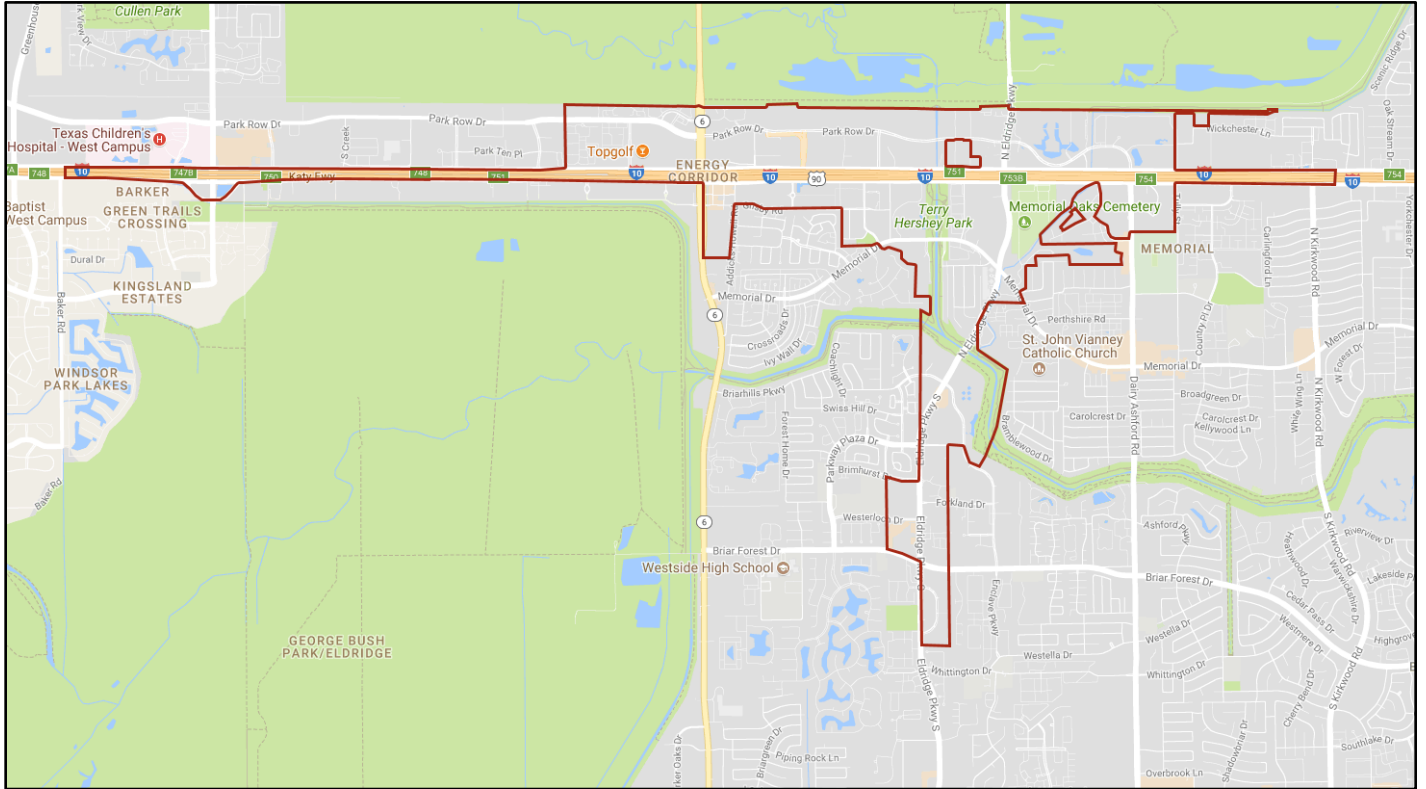


Exhibit 20 - The Energy Corridor Area Map

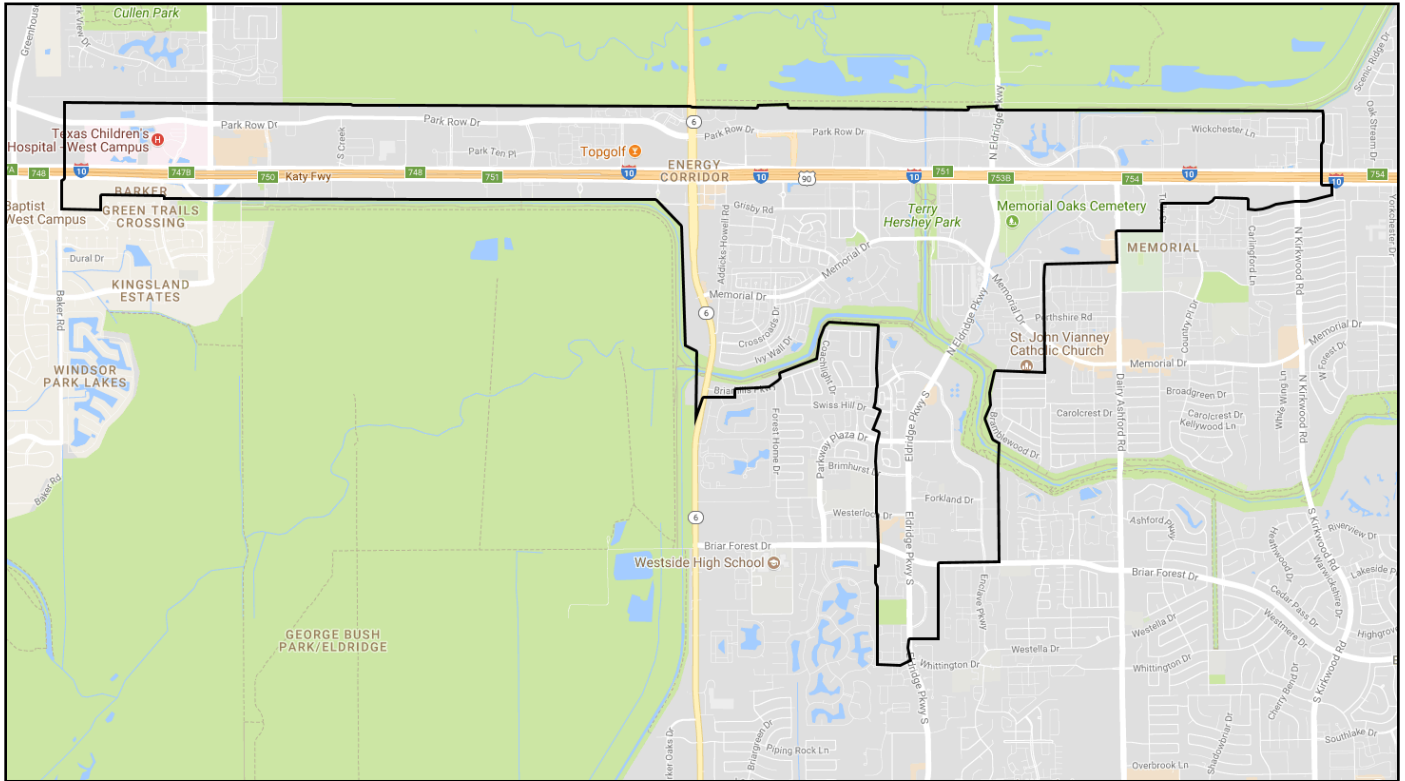


Exhibit 21 - The Energy Corridor Demographic Area

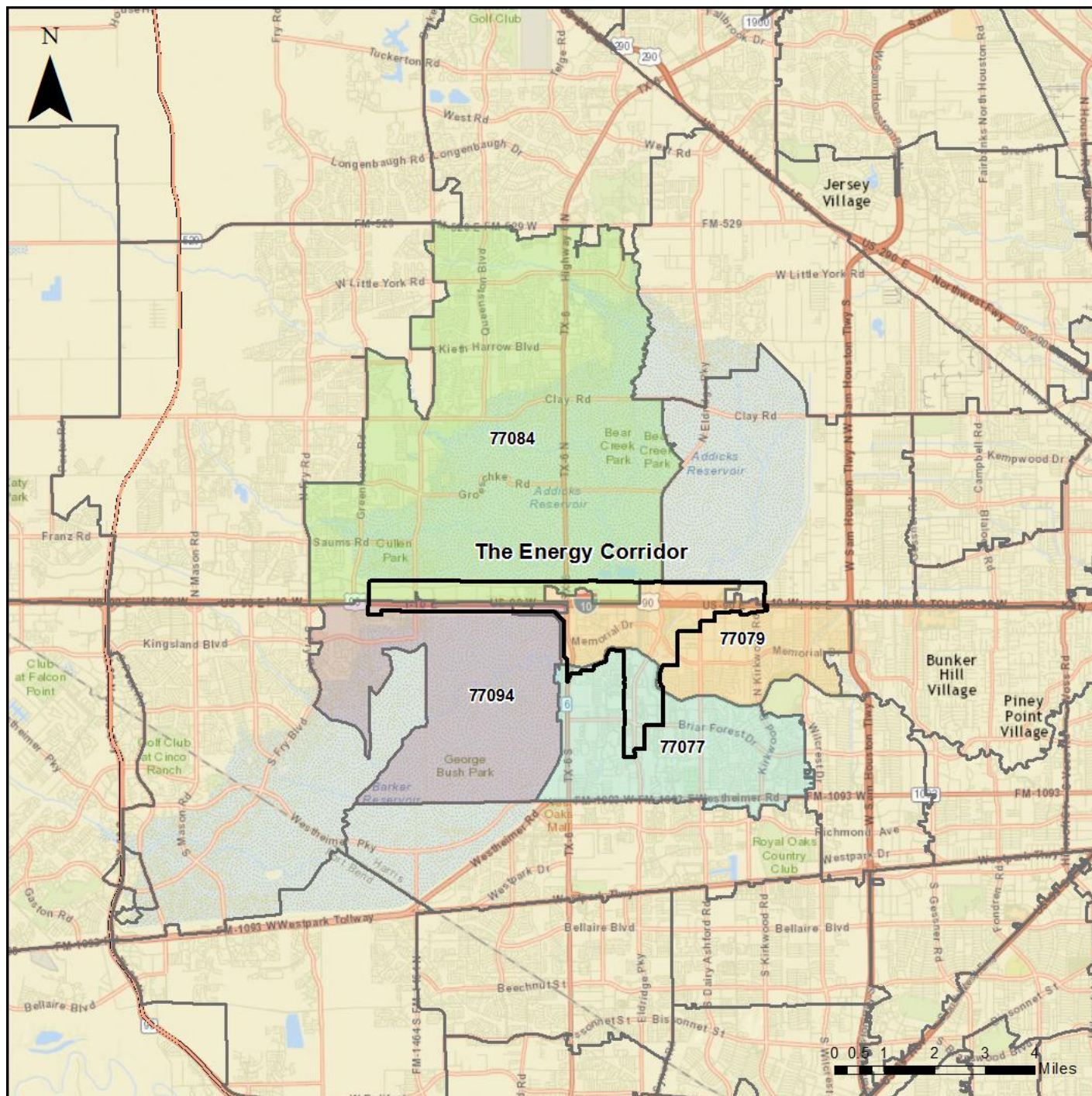
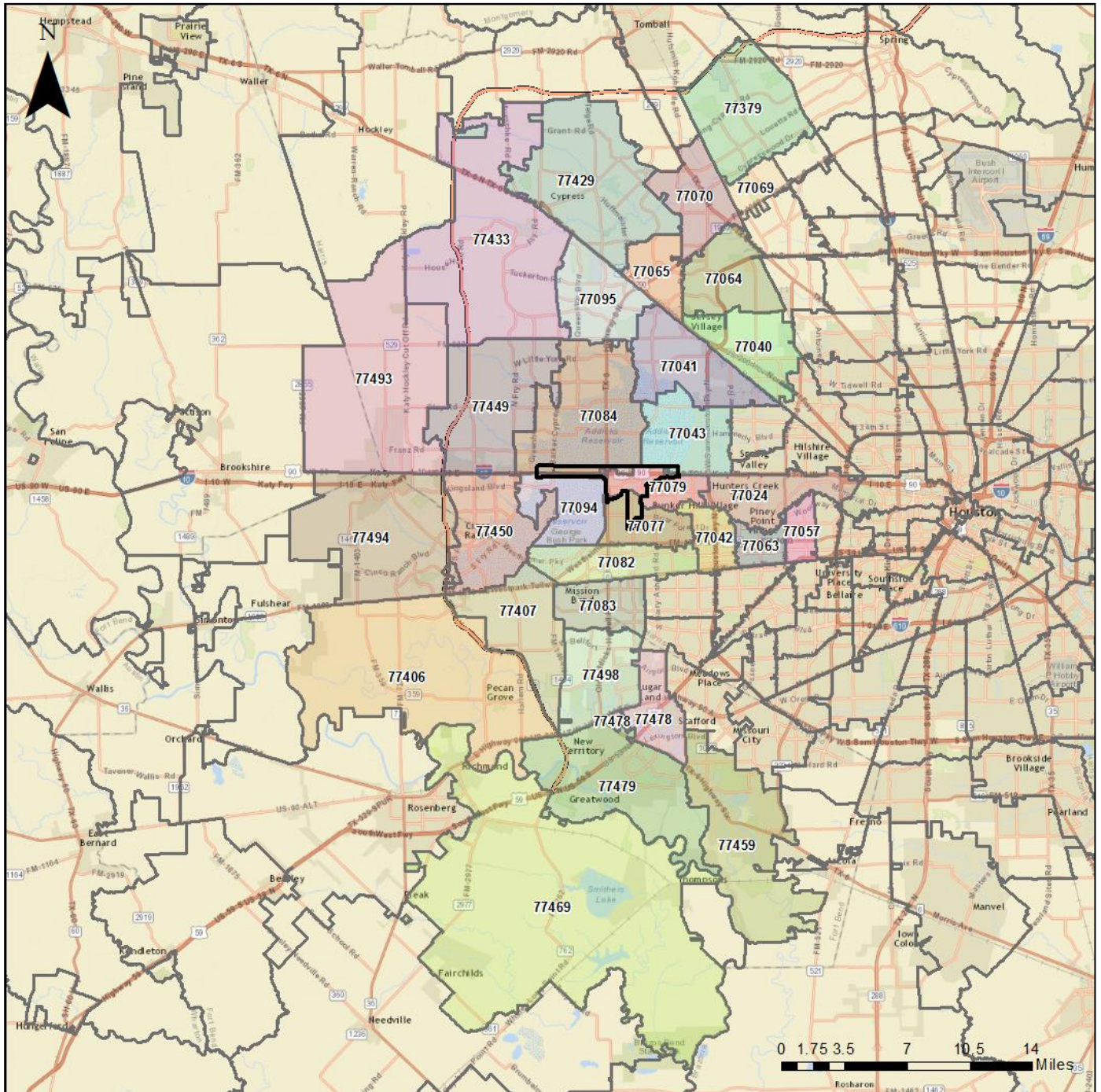
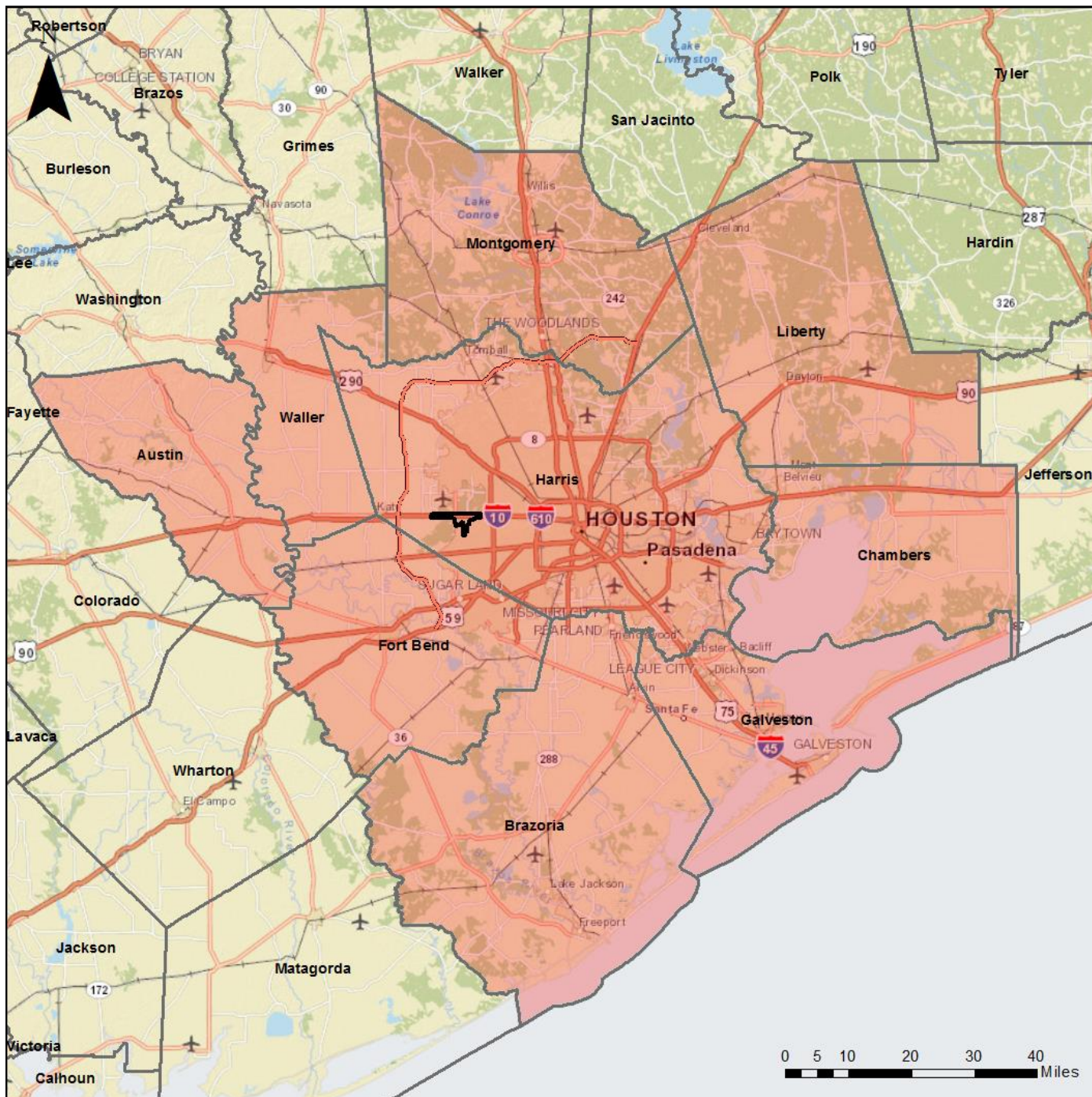


Exhibit 22 - The Energy Corridor Commuting Region



Including ZIP Codes 77024, 77040, 77041, 77042, 77043, 77057, 77063, 77064, 77065, 77069, 77070, 77077, 77079, 77082, 77083, 77084, 77094, 77095, 77379, 77406, 77407, 77429, 77433, 77449, 77450, 77459, 77469, 77478, 77479, 77489, 77493, 77494, and 77498

Exhibit 23 - Houston-Baytown-Sugar Land Metropolitan Statistical Area (MSA)



Including Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, and Waller Counties

