



OFFICES OF LAKEWOOD CONDOMINIUM

5-MILE OFFICE CONDOMINIUM TRADE AREA DEMOGRAPHICS REPORT

12406–12462 Spring Cypress Road, Tomball, Texas 77377

Report Date: July 27, 2026

Prepared by Mike Navarette, **CCIM**

EXECUTIVE SUMMARY

The 5-mile trade area contains 218,009 residents and 78,778 households, with a median household income of \$117,538. Approximately 38.4% of households earn \$150,000 or more.^{1 2}

White-collar occupations represent 74.8% of employment, while 49.5% of adults have a bachelor's, graduate or professional degree. The trade area contains 6,641 businesses employing 52,908 people, supported by a diverse base of professional, technical, financial, real estate, healthcare, educational and administrative services.^{1 3}

TRADE AREA DEMOGRAPHICS

The trade area has substantial population and household scale, a median age of 38.1 and a large working-age population. Its household size, diversity and residential investment indicate an established suburban area capable of supporting professional and business services.^{1 2 4}

ESRI POPULATION TRENDS AND KEY INDICATORS

Indicator	5-Mile Trade Area
Population	218,009
Households	78,778
Average household size	2.75
Median age	38.1
Median household income	\$117,538

Indicator	5-Mile Trade Area
Median home value	\$356,858
Wealth index	130
Housing-affordability index	114
Diversity index	79

Residents between ages 18 and 64 represent 61.4% of the population. Residents under age 18 account for 23.7%, while those age 65 or older represent 14.9%. The Population Overview reports a diversity index of 79.1.⁴

Population size alone does not guarantee office demand; however, the trade area's population composition provides a broad base for professional and client-facing services.

HOUSEHOLD INCOME AND FINANCIAL CAPACITY

The trade area has a median household income of \$117,538, per capita income of \$55,505 and median net worth of \$444,985.¹

ESRI KEY FACTS—HOUSEHOLD INCOME

Household income	Percentage
Less than \$15,000	4.7%
\$15,000–\$24,999	3.3%
\$25,000–\$34,999	3.6%
\$35,000–\$49,999	6.5%
\$50,000–\$74,999	14.1%
\$75,000–\$99,999	10.9%
\$100,000–\$149,999	18.6%
\$150,000–\$199,999	14.8%
\$200,000 or more	23.6%
Combined \$150,000 or more	38.4%

The income distribution, median net worth, wealth index and median home value demonstrate meaningful household financial capacity and residential investment. These characteristics support an environment conducive to business ownership, professional services and long-term investment in office space.

WORKFORCE AND EDUCATIONAL ACHIEVEMENT

White-collar occupations account for 74.8% of employment, and the unemployment rate is 4.4%. Approximately 49.5% of adults have achieved a bachelor's, graduate or professional degree.¹

ESRI KEY FACTS—EDUCATION AND EMPLOYMENT

Indicator	5-Mile Trade Area
Bachelor's, graduate or professional degree	49.5%
Some college or associate degree	26.5%
High school graduate	18.9%
No high school diploma	5.1%
White-collar occupations	74.8%
Blue-collar occupations	13.7%
Service occupations	11.6%
Unemployment rate	4.4%

ESRI TAPESTRY—PROFESSIONAL OCCUPATIONS

Occupation	Employees	Percentage
Management	17,995	15.8%
Business and financial	11,243	9.9%
Computer and mathematical	6,752	5.9%
Architecture and engineering	3,681	3.2%
Healthcare practitioners	5,613	4.9%
Legal	1,031	0.9%

Occupation	Employees	Percentage
Education, training and library	6,937	6.1%
Sales-related	12,159	10.7%
Office and administrative support	13,704	12.0%

The concentration of educated, managerial, technical, healthcare, financial and administrative workers contribute to the area's professional character and supports the continued use of office space.

ESRI TAPESTRY—HOUSEHOLD PROFILE

Indicator	5-Mile Trade Area
Households	78,778
Median age	38.1
Median household income	Approximately \$118,000
Median home value	Approximately \$356,900
Diversity index	79.1
White-collar occupations	74.8%

The five largest Tapestry segments are Boomburbs at 20.0% of households, Savvy Suburbanites at 14.5%, Flourishing Families at 12.4%, Modern Minds at 11.6% and Professional Pride at 11.6%.⁶ These household segments further demonstrate the area's suburban scale, professional workforce and residential investment.

BUSINESS AND EMPLOYMENT BASE

The trade area contains 6,641 businesses and 52,908 employees. This equates to approximately 8.0 employees per business and 30.5 businesses per 1,000 residents.^{1 3}

Major business category	Businesses	Employees
Other services	822	4,282
Healthcare and social assistance	761	8,507
Retail trade	716	7,072

Major business category	Businesses	Employees
Professional, scientific and technical services	714	4,152
Construction	611	4,065
Accommodation and food services	510	6,363
Educational services	157	3,890

The size and diversity of the business and employment base demonstrate an established commercial environment rather than one dependent solely on future residential growth. These categories represent the overall economy and should not all be characterized as office users.

OFFICE-ORIENTED BUSINESS ACTIVITY

Office-oriented category	Businesses	Employees
Professional, scientific and technical services	714	4,152
Legal services	110	522
Real estate, rental and leasing	352	2,267
Finance and insurance	361	1,798
Information	91	448
Management of companies	24	92
Administrative and support services*	245	2,254
Educational services	157	3,890
Civic and other organizations	250	1,005

*The source category also includes waste-management services.

Ambulatory healthcare includes 560 businesses employing 4,162 people. Its reported subcategories include:

Ambulatory-healthcare subcategory	Businesses	Employees
Physicians and doctors	219	1,811

Ambulatory-healthcare subcategory Businesses		Employees
Dentists	115	742
Specialty health practitioners	97	397
Outpatient and urgent care	26	270
Medical and diagnostic laboratories	18	131
Home-healthcare services	34	221

The parent ambulatory-healthcare category and its subcategories are presented separately and are not added together. These figures demonstrate the breadth of professional and office-oriented business activity but do not verify that every establishment occupies conventional office space.

ATTRIBUTES SUPPORTING OFFICE SALES

From a potential seller's perspective, the trade area benefits from a median household income of \$117,538, median net worth of \$444,985 and median home value of \$356,858.^{1 2} It also has substantial educational achievement and a workforce that is predominantly white collar.¹

The established presence of professional, financial, healthcare, technical, real estate and administrative services indicate a mature commercial environment containing industries that commonly require permanent professional offices.³ These characteristics provide a favorable setting for office-condominium ownership, including the potential appeal of occupancy control and equity accumulation to established businesses.

ATTRIBUTES SUPPORTING OFFICE LEASING

From a potential lessor's perspective, the trade area's 218,009 residents, 78,778 households and substantial working-age population provide a broad service area for professional and client-facing businesses.^{1 2 4}

The 52,908-person employment base and diversity of professional, healthcare, financial, real estate, educational and administrative activity support the continued need for operational, administrative and client-service offices.³ Businesses of varying sizes may also require smaller, flexible or satellite locations. These characteristics provide a broad foundation for professional-office occupancy but do not determine rental rates, occupancy, absorption or lease-up time.

MARKET SUMMARY

The 5-mile trade area combines substantial population and household scale with a \$117,538 median household income, \$444,985 median net worth and \$356,858 median home value.^{1 2} It also has strong educational achievement, a 74.8% white-collar workforce and a substantial working-age population.¹

⁴

The established base of 6,641 businesses and 52,908 employees include diverse professional, technical, financial, real estate, healthcare, educational and administrative activity.^{1 3} These attributes provide a favorable setting for both office ownership and leasing while maintaining a broad economic foundation beyond any single industry.

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 – Offices of Lakewood Condominiums*, 5-mile radius, data provided by Esri and Esri-Data Axle, 2026, prepared July 27, 2026, p. 3.

² Esri, *Population Trends and Key Indicators – Offices of Lakewood Condominiums*, 5-mile radius, data provided by Esri, Esri-U.S. BLS and ACS, 2026, prepared July 27, 2026, p. 3.

³ Esri and Data Axle, *Business Summary Report (NAICS) – Offices of Lakewood Condominiums*, 5-mile radius, 2026, prepared July 27, 2026, pp. 1–3.

⁴ Esri, *Population Overview – Offices of Lakewood Condominiums*, 5-mile radius, 2026, prepared July 27, 2026, p. 3.

⁵ Esri, *Tapestry Profile – Offices of Lakewood Condominiums*, 5-mile radius, 2026, prepared July 27, 2026, p. 6.

⁶ Esri, *Tapestry Profile – Offices of Lakewood Condominiums*, 5-mile radius, 2026, prepared July 27, 2026, p. 5.

Business Summary Report (NAICS)

Offices of Lakewood Condominiums
12420 Spring Cypress Rd, Tomball, Texas, 77377
Rings: 1, 3, 5 mile radii



Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	300	2,364	6,641
Total Employees	1,971	18,606	52,908
Total Population	14,938	92,839	218,009
Employee/Population Ratio (per 100)	13.2	20.0	24.3

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture, Forestry, Fishing & Hunting (11)	0	0.0%	0	0.0%	4	0.2%	16	0.1%	16	0.2%	58	0.1%
Mining (21)	2	0.7%	7	0.4%	7	0.3%	322	1.7%	27	0.4%	943	1.8%
Utilities (22)	0	0.0%	1	0.1%	8	0.3%	88	0.5%	24	0.4%	215	0.4%
Construction (23)	31	10.3%	139	7.0%	239	10.1%	1,387	7.5%	611	9.2%	4,065	7.7%
Building Construction (236)	14	4.7%	77	3.9%	97	4.1%	524	2.8%	235	3.5%	1,444	2.7%
Heavy/Civil Eng Construction (237)	2	0.7%	15	0.8%	16	0.7%	121	0.7%	43	0.7%	382	0.7%
Specialty Trade Contractor (238)	15	5.0%	48	2.4%	127	5.4%	742	4.0%	333	5.0%	2,239	4.2%
Manufacturing (31-33)	9	3.0%	76	3.9%	66	2.8%	679	3.6%	183	2.8%	2,732	5.2%
Wholesale Trade (42)	10	3.3%	62	3.1%	62	2.6%	455	2.5%	172	2.6%	1,426	2.7%
Durable Goods (423)	9	3.0%	59	3.0%	52	2.2%	392	2.1%	142	2.1%	1,210	2.3%
Nondurable Goods (424)	1	0.3%	3	0.1%	7	0.3%	54	0.3%	25	0.4%	192	0.4%
Wholesale Trade Broker (425)	0	0.0%	0	0.0%	2	0.1%	10	0.1%	5	0.1%	23	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)

