

Demographic and Income Profile

Shops @ Cibolo
635 Cibolo Valley Dr, Cibolo, Texas, 78108
Ring: 1 mile radius



Summary	Census 2020	2025	2030
Total Population	6,793	7,767	8,873
Total Households	2,267	2,741	3,136
Family Households	1,753	2,087	2,393
Average Household Size	3.00	2.83	2.83
Owner Occupied Housing Units	1,703	1,990	2,387
Renter Occupied Housing Units	564	751	749
Median Age	38.4	39.0	38.5

Trends 2025 - 2030	Area	State	National
Population	2.7%	1.1%	0.4%
Households	2.7%	1.4%	0.6%
Family Population	2.8%	1.3%	0.5%
Owner Occupied Housing Units	3.7%	1.8%	0.0%
Median Household Income	2.0%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	347	5.1%	407	5.2%	489	5.5%
5-9	524	7.7%	431	5.5%	482	5.4%
10-14	576	8.5%	584	7.5%	496	5.6%
15-19	611	9.0%	552	7.1%	578	6.5%
20-24	353	5.2%	584	7.5%	541	6.1%
25-29	324	4.8%	524	6.8%	810	9.1%
30-34	349	5.1%	447	5.8%	660	7.4%
35-39	453	6.7%	440	5.7%	537	6.0%
40-44	498	7.3%	522	6.7%	514	5.8%
45-49	519	7.6%	532	6.8%	571	6.4%
50-54	569	8.4%	556	7.2%	569	6.4%
55-59	497	7.3%	582	7.5%	575	6.5%
60-64	344	5.1%	513	6.6%	593	6.7%
65-69	289	4.3%	357	4.6%	514	5.8%
70-74	241	3.5%	292	3.8%	349	3.9%
75-79	154	2.3%	223	2.9%	272	3.1%
80-84	88	1.3%	132	1.7%	191	2.1%
Age 85+	55	0.8%	88	1.1%	132	1.5%

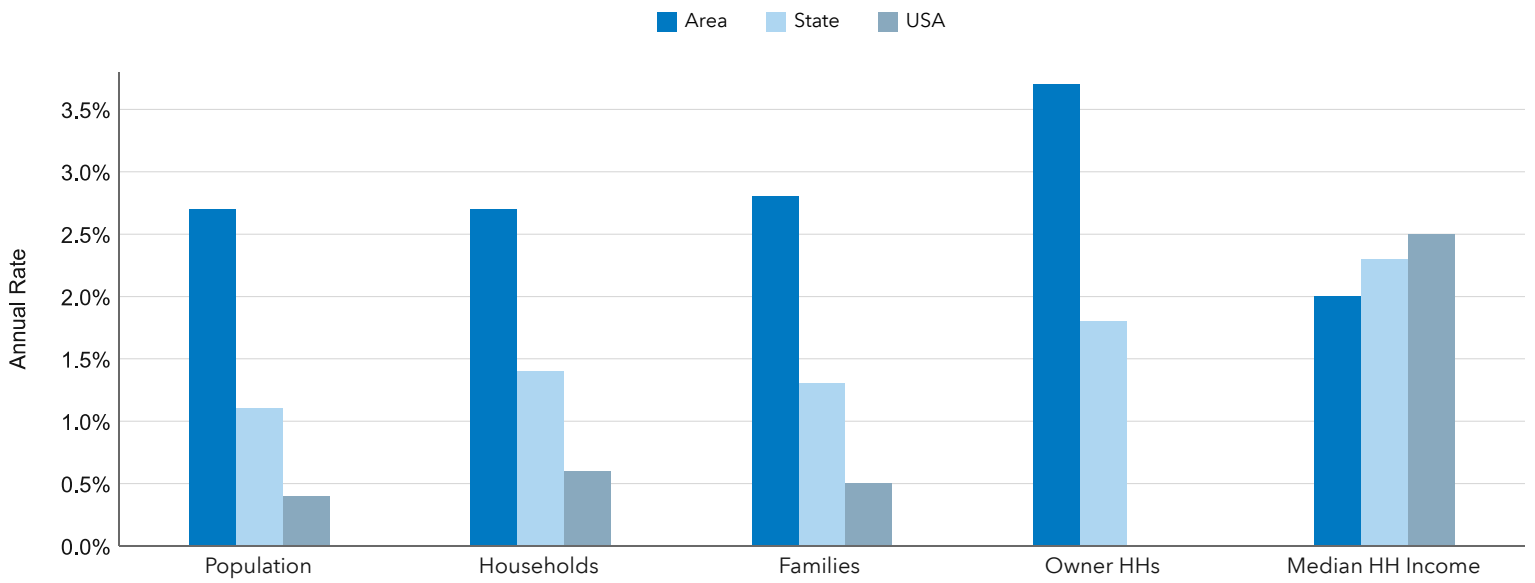
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	96	3.5%	91	2.9%
\$10,000-14,999	46	1.7%	41	1.3%
\$15,000-19,999	60	2.2%	53	1.7%
\$20,000-24,999	69	2.5%	63	2.0%
\$25,000-29,999	22	0.8%	20	0.6%
\$30,000-34,999	64	2.3%	63	2.0%
\$35,000-39,999	35	1.3%	36	1.1%
\$40,000-44,999	68	2.5%	68	2.2%
\$45,000-49,999	47	1.7%	43	1.4%
\$50,000-59,999	89	3.3%	89	2.8%
\$60,000-74,999	138	5.0%	148	4.7%
\$75000-99999	362	13.2%	388	12.4%
\$100,000-124,999	368	13.4%	386	12.3%
\$125,000-149,999	304	11.1%	358	11.4%
\$150000-199999	469	17.1%	579	18.5%
\$200,000-249,999	252	9.2%	347	11.1%
\$250,000-299,999	110	4.0%	158	5.0%
\$300,000-399,999	92	3.4%	140	4.5%
\$400,000-499,999	14	0.5%	14	0.5%
\$500,000+	38	1.4%	50	1.6%
Median Household Income	\$117,530	-	\$129,624	-
Average Household Income	\$133,749	-	\$145,967	-
Per Capita Income	\$47,343	-	\$51,859	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,797	55.9%	4,125	53.1%	4,499	50.7%
Black Alone	922	13.6%	1,101	14.2%	1,295	14.6%
American Indian	58	0.8%	72	0.9%	85	1.0%
Asian Alone	228	3.4%	296	3.8%	363	4.1%
Pacific Islander	27	0.4%	35	0.5%	43	0.5%
Some Other Race	500	7.4%	617	7.9%	757	8.5%
Two or More Races	1,261	18.6%	1,522	19.6%	1,831	20.6%
Hispanic (Any Race)	2,031	29.9%	2,505	32.3%	3,072	34.6%