Table 23 - 2017 Estimated Demographic Data

Pop-Facts: Demographic Snapshot	EC District		EC Study Area		EC Demographic Area		EC Commuting Region		Houston MSA	
Population										
2023 Projection	11,021		23,986		237,495		2,075,560		7,561,622	
2018 Estimate	9,974		21,872		218,464		1,894,720		6,980,780	
2010 Census	8,117		18,259		187,320		1,519,250		5,920,416	
2000 Census	5,032		13,122		142,354		998,809		4,693,140	
Growth 2018-2023	10.50%		9.67%		8.71%		9.54%		8.32%	
Growth 2010-2018	22.87%		19.78%		16.63%		24.71%		17.91%	
Growth 2000-2010	61.30%		39.15%		31.59%		52.11%		26.15%	
2018 Est. Population by Ethnicity	9,974		21,872		218,464		1,894,720		6,980,780	
White Alone	3,941	39.5%	9,870	45.1%	77,952	35.7%	726,272	38.3%	2,530,526	36.2%
Black or African American Alone	1,912	19.2%	2,998	13.7%	33,839	15.5%	289,252	15.3%	1,165,969	16.7%
American Indian and Alaska Native Alone	13	0.1%	31	0.1%	427	0.2%	4,195	0.2%	16,392	0.2%
Asian Alone	1,899	19.0%	4,729	21.6%	28,125	12.9%	293,023	15.5%	552,145	7.9%
Native Hawaiian and Other Pacific Islander Alone	13	0.1%	15	0.1%	110	0.1%	840	0.0%	3,863	0.1%
Some Other Race Alone	22	0.2%	52	0.2%	592	0.3%	4,148	0.2%	12,637	0.2%
Two or More Races	273	2.7%	558	2.6%	4,446	2.0%	40,559	2.1%	114,143	1.6%
Hispanic or Latino	1,902	19.1%	3,619	16.5%	72,974	33.4%	536,429	28.3%	2,585,105	37.0%
2018 Est. Population by Single-Classification Race	9,974		21,872		218,464		1,894,720		6,980,780	
White Alone	5,197	52.1%	12,401	56.7%	119,703	54.8%	1,046,800	55.3%	4,034,013	57.8%
Black or African American Alone	1,955	19.6%	3,072	14.0%	35,288	16.2%	298,419	15.8%	1,199,061	17.2%
American Indian and Alaska Native Alone	24	0.2%	63	0.3%	1,100	0.5%	10,681	0.6%	46,314	0.7%
Asian Alone	1,902	19.1%	4,737	21.7%	28,362	13.0%	295,016	15.6%	557,637	8.0%
Native Hawaiian and Other Pacific Islander Alone	14	0.1%	16	0.1%	141	0.1%	1,124	0.1%	5,032	0.1%
Some Other Race Alone	516	5.2%	836	3.8%	25,453	11.7%	172,855	9.1%	896,499	12.8%
Two or More Races	365	3.7%	747	3.4%	8,418	3.9%	69,824	3.7%	242,224	3.5%
2018 Est. Population Hispanic or Latino by Origin	9,974		21,872		218,464		1,894,720		6,980,780	
Not Hispanic or Latino	8,072	80.9%	18,253	83.5%	145,490	66.6%	1,358,290	71.7%	4,395,675	63.0%
Hispanic or Latino	1,902	19.1%	3,619	16.5%	72,974	33.4%	536,429	28.3%	2,585,105	37.0%
Hispanic or Latino by Origin	1,902		3,619		72,974		536,429		2,585,105	
Mexican	1,055	55.5%	1,915	52.9%	46,012	63.1%	341,648	63.7%	1,934,009	74.8%
Puerto Rican	58	3.1%	119	3.3%	1,685	2.3%	13,538	2.5%	38,644	1.5%
Cuban	43	2.3%	96	2.7%	1,438	2.0%	10,166	1.9%	24,465	1.0%
All Other Hispanic or Latino	745	39.2%	1,488	41.1%	23,839	32.7%	171,077	31.9%	587,987	22.8%
2018 Est. Hisp. or Latino Pop by Single-Classification Race	1,902		3,619		72,974		536,429		2,585,105	
White Alone	1,256	66.1%	2,531	70.0%	41,751	57.2%	320,528	59.8%	1,503,487	58.2%
Black or African American Alone	43	2.3%	74	2.0%	1,449	2.0%	9,167	1.7%	33,092	1.3%
American Indian and Alaska Native Alone	11	0.6%	32	0.9%	673	0.9%	6,486	1.2%	29,922	1.2%

Pop-Facts: Demographic Snapshot	EC District		EC Study Area		EC Demographic Area		EC Commuting Region		Houston MSA	
Asian Alone	3	0.2%	8	0.2%	237	0.3%	1,993	0.4%	5,492	0.2%
Native Hawaiian and Other Pacific Islander Alone	1	0.1%	1	0.0%	31	0.0%	284	0.1%	1,169	0.1%
Some Other Race Alone	494	26.0%	784	21.7%	24,861	34.1%	168,707	31.5%	883,862	34.2%
Two or More Races	92	4.9%	189	5.2%	3,972	5.4%	29,265	5.5%	128,081	5.0%
2018 Est. Pop by Race, Asian Alone, by Category	1,902		4,737		28,362		295,016		557,637	
Chinese, except Taiwanese	455	23.9%	872	18.4%	5,649	19.9%	54,212	18.4%	98,725	17.7%
Filipino	134	7.1%	197	4.2%	2,139	7.5%	27,109	9.2%	59,414	10.7%
Japanese	155	8.1%	457	9.7%	1,030	3.6%	3,122	1.1%	7,101	1.3%
Asian Indian	604	31.8%	1,796	37.9%	6,844	24.1%	88,462	30.0%	148,774	26.7%
Korean	327	17.2%	593	12.5%	1,716	6.1%	9,011	3.1%	15,961	2.9%
Vietnamese	87	4.6%	222	4.7%	6,620	23.3%	64,382	21.8%	134,427	24.1%
Cambodian	0	0.0%	0	0.0%	14	0.1%	2,113	0.7%	7,166	1.3%
Hmong	0	0.0%	0	0.0%	0	0.0%	0	0.0%	23	0.0%
Laotian	0	0.0%	4	0.1%	10	0.0%	752	0.3%	2,648	0.5%
Thai	5	0.3%	10	0.2%	213	0.8%	1,545	0.5%	4,776	0.9%
All other Asian Races, including 2 or more	135	7.1%	587	12.4%	4,127	14.6%	44,308	15.0%	78,622	14.1%
2018 Est. Population by Ancestry	9,974		21,872		218,464		1,894,720		6,980,780	
Arab	253	2.5%	721	3.3%	3,561	1.6%	25,113	1.3%	47,272	0.7%
Czech	90	0.9%	275	1.3%	1,369	0.6%	12,585	0.7%	37,615	0.5%
Danish	25	0.3%	49	0.2%	127	0.1%	2,552	0.1%	7,184	0.1%
Dutch	159	1.6%	290	1.3%	1,289	0.6%	7,932	0.4%	27,094	0.4%
English	504	5.1%	1,291	5.9%	8,764	4.0%	78,957	4.2%	264,810	3.8%
French (except Basque)	185	1.9%	434	2.0%	3,628	1.7%	27,686	1.5%	96,592	1.4%
French Canadian	28	0.3%	114	0.5%	397	0.2%	5,255	0.3%	16,719	0.2%
German	531	5.3%	1,407	6.4%	11,434	5.2%	122,047	6.4%	406,352	5.8%
Greek	26	0.3%	79	0.4%	690	0.3%	3,351	0.2%	10,522	0.2%
Hungarian	17	0.2%	41	0.2%	232	0.1%	2,664	0.1%	6,619	0.1%
Irish	264	2.6%	741	3.4%	6,368	2.9%	62,044	3.3%	236,941	3.4%
Italian	74	0.7%	260	1.2%	3,298	1.5%	34,755	1.8%	104,764	1.5%
Lithuanian	3	0.0%	14	0.1%	26	0.0%	509	0.0%	1,632	0.0%
Norwegian	67	0.7%	181	0.8%	811	0.4%	7,997	0.4%	21,467	0.3%
Polish	76	0.8%	214	1.0%	1,721	0.8%	18,580	1.0%	56,338	0.8%
Portuguese	3	0.0%	16	0.1%	180	0.1%	2,326	0.1%	7,347	0.1%
Russian	65	0.7%	143	0.7%	1,097	0.5%	6,971	0.4%	19,613	0.3%
Scottish	79	0.8%	206	0.9%	2,133	1.0%	16,892	0.9%	56,404	0.8%
Scotch-Irish	55	0.6%	124	0.6%	1,819	0.8%	13,055	0.7%	42,606	0.6%
Slovak	5	0.1%	8	0.0%	41	0.0%	1,052	0.1%	2,463	0.0%
Subsaharan African	424	4.3%	673	3.1%	5,550	2.5%	51,024	2.7%	122,421	1.8%
Swedish	41	0.4%	104	0.5%	942	0.4%	6,621	0.4%	23,197	0.3%
Swiss	1	0.0%	36	0.2%	100	0.1%	1,250	0.1%	3,998	0.1%
Ukrainian	23	0.2%	35	0.2%	383	0.2%	1,542	0.1%	5,041	0.1%
United States or American	360	3.6%	848	3.9%	8,556	3.9%	70,322	3.7%	266,725	3.8%
Welsh	13	0.1%	41	0.2%	186	0.1%	3,867	0.2%	11,876	0.2%
West Indian (except Hisp. groups)	92	0.9%	119	0.6%	1,324	0.6%	9,125	0.5%	27,162	0.4%
Other Ancestries	5,579	55.9%	11,433	52.3%	131,523	60.2%	1,081,297	57.1%	4,208,118	60.3%
Ancestry Unclassified	933	9.4%	1,974	9.0%	20,919	9.6%	217,349	11.5%	841,888	12.1%
2018 Est. Pop Age 5+ by Language Spoken At Home	9,418		20,643		203,483		1,765,621		6,476,458	

