College Station. Embracing the Past, Exploring the Future.

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Table of Contents

FORWARD	**5**
POPULATION	**7**
EMPLOYMENT	**22**
HOUSING	**24**
CENSUS TRACT PROFILES	**27**

Forward

This report is the culmination of our continuing efforts to maintain an informed citizenry and business community about the everyday impact that demographic trends make to shape our community. Because College Station is impacted by geographical entities and forces significantly larger than the corporate limits, comparisons and contrasts will be presented frequently.

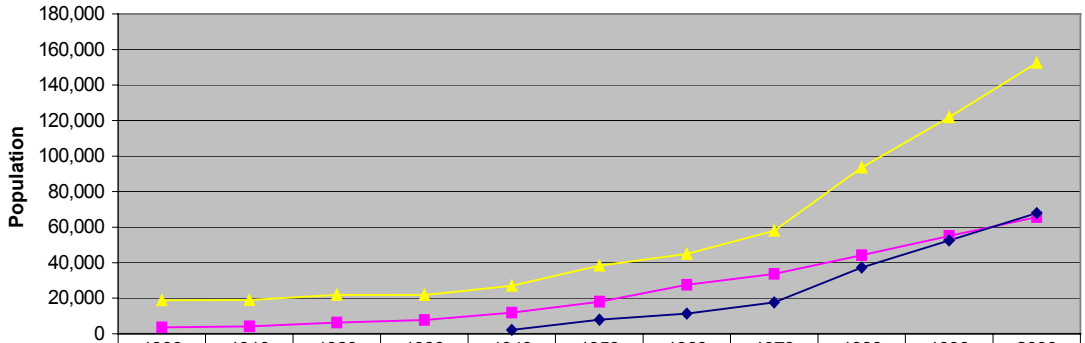
Census 2000 data collected by the U.S. Bureau of the Census, has only now been released in its entirety. Within our community the data presented within this series and similar formats found on our web site is valuable to many city departments, economic development organizations, College Station Independent School District, elected officials and regional policy makers.

To further the purpose of the data within this report, it is the expectation of the Long Range Planning Division that the citizens scrutinize the data and consider its impacts to their neighborhoods and the community. While many of the impacts are considered positive, benefiting the community as a whole, others will or should be viewed negatively. With this goal in mind, we hope that this material evokes discussion and meaningful debate as we all embrace the past and explore the future.

Population

Since the incorporation of College Station in 1938, the City's growth and development has paralleled that of the University. Significant changes on campus in the 1960s and 70s contributing to the exploding enrollment of Texas A&M include desegregation, the integration of women, and non-compulsory membership in the Corps of Cadets. The entire region experienced slower growth during the 80s as the economy slowed during the oil bust. Continued enrollment growth of TAMU and Blinn College, the emergence and expansion of business, industry and tourism related to presence of TAMU contributed significantly to rapid growth in the 90s. Despite recent economic slowing, population trends appear to be continuing in this pattern.

Figure 1: Comparison of Historical Populations, 1900- 2000



	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000
Bryan	3,589	4,132	6,307	7,814	11,842	18,102	27,542	33,719	44,265	55,002	65,660
College Station					2,184	7,925	11,396	17,676	37,272	52,456	67,890
Brazos County	18,859	18,919	21,975	21,835	26,977	38,390	44,895	57,978	93,588	121,862	152,415

Source: U.S. Census Bureau & The Handbook of Texas Online

Analysis of the local population trends shown above shows that College Station surpassed the population of Bryan for the first time to become the largest city in the county. College Station's rate of population growth has varied since 1940; however, the population growth rates between decennial periods have never been below 29.4%. For the period 1940-1950, the population increased by approximately 262%.

Student Population. "College Station" implies a collegiate influence. Texas A&M University and to a lesser extent, Blinn College in Bryan, have a tremendous impact upon the community. Following Texas A&M's transition from an all-male, military institution, the school's population as well as that of the entire area increased significantly.

Table 1: Student Enrollments

Year	TAMU	Blinn
1960	7,221	
1970	14,316	
1980	33,499	
1986	36,751	
1987	39,079	
1988	39,163	
1989	40,492	
1990	41,171	
1996	38,650	6,925
1997	38,243	7,323
1998	40,113	7,531
1999	43,442	7,984
2000	44,026	8,649
2001	44,618	9,180
2002	45,083	

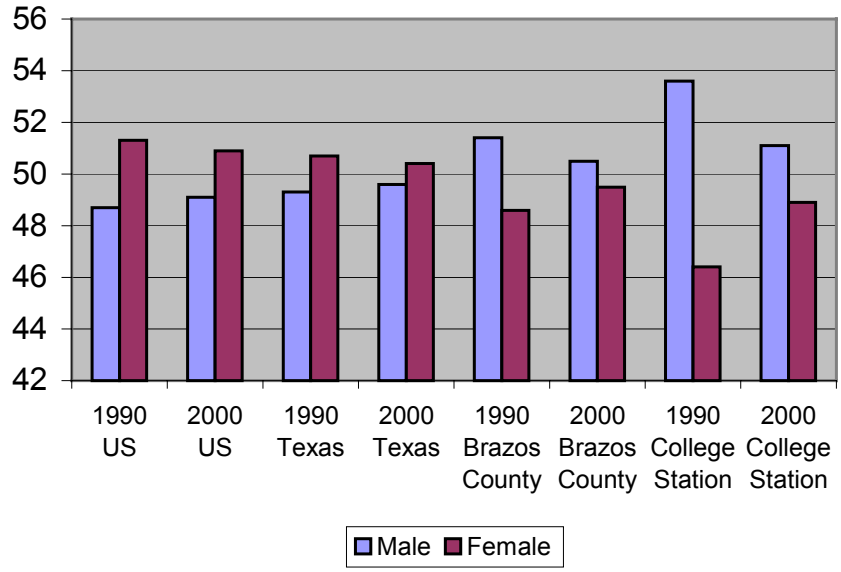
Source: TAMU & Blinn College

The table below shows populations trends at the two institutions. The table is not intended as a comparison but represents the additional impact students have on the community. As a two-year college, Blinn attracts many students who transfer into Texas A&M or elect to be enrolled at both Blinn and A&M through dual enrollment programs.

Nearly 10,000 students live on-campus in dormitories. The remaining students live off-campus. Increasing employment and economic activity is being generated through the University's Research Park, athletic programs, and residual benefits to business and industry of locating near the campus. Functions associated with the George Bush Presidential Library, Museum and Bush School of Public Affairs continue to expand opportunities.

Age and Gender. Due to various unique factors, College Station has more males than females. Typically, as exhibited in the chart below, females slightly outnumber males due primarily to higher life expectancies of females. In College Station, males outnumber females by 1,250.

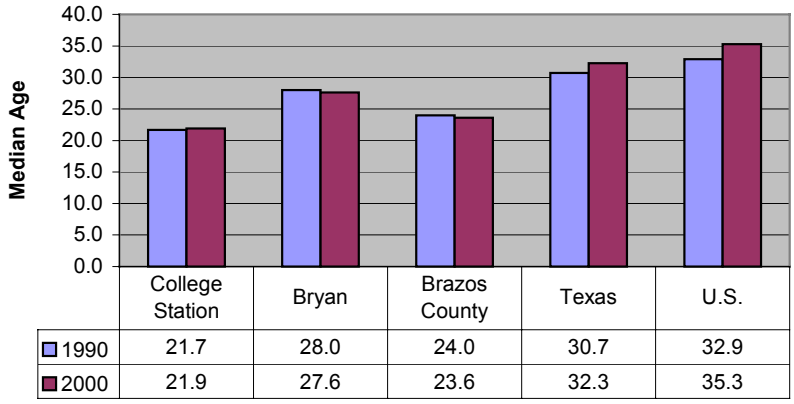
Figure 2: Census 2000 Gender Distribution



Source: U.S. Census Bureau

Various factors influence a place's median age as well as including life expectancy and birth rates. The median age in College Station is strongly influenced by the proportion of the students attending Texas A&M and Blinn. The increase in median age from 1990 to 2000 is the result of not only the national trend of increasing longevity but also more so increasing economic opportunity to retain or attract recent graduates. Many employers have located or expanded in the Bryan-College

Figure 3: Median Age Comparisons 1990-2000



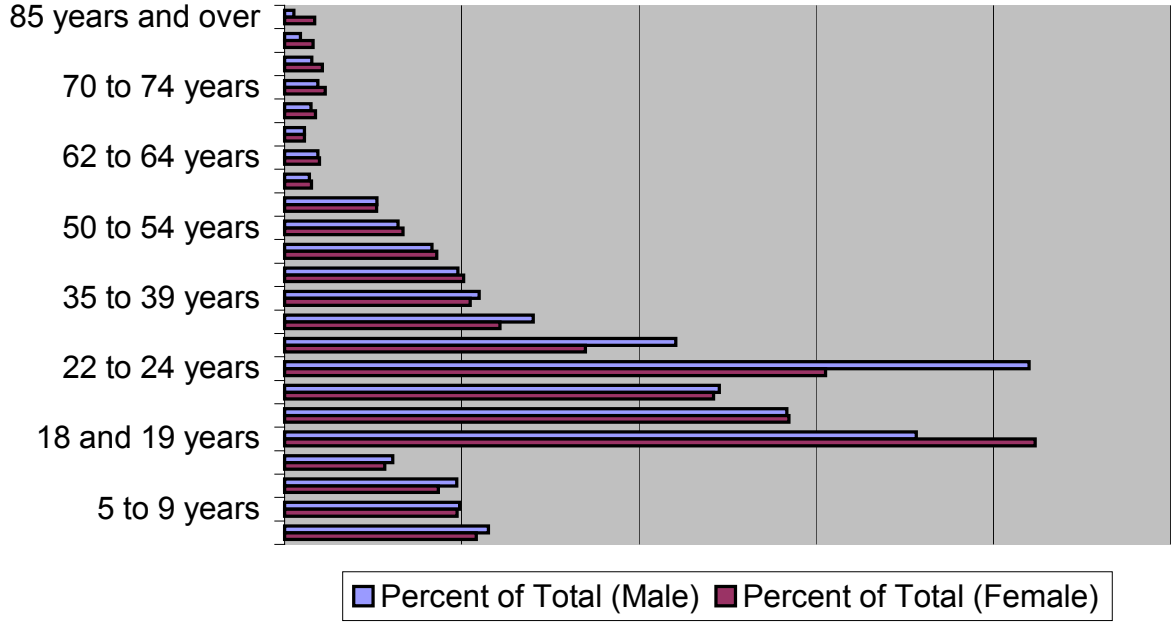
	College Station	Bryan	Brazos County	Texas	U.S.
1990	21.7	28.0	24.0	30.7	32.9
2000	21.9	27.6	23.6	32.3	35.3

Source: U.S. Census Bureau

Station area in recent years and are acting to retain recent college graduates, many of whom were interning or working part time for the same employer while attending school. Still others are choosing to return to Aggieland for their retirement years.

Both of the above trends are evident in the modified population pyramid show below. College Station shows a spike in the population of the traditional college age. Females substantially outnumber males in the 18 to 20 year old cohort and the reverse is true of the 20-24 year cohort.

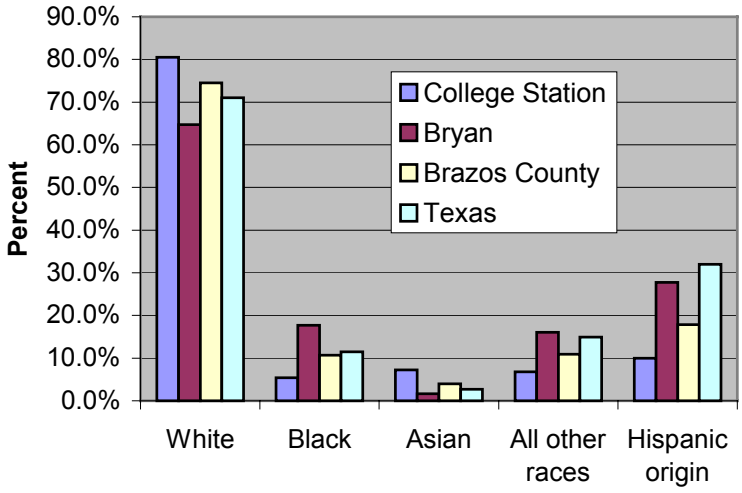
Figure 4: Age and Gender



Source: U.S. Census Bureau

Race. College Station is comparatively less diverse than Texas as a whole. While there is a higher ratio of white population, the same is true of Asian population. College Station has a lower proportion of Blacks, Hispanics and persons of all other races than Bryan, Brazos County and the State.

Figure 5: Race and Ethnicity (2000)



Source: U.S. Census Bureau

The proportion of race/ethnic distribution is generally unchanged in College Station from 1990 to 2000. However, all experienced significant population growth. The table below compares the minority population trends from 1990 to 2000 and shows the percent change for the same period. The population groups that experienced the highest rates of growth are American Indians and Native Hawaiian Pacific Islander segments. The 2000 Census also reflects 1,282 persons (1.9%) as being of two or more races.

Table 2: Race in College Station, 1990 - 2000

Race/ Ethnicity	1990	2000	Numerical Change	Percent Change
White	43,520	54,673	11,153	25.6%
Black	3,293	3,698	405	12.3%
AIAN	108	206	98	90.7%
Asian	3,399	4,951	1,552	45.7%
NHPI	29	44	15	51.7%
Other	2,107	3,036	929	44.1%
Hispanic	4,679	6,759	2,080	44.5%

Source: U.S. Census Bureau

Household Characteristics

Overall demographic trends indicate the population is proportionately older as exhibited in the previous section. The changing composition of the College Station community may also be seen through a comparison of household characteristics from 1990 to 2000 as indicated in the table below.

