



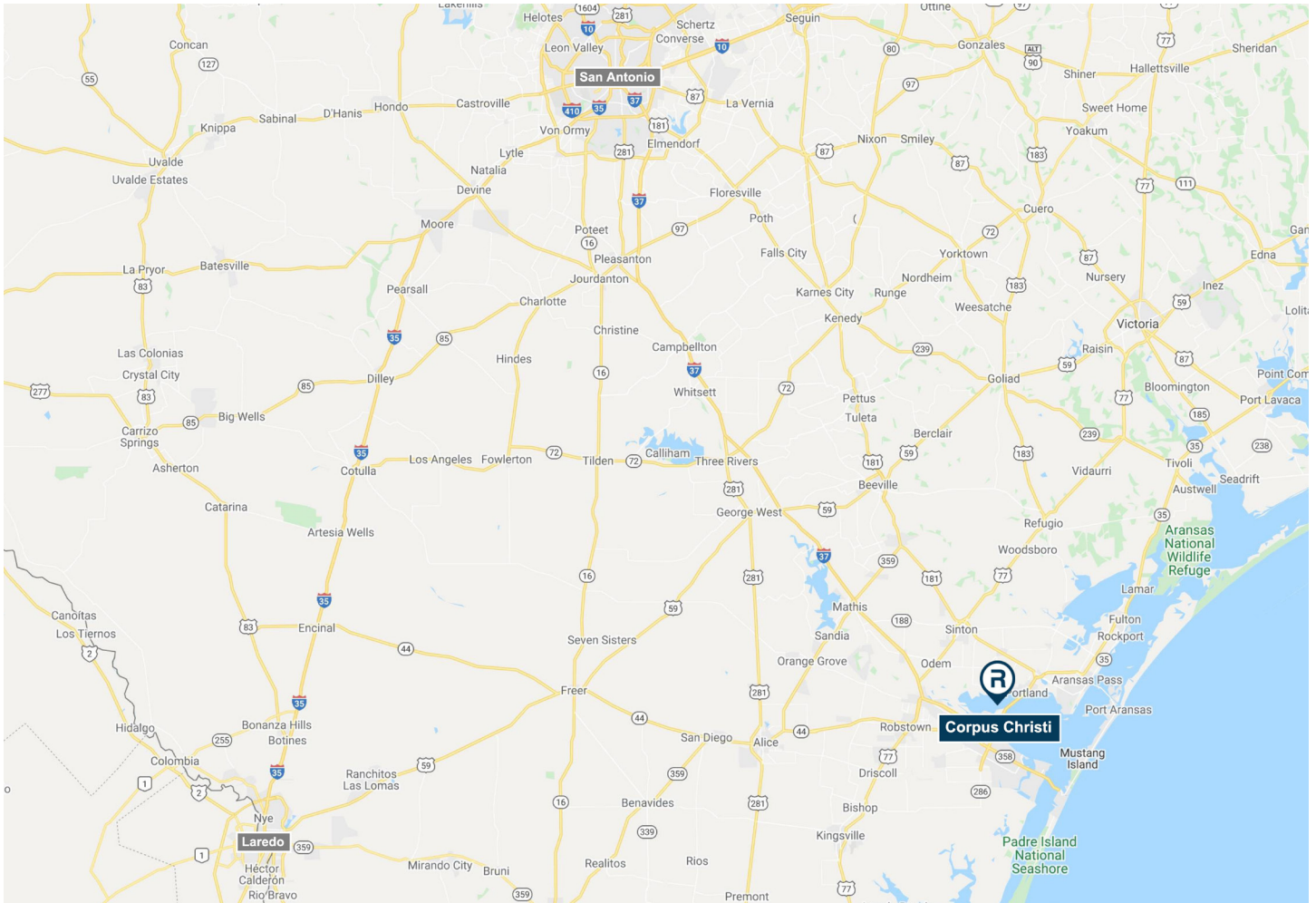
The**Retail**Coach.®

# Community Demographic Profile

CORPUS CHRISTI, TEXAS

Prepared for City of Corpus Christi  
October 2021

# Community



Prepared for:



