

## Quality Constructed Homes

Exceptionally built homes  
from the ground up.

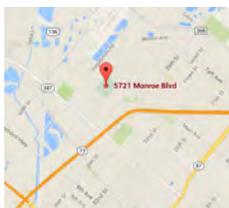


### PROPERTY INFORMATION

Indian Springs Family Community  
5271 Monroe Street  
Groves, Texas 77619

Longitude: -94.024721  
Latitude: 29.967244  
Listing ID: 116

### AREA MAPS



### PROPERTY HIGHLIGHTS

- Community amenities
- Gated community
- Port Neches-Groves ISD
- Golf course

### CONTACT INFORMATION

James McCrate  
(409) 866 - 2020

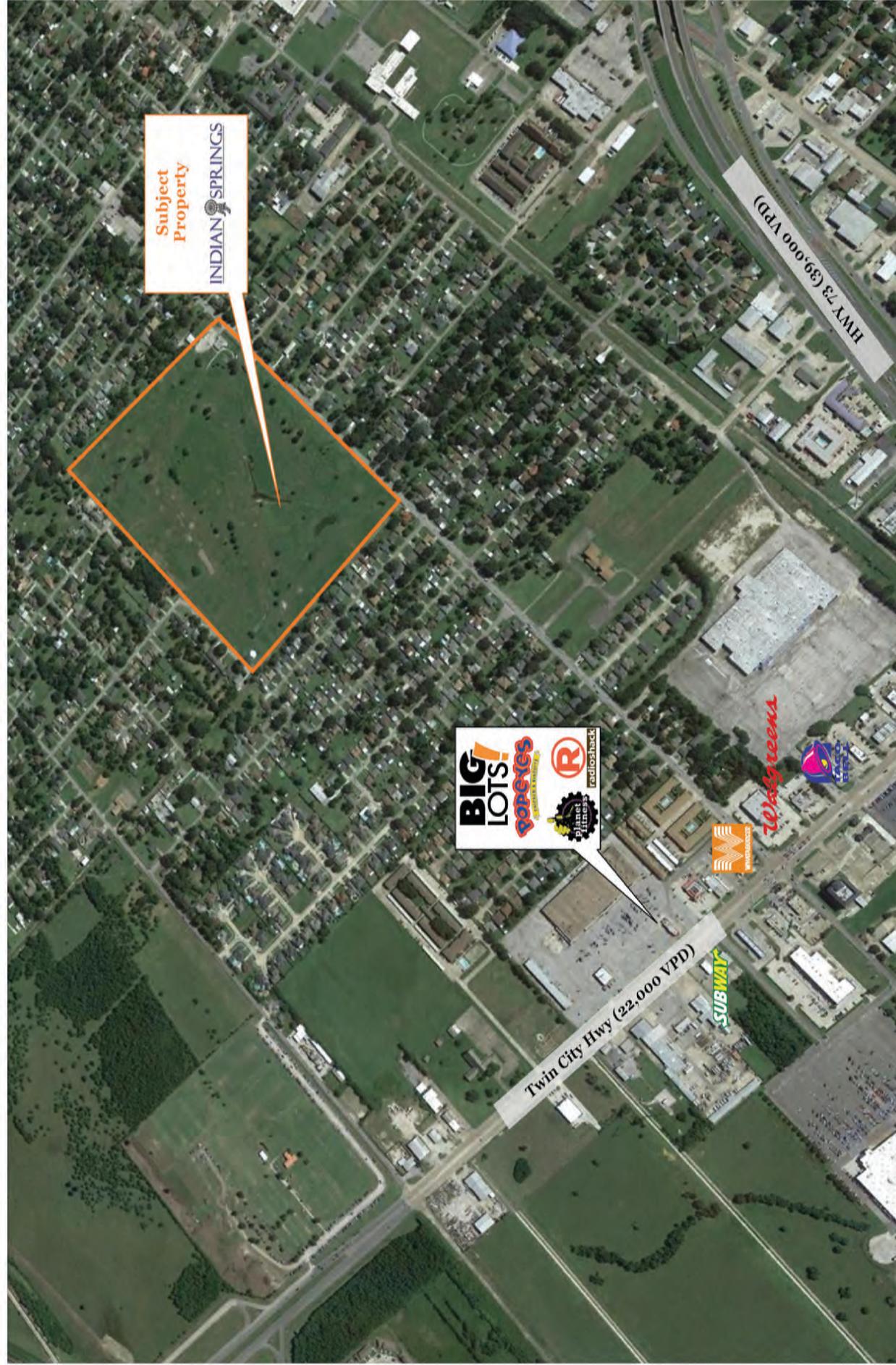


**AlbaneseCormier**  
HOLDINGS

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[www.AlbaneseCormier.com](http://www.AlbaneseCormier.com)



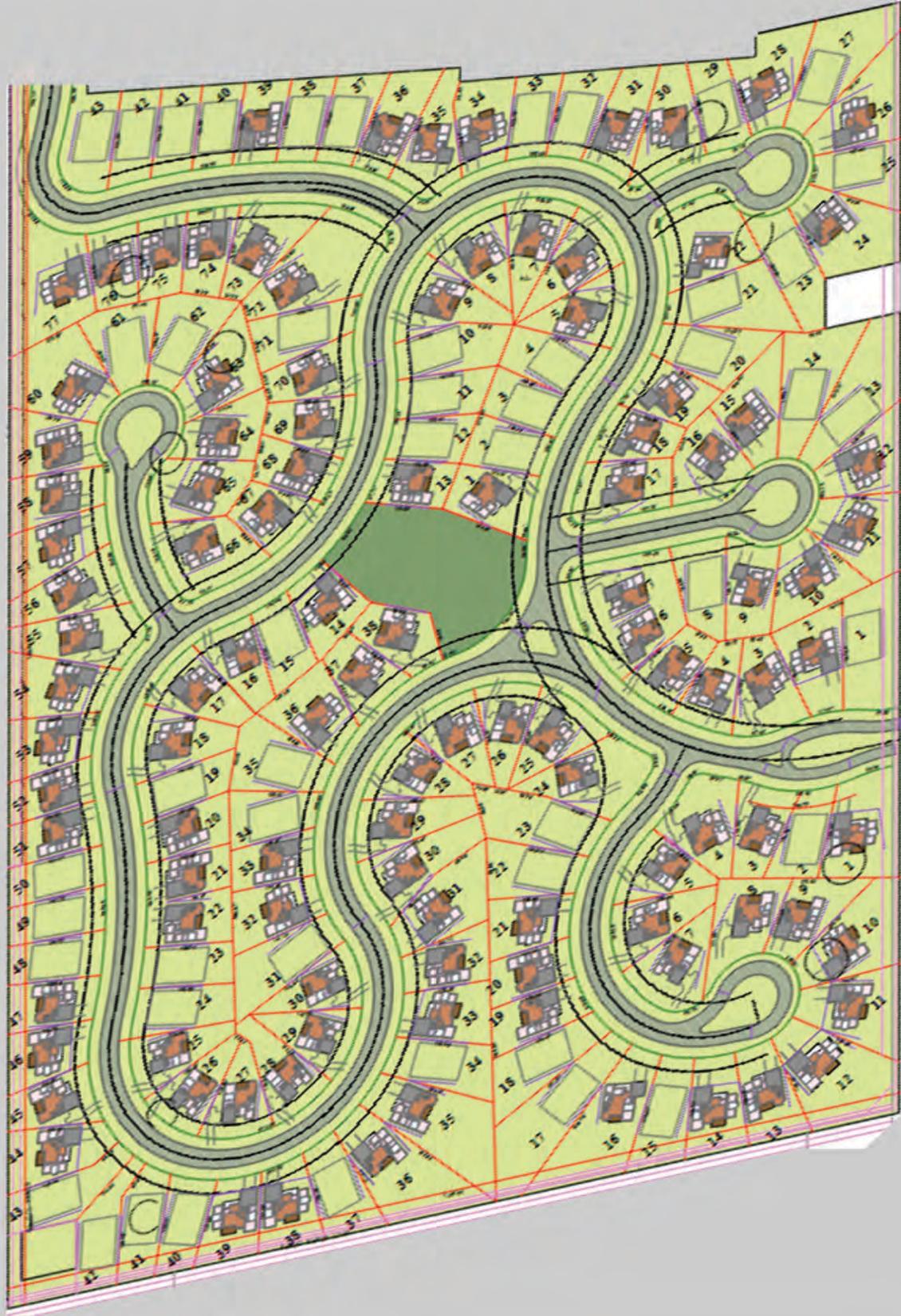
350 Pine Street, Suite 800  
Beaumont, Texas 77701  
Phone: (409) 892-0200



