



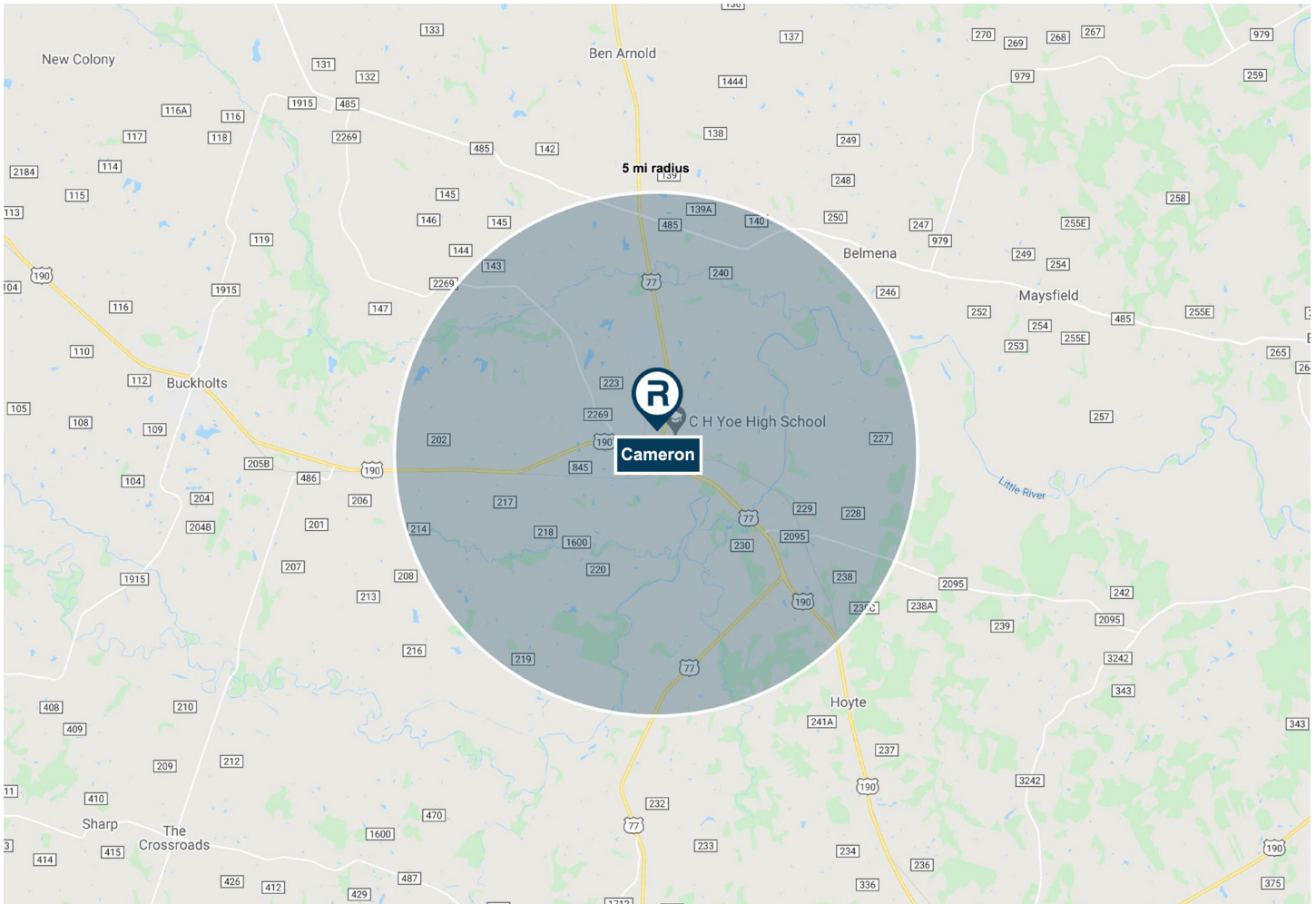
The**Retail**Coach.®

5-Mile Radial Demographic Profile

CAMERON, TEXAS

Prepared for Cameron Industrial Foundation
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5-Mile Radial



Prepared for:



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5-Mile Radial • Demographic Profile

