



TheRetailCoach®

RETAIL TRADE AREA GAP/OPPORTUNITY ANALYSIS

Ingleside, Texas

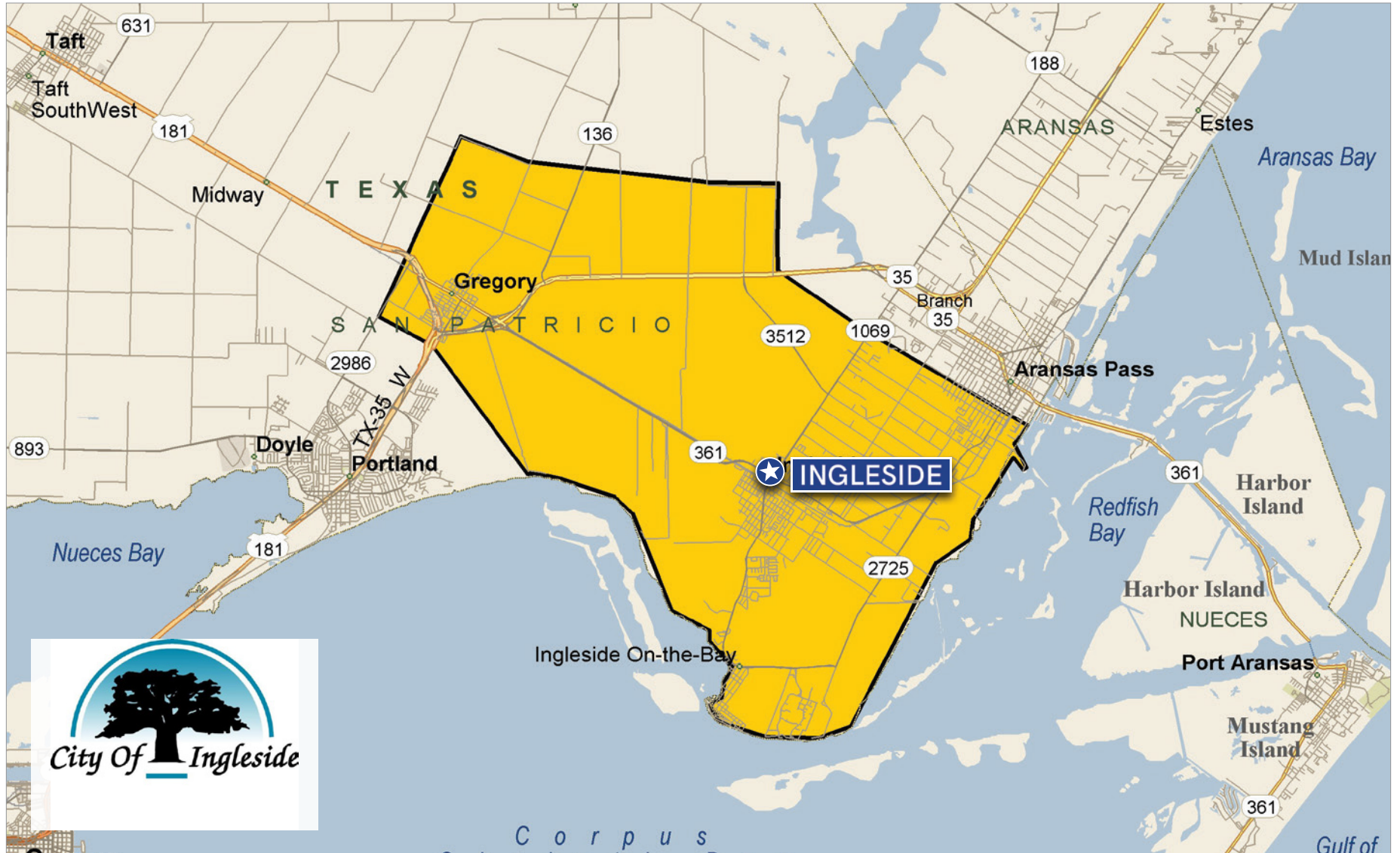
Prepared for
City of Ingleside
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RETAIL TRADE AREA

Ingleside, Texas



CONTACT

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RETAIL TRADE AREA • GAP/OPPORTUNITY ANALYSIS

Ingleside, Texas

SECTOR	DESCRIPTION	POTENTIAL SALES	ACTUAL SALES	LEAKAGE/SURPLUS	LEAKAGE INDEX
	Total Retail Sales Incl Eating and Drinking Places	\$243,026,294.45	\$50,578,697.00	\$192,447,597.45	0.208
441	Motor Vehicle and Parts Dealers	\$54,186,755.44	\$3,027,256.00	\$51,159,499.44	0.056
4411	Automotive Dealers	\$46,638,289.63	\$1,254,986.00	\$45,383,303.63	0.027
4412	Other Motor Vehicle Dealers	\$3,030,310.01	\$1,178,289.00	\$1,852,021.01	0.389
4413	Automotive Parts/Accsrs, Tire Stores	\$4,518,155.80	\$593,981.00	\$3,924,174.80	0.131
442	Furniture and Home Furnishings Stores	\$5,528,687.12	\$0.00	\$5,528,687.12	0.000
4421	Furniture Stores	\$3,177,643.62	\$0.00	\$3,177,643.62	0.000
4422	Home Furnishing Stores	\$2,351,043.50	\$0.00	\$2,351,043.50	0.000
443	Electronics and Appliance Stores	\$8,760,430.28	\$2,903,452.00	\$5,856,978.28	0.331
44311	Appliances, TVs, Electronics Stores	\$4,380,215.14	\$2,903,452.00	\$1,476,763.14	0.663
443111	Household Appliances Stores	\$564,383.11	\$0.00	\$564,383.11	0.000
443112	Electronics Stores	\$3,815,832.03	\$0.00	\$3,815,832.03	0.000
444	Building Material, Garden Equip Stores	\$24,002,929.94	\$1,374,484.00	\$22,628,445.94	0.057
4441	Building Material and Supply Dealers	\$22,034,131.61	\$1,119,806.00	\$20,914,325.61	0.051
44411	Home Centers	\$8,545,952.51	\$0.00	\$8,545,952.51	0.000
44412	Paint and Wallpaper Stores	\$612,525.87	\$0.00	\$612,525.87	0.000
44413	Hardware Stores	\$2,026,728.99	\$0.00	\$2,026,728.99	0.000
44419	Other Building Materials Dealers	\$10,848,924.25	\$1,119,806.00	\$9,729,118.25	0.103
444191	Building Materials, Lumberyards	\$4,047,757.84	\$0.00	\$4,047,757.84	0.000
4442	Lawn, Garden Equipment, Supplies Stores	\$1,968,798.32	\$254,678.00	\$1,714,120.32	0.129
44421	Outdoor Power Equipment Stores	\$290,951.99	\$0.00	\$290,951.99	0.000
44422	Nursery and Garden Centers	\$1,677,846.33	\$254,678.00	\$1,423,168.33	0.152