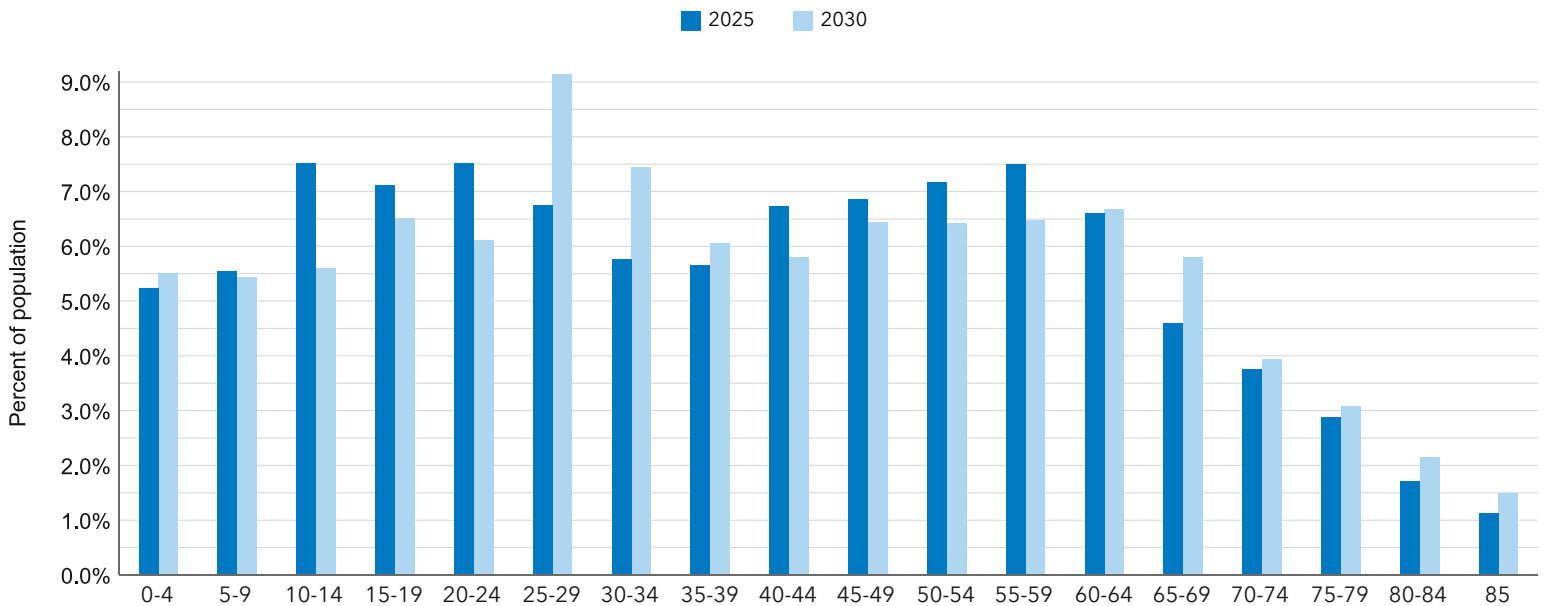
Key Indicators for 2025



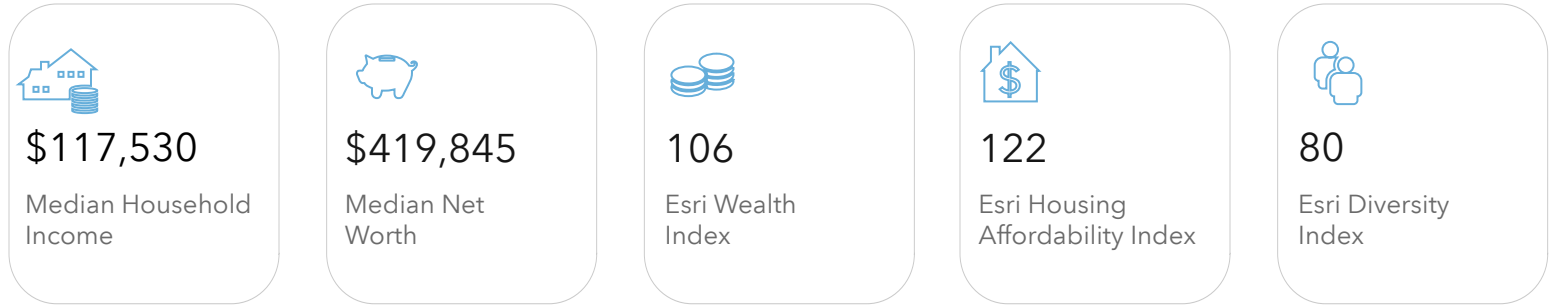
Trends: 2025 - 2030 Annual Rate



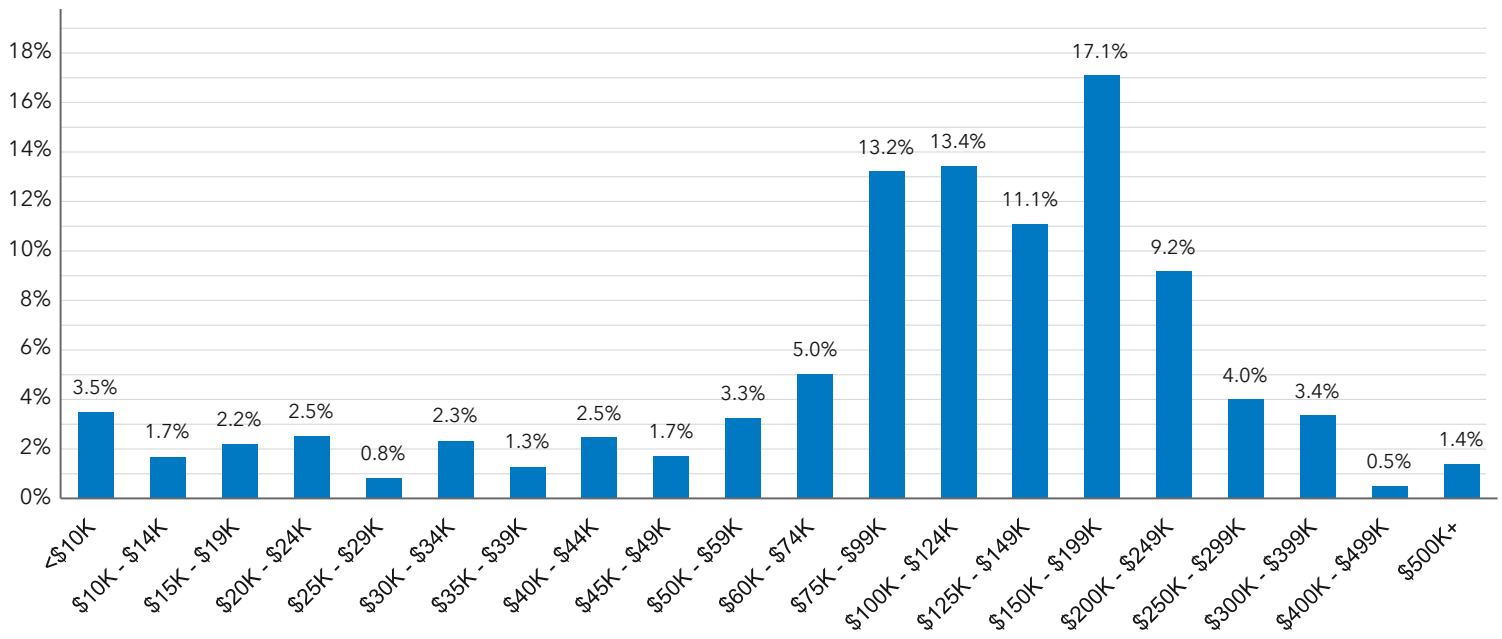
Population by Age



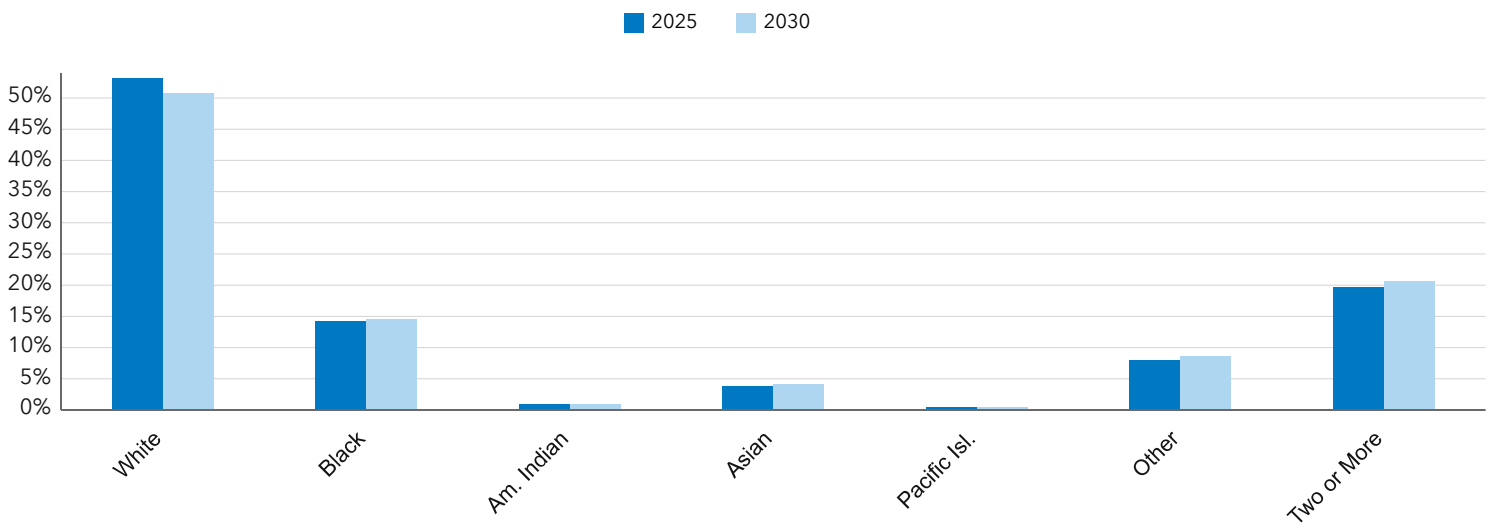
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

Shops @ Cibolo
635 Cibolo Valley Dr, Cibolo, Texas, 78108
Ring: 3 mile radius



Summary	Census 2020	2025	2030
Total Population	56,558	62,797	68,707
Total Households	19,093	21,532	23,798
Family Households	15,165	16,693	18,329
Average Household Size	2.95	2.91	2.88
Owner Occupied Housing Units	15,148	17,209	19,345
Renter Occupied Housing Units	3,945	4,323	4,453
Median Age	37.6	38.2	38.1

Trends 2025 - 2030	Area	State	National
Population	1.8%	1.1%	0.4%
Households	2.0%	1.4%	0.6%
Family Population	1.9%	1.3%	0.5%