Offices of Lakewood Condominiums
12420 Spring Cypress Rd, Tomball, Texas, 77377
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)	24	8.0%	433	22.0%	267	11.3%	3,373	18.1%	716	10.8%	7,072	13.4%
Motor Vehicle & Parts Dealers (441)	2	0.7%	58	2.9%	34	1.4%	773	4.2%	88	1.3%	994	1.9%
Furniture & Home Furnishings (4491)	1	0.3%	7	0.4%	12	0.5%	63	0.3%	24	0.4%	118	0.2%
Electronics & Appliance Retailers (4492)	0	0.0%	1	0.1%	5	0.2%	37	0.2%	19	0.3%	99	0.2%
Building & Garden Equipment (444)	1	0.3%	11	0.6%	23	1.0%	152	0.8%	72	1.1%	806	1.5%
Food & Beverage Retailers (445)	4	1.3%	49	2.5%	45	1.9%	764	4.1%	115	1.7%	1,659	3.1%
Pharmacy & Personal Care Retailers (456)	3	1.0%	21	1.1%	27	1.1%	192	1.0%	80	1.2%	532	1.0%
Gasoline and Other Fuel Dealers (457)	1	0.3%	3	0.1%	18	0.8%	83	0.5%	54	0.8%	235	0.4%
Clothing, Shoe, & Jewelry Retailers (458)	2	0.7%	6	0.3%	21	0.9%	106	0.6%	52	0.8%	233	0.4%
Sports, Hobby, & Music Retailers (459)	3	1.0%	34	1.7%	38	1.6%	306	1.6%	112	1.7%	612	1.2%
General Merchandise Retailers (455)	6	2.0%	244	12.4%	44	1.9%	898	4.8%	99	1.5%	1,784	3.4%
Transportation & Warehousing (48-49)	4	1.3%	58	2.9%	48	2.0%	311	1.7%	120	1.8%	685	1.3%
Truck Transportation (484)	1	0.3%	7	0.4%	24	1.0%	131	0.7%	58	0.9%	258	0.5%
Information (51)	3	1.0%	16	0.8%	34	1.4%	206	1.1%	91	1.4%	448	0.8%
Finance & Insurance (52)	18	6.0%	88	4.5%	124	5.3%	618	3.3%	361	5.4%	1,798	3.4%
Central Bank, Credit & Related (521-522)	5	1.7%	34	1.7%	40	1.7%	252	1.4%	104	1.6%	570	1.1%
Securities & Commodity Contracts (523)	6	2.0%	19	1.0%	40	1.7%	140	0.8%	115	1.7%	581	1.1%
Funds, Trusts & Other Financial (524-525)	6	2.0%	34	1.7%	45	1.9%	226	1.2%	142	2.1%	646	1.2%
Real Estate, Rental & Leasing (53)	12	4.0%	36	1.8%	117	5.0%	443	2.4%	352	5.3%	2,267	4.3%
Professional, Scientific & Tech Services (54)	34	11.3%	147	7.5%	258	10.9%	1,355	7.3%	714	10.8%	4,152	7.8%
Legal Services (5411)	7	2.3%	21	1.1%	31	1.3%	123	0.7%	110	1.7%	522	1.0%
Management of Companies (55)	1	0.3%	3	0.1%	8	0.3%	27	0.1%	24	0.4%	92	0.2%
Admin, Support & Waste Mgmt (56)	6	2.0%	23	1.2%	76	3.2%	800	4.3%	245	3.7%	2,254	4.3%



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Business Summary Report (NAICS)

Offices of Lakewood Condominiums
12420 Spring Cypress Rd, Tomball, Texas, 77377
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)	7	2.3%	88	4.5%	68	2.9%	1,627	8.7%	157	2.4%	3,890	7.3%
Health Care & Social Assistance (62)	40	13.3%	337	17.1%	224	9.5%	2,232	12.0%	761	11.5%	8,507	16.1%
Ambulatory Health Care (621)	33	11.0%	235	11.9%	166	7.0%	1,135	6.1%	560	8.4%	4,162	7.9%
Physicians & Doctors (6211)	12	4.0%	93	4.7%	52	2.2%	413	2.2%	219	3.3%	1,811	3.4%
Dentists (6212)	8	2.7%	63	3.2%	42	1.8%	268	1.4%	115	1.7%	742	1.4%
Specialty Health Practitioners (6213)	2	0.7%	7	0.4%	26	1.1%	89	0.5%	97	1.5%	397	0.8%
Outpatient & Urgent Care (6214)	2	0.7%	5	0.3%	9	0.4%	61	0.3%	26	0.4%	270	0.5%
Medical & Diagnostic Labs (6215)	0	0.0%	0	0.0%	4	0.2%	17	0.1%	18	0.3%	131	0.3%
Home Health Care Services (6216)	3	1.0%	15	0.8%	12	0.5%	57	0.3%	34	0.5%	221	0.4%
Other Ambulatory Health (6219)	6	2.0%	51	2.6%	21	0.9%	231	1.2%	51	0.8%	590	1.1%
Hospital (622)	1	0.3%	4	0.2%	10	0.4%	389	2.1%	37	0.6%	1,755	3.3%
Nursing/Residential Care Facilities (623)	3	1.0%	44	2.2%	12	0.5%	192	1.0%	41	0.6%	945	1.8%
Social Assistance (624)	3	1.0%	0.8%	2.7%	36	1.5%	0.3%	2.8%	123	1.9%	0.4%	3.1%
Arts, Entertainment & Recreation (71)	8	2.7%	33	1.7%	45	1.9%	309	1.7%	133	2.0%	919	1.7%
Accommodation & Food Services (72)	18	6.0%	178	9.0%	183	7.7%	2,598	14.0%	510	7.7%	6,363	12.0%
Accommodation (721)	0	0.0%	0	0.0%	7	0.3%	77	0.4%	29	0.4%	283	0.5%
Food & Drinking Places (722)	18	6.0%	178	9.0%	176	7.5%	2,521	13.6%	481	7.2%	6,081	11.5%
Other Services Except Public Admin (81)	44	14.7%	242	12.3%	302	12.8%	1,480	8.0%	822	12.4%	4,282	8.1%
Repair & Maintenance (811)	14	4.7%	103	5.2%	71	3.0%	538	2.9%	219	3.3%	1,595	3.0%
Auto Repair & Maintenance (8111)	12	4.0%	90	4.6%	52	2.2%	411	2.2%	146	2.2%	1,011	1.9%
Personal & Laundry Service (812)	18	6.0%	96	4.9%	135	5.7%	608	3.3%	353	5.3%	1,682	3.2%
Civic and Other Orgs (813)	12	4.0%	43	2.2%	96	4.1%	334	1.8%	250	3.8%	1,005	1.9%
Public Administration (92)	0	0.0%	0	0.0%	8	0.3%	270	1.4%	30	0.5%	685	1.3%
Unclassified Establishments (99)	28	9.3%	2	0.1%	215	9.1%	12	0.1%	572	8.6%	56	0.1%
Total (11-99)	300	100.0%	1,971	100.0%	2,364	100.0%	18,606	100.0%	6,641	100.0%	52,908	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

Offices of Lakewood Condominiums (1 mile)
12420 Spring Cypress Rd, Tomball, Texas, 77377
Ring: 1 mile radius

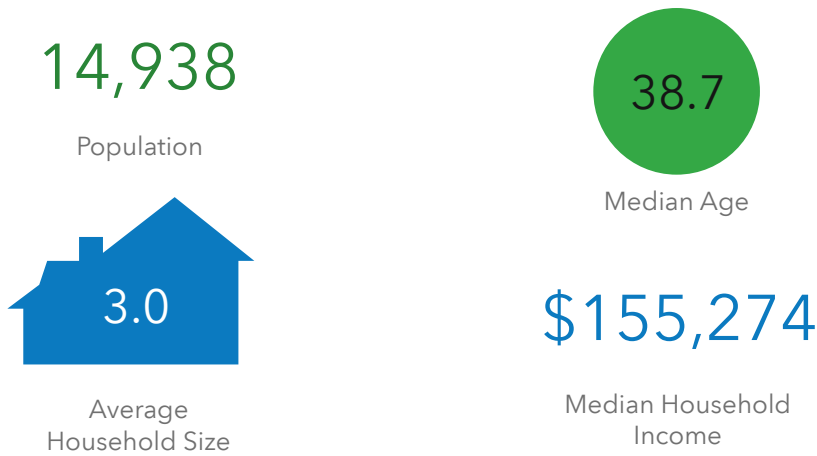
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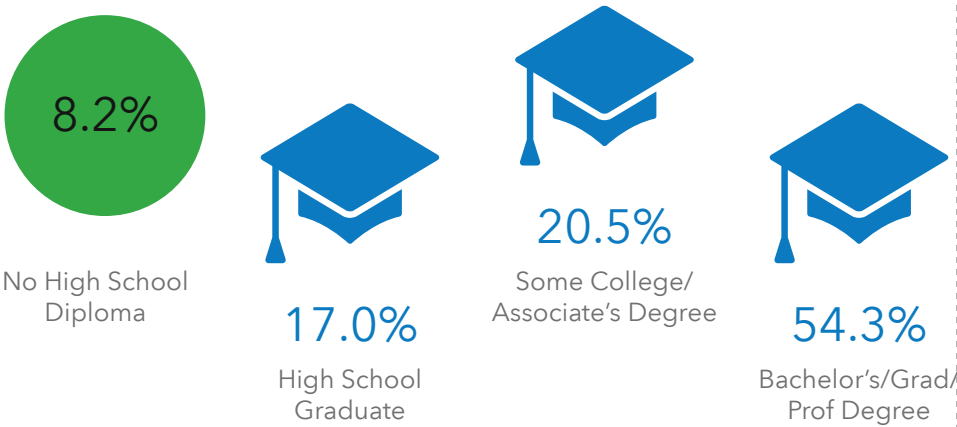
Key Facts

Offices of Lakewood Condominiums
Ring: 1 mile radius

KEY FACTS



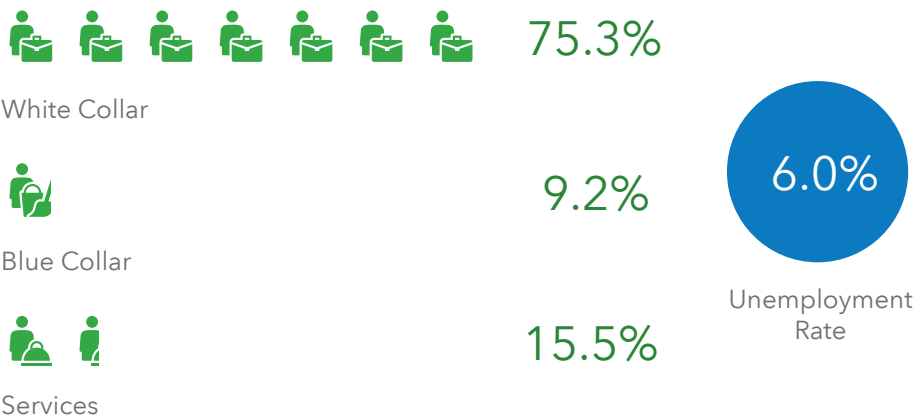
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