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445	Food and Beverage Stores	\$30,686,191.26	\$13,871,480.00	\$16,814,711.26	0.452
4451	Grocery Stores	\$27,917,283.46	\$13,714,481.00	\$14,202,802.46	0.491
44511	Supermarkets, Grocery (Ex Conv) Stores	\$25,646,038.02	\$11,391,667.00	\$14,254,371.02	0.444
44512	Convenience Stores	\$2,271,245.44	\$2,322,814.00	-\$51,568.56	1.023
4452	Specialty Food Stores	\$1,202,652.79	\$0.00	\$1,202,652.79	0.000
4453	Beer, Wine and Liquor Stores	\$1,566,255.01	\$156,999.00	\$1,409,256.01	0.100
446	Health and Personal Care Stores	\$14,986,723.11	\$530,250.00	\$14,456,473.11	0.035
44611	Pharmacies and Drug Stores	\$11,952,717.89	\$530,250.00	\$11,422,467.89	0.044
44612	Cosmetics, Beauty Supplies, Perfume Stores	\$1,480,004.13	\$0.00	\$1,480,004.13	0.000
44613	Optical Goods Stores	\$483,110.46	\$0.00	\$483,110.46	0.000
44619	Other Health and Personal Care Stores	\$1,070,890.63	\$0.00	\$1,070,890.63	0.000
447	Gasoline Stations	\$18,712,792.05	\$12,607,044.00	\$6,105,748.05	0.674
44711	Gasoline Stations With Conv Stores	\$10,193,644.56	\$10,559,387.00	-\$365,742.44	1.036
44719	Other Gasoline Stations	\$8,519,147.49	\$2,047,657.00	\$6,471,490.49	0.240
448	Clothing and Clothing Accessories Stores	\$10,523,721.18	\$344,458.00	\$10,179,263.18	0.033
4481	Clothing Stores	\$7,716,929.37	\$117,609.00	\$7,599,320.37	0.015
44811	Men's Clothing Stores	\$301,759.05	\$0.00	\$301,759.05	0.000
44812	Women's Clothing Stores	\$1,663,093.76	\$0.00	\$1,663,093.76	0.000
44813	Childrens, Infants Clothing Stores	\$365,167.13	\$0.00	\$365,167.13	0.000
44814	Family Clothing Stores	\$4,362,125.64	\$0.00	\$4,362,125.64	0.000
44815	Clothing Accessories Stores	\$397,234.42	\$0.00	\$397,234.42	0.000
44819	Other Clothing Stores	\$627,549.36	\$117,609.00	\$509,940.36	0.187
4482	Shoe Stores	\$1,563,046.62	\$226,849.00	\$1,336,197.62	0.145
4483	Jewelry, Luggage, Leather Goods Stores	\$1,243,745.19	\$0.00	\$1,243,745.19	0.000
44831	Jewelry Stores	\$1,128,066.44	\$0.00	\$1,128,066.44	0.000
44832	Luggage and Leather Goods Stores	\$115,678.75	\$0.00	\$115,678.75	0.000



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SECTOR	DESCRIPTION	POTENTIAL SALES	ACTUAL SALES	LEAKAGE/SURPLUS	LEAKAGE INDEX
451	Sporting Goods, Hobby, Book, Music Stores	\$4,830,560.46	\$0.00	\$4,830,560.46	0.000
4511	Sportng Goods, Hobby, Musical Inst Stores	\$4,098,473.54	\$0.00	\$4,098,473.54	0.000
45111	Sporting Goods Stores	\$2,929,438.63	\$0.00	\$2,929,438.63	0.000
45112	Hobby, Toys and Games Stores	\$801,054.20	\$0.00	\$801,054.20	0.000
45113	Sew/Needlework/Piece Goods Stores	\$148,965.71	\$0.00	\$148,965.71	0.000
45114	Musical Instrument and Supplies Stores	\$219,015.01	\$0.00	\$219,015.01	0.000
4512	Book, Periodical and Music Stores	\$732,086.92	\$0.00	\$732,086.92	0.000
45121	Book Stores and News Dealers	\$732,086.92	\$0.00	\$732,086.92	0.000
451211	Book Stores	\$653,551.34	\$0.00	\$653,551.34	0.000
451212	News Dealers and Newsstands	\$78,535.57	\$0.00	\$78,535.57	0.000
452	General Merchandise Stores	\$27,570,436.29	\$4,658,667.00	\$22,911,769.29	0.169
4521	Department Stores Excl Leased Depts	\$18,080,301.82	\$0.00	\$18,080,301.82	0.000
4529	Other General Merchandise Stores	\$9,490,134.47	\$4,658,667.00	\$4,831,467.47	0.491
453	Miscellaneous Store Retailers	\$6,148,613.19	\$486,353.00	\$5,662,260.19	0.079
4531	Florists	\$287,785.40	\$22,476.00	\$265,309.40	0.078
4532	Office Supplies, Stationery, Gift Stores	\$2,121,398.12	\$270,456.00	\$1,850,942.12	0.127
45321	Office Supplies and Stationery Stores	\$1,203,634.89	\$0.00	\$1,203,634.89	0.000
45322	Gift, Novelty and Souvenir Stores	\$917,763.23	\$270,456.00	\$647,307.23	0.295
4533	Used Merchandise Stores	\$950,126.00	\$193,421.00	\$756,705.00	0.204
4539	Other Miscellaneous Store Retailers	\$2,789,303.68	\$0.00	\$2,789,303.68	0.000
454	Non-Store Retailers	\$10,833,447.93	\$86,088.00	\$10,747,359.93	0.008



