

Real Estate Market Overview 2004

Brazoria

The Brazoria MSA is located southwest of Galveston and Houston and is composed of clusters of small cities and communities. The area was first populated when Stephen F. Austin selected it for his proposed settlement, and 89 of Austin's Old Three Hundred had grants in what is now Brazoria County by 1824. Brazoria County, the only county in the Brazoria Metropolitan Statistical Area (MSA), is composed of two regions, Brazosport and northeast Brazoria County. Alvin and Pearland are the two largest cities in northeast Brazoria County. Brazosport and the Alvin-Pearland areas are distinct and geographically separate. The Brazosport area is heavily dependent on the chemical industry while Alvin and Pearland are more a part of Houston's economy. Pearland is about 15 miles from downtown Houston.

Quick Facts	
Land Area	1,386 square miles
Population Density (2000)	174 people per square mile
Counties	Brazoria
Area Cities and Towns	Alvin, Angleton, Bailey's Prairie, Bonney-Rosharon, Brazoria, Clute, Damon and Damon's Mound, Danbury, Danciger, East Columbia, Freeport, Jones Creek, Lake Jackson, Liverpool, Manvel-Iowa Colony, Oyster Creek, Pearland, Quintata, Richwood, San Luis Pass, Surfside Beach, Sweeny-Old Ocean, West Columbia

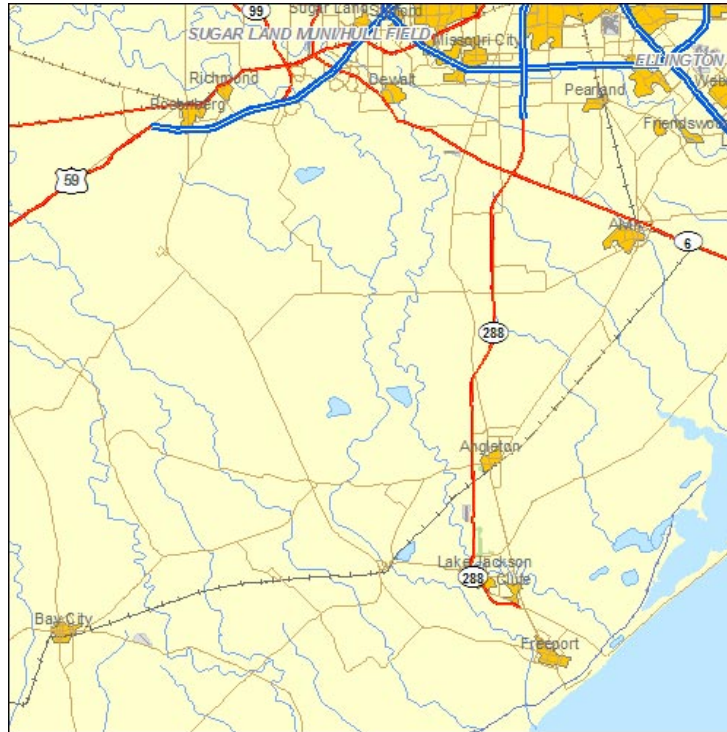


Table of Contents

Demographics 3

Education 7

Employment 8

Economy 13

Public Facilities 14

Multifamily 16

Housing 17

Retail 20

Hotel 22

Office 23

Brazoria County Market Overview 2004

Demographics

Brazoria MSA Population

Year	Population	Percent Change
1990	191,707	1.9
1991	198,707	3.7
1992	203,275	2.3
1993	208,005	2.3
1994	212,209	2
1995	215,771	1.7
1996	220,274	2.1
1997	225,381	2.3
1998	231,205	2.6
1999	237,602	2.8
2000	241,767	1.8
2001	249,432	3.2
2002	257,256	3.1

Source: U.S. Census Bureau

Area Cities With 10,000 or More Residents

City	2001 Population	Growth 1990-2001 (percent)
Alvin	21,413	11.4
Angleton	18,130	5.8
Lake Jackson	26,386	15.9
Freeport	12,708	11.6
Pearland	37,640	101.3