Owner Occupied Housing Units	2.4%	1.8%	0.0%
Median Household Income	1.8%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	3,245	5.7%	3,578	5.7%	3,962	5.8%
5-9	4,281	7.6%	3,907	6.2%	4,008	5.8%
10-14	4,802	8.5%	4,657	7.4%	4,219	6.1%
15-19	4,834	8.6%	4,581	7.3%	4,398	6.4%
20-24	3,044	5.4%	4,531	7.2%	4,231	6.2%
25-29	2,706	4.8%	4,158	6.6%	6,031	8.8%
30-34	3,211	5.7%	3,568	5.7%	4,985	7.3%
35-39	4,217	7.5%	3,770	6.0%	4,058	5.9%
40-44	4,143	7.3%	4,684	7.5%	4,136	6.0%
45-49	4,159	7.3%	4,350	6.9%	4,837	7.0%
50-54	4,032	7.1%	4,370	7.0%	4,439	6.5%
55-59	3,832	6.8%	4,080	6.5%	4,361	6.3%
60-64	3,117	5.5%	3,770	6.0%	4,047	5.9%
65-69	2,396	4.2%	3,036	4.8%	3,677	5.3%
70-74	1,914	3.4%	2,264	3.6%	2,863	4.2%
75-79	1,264	2.2%	1,706	2.7%	2,032	3.0%
80-84	765	1.4%	1,036	1.6%	1,400	2.0%
Age 85+	596	1.1%	752	1.2%	1,024	1.5%