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722	Foodservice and Drinking Places	\$26,255,006.20	\$10,689,165.00	\$15,565,841.20	0.407
7223	Special Foodservices	\$1,579,618.24	\$0.00	\$1,579,618.24	0.000
7224	Drinking Places -Alcoholic Beverages	\$871,805.67	\$1,546,983.00	-\$675,177.33	1.774
722511	Full Service Restaurants	\$11,667,427.41	\$3,487,983.00	\$8,179,444.41	0.299
722513	Limited Service Eating Places	\$10,787,499.55	\$5,423,064.00	\$5,364,435.55	0.503
722514	Cafeterias, Grill Buffets, and Buffets	\$442,309.20	\$0.00	\$442,309.20	0.000
722515	Snack and Non-alcoholic Beverage Bars	\$906,346.14	\$231,135.00	\$675,211.14	0.255



RETAIL TRADE AREA • DEMOGRAPHIC PROFILE

Ingleside, Texas

DESCRIPTION	DATA	%
Population		
2022 Projection	15,690	
2017 Estimate	14,846	
2010 Census	13,989	
2000 Census	14,671	
Growth 2017 - 2022		5.69%
Growth 2010 - 2017		6.13%
Growth 2000 - 2010		-4.65%
2017 Est. Population by Single-Classification Race	14,846	
White Alone	12,018	80.95%
Black or African American Alone	309	2.08%
Amer. Indian and Alaska Native Alone	102	0.69%
Asian Alone	251	1.69%
Native Hawaiian and Other Pac. Isl. Alone	13	0.09%
Some Other Race Alone	1,626	10.95%
Two or More Races	526	3.54%
2017 Est. Population by Hispanic or Latino Origin	14,846	
Not Hispanic or Latino	7,634	51.42%
Hispanic or Latino	7,212	48.58%
Mexican	6,147	85.23%
Puerto Rican	53	0.74%
Cuban	14	0.19%
All Other Hispanic or Latino	998	13.84%

DESCRIPTION	DATA	%
2017 Est. Hisp. or Latino Pop by Single-Class. Race	7,212	
White Alone	5,201	72.12%
Black or African American Alone	19	0.26%
American Indian and Alaska Native Alone	34	0.47%
Asian Alone	11	0.15%
Native Hawaiian and Other Pacific Islander Alone	2	0.03%
Some Other Race Alone	1,618	22.44%
Two or More Races	328	4.54%
2017 Est. Pop by Race, Asian Alone, by Category	251	
Chinese, except Taiwanese	34	13.47%
Filipino	90	35.96%
Japanese	11	4.55%
Asian Indian	107	42.75%
Korean	6	2.57%
Vietnamese	0	0.00%
Cambodian	0	0.00%
Hmong	0	0.00%
Laotian	0	0.00%
Thai	2	0.70%
All Other Asian Races Including 2+ Category	0	0.00%



RETAIL TRADE AREA • DEMOGRAPHIC PROFILE

Ingleside, Texas

DESCRIPTION	DATA	%
2017 Est. Population by Ancestry	14,846	
Arab	1	0.01%
Czech	137	0.92%
Danish	10	0.07%
Dutch	115	0.77%
English	460	3.10%
French (except Basque)	131	0.88%
French Canadian	35	0.24%
German	1,642	11.06%
Greek	0	0.00%
Hungarian	5	0.03%
Irish	720	4.85%
Italian	157	1.06%
Lithuanian	0	0.00%
United States or American	516	3.48%
Norwegian	40	0.27%
Polish	99	0.67%
Portuguese	14	0.09%
Russian	1	0.01%
Scottish	52	0.35%
Scotch-Irish	100	0.67%
Slovak	0	0.00%
Subsaharan African	0	0.00%
Swedish	42	0.29%
Swiss	11	0.08%
Ukrainian	55	0.37%
Welsh	14	0.09%
West Indian (except Hisp. groups)	14	0.10%
Other ancestries	9,047	60.94%
Ancestry Unclassified	1,426	9.61%

DESCRIPTION	DATA	%
2017 Est. Pop Age 5+ by Language Spoken At Home	13,759	
Speak Only English at Home	9,422	68.48%
Speak Asian/Pac. Isl. Lang. at Home	204	1.49%
Speak IndoEuropean Language at Home	166	1.21%
Speak Spanish at Home	3,937	28.61%
Speak Other Language at Home	30	0.22%
2017 Est. Population by Age	14,846	
Age 0 - 4	1,087	7.32%
Age 5 - 9	1,111	7.48%
Age 10 - 14	1,139	7.67%
Age 15 - 17	691	4.65%
Age 18 - 20	624	4.20%
Age 21 - 24	795	5.36%
Age 25 - 34	1,952	13.15%
Age 35 - 44	1,881	12.67%
Age 45 - 54	1,813	12.21%
Age 55 - 64	1,725	11.62%
Age 65 - 74	1,266	8.53%
Age 75 - 84	591	3.98%
Age 85 and over	171	1.15%
Age 16 and over	11,281	75.98%
Age 18 and over	10,818	72.87%
Age 21 and over	10,194	68.67%
Age 65 and over	2,028	13.66%
2017 Est. Median Age	35.1	
2017 Est. Average Age	36.7	



RETAIL TRADE AREA • DEMOGRAPHIC PROFILE

Ingleside, Texas

DESCRIPTION	DATA	%
2017 Est. Population by Sex	14,846	
Male	7,475	50.35%
Female	7,371	49.65%
2017 Est. Male Population by Age	7,475	
Age 0 - 4	558	7.47%
Age 5 - 9	556	7.43%
Age 10 - 14	569	7.61%
Age 15 - 17	357	4.78%
Age 18 - 20	332	4.44%
Age 21 - 24	422	5.65%
Age 25 - 34	994	13.30%
Age 35 - 44	953	12.74%
Age 45 - 54	915	12.24%
Age 55 - 64	883	11.81%
Age 65 - 74	614	8.21%
Age 75 - 84	256	3.43%
Age 85 and over	67	0.90%
2017 Est. Median Age, Male	34.5	
2017 Est. Average Age, Male	36.1	

DESCRIPTION	DATA	%
2017 Est. Female Population by Age	7,371	
Age 0 - 4	529	7.17%
Age 5 - 9	555	7.53%
Age 10 - 14	571	7.74%
Age 15 - 17	334	4.53%
Age 18 - 20	292	3.96%
Age 21 - 24	373	5.06%
Age 25 - 34	957	12.99%
Age 35 - 44	928	12.59%
Age 45 - 54	899	12.19%
Age 55 - 64	842	11.43%
Age 65 - 74	652	8.85%
Age 75 - 84	335	4.55%
Age 85 and over	104	1.41%
2017 Est. Median Age, Female	35.8	
2017 Est. Average Age, Female	37.3	
2017 Est. Pop Age 15+ by Marital Status	11,509	
Total, Never Married	3,338	29.00%
Males, Never Married	1,970	17.11%
Females, Never Married	1,368	11.89%
Married, Spouse present	5,559	48.30%
Married, Spouse absent	710	6.17%
Widowed	587	5.10%
Males Widowed	117	1.01%
Females Widowed	471	4.09%
Divorced	1,315	11.42%
Males Divorced	588	5.11%
Females Divorced	726	6.31%