Cameron, Texas

DESCRIPTION	DATA	%
Population		
2026 Projection	7,378	
2021 Estimate	7,075	
2010 Census	6,778	
2000 Census	6,279	
Growth 2021 - 2026		4.28%
Growth 2010 - 2021		4.38%
Growth 2000 - 2010		7.95%
2021 Est. Population by Single-Classification Race	7,075	
White Alone	4,889	69.10%
Black or African American Alone	1,000	14.13%
Amer. Indian and Alaska Native Alone	48	0.68%
Asian Alone	80	1.13%
Native Hawaiian and Other Pacific Island Alone	0	0.00%
Some Other Race Alone	932	13.17%
Two or More Races	125	1.77%
2021 Est. Population by Hispanic or Latino Origin	7,075	
Not Hispanic or Latino	4,489	63.45%
Hispanic or Latino	2,586	36.55%
Mexican	2,403	92.92%
Puerto Rican	7	0.27%
Cuban	2	0.08%
All Other Hispanic or Latino	174	6.73%
2021 Est. Hisp. or Latino Pop by Single-Class. Race	2,586	
White Alone	1,568	60.63%
Black or African American Alone	34	1.32%
American Indian and Alaska Native Alone	17	0.66%
Asian Alone	1	0.04%
Native Hawaiian and Other Pacific Islander Alone	0	0.00%
Some Other Race Alone	929	35.92%
Two or More Races	36	1.39%
2021 Est. Pop by Race, Asian Alone, by Category	80	
Chinese, except Taiwanese	6	7.50%
Filipino	8	10.00%
Japanese	0	0.00%
Asian Indian	10	12.50%
Korean	0	0.00%
Vietnamese	54	67.50%
Cambodian	0	0.00%
Hmong	0	0.00%
Laotian	0	0.00%
Thai	0	0.00%
All Other Asian Races Including 2+ Category	2	2.50%

DESCRIPTION	DATA	%
2021 Est. Population by Ancestry	7,075	
Arab	15	0.21%
Czech	253	3.58%
Danish	12	0.17%
Dutch	31	0.44%
English	382	5.40%
French (except Basque)	93	1.32%
French Canadian	17	0.24%
German	405	5.72%
Greek	0	0.00%
Hungarian	0	0.00%
Irish	410	5.80%
Italian	118	1.67%
Lithuanian	0	0.00%
United States or American	295	4.17%
Norwegian	71	1.00%
Polish	81	1.15%
Portuguese	0	0.00%
Russian	0	0.00%
Scottish	94	1.33%
Scotch-Irish	13	0.18%
Slovak	0	0.00%
Subsaharan African	17	0.24%
Swedish	1	0.01%
Swiss	10	0.14%
Ukrainian	0	0.00%
Welsh	17	0.24%
West Indian (except Hisp. groups)	0	0.00%
Other ancestries	3,220	45.51%
Ancestry Unclassified	1,518	21.46%
2021 Est. Pop Age 5+ by Language Spoken At Home		
Speak Only English at Home	4,397	66.81%
Speak Asian/Pacific Island Language at Home	56	0.85%
Speak IndoEuropean Language at Home	247	3.75%
Speak Spanish at Home	1,880	28.57%
Speak Other Language at Home	2	0.03%

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DESCRIPTION	DATA	%
2021 Est. Population by Age	7,075	
Age 0 - 4	494	6.98%
Age 5 - 9	486	6.87%
Age 10 - 14	517	7.31%
Age 15 - 17	342	4.83%
Age 18 - 20	302	4.27%
Age 21 - 24	356	5.03%
Age 25 - 34	771	10.90%
Age 35 - 44	791	11.18%
Age 45 - 54	744	10.52%
Age 55 - 64	839	11.86%
Age 65 - 74	795	11.24%
Age 75 - 84	418	5.91%
Age 85 and over	220	3.11%
Age 16 and over	5,468	77.29%
Age 18 and over	5,236	74.01%
Age 21 and over	4,934	69.74%
Age 65 and over	1,433	20.25%
2021 Est. Median Age		38.40
2021 Est. Average Age		39.81
2021 Est. Population by Sex	7,075	
Male	3,449	48.75%
Female	3,626	51.25%