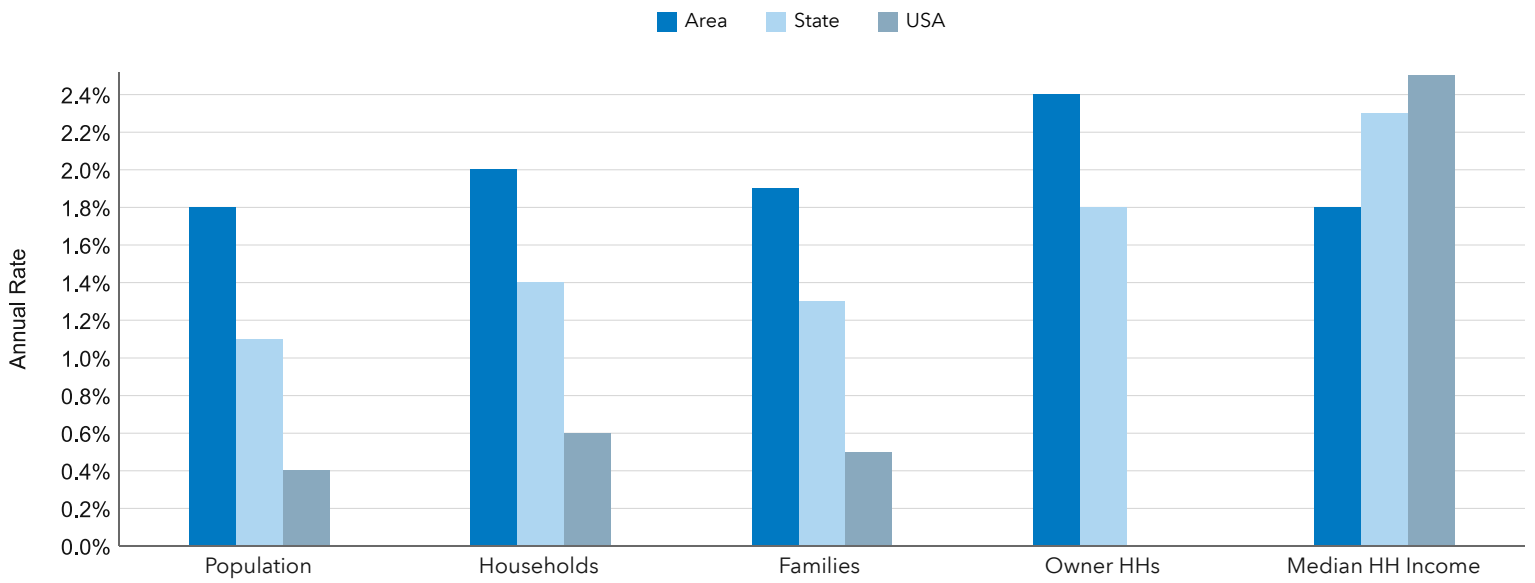
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	697	3.2%	687	2.9%
\$10,000-14,999	213	1.0%	192	0.8%
\$15,000-19,999	282	1.3%	247	1.0%
\$20,000-24,999	425	2.0%	375	1.6%
\$25,000-29,999	166	0.8%	149	0.6%
\$30,000-34,999	397	1.8%	369	1.6%
\$35,000-39,999	450	2.1%	427	1.8%
\$40,000-44,999	586	2.7%	566	2.4%
\$45,000-49,999	401	1.9%	368	1.6%
\$50,000-59,999	1,072	5.0%	1,047	4.4%
\$60,000-74,999	1,859	8.6%	1,934	8.1%
\$75000-99999	2,875	13.3%	2,994	12.6%
\$100,000-124,999	2,841	13.2%	3,002	12.6%
\$125,000-149,999	2,329	10.8%	2,642	11.1%
\$150000-199999	3,553	16.5%	4,247	17.9%
\$200,000-249,999	1,713	8.0%	2,276	9.6%
\$250,000-299,999	739	3.4%	1,018	4.3%
\$300,000-399,999	597	2.8%	855	3.6%
\$400,000-499,999	93	0.4%	88	0.4%
\$500,000+	245	1.1%	316	1.3%
Median Household Income	\$110,312	-	\$120,393	-
Average Household Income	\$127,640	-	\$137,629	-
Per Capita Income	\$43,867	-	\$47,781	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	31,531	55.8%	33,227	52.9%	34,826	50.7%
Black Alone	7,324	12.9%	8,408	13.4%	9,329	13.6%
American Indian	426	0.8%	516	0.8%	573	0.8%
Asian Alone	1,751	3.1%	2,154	3.4%	2,476	3.6%
Pacific Islander	188	0.3%	239	0.4%	276	0.4%
Some Other Race	4,166	7.4%	5,128	8.2%	6,100	8.9%
Two or More Races	11,171	19.8%	13,124	20.9%	15,127	22.0%
Hispanic (Any Race)	17,735	31.4%	21,283	33.9%	25,039	36.4%