RETAIL TRADE AREA • DEMOGRAPHIC PROFILE

Ingleside, Texas

DESCRIPTION	DATA	%
2017 Est. Pop Age 25+ by Edu. Attainment	9,399	
Less than 9th grade	808	8.60%
Some High School, no diploma	1,111	11.82%
High School Graduate (or GED)	2,962	31.52%
Some College, no degree	2,539	27.01%
Associate Degree	785	8.35%
Bachelor's Degree	830	8.83%
Master's Degree	289	3.07%
Professional School Degree	38	0.40%
Doctorate Degree	38	0.40%
2017 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.	4,002	
No High School Diploma	1,420	35.48%
High School Graduate	1,193	29.82%
Some College or Associate's Degree	1,183	29.55%
Bachelor's Degree or Higher	206	5.15%
Households		
2022 Projection	5,676	
2017 Estimate	5,338	
2010 Census	4,960	
2000 Census	4,801	
Growth 2017 - 2022		6.34%
Growth 2010 - 2017		7.62%
Growth 2000 - 2010		3.30%

DESCRIPTION	DATA	%
2017 Est. Households by Household Type	5,338	
Family Households	3,984	74.63%
Nonfamily Households	1,354	25.37%
2017 Est. Group Quarters Population	32	
2017 HHs by Ethnicity, Hispanic/Latino	2,180	
2017 Est. Households by HH Income	5,338	
Income < \$15,000	541	10.13%
Income \$15,000 - \$24,999	509	9.54%
Income \$25,000 - \$34,999	491	9.21%
Income \$35,000 - \$49,999	753	14.10%
Income \$50,000 - \$74,999	916	17.16%
Income \$75,000 - \$99,999	815	15.27%
Income \$100,000 - \$124,999	530	9.92%
Income \$125,000 - \$149,999	356	6.66%
Income \$150,000 - \$199,999	229	4.28%
Income \$200,000 - \$249,999	81	1.52%
Income \$250,000 - \$499,999	86	1.62%
Income \$500,000+	32	0.60%
2017 Est. Average Household Income	\$75,490	
2017 Est. Median Household Income	\$60,240	



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DESCRIPTION	DATA	%
2017 Median HH Inc. by Single-Class. Race or Eth.		
White Alone	\$58,317	
Black or African American Alone	\$46,838	
American Indian and Alaska Native Alone	\$23,734	
Asian Alone	\$87,333	
Native Hawaiian and Other Pacific Islander Alone	\$45,429	
Some Other Race Alone	\$68,128	
Two or More Races	\$85,127	
Hispanic or Latino	\$57,479	
Not Hispanic or Latino	\$62,447	
2017 Est. Family HH Type by Presence of Own Child.	3,984	
Married-Couple Family, own children	1,266	31.79%
Married-Couple Family, no own children	1,633	41.00%
Male Householder, own children	213	5.35%
Male Householder, no own children	145	3.64%
Female Householder, own children	430	10.80%
Female Householder, no own children	295	7.42%
2017 Est. Households by Household Size	5,338	
1-person	1,118	20.94%
2-person	1,687	31.61%
3-person	983	18.42%
4-person	831	15.57%
5-person	446	8.35%
6-person	165	3.09%
7-or-more-person	108	2.02%
2017 Est. Average Household Size	2.78	

DESCRIPTION	DATA	%
2017 Est. Households by Presence of People Under 18	5,338	
Households with 1 or More People under Age 18:	2,178	40.80%
Married-Couple Family	1,414	64.93%
Other Family, Male Householder	232	10.64%
Other Family, Female Householder	510	23.41%
Nonfamily, Male Householder	17	0.78%
Nonfamily, Female Householder	5	0.24%
Households with No People under Age 18:	3,160	59.20%
Married-Couple Family	1,485	47.00%
Other Family, Male Householder	125	3.96%
Other Family, Female Householder	220	6.96%
Nonfamily, Male Householder	720	22.77%
Nonfamily, Female Householder	610	19.31%
2017 Est. Households by Number of Vehicles	5,338	
No Vehicles	299	5.59%
1 Vehicle	1,723	32.28%
2 Vehicles	2,261	42.36%
3 Vehicles	745	13.96%
4 Vehicles	207	3.87%
5 or more Vehicles	103	1.93%
2017 Est. Average Number of Vehicles	1.9	



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DESCRIPTION	DATA	%
Family Households		
2022 Projection	4,237	
2017 Estimate	3,984	
2010 Census	3,702	
2000 Census	3,651	
Growth 2017 - 2022		6.35%
Growth 2010 - 2017		7.60%
Growth 2000 - 2010		1.41%
2017 Est. Families by Poverty Status	3,984	
2017 Families at or Above Poverty	3,470	87.12%
2017 Families at or Above Poverty with Children	1,824	45.79%
2017 Families Below Poverty	513	12.88%
2017 Families Below Poverty with Children	382	9.58%
2017 Est. Pop Age 16+ by Employment Status	11,281	
In Armed Forces	96	0.85%
Civilian - Employed	6,776	60.07%
Civilian - Unemployed	524	4.65%
Not in Labor Force	3,885	34.44%
2017 Est. Civ. Employed Pop 16+ by Class of Worker	6,889	
For-Profit Private Workers	5,241	76.07%
Non-Profit Private Workers	223	3.24%
Local Government Workers	720	10.45%
State Government Workers	169	2.45%
Federal Government Workers	179	2.60%
Self-Employed Workers	356	5.16%
Unpaid Family Workers	2	0.02%

DESCRIPTION	DATA	%
2017 Est. Civ. Employed Pop 16+ by Occupation	6,889	
Architect/Engineer	137	2.00%
Arts/Entertainment/Sports	48	0.70%
Building Grounds Maintenance	355	5.15%
Business/Financial Operations	102	1.47%
Community/Social Services	52	0.75%
Computer/Mathematical	60	0.87%
Construction/Extraction	871	12.65%
Education/Training/Library	407	5.90%
Farming/Fishing/Forestry	46	0.67%
Food Prep/Serving	572	8.30%
Health Practitioner/Technician	223	3.23%
Healthcare Support	241	3.50%
Maintenance Repair	370	5.37%
Legal	30	0.44%
Life/Physical/Social Science	9	0.14%
Management	448	6.51%
Office/Admin. Support	898	13.04%
Production	688	9.99%
Protective Services	292	4.24%
Sales/Related	520	7.55%
Personal Care/Service	185	2.68%
Transportation/Moving	335	4.86%
2017 Est. Pop 16+ by Occupation Classification	6,889	
Blue Collar	2,264	32.86%
White Collar	2,934	42.59%
Service and Farm	1,691	24.54%