Table 3: Households, 1990 2000

Type	1990		2000	
	Number	Percent	Number	Percent
Total Households	17,878	100.0%	24,691	100.0%
Family households	7,529	42.1%	10,368	42.0%
With own children under 18 years	3,197	17.9%	5,192	21.0%
Married-couple family	5,882	32.9%	7,954	32.2%
With own children under 18 years	3,202	17.9%	4,043	16.4%
Female householder, no husband present	1,980	11.1%	1,678	6.8%
With own children under 18 years	678	3.8%	967	3.9%
Nonfamily households	10,349	57.9%	14,323	58.0%
Householder living alone	4,770	26.7%	6,691	27.1%
Householder 65 years and older	356	2.0%	589	2.4%
Households with individuals under 18 years	N/A	N/A	5,477	22.2%
Households with individuals 65 years and over	N/A	N/A	1,665	6.7%
Average household size	2.31		2.32	
Average family size	N/A		2.98	

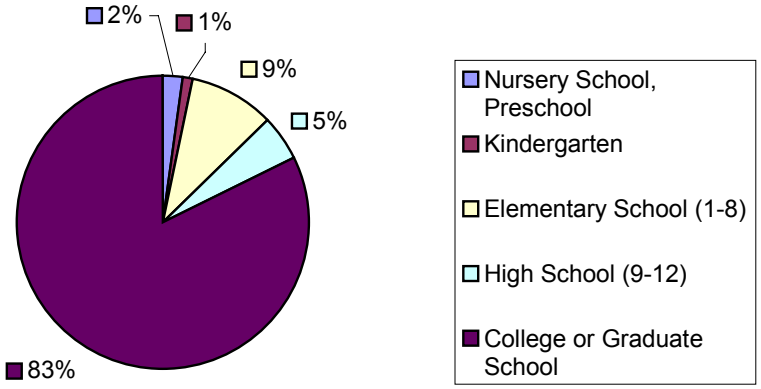
Source: U.S. Census Bureau

Education

Enrollment

In College Station, education is a focal point. Over four-fifths of the students are enrolled in college. Enrollments at Texas A&M University and Blinn College in Bryan continue to increase each year. Public primary and secondary education is provided through College Station Independent School District.

Figure 6: School Enrollment (2000) in College Station



Source: U.S. Census Bureau

Educational Attainment. The table below compares educational attainment among College Station residents in 1990 and 2000. The percentage of persons with high school diplomas and associates and bachelor's degrees showed the most significant increases. While the number of residents with graduate or professional degrees increased by 1,635 persons or 31.1%, the overall percentage of persons over 25 years of age increased nearly 39 percent.

Table 4: Education Attainment in College Station, 1990-2000

Educational Attainment	1990		2000	
	Number	Percent	Number	Percent
Total residents over Age 25	16,788	100%	23,301	100%
Less than 9th grade	412	2.5%	485	2.1%
9th to 12th grade, no diploma	634	3.8%	953	4.1%
High school graduate	1,747	10.4%	2,845	12.2%
Some college, no degree	3,359	20.0%	4,323	18.6%
Associate degree	745	4.4%	1,156	5.0%
Bachelor's degree	4,634	27.6%	6,647	28.5%
Graduate or professional degree	5,257	31.3%	6,892	29.6%
Percent high school graduate or higher		93.8%		93.8%
Percent bachelor's degree or higher		59.9%		58.1%

Source: U.S. Census Bureau

Again, due to the influence of Texas A&M University, College Station is a highly educated community/workforce when compared to Brazos County and the State of Texas. In 2000, College Station posted a lesser percentage of persons with or without high school diplomas, but significantly higher ratios of persons with college degrees. For persons with some college but no degree and associates degrees, College Station is generally in sync with the County and the State.

Table 5: Regional Comparison of Educational Attainment

Educational Attainment	College Station	Brazos County	Texas
Less than 9th Grade	2.1%	7.8%	11.5%
9th to 12th grade, no diploma	4.1%	10.8%	12.9%
High school graduate	12.2%	20.1%	24.8%
Some college, no degree	18.6%	19.7%	22.4%
Associate degree	5.0%	4.5%	5.2%
Bachelor's degree	28.5%	19.7%	15.6%
Graduate or professional degree	29.6%	17.3%	7.6%
Percent high school graduate or higher	93.8%	81.3%	75.7%
Percent bachelor's degree or higher	58.1%	37.0%	23.2%

Source: U.S. Census Bureau

Nativity and Place of Birth. In College Station, 88.9 percent of the total population is considered native, having been born a citizen of the U.S. in Texas, another state or outside of the U.S. The remaining 11.1 percent are foreign born. Since 1990, there has been a 58.1 percent increase in the number of foreign-born persons living in College Station. In 1990, 90.9 percent of the total population was considered native and 9.1 percent were foreign-born. The table below compares the ratio of native and foreign born populations in College Station, the MSA and Texas.

Evaluation of this data reflects a strong correlation to the presence of TAMU. The university, particularly in recent years, has had tremendous success attracting international students and faculty.

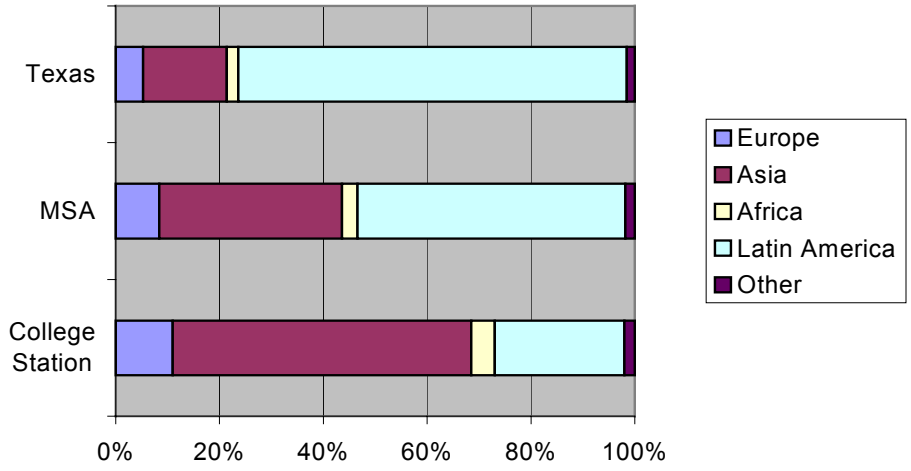
Table 6: Nativity and Place of Birth

	College Station	Bryan-College Station MSA	Texas
Native	88.9%	89.7%	86.1%
Born in the United States	87.7%	88.8%	85.0%
State of residence	62.8%	67.7%	62.2%
Different state	24.9%	21.1%	22.8%
Born outside the United States	1.2%	0.9%	1.1%
Foreign born	11.1%	10.3%	13.9%
Entered 1990 to March 2000	7.6%	6.4%	6.4%
Naturalized Citizen	2.4%	2.2%	4.4%
Not a citizen	8.7%	8.1%	9.5%

Source: Census 2000

Where the foreign born population statewide is overwhelmingly of Latin American origin, the majority of the foreign born population in College Station is from Asian countries. According to the Census Bureau, in the U.S. of the total foreign-born population, 51 percent is from Latin America, 25.5 percent is from Asia and 15 percent is from Europe.

Figure 7: Region of Birth of Foreign Region



Source: Census 2000

Annexation. Cities annex additional territories for various reasons, among them are:

- To secure/stabilize tax base and other revenue sources
- To provide areas for future growth
- To assert zoning or other regulatory control
- For defensive purposes, typically in response to a perceived threat
- To adjust or clarify boundaries.

The following chart shows the progressive expansion of College Station since incorporation in 1938.

Table 7: Area of College Station, 1938 - Present

Year	Area of College Station (Square Miles)
1938	1.9971
1940	2.5059
1950	2.7926
1960	6.3359
1970	16.6152
1980	24.0018
1990	29.7547
2000	40.6929
2002	47.2182

Source: College Station GIS

Population estimates. Population estimates are generated periodically based on new residential development activity minus any residential demolitions that may have occurred. College Station accounts for approximately half of the population growth in Brazos County since 2000, according to the estimates available through the Texas State Data Center.

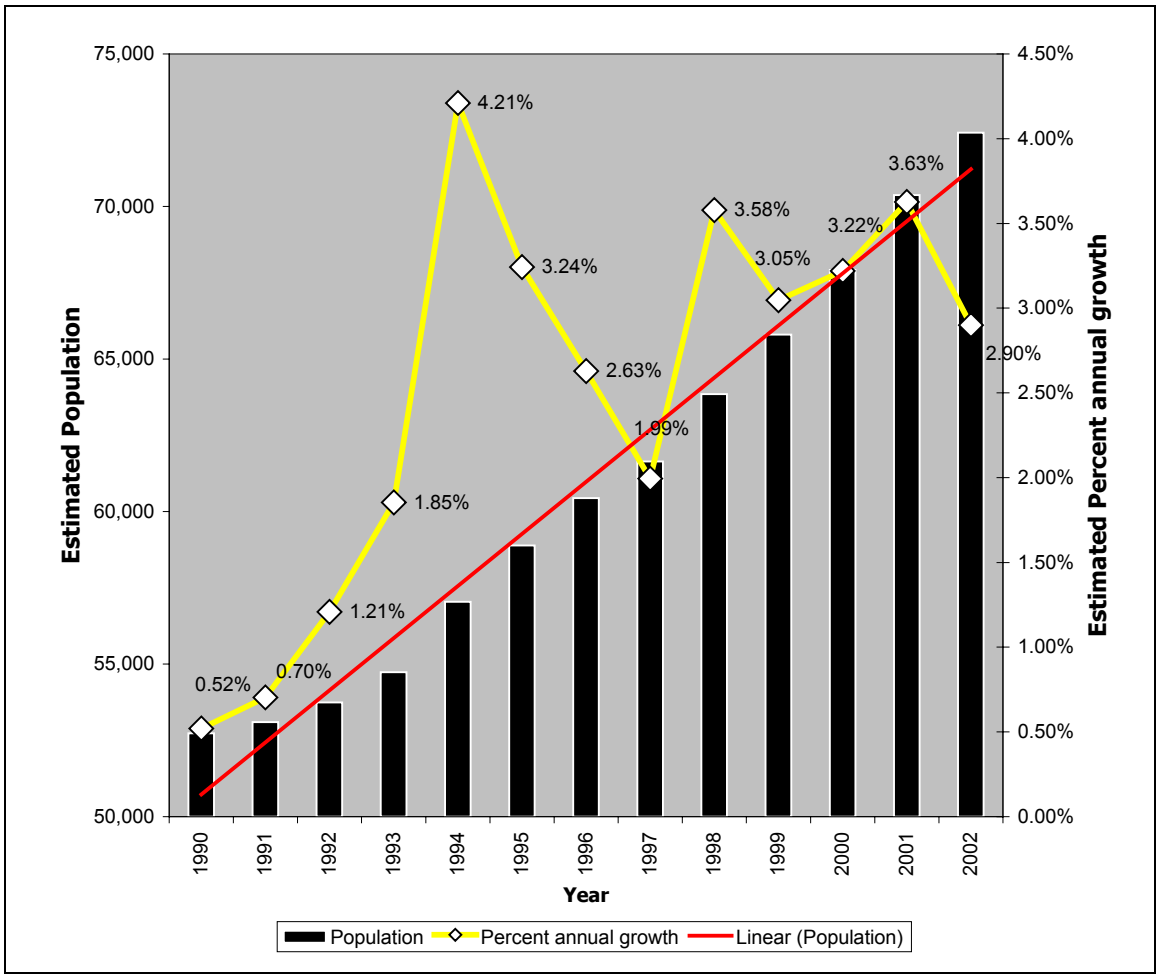
Table 8: Population Estimates in Brazos County since April 1, 2000

Place	2000 Census Count	Population Estimate Jan 1, 2002	Numerical Change 00-02	Percent Change 00-02
College Station	67,890	70,607	2,717	4.0%
Bryan	65,660	66,754	1,094	1.7%
Brazos County	152,415	156,765	4,350	2.9%

Source: Texas State Data Center & CSLRP

The Long Range Planning Division also publishes monthly population estimates for various purposes. The most recent population estimates for College Station now exceed 73,000 persons, and both Texas A&M University and Blinn College posted record enrollments this fall. The percent of growth appears to have slowed to a healthier rate, under three-percent. Despite enrollments, the proportion of students to the general population is decreasing as the community continues to attract new jobs and older demographics.

Figure 2: Estimated Population Growth in College Station, 1990-2002

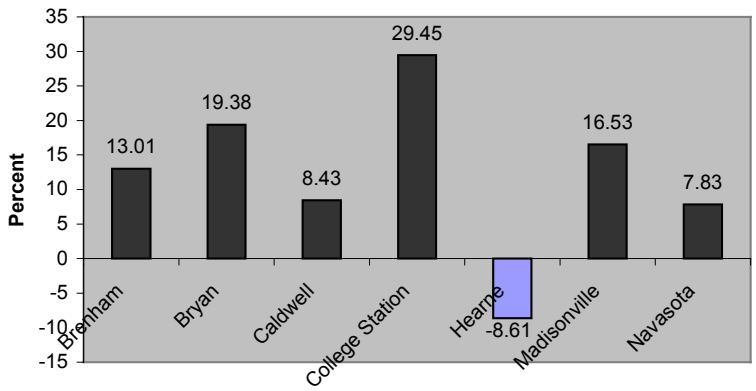


Source: CS Long Range Planning

Regional Role. College Station's geographic situation in Central Texas will continue to play an important role in the future of the Brazos Valley. Bryan/College Station is within approximately 180 miles or a 3-hour drive of 80 percent of the State's population. Texas has exceeded New York as the country's second most populous state. Combining the population of College Station and Bryan would result in the 17th largest city in Texas at 133,550 (2000) placed between Brownsville and Grand Prairie. Yet Bryan-College Station remains the largest community without direct Interstate Highway access in Texas. Many strides have been made toward improving regional mobility in recent years improving State Highways to four-lane divided highways.

For the period 1990 - 2000, Texas' rate of growth was nearly 23 percent, placing it among the fastest growing state populations.

