



BLACKHORSE OFFICE CONDOMINIUMS 5-MILE OFFICE CONDOMINIUM TRADE AREA DEMOGRAPHICS REPORT

17820–17844 Mound Road, Cypress, Texas 77433

Report Date: July 27, 2026

Prepared by: Mike Navarette, **CCIM**

EXECUTIVE SUMMARY

The 5-mile trade area surrounding Blackhorse Office Condominiums contains 215,042 residents and 70,927 households, with a median household income of \$147,530. Approximately 49.2% of households earn \$150,000 or more. The workforce is predominantly professional: 78.2% of employed residents work in white-collar occupations, and 55.6% of adults have a bachelor's, graduate or professional degree.^{1 3}

The trade area contains 5,032 businesses employing 48,040 people. Its office-oriented base includes professional and technical services, ambulatory healthcare, finance, real estate, administrative services, education and other professional organizations. This combination of population scale, household financial capacity, an educated workforce and an established business community provides a favorable setting for the sale or lease of office-condominium space.^{1 2}

TRADE AREA DEMOGRAPHICS

The trade area has 215,042 residents and 70,927 households, with an average household size of 3.03 and a median age of 36.7. Approximately 62.8% of residents are between ages 18 and 64, 25.7% are under age 18 and 11.6% are age 65 or older. The median home value is \$388,618, and the diversity index is approximately 82.^{3 5}

ESRI Population Trends and Key Indicators³

Indicator	5-Mile Trade Area
Population	215,042
Households	70,927
Average household size	3.03
Median age	36.7
Median household income	\$147,530
Median home value	\$388,618
Wealth index	156
Housing-affordability index	133

Indicator	5-Mile Trade Area
Diversity index	82

The size, working-age composition and diversity of the population contribute to an established trade area capable of supporting professional and business services. Population alone, however, does not guarantee office demand.

HOUSEHOLD INCOME AND FINANCIAL CAPACITY

The trade area has a median household income of \$147,530, per capita income of \$61,031 and median net worth of \$704,002. The median home value is \$388,618, supported by a wealth index of 156 and housing-affordability index of 133.^{1 3}

ESRI Key Facts—Household Income¹

Household-income category	Percentage
Less than \$15,000	3.0%
\$15,000–\$24,999	2.2%
\$25,000–\$34,999	2.4%
\$35,000–\$49,999	4.3%
\$50,000–\$74,999	9.6%
\$75,000–\$99,999	10.3%
\$100,000–\$149,999	18.9%
\$150,000–\$199,999	16.8%
\$200,000 or more	32.4%
Combined \$150,000 or more	49.2%

Nearly half of area households earn \$150,000 or more. The combination of household income, net worth and home values demonstrates substantial financial capacity and long-term residential investment. These characteristics support business ownership, professional services and investment in office space without characterizing individual households as prospective purchasers.

WORKFORCE AND EDUCATIONAL ACHIEVEMENT

The trade area has a highly educated and predominantly white-collar workforce. White-collar occupations account for 78.2% of employment, compared with 12.3% blue-collar and 9.6% service occupations. The unemployment rate is 4.4%.¹

ESRI Key Facts—Education and Employment¹

Indicator	Percentage
Bachelor's, graduate or professional degree	55.6%

Indicator	Percentage
Some college or associate degree	23.7%
High school graduate	16.2%
No high school diploma	4.5%
White-collar occupations	78.2%
Blue-collar occupations	12.3%
Service occupations	9.6%
Unemployment rate	4.4%

ESRI Tapestry—Professional Occupations⁴

Professional occupation	Employees	Percentage
Management	18,535	16.7%
Business and financial	11,908	10.7%
Computer and mathematical	7,341	6.6%
Architecture and engineering	5,631	5.1%
Healthcare practitioners	6,602	6.0%
Legal	1,815	1.6%
Education, training and library	6,945	6.3%
Sales-related	11,395	10.3%
Office and administrative support	11,901	10.7%

The concentrations in management, finance, technology, engineering, healthcare, legal, sales and administrative occupations demonstrate the area's professional character and support the continued use of office space.

ESRI TAPESTRY—HOUSEHOLD PROFILE

Tapestry Household Profile⁴

Indicator	5-Mile Trade Area
Households	70,927
Median age	36.7
Median household income	Approximately \$148,000
Median home value	Approximately \$388,600
Diversity index	81.7
White-collar workforce	78.2%

The five largest Tapestry segments are Boomburbs at 47.4%, Professional Pride at 22.9%, Up and Coming Families at 7.3%, Flourishing Families at 5.5% and Savvy Suburbanites at 5.5%. Together, these

segments indicate a predominantly affluent, professional and family-oriented suburban household base.⁴

The Tapestry Profile presents median income and home value as rounded figures. The corresponding exact values in the Population Trends report are \$147,530 and \$388,618; this is a presentation difference rather than a material data inconsistency.^{3 4}

BUSINESS AND EMPLOYMENT BASE

The trade area contains 5,032 businesses and 48,040 employees. This equates to approximately 9.5 employees per business and 23.4 businesses per 1,000 residents.¹

Major Business and Employment Categories²

Business category	Businesses	Employees
Construction	479	3,908
Manufacturing	137	3,022
Wholesale trade	117	864
Retail trade	639	7,054
Transportation and warehousing	114	622
Information	77	566
Finance and insurance	189	870
Real estate, rental and leasing	238	1,126
Professional, scientific and technical services	452	3,043
Management of companies	24	88
Administrative support and waste management	163	1,330
Educational services	131	4,857
Healthcare and social assistance	654	9,816
Arts, entertainment and recreation	117	1,026
Accommodation and food services	452	5,930
Other services	584	3,408
Public administration	16	293

The number and diversity of businesses demonstrate an established commercial environment rather than a market dependent solely on future residential growth. The business base spans healthcare, retail, education, professional services, construction, manufacturing, hospitality and other service categories. Not all reported businesses should be considered office users.

OFFICE-ORIENTED BUSINESS ACTIVITY

The trade area contains a broad range of industries that commonly use professional, administrative, medical or client-facing office space.

Office-Oriented Business Categories²

Business category	Businesses	Employees
Ambulatory healthcare	494	3,616
Professional, scientific and technical services	452	3,043
Legal services	64	208
Real estate, rental and leasing	238	1,126
Finance and insurance	189	870
Information	77	566
Management of companies	24	88
Administrative support and waste management	163	1,330
Educational services	131	4,857
Civic and other organizations	170	644

Ambulatory healthcare is a parent NAICS category. Its reported subcategories are shown separately and are not added to the parent-category totals.

Ambulatory Healthcare Subcategories²

Subcategory	Businesses	Employees
Physicians and doctors	192	1,715
Dentists	121	714
Specialty health practitioners	87	296
Outpatient and urgent-care services	22	232
Medical and diagnostic laboratories	10	57
Home-healthcare services	20	112
Other ambulatory healthcare	41	491

These categories demonstrate the breadth of professional and office-oriented activity within the trade area. The reported figures indicate industry presence but do not verify that every business occupies conventional office space.

ATTRIBUTES SUPPORTING OFFICE SALES

For a potential seller, the trade area offers an affluent household base, median net worth exceeding \$700,000, high educational achievement and a workforce in which 78.2% of employed residents hold white-collar occupations. These characteristics indicate a substantial concentration of established professionals and business owners.

The area's 5,032 businesses include professional, financial, medical, technical, administrative and real estate services that commonly require permanent professional offices. Combined with long-term residential and commercial investment, these attributes create a favorable setting for office ownership.

Ownership may appeal to established businesses seeking greater occupancy control and the opportunity to accumulate equity.

ATTRIBUTES SUPPORTING OFFICE LEASING

For a potential lessor, the trade area provides a large population and household base, an affluent residential market, a substantial white-collar workforce and an established employment base. Its diverse professional-service, healthcare, financial, real estate, educational and administrative sectors provide a broad foundation for professional-office occupancy.

The presence of client-facing and administrative businesses also supports a range of space requirements, including smaller, flexible and satellite-office locations. These characteristics support the leasing environment but do not predict rental rates, occupancy, absorption or lease-up timing.

MARKET SUMMARY

The Blackhorse Office Condominiums 5-mile trade area combines 215,042 residents, 70,927 households, median household income of \$147,530, median net worth of \$704,002 and a median home value of \$388,618. Approximately 49.2% of households earn \$150,000 or more, 55.6% of adults have a bachelor's or advanced degree, and 78.2% of employed residents work in white-collar occupations.^{1 3}

The area's 5,032 businesses and 48,040 employees represent a diverse and established commercial environment. Its concentrations in professional, technical, medical, financial, real estate, educational and administrative services position the trade area favorably for both office ownership and office leasing.

Actual sales or leasing performance will also depend on property pricing or rental rate, suite size, property condition and finish, visibility, access, parking, permitted uses, available competing inventory and current office-market conditions.

FOOTNOTES

¹ Esri, *Key Facts—Blackhorse Office Condominiums*, 5-mile radius, data provided by Esri and Esri-Data Axle, 2026, prepared July 27, 2026, p. 3.

² Esri and Data Axle, *Business Summary Report (NAICS)—Blackhorse Office Condominiums*, 5-mile radius, 2026, prepared July 27, 2026, pp. 1–3.

³ Esri, *Population Trends and Key Indicators—Blackhorse Office Condominiums*, 5-mile radius, data provided by Esri, Esri-U.S. BLS and ACS, 2026, prepared July 27, 2026, p. 3.

⁴ Esri, *Tapestry Profile—Blackhorse Office Condominiums*, 5-mile radius, 2026, prepared July 27, 2026, pp. 5–6.

⁵ Esri, *Population Overview—Blackhorse Office Condominiums*, 5-mile radius, 2026, prepared July 27, 2026, p. 3.

Business Summary Report (NAICS)

Blackhorse Office Condominiums
17820 Mound Rd, Cypress, Texas, 77433
Rings: 1, 3, 5 mile radii



Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	540	2,319	5,032
Total Employees	5,232	20,229	48,040
Total Population	4,505	89,353	215,042
Employee/Population Ratio (per 100)	116.1	22.6	22.3

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture, Forestry, Fishing & Hunting (11)	2	0.4%	9	0.2%	5	0.2%	18	0.1%	9	0.2%	36	0.1%
Mining (21)	2	0.4%	4	0.1%	5	0.2%	39	0.2%	9	0.2%	68	0.1%
Utilities (22)	0	0.0%	0	0.0%	4	0.2%	34	0.2%	8	0.2%	56	0.1%
Construction (23)	42	7.8%	201	3.8%	222	9.6%	1,784	8.8%	479	9.5%	3,908	8.1%
Building Construction (236)	20	3.7%	122	2.3%	91	3.9%	599	3.0%	193	3.8%	1,233	2.6%
Heavy/Civil Eng Construction (237)	1	0.2%	10	0.2%	13	0.6%	99	0.5%	26	0.5%	208	0.4%
Specialty Trade Contractor (238)	22	4.1%	69	1.3%	118	5.1%	1,086	5.4%	259	5.2%	2,467	5.1%
Manufacturing (31-33)	10	1.9%	83	1.6%	55	2.4%	1,324	6.5%	137	2.7%	3,022	6.3%
Wholesale Trade (42)	5	0.9%	21	0.4%	50	2.2%	280	1.4%	117	2.3%	864	1.8%
Durable Goods (423)	5	0.9%	21	0.4%	41	1.8%	249	1.2%	100	2.0%	794	1.6%
Nondurable Goods (424)	0	0.0%	0	0.0%	8	0.3%	30	0.1%	15	0.3%	64	0.1%
Wholesale Trade Broker (425)	0	0.0%	0	0.0%	1	0.0%	1	0.0%	3	0.1%	7	0.0%



Source: This infographic contains data provided by Esri-Data Axle (2026), Esri (2026). Data note: Not all NAICS subcategories for a 2 digit major category are being shown. Business summaries are based on primary NAICS assignment by Data Axle.