2026 Households by income (Esri)

The largest group: \$200,000+ (32.0%)
The smallest group: \$15,000 - \$24,999 (0.5%)

Indicator ⓘ	Value	Diff	
<\$15,000	5.2%	-3.9%	
\$15,000 - \$24,999	0.5%	-5.6%	
\$25,000 - \$34,999	2.4%	-4.1%	
\$35,000 - \$49,999	4.0%	-5.7%	
\$50,000 - \$74,999	8.7%	-6.9%	
\$75,000 - \$99,999	5.0%	-7.0%	
\$100,000 - \$149,999	21.1%	+5.1%	
\$150,000 - \$199,999	21.2%	+11.5%	
\$200,000+	32.0%	+16.8%	

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

Offices of Lakewood Condominiums (3 miles)
12420 Spring Cypress Rd, Tomball, Texas, 77377
Ring: 3 mile radius

Prepared by Esri
Latitude: 30.01517
Longitude: -95.61689

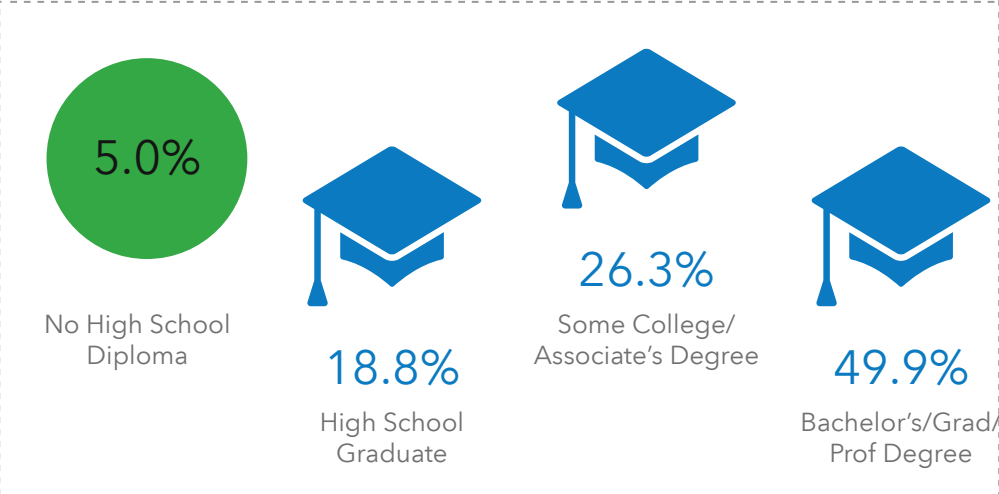
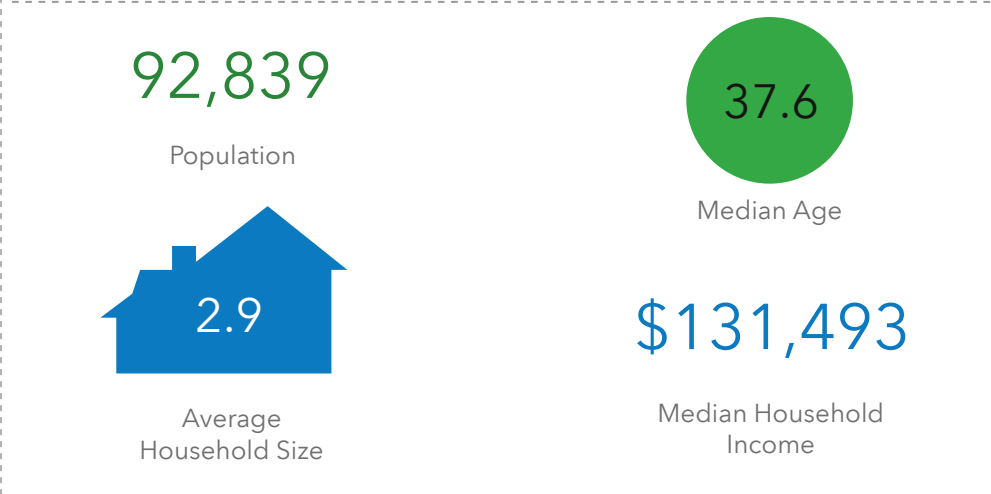


Key Facts

Offices of Lakewood Condominiums
Ring: 3 mile radius

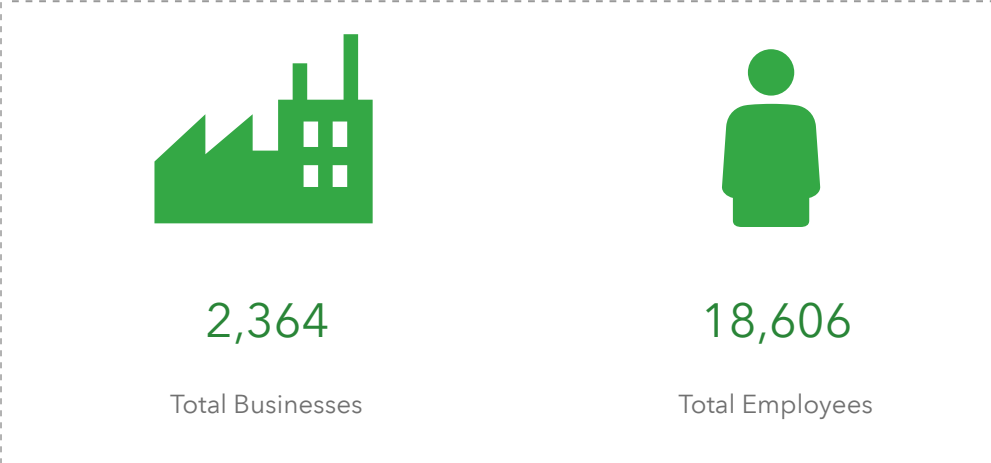
KEY FACTS

EDUCATION



BUSINESS

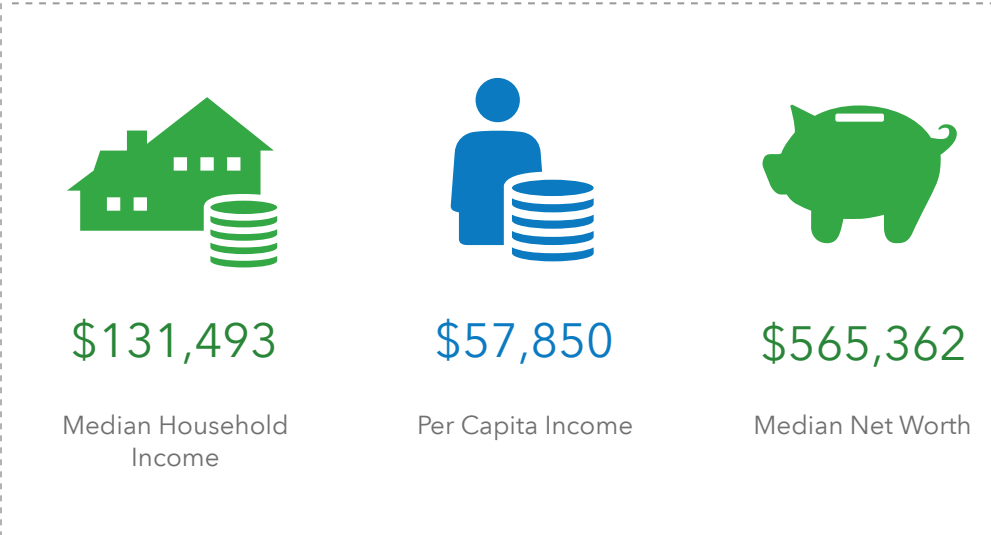
EMPLOYMENT



INCOME

2026 Households by income (Esri)

The largest group: \$200,000+ (26.6%)
The smallest group: \$25,000 - \$34,999 (2.6%)



Indicator ⓘ	Value	Diff	
<\$15,000	3.7%	-5.4%	
\$15,000 - \$24,999	3.0%	-3.1%	
\$25,000 - \$34,999	2.6%	-3.9%	
\$35,000 - \$49,999	4.9%	-4.8%	
\$50,000 - \$74,999	12.4%	-3.2%	
\$75,000 - \$99,999	9.8%	-2.2%	
\$100,000 - \$149,999	20.7%	+4.7%	
\$150,000 - \$199,999	16.3%	+6.6%	
\$200,000+	26.6%	+11.4%	

Bars show deviation from Harris County

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

Key Facts

Offices of Lakewood Condominiums (5 miles)
12420 Spring Cypress Rd, Tomball, Texas, 77377
Ring: 5 mile radius

Prepared by Esri
Latitude: 30.01517
Longitude: -95.61689

Key Facts

Offices of Lakewood Condominiums
Ring: 5 mile radius

KEY FACTS

218,009

Population



Average Household Size

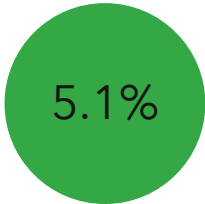


Median Age

\$117,538

Median Household Income

EDUCATION



No High School Diploma



18.9%

High School Graduate



26.5%

Some College/
Associate's Degree



49.5%

Bachelor's/Grad/
Prof Degree

BUSINESS



6,641

Total Businesses



52,908

Total Employees

EMPLOYMENT



74.8%

White Collar



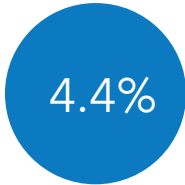
13.7%

Blue Collar



11.6%

Services



Unemployment Rate

INCOME



\$117,538

Median Household Income



\$55,505

Per Capita Income



\$444,985

Median Net Worth

2026 Households by income (Esri)

The largest group: \$200,000+ (23.6%)

The smallest group: \$15,000 - \$24,999 (3.3%)

Indicator ⓘ	Value	Diff	
<\$15,000	4.7%	-4.4%	
\$15,000 - \$24,999	3.3%	-2.8%	
\$25,000 - \$34,999	3.6%	-2.9%	
\$35,000 - \$49,999	6.5%	-3.2%	
\$50,000 - \$74,999	14.1%	-1.5%	
\$75,000 - \$99,999	10.9%	-1.1%	
\$100,000 - \$149,999	18.6%	+2.6%	
\$150,000 - \$199,999	14.8%	+5.1%	
\$200,000+	23.6%	+8.4%	

Bars show deviation from Harris County

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

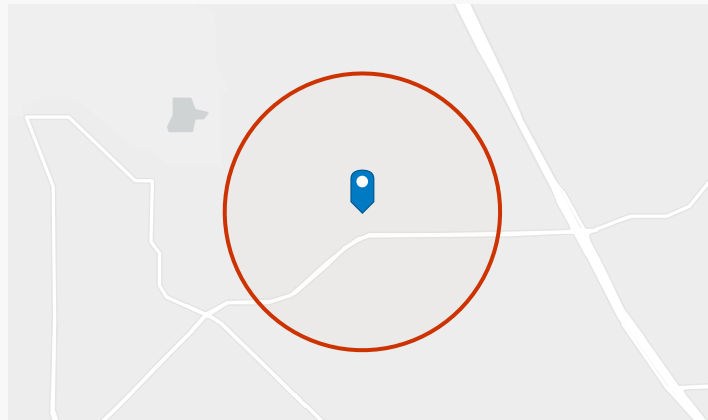
Population Overview

Offices of Lakewood Condominiums (1 mile)
12420 Spring Cypress Rd, Tomball, Texas, 77377
Ring: 1 mile radius

Prepared by Esri
Latitude: 30.01517
Longitude: -95.61689

Population Overview

Offices of Lakewood Condominiums | Ring: 1 mile radius

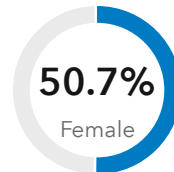


Diversity Index



38.7

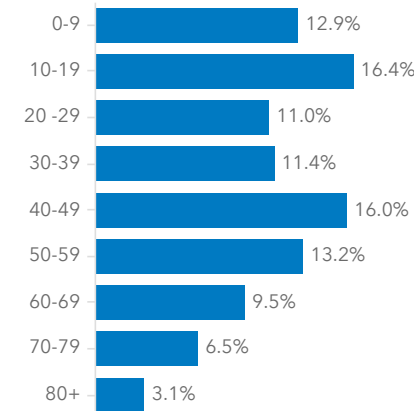
The median age for the area is **2.3% lower** than the national average of **39.6**.



