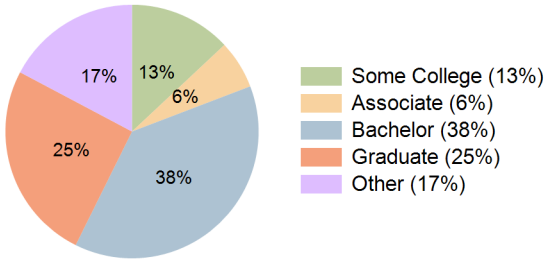
Regency Centers.

Demographic Summary Report

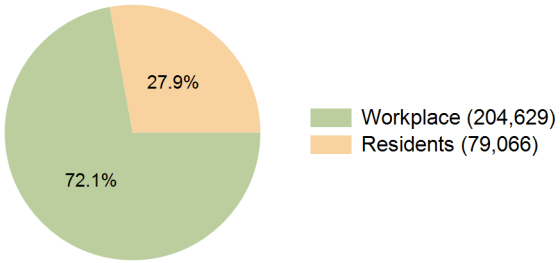
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

North Hills Austin, Texas	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	11,449	106,939	279,200	196,760
Total Daytime Pop	24,086	172,083	351,702	283,695
Daytime Workers	20,440	129,926	238,437	204,629
Average Household Income	$139,202	$149,102	$146,138	$141,051
Median Household Income	$87,646	$95,001	$92,829	$91,157
Total Households	6,939	54,828	132,673	95,871
Median Home Value	$667,079	$663,888	$640,027	$621,795
Bachelors Degree	44.9%	38.9%	38.5%	38.1%
Graduate Degree	27.8%	29.0%	24.7%	25.4%
Consumer Spending Index	114	121	119	115
2031 Demographic Projections				
Projected Population	11,740	110,517	288,292	205,224
Projected 5 Year Annual Growth Rate (Pop)	0.5%	0.7%	0.6%	0.9%
Projected Households	7,256	58,457	141,140	102,927
Projected 5 Year Annual Growth Rate (HH)	0.9%	1.3%	1.2%	1.4%

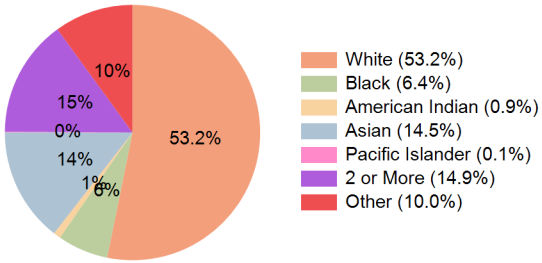
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (27.0%)

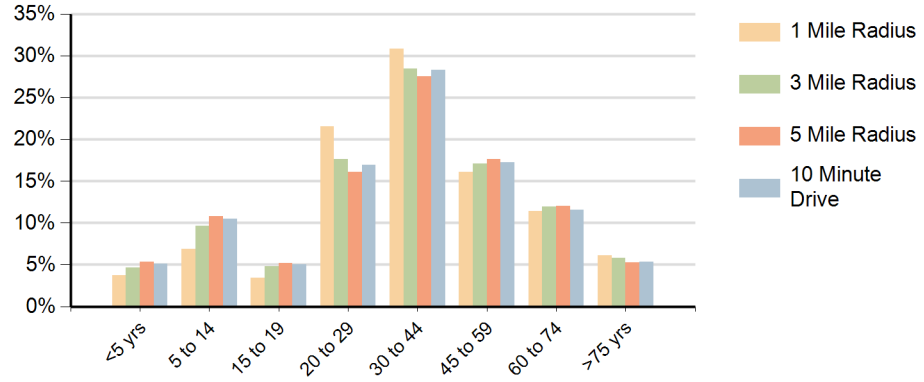
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Regency Centers.

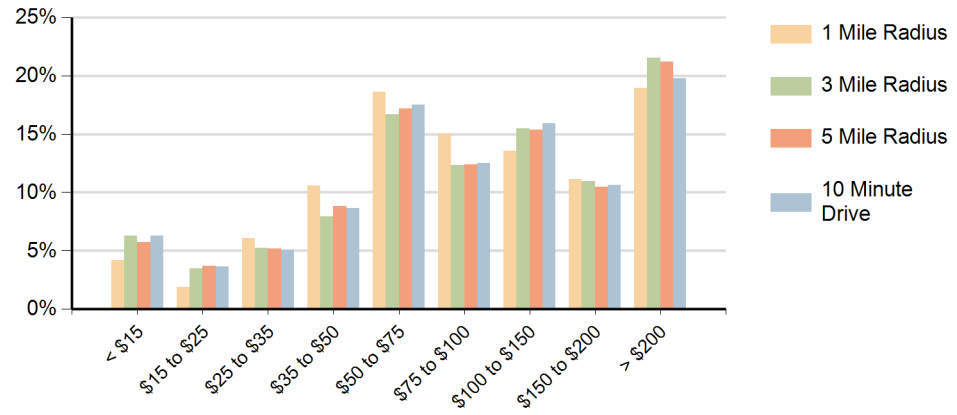
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	North Hills Austin, Texas	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	11,449	106,939	279,200	196,760
	2020 Census Population	11,407	104,685	276,754	194,079
	2010 Census Population	10,381	92,132	248,151	174,449
	Historical Annual Growth 2010 to 2020	1.0%	1.3%	1.1%	1.1%
	Estimated Annual Growth 2020 to 2026	0.1%	0.3%	0.1%	0.2%
	Projected Annual Growth 2026 to 2031	0.5%	0.7%	0.6%	0.9%
Households	Current Estimated Households	6,939	54,828	132,673	95,871
	2020 Census Households	6,511	50,777	124,358	89,557
	2010 Census Households	6,139	44,691	110,108	79,426
	Historical Annual Growth 2010 to 2020	0.6%	1.3%	1.2%	1.2%
	Estimated Annual Growth 2020 to 2026	1.0%	1.2%	1.0%	1.1%
	Projected Annual Growth 2026 to 2031	0.9%	1.3%	1.2%	1.4%
	Population per Household	1.6	1.9	2.1	2.0
Race	White	62.3%	56.4%	52.2%	53.2%
	Black or African American	4.7%	5.0%	6.7%	6.4%
	American Indian	0.5%	0.7%	0.9%	0.9%
	Asian	14.0%	16.1%	13.8%	14.5%
	Pacific Islander	0.1%	0.1%	0.1%	0.1%
	2 or More Races	13.2%	13.9%	15.5%	14.9%
	Other Races	5.1%	7.9%	10.8%	10.0%
	Hispanic Origin	18.7%	22.7%	28.7%	27.0%

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