Business Summary Report (NAICS)

Blackhorse Office Condominiums
17820 Mound Rd, Cypress, Texas, 77433
Rings: 1, 3, 5 mile radii



by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses Number	%	Employees Number	%	Businesses Number	%	Employees Number	%	Businesses Number	%	Employees Number	%
Retail Trade (44-45)	92	17.0%	1,537	29.4%	249	10.7%	3,242	16.0%	639	12.7%	7,054	14.7%
Motor Vehicle & Parts Dealers (441)	7	1.3%	67	1.3%	17	0.7%	116	0.6%	45	0.9%	384	0.8%
Furniture & Home Furnishings (4491)	4	0.7%	25	0.5%	15	0.7%	106	0.5%	32	0.6%	281	0.6%
Electronics & Appliance Retailers (4492)	3	0.6%	107	2.0%	7	0.3%	126	0.6%	14	0.3%	167	0.3%
Building & Garden Equipment (444)	8	1.5%	209	4.0%	25	1.1%	365	1.8%	50	1.0%	669	1.4%
Food & Beverage Retailers (445)	12	2.2%	241	4.6%	39	1.7%	1,011	5.0%	85	1.7%	1,791	3.7%
Pharmacy & Personal Care Retailers (456)	20	3.7%	110	2.1%	43	1.9%	268	1.3%	83	1.6%	473	1.0%
Gasoline and Other Fuel Dealers (457)	4	0.7%	19	0.4%	18	0.8%	86	0.4%	40	0.8%	191	0.4%
Clothing, Shoe, & Jewelry Retailers (458)	9	1.7%	61	1.2%	17	0.7%	84	0.4%	76	1.5%	496	1.0%
Sports, Hobby, & Music Retailers (459)	14	2.6%	107	2.0%	45	1.9%	273	1.4%	90	1.8%	569	1.2%
General Merchandise Retailers (455)	12	2.2%	591	11.3%	23	1.0%	806	4.0%	123	2.4%	2,034	4.2%
Transportation & Warehousing (48-49)	4	0.7%	22	0.4%	40	1.7%	267	1.3%	114	2.3%	622	1.3%
Truck Transportation (484)	2	0.4%	16	0.3%	22	0.9%	105	0.5%	58	1.1%	278	0.6%
Information (51)	10	1.9%	53	1.0%	37	1.6%	191	0.9%	77	1.5%	566	1.2%
Finance & Insurance (52)	26	4.8%	133	2.5%	96	4.1%	478	2.4%	189	3.8%	870	1.8%
Central Bank, Credit & Related (521-522)	14	2.6%	103	2.0%	37	1.6%	239	1.2%	67	1.3%	385	0.8%
Securities & Commodity Contracts (523)	4	0.7%	8	0.1%	23	1.0%	112	0.6%	45	0.9%	215	0.5%
Funds, Trusts & Other Financial (524-525)	8	1.5%	22	0.4%	36	1.6%	127	0.6%	77	1.5%	271	0.6%
Real Estate, Rental & Leasing (53)	25	4.6%	137	2.6%	112	4.8%	590	2.9%	238	4.7%	1,126	2.3%
Professional, Scientific & Tech Services (54)	43	8.0%	374	7.2%	210	9.1%	1,446	7.2%	452	9.0%	3,043	6.3%
Legal Services (5411)	8	1.5%	27	0.5%	31	1.3%	109	0.5%	64	1.3%	208	0.4%
Management of Companies (55)	0	0.0%	0	0.0%	8	0.3%	31	0.1%	24	0.5%	88	0.2%
Admin, Support & Waste Mgmt (56)	9	1.7%	41	0.8%	80	3.5%	642	3.2%	163	3.2%	1,330	2.8%



Source: This infographic contains data provided by Esri-Data Axle (2026), Esri (2026). Data note: Not all NAICS subcategories for a 2 digit major category are being shown. Business summaries are based on primary NAICS assignment by Data Axle.

Business Summary Report (NAICS)

Blackhorse Office Condominiums
17820 Mound Rd, Cypress, Texas, 77433
Rings: 1, 3, 5 mile radii



by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses	%	Employees Number	%	Businesses	%	Employees Number	%	Businesses	%	Employees Number	%
Educational Services (61)	13	2.4%	167	3.2%	59	2.5%	1,627	8.0%	131	2.6%	4,857	10.1%
Health Care & Social Assistance (62)	75	13.9%	609	11.6%	322	13.9%	2,954	14.6%	654	13.0%	9,816	20.4%
Ambulatory Health Care (621)	63	11.7%	536	10.2%	252	10.9%	1,880	9.3%	494	9.8%	3,616	7.5%
Physicians & Doctors (6211)	18	3.3%	236	4.5%	93	4.0%	834	4.1%	192	3.8%	1,715	3.6%
Dentists (6212)	15	2.8%	83	1.6%	68	2.9%	408	2.0%	121	2.4%	714	1.5%
Specialty Health Practitioners (6213)	19	3.5%	90	1.7%	50	2.2%	188	0.9%	87	1.7%	296	0.6%
Outpatient & Urgent Care (6214)	2	0.4%	22	0.4%	8	0.3%	114	0.6%	22	0.4%	232	0.5%
Medical & Diagnostic Labs (6215)	1	0.2%	4	0.1%	5	0.2%	30	0.1%	10	0.2%	57	0.1%
Home Health Care Services (6216)	1	0.2%	4	0.1%	9	0.4%	57	0.3%	20	0.4%	112	0.2%
Other Ambulatory Health (6219)	7	1.3%	97	1.9%	19	0.8%	250	1.2%	41	0.8%	491	1.0%
Hospital (622)	3	0.6%	36	0.7%	16	0.7%	362	1.8%	34	0.7%	4,618	9.6%
Nursing/Residential Care Facilities (623)	1	0.2%	13	0.3%	9	0.4%	73	0.4%	21	0.4%	200	0.4%
Social Assistance (624)	7	1.3%	0.1%	0.5%	45	1.9%	0.3%	3.2%	105	2.1%	0.2%	2.9%
Arts, Entertainment & Recreation (71)	13	2.4%	188	3.6%	56	2.4%	422	2.1%	117	2.3%	1,026	2.1%
Accommodation & Food Services (72)	70	13.0%	1,247	23.8%	222	9.6%	3,257	16.1%	452	9.0%	5,930	12.3%
Accommodation (721)	1	0.2%	2	0.0%	6	0.3%	46	0.2%	11	0.2%	96	0.2%
Food & Drinking Places (722)	69	12.8%	1,245	23.8%	216	9.3%	3,211	15.9%	441	8.8%	5,834	12.1%
Other Services Except Public Admin (81)	69	12.8%	407	7.8%	285	12.3%	1,501	7.4%	584	11.6%	3,408	7.1%
Repair & Maintenance (811)	16	3.0%	121	2.3%	69	3.0%	533	2.6%	147	2.9%	1,545	3.2%
Auto Repair & Maintenance (8111)	11	2.0%	93	1.8%	52	2.2%	332	1.6%	99	2.0%	1,154	2.4%
Personal & Laundry Service (812)	41	7.6%	255	4.9%	138	6.0%	698	3.5%	267	5.3%	1,218	2.5%
Civic and Other Orgs (813)	12	2.2%	31	0.6%	79	3.4%	270	1.3%	170	3.4%	644	1.3%
Public Administration (92)	0	0.0%	0	0.0%	5	0.2%	67	0.3%	16	0.3%	293	0.6%
Unclassified Establishments (99)	32	5.9%	0	0.0%	198	8.5%	35	0.2%	423	8.4%	55	0.1%
Total (11-99)	540	100.0%	5,232	100.0%	2,319	100.0%	20,229	100.0%	5,032	100.0%	48,040	100.0%



Source: This infographic contains data provided by Esri-Data Axle (2026), Esri (2026). Data note: Not all NAICS subcategories for a 2 digit major category are being shown. Business summaries are based on primary NAICS assignment by Data Axle.

Key Facts

Blackhorse Office Condominiums (1 mile)
17820 Mound Rd, Cypress, Texas, 77433
Ring: 1 mile radius

Prepared by Esri
Latitude: 29.96517
Longitude: -95.69846

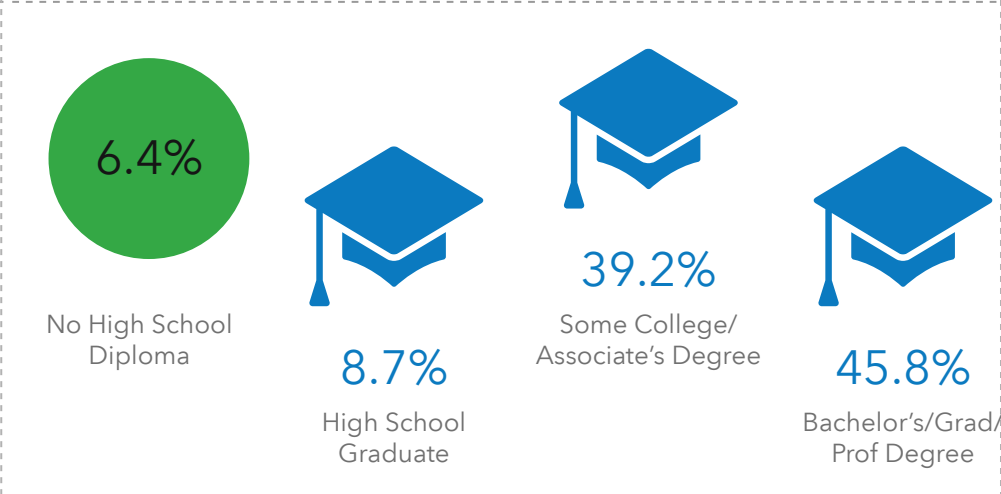
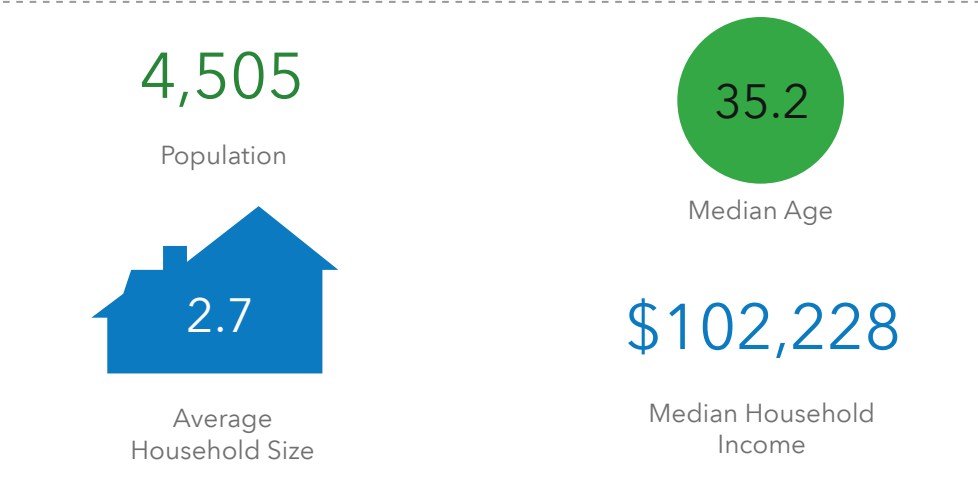