**City of Corpus Christi**  
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# Community • Demographic Profile

## Corpus Christi, Texas

DESCRIPTION	DATA	%
<b>Population</b>		
2026 Projection	345,165	
2021 Estimate	328,444	
2010 Census	305,215	
2000 Census	277,552	
Growth 2021 - 2026		5.09%
Growth 2010 - 2021		7.61%
Growth 2000 - 2010		9.97%
<b>2021 Est. Population by Single-Classification Race</b>	<b>328,444</b>	
White Alone	260,830	79.41%
Black or African American Alone	13,302	4.05%
Amer. Indian and Alaska Native Alone	2,118	0.65%
Asian Alone	7,720	2.35%
Native Hawaiian and Other Pacific Island Alone	322	0.10%
Some Other Race Alone	34,756	10.58%
Two or More Races	9,396	2.86%
<b>2021 Est. Population by Hispanic or Latino Origin</b>	<b>328,444</b>	
Not Hispanic or Latino	112,086	34.13%
Hispanic or Latino	216,358	65.87%
Mexican	177,012	81.81%
Puerto Rican	1,644	0.76%
Cuban	628	0.29%
All Other Hispanic or Latino	37,074	17.14%
<b>2021 Est. Hisp. or Latino Pop by Single-Class. Race</b>	<b>216,358</b>	
White Alone	172,977	79.95%
Black or African American Alone	1,562	0.72%
American Indian and Alaska Native Alone	1,360	0.63%
Asian Alone	251	0.12%
Native Hawaiian and Other Pacific Islander Alone	67	0.03%
Some Other Race Alone	34,421	15.91%
Two or More Races	5,720	2.64%
<b>2021 Est. Pop by Race, Asian Alone, by Category</b>	<b>7,720</b>	
Chinese, except Taiwanese	926	12.00%
Filipino	3,227	41.80%
Japanese	124	1.61%
Asian Indian	628	8.14%
Korean	512	6.63%
Vietnamese	1,315	17.03%
Cambodian	217	2.81%
Hmong	31	0.40%
Laotian	14	0.18%
Thai	71	0.92%
All Other Asian Races Including 2+ Category	655	8.49%

DESCRIPTION	DATA	%
<b>2021 Est. Population by Ancestry</b>	<b>328,444</b>	
Arab	1,059	0.32%
Czech	2,207	0.67%
Danish	277	0.08%
Dutch	1,501	0.46%
English	11,878	3.62%
French (except Basque)	4,149	1.26%
French Canadian	642	0.20%
German	23,100	7.03%
Greek	718	0.22%
Hungarian	293	0.09%
Irish	14,618	4.45%
Italian	3,847	1.17%
Lithuanian	78	0.02%
United States or American	8,020	2.44%
Norwegian	1,253	0.38%
Polish	2,336	0.71%
Portuguese	150	0.05%
Russian	689	0.21%
Scottish	3,957	1.20%
Scotch-Irish	1,930	0.59%
Slovak	10	0.00%
Subsaharan African	2,553	0.78%
Swedish	1,045	0.32%
Swiss	285	0.09%
Ukrainian	145	0.04%
Welsh	943	0.29%
West Indian (except Hisp. groups)	410	0.13%
Other ancestries	209,061	63.65%
Ancestry Unclassified	31,290	9.53%
<b>2021 Est. Pop Age 5+ by Language Spoken At Home</b>		
Speak Only English at Home	161,088	52.58%
Speak Asian/Pacific Island Language at Home	6,132	2.00%
Speak IndoEuropean Language at Home	3,737	1.22%
Speak Spanish at Home	134,954	44.05%
Speak Other Language at Home	473	0.15%

# Community • Demographic Profile

Corpus Christi, Texas

DESCRIPTION	DATA	%
<b>2021 Est. Population by Age</b>	<b>328,444</b>	
Age 0 - 4	22,060	6.72%
Age 5 - 9	21,820	6.64%
Age 10 - 14	22,026	6.71%
Age 15 - 17	14,043	4.28%
Age 18 - 20	13,850	4.22%
Age 21 - 24	18,573	5.66%
Age 25 - 34	46,221	14.07%
Age 35 - 44	43,809	13.34%
Age 45 - 54	37,946	11.55%
Age 55 - 64	38,061	11.59%
Age 65 - 74	29,643	9.03%
Age 75 - 84	14,522	4.42%
Age 85 and over	5,870	1.79%
Age 16 and over	257,931	78.53%
Age 18 and over	248,495	75.66%
Age 21 and over	234,645	71.44%
Age 65 and over	50,035	15.23%
2021 Est. Median Age		36.24
2021 Est. Average Age		38.00
<b>2021 Est. Population by Sex</b>	<b>328,444</b>	
Male	162,335	49.43%
Female	166,109	50.58%