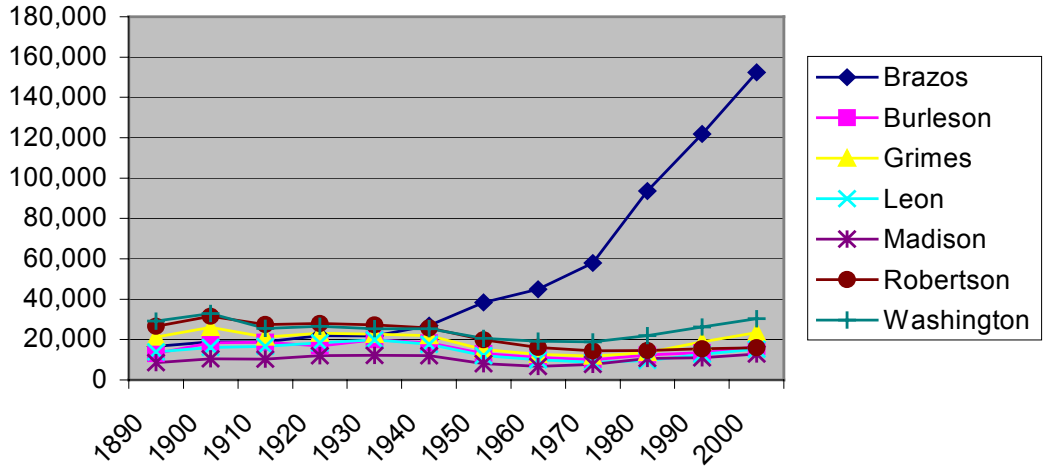
Figure 3: Growth Rates for Brazos Valley Cities, 1990-2000



Source: Texas State Data Center

Prior to 1940, each of the counties in the Brazos Valley was on equal footing according to population. The 1940 Census revealed the first indication that Brazos County would emerge to lead the region. This Census was also noteworthy, as it was the first time the students attending college were enumerated at their college residence.

Figure 4: County Population in the Brazos Valley



Source: Brazos 93 Project & U.S. Census Bureau

Regional Population Estimates

The Texas State Data Center publishes population estimates for geographic levels in Texas. The table below demonstrates that population growth in the Bryan/College Station area since 2000 continues to outpace much of the state.

Table 1: Population Estimates for Councils of Government since April 1, 2000

Council of Government (COG)	2000 Census Count	Population Estimate Jan 1, 2002	Numerical Change 00-02	Percent Change 00-02
Capital Area	1,346,833	1,428,551	81,718	6.1%
South Texas	264,177	277,476	13,299	5.0%
North Central Texas	5,309,277	5,557,320	248,043	4.7%
Lower Rio Grande Valley	924,772	967,926	43,154	4.7%
Houston-Galveston	4,854,454	5,013,590	159,136	3.3%
State of Texas	*20,851,820*	*21,518,555*	*666,735*	*3.2%*
Alamo Area	1,807,868	1,857,448	49,580	2.7%
Central Texas	374,518	384,588	10,070	2.7%
Texoma	178,200	182,411	4,211	2.4%
Brazos Valley	**267,085**	**273,208**	**6,123**	**2.3%**
East Texas	745,180	759,903	14,723	2.0%
Middle Rio Grande	154,381	157,260	2,879	1.9%
Rio Grande	704,318	717,261	12,943	1.8%
Heart of Texas	321,536	326,973	5,437	1.7%
Deep East Texas	355,862	361,181	5,319	1.5%
Golden Crescent	183,905	186,537	2,632	1.4%
Panhandle	402,862	405,110	2,248	0.6%
South Plains	377,871	379,929	2,058	0.5%
Coastal Bend	549,012	551,986	2,974	0.5%
Ark-Tex	270,468	271,693	1,225	0.5%
South East Texas	385,090	386,022	932	0.2%
Nortex	224,366	224,519	153	0.1%
Concho Valley	148,212	148,128	-84	-0.1%
West Central Texas	324,901	324,508	-393	-0.1%
Permian Basin	376,672	375,027	-1,645	-0.4%

Source: Texas State Data Center

The Bryan-College Station Metropolitan Statistical Area (MSA) consists of Brazos County. The Bryan-College Station MSA ranks as the second fastest growing MSA with a population less than 200,000.

Table 2: Population Estimates for MSAs since April 1, 2000

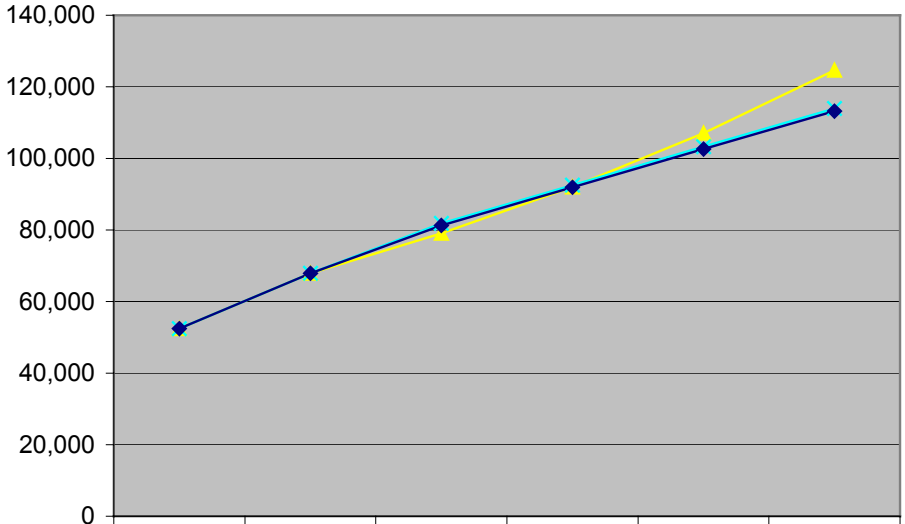
MSA	2000 Census Count	Population Estimate Jan 1, 2002	Numerical Change 00-02	Percent Change 00-02
Austin-San Marcos	1,249,763	1,327,176	77,413	6.2%
Laredo	193,117	204,375	11,258	5.8%
McAllen-Edinburg-Mission	569,463	599,309	29,846	5.2%
Dallas**	3,519,176	3,694,780	175,604	5.0%
Ft. Worth-Arlington**	1,702,625	1,772,546	69,921	4.1%
Brownsville-Harlingen-San Benito	335,227	348,374	13,147	3.9%
Brazoria*	241,767	250,761	8,994	3.7%
Houston*	4,177,646	4,317,853	140,207	3.4%
State of Texas	*20,851,820*	*21,518,555*	*666,735*	*3.2%*
Galveston-Texas City*	250,158	257,350	7,192	2.9%
Bryan-College Station	**152,415**	**156,765**	**4,350**	**2.9%**
Tyler	174,706	179,579	4,873	2.8%
San Antonio	1,592,383	1,635,942	43,559	2.7%
Killeen/Temple	312,952	321,118	8,166	2.6%
Sherman/Denison	110,595	112,956	2,361	2.1%
Victoria	84,088	85,721	1,633	1.9%
El Paso	679,622	692,415	12,793	1.9%
Amarillo	217,858	221,563	3,705	1.7%
Waco	213,517	216,517	3,000	1.4%
Lubbock	242,628	245,945	3,317	1.4%
Longview-Marshall	208,780	211,559	2,779	1.3%
Texarkana	89,306	90,078	772	0.9%
Corpus Christi	380,783	383,011	2,228	0.6%
Wichita Falls	140,518	141,133	615	0.4%
Beaumont-Port Arthur	385,090	386,022	932	0.2%
Midland-Odessa	237,132	237,494	362	0.2%
Abilene	126,555	126,692	137	0.1%
San Angelo	104,010	104,114	104	0.1%

Source: Texas State Data Center & CS Long Range Planning

Population Projections

Various agencies/entities publish population projections for the Bryan/College Station area, including the City of College Station. Despite the recent and ongoing economic downturn of the national and state economy, few negative affects have been noted locally with particular note to population growth and construction activity.

Figure 5: College Station Population Projections



	1990	2000	2005	2010	2015	2020
Exponential Method	52,456	67,915	79,047	92,004	107,084	124,637
Linear Growth Method	52,456	67,890	81,848	92,553	103,257	113,961
Least Squares Method	52,456	67,890	81,282	91,932	102,581	113,231

Source: COCS Long Range Planning Division

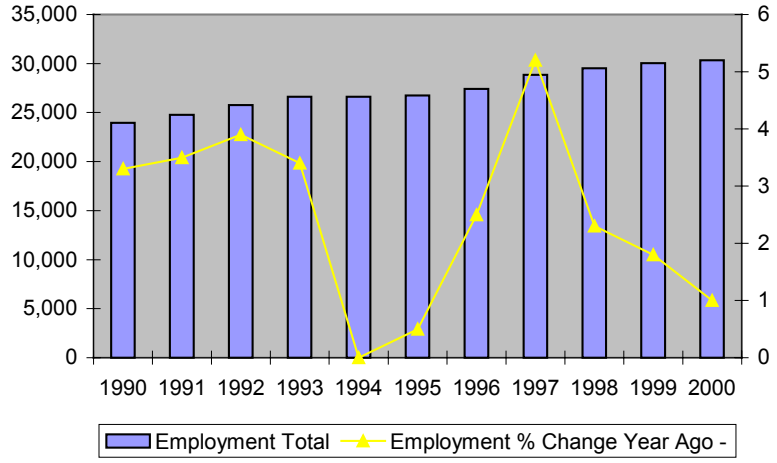
Employment

The oil bust forever scarred employment trends during the 1980s across the state. Texas emerged from a recession in the early 90s with tremendous vigor and record growth. The same is true for College Station. Although the rate of growth has varied from year to year, employment gains have steadily increased since 1990. The majority of the employment growth is correlated to the proximity to Texas A&M University as well as other resources in Houston.

Top 10 Employers
Texas A&M University System
Bryan Independent School District
Sanderson Farms
St. Joseph Hospital
City of Bryan
College Station Independent School District
Brazos County
Universal Computer Systems
City of College Station
Wal-Mart Supercenter - Bryan

Professional and research and development oriented activities are driving employment in the private sector as tenants are attracted to Texas A&M's Research Park and College Station's two business centers.

Figure 6: Employment in College Station, 1990 - 2000



Source: U.S. Bureau of Labor Statistics and Texas Real Estate Center

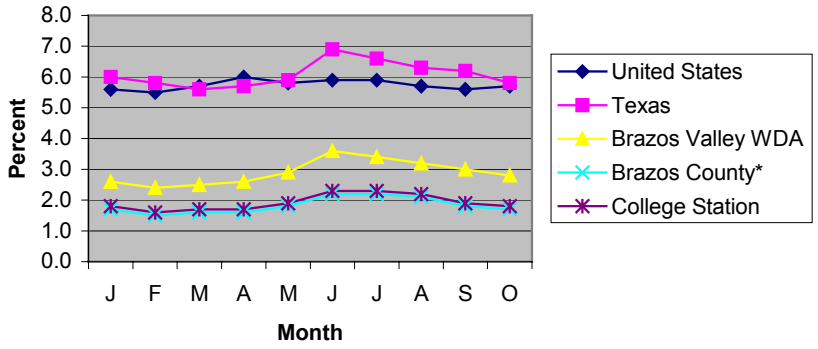
The largest area overall employer is TAMU with over 12,000 employees. Traditionally, the Bryan-College Station area has not been associated with industrial or manufacturing activities. Of the largest private employers, food production, medicine, software/technology, retail, banking/finance and building production are all represented.

Top 10 Private Employers
Sanderson Farms
St. Joseph Hospital
Universal Computer Systems
Wal-Mart Supercenter - Bryan
Reliant Building Products
Decision One
College Station Medical Center
Scott & White Clinic
First American Bank

Labor Force

The Brazos Valley, including College Station enjoys some of the lowest unemployment rates in the state. However, this does not come without a cost as College Station continues to deal with underemployment issues. Underemployment results when portions of the labor force are either working in positions or fields in which they are overqualified. Locally, unemployment rates mimic the trends of the larger regions in Texas, but continues to remain very low due in large part to the economic stability of the largest area employer, Texas A&M University.

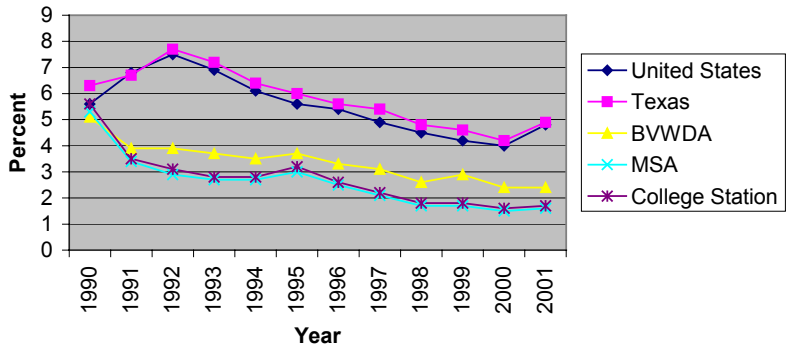
Figure 7: Unemployment Rates (2002)



Source: Texas Workforce Commission

Since 1990, unemployment rates have remained consistently lower than that of the larger regions, particularly in the State and U.S. The economic decline associated with the events of September 11th, 2001 appears to have had little impact on the Bryan-College Station area, thus far.

Figure 8: Average Annual Unemployment Rates 1990-2001



Source: Texas Workforce Commission

Housing

College Station's housing stock consists of low to medium density single-family dwellings and various multi-family housing subtypes, designed primarily to support the University's large off-campus housing needs. The median rent has increased 68% from $356 in 1990 to $597 in 2000. The median value of owner-occupied units has shown a tremendous increase as well. In 2000, the median value was $119,500, which is an increase of 50% since 1990.