Key Facts

Blackhorse Office Condominiums
Ring: 1 mile radius

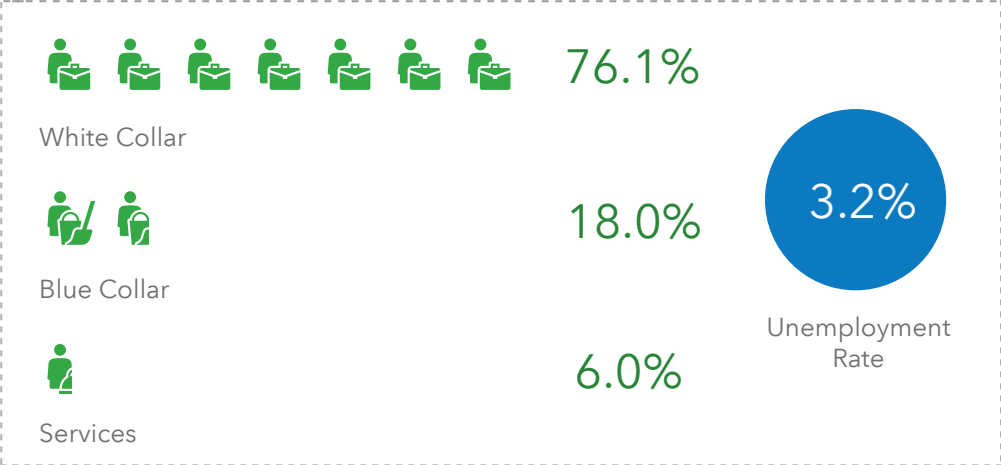
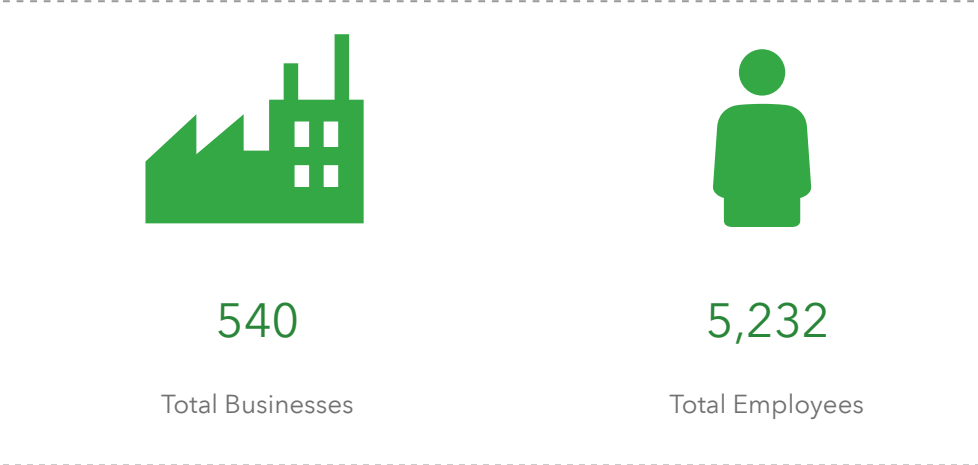
KEY FACTS

EDUCATION



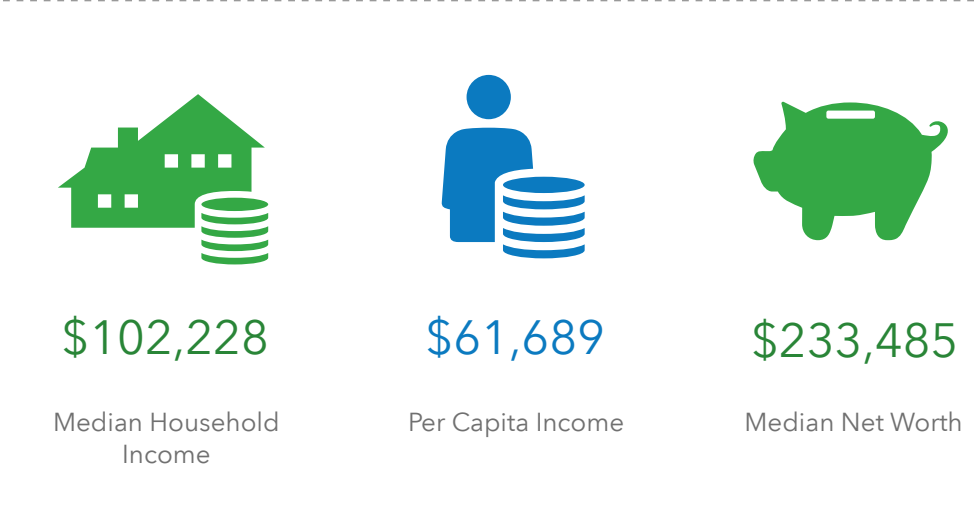
BUSINESS

EMPLOYMENT



INCOME

2026 Households by income (Esri)



The largest group: \$200,000+ (30.2%)
The smallest group: \$15,000 - \$24,999 (1.4%)

Indicator ⓘ	Value	Diff	
<\$15,000	4.3%	-4.8%	
\$15,000 - \$24,999	1.4%	-4.7%	
\$25,000 - \$34,999	2.3%	-4.2%	
\$35,000 - \$49,999	9.9%	+0.2%	
\$50,000 - \$74,999	15.6%	0	
\$75,000 - \$99,999	15.8%	+3.8%	
\$100,000 - \$149,999	10.0%	-6.0%	
\$150,000 - \$199,999	10.5%	+0.8%	
\$200,000+	30.2%	+15.0%	

Bars show deviation from Harris County

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026).

Key Facts

Blackhorse Office Condominiums (3 miles)
17820 Mound Rd, Cypress, Texas, 77433
Ring: 3 mile radius

Prepared by Esri
Latitude: 29.96517
Longitude: -95.69846

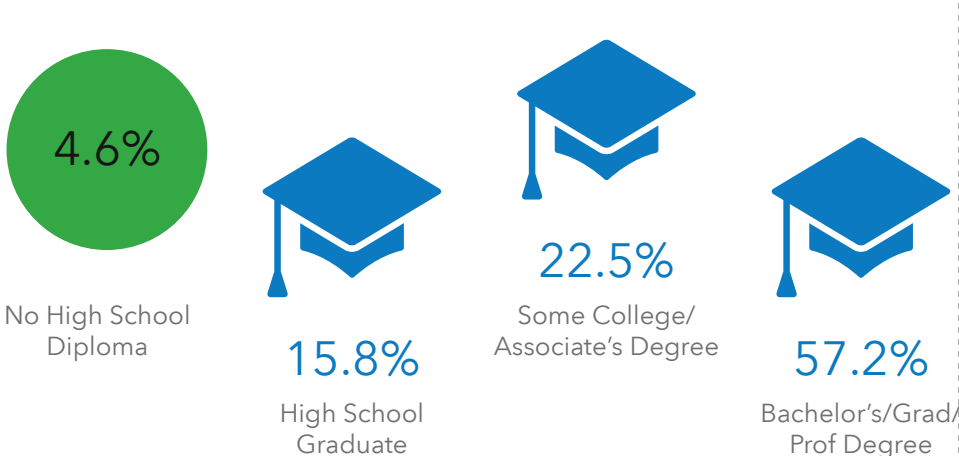
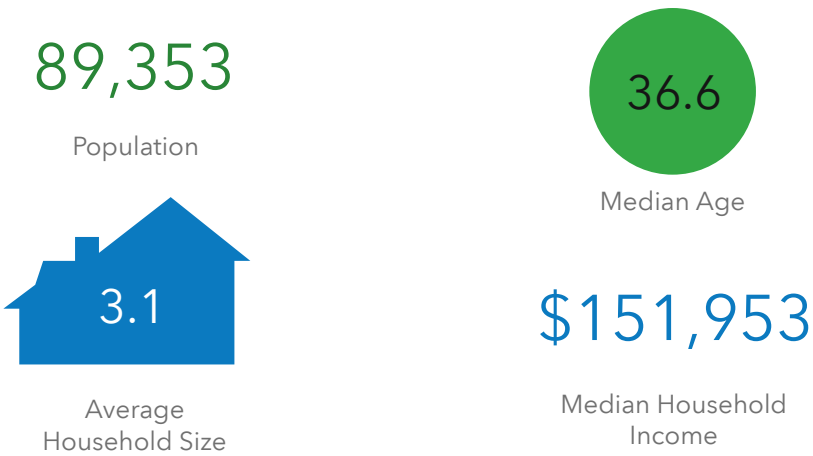


Key Facts

Blackhorse Office Condominiums
Ring: 3 mile radius

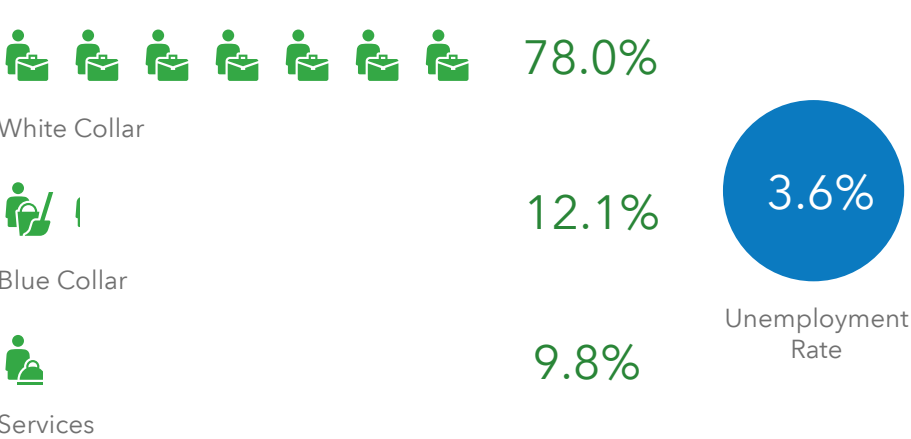
KEY FACTS

EDUCATION



BUSINESS

EMPLOYMENT



INCOME

2026 Households by income (Esri)

The largest group: \$200,000+ (33.5%)
The smallest group: \$15,000 - \$24,999 (1.7%)

Indicator ⓘ	Value	Diff	
<\$15,000	2.6%	-6.5%	
\$15,000 - \$24,999	1.7%	-4.4%	
\$25,000 - \$34,999	2.6%	-3.9%	
\$35,000 - \$49,999	4.2%	-5.5%	
\$50,000 - \$74,999	9.6%	-6.0%	
\$75,000 - \$99,999	11.0%	-1.0%	
\$100,000 - \$149,999	17.3%	+1.3%	
\$150,000 - \$199,999	17.4%	+7.7%	
\$200,000+	33.5%	+18.3%	