Source: U.S. Census Bureau

Real Estate Center Market Overview 2004
Brazoria County, Texas

Texas Metropolitan Area Population Change, 1990 - 2002

Metropolitan Area	1990 Population	2002 Population	Percent Change
McAllen-Edinburg-Mission	383,545	614,474	60.2
Austin-San Marcos	846,227	1,349,291	59.4
Laredo	133,239	207,611	55.8
Dallas	2,676,248	3,743,254	39.9
Brownsville-Harlingen-San Benito	260,120	353,561	35.9
Brazoria County	191,707	257,256	34.2
Houston	3,321,911	4,420,081	33.1
Fort Worth-Arlington	1,361,034	1,802,465	32.4
Texas	16,986,335	21,779,893	28.2
Bryan-College Station	121,862	156,099	28.1
San Antonio	1,324,749	1,660,205	25.3
Killeen-Temple	255,299	319,163	25.0
Galveston-Texas City	217,396	261,219	20.2
Tyler	151,309	181,437	19.9
Sherman-Denison	95,019	113,860	19.8
Amarillo	187,514	222,915	18.9
El Paso	591,610	697,562	17.9
Waco	189,123	217,713	15.1
Victoria	74,361	84,932	14.2
Lubbock	222,636	247,574	11.2
Longview-Marshall	193,801	212,288	9.5
Corpus Christi	349,894	382,188	9.2
Texarkana	120,132	131,027	9.1
Wichita Falls	130,351	138,960	6.6
Odessa-Midland	225,545	239,981	6.4
Beaumont-Port Arthur	361,218	382,242	5.8
Abilene	119,655	125,647	5.0
San Angelo	98,458	103,018	4.6

Source: U.S. Census Bureau

Brazoria MSA Projected Population

Year	Texas State Data Center (Scenario 0.5)	Texas Water Development Board
2005	263,631	-
2010	285,850	279,519
2015	308,656	-
2020	331,731	322,819

Sources: Texas State Data Center and Texas Water Development Board

Household Composition

	Brazoria MSA	Texas
Average household size (2000)	2.82	2.74
Population younger than 18 (2000, in percent)	28.6	28.2
Population 65 and older (2000, in percent)	8.8	9.9

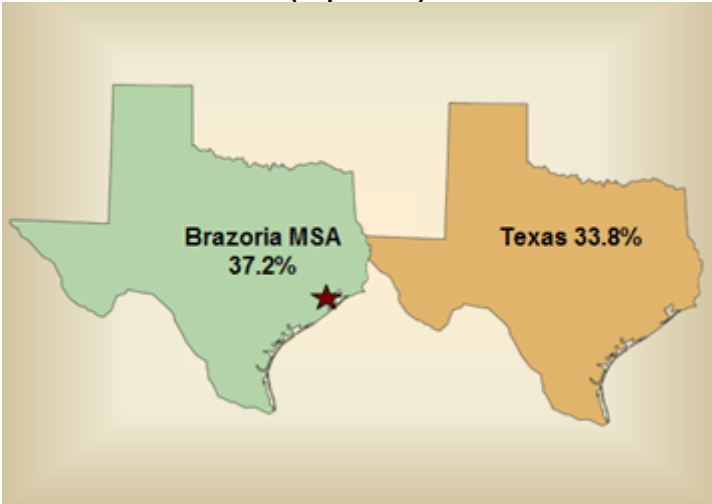
Source: U.S. Census Bureau

**Distribution by Race and Hispanic or Latino Origin
 (in percent)**

	Brazoria MSA		Texas	
	1990	2000	1990	2000
White	72.9	77.1	60.8	71.0
Black	8.0	8.5	11.7	11.5
Asian	1.0	2.0	0.3	2.7
American Indian	0.4	0.5	1.8	0.6
Other	0.1	9.6	0.1	11.7
Two or more races*	-	2.2	-	2.5
Hispanic (of any race)	17.6	22.8	25.3	32.0

* For the 2000 Census, the Census Bureau changed the "race" options, allowing people to report their race as "other" or as two or more races.
 Source: U.S. Census Bureau

**Projected Population Growth, 2000-2020
(in percent)**



Source: Texas State Data Center (Scenario 0.5)

Brazoria County Market Overview 2004

Education

Educational Level, Persons Age 25 and Older 2000 (in percent)

Level of Education	Brazoria County	Texas
High school graduate	27.2	26.3
Some college, no degree	25.8	21.7
Associate's degree	6.9	5.2
Bachelor's degree	13.8	16.1
Graduate or professional degree	5.9	7.4

Source: U.S. Census Bureau, 2000 Census

Local College and University Enrollment

School	Spring 2002	Fall 2002	Spring 2003	Fall 2003
Alvin Community College	4,234	-	4,726	4,058
Brazosport College	3,883	-	3,942	3,679