RETAIL TRADE AREA • DEMOGRAPHIC PROFILE

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DESCRIPTION	DATA	%
2017 Est. Workers Age 16+ by Transp. to Work	6,854	
Drove Alone	5,759	84.02%
Car Pooled	530	7.73%
Public Transportation	28	0.40%
Walked	70	1.02%
Bicycle	76	1.11%
Other Means	164	2.39%
Worked at Home	229	3.33%
2017 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	2,599	
15 - 29 Minutes	1,747	
30 - 44 Minutes	1,425	
45 - 59 Minutes	493	
60 or more Minutes	405	
2017 Est. Avg Travel Time to Work in Minutes	25.00	
2017 Est. Occupied Housing Units by Tenure	5,338	
Owner Occupied	3,774	70.71%
Renter Occupied	1,564	29.29%
2017 Owner Occ. HUs: Avg. Length of Residence	15.4	
2017 Renter Occ. HUs: Avg. Length of Residence	5.5	

DESCRIPTION	DATA	%
2017 Est. Owner-Occupied Housing Units by Value	3,774	
Value Less than \$20,000	152	4.02%
Value \$20,000 - \$39,999	152	4.04%
Value \$40,000 - \$59,999	310	8.21%
Value \$60,000 - \$79,999	372	9.85%
Value \$80,000 - \$99,999	528	14.00%
Value \$100,000 - \$149,999	1,051	27.84%
Value \$150,000 - \$199,999	479	12.71%
Value \$200,000 - \$299,999	442	11.72%
Value \$300,000 - \$399,999	158	4.19%
Value \$400,000 - \$499,999	40	1.06%
Value \$500,000 - \$749,999	35	0.92%
Value \$750,000 - \$999,999	20	0.52%
Value \$1,000,000 or more	35	0.93%
2017 Est. Median All Owner-Occupied Housing Value	\$117,755	
2017 Est. Housing Units by Units in Structure	6,290	
1 Unit Attached	29	0.47%
1 Unit Detached	4,780	76.00%
2 Units	262	4.17%
3 or 4 Units	354	5.63%
5 to 19 Units	219	3.48%
20 to 49 Units	115	1.83%
50 or More Units	51	0.81%
Mobile Home or Trailer	458	7.28%
Boat, RV, Van, etc.	21	0.34%