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

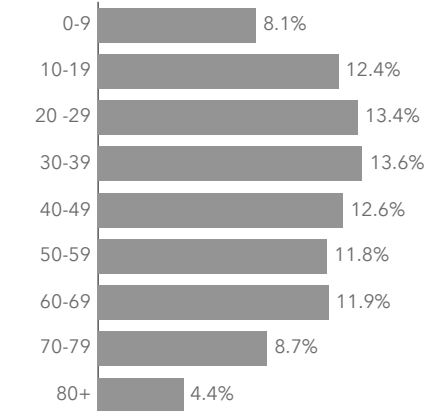
Population by Age

Selected area

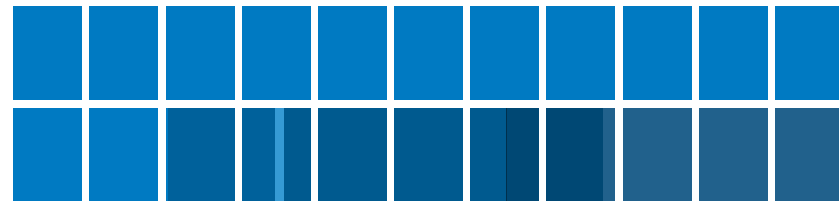


National

United States



Population by Race



White Population	(8,851)	Black Population	(991)
American Indian Population	(83)	Asian Population	(1,976)
Pacific Islander Population	(5)	Other Race Population	(877)
Population of 2+ Races	(2,155)	Others	(0)

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

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

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Page 1 of 3

July 27, 2026

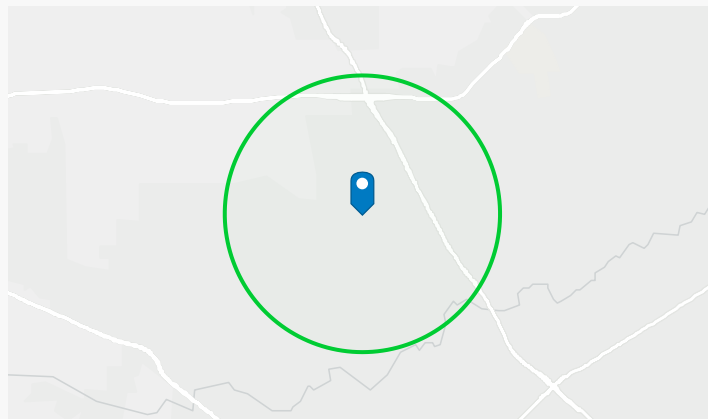
Population Overview

Offices of Lakewood Condominiums (3 miles)
12420 Spring Cypress Rd, Tomball, Texas, 77377
Ring: 3 mile radius

Prepared by Esri
Latitude: 30.01517
Longitude: -95.61689

Population Overview

Offices of Lakewood Condominiums | Ring: 3 mile radius

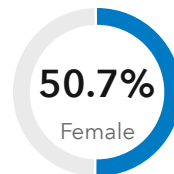


Diversity Index



37.6

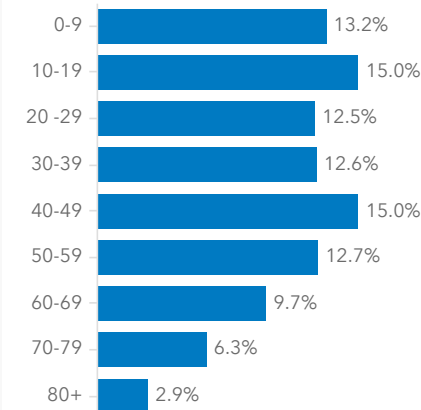
The median age for the area is **5.3% lower** than the national average of **39.6**.



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

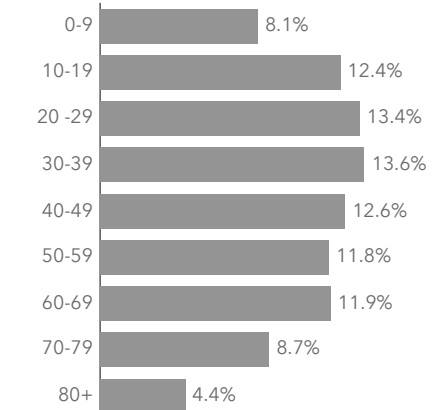
Population by Age

Selected area



National

United States



Population by Race



White Population	(51,712)	Black Population	(8,178)
American Indian Population	(806)	Asian Population	(9,973)
Pacific Islander Population	(57)	Other Race Population	(7,424)
Population of 2+ Races	(14,689)	Others	(0)

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

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Page 2 of 3

July 27, 2026

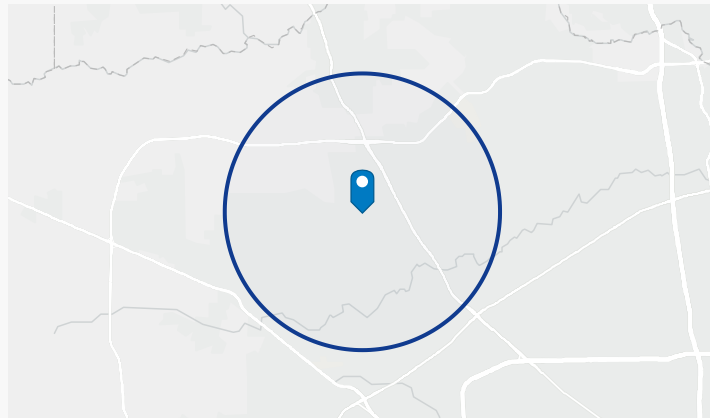
Population Overview

Offices of Lakewood Condominiums (5 miles)
12420 Spring Cypress Rd, Tomball, Texas, 77377
Ring: 5 mile radius

Prepared by Esri
Latitude: 30.01517
Longitude: -95.61689

Population Overview

Offices of Lakewood Condominiums | Ring: 5 mile radius

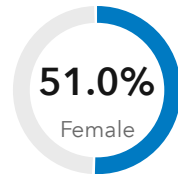


Diversity Index



38.1

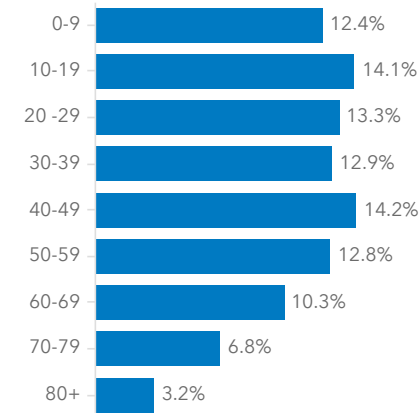
The median age for the area is **3.9% lower** than the national average of **39.6**.



The female population for the area is **1.2% higher** than the national average which has a value of **50.3%**.

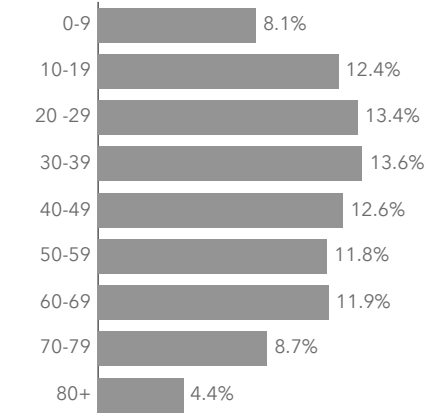
Population by Age

Selected area

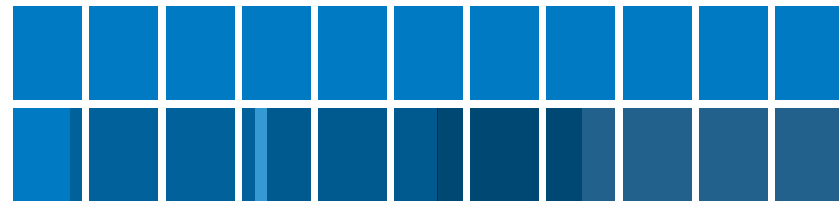


National

United States



Population by Race



White Population	(117,256)	Black Population	(23,346)
American Indian Population	(1,871)	Asian Population	(22,356)
Pacific Islander Population	(166)	Other Race Population	(18,601)
Population of 2+ Races	(34,412)	Others	(0)

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

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

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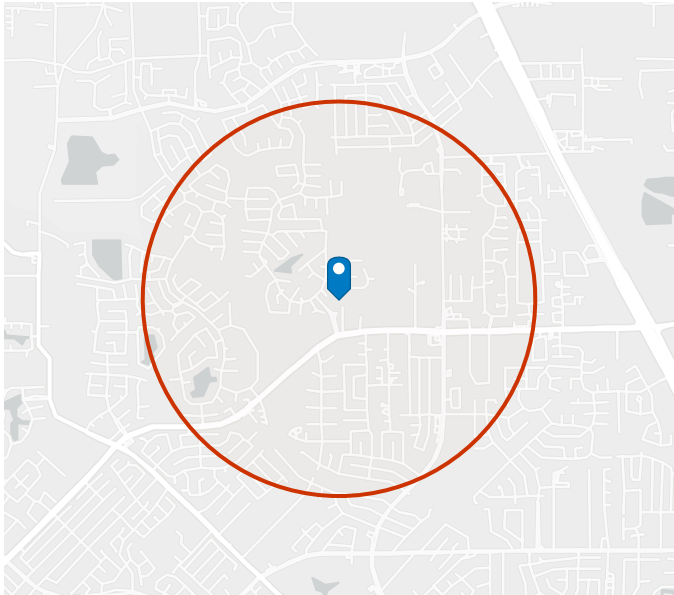
Page 3 of 3