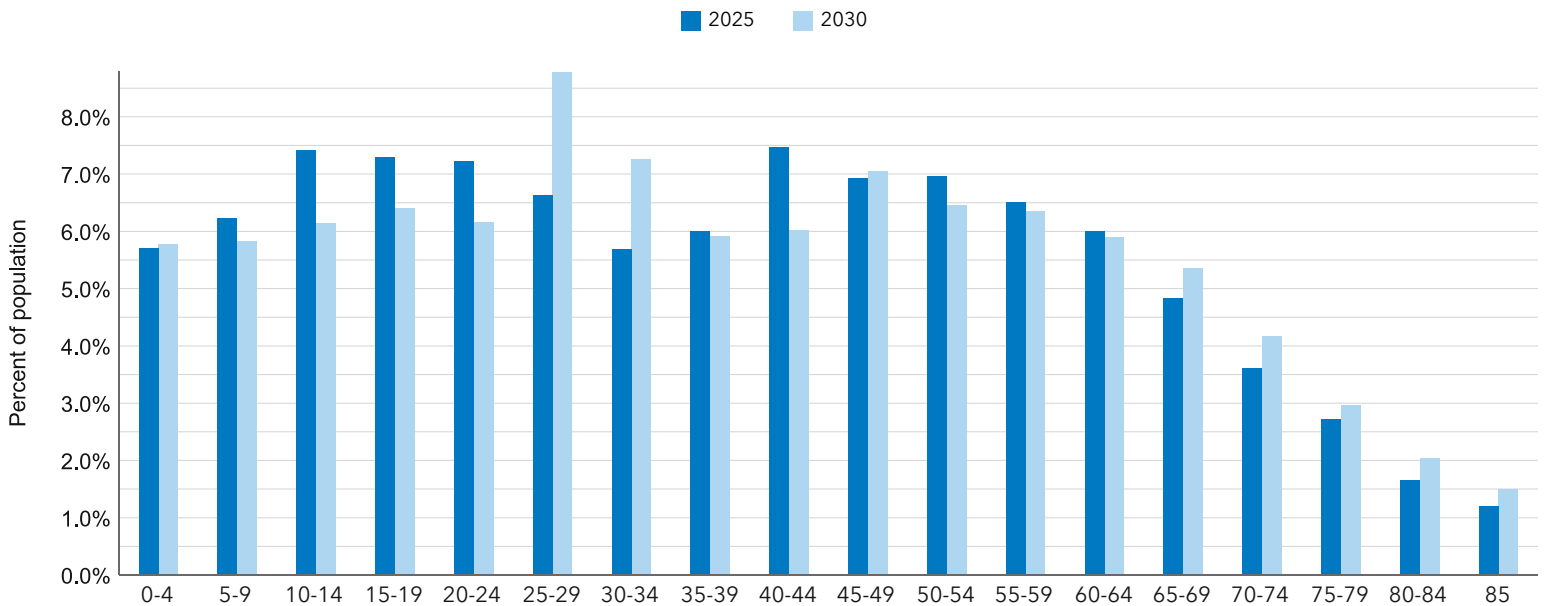
Key Indicators for 2025



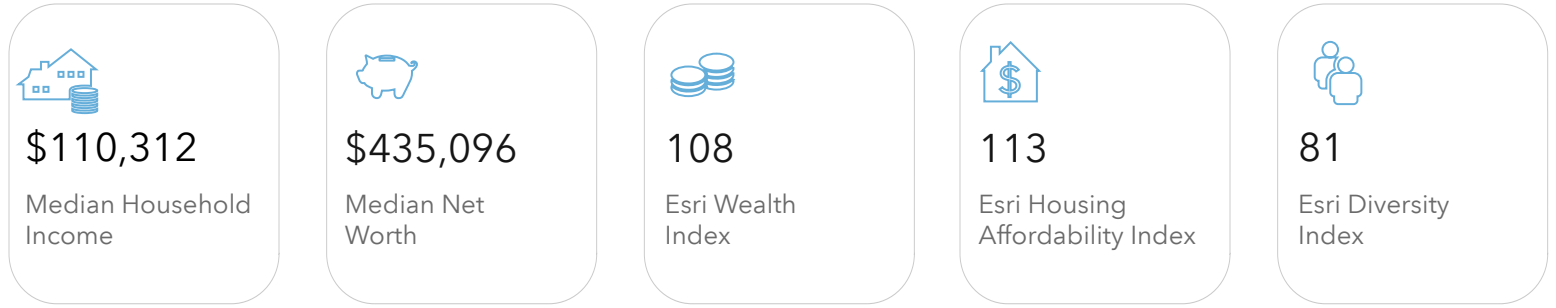
Trends: 2025 - 2030 Annual Rate



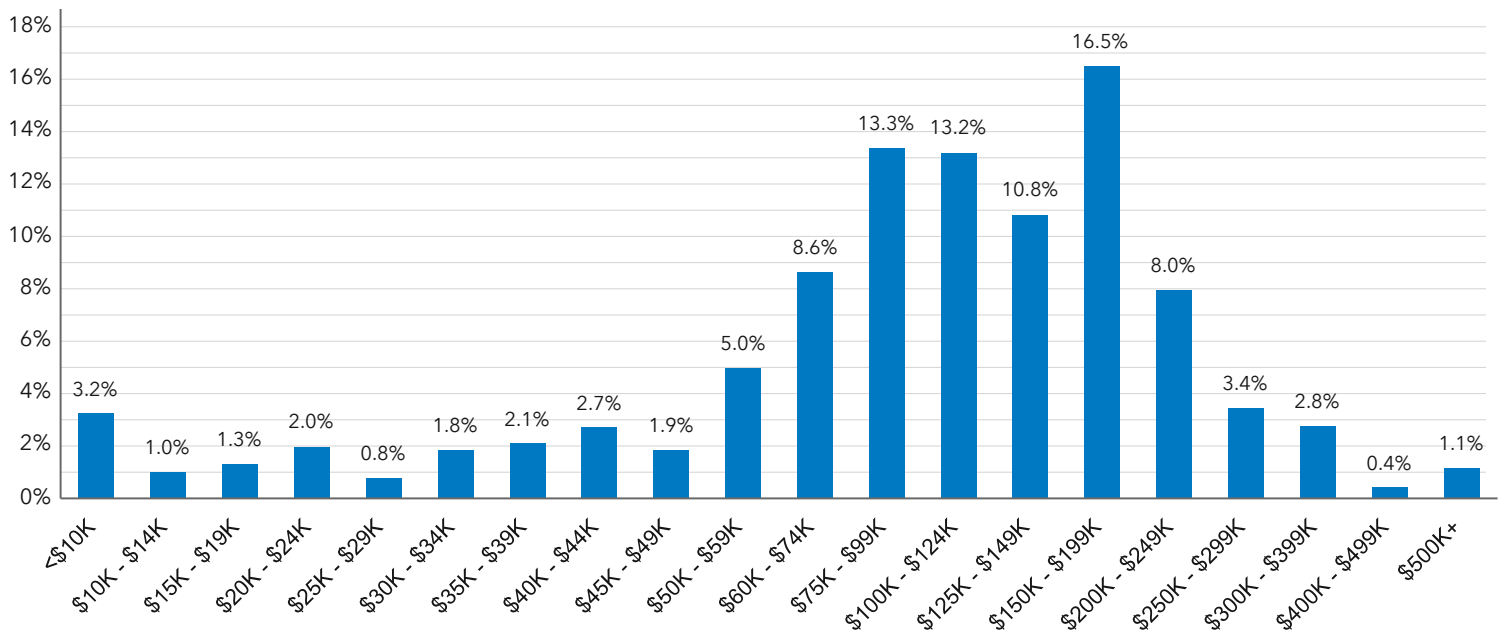
Population by Age



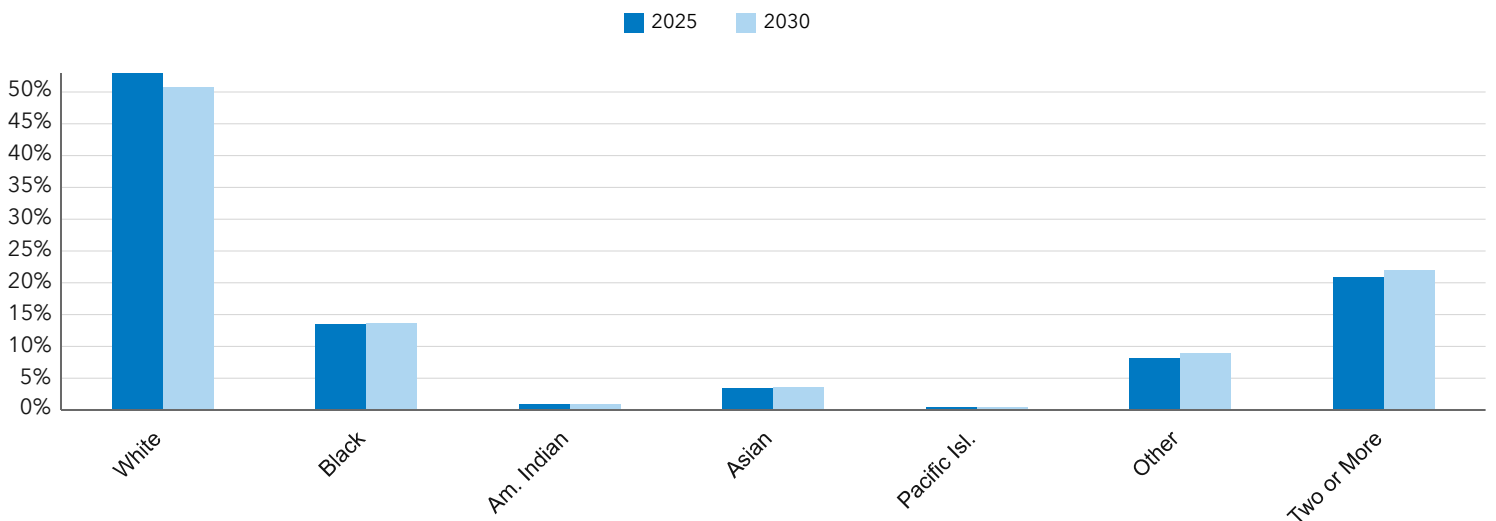
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

Shops @ Cibolo
635 Cibolo Valley Dr, Cibolo, Texas, 78108
Ring: 5 mile radius



Summary	Census 2020	2025	2030
Total Population	93,323	101,159	109,339
Total Households	32,454	35,782	39,081
Family Households	25,162	27,107	29,454
Average Household Size	2.86	2.81	2.78
Owner Occupied Housing Units	24,535	27,610	30,927
Renter Occupied Housing Units	7,919	8,172	8,154
Median Age	37.3	37.9	38.2

Trends 2025 - 2030	Area	State	National
Population	1.6%	1.1%	0.4%
Households	1.8%	1.4%	0.6%
Family Population	1.7%	1.3%	0.5%