DESCRIPTION	DATA	%
2021 Est. Male Population by Age	3,449	
Age 0 - 4	249	7.22%
Age 5 - 9	243	7.05%
Age 10 - 14	256	7.42%
Age 15 - 17	186	5.39%
Age 18 - 20	168	4.87%
Age 21 - 24	195	5.65%
Age 25 - 34	402	11.66%
Age 35 - 44	364	10.55%
Age 45 - 54	344	9.97%
Age 55 - 64	407	11.80%
Age 65 - 74	368	10.67%
Age 75 - 84	192	5.57%
Age 85 and over	76	2.20%
2021 Est. Median Age, Male		35.69
2021 Est. Average Age, Male		38.33
2021 Est. Female Population by Age	3,626	
Age 0 - 4	246	6.78%
Age 5 - 9	242	6.67%
Age 10 - 14	261	7.20%
Age 15 - 17	156	4.30%
Age 18 - 20	134	3.70%
Age 21 - 24	162	4.47%
Age 25 - 34	369	10.18%
Age 35 - 44	427	11.78%
Age 45 - 54	400	11.03%
Age 55 - 64	431	11.89%
Age 65 - 74	428	11.80%
Age 75 - 84	226	6.23%
Age 85 and over	144	3.97%
2021 Est. Median Age, Female		40.72
2021 Est. Average Age, Female		41.22

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DESCRIPTION	DATA	%
2021 Est. Pop Age 15+ by Marital Status		
Total, Never Married	1,438	25.78%
Males, Never Married	901	16.15%
Females, Never Married	537	9.63%
Married, Spouse present	2,609	46.77%
Married, Spouse absent	367	6.58%
Widowed	495	8.87%
Males Widowed	105	1.88%
Females Widowed	390	6.99%
Divorced	669	11.99%
Males Divorced	306	5.49%
Females Divorced	363	6.51%
2021 Est. Pop Age 25+ by Edu. Attainment		
Less than 9th grade	446	9.7%
Some High School, no diploma	513	11.2%
High School Graduate (or GED)	1,687	36.9%
Some College, no degree	1,026	22.4%
Associate Degree	289	6.3%
Bachelor's Degree	495	10.8%
Master's Degree	93	2.0%
Professional School Degree	18	0.4%
Doctorate Degree	11	0.2%
2021 Est. Pop Age 25+ by Edu. Attain., Hisp./ Lat.		
No High School Diploma	634	47.42%
High School Graduate	329	24.61%
Some College or Associate's Degree	249	18.62%
Bachelor's Degree or Higher	126	9.42%
Households		
2026 Projection	2,667	
2021 Estimate	2,573	
2010 Census	2,528	
2000 Census	2,369	
Growth 2021 - 2026		3.65%
Growth 2010 - 2021		1.78%
Growth 2000 - 2010		6.71%
2021 Est. Households by Household Type	2,573	
Family Households	1,737	67.51%
Nonfamily Households	836	32.49%
2021 Est. Group Quarters Population	229	
2021 Households by Ethnicity, Hispanic/Latino	727	

DESCRIPTION	DATA	%
2021 Est. Households by Household Income	2,573	
Income < \$15,000	436	16.95%
Income \$15,000 - \$24,999	411	15.97%
Income \$25,000 - \$34,999	179	6.96%
Income \$35,000 - \$49,999	361	14.03%
Income \$50,000 - \$74,999	484	18.81%
Income \$75,000 - \$99,999	305	11.85%
Income \$100,000 - \$124,999	169	6.57%
Income \$125,000 - \$149,999	75	2.92%
Income \$150,000 - \$199,999	84	3.27%
Income \$200,000 - \$249,999	34	1.32%
Income \$250,000 - \$499,999	27	1.05%
Income \$500,000+	7	0.27%
2021 Est. Average Household Income		\$59,912
2021 Est. Median Household Income		\$45,820
2021 Median HH Inc. by Single-Class. Race or Eth.		
White Alone		\$53,122
Black or African American Alone		\$38,153
American Indian and Alaska Native Alone		\$104,134
Asian Alone		\$105,422
Native Hawaiian and Other Pacific Islander Alone		\$0
Some Other Race Alone		\$22,338
Two or More Races		\$105,259
Hispanic or Latino		\$34,655
Not Hispanic or Latino		\$46,825
2021 Est. Family HH Type by Presence of Own Child.	1,737	
Married-Couple Family, own children	451	25.96%
Married-Couple Family, no own children	711	40.93%
Male Householder, own children	56	3.22%
Male Householder, no own children	78	4.49%
Female Householder, own children	253	14.57%
Female Householder, no own children	188	10.82%
2021 Est. Households by Household Size	2,573	
1-person	744	28.92%
2-person	743	28.88%
3-person	392	15.24%
4-person	327	12.71%
5-person	204	7.93%
6-person	100	3.89%
7-or-more-person	63	2.45%
2021 Est. Average Household Size		2.65