RETAIL TRADE AREA • DEMOGRAPHIC PROFILE

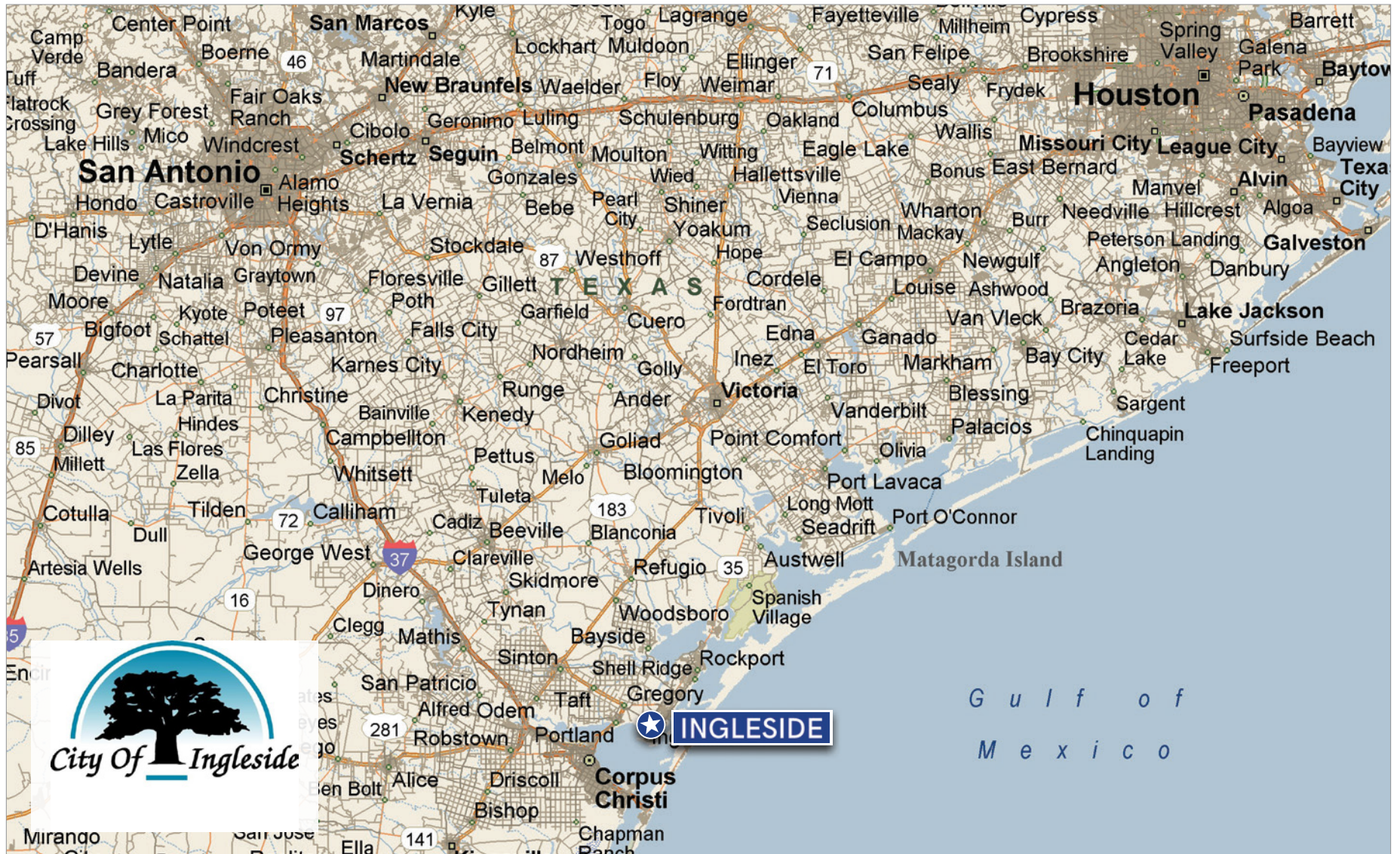
Ingleside, Texas

DESCRIPTION	DATA	%
2017 Est. Housing Units by Year Structure Built	6,290	
Housing Units Built 2010 or later	576	9.15%
Housing Units Built 2000 to 2009	1,130	17.96%
Housing Units Built 1990 to 1999	945	15.03%
Housing Units Built 1980 to 1989	1,115	17.73%
Housing Units Built 1970 to 1979	1,101	17.51%
Housing Units Built 1960 to 1969	652	10.36%
Housing Units Built 1950 to 1959	422	6.71%
Housing Units Built 1940 to 1949	216	3.44%
Housing Unit Built 1939 or Earlier	133	2.12%
2017 Est. Median Year Structure Built	1986	



LOCATION

Ingleside, Texas



CONTACT

MELISSA BYRNE GOSSAMER, CITY MANAGER

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mbyrnevossmer@inglesidetxt.gov | www.inglesidetxt.gov



COMMUNITY • DEMOGRAPHIC PROFILE

Ingleside, Texas

DESCRIPTION	DATA	%
Population		
2022 Projection	10,092	
2017 Estimate	9,484	
2010 Census	9,387	
2000 Census	9,159	
Growth 2017 - 2022		6.41%
Growth 2010 - 2017		1.03%
Growth 2000 - 2010		2.49%
2017 Est. Population by Single-Classification Race		
White Alone	7,819	82.44%
Black or African American Alone	200	2.11%
Amer. Indian and Alaska Native Alone	74	0.78%
Asian Alone	213	2.25%
Native Hawaiian and Other Pac. Isl. Alone	8	0.08%
Some Other Race Alone	826	8.71%
Two or More Races	344	3.63%
2017 Est. Population by Hispanic or Latino Origin		
Not Hispanic or Latino	5,105	53.83%
Hispanic or Latino	4,379	46.17%
Mexican	3,696	84.40%
Puerto Rican	40	0.91%
Cuban	11	0.25%
All Other Hispanic or Latino	632	14.43%

DESCRIPTION	DATA	%
2017 Est. Hisp. or Latino Pop by Single-Class. Race		
White Alone	3,315	75.70%
Black or African American Alone	12	0.27%
American Indian and Alaska Native Alone	21	0.48%
Asian Alone	10	0.23%
Native Hawaiian and Other Pacific Islander Alone	2	0.05%
Some Other Race Alone	819	18.70%
Two or More Races	200	4.57%
2017 Est. Pop by Race, Asian Alone, by Category		
Chinese, except Taiwanese	26	12.21%
Filipino	81	38.03%
Japanese	7	3.29%
Asian Indian	95	44.60%
Korean	4	1.88%
Vietnamese	0	0.00%
Cambodian	0	0.00%
Hmong	0	0.00%
Laotian	0	0.00%
Thai	0	0.00%
All Other Asian Races Including 2+ Category	0	0.00%



COMMUNITY • DEMOGRAPHIC PROFILE

Ingleside, Texas

DESCRIPTION	DATA	%
2017 Est. Population by Ancestry	9,484	
Arab	0	0.00%
Czech	110	1.16%
Danish	10	0.11%
Dutch	70	0.74%
English	307	3.24%
French (except Basque)	73	0.77%
French Canadian	27	0.28%
German	1,221	12.87%
Greek	0	0.00%
Hungarian	4	0.04%
Irish	543	5.73%
Italian	61	0.64%
Lithuanian	0	0.00%
United States or American	360	3.80%
Norwegian	26	0.27%
Polish	81	0.85%
Portuguese	12	0.13%
Russian	2	0.02%
Scottish	39	0.41%
Scotch-Irish	67	0.71%
Slovak	0	0.00%
Subsaharan African	0	0.00%
Swedish	21	0.22%
Swiss	4	0.04%
Ukrainian	0	0.00%
Welsh	12	0.13%
West Indian (except Hisp. groups)	11	0.12%
Other ancestries	5,534	58.35%
Ancestry Unclassified	889	9.37%

DESCRIPTION	DATA	%
2017 Est. Pop Age 5+ by Language Spoken At Home	8,749	
Speak Only English at Home	6,342	72.49%
Speak Asian/Pac. Isl. Lang. at Home	128	1.46%
Speak IndoEuropean Language at Home	137	1.57%
Speak Spanish at Home	2,116	24.19%
Speak Other Language at Home	26	0.30%
2017 Est. Population by Age	9,484	
Age 0 - 4	735	7.75%
Age 5 - 9	760	8.01%
Age 10 - 14	773	8.15%
Age 15 - 17	463	4.88%
Age 18 - 20	408	4.30%
Age 21 - 24	514	5.42%
Age 25 - 34	1,288	13.58%
Age 35 - 44	1,264	13.33%
Age 45 - 54	1,199	12.64%
Age 55 - 64	1,015	10.70%
Age 65 - 74	676	7.13%
Age 75 - 84	307	3.24%
Age 85 and over	82	0.86%
Age 16 and over	7,063	74.47%
Age 18 and over	6,753	71.20%
Age 21 and over	6,345	66.90%
Age 65 and over	1,065	11.23%
2017 Est. Median Age	33.5	
2017 Est. Average Age	35.1	



COMMUNITY • DEMOGRAPHIC PROFILE

Ingleside, Texas

DESCRIPTION	DATA	%
2017 Est. Population by Sex	9,484	
Male	4,765	50.24%
Female	4,719	49.76%
2017 Est. Male Population by Age	4,765	
Age 0 - 4	378	7.93%
Age 5 - 9	369	7.74%
Age 10 - 14	386	8.10%
Age 15 - 17	240	5.04%
Age 18 - 20	217	4.55%
Age 21 - 24	273	5.73%
Age 25 - 34	647	13.58%
Age 35 - 44	636	13.35%
Age 45 - 54	611	12.82%
Age 55 - 64	512	10.75%
Age 65 - 74	330	6.93%
Age 75 - 84	131	2.75%
Age 85 and over	35	0.73%
2017 Est. Median Age, Male	33.0	
2017 Est. Average Age, Male	34.7	