Pop-Facts:	EC District		EC Study Area		EC Demographic Area		EC Commuting Region		Houston MSA	
Demographic Snapshot										
Speak only English	5,345	56.8%	11,858	57.4%	116,550	57.3%	1,072,194	60.7%	3,981,906	61.5%
Speak Asian or Pacific Island Language	617	6.6%	1,720	8.3%	13,661	6.7%	152,020	8.6%	302,484	4.7%
Speak IndoEuropean Language	772	8.2%	2,074	10.1%	14,611	7.2%	113,125	6.4%	215,312	3.3%
Speak Spanish	2,148	22.8%	4,059	19.7%	53,403	26.2%	387,026	21.9%	1,889,778	29.2%
Speak Other Language	536	5.7%	933	4.5%	5,259	2.6%	41,257	2.3%	86,978	1.3%
2018 Est. Population by Sex	9,974		21,872		218,464		1,894,720		6,980,780	
Male	4,961	49.7%	10,828	49.5%	106,624	48.8%	930,638	49.1%	3,466,810	49.7%
Female	5,013	50.3%	11,044	50.5%	111,840	51.2%	964,081	50.9%	3,513,970	50.3%
2018 Est. Population by Age	9,974		21,872		218,464		1,894,720		6,980,780	
Age 0 to 4	556	5.6%	1,229	5.6%	14,981	6.9%	129,099	6.8%	504,322	7.2%
Age 5 to 9	624	6.3%	1,355	6.2%	15,623	7.2%	137,565	7.3%	513,189	7.4%
Age 10 to 14	557	5.6%	1,241	5.7%	15,563	7.1%	143,634	7.6%	518,300	7.4%
Age 15 to 17	258	2.6%	614	2.8%	9,095	4.2%	84,653	4.5%	305,827	4.4%
Age 18 to 20	243	2.4%	559	2.6%	8,302	3.8%	76,286	4.0%	286,351	4.1%
Age 21 to 24	352	3.5%	773	3.5%	11,328	5.2%	101,220	5.3%	379,098	5.4%
Age 25 to 34	2,139	21.4%	3,909	17.9%	31,932	14.6%	255,351	13.5%	1,008,206	14.4%
Age 35 to 44	1,737	17.4%	3,450	15.8%	31,055	14.2%	273,099	14.4%	984,794	14.1%
Age 45 to 54	1,267	12.7%	2,767	12.7%	29,295	13.4%	264,031	13.9%	903,080	12.9%
Age 55 to 64	1,174	11.8%	2,971	13.6%	27,095	12.4%	228,468	12.1%	799,145	11.5%
Age 65 to 74	673	6.8%	1,905	8.7%	15,658	7.2%	132,584	7.0%	496,243	7.1%
Age 75 to 84	279	2.8%	828	3.8%	6,257	2.9%	50,705	2.7%	207,302	3.0%
Age 85 and over	115	1.2%	272	1.2%	2,281	1.0%	18,025	1.0%	74,923	1.1%
Age 16 and over	8,151	81.7%	17,844	81.6%	169,307	77.5%	1,456,621	76.9%	5,344,594	76.6%
Age 18 and over	7,979	80.0%	17,433	79.7%	163,203	74.7%	1,399,769	73.9%	5,139,142	73.6%
Age 21 and over	7,736	77.6%	16,874	77.2%	154,901	70.9%	1,323,483	69.9%	4,852,791	69.5%
Age 65 and over	1,067	10.7%	3,004	13.7%	24,196	11.1%	201,313	10.6%	778,468	11.2%
2018 Est. Median Age	36.49		38.64		35.78		35.72		34.75	
2018 Est. Average Age	37.74		39.41		36.61		36.24		36	
2018 Est. Male Population by Age	4,961		10,828		106,624		930,638		3,466,810	
Age 0 to 4	286	5.8%	630	5.8%	7,651	7.2%	66,057	7.1%	257,610	7.4%
Age 5 to 9	315	6.4%	689	6.4%	7,952	7.5%	70,228	7.6%	261,754	7.6%
Age 10 to 14	278	5.6%	625	5.8%	7,904	7.4%	73,446	7.9%	264,396	7.6%
Age 15 to 17	125	2.5%	299	2.8%	4,568	4.3%	43,010	4.6%	156,113	4.5%
Age 18 to 20	117	2.4%	275	2.5%	4,219	4.0%	39,238	4.2%	147,758	4.3%
Age 21 to 24	160	3.2%	370	3.4%	5,672	5.3%	51,593	5.5%	193,988	5.6%
Age 25 to 34	1,069	21.6%	1,927	17.8%	15,760	14.8%	126,741	13.6%	510,626	14.7%
Age 35 to 44	898	18.1%	1,757	16.2%	15,103	14.2%	131,552	14.1%	488,881	14.1%
Age 45 to 54	652	13.2%	1,399	12.9%	14,033	13.2%	127,645	13.7%	446,361	12.9%
Age 55 to 64	581	11.7%	1,440	13.3%	12,836	12.0%	110,223	11.8%	389,841	11.2%
Age 65 to 74	318	6.4%	932	8.6%	7,360	6.9%	62,630	6.7%	234,011	6.8%
Age 75 to 84	117	2.4%	369	3.4%	2,690	2.5%	21,920	2.4%	89,406	2.6%
Age 85 and over	45	0.9%	116	1.1%	874	0.8%	6,355	0.7%	26,065	0.8%
2018 Est. Median Age, Male	36.46		38.41		34.74		34.61		33.85	
2018 Est. Average Age, Male	37.35		39.01		35.78		35.42		35.19	

Pop-Facts:	EC District		EC Study Area		EC Demographic Area		EC Commuting Region		Houston MSA	
Demographic Snapshot										
2018 Est. Female Population by Age	5,013		11,044		111,840		964,081		3,513,970	
Age 0 to 4	271	5.4%	599	5.4%	7,329	6.6%	63,041	6.5%	246,712	7.0%
Age 5 to 9	309	6.2%	666	6.0%	7,671	6.9%	67,337	7.0%	251,435	7.2%
Age 10 to 14	279	5.6%	617	5.6%	7,659	6.9%	70,188	7.3%	253,904	7.2%
Age 15 to 17	133	2.7%	315	2.9%	4,527	4.1%	41,643	4.3%	149,714	4.3%
Age 18 to 20	125	2.5%	284	2.6%	4,083	3.7%	37,048	3.8%	138,593	3.9%
Age 21 to 24	192	3.8%	402	3.6%	5,655	5.1%	49,627	5.2%	185,110	5.3%
Age 25 to 34	1,069	21.3%	1,982	18.0%	16,172	14.5%	128,610	13.3%	497,580	14.2%
Age 35 to 44	839	16.8%	1,693	15.3%	15,952	14.3%	141,547	14.7%	495,913	14.1%
Age 45 to 54	615	12.3%	1,368	12.4%	15,262	13.7%	136,386	14.2%	456,719	13.0%
Age 55 to 64	592	11.8%	1,531	13.9%	14,259	12.8%	118,245	12.3%	409,304	11.7%
Age 65 to 74	355	7.1%	973	8.8%	8,299	7.4%	69,954	7.3%	262,232	7.5%
Age 75 to 84	163	3.2%	458	4.2%	3,566	3.2%	28,784	3.0%	117,896	3.4%
Age 85 and over	70	1.4%	156	1.4%	1,407	1.3%	11,669	1.2%	48,858	1.4%
2018 Est. Median Age, Female	36.52		38.88		36.77		36.73		35.68	
2018 Est. Average Age, Female	38.11		39.79		37.38		37.03		36.79	
2018 Est. Pop Age 15+ by Marital Status	8,237		18,047		172,298		1,484,423		5,444,969	
Total, Never Married	2,954	35.9%	5,309	29.4%	55,431	32.2%	446,552	30.1%	1,832,345	33.7%
Males, Never Married	1,630	19.8%	2,866	15.9%	28,809	16.7%	234,404	15.8%	980,299	18.0%
Females, Never Married	1,323	16.1%	2,443	13.5%	26,623	15.5%	212,147	14.3%	852,046	15.7%
Married, Spouse present	3,615	43.9%	9,344	51.8%	85,963	49.9%	779,453	52.5%	2,509,574	46.1%
Married, Spouse absent	416	5.1%	928	5.1%	7,377	4.3%	72,050	4.9%	321,363	5.9%
Widowed	296	3.6%	615	3.4%	6,932	4.0%	56,783	3.8%	242,285	4.5%
Males, Widowed	70	0.9%	164	0.9%	1,542	0.9%	10,470	0.7%	51,376	0.9%
Females, Widowed	225	2.7%	452	2.5%	5,390	3.1%	46,313	3.1%	190,909	3.5%
Divorced	956	11.6%	1,850	10.3%	16,594	9.6%	129,584	8.7%	539,402	9.9%
Males, Divorced	359	4.4%	775	4.3%	5,718	3.3%	48,490	3.3%	222,455	4.1%
Females, Divorced	597	7.3%	1,074	6.0%	10,876	6.3%	81,094	5.5%	316,947	5.8%
2018 Est. Pop Age 25+ by Edu. Attainment	7,384		16,101		143,573		1,222,263		4,473,693	
Less than 9th grade	170	2.3%	410	2.5%	6,395	4.5%	65,204	5.3%	426,374	9.5%
Some High School, no diploma	189	2.6%	326	2.0%	7,589	5.3%	59,647	4.9%	366,746	8.2%
High School Graduate (or GED)	954	12.9%	1,908	11.9%	27,369	19.1%	226,948	18.6%	1,051,398	23.5%
Some College, no degree	1,541	20.9%	2,774	17.2%	30,044	20.9%	257,060	21.0%	941,543	21.1%
Associate Degree	366	5.0%	703	4.4%	9,407	6.6%	85,383	7.0%	290,501	6.5%
Bachelor's Degree	2,539	34.4%	5,942	36.9%	40,495	28.2%	340,336	27.8%	893,745	20.0%
Master's Degree	1,215	16.5%	3,026	18.8%	16,627	11.6%	138,683	11.4%	357,297	8.0%
Professional School Degree	225	3.0%	626	3.9%	3,328	2.3%	27,071	2.2%	83,037	1.9%
Doctorate Degree	185	2.5%	386	2.4%	2,318	1.6%	21,931	1.8%	63,052	1.4%
2018 Est. Pop. Age 25+ by Edu. Attain., Hisp./Lat.	1,220		2,295		41,082		300,845		1,426,971	
No High School Diploma	237	19.4%	414	18.1%	9,710	23.6%	78,115	26.0%	562,831	39.4%
High School Graduate	254	20.8%	431	18.8%	12,322	30.0%	79,206	26.3%	388,396	27.2%
Some College or Associate's Degree	259	21.2%	470	20.5%	9,677	23.6%	76,300	25.4%	291,473	20.4%

Pop-Facts:	EC District		EC Study Area		EC Demographic Area		EC Commuting Region		Houston MSA	
Demographic Snapshot										
Bachelor's Degree or Higher	471	38.6%	979	42.7%	9,373	22.8%	67,224	22.4%	184,271	12.9%
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Pop-Facts:
Demographic Snapshot (Part 2)