Table 3: Housing Occupancy and Tenure, 1990 - 2000

	1990		2000	
	Number	Percent	Number	Percent
Housing Occupancy				
Total Housing Units	*19,845*	*100.0%*	*26,008*	*100.0%*
Occupied Housing Units	17,878	90.1%	24,961	94.8%
Vacant Housing Units	1,967	9.9%	1,363	5.2%
For seasonal, recreational or occasional use	89	0.4%	111	0.4%
Homeowner vacancy rate		3.2%		1.4%
Rental Vacancy rate		8.9%		5.0%
Housing Tenure				
Occupied Housing Units	*17,878*	*100.0%*	*24,691*	*100.0%*
Owner Occupied	4,286	24.0%	7,546	30.6%
Renter Occupied	13,592	76.0%	17,145	69.4%

Source: U.S. Census Bureau

According to sample data taken in the 2000 Census, there are 26,008 housing units in College Station. Of these, approximately one-third are single-family detached. The table below shows the distribution of housing units by various types.

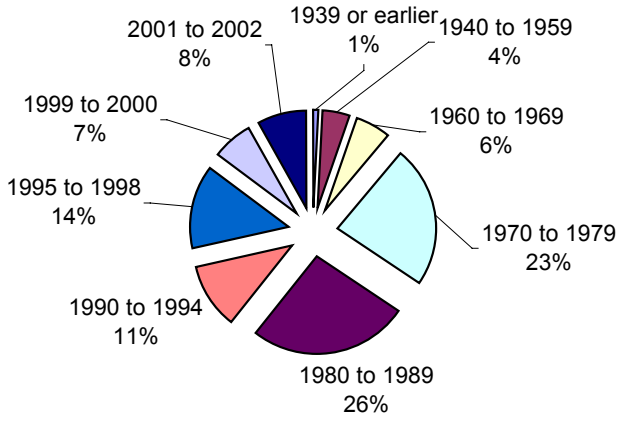
Table 4: Housing Types in College Station

	1990		2000	
Housing type	Number	Percent	Number	Percent
Total Units	19,845	100.0%	26,008	100.0%
Single-family detached	5,606	28.3%	8,706	33.8%
Single-family attached	1,086	5.5%	1,374	5.3%
2-4 units	4,246	21.4%	5,694	21.9%
5-9 units	2,508	12.6%	2,899	11.1%
10 or more units	5,980	30.1%	6,776	26.1%
Mobile Home	419	2.1%	469	1.8%

Source: U.S. Census Bureau

The ratio of single-family detached dwellings increased while the overall ratio of multi-family dwellings decreased during the period 1990 – 2000. This indicates a diversification of the population with an influx of families. The ratio of mobile homes also decreased slightly. In 2000, duplexes accounted for 6.4 percent of the housing types and structures with 20 or more units accounted for 14.9 percent.

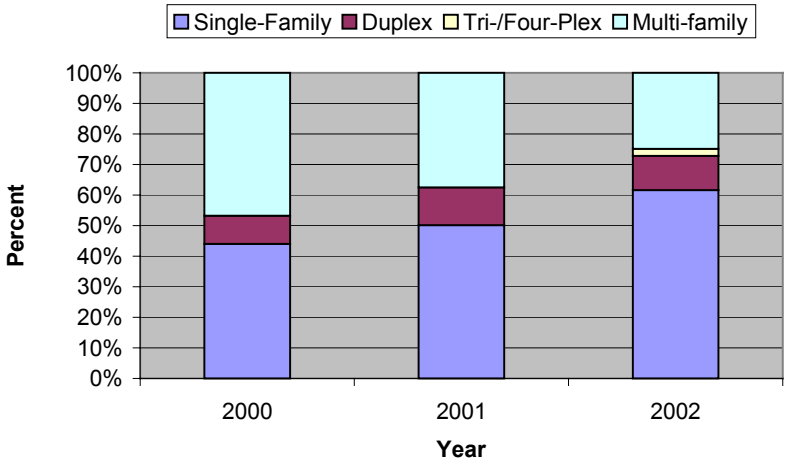
Figure 9: Year Structure Built



Source: U.S. Census Bureau & CoCS Development Services

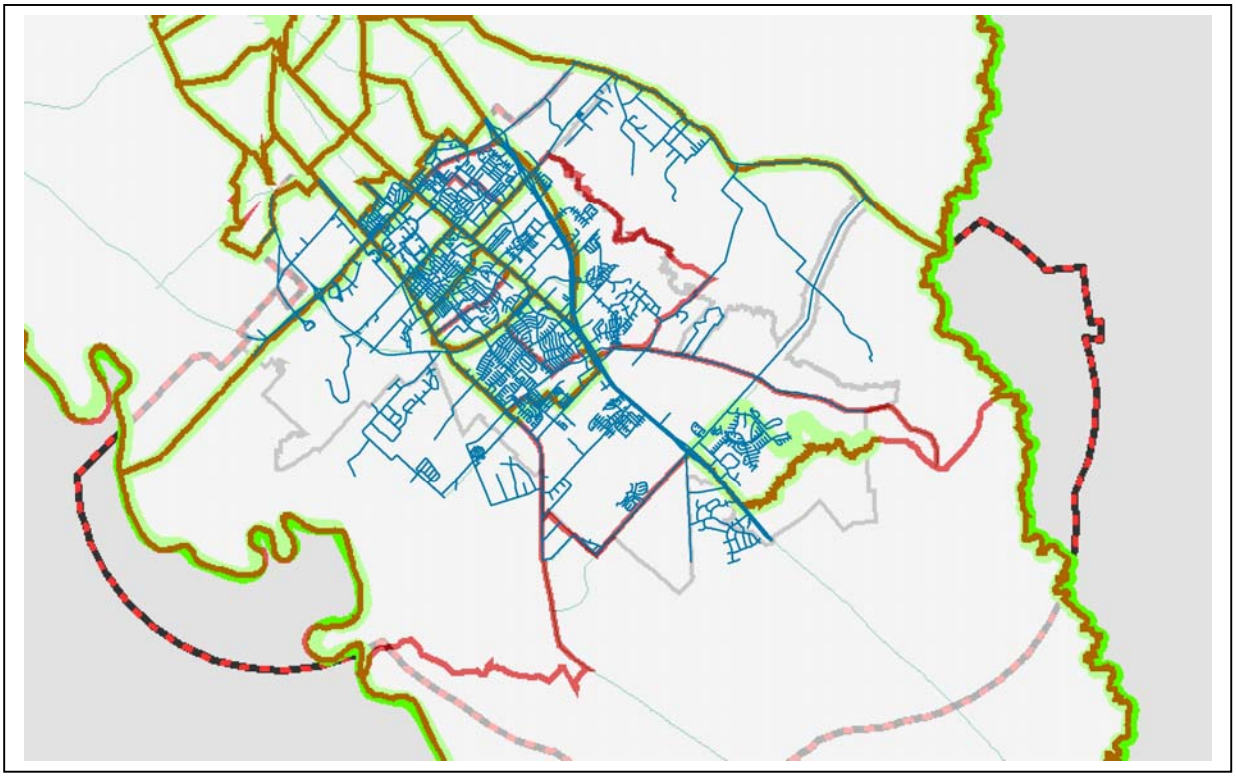
Since the 2000 Census, the nature of dwelling unit construction has indicated a swing to a diversifying population base, if not economy.

Figure 10: New Dwelling Unit Construction by Type, 2000-2002

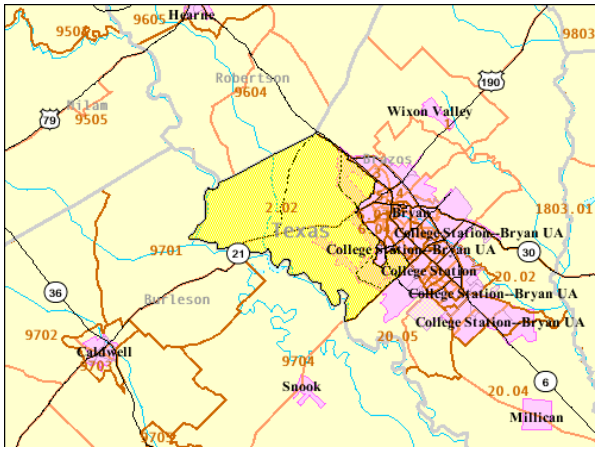


Source: CoCS Development Services

College Station Census Tract Profiles



Tract 2.02 Profile



This tract, located in northwestern corner of Brazos County, includes only a small portion of the incorporated area of College Station.

Significant portions of this largely rural census tract are within the City of Bryan. It is bounded by the county line on the northern and western edges, FM 60 on the south with various borders to the east. In College Station, Wellborn Road (FM 2154) represents the eastern boundary of the tract. Most of this area in College Station is owned by Texas A&M University. None of the university owned land here is utilized for housing.

Highlights:

- Major thoroughfares include Raymond Stotzer Parkway (FM 60), Harvey Mitchell Parkway (FM 2818), SH 21, SH 47 and Old San Antonio Road (OSR).
- Texas A&M's Riverside Campus is located at the southeast corner of SH 21 and SH 47.

Demographic Characteristics

Out of this tract, only about 100 persons reside in College Station. Much of the area is tied to TAMU.

Development Profile & Study Area Considerations

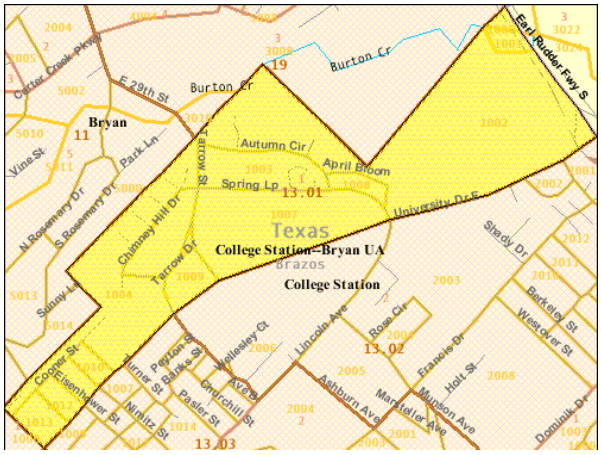
Only a small portion of the City's limits and ETJ encroach this Census Tract. Although there is substantial development potential to be found. SH 47 and FM 2818 provide direct connections between FM 60 and SH 21. The Traditions Golf and Country Club is being developed through a partnership with Texas A&M and the City of Bryan in conjunction with a residential development called University Ranch. Regional mobility will be greatly enhanced as plans for the construction of SH 40 are implemented connecting SH 6 to FM 2154 to form a western bypass.

Subject	Tract 2.02	College Station
Population (2000)	4,812	67,890
Percent of Total	N/A	100%
Gender		
Male	57.2%	51.1%
Female	42.8%	48.9%
Age		
Under 5 years	6.5%	4.5%
5 to 9 years	6.5%	3.9%
10 to 14 years	7.3%	3.7%
15 to 19 years	18.3%	17.9%
20 to 24 years	9.0%	35.6%
25 to 34 years	13.2%	13.0%
35 to 44 years	13.9%	8.3%
45 to 54 years	11.2%	6.0%
55 to 59 years	3.7%	2.1%
60 to 64 years	3.1%	1.4%
65 to 74 years	4.4%	1.9%
75 to 84 years	2.0%	1.2%
85 years and over	0.9%	0.4%
Median Age	26.8	21.9
Race		
One race	98.30%	98.10%
White	70.20%	80.50%
Black	16.00%	5.40%
American Indian	0.30%	0.30%
Asian	0.30%	7.30%
Islander	0.10%	0.10%
Some other race	11.30%	4.50%
Two or more races	1.70%	1.90%
Hispanic/Latino and Race		
Total Population	4,812	67,890
Hispanic or Latino (of any race)	24.6%	10.0%
Not Hispanic or Latino	75.4%	90.0%
White alone	58.3%	75.7%
Housing		
Total Housing units	1,708	26,054
Occupied housing units	89.40%	94.80%
Owner occupied	78.80%	30.60%
Renter occupied	21.20%	69.40%
Vacant housing units	10.60%	5.20%

Source: U.S. Census Bureau

Tract 13.01 Profile

This Census tract is the result of a three-way split of Tract 13 since the 1990 Census. Situated between the south extent of the city of Bryan and University Drive East, the area comprises one of the most significant gateways into the community. Its residential composition is dominated housing primarily for college students along Spring Loop and Autumn Circle. Although less student oriented, other residential areas include Chimney Hill and older development near Texas Avenue.



Highlights

- 1,742 Population (2000); the estimated 2001 population is 1,747 which represents no appreciable change
- Focal points in this area include the headquarters of the Texas A&M University System (TAMUS) and the Hilton Hotel & Conference Center.
- This corridor is also the location of numerous limited service hotels, restaurants as well as the Chamber of Commerce and Convention & Visitors Bureau.

Demographic Characteristics

Over half the population in this area is of traditional college age, presumably attending TAMU or Blinn.

Development Profile

- TxDOT has recently completed the widening of University Drive to a six-lane corridor with an enhanced median ensuring its status as an important gateway into the community.
- The University Drive Corridor Study, completed in 1990, has guided development in this area.
- Regional retail development emerging at the northwest corner of University Drive and SH 6 will anchor the corridor and provide a mix of housing opportunities

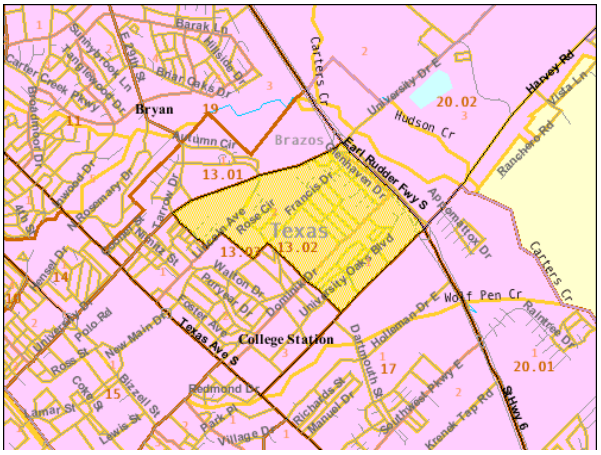
Study Area Considerations

Upon completion of the regional retail development mentioned above, the land within this tract will be largely built out. That is, few opportunities for new development are available.