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DESCRIPTION	DATA	%
2021 Est. Households by Presence of People Under 18	2,573	
Households with 1 or More People under Age 18:	904	35.13%
Married-Couple Family	505	55.86%
Other Family, Male Householder	80	8.85%
Other Family, Female Householder	315	34.85%
Nonfamily, Male Householder	3	0.33%
Nonfamily, Female Householder	2	0.22%
Households with No People under Age 18:	1,669	64.87%
Married-Couple Family	659	39.49%
Other Family, Male Householder	54	3.24%
Other Family, Female Householder	126	7.55%
Nonfamily, Male Householder	373	22.35%
Nonfamily, Female Householder	458	27.44%
2021 Est. Households by Number of Vehicles	2,573	
No Vehicles	173	6.72%
1 Vehicle	898	34.90%
2 Vehicles	1,004	39.02%
3 Vehicles	389	15.12%
4 Vehicles	72	2.80%
5 or more Vehicles	37	1.44%
2021 Est. Average Number of Vehicles		1.77
Family Households		
2026 Projection	1,802	
2021 Estimate	1,737	
2010 Census	1,705	
2000 Census	1,626	
Growth 2021 - 2026		3.74%
Growth 2010 - 2021		1.88%
Growth 2000 - 2010		4.86%
2021 Est. Families by Poverty Status	1,737	
2021 Families at or Above Poverty	1,464	84.28%
2021 Families at or Above Poverty with Children	489	28.15%
2021 Families Below Poverty	273	15.72%
2021 Families Below Poverty with Children	229	13.18%
2021 Est. Pop 16+ by Employment Status	5,467	
Civilian Labor Force, Employed	2,580	47.18%
Civilian Labor Force, Unemployed	130	2.38%
Armed Forces	0	0.00%
Not in Labor Force	2,757	50.42%

DESCRIPTION	DATA	%
2021 Est. Civ. Employed Pop 16+ by Class of Worker	2,585	
For-Profit Private Workers	1,702	65.84%
Non-Profit Private Workers	120	4.64%
Local Government Workers	93	3.60%
State Government Workers	134	5.18%
Federal Government Workers	365	14.12%
Self-Employed Workers	166	6.42%
Unpaid Family Workers	4	0.16%
2021 Est. Civ. Employed Pop 16+ by Occupation	2,585	
Architect/Engineer	74	2.86%
Arts/Entertainment/Sports	1	0.04%
Building Grounds Maintenance	68	2.63%
Business/Financial Operations	53	2.05%
Community/Social Services	52	2.01%
Computer/Mathematical	98	3.79%
Construction/Extraction	198	7.66%
Education/Training/Library	385	14.89%
Farming/Fishing/Forestry	108	4.18%
Food Prep/Serving	113	4.37%
Health Practitioner/Technician	159	6.15%
Healthcare Support	60	2.32%
Maintenance Repair	49	1.90%
Legal	0	0.00%
Life/Physical/Social Science	11	0.43%
Management	150	5.80%
Office/Admin. Support	270	10.45%
Production	247	9.56%
Protective Services	76	2.94%
Sales/Related	199	7.70%
Personal Care/Service	44	1.70%
Transportation/Moving	170	6.58%
2021 Est. Pop 16+ by Occupation Classification	2,585	
White Collar	1,452	56.17%
Blue Collar	664	25.69%
Service and Farm	469	18.14%
2021 Est. Workers Age 16+ by Transp. to Work	2,511	
Drove Alone	2,045	81.44%
Car Pooled	351	13.98%
Public Transportation	13	0.52%
Walked	8	0.32%
Bicycle	0	0.00%
Other Means	14	0.56%
Worked at Home	81	3.23%