Bars show deviation from Harris County

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

Key Facts

Blackhorse Office Condominiums (5 miles)
17820 Mound Rd, Cypress, Texas, 77433
Ring: 5 mile radius

Prepared by Esri
Latitude: 29.96517
Longitude: -95.69846



Key Facts

Blackhorse Office Condominiums
Ring: 5 mile radius

KEY FACTS

215,042

Population



Average Household Size

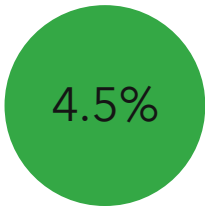


Median Age

\$147,530

Median Household Income

EDUCATION



No High School Diploma



16.2%

High School Graduate



23.7%

Some College/
Associate's Degree



55.6%

Bachelor's/Grad/
Prof Degree

BUSINESS



5,032

Total Businesses



48,040

Total Employees

EMPLOYMENT



78.2%

White Collar



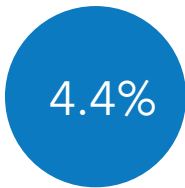
12.3%

Blue Collar



9.6%

Services



Unemployment Rate

INCOME



\$147,530

Median Household Income



\$61,031

Per Capita Income



\$704,002

Median Net Worth

2026 Households by income (Esri)

The largest group: \$200,000+ (32.4%)

The smallest group: \$15,000 - \$24,999 (2.2%)

Indicator ⓘ	Value	Diff	
<\$15,000	3.0%	-6.1%	
\$15,000 - \$24,999	2.2%	-3.9%	
\$25,000 - \$34,999	2.4%	-4.1%	
\$35,000 - \$49,999	4.3%	-5.4%	
\$50,000 - \$74,999	9.6%	-6.0%	
\$75,000 - \$99,999	10.3%	-1.7%	
\$100,000 - \$149,999	18.9%	+2.9%	
\$150,000 - \$199,999	16.8%	+7.1%	
\$200,000+	32.4%	+17.2%	

Bars show deviation from Harris County

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Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026).

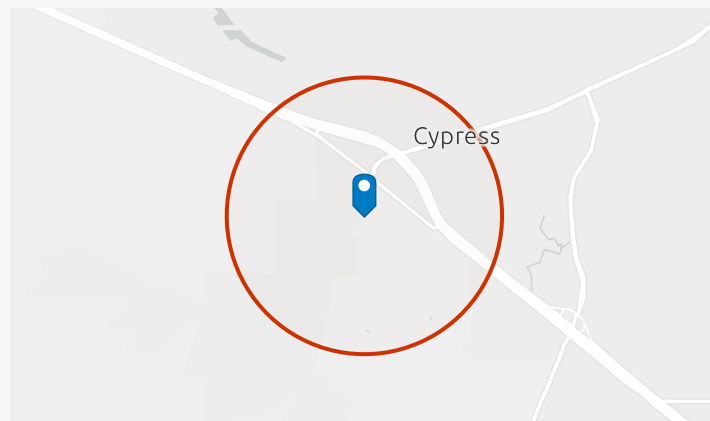
Population Overview

Blackhorse Office Condominiums (1 mile)
17820 Mound Rd, Cypress, Texas, 77433
Ring: 1 mile radius

Prepared by Esri
Latitude: 29.96517
Longitude: -95.69846

Population Overview

Blackhorse Office Condominiums | Ring: 1 mile radius

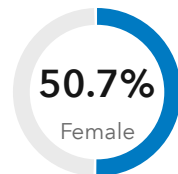


Diversity Index



35.2

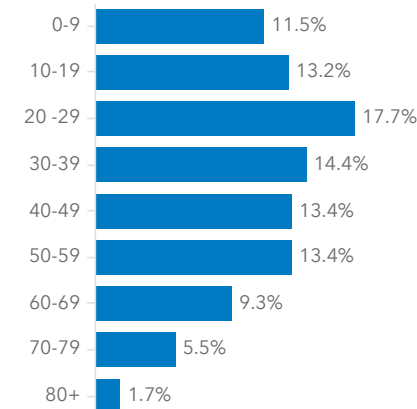
The median age for the area is **12.5% lower** than the national average of **39.6**.



The female population for the area is **0.7% higher** than the national average which has a value of **50.3%**.

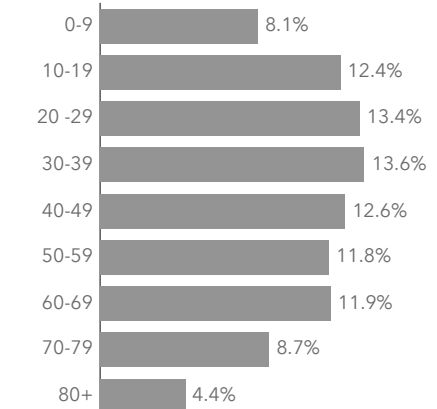
Population by Age

Selected area



National

United States



Population by Race



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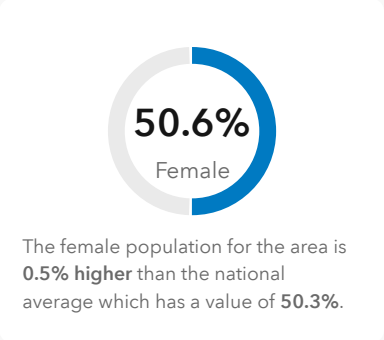
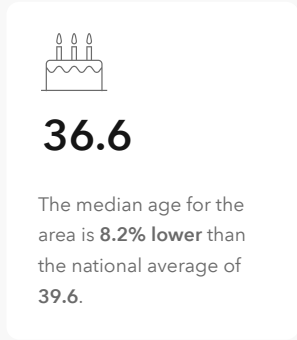
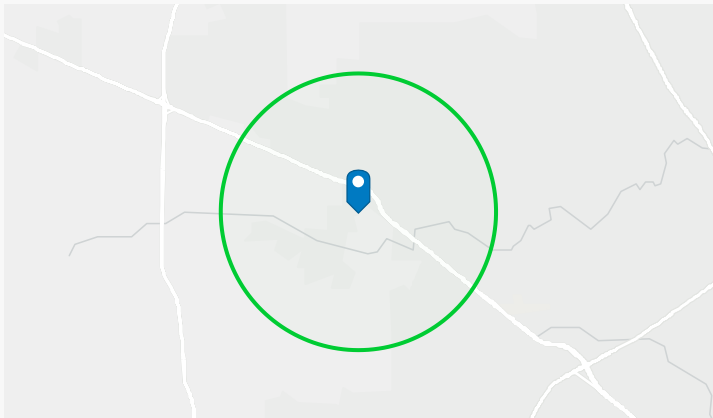
Population Overview

Blackhorse Office Condominiums (3 miles)
17820 Mound Rd, Cypress, Texas, 77433
Ring: 3 mile radius

Prepared by Esri
Latitude: 29.96517
Longitude: -95.69846

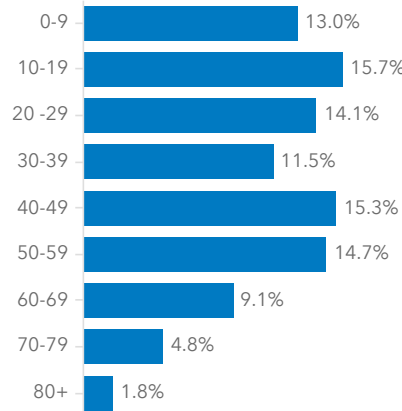
Population Overview

Blackhorse Office Condominiums | Ring: 3 mile radius



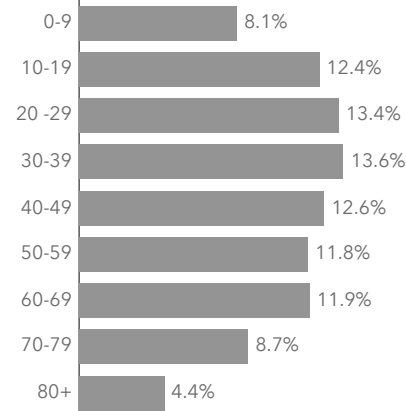
Population by Age

Selected area

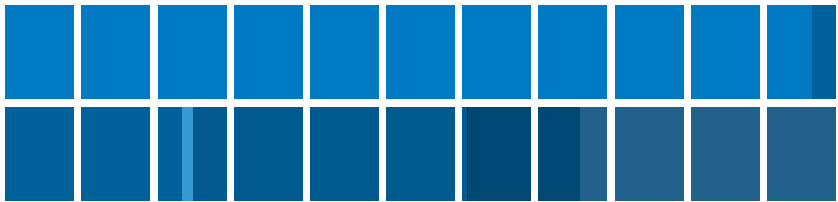


National

United States



Population by Race



White Population	(43,333)	Black Population	(10,951)
American Indian Population	(609)	Asian Population	(14,424)
Pacific Islander Population	(54)	Other Race Population	(6,200)
Population of 2+ Races	(13,783)	Others	(0)

Source: This infographic contains data provided by Esri (2026). © 2026 Esri

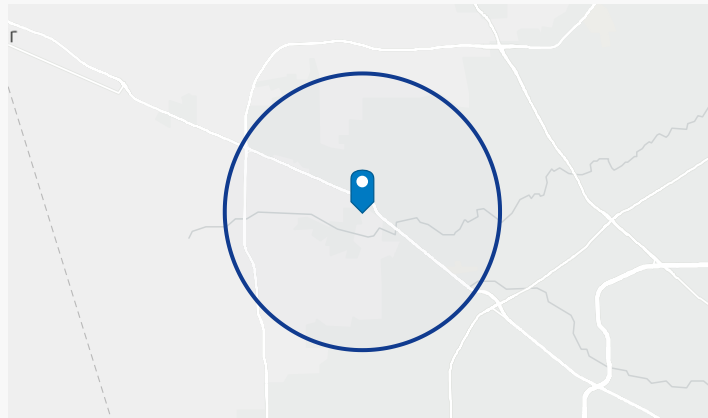
Population Overview

Blackhorse Office Condominiums (5 miles)
17820 Mound Rd, Cypress, Texas, 77433
Ring: 5 mile radius

Prepared by Esri
Latitude: 29.96517
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Population Overview

Blackhorse Office Condominiums | Ring: 5 mile radius

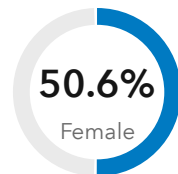


Diversity Index



36.7

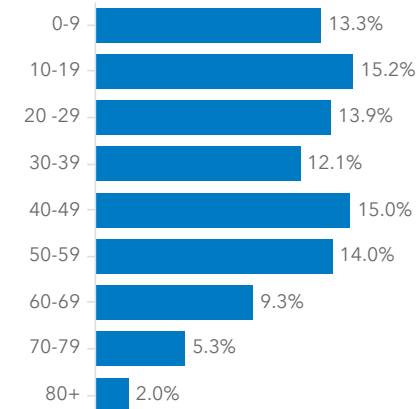
The median age for the area is **7.9% lower** than the national average of **39.6**.



The female population for the area is **0.6% higher** than the national average which has a value of **50.3%**.