Pop-Facts:	EC District		EC Study Area		EC Demographic Area		EC Commuting Region		Houston MSA	
Demographic Snapshot										
Households										
2023 Projection	5,573		11,439		88,422		716,214		2,624,981	
2018 Estimate	5,081		10,473		81,713		656,017		2,423,066	
2010 Census	4,238		8,857		71,085		535,555		2,062,529	
2000 Census	2,455		6,063		55,759		364,247		1,648,146	
Growth 2018-2023	9.68%		9.22%		8.21%		9.18%		8.33%	
Growth 2010-2018	19.90%		18.24%		14.95%		22.49%		17.48%	
Growth 2000-2010	72.58%		46.09%		27.49%		47.03%		25.14%	
2018 Est. Households by Household Type	5,081		10,473		81,713		656,017		2,423,066	
Family Households	2,303	45.3%	5,575	53.2%	55,184	67.5%	483,396	73.7%	1,724,340	71.2%
Nonfamily Households	2,778	54.7%	4,898	46.8%	26,529	32.5%	172,621	26.3%	698,726	28.8%
2018 Est. Group Quarters Population	11		15		130		8,032		84,773	
2018 HHs by Ethnicity: Hispanic/Latino	807	15.9%	1,469	14.0%	20,992	25.7%	148,439	22.6%	697,397	28.8%
2018 Est. Households by HH Income	5,081		10,473		81,713		656,017		2,423,066	
Income < \$15,000	296	5.8%	629	6.0%	4,696	5.8%	37,266	5.7%	222,690	9.2%
Income \$15,000 to \$24,999	252	5.0%	468	4.5%	5,548	6.8%	37,995	5.8%	209,690	8.7%
Income \$25,000 to \$34,999	334	6.6%	597	5.7%	5,697	7.0%	42,855	6.5%	207,984	8.6%
Income \$35,000 to \$49,999	507	10.0%	825	7.9%	9,680	11.9%	67,656	10.3%	297,268	12.3%
Income \$50,000 to \$74,999	928	18.3%	1,734	16.6%	14,049	17.2%	104,515	15.9%	397,534	16.4%
Income \$75,000 to \$99,999	738	14.5%	1,319	12.6%	10,966	13.4%	81,133	12.4%	285,905	11.8%
Income \$100,000 to \$124,999	538	10.6%	1,024	9.8%	7,860	9.6%	67,637	10.3%	219,251	9.1%
Income \$125,000 to \$149,999	419	8.3%	835	8.0%	5,292	6.5%	53,210	8.1%	157,640	6.5%
Income \$150,000 to \$199,999	389	7.7%	1,044	10.0%	6,506	8.0%	63,829	9.7%	175,111	7.2%
Income \$200,000 to \$249,999	220	4.3%	652	6.2%	3,619	4.4%	32,682	5.0%	86,254	3.6%
Income \$250,000 to \$499,999	307	6.0%	878	8.4%	4,884	6.0%	42,853	6.5%	105,348	4.4%
Income \$500,000+	153	3.0%	469	4.5%	2,915	3.6%	24,387	3.7%	58,391	2.4%
2018 Est. Average Household Income	\$115,831		\$135,218		\$115,640		\$123,070		\$99,064	

Pop-Facts: Demographic Snapshot	EC District		EC Study Area		EC Demographic Area		EC Commuting Region		Houston MSA	
2018 Est. Median Household Income	\$82,556		\$93,654		\$77,703		\$86,623		\$67,225	
2018 Median HH Income by Single-Class. Race or Ethn.										
White Alone	\$89,820		\$104,453		\$89,860		\$96,433		\$75,974	
Black or African American Alone	\$53,098		\$56,882		\$54,414		\$63,659		\$47,721	
American Indian and Alaska Native Alone	\$67,109		\$65,924		\$59,526		\$60,862		\$58,248	
Asian Alone	\$104,791		\$113,813		\$95,639		\$107,507		\$92,436	
Native Hawaiian and Other Pacific Islander Alone	\$21,149		\$23,856		\$43,758		\$73,370		\$52,425	
Some Other Race Alone	\$49,922		\$49,050		\$56,201		\$55,365		\$47,099	
Two or More Races	\$68,100		\$73,436		\$78,136		\$74,845		\$66,481	
Hispanic or Latino	\$72,636		\$71,638		\$62,567		\$63,972		\$49,633	
Not Hispanic or Latino	\$85,219		\$98,611		\$85,427		\$95,611		\$76,393	
2018 Est. Family HH Type by Presence of Own Children	2,303		5,575		55,184		483,396		1,724,340	
Married-Couple Family, own children	659	28.6%	1,683	30.2%	20,325	36.8%	202,321	41.9%	630,499	36.6%
Married-Couple Family, no own children	976	42.4%	2,662	47.8%	20,495	37.1%	174,450	36.1%	618,552	35.9%
Male Householder, own children	80	3.5%	141	2.5%	1,938	3.5%	14,588	3.0%	63,353	3.7%
Male Householder, no own children	92	4.0%	176	3.2%	1,941	3.5%	14,919	3.1%	70,972	4.1%
Female Householder, own children	298	13.0%	527	9.5%	6,461	11.7%	46,715	9.7%	195,142	11.3%
Female Householder, no own children	198	8.6%	386	6.9%	4,024	7.3%	30,403	6.3%	145,822	8.5%
2018 Est. Households by Household Size	5,081		10,473		81,713		656,017		2,423,066	
1-person	2,281	44.9%	4,095	39.1%	21,841	26.7%	141,281	21.5%	568,402	23.5%
2-person	1,558	30.7%	3,489	33.3%	23,950	29.3%	184,396	28.1%	684,075	28.2%
3-person	675	13.3%	1,468	14.0%	13,885	17.0%	118,334	18.0%	416,720	17.2%
4-person	379	7.5%	934	8.9%	11,577	14.2%	111,891	17.1%	371,453	15.3%
5-person	133	2.6%	332	3.2%	6,034	7.4%	58,949	9.0%	211,742	8.7%
6-person	42	0.8%	105	1.0%	2,589	3.2%	24,884	3.8%	98,390	4.1%
7-or-more-person	14	0.3%	48	0.5%	1,838	2.3%	16,281	2.5%	72,284	3.0%
2018 Est. Average Household Size	1.96		2.09		2.67		2.88		2.85	
2018 Est. Households by Presence of People Under 18	5,081		10,473		81,713		656,017		2,423,066	
Households with 1 or more People under Age 18	1,100	21.7%	2,480	23.7%	31,053	38.0%	284,089	43.3%	996,975	41.2%
Households with No People under Age 18	3,981	78.3%	7,993	76.3%	50,660	62.0%	371,928	56.7%	1,426,091	58.9%
Households with 1 or more People under Age 18	1,100		2,480		31,053		284,089		996,975	
Married-Couple Family	673	61.2%	1,723	69.5%	21,230	68.4%	211,527	74.5%	677,273	67.9%

Pop-Facts:	EC District		EC Study Area		EC Demographic Area		EC Commuting Region		Houston MSA	
Demographic Snapshot										
Other Family, Male Householder	88	8.0%	158	6.4%	2,272	7.3%	17,374	6.1%	77,978	7.8%
Other Family, Female Householder	328	29.8%	582	23.5%	7,345	23.7%	53,595	18.9%	234,769	23.6%
Nonfamily, Male Householder	8	0.7%	13	0.5%	156	0.5%	1,188	0.4%	5,090	0.5%
Nonfamily, Female Householder	3	0.3%	5	0.2%	50	0.2%	405	0.1%	1,865	0.2%
Households with No People under Age 18	3,981		7,993		50,660		371,928		1,426,091	
Married-Couple Family	961	24.2%	2,620	32.8%	19,584	38.7%	165,267	44.4%	571,785	40.1%
Other Family, Male Householder	85	2.1%	162	2.0%	1,615	3.2%	12,127	3.3%	56,361	4.0%
Other Family, Female Householder	169	4.2%	331	4.1%	3,142	6.2%	23,509	6.3%	106,216	7.5%
Nonfamily, Male Householder	1,512	38.0%	2,645	33.1%	12,864	25.4%	82,800	22.3%	349,411	24.5%
Nonfamily, Female Householder	1,254	31.5%	2,235	28.0%	13,455	26.6%	88,224	23.7%	342,318	24.0%
2018 Est. Households by Number of Vehicles	5,081		10,473		81,713		656,017		2,423,066	
No Vehicles	171	3.4%	322	3.1%	2,244	2.8%	20,148	3.1%	126,209	5.2%
1 Vehicle	2,589	51.0%	4,653	44.4%	29,527	36.1%	191,338	29.2%	798,058	32.9%
2 Vehicles	1,883	37.1%	4,341	41.5%	35,824	43.8%	300,955	45.9%	994,574	41.1%
3 Vehicles	351	6.9%	891	8.5%	10,387	12.7%	106,218	16.2%	363,083	15.0%
4 Vehicles	83	1.6%	205	2.0%	2,805	3.4%	28,858	4.4%	108,975	4.5%
5 or more Vehicles	3	0.1%	61	0.6%	926	1.1%	8,499	1.3%	32,167	1.3%
2018 Est. Average Number of Vehicles	1.54		1.65		1.82		1.95		1.87	
Family Households										
2023 Projection	2,527		6,083		59,684		528,346		1,868,648	
2018 Estimate	2,303		5,575		55,184		483,396		1,724,340	
2010 Census	1,922		4,737		48,163		390,947		1,463,328	
2000 Census	1,298		3,617		37,869		260,653		1,175,969	
Growth 2018-2023	9.72%		9.11%		8.16%		9.30%		8.37%	
Growth 2010-2018	19.85%		17.69%		14.58%		23.65%		17.84%	
Growth 2000-2010	48.05%		30.98%		27.18%		49.99%		24.44%	
2018 Est. Families by Poverty Status	2,303		5,575		55,184		483,396		1,724,340	
2018 Families at or Above Poverty	2,194	95.3%	5,279	94.7%	50,486	91.5%	448,078	92.7%	1,512,698	87.7%
2018 Families at or Above Poverty with Children	1,104	47.9%	2,413	43.3%	25,375	46.0%	243,746	50.4%	782,860	45.4%
2018 Families Below Poverty	110	4.8%	296	5.3%	4,697	8.5%	35,317	7.3%	211,642	12.3%
2018 Families Below Poverty with Children	85	3.7%	181	3.3%	3,547	6.4%	27,325	5.7%	169,662	9.8%
2018 Est. Pop Age 16+ by Employment Status	8,151		17,844		169,307		1,456,621		5,344,594	
In Armed Forces	0	0.0%	0	0.0%	45	0.0%	871	0.1%	3,769	0.1%
Civilian - Employed	5,634	69.1%	11,937	66.9%	113,838	67.2%	970,534	66.6%	3,358,837	62.9%
Civilian - Unemployed	266	3.3%	479	2.7%	5,431	3.2%	44,428	3.1%	207,961	3.9%