DESCRIPTION	DATA	%
<b>2021 Est. Male Population by Age</b>	<b>162,335</b>	
Age 0 - 4	11,300	6.96%
Age 5 - 9	11,181	6.89%
Age 10 - 14	11,329	6.98%
Age 15 - 17	7,216	4.45%
Age 18 - 20	7,102	4.37%
Age 21 - 24	9,445	5.82%
Age 25 - 34	23,734	14.62%
Age 35 - 44	21,926	13.51%
Age 45 - 54	18,585	11.45%
Age 55 - 64	18,316	11.28%
Age 65 - 74	14,021	8.64%
Age 75 - 84	6,196	3.82%
Age 85 and over	1,984	1.22%
2021 Est. Median Age, Male		34.94
2021 Est. Average Age, Male		36.90
<b>2021 Est. Female Population by Age</b>	<b>166,109</b>	
Age 0 - 4	10,760	6.48%
Age 5 - 9	10,639	6.41%
Age 10 - 14	10,697	6.44%
Age 15 - 17	6,827	4.11%
Age 18 - 20	6,748	4.06%
Age 21 - 24	9,128	5.50%
Age 25 - 34	22,487	13.54%
Age 35 - 44	21,883	13.17%
Age 45 - 54	19,361	11.66%
Age 55 - 64	19,745	11.89%
Age 65 - 74	15,622	9.41%
Age 75 - 84	8,326	5.01%
Age 85 and over	3,886	2.34%
2021 Est. Median Age, Female		37.58
2021 Est. Average Age, Female		39.10

# Community • Demographic Profile

## Corpus Christi, Texas

DESCRIPTION	DATA	%
<b>2021 Est. Pop Age 15+ by Marital Status</b>		
Total, Never Married	92,753	35.33%
Males, Never Married	49,799	18.97%
Females, Never Married	42,954	16.36%
Married, Spouse present	108,587	41.36%
Married, Spouse absent	13,582	5.17%
Widowed	15,833	6.03%
Males Widowed	4,011	1.53%
Females Widowed	11,822	4.50%
Divorced	31,783	12.11%
Males Divorced	14,847	5.66%
Females Divorced	16,936	6.45%
<b>2021 Est. Pop Age 25+ by Edu. Attainment</b>		
Less than 9th grade	14,706	6.81%
Some High School, no diploma	20,931	9.69%
High School Graduate (or GED)	61,885	28.64%
Some College, no degree	53,060	24.56%
Associate Degree	17,222	7.97%
Bachelor's Degree	31,161	14.42%
Master's Degree	12,279	5.68%
Professional School Degree	2,849	1.32%
Doctorate Degree	1,979	0.92%
<b>2021 Est. Pop Age 25+ by Edu. Attain., Hisp./ Lat.</b>		
No High School Diploma	30,292	22.82%
High School Graduate	42,989	32.39%
Some College or Associate's Degree	41,332	31.14%
Bachelor's Degree or Higher	18,114	13.65%
<b>Households</b>		
2026 Projection	129,882	
2021 Estimate	123,077	
2010 Census	112,843	
2000 Census	98,922	
Growth 2021 - 2026		5.53%
Growth 2010 - 2021		9.07%
Growth 2000 - 2010		14.07%
<b>2021 Est. Households by Household Type</b>	<b>123,077</b>	
Family Households	83,265	67.65%
Nonfamily Households	39,812	32.35%
2021 Est. Group Quarters Population	6,699	
2021 Households by Ethnicity, Hispanic/Latino	72,531	