Subject	Tract 13.01	College Station
Population (2000)	1,742	67,890
Percent of Total	2.6%	100%
Gender		
Male	48.6%	51.1%
Female	51.4%	48.9%
Age		
Under 5 years	3.3%	4.5%
5 to 9 years	2.9%	3.9%
10 to 14 years	1.3%	3.7%
15 to 19 years	11.5%	17.9%
20 to 24 years	54.2%	35.6%
25 to 34 years	15.0%	13.0%
35 to 44 years	4.4%	8.3%
45 to 54 years	2.5%	6.0%
55 to 59 years	1.9%	2.1%
60 to 64 years	1.0%	1.4%
65 to 74 years	1.2%	1.9%
75 to 84 years	0.9%	1.2%
85 years and over	0.1%	0.4%
Median Age	22.1	21.9
Race		
One race	98.50%	98.10%
White	81.00%	80.50%
Black	4.20%	5.40%
American Indian	0.30%	0.30%
Asian	5.50%	7.30%
Islander	0.30%	0.10%
Some other race	7.10%	4.50%
Two or more races	1.50%	1.90%
Hispanic/Latino and Race		
Total Population	1,742	67,890
Hispanic or Latino (of any race)	13.4%	10.0%
Not Hispanic or Latino	86.6%	90.0%
White alone	75.5%	75.7%
Housing		
Total Housing units	873	26,054
Occupied housing units	95.30%	94.80%
Owner occupied	9.50%	30.60%
Renter occupied	90.50%	69.40%
Vacant housing units	4.70%	5.20%

Source: U.S. Census Bureau

Tract 13.02 Profile



This Census tract resulted from a three-way split of the 1990 Census Tract 13. The population here represents nearly 6% of the City's total.

Highlights

- 4,012 Population (2000); the estimated 2001 population is 4,065, an increase of approximately 1.32 percent
- Major roads include SH 6, University Drive East, Harvey Road and to a lesser extent, Munson Avenue.
- Major activity/employment centers include the Scott & White Clinic
- The area is generally bounded by University Drive East, Munson Avenue, Harvey Road and the Earl Rudder Freeway (SH 6).

Demographic Characteristics

Despite the suburban appearance, the area is highly influenced by its proximity to the university. Many of the rented dwelling units, which account for nearly three quarters of the total stock, are likely apartments situated between Harvey Road and University Oaks Boulevard. Overall, the age distribution of the population in this area resembles that of the City.

Development Profile

- For the most part, this part of the community is built out. That is, there are few opportunities to develop raw land.
- Infill opportunities have been utilized to develop the University Preserve residential development on Munson.
- University Drive East has been improved to six lanes with an improved median

Study Area Considerations

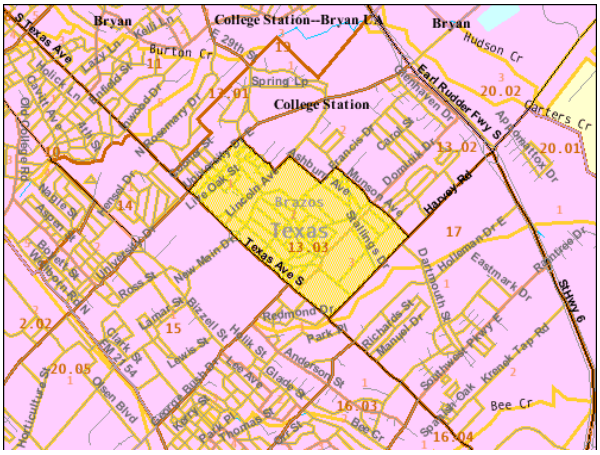
Although the City has expanded its boundaries beyond the Earl Rudder Freeway, the SH 30 and FM 60 corridors are still considered valuable gateways into the community. This has been particularly recognized along FM 60/University Drive with the Gateway Study and the implementation of an overlay district to promote good aesthetics and development organization.

Many single-family residential structures in this area are confronted with severe foundation challenges, often contributing to premature transitions away from owner occupancy and declining property values. The area's proximity to campus also presents challenges concerning student housing which was a focal point of the Eastgate Neighborhood Plan. This small area plan is supplemental to the City's comprehensive plan and more specifically addresses neighborhood concerns and issues.

Subject	Tract 13.02	College Station
Population (2000)	4,012	67,890
Percent of Total	5.9%	100%
Gender		
Male	52.1%	51.1%
Female	47.9%	48.9%
Age		
Under 5 years	3.7%	4.5%
5 to 9 years	3.2%	3.9%
10 to 14 years	3.0%	3.7%
15 to 19 years	10.3%	17.9%
20 to 24 years	39.8%	35.6%
25 to 34 years	14.6%	13.0%
35 to 44 years	7.8%	8.3%
45 to 54 years	7.3%	6.0%
55 to 59 years	2.8%	2.1%
60 to 64 years	2.3%	1.4%
65 to 74 years	2.8%	1.9%
75 to 84 years	2.1%	1.2%
85 years and over	0.1%	0.4%
Median Age	22.9	21.9
Race		
One race	97.80%	98.10%
White	82.90%	80.50%
Black	3.60%	5.40%
American Indian	0.40%	0.30%
Asian	7.40%	7.30%
Islander	0.00%	0.10%
Some other race	3.60%	4.50%
Two or more races	2.20%	1.90%
	.	
Hispanic/Latino and Race		
Total Population	4,012	67,890
Hispanic or Latino (of any race)	10.3%	10.0%
Not Hispanic or Latino	89.7%	90.0%
White alone	77.1%	75.7%
Housing		
Total Housing units	1,917	26,054
Occupied housing units	96.40%	94.80%
Owner occupied	28.90%	30.60%
Renter occupied	71.10%	69.40%
Vacant housing units	3.60%	5.20%

Source: U.S. Census Bureau

Tract 13.03 Profile



This area, immediately east of the Main Campus, includes one of College Station's oldest neighborhoods, College Hills.

Highlights

- Major activity/employment centers include the College Station City Hall and College Hills Elementary School
- Thomas Park is a major neighborhood focal point.
- The area is generally bounded by University Drive, Texas Avenue, Harvey Road and Munson Avenue.

Demographic Characteristics

- Nearly half of the population in this area is between the ages of 20 and 24
-

Development Profile

- Areas located primarily along Texas Avenue are targeted for redevelopment over time, based on various conditions
- Like the residential areas to the east, this predominantly single-family residential area is generally renter occupancy.
- The reconfiguration of George Bush East through this neighborhood will significantly enhance mobility and the design of safer intersection alignments will aid in better pedestrian and bicycle movement.

Study Area Considerations

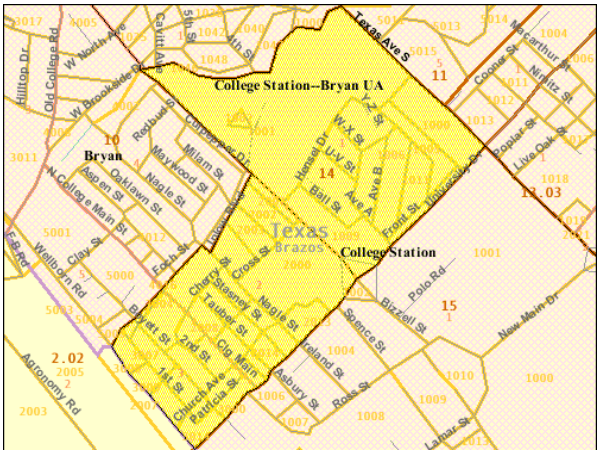
Located prominently across from the main campus, areas recommended for redevelopment should carefully consider all aspects of the comprehensive plan's goals, objectives and development policies to ensure full advantage of the proximity to campus is taken.

On the other hand, the area's proximity to campus also presents challenges concerning student housing which was a focal point of the Eastgate Neighborhood Plan. This small area plan is supplemental to the City's comprehensive plan and more specifically addresses neighborhood concerns and issues.

Subject	Tract 13.03	College Station
Population (2000)	4,590	67,890
Percent of Total	6.8%	100%
Gender		
Male	51.6%	51.1%
Female	48.4%	48.9%
Age		
Under 5 years	3.3%	4.5%
5 to 9 years	3.0%	3.9%
10 to 14 years	2.4%	3.7%
15 to 19 years	11.6%	17.9%
20 to 24 years	48.1%	35.6%
25 to 34 years	15.2%	13.0%
35 to 44 years	6.1%	8.3%
45 to 54 years	4.5%	6.0%
55 to 59 years	1.5%	2.1%
60 to 64 years	0.8%	1.4%
65 to 74 years	1.5%	1.9%
75 to 84 years	1.7%	1.2%
85 years and over	0.4%	0.4%
Median Age	22.3	21.9
Race		
One race	97.50%	98.10%
White	80.10%	80.50%
Black	5.80%	5.40%
American Indian	0.30%	0.30%
Asian	4.30%	7.30%
Islander	0.10%	0.10%
Some other race	6.90%	4.50%
Two or more races	2.50%	1.90%
Hispanic/Latino and Race		
Total Population	4,590	67,890
Hispanic or Latino (of any race)	13.9%	10.0%
Not Hispanic or Latino	86.1%	90.0%
White alone	74.2%	75.7%
Housing		
Total Housing units	2,203	26,054
Occupied housing units	93.80%	94.80%
Owner occupied	18.10%	30.60%
Renter occupied	81.90%	69.40%
Vacant housing units	6.20%	5.20%

Source: U.S. Census Bureau

Tract 14 Profile



Comprised of three Census Block Groups, this area is nestled north of the TAMU campus and south of the Bryan city limits. The area is generally referred to as Northgate and developed to fulfill the off-campus needs of the then emerging A&M College of Texas. Married student and other housing facilities owned by the University are east of South College Avenue. West of this corridor the traditional Northgate area resembles the historic urban core of College Station, with a mix of uses that continue to be strongly oriented to the needs of the university community.

Highlights

- Major Roads include Texas Avenue (SH 6 Business), University Drive (FM 60), Wellborn Road (FM 2154) and South College (SH 308)
- The Northgate Redevelopment Plan provides specific guidance for much of this area
- Focus area of the "Northgate Revitalization Study"
  - Population has declined 13 percent since 1990
  - Total households have decreased by 3 percent
  - Total housing units are down by about 6 percent
  - The number of vacant housing units has been cut in half from 99 in 1990.

Demographic Characteristics

- One of the most densely populated areas in College Station
- Highly student oriented and nearly 70 percent of the population is between ages 20 and 34
- The population in 2000 was 3459 and 48 percent Asian; the only tract where white did not comprise the majority of the racial population
- Approximately 98.7 percent of the occupied housing units are renter occupied

Development Profile

Undergoing significant redevelopment in the historic core Northgate area Commercial uses in the area are highly oriented to serve the student population

- Retail center at the northwest corner of University Drive and South College Avenue is a potential redevelopment site since Alberston's vacated
- Northgate Promenade has been constructed on a closed section of Church Street
- The Northgate Parking Garage was constructed by the City of College Station
- The Traditions dormitory development (437 rooms) is the first of several new/anticipated multi-family developments in Northgate

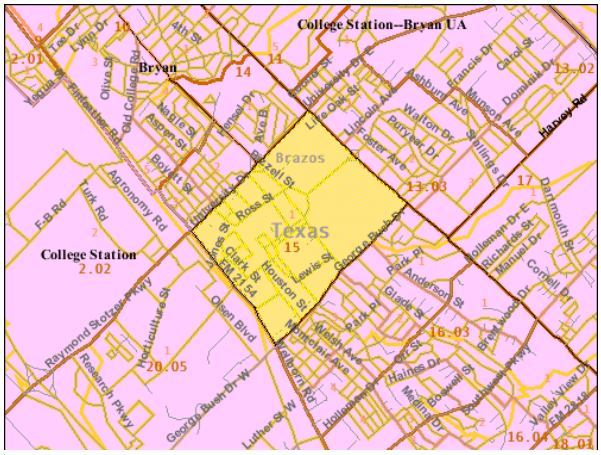
Study Area Considerations

Some consider Northgate to be downtown College Station, while others will say it is TAMU. They both share University Drive and effectively serve one of the City's most significant demographics, the students. City Hall, originally located on Church Street, relocated to better serve citizens. Recent and pending revisions to the zoning ordinance should encourage additional development that mimics traditional neighborhood design with multi-story, mixed use buildings.

Subject	Tract 14	College Station
Population (2000)	3,459	67,890
Percent of Total	5.1%	100%
Gender		
Male	62.4%	51.1%
Female	37.6%	48.9%
Age		
Under 5 years	7.3%	4.5%
5 to 9 years	3.2%	3.9%
10 to 14 years	1.3%	3.7%
15 to 19 years	8.9%	17.9%
20 to 24 years	30.4%	35.6%
25 to 34 years	38.4%	13.0%
35 to 44 years	7.8%	8.3%
45 to 54 years	1.2%	6.0%
55 to 59 years	0.5%	2.1%
60 to 64 years	0.3%	1.4%
65 to 74 years	0.2%	1.9%
75 to 84 years	0.1%	1.2%
85 years and over	0.2%	0.4%
Median Age	24.8	21.9
Race		
One race	97.40%	98.10%
White	42.50%	80.50%
Black	3.10%	5.40%
American Indian	0.30%	0.30%
Asian	47.70%	7.30%
Islander	0.10%	0.10%
Some other race	3.60%	4.50%
Two or more races	2.60%	1.90%
Hispanic/Latino and Race		
Total Population	3,459	67,890
Hispanic or Latino (of any race)	8.6%	10.0%
Not Hispanic or Latino	91.4%	90.0%
White alone	37.8%	75.7%
Housing		
Total Housing units	1,621	26,054
Occupied housing units	97.50%	94.80%
Owner occupied	1.30%	30.60%
Renter occupied	98.70%	69.40%
Vacant housing units	2.50%	5.20%

Source: U.S. Census Bureau

Tract 15 Profile



Census Tract 15 is the Texas A&M University Main Campus. All of the dormitories owned by the University are located here. Campus housing has evolved from tent cities in the early days to modern dormitories. No new dormitories have been constructed since 198#.