July 27, 2026

Population Trends

Offices of Lakewood Condominiums (1 mile)
12420 Spring Cypress Rd, Tomball, Texas, 77377
Ring: 1 mile radius

Prepared by Esri
Latitude: 30.01517
Longitude: -95.61689



Population Trends and Key Indicators

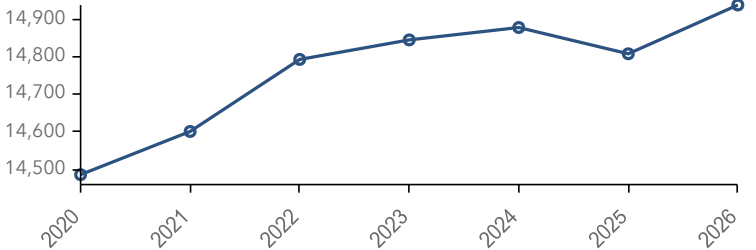
Offices of Lakewood Condominiums
Ring: 1 mile radius

14,938	4,930	3.02	38.7	\$155,274	\$387,842	173	141	73
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

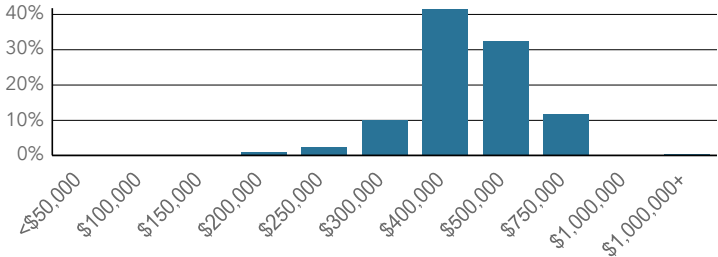
MORTGAGE INDICATORS



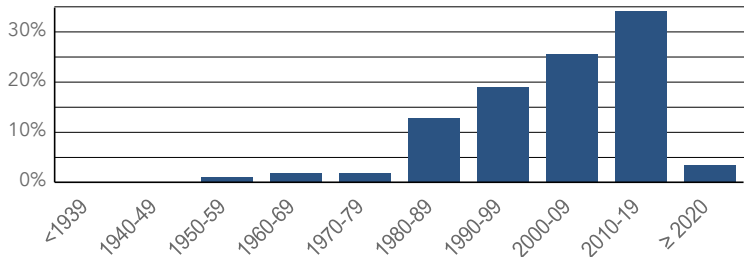
Historical Trends: Population



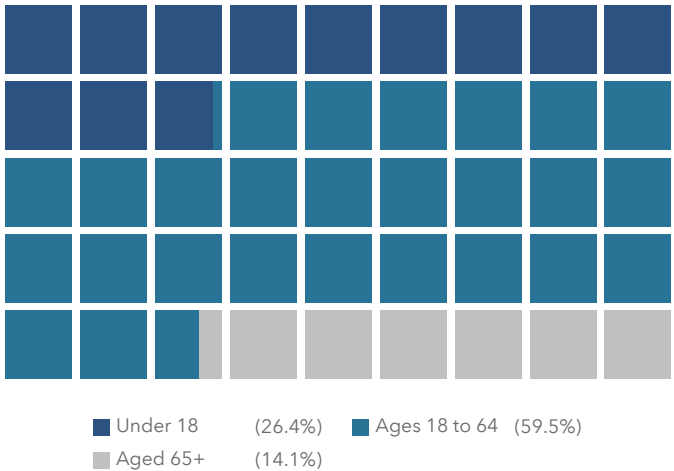
Home Value



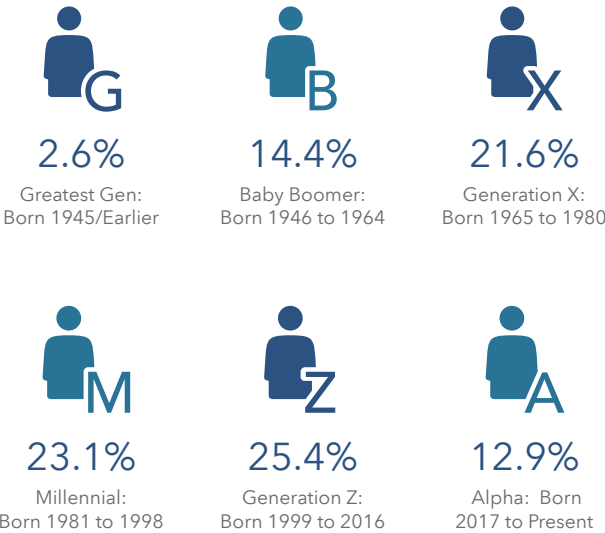
Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION

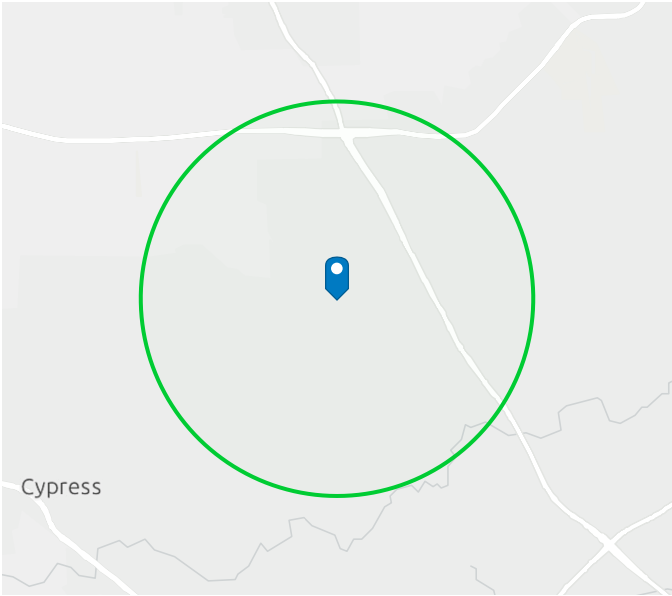


Source: This infographic contains data provided by Esri (2026, 2031), Esri-U.S. BLS (2026), ACS (2020-2024). © 2026 Esri

Population Trends

Offices of Lakewood Condominiums (3 miles)
12420 Spring Cypress Rd, Tomball, Texas, 77377
Ring: 3 mile radius

Prepared by Esri
Latitude: 30.01517
Longitude: -95.61689



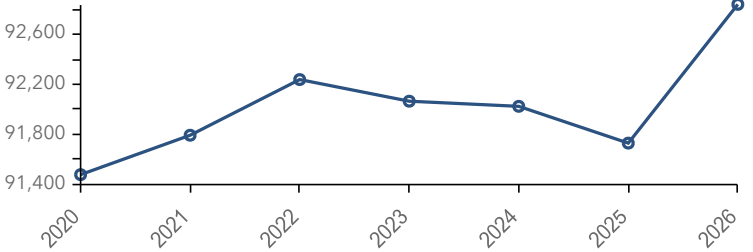
Population Trends and Key Indicators

Offices of Lakewood Condominiums								
Ring: 3 mile radius								
92,839	31,989	2.89	37.6	\$131,493	\$362,421	143	127	78
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