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DESCRIPTION	DATA	%
2021 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	1,257	
15 - 29 Minutes	247	
30 - 44 Minutes	492	
45 - 59 Minutes	240	
60 or more Minutes	184	
2021 Est. Avg Travel Time to Work in Minutes		25
2021 Est. Occupied Housing Units by Tenure	2,573	
Owner Occupied	1,656	64.36%
Renter Occupied	917	35.64%
2021 Owner Occ. HUs: Avg. Length of Residence		20.08
2021 Renter Occ. HUs: Avg. Length of Residence		6.83
2021 Est. Owner-Occupied Housing Units by Value	2,573	
Value Less than \$20,000	47	2.84%
Value \$20,000 - \$39,999	35	2.11%
Value \$40,000 - \$59,999	265	16.00%
Value \$60,000 - \$79,999	220	13.29%
Value \$80,000 - \$99,999	187	11.29%
Value \$100,000 - \$149,999	354	21.38%
Value \$150,000 - \$199,999	307	18.54%
Value \$200,000 - \$299,999	138	8.33%
Value \$300,000 - \$399,999	37	2.23%
Value \$400,000 - \$499,999	21	1.27%
Value \$500,000 - \$749,999	21	1.27%
Value \$750,000 - \$999,999	8	0.48%
Value \$1,000,000 or \$1,499,999	1	0.06%
Value \$1,500,000 or \$1,999,999	1	0.06%
Value \$2,000,000+	14	0.85%
2021 Est. Median All Owner-Occupied Housing Value		\$109,163
2021 Est. Housing Units by Units in Structure		
1 Unit Detached	2,233	75.03%
1 Unit Attached	81	2.72%
2 Units	174	5.85%
3 or 4 Units	100	3.36%
5 to 19 Units	102	3.43%
20 to 49 Units	11	0.37%
50 or More Units	0	0.00%
Mobile Home or Trailer	275	9.24%
Boat, RV, Van, etc.	0	0.00%

DESCRIPTION	DATA	%
2021 Est. Housing Units by Year Structure Built		
Housing Units Built 2014 or later	105	3.53%
Housing Units Built 2010 to 2014	58	1.95%
Housing Units Built 2000 to 2009	216	7.26%
Housing Units Built 1990 to 1999	299	10.05%
Housing Units Built 1980 to 1989	466	15.66%
Housing Units Built 1970 to 1979	374	12.57%
Housing Units Built 1960 to 1969	302	10.15%
Housing Units Built 1950 to 1959	616	20.70%
Housing Units Built 1940 to 1949	176	5.91%
Housing Unit Built 1939 or Earlier	363	12.20%
2021 Est. Median Year Structure Built		1971

About The Retail Coach®

The Retail Coach is a national retail recruitment and development firm that combines strategy, technology, and creative expertise to develop and deliver high-impact retail recruitment and development plans to local governments, chambers of commerce, economic development organizations and private developers.

Through its unique Retail360® Process, The Retail Coach offers a dynamic system of products and services that better enable communities to maximize their retail development potential.

Retail:360® Process

Providing more than simple data reports of psychographic and demographic trends, The Retail Coach goes well beyond other retail consulting and market research firms' offerings by combining current national and statewide demographics and trend data with real-world, "on-the-ground" information gathered through extensive visits to our clients' communities. Every community is different, and there is no "one size fits all" retail recruitment solution. Compiling the gathered data into client-tailored information packets that are uniquely designed for, and targeted to, specific retailers and restaurants who meet the community's needs help assure our clients that they are receiving the latest and best information for targeted retail recruitment efforts – all with personal service and coaching guidance that continues beyond the initial project scope and timeline.

Our Retail:360® Process assures that communities get timely, accurate and relevant information. Translating that data into the information that retailers need and seek assures our clients even better possibilities for tremendous retail growth and success.



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ACKNOWLEDGMENTS

The observations, conclusions and recommendations contained in this study are solely those of The Retail Coach, LLC and should not be construed to represent the opinions of others, including its clients, or any other entity prior to such entity's express approval of this study.

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions.

Sources used in completing this study include: infoUSA™, Applied Geographic Solutions, Environics Analytics, ESRI, U.S. Census Bureau, Economy.com, Placer.AI, Spatial Insights Inc., Urban Land Institute, CensusViewer.com, International Council of Shopping Centers, and/or U.S. Bureau of Labor and Statistics. To better represent current data, where applicable, portions of estimated actual sales may be calculated using an average sales per square foot model. Mapping data is provided by Google, Nielsen, ESRI and/or Microsoft Corporation.

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