DESCRIPTION	DATA	%
2017 Est. Female Population by Age	4,719	
Age 0 - 4	357	7.57%
Age 5 - 9	391	8.29%
Age 10 - 14	387	8.20%
Age 15 - 17	223	4.73%
Age 18 - 20	191	4.05%
Age 21 - 24	241	5.11%
Age 25 - 34	641	13.58%
Age 35 - 44	628	13.31%
Age 45 - 54	588	12.46%
Age 55 - 64	503	10.66%
Age 65 - 74	346	7.33%
Age 75 - 84	176	3.73%
Age 85 and over	47	1.00%
2017 Est. Median Age, Female	33.9	
2017 Est. Average Age, Female	35.5	
2017 Est. Pop Age 15+ by Marital Status	7,216	
Total, Never Married	2,086	28.91%
Males, Never Married	1,225	16.98%
Females, Never Married	861	11.93%
Married, Spouse present	3,520	48.78%
Married, Spouse absent	461	6.39%
Widowed	309	4.28%
Males Widowed	54	0.75%
Females Widowed	255	3.53%
Divorced	840	11.64%
Males Divorced	383	5.31%
Females Divorced	457	6.33%



COMMUNITY • DEMOGRAPHIC PROFILE

Ingleside, Texas

DESCRIPTION	DATA	%
2017 Est. Pop Age 25+ by Edu. Attainment	5,831	
Less than 9th grade	322	5.52%
Some High School, no diploma	628	10.77%
High School Graduate (or GED)	1,869	32.05%
Some College, no degree	1,703	29.21%
Associate Degree	547	9.38%
Bachelor's Degree	533	9.14%
Master's Degree	174	2.98%
Professional School Degree	22	0.38%
Doctorate Degree	33	0.57%
2017 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.	2,315	
No High School Diploma	648	27.99%
High School Graduate	755	32.61%
Some College or Associate's Degree	773	33.39%
Bachelor's Degree or Higher	139	6.00%
Households		
2022 Projection	3,543	
2017 Estimate	3,321	
2010 Census	3,261	
2000 Census	3,123	
Growth 2017 - 2022		6.68%
Growth 2010 - 2017		1.84%
Growth 2000 - 2010		4.42%

DESCRIPTION	DATA	%
2017 Est. Households by Household Type	3,321	
Family Households	2,516	75.76%
Nonfamily Households	805	24.24%
2017 Est. Group Quarters Population	4	
2017 HHs by Ethnicity, Hispanic/Latino	1,290	
2017 Est. Households by HH Income	3,321	
Income < \$15,000	260	7.83%
Income \$15,000 - \$24,999	250	7.53%
Income \$25,000 - \$34,999	316	9.52%
Income \$35,000 - \$49,999	496	14.94%
Income \$50,000 - \$74,999	573	17.25%
Income \$75,000 - \$99,999	561	16.89%
Income \$100,000 - \$124,999	350	10.54%
Income \$125,000 - \$149,999	246	7.41%
Income \$150,000 - \$199,999	155	4.67%
Income \$200,000 - \$249,999	48	1.45%
Income \$250,000 - \$499,999	52	1.57%
Income \$500,000+	14	0.42%
2017 Est. Average Household Income	\$77,927	
2017 Est. Median Household Income	\$64,769	



COMMUNITY • DEMOGRAPHIC PROFILE

Ingleside, Texas

DESCRIPTION	DATA	%
2017 Median HH Inc. by Single-Class. Race or Eth.		
White Alone	\$63,773	
Black or African American Alone	\$40,625	
American Indian and Alaska Native Alone	\$22,000	
Asian Alone	\$86,500	
Native Hawaiian and Other Pacific Islander Alone	\$46,250	
Some Other Race Alone	\$69,307	
Two or More Races	\$87,500	
Hispanic or Latino	\$61,644	
Not Hispanic or Latino	\$66,702	
2017 Est. Family HH Type by Presence of Own Child.	2,516	
Married-Couple Family, own children	888	35.29%
Married-Couple Family, no own children	954	37.92%
Male Householder, own children	142	5.64%
Male Householder, no own children	83	3.30%
Female Householder, own children	300	11.92%
Female Householder, no own children	149	5.92%
2017 Est. Households by Household Size	3,321	
1-person	625	18.82%
2-person	1,022	30.77%
3-person	634	19.09%
4-person	572	17.22%
5-person	296	8.91%
6-person	105	3.16%
7-or-more-person	67	2.02%
2017 Est. Average Household Size	2.85	

DESCRIPTION	DATA	%
2017 Est. Households by Presence of People Under 18	3,321	
Households with 1 or More People under Age 18:	1,474	44.38%
Married-Couple Family	965	65.47%
Other Family, Male Householder	152	10.31%
Other Family, Female Householder	341	23.13%
Nonfamily, Male Householder	13	0.88%
Nonfamily, Female Householder	3	0.20%
Households with No People under Age 18:	1,847	55.62%
Married-Couple Family	877	47.48%
Other Family, Male Householder	73	3.95%
Other Family, Female Householder	109	5.90%
Nonfamily, Male Householder	437	23.66%
Nonfamily, Female Householder	351	19.00%
2017 Est. Households by Number of Vehicles	3,321	
No Vehicles	152	4.58%
1 Vehicle	929	27.97%
2 Vehicles	1,558	46.91%
3 Vehicles	465	14.00%
4 Vehicles	127	3.82%
5 or more Vehicles	90	2.71%
2017 Est. Average Number of Vehicles	2.0	



COMMUNITY • DEMOGRAPHIC PROFILE

Ingleside, Texas

DESCRIPTION	DATA	%
Family Households		
2022 Projection	2,687	
2017 Estimate	2,516	
2010 Census	2,472	
2000 Census	2,352	
Growth 2017 - 2022		6.80%
Growth 2010 - 2017		1.78%
Growth 2000 - 2010		5.10%
2017 Est. Families by Poverty Status	2,516	
2017 Families at or Above Poverty	2,228	88.55%
2017 Families at or Above Poverty with Children	1,314	52.23%
2017 Families Below Poverty	288	11.45%
2017 Families Below Poverty with Children	230	9.14%
2017 Est. Pop Age 16+ by Employment Status	7,063	
In Armed Forces	82	1.16%
Civilian - Employed	4,396	62.24%
Civilian - Unemployed	327	4.63%
Not in Labor Force	2,258	31.97%
2017 Est. Civ. Employed Pop 16+ by Class of Worker	4,467	
For-Profit Private Workers	3,401	76.14%
Non-Profit Private Workers	160	3.58%
Local Government Workers	461	10.32%
State Government Workers	109	2.44%
Federal Government Workers	125	2.80%
Self-Employed Workers	210	4.70%
Unpaid Family Workers	1	0.02%