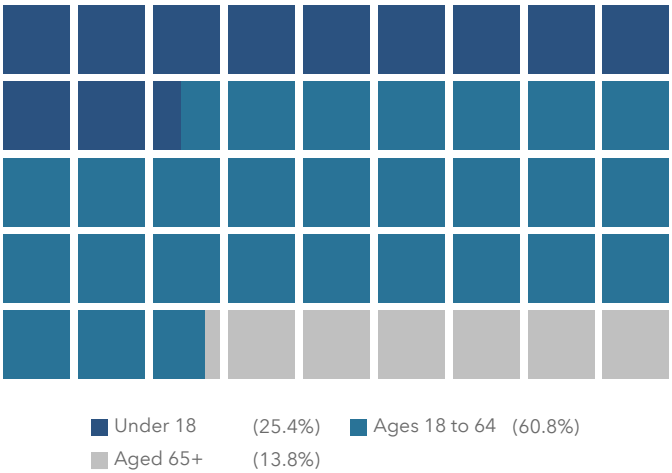
MORTGAGE INDICATORS



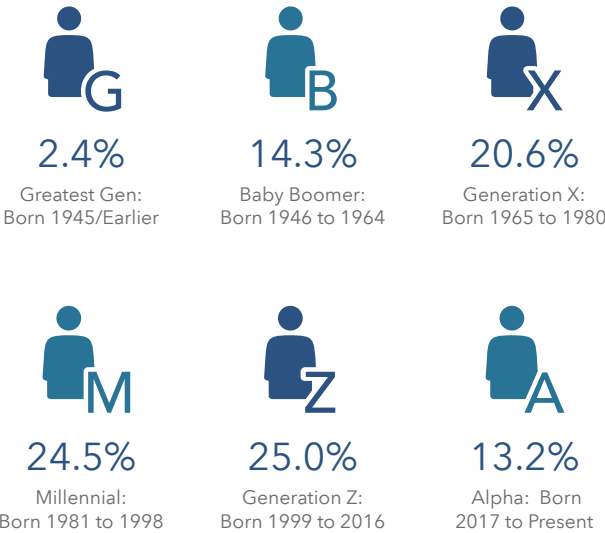
Historical Trends: Population



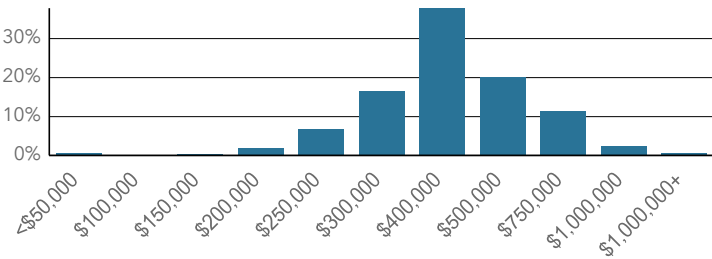
POPULATION BY AGE



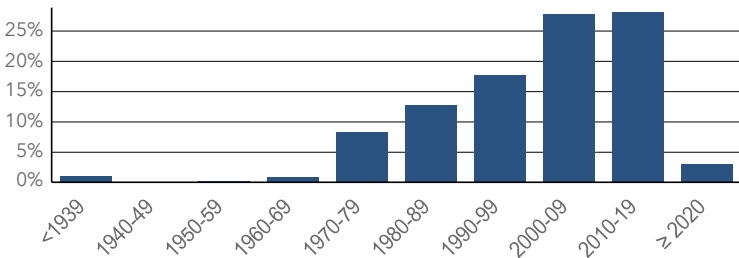
POPULATION BY GENERATION



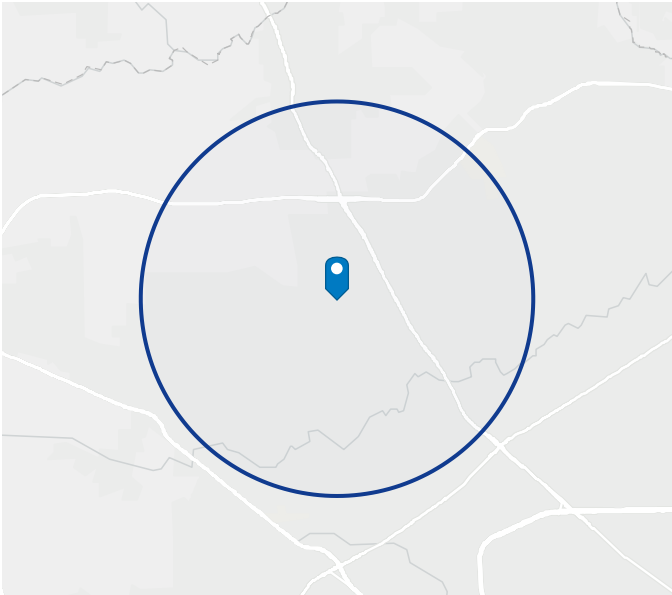
Home Value



Housing: Year Built



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

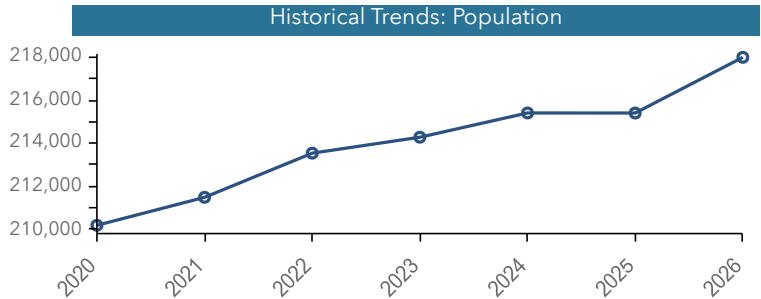


Population Trends and Key Indicators

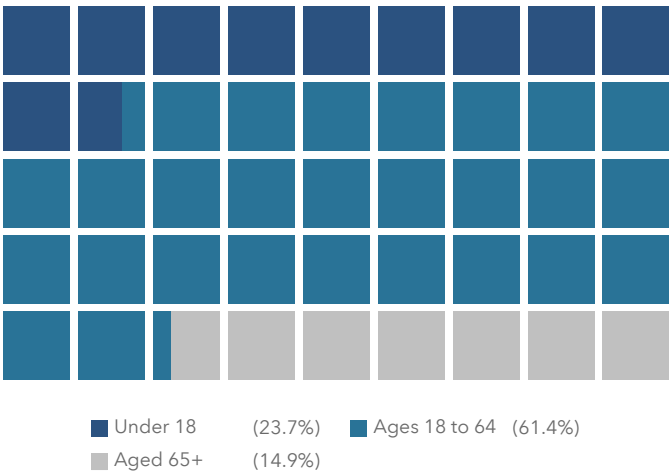
Offices of Lakewood Condominiums
Ring: 5 mile radius

218,009	78,778	2.75	38.1	\$117,538	\$356,858	130	114	79
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

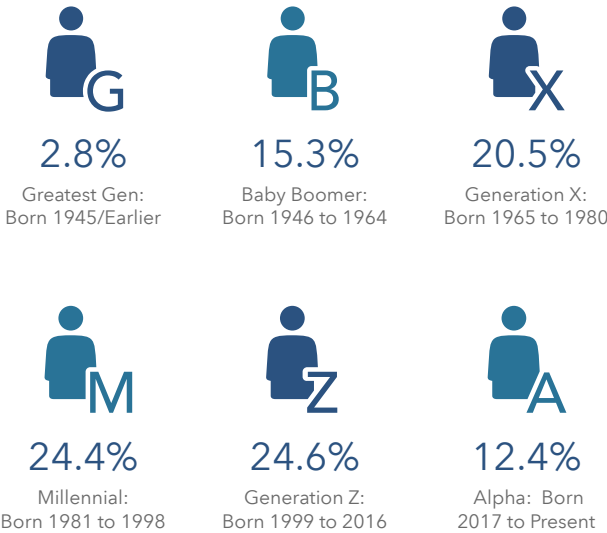
MORTGAGE INDICATORS



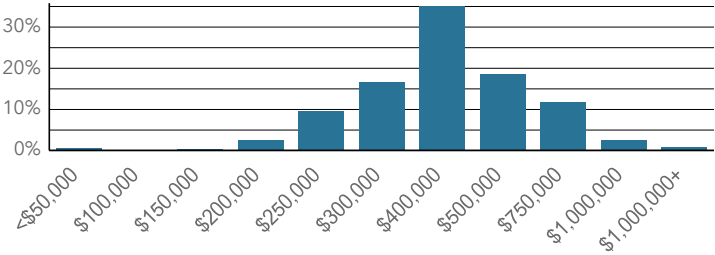
POPULATION BY AGE



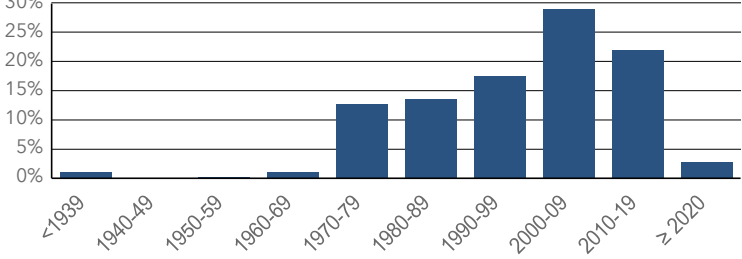
POPULATION BY GENERATION



Home Value



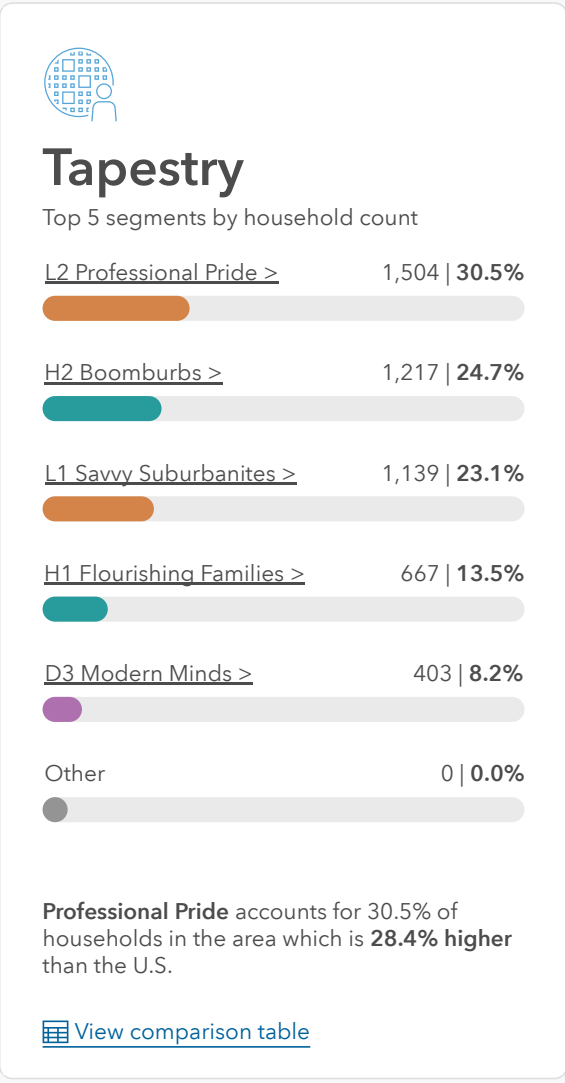
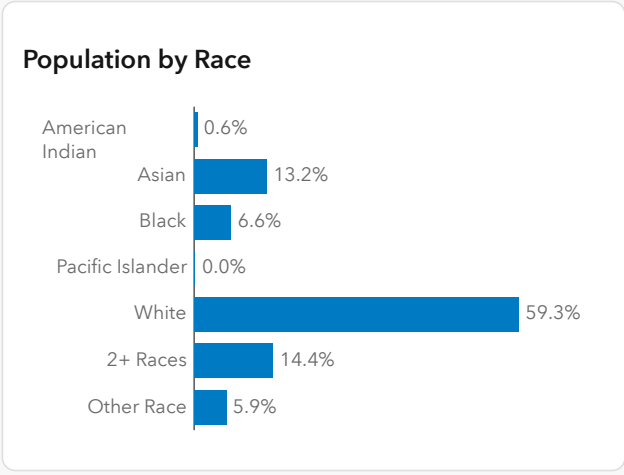
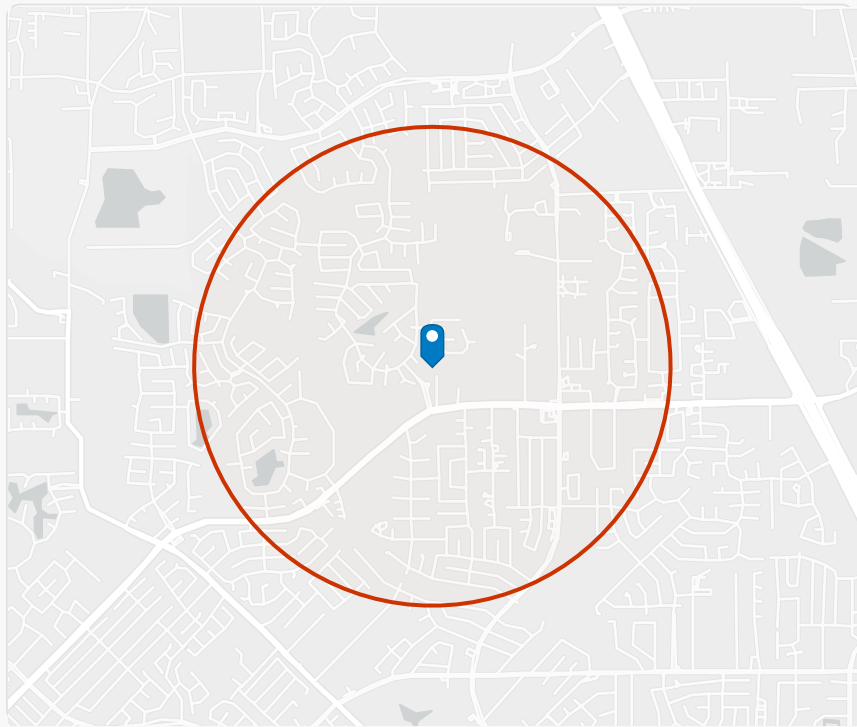
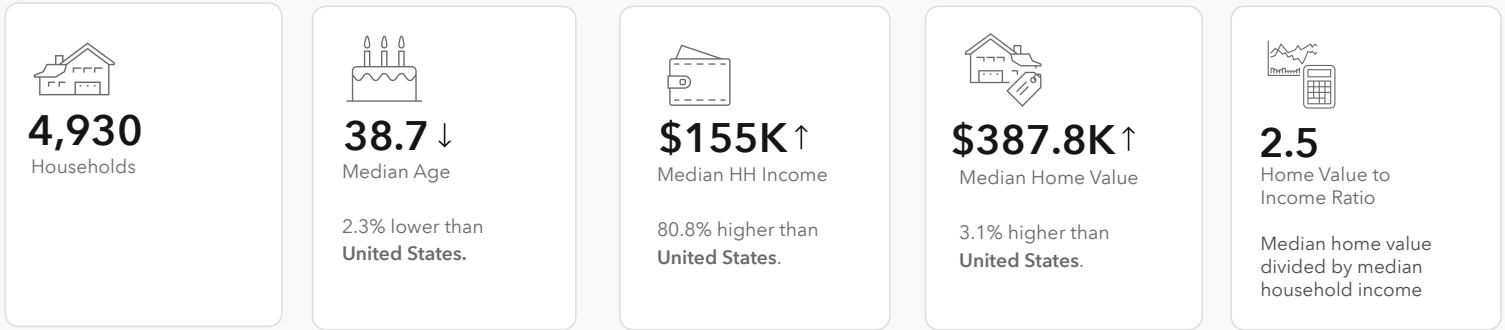
Housing: Year Built