DESCRIPTION	DATA	%
<b>2021 Est. Households by Household Income</b>	<b>123,077</b>	
Income < \$15,000	13,612	11.06%
Income \$15,000 - \$24,999	11,589	9.42%
Income \$25,000 - \$34,999	11,224	9.12%
Income \$35,000 - \$49,999	17,063	13.86%
Income \$50,000 - \$74,999	21,065	17.11%
Income \$75,000 - \$99,999	16,493	13.40%
Income \$100,000 - \$124,999	11,882	9.65%
Income \$125,000 - \$149,999	6,793	5.52%
Income \$150,000 - \$199,999	6,490	5.27%
Income \$200,000 - \$249,999	2,710	2.20%
Income \$250,000 - \$499,999	3,018	2.45%
Income \$500,000+	1,138	0.93%
2021 Est. Average Household Income		\$80,057
2021 Est. Median Household Income		\$58,585
<b>2021 Median HH Inc. by Single-Class. Race or Eth.</b>		
White Alone		\$60,458
Black or African American Alone		\$45,959
American Indian and Alaska Native Alone		\$47,016
Asian Alone		\$77,816
Native Hawaiian and Other Pacific Islander Alone		\$43,030
Some Other Race Alone		\$50,184
Two or More Races		\$52,343
Hispanic or Latino		\$53,160
Not Hispanic or Latino		\$67,187
<b>2021 Est. Family HH Type by Presence of Own Child.</b>	<b>83,265</b>	
Married-Couple Family, own children	23,076	27.71%
Married-Couple Family, no own children	32,634	39.19%
Male Householder, own children	3,709	4.45%
Male Householder, no own children	3,831	4.60%
Female Householder, own children	10,966	13.17%
Female Householder, no own children	9,049	10.87%
<b>2021 Est. Households by Household Size</b>	<b>123,077</b>	
1-person	32,643	26.52%
2-person	37,961	30.84%
3-person	21,365	17.36%
4-person	16,386	13.31%
5-person	8,685	7.06%
6-person	3,813	3.10%
7-or-more-person	2,224	1.81%
2021 Est. Average Household Size		2.61

# Community • Demographic Profile

## Corpus Christi, Texas

DESCRIPTION	DATA	%
<b>2021 Est. Households by Presence of People Under 18</b>	<b>123,077</b>	
Households with 1 or More People under Age 18:	44,516	36.17%
Married-Couple Family	26,120	58.68%
Other Family, Male Householder	4,473	10.05%
Other Family, Female Householder	13,483	30.29%
Nonfamily, Male Householder	314	0.71%
Nonfamily, Female Householder	126	0.28%
<b>Households with No People under Age 18:</b>	<b>78,561</b>	
Married-Couple Family	29,608	37.69%
Other Family, Male Householder	3,066	3.90%
Other Family, Female Householder	6,514	8.29%
Nonfamily, Male Householder	19,917	25.35%
Nonfamily, Female Householder	19,456	24.77%
<b>2021 Est. Households by Number of Vehicles</b>	<b>123,077</b>	
No Vehicles	8,966	7.29%
1 Vehicle	43,064	34.99%
2 Vehicles	46,678	37.93%
3 Vehicles	16,936	13.76%
4 Vehicles	5,554	4.51%
5 or more Vehicles	1,879	1.53%
2021 Est. Average Number of Vehicles		1.8
<b>Family Households</b>		
2026 Projection	87,838	
2021 Estimate	83,265	
2010 Census	76,330	
2000 Census	70,560	
Growth 2021 - 2026		5.49%
Growth 2010 - 2021		9.09%
Growth 2000 - 2010		8.18%
<b>2021 Est. Families by Poverty Status</b>	<b>83,265</b>	
2021 Families at or Above Poverty	72,934	87.59%
2021 Families at or Above Poverty with Children	33,465	40.19%
2021 Families Below Poverty	10,331	12.41%
2021 Families Below Poverty with Children	8,037	9.65%
<b>2021 Est. Pop 16+ by Employment Status</b>		
Civilian Labor Force, Employed	152,147	58.99%
Civilian Labor Force, Unemployed	8,648	3.35%
Armed Forces	1,242	0.48%
Not in Labor Force	95,894	37.18%