Sources: Brazosport and Alvin Community Colleges

Brazoria County Market Overview 2004 Employment

Top Ten Employers

Employer	Sector	Employees
Dow Chemical Company	Chemicals	4,850
Texas Department of Criminal Justice	Prison System	2,232
Brazosport Independent School District	Education	1,800
Pearland Independent School District	Education	1,767
Wal-Mart Associates	Retail	1,755
Alvin Independent School District	Education	1,701
Brazoria County	Government	1,566
U.S. Contractors, Inc.	Specialty contractor	1,144
Industrial Specialists, Inc.	Specialty contractor	1,069
ConocoPhillips	Refining	900

Source: Brazoria County Partnership, Inc. Jan. 2004

Top Ten Private Employers

Employer	Sector	Employees
Dow Chemical Company	Chemical	4,850
Wal-Mart Associates	Retail	1,755
U.S. Contractors, Inc.	Specialty contractor	1,144
Industrial Specialists, Inc.	Specialty contractor	1,069
ConocoPhillips	Refining	900
Gulf States, Inc.	Specialty contractor	803
Solutia, Inc.	Petrochemical manufacturing	750
BP	Chemical	711
BASF Corporation	Chemical	707
HB Zachry Co.	Specialty contractor	478

Source: Brazoria County Partnership, Inc. Jan. 2004

Employment Growth by Industry - 2003

	Brazoria MSA	Texas
Employment growth (percent)	-1	-0.5
Unemployment rate (percent)	8.9	6.8
New jobs	-800	-49,800
Employment growth by sector (percent)		
Manufacturing	-4.5	-5.0
Construction	-13.7	-3.0
Natural Resources and Mining	-27.3	0.6
Trade, Transportation and Utilities	1.4	-1.8
Information	0	-5.8
Financial Activities	0	0.9
Professional and Business Services	8	-1.1
Educational and Health Services	3.2	3.3
Leisure and Hospitality	1.8	1.2
Government	3.3	1.3
Total Nonfarm	-1	-0.5

Source: Texas Workforce Commission and U.S. Bureau of Labor Statistics

Real Estate Center Market Overview 2004
Brazoria County, Texas

Texas Metropolitan Area Employment Change, 1990 - 2003

Metropolitan Area	1990 Employment	2003 Employment	Percent Change
Austin-San Marcos	454,618	746,750	64.3
Laredo	48,766	77,065	58.0
McAllen-Edinburg-Mission	128,560	197,870	53.9
Brownsville-Harlingen-San Benito	90,866	131,457	44.7
Bryan-College Station	58,292	82,368	41.3
San Antonio	587,550	796,235	35.5
Killeen-Temple	87,724	117,801	34.3
Tyler	70,970	93,561	31.8
Dallas	1,467,668	1,916,607	30.6
Texas	8,071,312	10,284,203	27.4
Fort Worth-Arlington	721,875	915,919	26.9
Houston	1,720,152	2,180,719	26.8
Victoria	34,648	43,652	26.0
Amarillo	92,967	113,051	21.6
El Paso	229,358	274,926	19.9
Lubbock	107,823	128,854	19.5
Waco	86,347	102,310	18.5
Longview-Marshall	86,048	100,952	17.3
Odessa-Midland	104,401	120,374	15.3
Corpus Christi	150,142	172,705	15.0
San Angelo	43,587	49,798	14.2
Brazoria County	93,552	105,320	12.6
Abilene	52,389	58,513	11.7
Sherman-Denison	43,804	48,866	11.6
Wichita Falls	56,897	62,812	10.4
Galveston-Texas City	105,423	114,327	8.4
Texarkana	51,575	55,658	7.9
Beaumont-Port Arthur	157,435	167,915	6.7

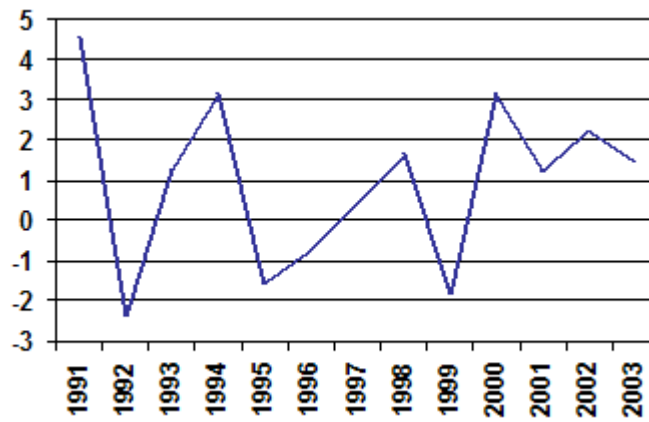
Source: U.S. Bureau of Labor Statistics and The Real Estate Center