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Tapestry Profile

Offices of Lakewood Condominiums | Ring: 1 mile radius



Tapestry Profile

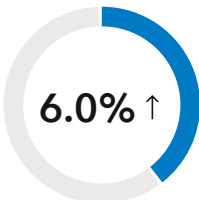
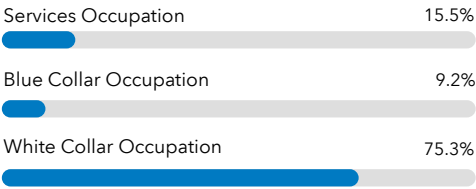
Offices of Lakewood Condominiums (1 mile)
12420 Spring Cypress Rd, Tomball, Texas, 77377
Ring: 1 mile radius

Prepared by Esri
Latitude: 30.01517
Longitude: -95.61689

Tapestry Profile | Offices of Lakewood Condominiums | Ring: 1 mile radius

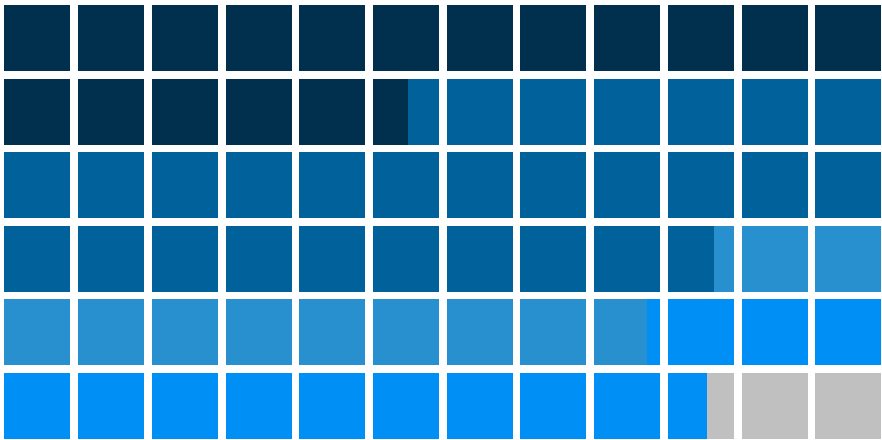


Occupation Type



Unemployment Rate
This is 36.4% higher than Texas.

Educational Attainment



Graduate Degree (2,017) Bachelor's Degree (3,242)
Some College/No Degree (1,276) High School Diploma (1,472)
No High School Diploma (276)

Population by Occupation

Occupation	Employed	Percent	U.S. Percent	Location Quotient
Total	7,586	100.0%	100.0%	-
White Collar	5,707	75.2%	62.6%	1.20
Management	1,463	19.3%	11.8%	1.64
Business/Financial	693	9.1%	6.3%	1.45
Computer/Mathematical	530	7.0%	4.3%	1.63
Architecture/Engineering	244	3.2%	2.4%	1.32
Life/Physical/Social Sciences	116	1.5%	1.2%	1.32
Community/Social Service	135	1.8%	1.7%	1.07
Legal	97	1.3%	1.2%	1.07
Education/Training/Library	328	4.3%	6.0%	0.73
Arts/Design/Entertainment	33	0.4%	2.1%	0.20
Healthcare Practitioner	509	6.7%	6.2%	1.08
Sales and Sales Related	763	10.1%	8.7%	1.16
Office/Administrative Support	796	10.5%	10.9%	0.97
Blue Collar	701	9.2%	20.3%	0.45
Farming/Fishing/Forestry	0	0.0%	0.5%	0.00
Construction/Extraction	168	2.2%	4.6%	0.48
Installation/Maintenance/Repair	53	0.7%	3.1%	0.23
Production	217	2.9%	4.9%	0.58
Transportation/Material Moving	263	3.5%	7.2%	0.48
Services	1,178	15.5%	17.1%	0.91
Healthcare Support	92	1.2%	3.7%	0.33
Protective Service	118	1.6%	2.4%	0.66
Food Preparation/Serving	656	8.7%	5.4%	1.60
Building Maintenance	106	1.4%	3.2%	0.44
Personal Care/Service	206	2.7%	2.4%	1.11

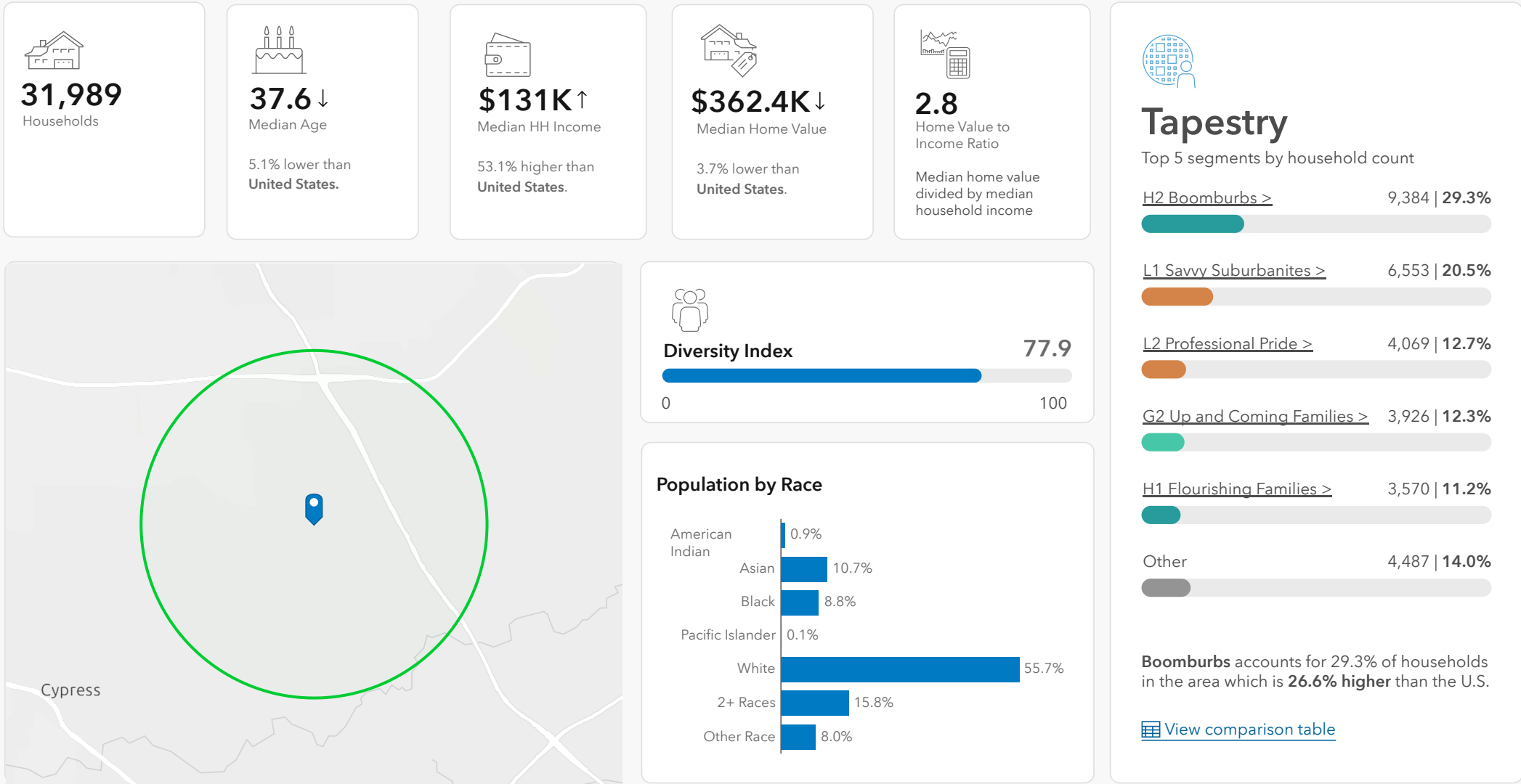
Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.