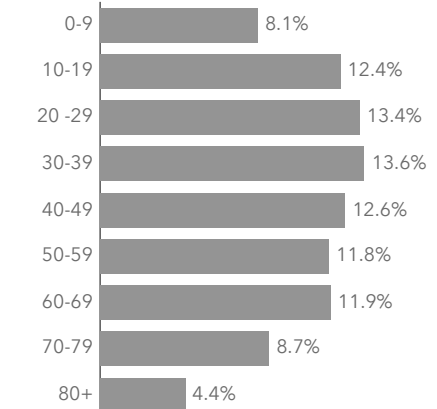
Population by Age

Selected area

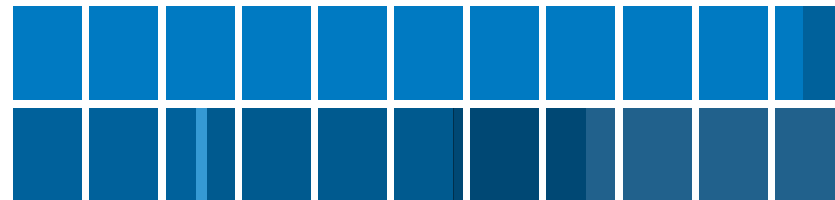


National

United States



Population by Race



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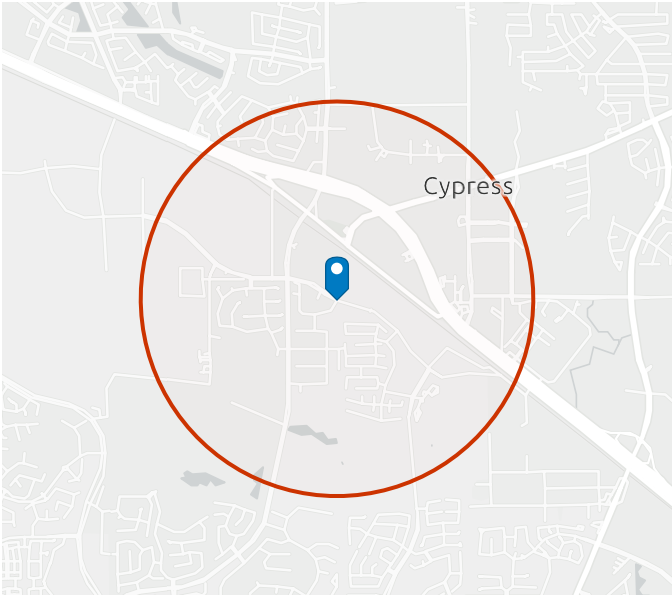
Page 3 of 3

July 27, 2026

Population Trends

Blackhorse Office Condominiums (1 mile)
17820 Mound Rd, Cypress, Texas, 77433
Ring: 1 mile radius

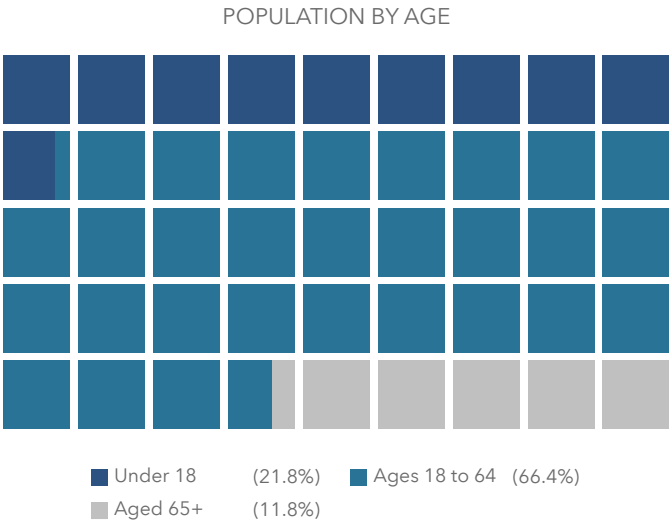
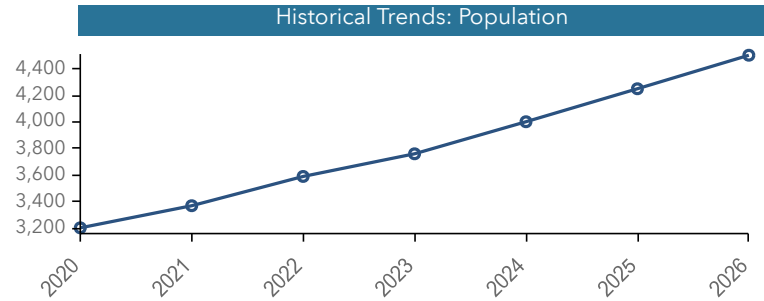
Prepared by Esri
Latitude: 29.96517
Longitude: -95.69846



Population Trends and Key Indicators

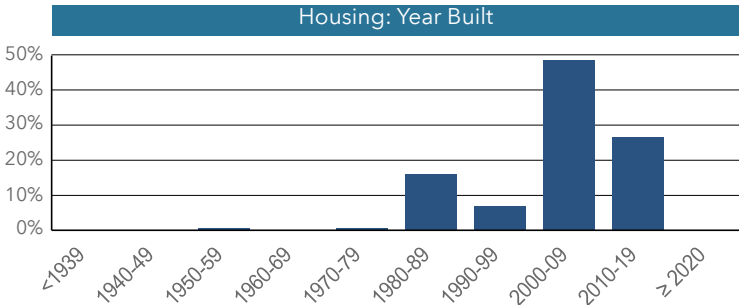
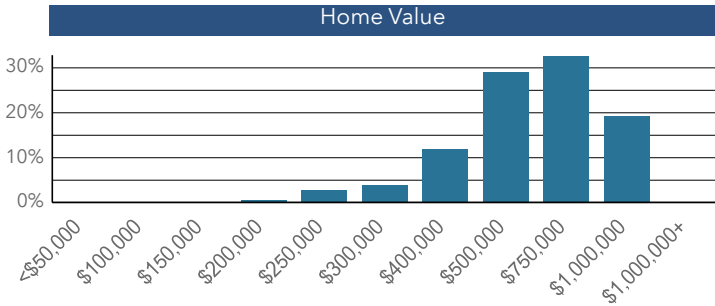
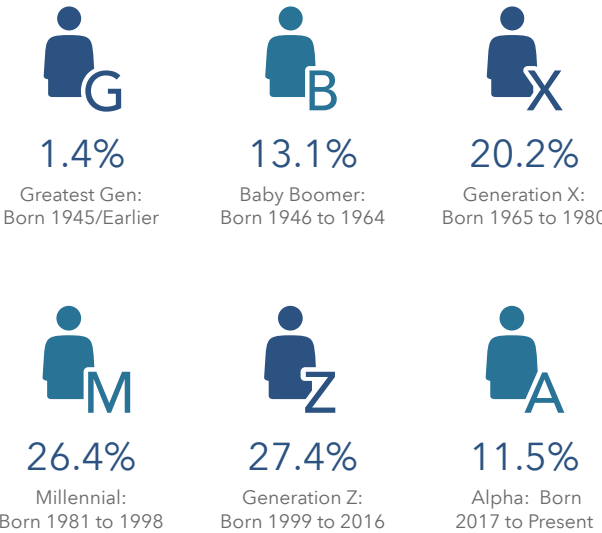
Blackhorse Office Condominiums								
Ring: 1 mile radius								
4,505	1,685	2.67	35.2	\$102,228	\$512,727	127	71	82
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

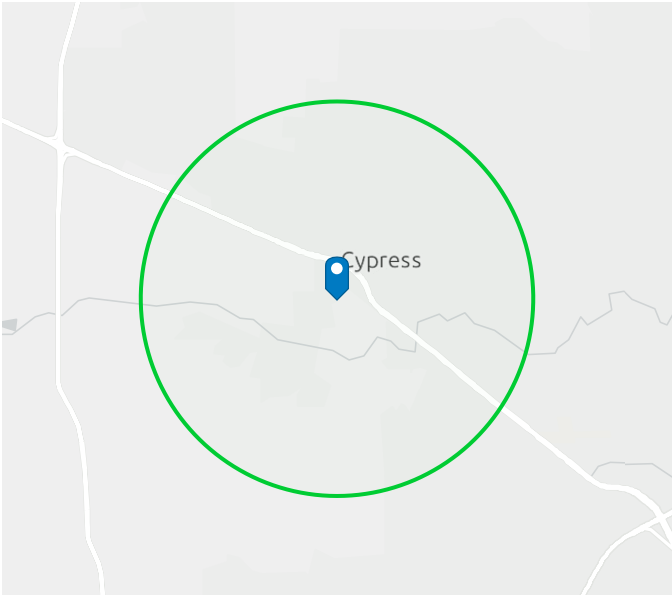
MORTGAGE INDICATORS



Source: This infographic contains data provided by Esri (2026, 2031), Esri-U.S. BLS (2026), ACS (2020-2024). © 2026 Esri

POPULATION BY GENERATION





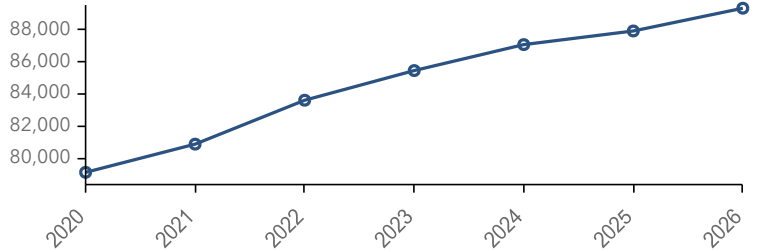
Population Trends and Key Indicators

Blackhorse Office Condominiums								
Ring: 3 mile radius								
89,353	28,964	3.08	36.6	\$151,953	\$405,509	159	131	81
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

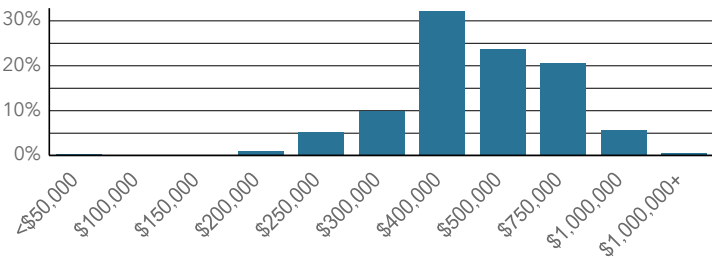
MORTGAGE INDICATORS



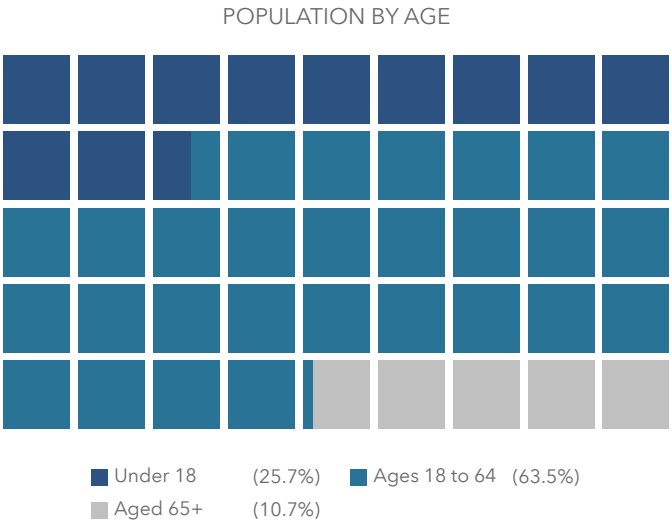
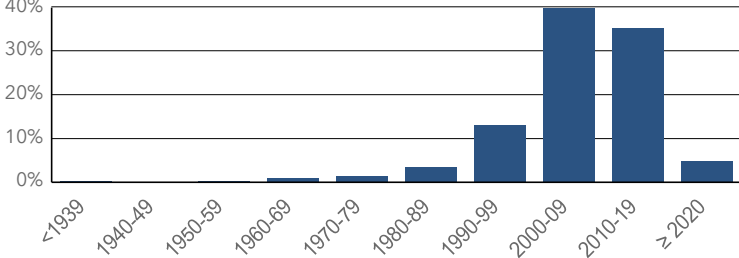
Historical Trends: Population