This site plan is presented solely for the purpose of identifying the property's location and its size. This is to be used as a reference only.

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INDIAN SPRINGS

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# SUMMARY PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.9426/-93.9333

RS1

**5271 Monroe Blvd**

**Groves, TX 77619**

**1 mi radius    3 mi radius    5 mi radius    10 mi radius**

	1 mi radius	3 mi radius	5 mi radius	10 mi radius	
<b>POPULATION</b>	2015 Estimated Population	5,955	55,713	96,315	138,220
	2020 Projected Population	6,182	58,641	100,993	144,005
	2010 Census Population	5,867	53,296	90,931	130,760
	2000 Census Population	5,879	53,325	94,463	134,650
	Projected Annual Growth 2015 to 2020	0.8%	1.1%	1.0%	0.8%
	Historical Annual Growth 2000 to 2015	0.1%	0.3%	0.1%	0.2%
	2015 Median Age	40.5	35.2	35.9	36.4
<b>HOUSEHOLDS</b>	2015 Estimated Households	2,486	21,672	37,861	49,973
	2020 Projected Households	2,617	23,046	40,118	52,863
	2010 Census Households	2,398	20,260	34,963	46,010
	2000 Census Households	2,405	20,559	36,210	47,199
	Projected Annual Growth 2015 to 2020	1.1%	1.3%	1.2%	1.2%
	Historical Annual Growth 2000 to 2015	0.2%	0.4%	0.3%	0.4%
<b>RACE AND ETHNICITY</b>	2015 Estimated White	82.3%	58.8%	58.6%	61.6%
	2015 Estimated Black or African American	6.4%	18.7%	22.8%	22.2%
	2015 Estimated Asian or Pacific Islander	4.4%	6.5%	5.4%	4.2%
	2015 Estimated American Indian or Native Alaskan	0.4%	0.7%	0.6%	0.6%
	2015 Estimated Other Races	6.5%	15.3%	12.6%	11.5%
	2015 Estimated Hispanic	15.3%	29.9%	24.2%	21.5%
<b>INCOME</b>	2015 Estimated Average Household Income	\$67,184	\$56,201	\$58,238	\$61,297
	2015 Estimated Median Household Income	\$57,891	\$44,914	\$46,431	\$49,126
	2015 Estimated Per Capita Income	\$28,133	\$21,928	\$22,944	\$22,910
<b>EDUCATION (AGE 25+)</b>	2015 Estimated Elementary (Grade Level 0 to 8)	7.8%	16.8%	14.2%	12.0%
	2015 Estimated Some High School (Grade Level 9 to 11)	16.5%	17.7%	16.7%	18.1%
	2015 Estimated High School Graduate	30.5%	26.9%	28.0%	29.6%
	2015 Estimated Some College	24.1%	20.5%	21.0%	20.3%
	2015 Estimated Associates Degree Only	5.7%	5.2%	6.1%	6.0%
	2015 Estimated Bachelors Degree Only	10.8%	7.9%	8.6%	8.5%
	2015 Estimated Graduate Degree	4.6%	5.1%	5.5%	5.5%
<b>BUSINESS</b>	2015 Estimated Total Businesses	307	1,694	3,336	4,358
	2015 Estimated Total Employees	3,040	16,877	34,448	48,224
	2015 Estimated Employee Population per Business	9.9	10.0	10.3	11.1
	2015 Estimated Residential Population per Business	19.4	32.9	28.9	31.7

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