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

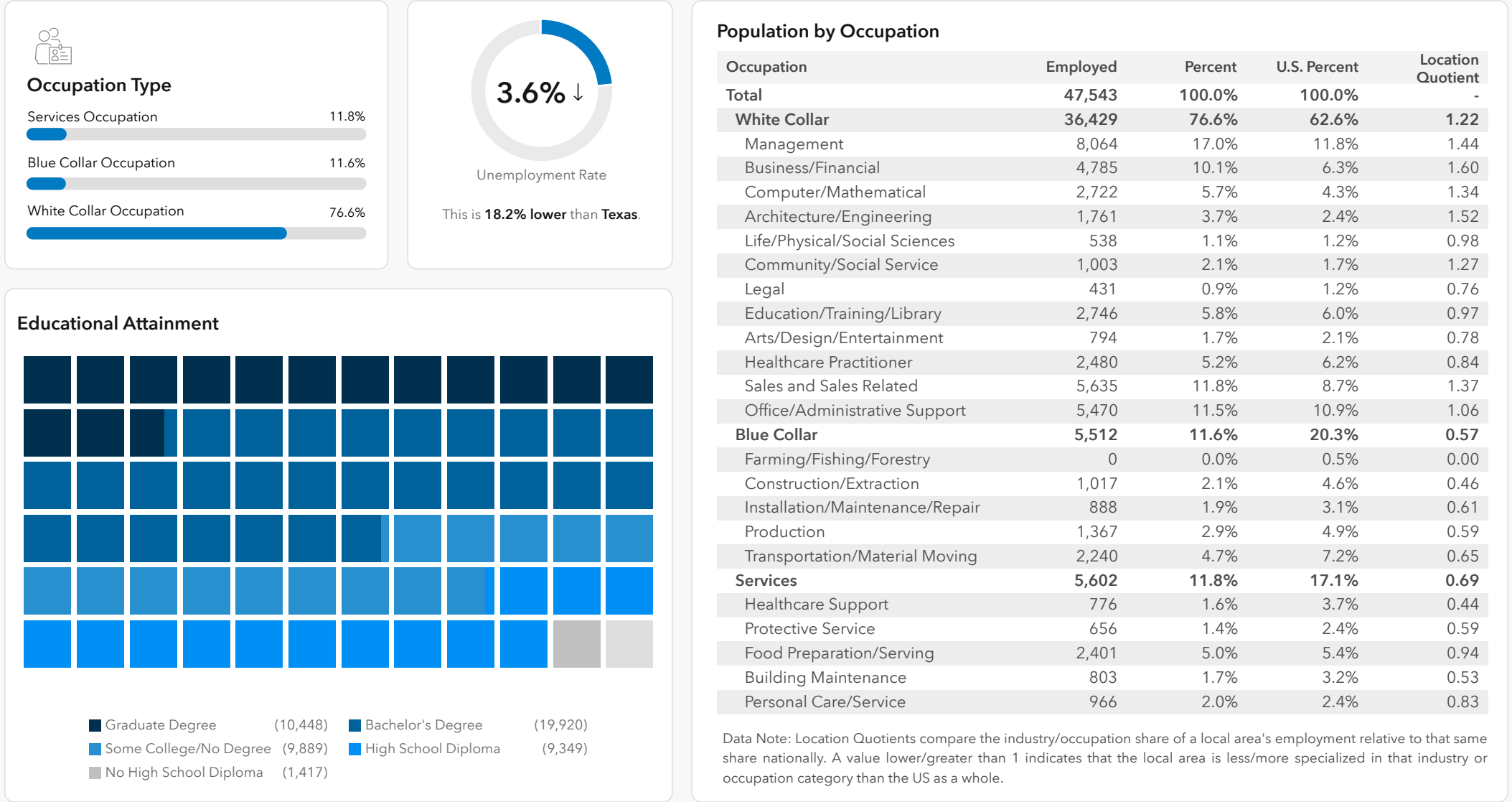
Source: This infographic contains data provided by Esri (2026).

Tapestry Profile

Offices of Lakewood Condominiums | Ring: 3 mile radius



Tapestry Profile | Offices of Lakewood Condominiums | Ring: 3 mile radius

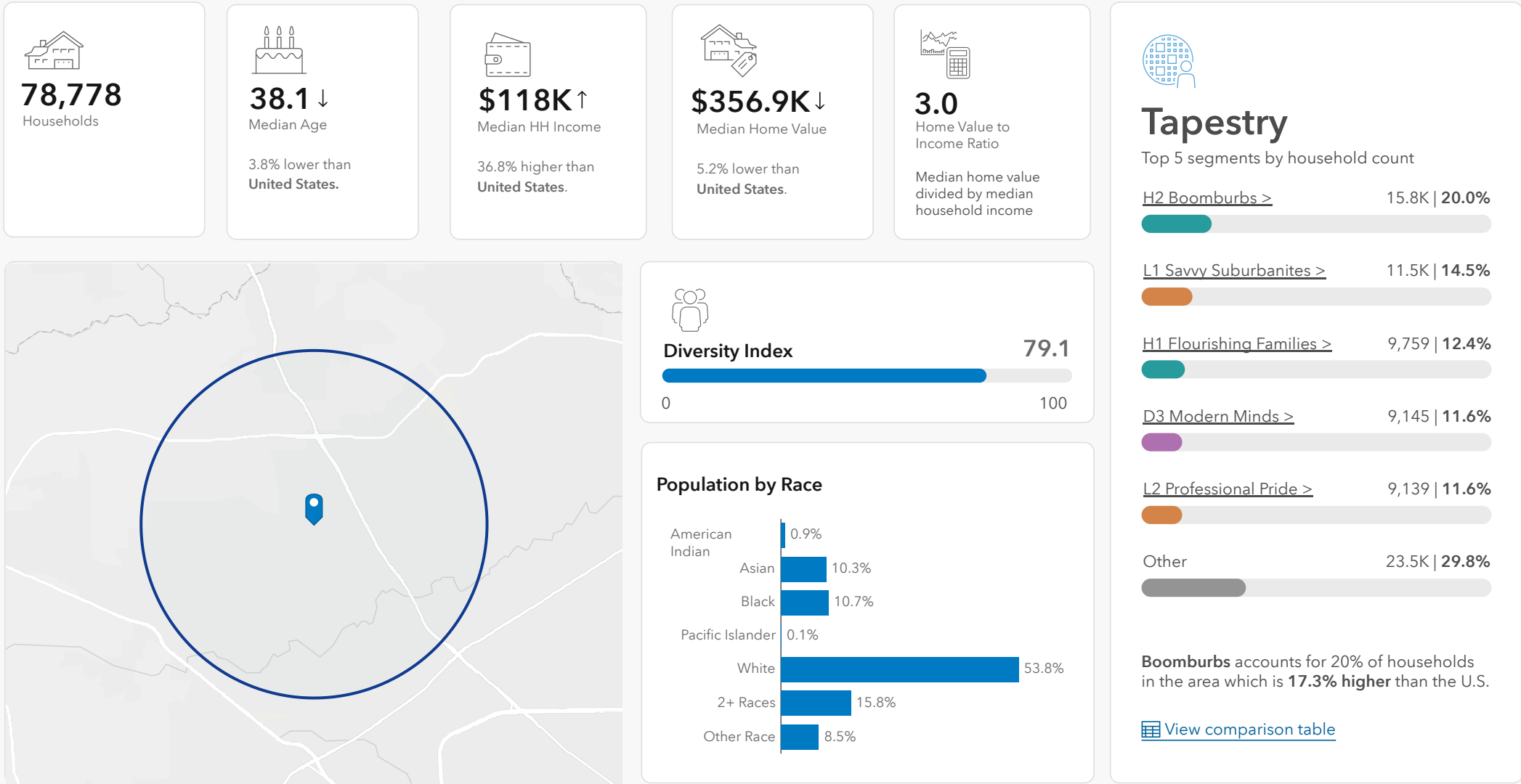


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Source: This infographic contains data provided by Esri (2026).

Tapestry Profile

Offices of Lakewood Condominiums | Ring: 5 mile radius



Tapestry Profile

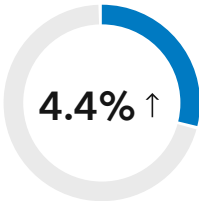
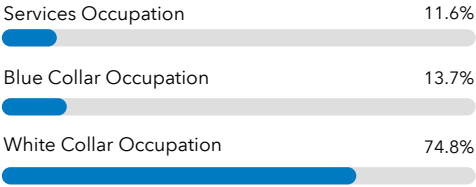
Offices of Lakewood Condominiums (5 miles)
12420 Spring Cypress Rd, Tomball, Texas, 77377
Ring: 5 mile radius

Prepared by Esri
Latitude: 30.01517
Longitude: -95.61689

Tapestry Profile | Offices of Lakewood Condominiums | Ring: 5 mile radius

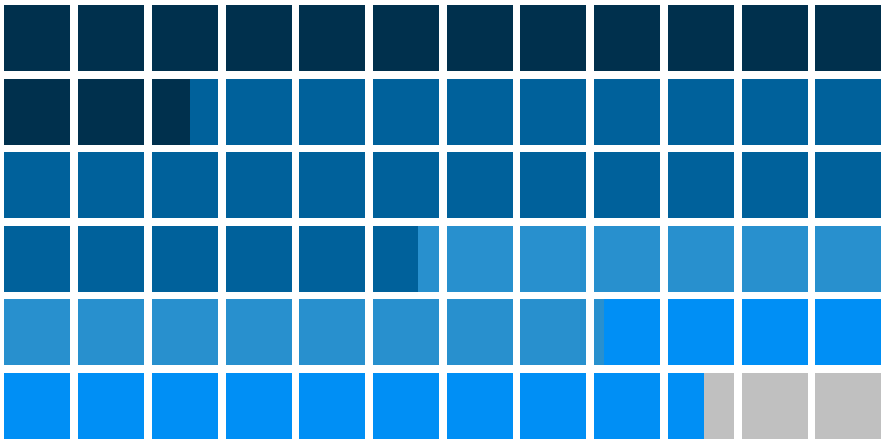


Occupation Type



Unemployment Rate
This is 0.0% lower than Texas.

Educational Attainment



Graduate Degree (25,383) Bachelor's Degree (47,140)
Some College/No Degree (25,170) High School Diploma (23,303)
No High School Diploma (4,258)

Population by Occupation

Occupation	Employed	Percent	U.S. Percent	Location Quotient
Total	113,841	100.0%	100.0%	-
White Collar	85,123	74.8%	62.6%	1.19
Management	17,995	15.8%	11.8%	1.34
Business/Financial	11,243	9.9%	6.3%	1.57
Computer/Mathematical	6,752	5.9%	4.3%	1.39
Architecture/Engineering	3,681	3.2%	2.4%	1.32
Life/Physical/Social Sciences	1,254	1.1%	1.2%	0.95
Community/Social Service	2,343	2.1%	1.7%	1.24
Legal	1,031	0.9%	1.2%	0.76
Education/Training/Library	6,937	6.1%	6.0%	1.02
Arts/Design/Entertainment	2,411	2.1%	2.1%	0.99
Healthcare Practitioner	5,613	4.9%	6.2%	0.79
Sales and Sales Related	12,159	10.7%	8.7%	1.23
Office/Administrative Support	13,704	12.0%	10.9%	1.11
Blue Collar	15,566	13.7%	20.3%	0.67
Farming/Fishing/Forestry	26	0.0%	0.5%	0.04
Construction/Extraction	2,794	2.5%	4.6%	0.53
Installation/Maintenance/Repair	2,435	2.1%	3.1%	0.70
Production	3,479	3.1%	4.9%	0.62
Transportation/Material Moving	6,832	6.0%	7.2%	0.83
Services	13,152	11.6%	17.1%	0.68
Healthcare Support	2,138	1.9%	3.7%	0.51
Protective Service	1,634	1.4%	2.4%	0.61
Food Preparation/Serving	5,185	4.5%	5.4%	0.84
Building Maintenance	1,608	1.4%	3.2%	0.45
Personal Care/Service	2,587	2.3%	2.4%	0.93

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).