Pop-Facts:	EC District		EC Study Area		EC Demographic Area		EC Commuting Region		Houston MSA	
Demographic Snapshot										
Not in Labor Force	2,251	27.6%	5,427	30.4%	49,992	29.5%	440,788	30.3%	1,774,027	33.2%
2018 Est. Civ. Employed Pop 16+ by Class of Worker	6,068		12,433		113,190		966,092		3,344,722	
For-Profit Private Workers	4,975	82.0%	10,084	81.1%	88,043	77.8%	736,586	76.2%	2,513,645	75.2%
Non-Profit Private Workers	291	4.8%	569	4.6%	5,381	4.8%	46,629	4.8%	175,986	5.3%
Local Government Workers	175	2.9%	395	3.2%	4,327	3.8%	48,350	5.0%	187,345	5.6%
State Government Workers	124	2.1%	196	1.6%	2,625	2.3%	30,270	3.1%	120,875	3.6%
Federal Government Workers	38	0.6%	62	0.5%	773	0.7%	9,907	1.0%	41,997	1.3%
Self-Employed Workers	455	7.5%	1,110	8.9%	11,798	10.4%	93,081	9.6%	300,733	9.0%
Unpaid Family Workers	10	0.2%	16	0.1%	243	0.2%	1,268	0.1%	4,141	0.1%
2018 Est. Civ. Employed Pop 16+ by Occupation	6,068		12,433		113,190		966,092		3,344,722	
Architect/Engineer	519	8.6%	1,199	9.6%	5,733	5.1%	44,538	4.6%	100,416	3.0%
Arts/Entertainment/Sports	149	2.5%	292	2.4%	2,332	2.1%	18,733	1.9%	51,722	1.6%
Building Grounds Maintenance	88	1.5%	129	1.0%	2,426	2.1%	23,226	2.4%	137,952	4.1%
Business/Financial Operations	599	9.9%	1,216	9.8%	8,082	7.1%	69,335	7.2%	178,719	5.3%
Community/Social Services	64	1.1%	149	1.2%	1,060	0.9%	9,946	1.0%	38,404	1.2%
Computer/Mathematical	399	6.6%	787	6.3%	4,020	3.6%	35,201	3.6%	83,045	2.5%
Construction/Extraction	110	1.8%	237	1.9%	4,402	3.9%	37,409	3.9%	248,256	7.4%
Education/Training/Library	332	5.5%	675	5.4%	5,665	5.0%	58,314	6.0%	188,551	5.6%
Farming/Fishing/Forestry	2	0.0%	2	0.0%	56	0.1%	909	0.1%	6,741	0.2%
Food Prep/Serving	328	5.4%	525	4.2%	5,512	4.9%	46,552	4.8%	182,554	5.5%
Healthcare Practitioner/Technician	201	3.3%	456	3.7%	5,877	5.2%	55,880	5.8%	176,532	5.3%
Healthcare Support	69	1.1%	107	0.9%	1,494	1.3%	13,964	1.5%	63,055	1.9%
Maintenance Repair	59	1.0%	119	1.0%	2,854	2.5%	25,354	2.6%	109,822	3.3%
Legal	44	0.7%	142	1.2%	1,379	1.2%	13,115	1.4%	40,279	1.2%
Life/Physical/Social Science	114	1.9%	244	2.0%	2,012	1.8%	13,385	1.4%	40,314	1.2%
Management	924	15.2%	2,047	16.5%	14,684	13.0%	127,264	13.2%	342,664	10.2%
Office/Admin. Support	698	11.5%	1,425	11.5%	14,292	12.6%	117,544	12.2%	405,275	12.1%
Production	157	2.6%	300	2.4%	5,271	4.7%	43,268	4.5%	195,678	5.9%
Protective Service	69	1.1%	133	1.1%	1,880	1.7%	17,778	1.8%	67,369	2.0%
Sales/Related	795	13.1%	1,642	13.2%	14,893	13.2%	121,088	12.5%	366,181	11.0%
Personal Care/Service	148	2.4%	296	2.4%	3,671	3.2%	28,604	3.0%	100,583	3.0%
Transportation/Moving	201	3.3%	309	2.5%	5,598	5.0%	44,685	4.6%	220,610	6.6%
2018 Est. Pop 16+ by Occupation Classification	6,068		12,433		113,190		966,092		3,344,722	
Blue Collar	526	8.7%	965	7.8%	18,124	16.0%	150,716	15.6%	774,366	23.2%
White Collar	4,839	79.7%	10,275	82.6%	80,027	70.7%	684,342	70.8%	2,012,102	60.2%
Service & Farm	703	11.6%	1,193	9.6%	15,039	13.3%	131,034	13.6%	558,254	16.7%
2018 Est. Workers Age 16+ by Transp. To Work	8,151		17,844		169,307		1,456,621		5,344,594	
Drove Alone	5,069	62.2%	10,392	58.2%	93,709	55.4%	783,762	53.8%	2,649,125	49.6%
Car Pooled	452	5.6%	842	4.7%	8,803	5.2%	87,411	6.0%	339,046	6.3%
Public Transportation	91	1.1%	261	1.5%	2,071	1.2%	19,825	1.4%	74,235	1.4%
Walked	91	1.1%	167	0.9%	1,154	0.7%	7,891	0.5%	44,892	0.8%

Pop-Facts:	EC District		EC Study Area		EC Demographic Area		EC Commuting Region		Houston MSA	
Demographic Snapshot										
Bicycle	24	0.3%	52	0.3%	293	0.2%	984	0.1%	9,230	0.2%
Other Means	26	0.3%	54	0.3%	1,080	0.6%	9,347	0.6%	51,012	1.0%
Worked at Home	229	2.8%	515	2.9%	4,862	2.9%	42,920	3.0%	120,759	2.3%
2018 Est. Workers Age 16+ by Travel Time to Work*										
Less than 15 minutes	1,442		2,746		17,398		140,986		599,983	
15 to 29 Minutes	1,983		4,104		33,850		268,906		1,021,046	
30 to 44 Minutes	1,332		2,970		31,159		255,768		819,935	
45 to 59 Minutes	612		1,051		12,876		124,377		362,548	
60 or more Minutes	409		932		11,950		119,520		367,130	
2018 Est. Avg. Travel Time to Work in Minutes*	29.02		29.41		33.61		35.35		32.94	
2018 Est. Occupied Housing Units by Tenure	5,081		10,473		81,713		656,017		2,423,066	
Owner-Occupied	1,020	20.1%	3,486	33.3%	46,254	56.6%	445,814	68.0%	1,527,838	63.1%
Renter-Occupied	4,061	79.9%	6,987	66.7%	35,459	43.4%	210,203	32.0%	895,228	37.0%
2018 Occupied Housing Units: Avg. Length of Residence										
Owner-Occupied	11		12		11		10		11	
Renter-Occupied	3		3		3		3		3	
2018 Est. Owner Occupied Housing Units by Value	1,020		3,486		46,254		445,814		1,527,838	
Value Less than \$20,000	10	1.0%	22	0.6%	351	0.8%	4,725	1.1%	33,219	2.2%
Value \$20,000 to \$39,999	11	1.1%	17	0.5%	154	0.3%	2,223	0.5%	32,166	2.1%
Value \$40,000 to \$59,999	6	0.6%	16	0.5%	200	0.4%	2,336	0.5%	43,338	2.8%
Value \$60,000 to \$79,999	9	0.9%	16	0.5%	452	1.0%	5,049	1.1%	68,542	4.5%
Value \$80,000 to \$99,999	61	6.0%	93	2.7%	2,230	4.8%	14,446	3.2%	106,655	7.0%
Value \$100,000 to \$149,999	127	12.4%	250	7.2%	10,536	22.8%	74,629	16.7%	305,286	20.0%
Value \$150,000 to \$199,999	74	7.3%	214	6.2%	9,735	21.1%	90,039	20.2%	270,986	17.7%
Value \$200,000 to \$299,999	165	16.2%	495	14.2%	7,845	17.0%	103,962	23.3%	284,682	18.6%
Value \$300,000 to \$399,999	213	20.9%	697	20.0%	4,474	9.7%	56,519	12.7%	145,113	9.5%
Value \$400,000 to \$499,999	172	16.9%	595	17.1%	3,206	6.9%	35,930	8.1%	86,561	5.7%
Value \$500,000 to \$749,999	120	11.7%	642	18.4%	3,976	8.6%	30,931	6.9%	76,716	5.0%
Value \$750,000 to \$999,999	29	2.9%	264	7.6%	1,832	4.0%	12,273	2.8%	35,364	2.3%
Value \$1,000,000 to \$1,499,999	5	0.5%	96	2.8%	767	1.7%	6,284	1.4%	20,890	1.4%
Value \$1,500,000 to \$1,999,999	11	1.0%	42	1.2%	259	0.6%	2,934	0.7%	8,188	0.5%
Value \$2,000,000 or more	6	0.6%	27	0.8%	236	0.5%	3,536	0.8%	10,132	0.7%
2018 Est. Median All Owner-Occupied Housing Unit Value	\$316,595		\$376,963		\$194,028		\$222,204		\$178,619	
2018 Est. Housing Units by Units in Structure	5,708		11,653		88,130		697,965		2,661,541	
1 Unit Attached	534	9.4%	920	7.9%	5,216	5.9%	28,602	4.1%	89,359	3.4%
1 Unit Detached	714	12.5%	3,093	26.5%	47,040	53.4%	467,337	67.0%	1,663,132	62.5%