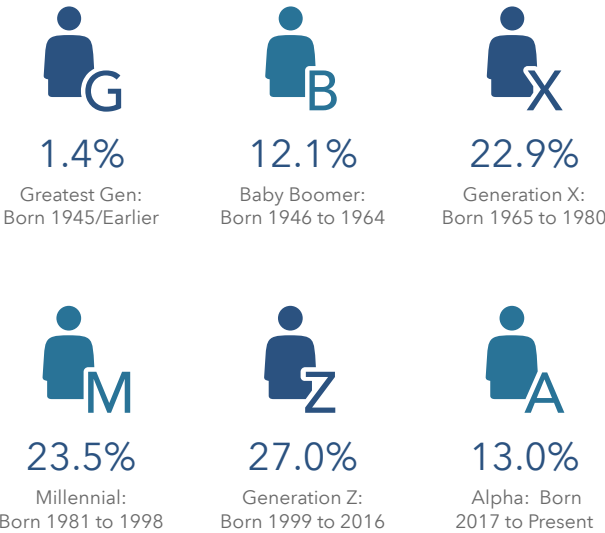
Home Value



Housing: Year Built



POPULATION BY GENERATION

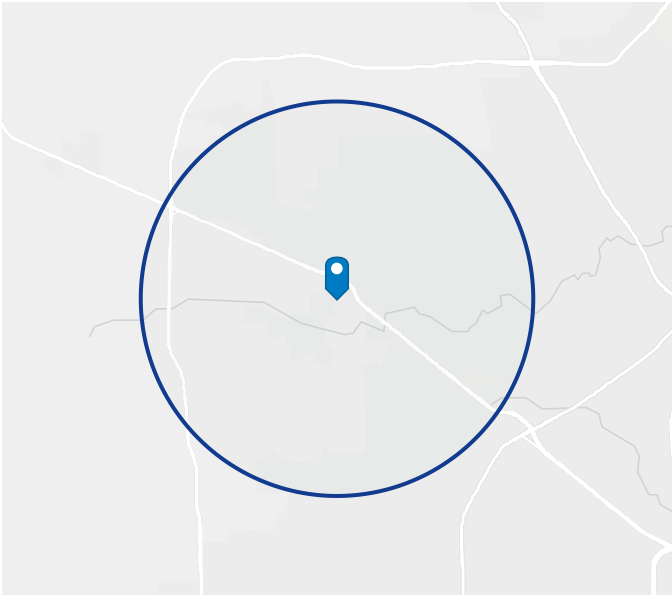


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Population Trends

Blackhorse Office Condominiums (5 miles)
17820 Mound Rd, Cypress, Texas, 77433
Ring: 5 mile radius

Prepared by Esri
Latitude: 29.96517
Longitude: -95.69846



Population Trends and Key Indicators

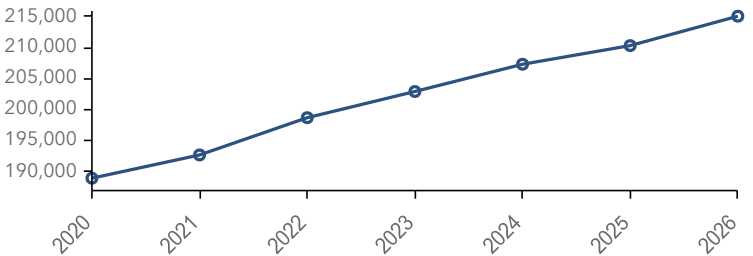
Blackhorse Office Condominiums
Ring: 5 mile radius

215,042	70,927	3.03	36.7	\$147,530	\$388,618	156	133	82
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

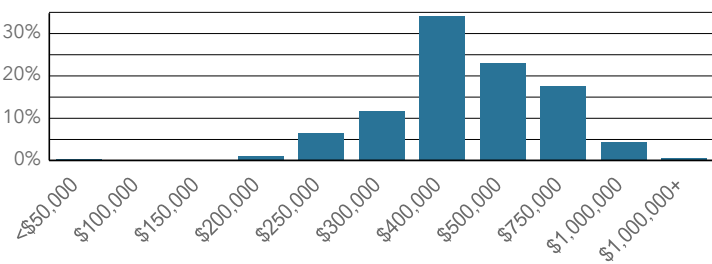
MORTGAGE INDICATORS



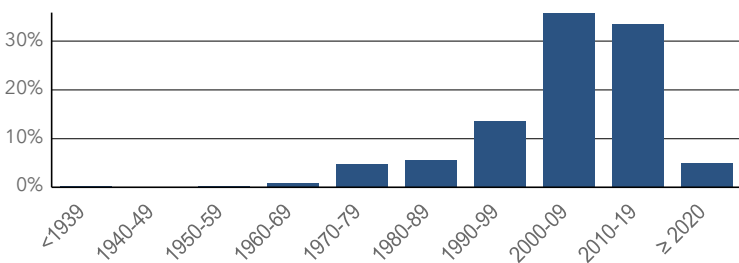
Historical Trends: Population



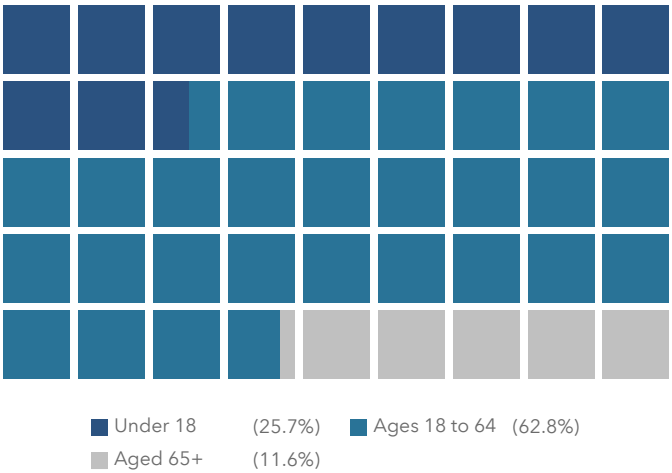
Home Value



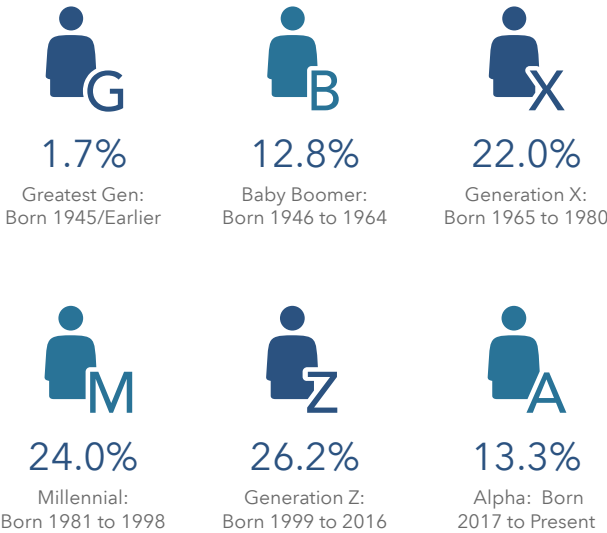
Housing: Year Built



POPULATION BY AGE



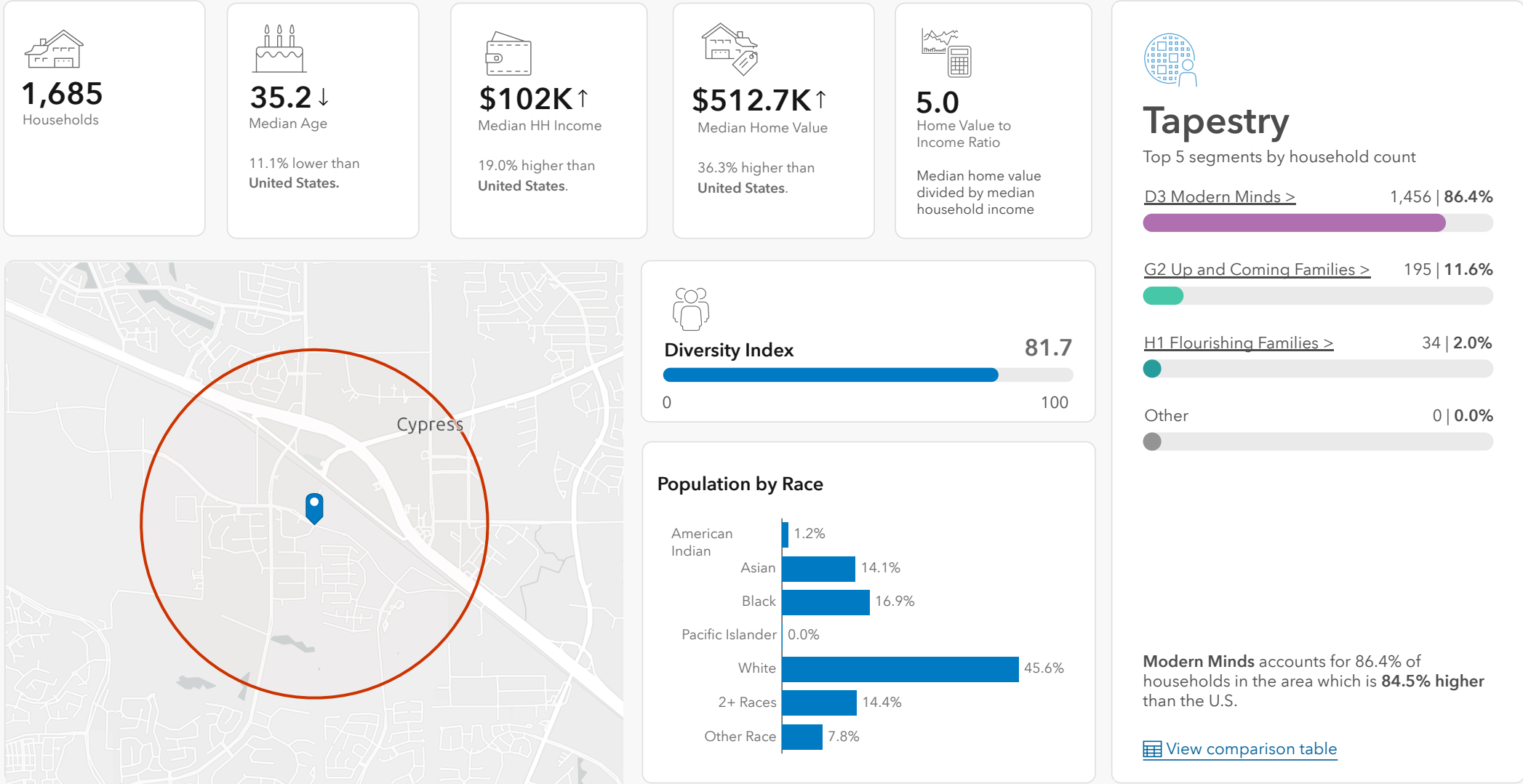
POPULATION BY GENERATION



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Tapestry Profile

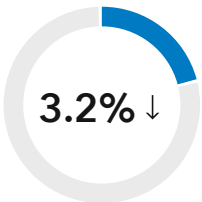
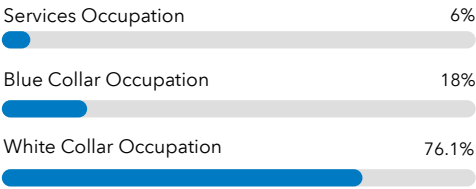
Blackhorse Office Condominiums | Ring: 1 mile radius