Owner Occupied Housing Units	2.3%	1.8%	0.0%
Median Household Income	1.9%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	5,573	6.0%	5,925	5.9%	6,420	5.9%
5-9	6,961	7.5%	6,506	6.4%	6,549	6.0%
10-14	7,596	8.1%	7,343	7.3%	6,897	6.3%
15-19	7,462	8.0%	7,171	7.1%	6,931	6.3%
20-24	5,331	5.7%	7,069	7.0%	6,765	6.2%
25-29	4,863	5.2%	6,748	6.7%	9,019	8.3%
30-34	5,742	6.2%	6,023	6.0%	7,844	7.2%
35-39	6,933	7.4%	6,479	6.4%	6,714	6.1%
40-44	6,679	7.2%	7,500	7.4%	6,976	6.4%
45-49	6,659	7.1%	6,867	6.8%	7,667	7.0%
50-54	6,414	6.9%	6,834	6.8%	6,916	6.3%
55-59	6,135	6.6%	6,365	6.3%	6,752	6.2%
60-64	5,098	5.5%	5,931	5.9%	6,275	5.7%
65-69	4,060	4.3%	4,857	4.8%	5,758	5.3%
70-74	3,290	3.5%	3,733	3.7%	4,550	4.2%
75-79	2,112	2.3%	2,854	2.8%	3,325	3.0%
80-84	1,319	1.4%	1,669	1.6%	2,304	2.1%
Age 85+	1,096	1.2%	1,286	1.3%	1,676	1.5%