Pop-Facts:	EC District		EC Study Area		EC Demographic Area		EC Commuting Region		Houston MSA	
Demographic Snapshot										
2 Units	9	0.2%	19	0.2%	537	0.6%	2,884	0.4%	30,118	1.1%
3 or 4 Units	237	4.2%	407	3.5%	3,339	3.8%	13,576	2.0%	67,092	2.5%
5 to 19 Units	1,882	33.0%	3,537	30.4%	17,747	20.1%	95,476	13.7%	363,086	13.6%
20 to 49 Units	889	15.6%	1,346	11.6%	6,571	7.5%	35,827	5.1%	125,617	4.7%
50 or More Units	1,442	25.3%	2,329	20.0%	7,508	8.5%	45,686	6.6%	192,298	7.2%
Mobile Home or Trailer	0	0.0%	2	0.0%	171	0.2%	8,464	1.2%	127,416	4.8%
Boat, RV, Van, etc.	0	0.0%	0	0.0%	0	0.0%	113	0.0%	3,423	0.1%
Dominant structure type	5 to 19 units		5 to 19 units		1 Unit Detached		1 Unit Detached		1 Unit Detached	
2018 Est. Housing Units by Year Structure Built	5,708		11,653		88,130		697,965		2,661,541	
Housing Units Built 2014 or Later	668	11.7%	1,356	11.6%	9,026	10.2%	93,340	13.4%	291,778	11.0%
Housing Units Built 2010 to 2013	169	3.0%	312	2.7%	2,033	2.3%	34,214	4.9%	90,401	3.4%
Housing Units Built 2000 to 2009	1,570	27.5%	2,869	24.6%	19,595	22.2%	208,309	29.9%	628,871	23.6%
Housing Units Built 1990 to 1999	1,535	26.9%	3,029	26.0%	15,113	17.2%	113,190	16.2%	348,702	13.1%
Housing Units Built 1980 to 1989	753	13.2%	1,783	15.3%	17,776	20.2%	111,341	16.0%	368,900	13.9%
Housing Units Built 1970 to 1979	747	13.1%	1,765	15.2%	16,556	18.8%	95,115	13.6%	436,392	16.4%
Housing Units Built 1960 to 1969	185	3.3%	369	3.2%	6,529	7.4%	28,968	4.2%	212,741	8.0%
Housing Units Built 1950 to 1959	32	0.6%	73	0.6%	1,037	1.2%	8,907	1.3%	154,721	5.8%
Housing Units Built 1940 to 1949	16	0.3%	25	0.2%	164	0.2%	2,044	0.3%	65,758	2.5%
Housing Units Built 1939 or Earlier	34	0.6%	71	0.6%	299	0.3%	2,539	0.4%	63,277	2.4%
2018 Est. Median Year Structure Built**	1997		1996		1991		1999		1991	
Dominant Year Structure Built	2000 to 2009		1990 to 1999		2000 to 2009		2000 to 2009		2000 to 2009	
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Table 23 - 2010 Census Demographics

Pop-Facts:	EC District	EC Study Area	EC Demographic Area	EC Commuting Region	Houston MSA
Census Demographic Overview					
Population					
2023 Projection	11,021	23,986	237,495	2,075,560	7,561,622
2018 Estimate	9,974	21,872	218,464	1,894,720	6,980,780
2010 Census	8,117	18,259	187,320	1,519,250	5,920,416
2000 Census	5,032	13,122	142,354	998,809	4,693,140
Growth 2018-2023	10.50%	9.67%	8.71%	9.54%	8.32%
Growth 2010-2018	22.87%	19.78%	16.63%	24.71%	17.91%
Growth 2000-2010	61.30%	39.15%	31.59%	52.11%	26.15%

Pop-Facts:	EC District		EC Study Area		EC Demographic Area		EC Commuting Region		Houston MSA	
Census Demographic Overview										
2010 Population by Ethnicity	8,117		18,259		187,320		1,519,250		5,920,416	
White Alone	4,066	50.1%	10,042	55.0%	81,033	43.3%	669,162	44.0%	2,340,268	39.5%
Black or African American Alone	1,151	14.2%	1,863	10.2%	25,131	13.4%	211,828	13.9%	996,221	16.8%
American Indian and Alaska Native Alone	13	0.2%	29	0.2%	392	0.2%	3,345	0.2%	13,824	0.2%
Asian Alone	1,184	14.6%	3,017	16.5%	19,195	10.2%	195,359	12.9%	384,476	6.5%
Native Hawaiian and Other Pacific Islander Alone	9	0.1%	11	0.1%	102	0.1%	646	0.0%	2,907	0.0%
Some Other Race Alone	21	0.3%	45	0.2%	555	0.3%	3,660	0.2%	11,023	0.2%
Two or More Races	178	2.2%	377	2.1%	3,280	1.8%	26,273	1.7%	75,165	1.3%
Hispanic or Latino	1,496	18.4%	2,875	15.7%	57,632	30.8%	408,977	26.9%	2,096,532	35.4%
2010 Population by Single-Classification Race	8,117		18,259		187,320		1,519,250		5,920,416	
White Alone	5,075	62.5%	12,085	66.2%	114,397	61.1%	914,132	60.2%	3,559,241	60.1%
Black or African American Alone	1,184	14.6%	1,920	10.5%	26,278	14.0%	218,830	14.4%	1,023,065	17.3%
American Indian and Alaska Native Alone	22	0.3%	54	0.3%	976	0.5%	8,540	0.6%	38,072	0.6%
Asian Alone	1,187	14.6%	3,026	16.6%	19,397	10.4%	196,946	13.0%	388,884	6.6%
Native Hawaiian and Other Pacific Islander Alone	10	0.1%	12	0.1%	126	0.1%	869	0.1%	3,851	0.1%
Some Other Race Alone	381	4.7%	632	3.5%	19,700	10.5%	131,058	8.6%	728,315	12.3%
Two or More Races	259	3.2%	531	2.9%	6,446	3.4%	48,875	3.2%	178,988	3.0%
2010 Population By Ethnicity	8,117		18,259		187,320		1,519,250		5,920,416	
Not Hispanic or Latino	6,621	81.6%	15,384	84.3%	129,688	69.2%	1,110,273	73.1%	3,823,884	64.6%
Hispanic or Latino	1,496	18.4%	2,875	15.8%	57,632	30.8%	408,977	26.9%	2,096,532	35.4%
2010 Hispanic or Latino by Single-Classification Race	1,496		2,875		57,632		408,977		2,096,532	
White Alone	1,009	67.4%	2,043	71.1%	33,364	57.9%	244,970	59.9%	1,218,973	58.1%
Black or African American Alone	33	2.2%	57	2.0%	1,147	2.0%	7,002	1.7%	26,844	1.3%
American Indian and Alaska Native Alone	9	0.6%	25	0.9%	584	1.0%	5,195	1.3%	24,248	1.2%
Asian Alone	3	0.2%	9	0.3%	202	0.4%	1,587	0.4%	4,408	0.2%
Native Hawaiian and Other Pacific Islander Alone	1	0.1%	1	0.0%	24	0.0%	223	0.1%	944	0.1%
Some Other Race Alone	360	24.1%	587	20.4%	19,145	33.2%	127,398	31.2%	717,292	34.2%
Two or More Races	81	5.4%	154	5.3%	3,166	5.5%	22,602	5.5%	103,823	5.0%
2010 Population by Sex	8,117		18,259		187,320		1,519,250		5,920,416	
Male	4,049	49.9%	9,070	49.7%	91,372	48.8%	747,192	49.2%	2,944,237	49.7%
Female	4,068	50.1%	9,190	50.3%	95,948	51.2%	772,058	50.8%	2,976,179	50.3%
Male/Female Ratio	1		0.99		0.95		0.97		0.99	
2010 Population by Age	8,117		18,259		187,320		1,519,250		5,920,416	
Age 0 to 4	546	6.7%	1,178	6.5%	14,276	7.6%	114,610	7.5%	470,610	8.0%
Age 5 to 9	370	4.6%	891	4.9%	13,855	7.4%	120,311	7.9%	462,866	7.8%
Age 10 to 14	303	3.7%	817	4.5%	13,583	7.3%	121,363	8.0%	450,724	7.6%
Age 15 to 17	186	2.3%	471	2.6%	8,368	4.5%	71,988	4.7%	271,764	4.6%
Age 18 to 20	215	2.7%	437	2.4%	6,699	3.6%	54,426	3.6%	242,803	4.1%
Age 21 to 24	654	8.1%	1,108	6.1%	9,998	5.3%	73,634	4.9%	323,809	5.5%
Age 25 to 34	2,019	24.9%	3,807	20.9%	29,418	15.7%	222,200	14.6%	897,087	15.2%
Age 35 to 44	1,226	15.1%	2,583	14.1%	27,826	14.9%	237,718	15.7%	857,547	14.5%
Age 45 to 54	1,133	14.0%	2,721	14.9%	27,739	14.8%	228,128	15.0%	829,267	14.0%