DESCRIPTION	DATA	%
2017 Est. Civ. Employed Pop 16+ by Occupation	4,467	
Architect/Engineer	102	2.28%
Arts/Entertainment/Sports	32	0.72%
Building Grounds Maintenance	234	5.24%
Business/Financial Operations	70	1.57%
Community/Social Services	39	0.87%
Computer/Mathematical	27	0.60%
Construction/Extraction	566	12.67%
Education/Training/Library	258	5.78%
Farming/Fishing/Forestry	30	0.67%
Food Prep/Serving	329	7.37%
Health Practitioner/Technician	156	3.49%
Healthcare Support	129	2.89%
Maintenance Repair	298	6.67%
Legal	17	0.38%
Life/Physical/Social Science	8	0.18%
Management	295	6.60%
Office/Admin. Support	575	12.87%
Production	388	8.69%
Protective Services	186	4.16%
Sales/Related	361	8.08%
Personal Care/Service	135	3.02%
Transportation/Moving	232	5.19%
2017 Est. Pop 16+ by Occupation Classification	4,467	
Blue Collar	1,484	33.22%
White Collar	1,940	43.43%
Service and Farm	1,043	23.35%



COMMUNITY • DEMOGRAPHIC PROFILE

Ingleside, Texas

DESCRIPTION	DATA	%
2017 Est. Workers Age 16+ by Transp. to Work	4,447	
Drove Alone	3,732	83.92%
Car Pooled	370	8.32%
Public Transportation	25	0.56%
Walked	31	0.70%
Bicycle	36	0.81%
Other Means	129	2.90%
Worked at Home	124	2.79%
2017 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	1,675	
15 - 29 Minutes	1,070	
30 - 44 Minutes	951	
45 - 59 Minutes	370	
60 or more Minutes	278	
2017 Est. Avg Travel Time to Work in Minutes	26.00	
2017 Est. Occupied Housing Units by Tenure	3,321	
Owner Occupied	2,354	70.88%
Renter Occupied	967	29.12%
2017 Owner Occ. HUs: Avg. Length of Residence	14.2	
2017 Renter Occ. HUs: Avg. Length of Residence	5.1	

DESCRIPTION	DATA	%
2017 Est. Owner-Occupied Housing Units by Value	2,354	
Value Less than \$20,000	83	3.53%
Value \$20,000 - \$39,999	68	2.89%
Value \$40,000 - \$59,999	101	4.29%
Value \$60,000 - \$79,999	169	7.18%
Value \$80,000 - \$99,999	374	15.89%
Value \$100,000 - \$149,999	797	33.86%
Value \$150,000 - \$199,999	311	13.21%
Value \$200,000 - \$299,999	312	13.25%
Value \$300,000 - \$399,999	73	3.10%
Value \$400,000 - \$499,999	20	0.85%
Value \$500,000 - \$749,999	19	0.81%
Value \$750,000 - \$999,999	6	0.25%
Value \$1,000,000 or more	21	0.89%
2017 Est. Median All Owner-Occupied Housing Value	\$123,965	
2017 Est. Housing Units by Units in Structure	3,836	
1 Unit Attached	5	0.13%
1 Unit Detached	2,890	75.34%
2 Units	135	3.52%
3 or 4 Units	280	7.30%
5 to 19 Units	151	3.94%
20 to 49 Units	92	2.40%
50 or More Units	18	0.47%
Mobile Home or Trailer	265	6.91%
Boat, RV, Van, etc.	0	0.00%



COMMUNITY • DEMOGRAPHIC PROFILE

Ingleside, Texas

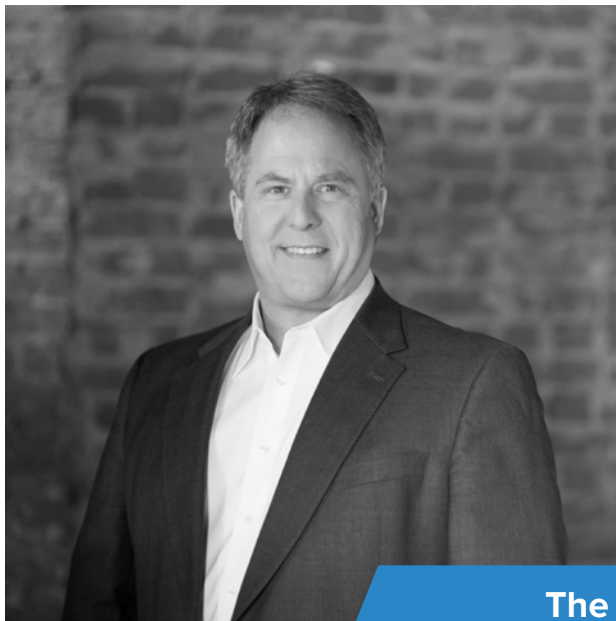
DESCRIPTION	DATA	%
2017 Est. Housing Units by Year Structure Built	3,836	
Housing Units Built 2010 or later	392	10.22%
Housing Units Built 2000 to 2009	723	18.85%
Housing Units Built 1990 to 1999	712	18.56%
Housing Units Built 1980 to 1989	702	18.30%
Housing Units Built 1970 to 1979	650	16.94%
Housing Units Built 1960 to 1969	303	7.90%
Housing Units Built 1950 to 1959	166	4.33%
Housing Units Built 1940 to 1949	111	2.89%
Housing Unit Built 1939 or Earlier	77	2.01%
2017 Est. Median Year Structure Built	1989	



ABOUT THE RETAIL COACH

The Retail Coach, LLC, is a national retail analytics and locational intelligence firm that specializes in all aspects of retail market analyses and recruitment, from “macro to micro” trade area assessment to actively recruiting retailers on behalf of our clients.

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.



C. Kelly Cofer
President & CEO
The Retail Coach, LLC

Retail360®

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” data gathered through extensive visits within 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 helps assure our clients that they are receiving the latest and best information for their retail recruitment efforts—all with personal service and coaching guidance that continues beyond the initial project scope and timeline.

Our Retail360® 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 Retail Coach –

“It’s not about data. It’s about your success.”



ACKNOWLEDGEMENTS

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, Nielsen 2016/2017, ESRI 2016, U.S. Census Bureau, Economy.com, 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 MapInfo, Nielsen, ESRI and/or Microsoft Corporation.

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