Highlights

- TAMU's main campus is bounded by Texas Avenue, George Bush Drive, Wellborn Road, and University Drive.
- Union Pacific Railroad runs along the western edge (Wellborn Road) and was the subject of the recently completed "Local Rail Economic and Feasibility Study"

Demographic Characteristics

- Population decreased by approximately 5.5 percent since 1990
- The ratio of males to females has decreased
- Asian population increased by nearly 52% since 1990
- Black population has decreased by nearly 60% since 1990
- Population of this tract represents the highest percentage and highest density of the City of College Station

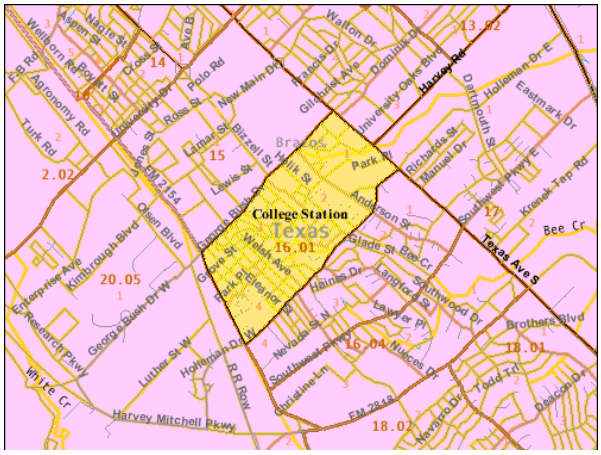
Development Profile & Study Area Considerations

- A comprehensive campus master plan updating process is underway
- Davis-Gary Hall is proposed to be converted from a traditional corridor style dorm with community bathrooms to apartment style with kitchens and private facilities resulting in half the available beds in the dorm
- No new dorms are proposed on the main campus
- Law and Puryear Halls were demolished in 1996

Subject	Tract 15	College Station
Population (2000)	9,742	67,890
Percent of Total	14.3%	100%
Gender		
Male	54.1%	51.1%
Female	45.9%	48.9%
Age		
Under 5 years	0.0%	4.5%
5 to 9 years	0.0%	3.9%
10 to 14 years	0.0%	3.7%
15 to 19 years	61.0%	17.9%
20 to 24 years	38.4%	35.6%
25 to 34 years	0.5%	13.0%
35 to 44 years	0.1%	8.3%
45 to 54 years	0.0%	6.0%
55 to 59 years	0.0%	2.1%
60 to 64 years	0.0%	1.4%
65 to 74 years	0.0%	1.9%
75 to 84 years	0.0%	1.2%
85 years and over	0.0%	0.4%
Median Age	19.7	21.9
Race		
One race	98.00%	98.10%
White	86.00%	80.50%
Black	2.70%	5.40%
American Indian	0.20%	0.30%
Asian	4.20%	7.30%
Islander	0.10%	0.10%
Some other race	4.70%	4.50%
Two or more races	2.00%	1.90%
Hispanic/Latino and Race		
Total Population	9,742	67,890
Hispanic or Latino (of any race)	10.0%	10.0%
Not Hispanic or Latino	90.0%	90.0%
White alone	81.4%	75.7%
Housing		
Total Housing units	8	26,054
Occupied housing units	100.00%	94.80%
Owner occupied	0.00%	30.60%
Renter occupied	100.00%	69.40%
Vacant housing units	0.00%	5.20%

Source: U.S. Census Bureau

Tract 16.01 Profile



Census Tract 16.01 remains geographically unchanged. It is located immediately south of TAMU's main campus. Portions of this area nearest the campus are often referred to as Southgate or Southside. Some of the residential structures in the southside neighborhood were originally located on campus.

Highlights

- This tract is bordered by major roads including George Bush Drive, Texas Avenue, Holleman Drive and Wellborn Road. Anderson Street is also important, facilitating routes for alternative transportation modes to campus.

Demographic Characteristics

- Population has increased approximately 10 percent since 1990.
- Persons over 65 have declined

Development Profile

- Redmond Terrace shopping center, located at the southwest corner of Texas and George Bush is poised for redevelopment this year
- The intersection realignment of Holleman Drive at Texas Avenue is targeted in the future

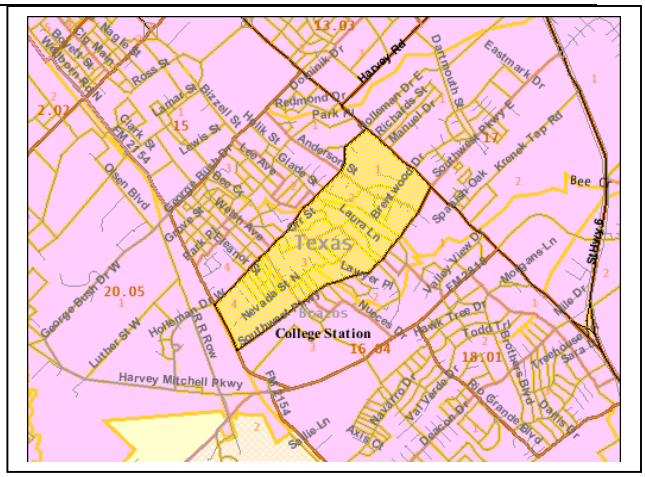
Study Area Considerations

This area, commonly referred to as Southside, is one of College Station's oldest neighborhoods. While this tract represents a broad area, the oldest part is directly across from the campus. Much of the housing stock is 50 to 60 years old, has not seen much positive infill development and is faced with competing pressures of neighborhood preservation versus the availability of quality, affordable housing.

Subject	Tract 16.01	College Station
Population (2000)	4,578	67,890
Percent of Total	6.7%	100%
Gender		
Male	52.9%	51.1%
Female	47.1%	48.9%
Age		
Under 5 years	6.0%	4.5%
5 to 9 years	5.4%	3.9%
10 to 14 years	5.4%	3.7%
15 to 19 years	10.3%	17.9%
20 to 24 years	32.0%	35.6%
25 to 34 years	13.5%	13.0%
35 to 44 years	9.0%	8.3%
45 to 54 years	6.5%	6.0%
55 to 59 years	2.7%	2.1%
60 to 64 years	2.2%	1.4%
65 to 74 years	3.4%	1.9%
75 to 84 years	2.6%	1.2%
85 years and over	0.9%	0.4%
Median Age	22.8	21.9
Race		
One race	97.75%	98.10%
White	67.20%	80.50%
Black	17.20%	5.40%
American Indian	0.30%	0.30%
Asian	4.20%	7.30%
Islander	0.10%	0.10%
Some other race	8.80%	4.50%
Two or more races	2.20%	1.90%
Hispanic/Latino and Race		
Total Population	4,578	67,890
Hispanic or Latino (of any race)	14.3%	10.0%
Not Hispanic or Latino	85.7%	90.0%
White alone	62.7%	75.7%
Housing		
Total Housing units	2,059	26,054
Occupied housing units	93.10%	94.80%
Owner occupied	28.40%	30.60%
Renter occupied	71.60%	69.40%
Vacant housing units	6.90%	5.20%

Source: U.S. Census Bureau

Tract 16.03 Profile



Highlights

- 6,063 Population (2000); the estimated 2001 population is 6,139, an increase of approximately 1.3 percent
- The area's main environmental feature is Bee Creek
- The major roads in the area also represent the boundaries of the tract and include Texas Avenue on the east, Southwest Parkway on the south, Wellborn Road on the west and Holleman Drive on the north.

Demographic Characteristics

The most significant demographic factor for this tract is that 44 percent of the population is between the ages of 20 and 24. Asian population groups are the largest minority group. Over 11 percent of the population are of Hispanic origin.

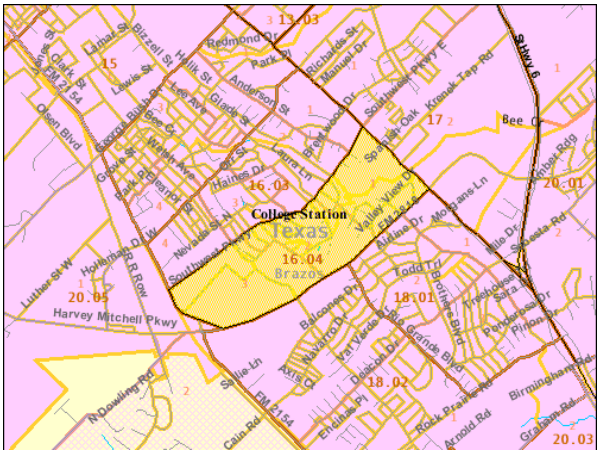
Development Profile & Study Area Considerations

Areas along Texas Avenue consist of commercial and other non-residential uses. Multi-family dwellings and single-family high density uses along Anderson Street buffer the interior single-family areas from the commercial uses. Portions of the study area closer to Wellborn allow for higher density residential uses. Although there are several large tracts available for development in this area, there has been low development pressure experienced here.

Subject	Tract 16.03	College Station
Population (2000)	6,063	67,890
Percent of Total	8.9%	100%
Gender		
Male	49.8%	51.1%
Female	50.2%	48.9%
Age		
Under 5 years	4.4%	4.5%
5 to 9 years	4.0%	3.9%
10 to 14 years	2.8%	3.7%
15 to 19 years	11.0%	17.9%
20 to 24 years	45.0%	35.6%
25 to 34 years	14.7%	13.0%
35 to 44 years	6.5%	8.3%
45 to 54 years	4.6%	6.0%
55 to 59 years	1.3%	2.1%
60 to 64 years	1.1%	1.4%
65 to 74 years	1.9%	1.9%
75 to 84 years	1.8%	1.2%
85 years and over	0.9%	0.4%
Median Age	22.3	21.9
Race		
One race	97.90%	98.10%
White	77.90%	80.50%
Black	10.30%	5.40%
American Indian	0.20%	0.30%
Asian	4.20%	7.30%
Islander	0.10%	0.10%
Some other race	5.30%	4.50%
Two or more races	2.10%	1.90%
Hispanic/Latino and Race		
Total Population	6,063	67,890
Hispanic or Latino (of any race)	12.0%	10.0%
Not Hispanic or Latino	88.0%	90.0%
White alone	71.8%	75.7%
Housing		
Total Housing units	2,879	26,054
Occupied housing units	93.20%	94.80%
Owner occupied	16.40%	30.60%
Renter occupied	83.60%	69.40%
Vacant housing units	6.80%	5.20%

Source: U.S. Census Bureau

Tract 16.04 Profile



Highlights

- 3,717 Population (2000); the estimated 2001 population is 3,746 an increase of approximately 0.78 percent
- The area's major environmental feature is Bee Creek Park
- The major roads in the area also represent its boundaries are Harvey Mitchell Parkway (FM 2818) on the south, Wellborn Road (FM 2154) on the west, Southwest Parkway on the north and Texas Avenue on the east.
- A&M Consolidated High School, associated athletic facilities and CSISD administrative functions are located at Welsh Avenue and Harvey Mitchell Parkway.

Demographic Characteristics

Approximately 57 percent of the population in this study area is between the ages of 20 to 34. Minority groups comprise approximately 18 percent of the population, with persons of "some other race" having the greatest proportion.

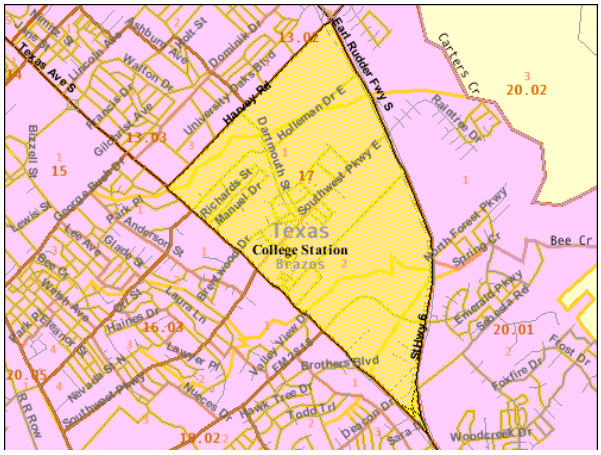
Development Profile & Study Area Considerations

The area is characterized by commercial strips along Harvey Mitchell Parkway and large apartment complexes along either Southwest Parkway. A strong commercial node exists at the intersection Southwest Parkway and Texas Avenue. Older single-family neighborhoods on the interior of this study area appear to be thriving with a homeowner vacancy rate of only 0.3 percent. Development at the western end may be hindered by poor access and floodplain issues.

Subject	Tract 16.04	College Station
Population (2000)	3,717	67,890
Percent of Total	5.5%	100%
Gender		
Male	50.8%	51.1%
Female	49.2%	48.9%
Age		
Under 5 years	3.0%	4.5%
5 to 9 years	2.6%	3.9%
10 to 14 years	3.4%	3.7%
15 to 19 years	9.8%	17.9%
20 to 24 years	43.5%	35.6%
25 to 34 years	13.6%	13.0%
35 to 44 years	7.2%	8.3%
45 to 54 years	6.8%	6.0%
55 to 59 years	3.9%	2.1%
60 to 64 years	2.5%	1.4%
65 to 74 years	2.7%	1.9%
75 to 84 years	0.7%	1.2%
85 years and over	0.3%	0.4%
Median Age	23	21.9
Race		
One race	98.30%	98.10%
White	82.10%	80.50%
Black	4.40%	5.40%
American Indian	0.60%	0.30%
Asian	5.20%	7.30%
Islander	0.10%	0.10%
Some other race	5.80%	4.50%
Two or more races	1.70%	1.90%
Hispanic/Latino and Race		
Total Population	3,717	67,890
Hispanic or Latino (of any race)	11.4%	10.0%
Not Hispanic or Latino	88.6%	90.0%
White alone	76.8%	75.7%
Housing		
Total Housing units	1,910	26,054
Occupied housing units	96.50%	94.80%
Owner occupied	20.00%	30.60%
Renter occupied	80.00%	69.40%
Vacant housing units	3.50%	5.20%

Source: U.S. Census Bureau

Tract 17 Profile



The boundaries of this tract are unchanged since the 1990 Census, enabling easy comparison.