Pop-Facts:	EC District		EC Study Area		EC Demographic Area		EC Commuting Region		Houston MSA	
Census Demographic Overview										
Age 55 to 64	833	10.3%	2,306	12.6%	20,286	10.8%	159,257	10.5%	606,951	10.3%
Age 65 to 74	359	4.4%	1,143	6.3%	9,026	4.8%	70,037	4.6%	300,383	5.1%
Age 75 to 84	200	2.5%	622	3.4%	4,663	2.5%	33,477	2.2%	152,522	2.6%
Age 85 and over	74	0.9%	175	1.0%	1,583	0.9%	12,101	0.8%	54,083	0.9%
Age 16 and over	6,845	84.3%	15,237	83.5%	142,800	76.2%	1,138,984	75.0%	4,446,918	75.1%
Age 18 and over	6,713	82.7%	14,902	81.6%	137,238	73.3%	1,090,978	71.8%	4,264,452	72.0%
Age 21 and over	6,498	80.1%	14,465	79.2%	130,539	69.7%	1,036,551	68.2%	4,021,649	67.9%
Age 65 and over	633	7.8%	1,940	10.6%	15,273	8.2%	115,615	7.6%	506,988	8.6%
2010 Median Age	33.84		36.63		34.14		34.15		33.22	
2010 Male Population by Age	4,049		9,070		91,372		747,192		2,944,237	
Age 0 to 4	273	6.7%	601	6.6%	7,293	8.0%	58,648	7.9%	239,995	8.2%
Age 5 to 9	185	4.6%	442	4.9%	7,009	7.7%	61,332	8.2%	236,413	8.0%
Age 10 to 14	155	3.8%	405	4.5%	6,940	7.6%	62,191	8.3%	230,646	7.8%
Age 15 to 17	101	2.5%	240	2.7%	4,314	4.7%	37,036	5.0%	139,574	4.7%
Age 18 to 20	110	2.7%	233	2.6%	3,415	3.7%	28,529	3.8%	126,651	4.3%
Age 21 to 24	290	7.2%	499	5.5%	4,900	5.4%	36,979	5.0%	165,300	5.6%
Age 25 to 34	1,020	25.2%	1,909	21.1%	14,270	15.6%	108,166	14.5%	450,699	15.3%
Age 35 to 44	656	16.2%	1,356	15.0%	13,481	14.8%	114,961	15.4%	426,543	14.5%
Age 45 to 54	577	14.3%	1,333	14.7%	13,187	14.4%	110,683	14.8%	410,192	13.9%
Age 55 to 64	406	10.0%	1,135	12.5%	9,774	10.7%	77,587	10.4%	296,649	10.1%
Age 65 to 74	162	4.0%	551	6.1%	4,216	4.6%	33,116	4.4%	140,807	4.8%
Age 75 to 84	84	2.1%	284	3.1%	1,966	2.2%	13,936	1.9%	63,192	2.2%
Age 85 and over	31	0.8%	80	0.9%	606	0.7%	4,027	0.5%	17,576	0.6%
2010 Median Age, Male	33.93		36.51		33.28		33.22		32.4	
2010 Female Population by Age	4,068		9,190		95,948		772,058		2,976,179	
Age 0 to 4	273	6.7%	577	6.3%	6,983	7.3%	55,962	7.3%	230,615	7.8%
Age 5 to 9	185	4.5%	449	4.9%	6,846	7.1%	58,979	7.6%	226,453	7.6%
Age 10 to 14	148	3.7%	412	4.5%	6,642	6.9%	59,172	7.7%	220,078	7.4%
Age 15 to 17	85	2.1%	231	2.5%	4,054	4.2%	34,952	4.5%	132,190	4.4%
Age 18 to 20	105	2.6%	204	2.2%	3,284	3.4%	25,897	3.4%	116,152	3.9%
Age 21 to 24	364	9.0%	608	6.6%	5,098	5.3%	36,655	4.8%	158,509	5.3%
Age 25 to 34	998	24.5%	1,898	20.7%	15,148	15.8%	114,034	14.8%	446,388	15.0%
Age 35 to 44	570	14.0%	1,227	13.4%	14,344	15.0%	122,757	15.9%	431,004	14.5%
Age 45 to 54	557	13.7%	1,387	15.1%	14,552	15.2%	117,445	15.2%	419,075	14.1%
Age 55 to 64	426	10.5%	1,172	12.8%	10,513	11.0%	81,670	10.6%	310,302	10.4%
Age 65 to 74	197	4.8%	592	6.4%	4,810	5.0%	36,921	4.8%	159,576	5.4%
Age 75 to 84	117	2.9%	338	3.7%	2,697	2.8%	19,541	2.5%	89,330	3.0%
Age 85 and over	44	1.1%	95	1.0%	977	1.0%	8,075	1.1%	36,507	1.2%
2010 Median Age, Female	33.76		36.76		34.95		35.03		34.05	
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Pop-Facts:
Census Demographic Overview (Part 2)

Pop-Facts: Census Demographic Overview	EC District		EC Study Area		EC Demographic Area		EC Commuting Region		Houston MSA	
Households										
2023 Projection	5,573		11,439		88,422		716,214		2,624,981	
2018 Estimate	5,081		10,473		81,713		656,017		2,423,066	
2010 Census	4,238		8,857		71,085		535,555		2,062,529	
2000 Census	2,455		6,063		55,759		364,247		1,648,146	
Growth 2018-2023	9.68%		9.22%		8.21%		9.18%		8.33%	
Growth 2010-2018	19.90%		18.24%		14.95%		22.49%		17.48%	
Growth 2000-2010	72.58%		46.09%		27.49%		47.03%		25.14%	
2010 Households by Household Type	4,238		8,857		71,085		535,555		2,062,529	
Family Households	1,922	45.4%	4,737	53.5%	48,163	67.8%	390,947	73.0%	1,463,328	71.0%
Non-family Households	2,316	54.7%	4,120	46.5%	22,922	32.3%	144,608	27.0%	599,201	29.1%
2010 Group Quarters Population	10		13		116		8,231		77,828	
2010 Hispanic or Latino Households	637	15.0%	1,162	13.1%	16,491	23.2%	112,649	21.0%	559,264	27.1%
2010 Households by Household Size	4,238		8,857		71,085		535,555		2,062,529	
1-person	1,953	46.1%	3,500	39.5%	18,995	26.7%	118,888	22.2%	484,382	23.5%
2-person	1,321	31.2%	3,010	34.0%	21,286	29.9%	153,552	28.7%	588,559	28.5%
3-person	525	12.4%	1,186	13.4%	12,030	16.9%	95,055	17.8%	350,837	17.0%
4-person	306	7.2%	794	9.0%	10,345	14.6%	92,457	17.3%	321,142	15.6%
5-person	96	2.3%	256	2.9%	5,055	7.1%	45,527	8.5%	177,581	8.6%
6-person	29	0.7%	78	0.9%	1,992	2.8%	18,165	3.4%	79,212	3.8%
7-or-more-person	7	0.2%	34	0.4%	1,381	1.9%	11,912	2.2%	60,816	3.0%
2010 Households by Type and Presence of Children	4,238		8,857		71,085		535,555		2,062,529	
Married-Couple Family, own children	548	12.9%	1,421	16.0%	17,691	24.9%	159,555	29.8%	526,018	25.5%
Male Householder, own children	66	1.6%	117	1.3%	1,687	2.4%	11,962	2.2%	54,623	2.7%
Female Householder, own children	244	5.8%	436	4.9%	5,633	7.9%	38,367	7.2%	168,058	8.2%
Married-Couple Family, no own children	822	19.4%	2,291	25.9%	17,946	25.3%	143,180	26.7%	525,213	25.5%
Male Householder, no own children	77	1.8%	148	1.7%	1,692	2.4%	12,519	2.3%	62,013	3.0%
Female Householder, no own children	165	3.9%	324	3.7%	3,513	4.9%	25,366	4.7%	127,403	6.2%
Non-family Households	2,316	54.7%	4,120	46.5%	22,922	32.3%	144,608	27.0%	599,201	29.1%
2010 Households by Presence of People Under Age 18	4,238		8,857		71,085		535,555		2,062,529	
HH with 1 or More People Under Age 18:	910	21.5%	2,081	23.5%	27,041	38.0%	226,812	42.4%	842,760	40.9%
Households with No People Under Age 18:	3,327	78.5%	6,776	76.5%	44,044	62.0%	308,743	57.7%	1,219,769	59.1%

Pop-Facts:	EC District		EC Study Area		EC Demographic Area		EC Commuting Region		Houston MSA	
Census Demographic Overview										
HH with 1 or More People Under Age 18:	910		2,081		27,041		226,812		842,760	
Married-Couple Family	561	61.6%	1,457	70.0%	18,479	68.3%	167,097	73.7%	566,572	67.2%
Other Family, Male Householder	72	8.0%	129	6.2%	1,975	7.3%	14,302	6.3%	67,389	8.0%
Other Family, Female Householder	268	29.4%	481	23.1%	6,404	23.7%	44,081	19.4%	202,766	24.1%
Nonfamily, Male Householder	7	0.7%	11	0.5%	137	0.5%	984	0.4%	4,391	0.5%
Nonfamily, Female Householder	2	0.3%	4	0.2%	47	0.2%	348	0.2%	1,642	0.2%
Households with No People Under Age 18:	3,327		6,776		44,044		308,743		1,219,769	
Married-Couple Family	810	24.3%	2,255	33.3%	17,158	39.0%	135,638	43.9%	484,659	39.7%
Other Family, Male Householder	70	2.1%	136	2.0%	1,404	3.2%	10,178	3.3%	49,247	4.0%
Other Family, Female Householder	141	4.2%	280	4.1%	2,743	6.2%	19,651	6.4%	92,695	7.6%
Nonfamily, Male Householder	1,267	38.1%	2,229	32.9%	11,128	25.3%	69,280	22.4%	299,580	24.6%
Nonfamily, Female Householder	1,040	31.3%	1,876	27.7%	11,611	26.4%	73,996	24.0%	293,588	24.1%
2010 Occupied Housing Units by Tenure	4,238		8,857		71,085		535,555		2,062,529	
Owner-Occupied	856	20.2%	3,031	34.2%	40,587	57.1%	358,994	67.0%	1,286,423	62.4%
Renter-Occupied	3,381	79.8%	5,827	65.8%	30,498	42.9%	176,562	33.0%	776,106	37.6%
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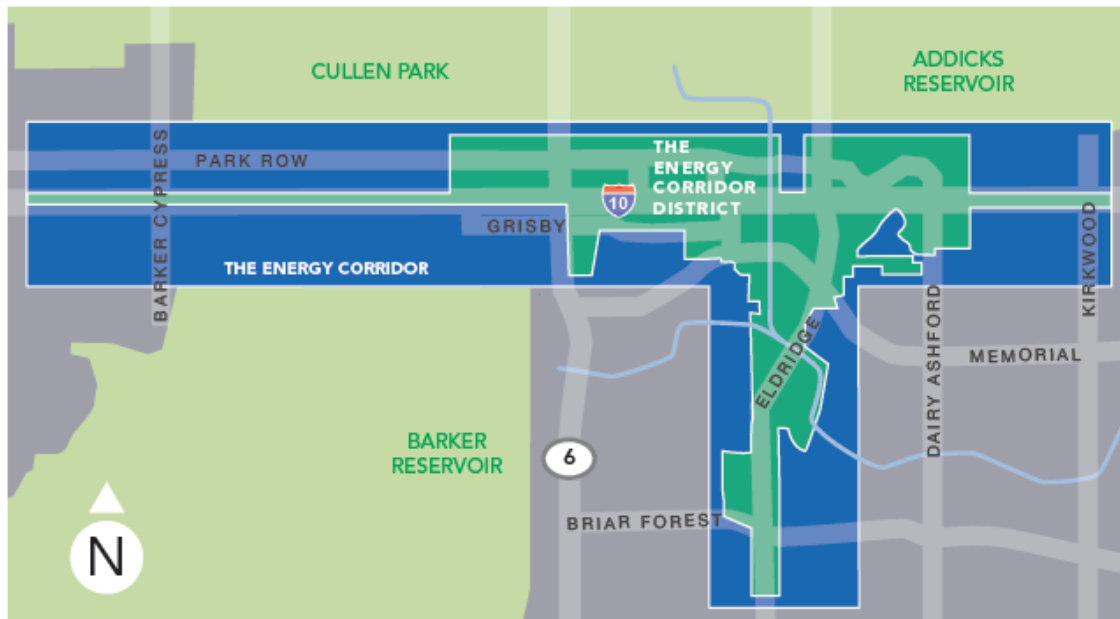
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For more information contact:

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