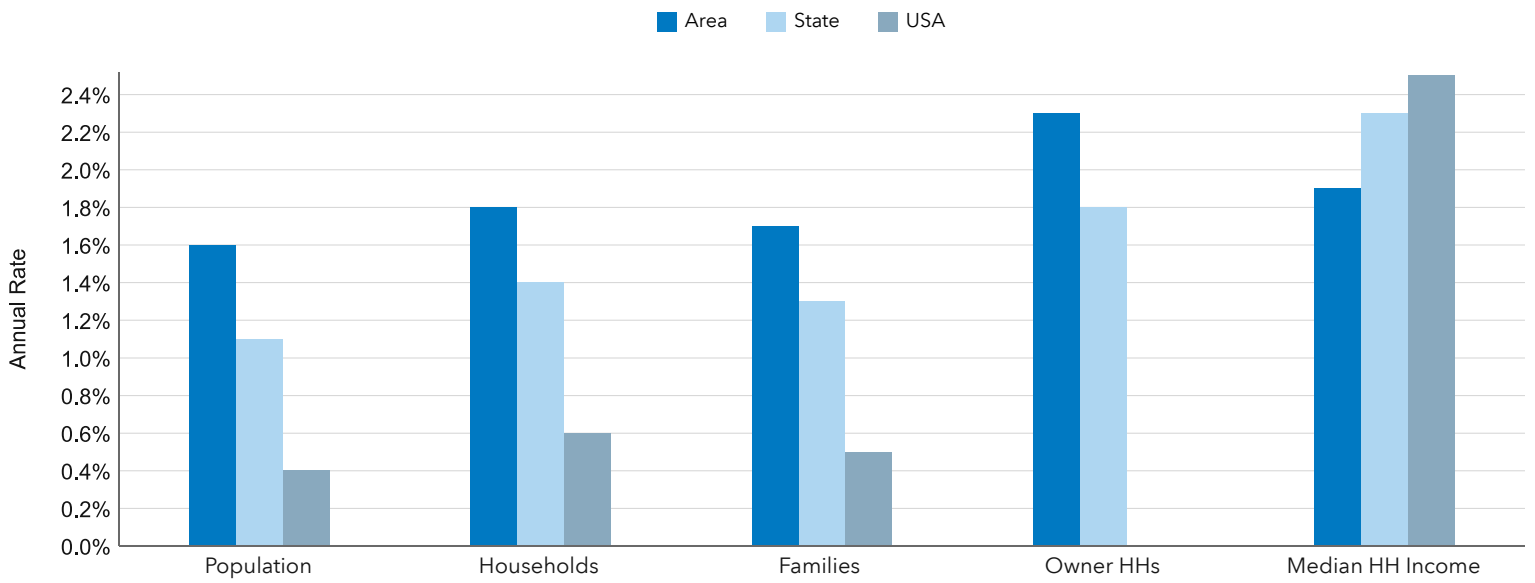
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	1,018	2.9%	994	2.5%
\$10,000-14,999	401	1.1%	343	0.9%
\$15,000-19,999	489	1.4%	411	1.1%
\$20,000-24,999	721	2.0%	643	1.6%
\$25,000-29,999	460	1.3%	394	1.0%
\$30,000-34,999	774	2.2%	709	1.8%
\$35,000-39,999	744	2.1%	688	1.8%
\$40,000-44,999	1,254	3.5%	1,177	3.0%
\$45,000-49,999	781	2.2%	716	1.8%
\$50,000-59,999	1,905	5.3%	1,854	4.7%
\$60,000-74,999	3,519	9.8%	3,603	9.2%
\$75,000-99,999	4,837	13.5%	4,999	12.8%
\$100,000-124,999	4,387	12.3%	4,634	11.9%
\$125,000-149,999	3,669	10.3%	4,158	10.6%
\$150,000-199,999	5,545	15.5%	6,687	17.1%
\$200,000-249,999	2,672	7.5%	3,532	9.0%
\$250,000-299,999	1,079	3.0%	1,482	3.8%
\$300,000-399,999	966	2.7%	1,364	3.5%
\$400,000-499,999	137	0.4%	132	0.3%
\$500,000+	425	1.2%	562	1.4%
Median Household Income	\$104,643	-	\$114,910	-
Average Household Income	\$124,225	-	\$134,960	-
Per Capita Income	\$43,893	-	\$48,159	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	51,887	55.6%	53,400	52.8%	55,303	50.6%
Black Alone	11,558	12.4%	13,106	13.0%	14,380	13.2%
American Indian	758	0.8%	879	0.9%	957	0.9%
Asian Alone	2,976	3.2%	3,527	3.5%	3,975	3.6%
Pacific Islander	336	0.4%	407	0.4%	460	0.4%
Some Other Race	7,259	7.8%	8,532	8.4%	9,949	9.1%
Two or More Races	18,549	19.9%	21,308	21.1%	24,313	22.2%
Hispanic (Any Race)	30,445	32.6%	35,342	34.9%	40,964	37.5%