DESCRIPTION	DATA	%
<b>2021 Est. Civ. Employed Pop 16+ by Class of Worker</b>	<b>154,591</b>	
For-Profit Private Workers	107,393	69.47%
Non-Profit Private Workers	8,527	5.52%
Local Government Workers	5,491	3.55%
State Government Workers	6,409	4.15%
Federal Government Workers	9,566	6.19%
Self-Employed Workers	16,976	10.98%
Unpaid Family Workers	229	0.15%
<b>2021 Est. Civ. Employed Pop 16+ by Occupation</b>	<b>154,591</b>	
Architect/Engineer	2,346	1.52%
Arts/Entertainment/Sports	2,315	1.50%
Building Grounds Maintenance	7,861	5.08%
Business/Financial Operations	5,132	3.32%
Community/Social Services	3,262	2.11%
Computer/Mathematical	1,179	0.76%
Construction/Extraction	13,894	8.99%
Education/Training/Library	8,491	5.49%
Farming/Fishing/Forestry	390	0.25%
Food Prep/Serving	10,392	6.72%
Health Practitioner/Technician	9,199	5.95%
Healthcare Support	6,834	4.42%
Maintenance Repair	6,942	4.49%
Legal	1,210	0.78%
Life/Physical/Social Science	1,942	1.26%
Management	13,402	8.67%
Office/Admin. Support	16,072	10.40%
Production	9,034	5.84%
Protective Services	4,132	2.67%
Sales/Related	16,843	10.90%
Personal Care/Service	3,343	2.16%
Transportation/Moving	10,376	6.71%
<b>2021 Est. Pop 16+ by Occupation Classification</b>	<b>154,591</b>	
White Collar	81,393	52.65%
Blue Collar	40,246	26.03%
Service and Farm	32,952	21.32%
<b>2021 Est. Workers Age 16+ by Transp. to Work</b>	<b>153,210</b>	
Drove Alone	130,621	85.26%
Car Pooled	12,440	8.12%
Public Transportation	2,299	1.50%
Walked	1,889	1.23%
Bicycle	191	0.13%
Other Means	1,473	0.96%
Worked at Home	4,297	2.81%



# Community • Demographic Profile

## Corpus Christi, Texas

DESCRIPTION	DATA	%
<b>2021 Est. Workers Age 16+ by Travel Time to Work</b>		
Less than 15 Minutes	45,021	
15 - 29 Minutes	77,411	
30 - 44 Minutes	18,593	
45 - 59 Minutes	4,341	
60 or more Minutes	4,262	
2021 Est. Avg Travel Time to Work in Minutes		21
2021 Est. Occupied Housing Units by Tenure	123,077	
Owner Occupied	73,609	59.81%
Renter Occupied	49,468	40.19%
2021 Owner Occ. HUs: Avg. Length of Residence		16.70%
2021 Renter Occ. HUs: Avg. Length of Residence		5.90%
<b>2021 Est. Owner-Occupied Housing Units by Value</b>	<b>123,077</b>	
Value Less than \$20,000	1,052	1.43%
Value \$20,000 - \$39,999	2,092	2.84%
Value \$40,000 - \$59,999	3,346	4.55%
Value \$60,000 - \$79,999	5,457	7.41%
Value \$80,000 - \$99,999	7,363	10.00%
Value \$100,000 - \$149,999	15,655	21.27%
Value \$150,000 - \$199,999	14,731	20.01%
Value \$200,000 - \$299,999	14,177	19.26%
Value \$300,000 - \$399,999	4,112	5.59%
Value \$400,000 - \$499,999	2,188	2.97%
Value \$500,000 - \$749,999	1,899	2.58%
Value \$750,000 - \$999,999	828	1.12%
Value \$1,000,000 or \$1,499,999	451	0.61%
Value \$1,500,000 or \$1,999,999	151	0.21%
Value \$2,000,000+	107	0.15%
2021 Est. Median All Owner-Occupied Housing Value		\$155,860
<b>2021 Est. Housing Units by Units in Structure</b>		
1 Unit Detached	89,621	65.78%
1 Unit Attached	2,788	2.05%
2 Units	4,651	3.41%
3 or 4 Units	9,579	7.03%
5 to 19 Units	17,467	12.82%
20 to 49 Units	2,412	1.77%
50 or More Units	5,841	4.29%
Mobile Home or Trailer	3,533	2.59%
Boat, RV, Van, etc.	354	0.26%

DESCRIPTION	DATA	%
<b>2021 Est. Housing Units by Year Structure Built</b>		
Housing Units Built 2014 or later	11,976	8.79%
Housing Units Built 2010 to 2014	4,108	3.02%
Housing Units Built 2000 to 2009	15,677	11.51%
Housing Units Built 1990 to 1999	14,483	10.63%
Housing Units Built 1980 to 1989	20,901	15.34%
Housing Units Built 1970 to 1979	19,927	14.63%
Housing Units Built 1960 to 1969	15,924	11.69%
Housing Units Built 1950 to 1959	21,561	15.83%
Housing Units Built 1940 to 1949	8,321	6.11%
Housing Unit Built 1939 or Earlier	3,368	2.47%
2021 Est. Median Year Structure Built		1980

# 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.





The**RetailCoach**.®

## 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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