Tapestry Profile | Blackhorse Office Condominiums | Ring: 1 mile radius



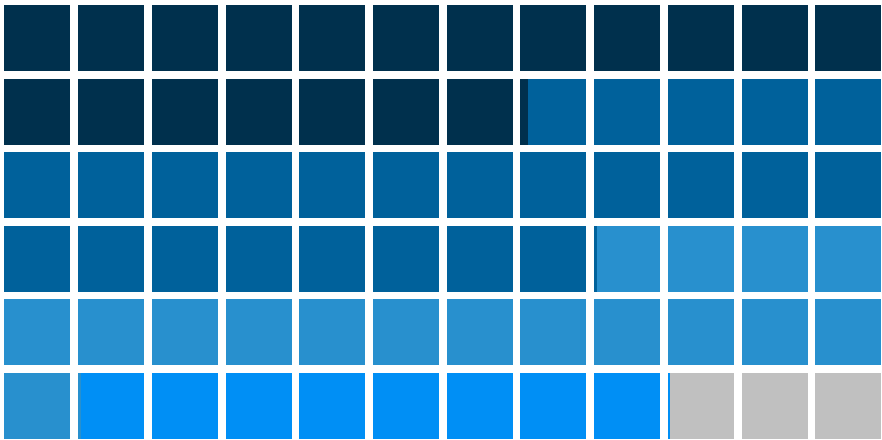
Occupation Type



Unemployment Rate

This is **27.3% lower** than Texas.

Educational Attainment



Graduate Degree (595) Bachelor's Degree (776)

Some College/No Degree (529) High School Diploma (249)

No High School Diploma (92)

Population by Occupation

Occupation	Employed	Percent	U.S. Percent	Location Quotient
Total	2,470	100.0%	100.0%	-
White Collar	1,879	76.1%	62.6%	1.22
Management	711	28.8%	11.8%	2.44
Business/Financial	46	1.9%	6.3%	0.30
Computer/Mathematical	107	4.3%	4.3%	1.01
Architecture/Engineering	48	1.9%	2.4%	0.80
Life/Physical/Social Sciences	2	0.1%	1.2%	0.07
Community/Social Service	5	0.2%	1.7%	0.12
Legal	229	9.3%	1.2%	7.73
Education/Training/Library	69	2.8%	6.0%	0.47
Arts/Design/Entertainment	8	0.3%	2.1%	0.15
Healthcare Practitioner	106	4.3%	6.2%	0.69
Sales and Sales Related	447	18.1%	8.7%	2.09
Office/Administrative Support	101	4.1%	10.9%	0.38
Blue Collar	444	18.0%	20.3%	0.88
Farming/Fishing/Forestry	0	0.0%	0.5%	0.00
Construction/Extraction	136	5.5%	4.6%	1.19
Installation/Maintenance/Repair	100	4.0%	3.1%	1.33
Production	9	0.4%	4.9%	0.07
Transportation/Material Moving	199	8.1%	7.2%	1.11
Services	147	6.0%	17.1%	0.35
Healthcare Support	4	0.2%	3.7%	0.04
Protective Service	38	1.5%	2.4%	0.65
Food Preparation/Serving	41	1.7%	5.4%	0.31
Building Maintenance	46	1.9%	3.2%	0.59
Personal Care/Service	18	0.7%	2.4%	0.30

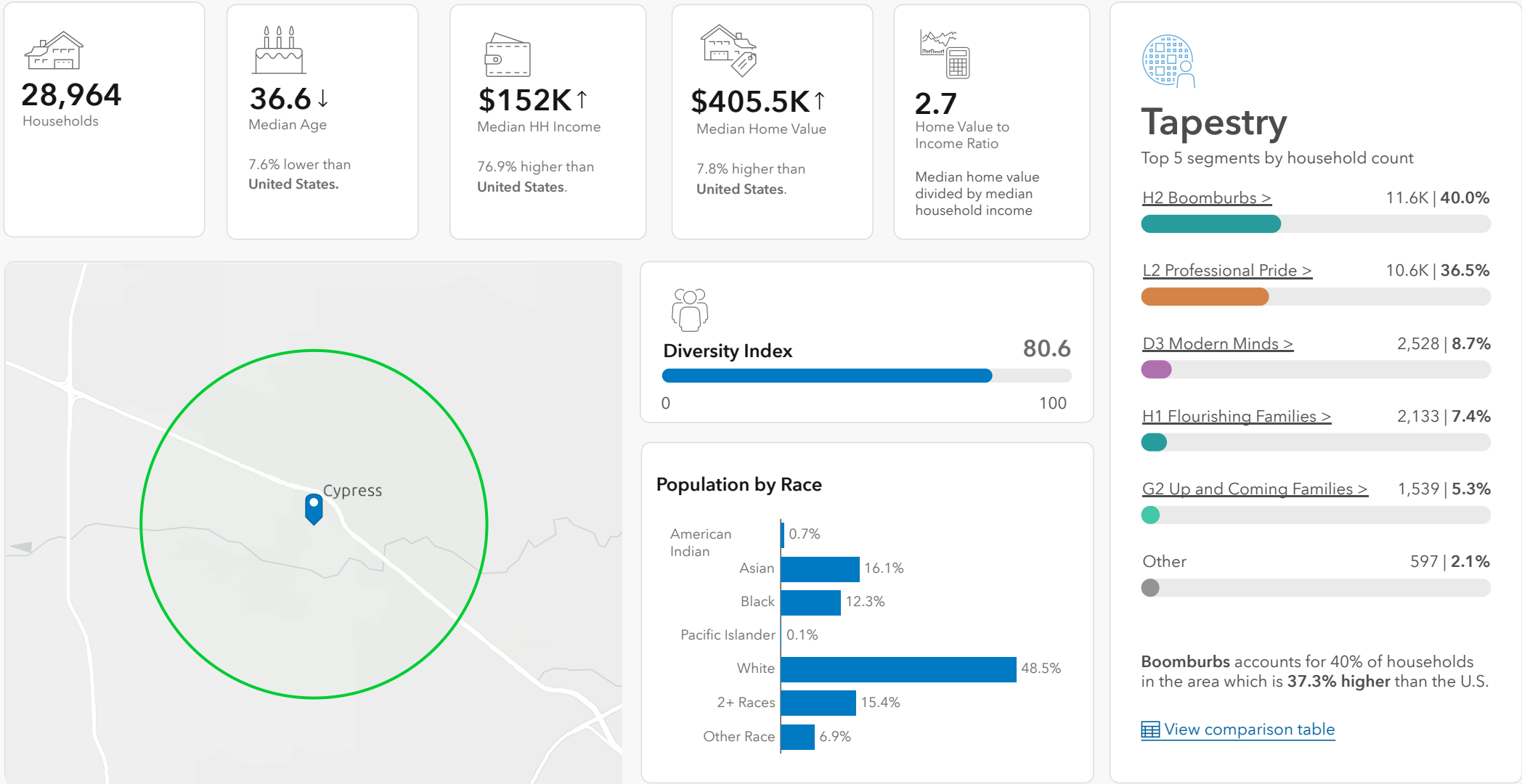
Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.

Source: This infographic contains data provided by Esri (2026). © 2026 Esri

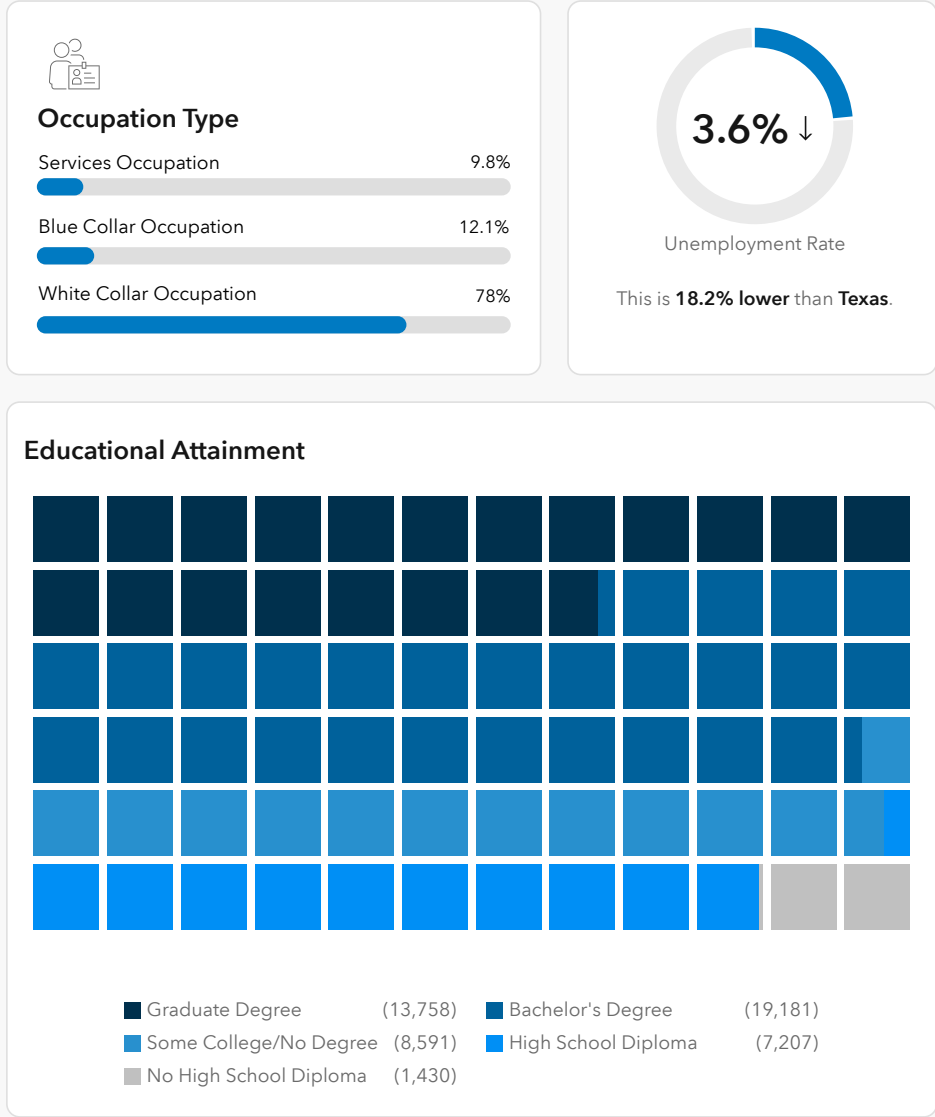
Source: This infographic contains data provided by Esri (2026).