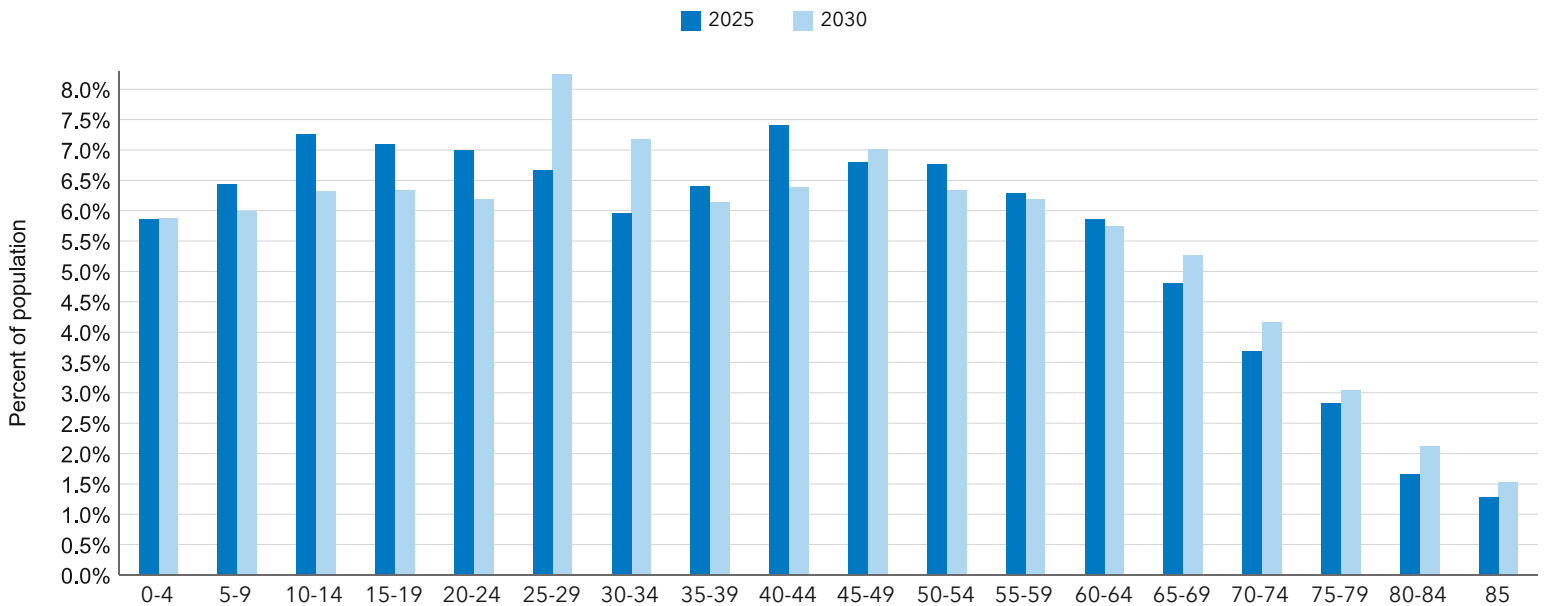
Key Indicators for 2025



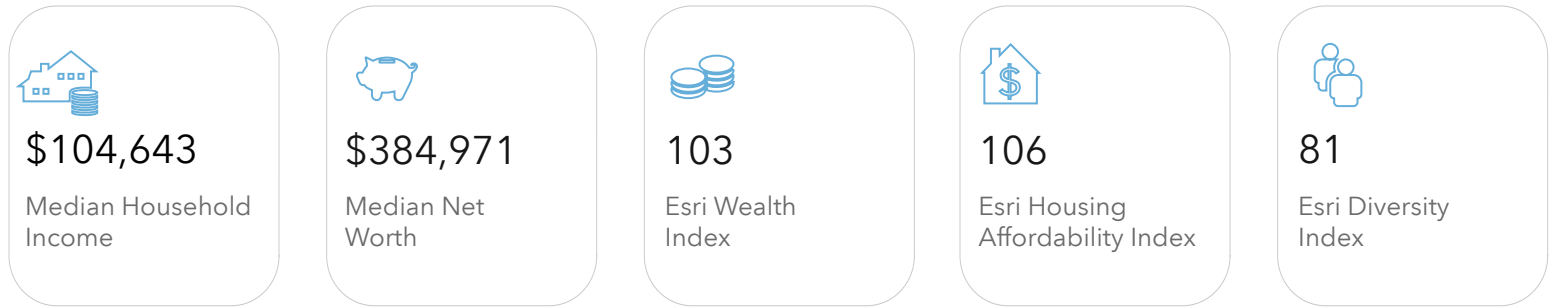
Trends: 2025 - 2030 Annual Rate



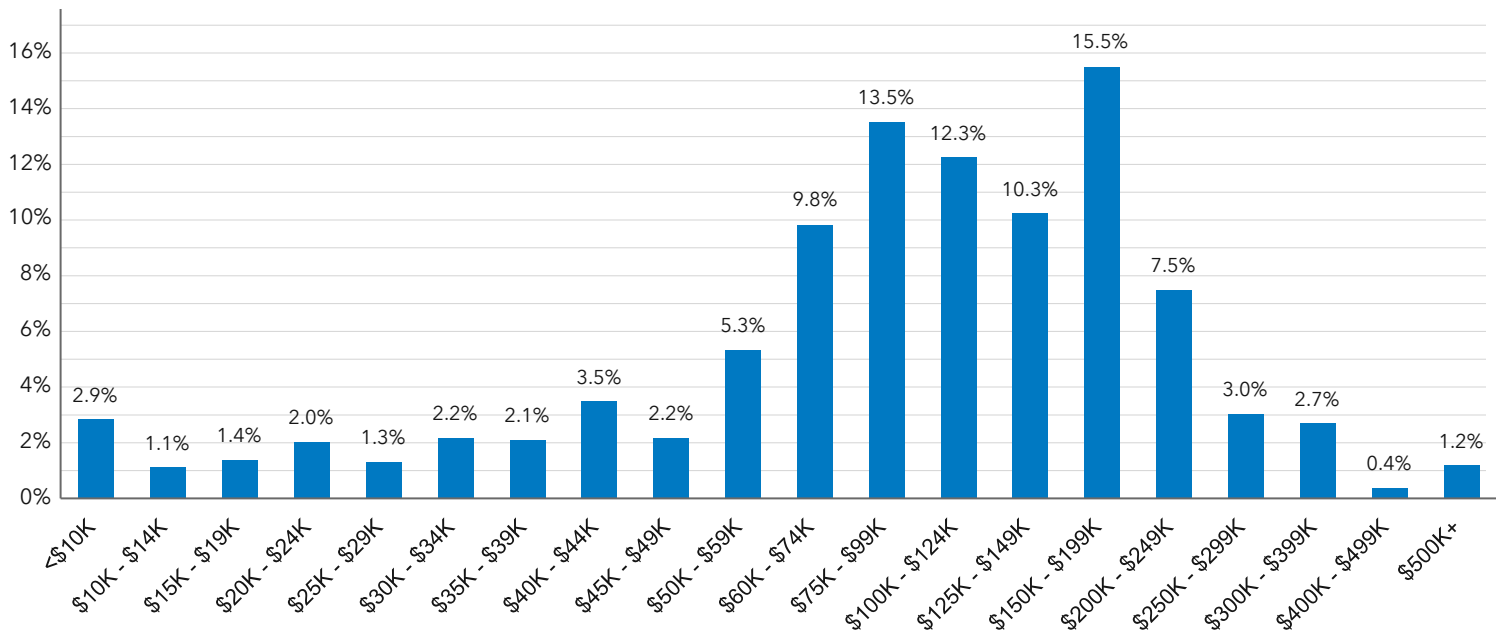
Population by Age



Key Indicators for 2025



Households by Income for 2025



Population by Race

