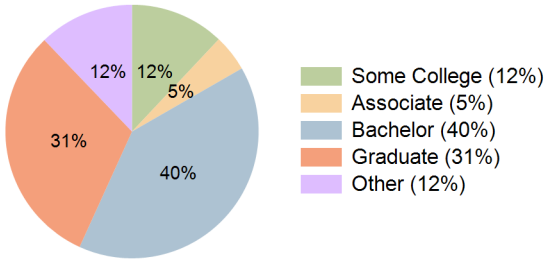
Regency Centers.

Demographic Summary Report

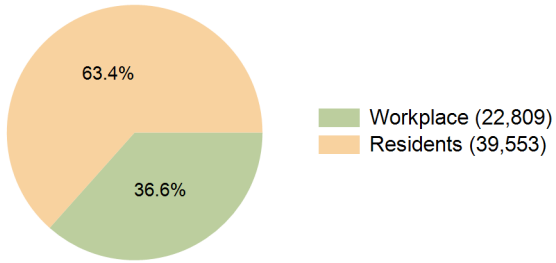
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Sterling Ridge Village Center The Woodlands, Texas	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	6,524	78,492	172,730	70,491
Total Daytime Pop	7,397	68,533	188,015	62,362
Daytime Workers	3,365	24,284	94,125	22,809
Average Household Income	$301,332	$228,661	$196,034	$220,268
Median Household Income	$219,846	$169,490	$141,004	$159,106
Total Households	2,354	27,937	65,233	26,041
Median Home Value	$692,066	$556,097	$497,945	$544,990
Bachelors Degree	39.6%	39.9%	38.5%	40.1%
Graduate Degree	36.5%	31.9%	27.1%	31.0%
Consumer Spending Index	237	181	156	175
2031 Demographic Projections				
Projected Population	6,748	82,797	182,305	73,518
Projected 5 Year Annual Growth Rate (Pop)	0.7%	1.1%	1.1%	0.8%
Projected Households	2,485	30,085	70,272	27,728
Projected 5 Year Annual Growth Rate (HH)	1.1%	1.5%	1.5%	1.3%

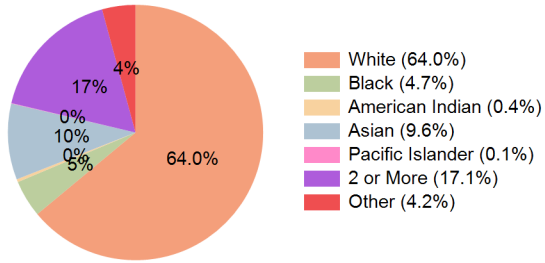
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (20.8%)

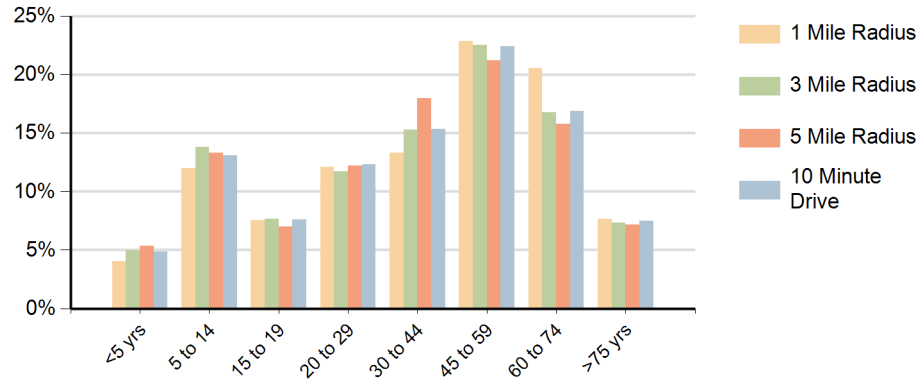
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Regency Centers.

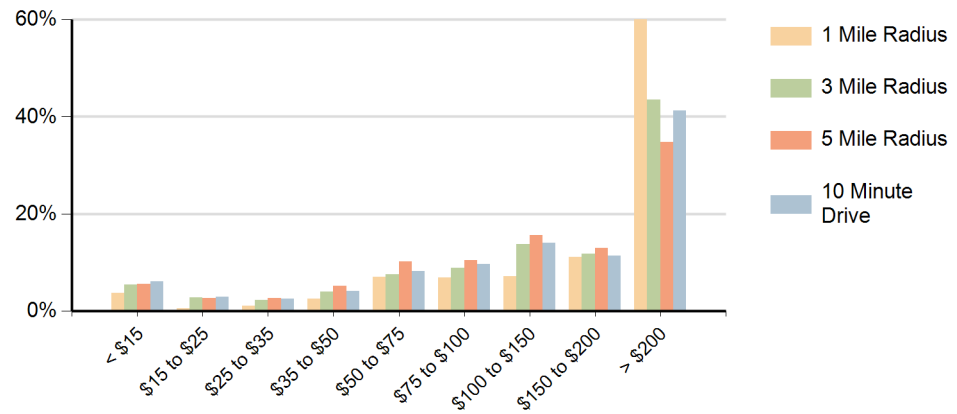
Demographic Summary Report

2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Population by Age Range



Households by Income Range ($000)



	Sterling Ridge Village Center The Woodlands, Texas	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	6,524	78,492	172,730	70,491
	2020 Census Population	6,612	73,643	157,198	68,919
	2010 Census Population	6,444	61,778	114,424	59,182
	Historical Annual Growth 2010 to 2020	0.3%	1.8%	3.2%	1.5%
	Estimated Annual Growth 2020 to 2026	-0.2%	1.0%	1.5%	0.4%
	Projected Annual Growth 2026 to 2031	0.7%	1.1%	1.1%	0.8%
Households	Current Estimated Households	2,354	27,937	65,233	26,041
	2020 Census Households	2,296	25,534	57,456	24,794
	2010 Census Households	2,235	21,640	41,565	21,198
	Historical Annual Growth 2010 to 2020	0.3%	1.7%	3.3%	1.6%
	Estimated Annual Growth 2020 to 2026	0.4%	1.5%	2.1%	0.8%
	Projected Annual Growth 2026 to 2031	1.1%	1.5%	1.5%	1.3%
	Population per Household	2.8	2.8	2.6	2.7
Race	White	63.8%	64.6%	63.3%	64.0%
	Black or African American	3.2%	4.0%	5.7%	4.7%
	American Indian	0.3%	0.4%	0.5%	0.4%
	Asian	13.8%	9.8%	8.4%	9.6%
	Pacific Islander	0.0%	0.1%	0.1%	0.1%
	2 or More Races	16.0%	17.3%	16.8%	17.1%
	Other Races	2.9%	4.0%	5.2%	4.2%
	Hispanic Origin	17.3%	20.8%	22.2%	20.8%

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