Tapestry Profile

Blackhorse Office Condominiums | Ring: 3 mile radius



Tapestry Profile | Blackhorse Office Condominiums | Ring: 3 mile radius



Population by Occupation

Occupation	Employed	Percent	U.S. Percent	Location Quotient
Total	47,226	100.0%	100.0%	-
White Collar	36,847	78.0%	62.6%	1.25
Management	8,060	17.1%	11.8%	1.45
Business/Financial	4,211	8.9%	6.3%	1.42
Computer/Mathematical	3,263	6.9%	4.3%	1.62
Architecture/Engineering	2,454	5.2%	2.4%	2.13
Life/Physical/Social Sciences	485	1.0%	1.2%	0.89
Community/Social Service	392	0.8%	1.7%	0.50
Legal	1,075	2.3%	1.2%	1.90
Education/Training/Library	3,261	6.9%	6.0%	1.16
Arts/Design/Entertainment	853	1.8%	2.1%	0.85
Healthcare Practitioner	2,967	6.3%	6.2%	1.01
Sales and Sales Related	4,869	10.3%	8.7%	1.19
Office/Administrative Support	4,957	10.5%	10.9%	0.97
Blue Collar	5,735	12.1%	20.3%	0.60
Farming/Fishing/Forestry	0	0.0%	0.5%	0.00
Construction/Extraction	1,055	2.2%	4.6%	0.48
Installation/Maintenance/Repair	878	1.9%	3.1%	0.61
Production	1,136	2.4%	4.9%	0.49
Transportation/Material Moving	2,666	5.7%	7.2%	0.78
Services	4,644	9.8%	17.1%	0.58
Healthcare Support	485	1.0%	3.7%	0.28
Protective Service	931	2.0%	2.4%	0.84
Food Preparation/Serving	1,947	4.1%	5.4%	0.76
Building Maintenance	376	0.8%	3.2%	0.25
Personal Care/Service	905	1.9%	2.4%	0.78

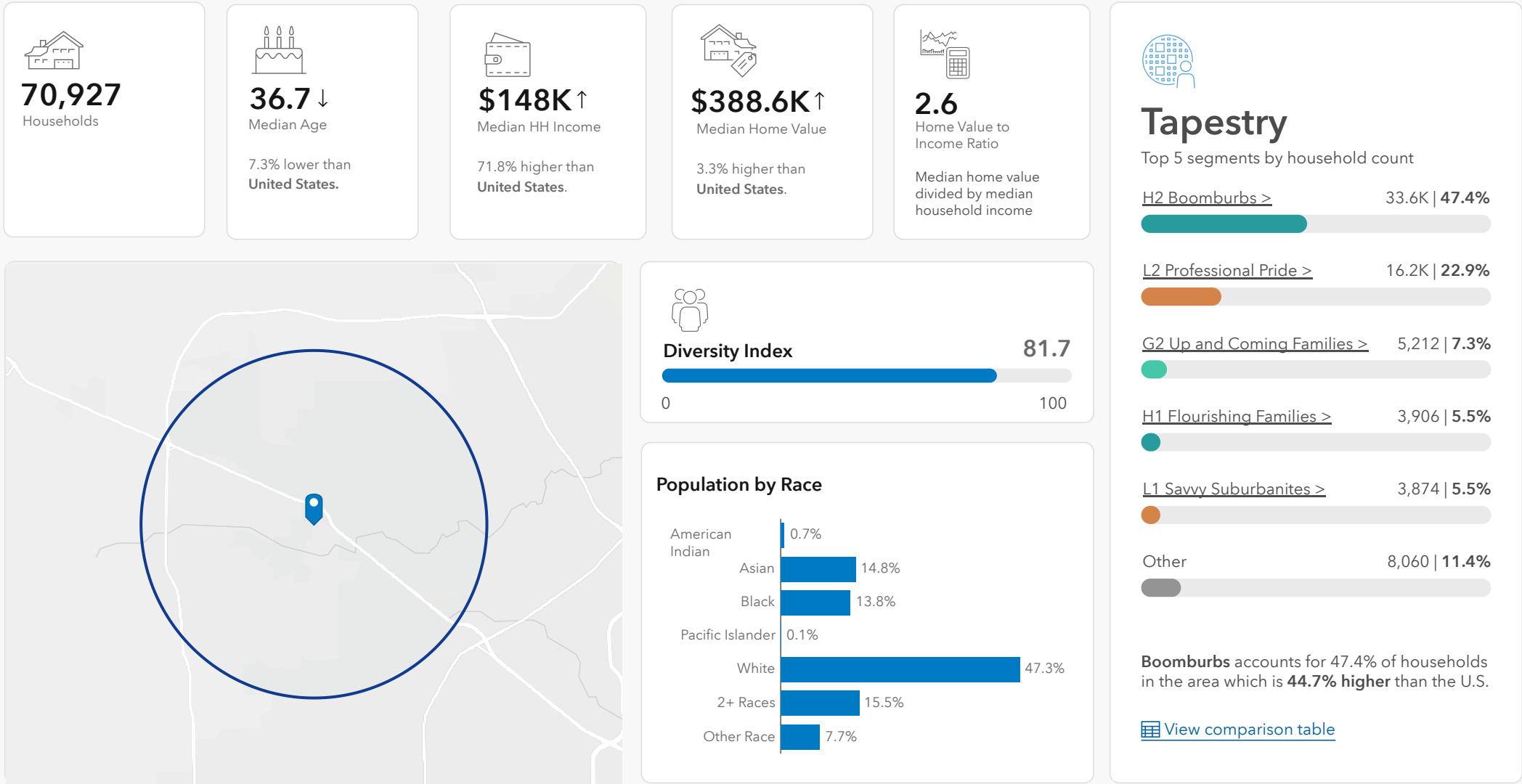
Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.

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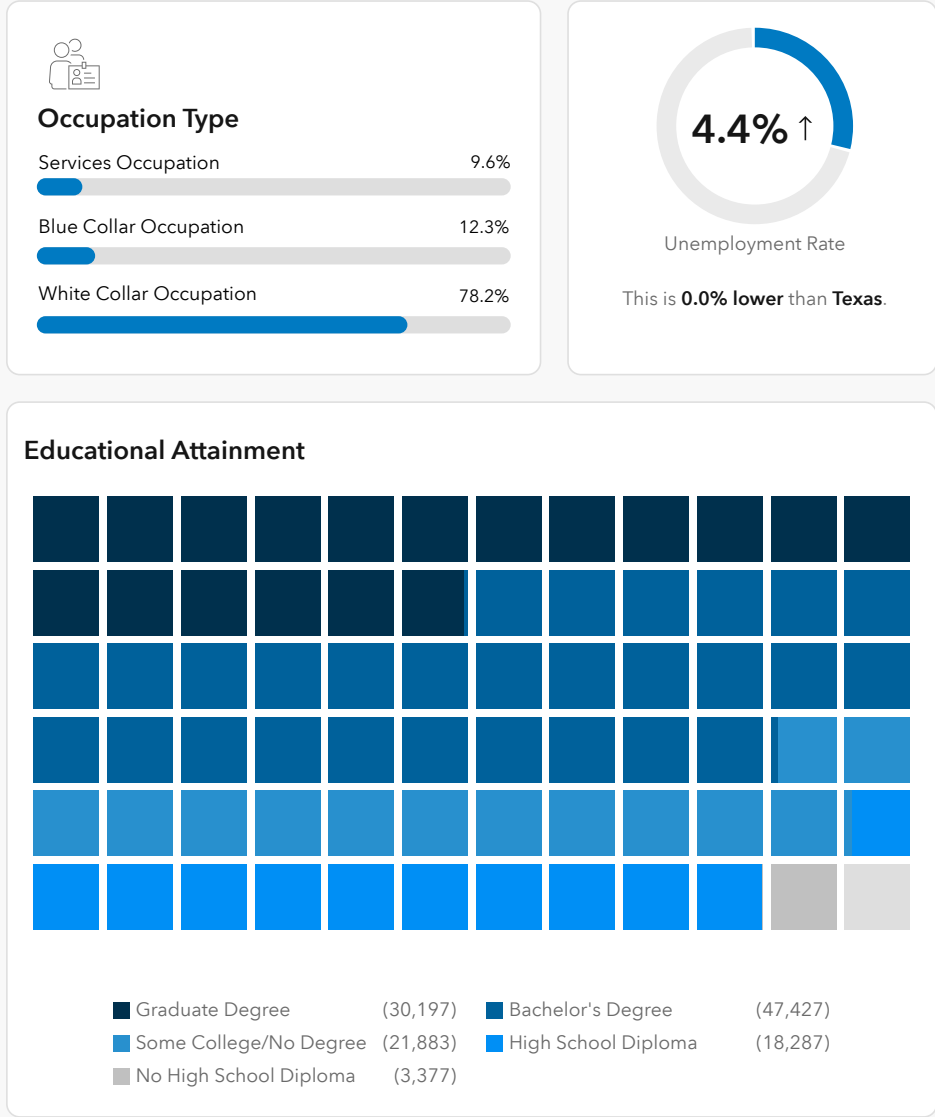
Source: This infographic contains data provided by Esri (2026).

Tapestry Profile

Blackhorse Office Condominiums | Ring: 5 mile radius



Tapestry Profile | Blackhorse Office Condominiums | Ring: 5 mile radius



Population by Occupation

Occupation	Employed	Percent	U.S. Percent	Location Quotient
Total	111,048	100.0%	100.0%	-
White Collar	86,806	78.2%	62.6%	1.25
Management	18,535	16.7%	11.8%	1.42
Business/Financial	11,908	10.7%	6.3%	1.71
Computer/Mathematical	7,341	6.6%	4.3%	1.55
Architecture/Engineering	5,631	5.1%	2.4%	2.07
Life/Physical/Social Sciences	1,240	1.1%	1.2%	0.96
Community/Social Service	1,485	1.3%	1.7%	0.81
Legal	1,815	1.6%	1.2%	1.36
Education/Training/Library	6,945	6.3%	6.0%	1.05
Arts/Design/Entertainment	2,008	1.8%	2.1%	0.85
Healthcare Practitioner	6,602	6.0%	6.2%	0.96
Sales and Sales Related	11,395	10.3%	8.7%	1.19
Office/Administrative Support	11,901	10.7%	10.9%	0.99
Blue Collar	13,612	12.3%	20.3%	0.60
Farming/Fishing/Forestry	8	0.0%	0.5%	0.01
Construction/Extraction	2,274	2.0%	4.6%	0.44
Installation/Maintenance/Repair	2,147	1.9%	3.1%	0.63
Production	3,035	2.7%	4.9%	0.56
Transportation/Material Moving	6,148	5.5%	7.2%	0.77
Services	10,630	9.6%	17.1%	0.56
Healthcare Support	1,230	1.1%	3.7%	0.30
Protective Service	2,183	2.0%	2.4%	0.83
Food Preparation/Serving	3,715	3.4%	5.4%	0.62
Building Maintenance	1,214	1.1%	3.2%	0.35
Personal Care/Service	2,288	2.1%	2.4%	0.84

Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.

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