Highlights

- 6,150 Population (2000); the estimated 2001 population is 6,421, an increase of approximately 4.4 percent
- The area's main environmental feature is the Wolf Pen Creek corridor and Bee Creek.
- Major roads include the Earl Rudder Freeway (SH 6), Harvey Road (SH 30), Texas Avenue (BR 6), Holleman Drive, Southwest Parkway and Harvey Mitchell Parkway (FM 2818)
- Major activity/employment centers include the Post Oak Mall and an emerging concentration of municipal facilities on Kreneck Tap Road
- The area is generally bounded by Harvey Road, Texas Avenue and the Earl Rudder Freeway.

Demographic Characteristics

The median age here is younger than College Station as a whole with great than 50 percent being between 20 to 24 years of age. Significant development has occurred in this area since 1990, when the population was 3,259. This is an 88.7 percent increase through 2000 and 97 percent increase through 2001.

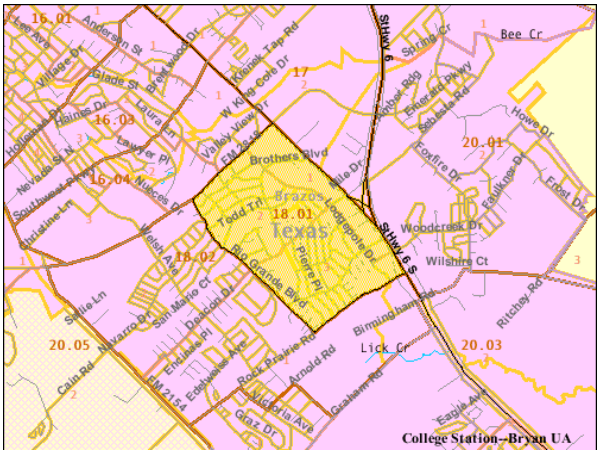
Development Profile & Study Area Considerations

Post Oak Mall anchors the northern corner of the study area and is flanked by the Wolf Pen Creek corridor along Holleman Drive. The Land Use Plan identifies only a comparatively small area for single-family medium density development. Generally, the land use plan, the Wolf Pen Creek Corridor Study and the City Centre plan under development seek to capture the energy of the young population and encourage adense cluster of population to support entertainment and mixed use offerings in the respective areas.

Subject	Tract 17	College Station
Population (2000)	6,150	67,890
Percent of Total	9.1%	100%
Gender		
Male	46.6%	51.1%
Female	53.4%	48.9%
Age		
Under 5 years	4.9%	4.5%
5 to 9 years	3.3%	3.9%
10 to 14 years	2.2%	3.7%
15 to 19 years	14.1%	17.9%
20 to 24 years	52.5%	35.6%
25 to 34 years	13.5%	13.0%
35 to 44 years	4.9%	8.3%
45 to 54 years	2.4%	6.0%
55 to 59 years	0.6%	2.1%
60 to 64 years	0.4%	1.4%
65 to 74 years	0.7%	1.9%
75 to 84 years	0.5%	1.2%
85 years and over	0.1%	0.4%
Median Age	21.6	21.9
Race		
One race	98.30%	98.10%
White	79.60%	80.50%
Black	8.40%	5.40%
American Indian	0.40%	0.30%
Asian	5.70%	7.30%
Islander	0.00%	0.10%
Some other race	4.10%	4.50%
Two or more races	1.70%	1.90%
Hispanic/Latino and Race		
Total Population	6,150	67,890
Hispanic or Latino (of any race)	10.3%	10.0%
Not Hispanic or Latino	89.7%	90.0%
White alone	74.2%	75.7%
Housing		
Total Housing units	2,878	26,054
Occupied housing units	95.90%	94.80%
Owner occupied	17.20%	30.60%
Renter occupied	82.80%	69.40%
Vacant housing units	4.10%	5.20%

Source: U.S. Census Bureau

Tract 18.01 Profile



This area is generally referred to as Southwood Valley and represents College Station's first suburban push south of FM 2818.

Highlights

- 5,313 Population (2000); the estimated 2001 population is 5,324
- The area's main environmental feature is a tributary of Bee Creek and its coinciding greenway.
- The major roads also form the boundaries and include Texas Avenue/SH 6 on the east, Rock Prairie Road on the south, Rio Grande Boulevard on the west and Harvey Mitchell Parkway on the north. As the community grows, the Deacon Street and Longmire Drive corridors are of increasing value to the thoroughfare network
- Major activity/employment centers include the Southwood Valley Elementary School and commercial areas that are oriented to the neighborhood's edges.

Demographic Characteristics

Over the last 12 years, the population in this area has remained fairly constant since land available for residential development is limited to not available. Some of the previously owner-occupied single-family dwellings have transitioned into rental housing generally for student occupancy. Black and Asian groups consist of equal shares of the minority population.

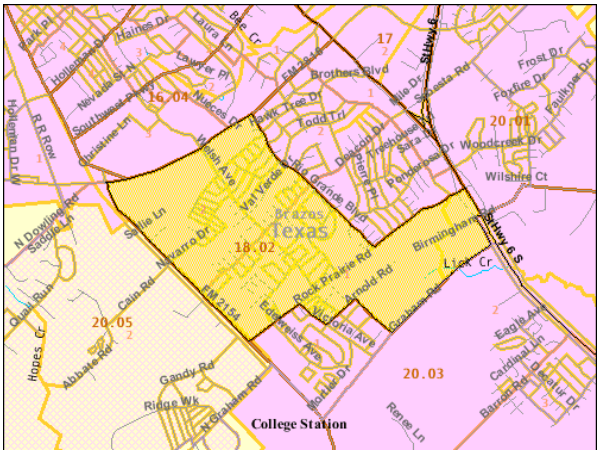
Development Profile & Study Area Considerations

The transition of the older residential areas such as Southwood Valley is underway. The presence of a strong neighborhood elementary school continues to strengthen the quality of life and aid to resist further negative impacts. While a successful new commercial center has emerged at the southern end of the study area, the commercial node at the northern end anchored by Albertson's and Wal-Mart may be ripe for redevelopment.

Subject	Tract 18.01	College Station
Population (2000)	5,313	67,890
Percent of Total	7.8%	100%
Gender		
Male	50.4%	51.1%
Female	49.6%	48.9%
Age		
Under 5 years	6.4%	4.5%
5 to 9 years	5.6%	3.9%
10 to 14 years	6.0%	3.7%
15 to 19 years	8.8%	17.9%
20 to 24 years	24.3%	35.6%
25 to 34 years	17.4%	13.0%
35 to 44 years	12.6%	8.3%
45 to 54 years	10.6%	6.0%
55 to 59 years	3.2%	2.1%
60 to 64 years	1.6%	1.4%
65 to 74 years	2.1%	1.9%
75 to 84 years	1.0%	1.2%
85 years and over	0.2%	0.4%
Median Age	24.6	21.9
Race		
One race	98.50%	98.10%
White	86.30%	80.50%
Black	4.40%	5.40%
American Indian	0.20%	0.30%
Asian	4.40%	7.30%
Islander	0.00%	0.10%
Some other race	3.20%	4.50%
Two or more races	1.50%	1.90%
Hispanic/Latino and Race		
Total Population	5,313	67,890
Hispanic or Latino (of any race)	9.4%	10.0%
Not Hispanic or Latino	90.6%	90.0%
White alone	80.7%	75.7%
Housing		
Total Housing units	2,225	26,054
Occupied housing units	96.00%	94.80%
Owner occupied	43.40%	30.60%
Renter occupied	56.60%	69.40%
Vacant housing units	4.00%	5.20%

Source: U.S. Census Bureau

Tract 18.02 Profile



Highlights

- 5,829 Population (2000); the estimated 2001 population is 6,149, an increase of approximately 5.5 percent
- The major roads also form many of the study area boundaries and include SH 6, Graham Road, Victoria Avenue, Wellborn Road (FM 2154), Rock Prairie Road. Harvey Mitchell Parkway (FM 2818) and Rio Grande Boulevard.
- Major activity/employment centers include the College Station Medical Center and the Southwood Athletic Park.

Demographic Characteristics

Consistent with the overall racial profile of College Station, Asian population groups make up the largest proportion of minorities in this study area.

Development Profile & Study Area Considerations

TxDOT is proposing to change the rural context of Wellborn Road (FM 2154) from that of a rural two-lane highway to a suburban four-lane concrete street with improved drainage. Although this project will not materialize for a few years, it is an indicator of the overall change occurring in this part of the community. The construction of SH 40 will provide direct access to this area from the SH 6/Greens Prairie Road area and potentially change travel patterns for many visiting the region.

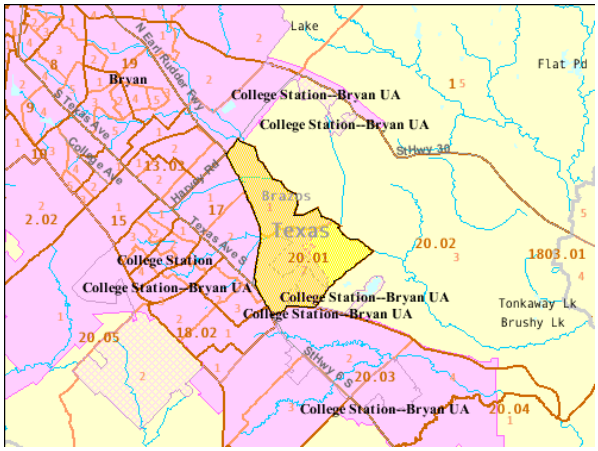
This area is not typically associated as functioning as a gateway into College Station, but area transportation improvements support otherwise.

Subject	Tract 18.02	College Station
Population (2000)	5,829	67,890
Percent of Total	8.6%	100%
Gender		
Male	47.8%	51.1%
Female	52.2%	48.9%
Age		
Under 5 years	6.3%	4.5%
5 to 9 years	6.1%	3.9%
10 to 14 years	6.2%	3.7%
15 to 19 years	8.2%	17.9%
20 to 24 years	28.0%	35.6%
25 to 34 years	14.3%	13.0%
35 to 44 years	13.2%	8.3%
45 to 54 years	9.3%	6.0%
55 to 59 years	5.0%	2.1%
60 to 64 years	1.2%	1.4%
65 to 74 years	1.9%	1.9%
75 to 84 years	1.6%	1.2%
85 years and over	1.2%	0.4%
Median Age	23.4	21.9
Race		
One race	98.60%	98.10%
White	84.70%	80.50%
Black	3.70%	5.40%
American Indian	0.40%	0.30%
Asian	7.50%	7.30%
Islander	0.00%	0.10%
Some other race	2.20%	4.50%
Two or more races	1.40%	1.90%
Hispanic/Latino and Race		
Total Population	5,829	67,890
Hispanic or Latino (of any race)	7.2%	10.0%
Not Hispanic or Latino	92.8%	90.0%
White alone	80.5%	75.7%
Housing		
Total Housing units	2,229	26,054
Occupied housing units	95.60%	94.80%
Owner occupied	45.30%	30.60%
Renter occupied	54.70%	69.40%
Vacant housing units	4.40%	5.20%

Source: U.S. Census Bureau

Tract 20.01 Profile

Located along the east side of Earl Rudder Freeway (SH 6), this tract includes most of Annexation Area #4 that was completed last year.



Highlights

- 3,885 Population (2000); the estimated 2001 population is 4,032, an increase of approximately 3.8 percent
- The area's main environmental feature is Carter Creek and associated proposed greenways

Demographic Characteristics

Persons in this study area tend to be homeowners and older. The median age is 81 percent higher than that of College Station. Over one-third of the population is between the ages of 35 and 54 and 17 percent of households have individuals that are at least 65. Asians are the largest minority group.

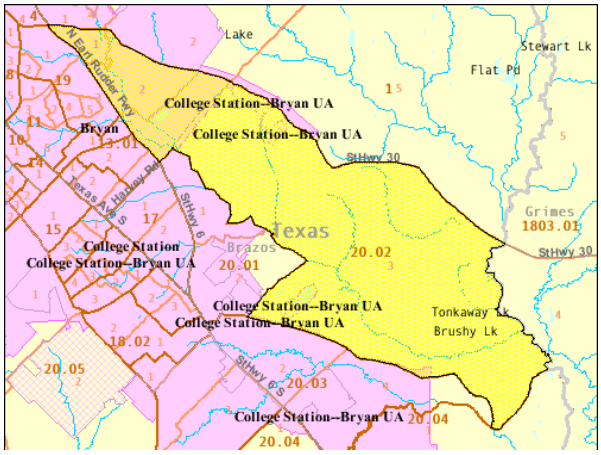
Development Profile & Study Area Considerations

There is very little connectivity from neighborhood to neighborhood in this area. This forces trips to the freeway and feeder road system, typically designed to support regional mobility patterns. Since 1990, many commercial uses have migrated toward properties located along Earl Rudder Freeway. This trend is not unique to College Station. The former Westinghouse/Northrup Grumman facility represents an opportunity for growth in this area.

Subject	Tract 20.01	College Station
Population (2000)	3,385	67,890
Percent of Total	N/A	100%
Gender		
Male	49.5%	51.1%
Female	50.5%	48.9%
Age		
Under 5 years	5.2%	4.5%
5 to 9 years	8.0%	3.9%
10 to 14 years	10.5%	3.7%
15 to 19 years	9.0%	17.9%
20 to 24 years	4.4%	35.6%
25 to 34 years	6.4%	13.0%
35 to 44 years	18.7%	8.3%
45 to 54 years	19.4%	6.0%
55 to 59 years	6.3%	2.1%
60 to 64 years	5.0%	1.4%
65 to 74 years	5.7%	1.9%
75 to 84 years	2.4%	1.2%
85 years and over	0.4%	0.4%
Median Age	39.6	21.9
Race		
One race	98.60%	98.10%
White	90.90%	80.50%
Black	0.90%	5.40%
American Indian	0.30%	0.30%
Asian	5.20%	7.30%
Islander	0.00%	0.10%
Some other race	1.30%	4.50%
Two or more races	1.40%	1.90%
Hispanic/Latino and Race		
Total Population	3,885	67,890
Hispanic or Latino (of any race)	4.5%	10.0%
Not Hispanic or Latino	95.5%	90.0%
White alone	87.9%	75.7%
Housing		
Total Housing units	1,346	26,054
Occupied housing units	98.10%	94.80%
Owner occupied	92.70%	30.60%
Renter occupied	7.30%	69.40%
Vacant housing units	1.90%	5.20%

Source: U.S. Census Bureau

Tract 20.02 Profile



Wrapping around the eastern edge of College Station, this tract includes portions of the cities of Bryan and College Station and Brazos County. The only portion College Station in this study area is the 30/60 corridor.