Brazoria MSA Employment

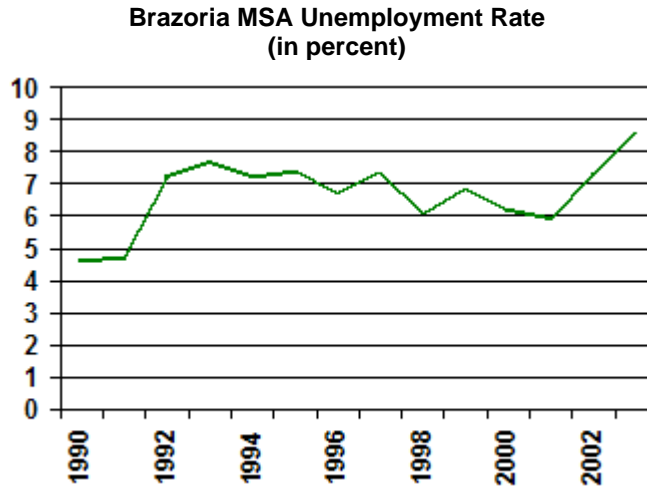
Year	Employment	Percent Change
1990	93,552	-
1991	97,801	4.5
1992	95,465	-2.4
1993	96,569	1.2
1994	99,520	3.1
1995	97,945	-1.6
1996	97,144	-0.8
1997	97,580	0.4
1998	99,098	1.6
1999	97,273	-1.8
2000	100,321	3.1
2001	101,499	1.2
2002	103,718	2.2
2003	105,320	1.5

Source: U.S. Bureau of Labor Statistics

Annual Percent Change in Brazoria MSA Employment



Source: U.S. Bureau of Labor Statistics



Source: U.S. Bureau of Labor Statistics

Brazoria County Market Overview 2004 Economy

Brazoria MSA Gross Retail Sales

Year	Total Sales	Sales per Capita
1990	1,155,232,977	6,026
1991	1,182,430,976	5,951
1992	1,291,299,053	6,352
1993	1,412,233,470	6,789
1994	1,466,877,701	6,912
1995	1,516,959,620	7,030
1996	1,596,148,129	7,246
1997	1,596,302,907	7,083
1998	1,701,259,795	7,358
1999	1,817,326,426	7,649
2000	1,976,439,928	8,175
2001	2,059,671,827	8,257
2002	2,150,016,652	8,357
State Average 2002: \$12,143		