Highlights

- 3,928 Population (2000); the estimated 2001 population is 4,028, an increase of approximately 2.5 percent
- The area's main environmental feature is Carter Creek.
- Major roads include SH 30, FM 158, Harvey Road, and University Drive
- Major activity/employment centers include the Brazos Valley Physician's Centre future site of the
- The area is generally bounded by SH 30 on the east, Earl Rudder Freeway and College Station city limits on the west.

Demographic Characteristics

The portions of College Station in this Census Tract are generally not populated with the exception of the area along the south side of Harvey Road (SH 30). The public/private partnership to development the hotel and conference center should attract some mixed use development to the area.

Development Profile & Study Area Considerations

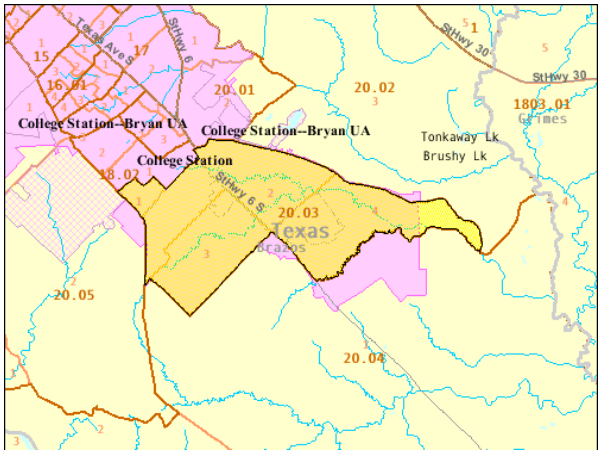
Carter Creek has historically been an obstacle to development in this area. As a result, the context is significantly more rural residential. The development of the hotel, conference center and the First American Bank campus represents the first development push by College Station to the east of Carter Creek. The other change expected to occur over time will be the extension of Greens Prairie Road to SH 30.

College Station annexed portions of this tract last year (Annexation Areas 5 and 6).

Subject	Tract 20.02	College Station
Population (2000)	3,928	67,890
Percent of Total	N/A	100%
Gender		
Male	51.0%	51.1%
Female	49.0%	48.9%
Age		
Under 5 years	7.9%	4.5%
5 to 9 years	9.5%	3.9%
10 to 14 years	10.0%	3.7%
15 to 19 years	7.5%	17.9%
20 to 24 years	7.1%	35.6%
25 to 34 years	14.8%	13.0%
35 to 44 years	19.0%	8.3%
45 to 54 years	12.4%	6.0%
55 to 59 years	3.6%	2.1%
60 to 64 years	2.2%	1.4%
65 to 74 years	4.5%	1.9%
75 to 84 years	2.1%	1.2%
85 years and over	0.3%	0.4%
Median Age	31.4	21.9
Race		
One race	98.70%	98.10%
White	88.90%	80.50%
Black	4.50%	5.40%
American Indian	0.40%	0.30%
Asian	1.20%	7.30%
Islander	0.00%	0.10%
Some other race	3.60%	4.50%
Two or more races	1.30%	1.90%
Hispanic/Latino and Race		
Total Population	3,928	67,890
Hispanic or Latino (of any race)	9.8%	10.0%
Not Hispanic or Latino	90.2%	90.0%
White alone	83.5%	75.7%
Housing		
Total Housing units	1,434	26,054
Occupied housing units	95.50%	94.80%
Owner occupied	79.50%	30.60%
Renter occupied	20.50%	69.40%
Vacant housing units	4.50%	5.20%

Source: U.S. Census Bureau

Tract 20.03 Profile



This tract includes areas that are incurring the majority of residential subdivision activity and consequently, population growth. It is the southern gateway into the community along SH 6. Significant changes are also anticipated in the future. The development of the second city owned business park and the construction of SH 40 linking SH 6 to FM 2154 are but two examples.

Highlights

- 4,985 Population (2000); the estimated 2001 population is 5,585, an increase of approximately 12 percent
- The area's main environmental feature is Lick Creek Park
- Major roads include SH 6, Greens Prairie Road, Barron Road, Rock Prairie Road and SH 40 (Proposed)
- Major activity/employment centers include the College Station Business Parks
- The area is generally bounded by Greens Prairie Road, Wellborn Road, Graham Road, Rock Prairie Road and Alum Creek

Demographic Characteristics

Analysis of the data for this area reveals significant departures from various overall characteristics of the community. The population is significantly older and has a more typical characteristic of more women. A lower proportion of blacks characterizes the population but Asian proportions are on par with that of College Station as a whole. Being further away from the University, neighborhoods are more family oriented and tend to have fewer concentrations of student populations.

Development Profile

- College Station's first business park is rapidly developing. A second is under development
- Increased development pressure along SH 6 frontage roads
- Rural context frontage roads anticipated to be reconfigured to urban (one-way) format
- Numerous neighborhoods at various stages of development

Study Area Considerations

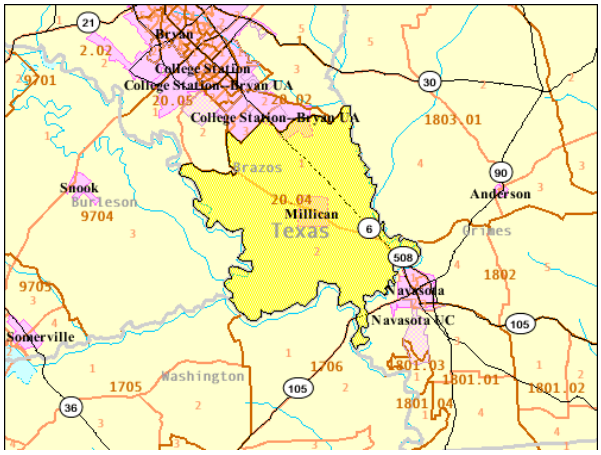
College Station continues to push southward along SH 6. Much of the development pressure pulling the population is a result of significant parcels becoming available for suburban development through the extension of water/sewer infrastructure.

- Implementation of Small Area Plan
- Development/implementation of update thoroughfare plan
- What impacts will the proposed SH 40 connecting SH 6 and Wellborn Road have on the general development pattern of the community?
- Tremendous pubic investment is anticipated through the construction of at least one elementary and high school.

Subject	Tract 20.03	College Station
Population (2000)	4,985	67,890
Percent of Total	N/A	100%
Gender		
Male	48.8%	51.1%
Female	51.2%	48.9%
Age		
Under 5 years	10.0%	4.5%
5 to 9 years	9.1%	3.9%
10 to 14 years	8.3%	3.7%
15 to 19 years	6.7%	17.9%
20 to 24 years	3.7%	35.6%
25 to 34 years	14.3%	13.0%
35 to 44 years	20.6%	8.3%
45 to 54 years	11.6%	6.0%
55 to 59 years	4.4%	2.1%
60 to 64 years	3.3%	1.4%
65 to 74 years	4.5%	1.9%
75 to 84 years	2.4%	1.2%
85 years and over	1.2%	0.4%
Median Age	33.9	21.9
Race		
One race	98.30%	98.10%
White	87.10%	80.50%
Black	2.70%	5.40%
American Indian	0.30%	0.30%
Asian	6.50%	7.30%
Islander	0.00%	0.10%
Some other race	1.80%	4.50%
Two or more races	1.70%	1.90%
Hispanic/Latino and Race		
Total Population	4,985	67,890
Hispanic or Latino (of any race)	5.6%	10.0%
Not Hispanic or Latino	94.4%	90.0%
White alone	83.6%	75.7%
Housing		
Total Housing units	1,793	26,054
Occupied housing units	95.50%	94.80%
Owner occupied	86.70%	30.60%
Renter occupied	13.3.%	69.40%
Vacant housing units	4.50%	5.20%

Source: U.S. Census Bureau

Tract 20.04 Profile



This broad area stretches from the southernmost extent of College Station to the Burleson County and Grimes County lines. The community of Millican is also located in the center of the tract. Most of this tract is in the ETJ of College Station and unless and until it is annexed has little bearing on demographic considerations as they apply directly to the City.

Highlights

- Major roads include SH 6 and FM 2154
- The area's main environmental features are floodplains associated with the Brazos and Navasota rivers.
- Major activity/employment centers include the Texas World Speedway

Demographic Characteristics

The demographic profile of this area is more typical than that of College Station. The age and gender distributions are balanced.

Development Profile

- SH 6 is proposed to be improved to a limited access freeway from Peach Creek Road south to the Grimes County line/Navasota city limits.

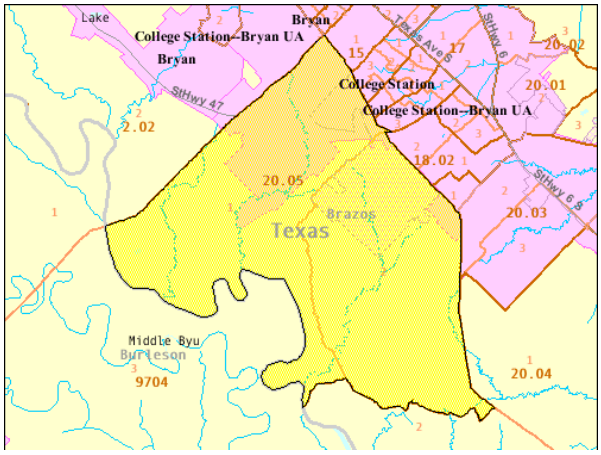
Study Area Considerations

Regional cooperation is paramount to the appropriate development pattern in this area. While College Station does have subdivision authority in its ETJ, other infrastructure considerations, policies and programs are the responsibility of others.

Subject	Tract 20.04	College Station
Population (2000)	3,051	67,890
Percent of Total	N/A	100%
Gender		
Male	50.4%	51.1%
Female	49.6%	48.9%
Age		
Under 5 years	5.9%	4.5%
5 to 9 years	8.3%	3.9%
10 to 14 years	9.5%	3.7%
15 to 19 years	8.4%	17.9%
20 to 24 years	4.7%	35.6%
25 to 34 years	9.8%	13.0%
35 to 44 years	18.5%	8.3%
45 to 54 years	16.9%	6.0%
55 to 59 years	5.4%	2.1%
60 to 64 years	3.2%	1.4%
65 to 74 years	6.3%	1.9%
75 to 84 years	2.6%	1.2%
85 years and over	0.6%	0.4%
Median Age	37.4	21.9
Race		
One race	98.50%	98.10%
White	87.30%	80.50%
Black	4.50%	5.40%
American Indian	0.40%	0.30%
Asian	0.40%	7.30%
Islander	0.10%	0.10%
Some other race	5.90%	4.50%
Two or more races	1.50%	1.90%
Hispanic/Latino and Race		
Total Population	3,051	67,890
Hispanic or Latino (of any race)	11.1%	10.0%
Not Hispanic or Latino	88.9%	90.0%
White alone	82.7%	75.7%
Housing		
Total Housing units	1,155	26,054
Occupied housing units	91.70%	94.80%
Owner occupied	84.00%	30.60%
Renter occupied	16.00%	69.40%
Vacant housing units	8.30%	5.20%

Source: U.S. Census Bureau

Tract 20.05 Profile



This area generally stretches from Wellborn Road to the Brazos River south of FM 60. Most of the tract is outside of College Station's limits but are within the ETJ.

Highlights

- Major roads include FM 2154 (Wellborn Road), FM 2818 and FM 60
- Major activity/employment centers include Texas A&M's West Campus, Easterwood Airport and the George Bush Presidential Library.

Demographic Characteristics

This geographic transition area is actually highly influenced by the University. The median is low at 22 and 37 percent of the population is between the ages of 20 and 24.

Development Profile & Study Area Considerations

- FM 60 has been improved in the vicinity of the airport
- Significant rural development, subdivision activity underway in the Dowling Road area
- Several multi-family developments completed nearer the University and along the major corridors

Subject	Tract 20.05	College Station
Population (2000)	7,627	67,890
Percent of Total	N/A	100%
Gender		
Male	50.3%	51.1%
Female	49.7%	48.9%
Age		
Under 5 years	3.9%	4.5%
5 to 9 years	4.3%	3.9%
10 to 14 years	4.2%	3.7%
15 to 19 years	14.8%	17.9%
20 to 24 years	37.0%	35.6%
25 to 34 years	11.2%	13.0%
35 to 44 years	9.2%	8.3%
45 to 54 years	7.4%	6.0%
55 to 59 years	2.4%	2.1%
60 to 64 years	1.9%	1.4%
65 to 74 years	2.5%	1.9%
75 to 84 years	1.1%	1.2%
85 years and over	0.2%	0.4%
Median Age	22	21.9
Race		
One race	98.3%	98.1%
White	88.3%	80.5%
Black	3.5%	5.4%
American Indian	0.3%	0.3%
Asian	0.4%	7.3%
Islander	0.0%	0.1%
Some other race	4.5%	4.5%
Two or more races	1.7%	1.9%
Hispanic/Latino and Race		
Total Population	7,627	67,890
Hispanic or Latino (of any race)	9.3%	10.0%
Not Hispanic or Latino	90.7%	90.0%
White alone	83.9%	75.7%
Housing		
Total Housing units	3,580	26,054
Occupied housing units	91.0%	94.8%
Owner occupied	37.2%	30.6%
Renter occupied	62.8%	69.4%
Vacant housing units	9.0%	5.2%

Source: U.S. Census Bureau