Source: Texas Comptroller's Office

Brazoria County Market Overview 2004

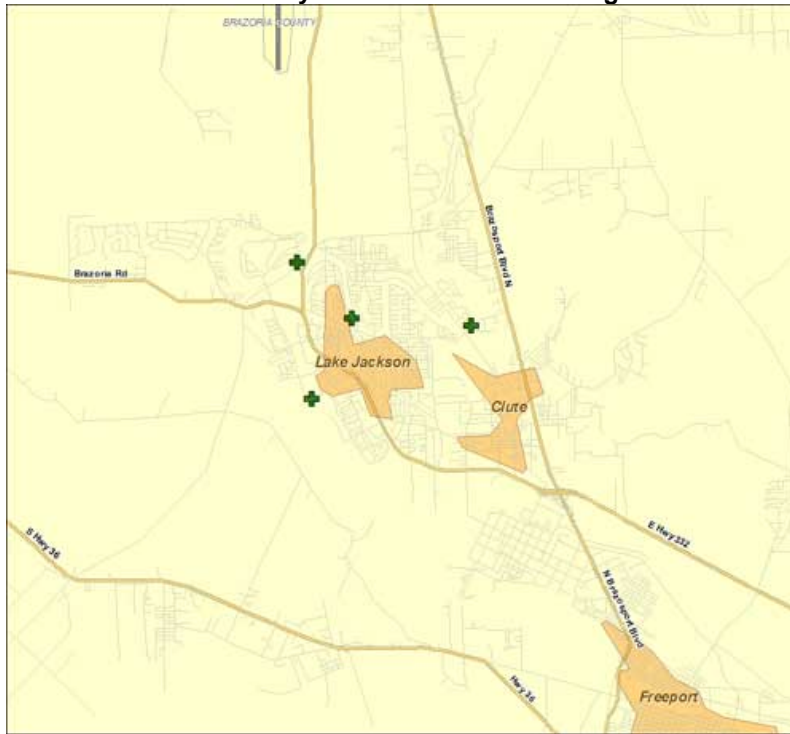
Public Facilities

Alvin City Public Facilities Building Permits



Alvin City Building Permit Office

Lake Jackson City Public Facilities Building Permits

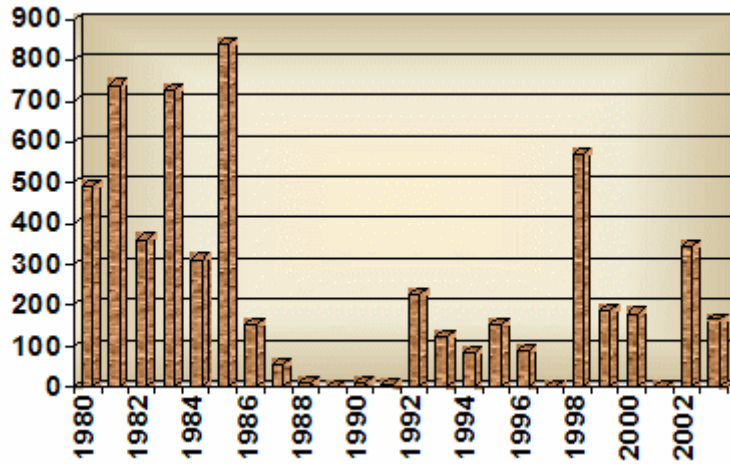


Lake Jackson City Building Permit Office

Brazoria County Market Overview 2004

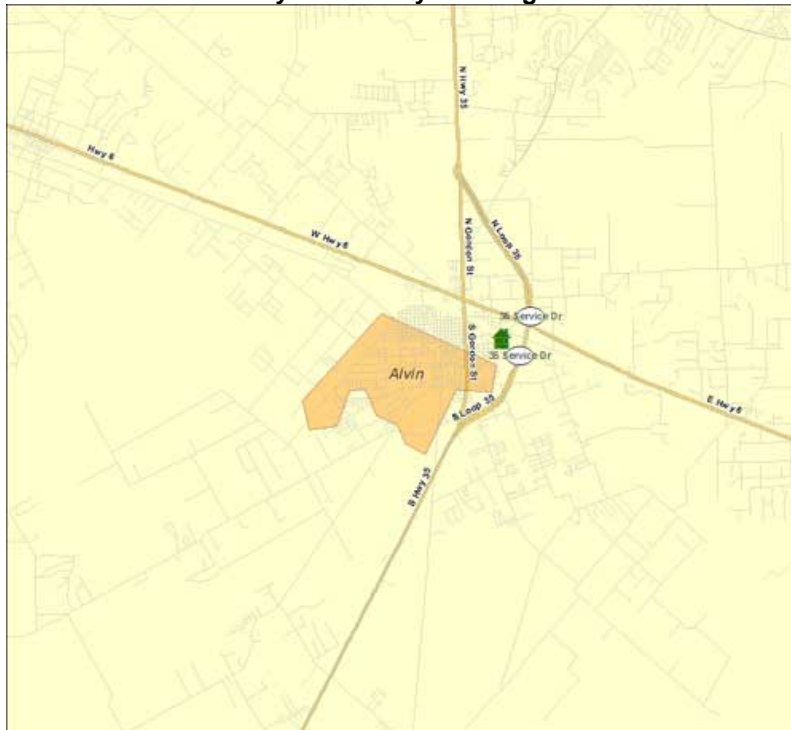
Multifamily

Brazoria MSA Multifamily Building Permits
(5+ Family Bldg. Permits in units)



Source: U.S. Census Bureau

Alvin City Multifamily Building Permits



Alvin City Building Permit Office

Brazoria County Market Overview 2004 Housing

Housing Affordability - Fourth Quarter 2003

	Percent of Households That Can Afford Median-priced Home	THAI*	THAI for First-time Homebuyers
Brazoria MSA	72.3	1.60	1.34
Texas MLS Total	52.9	1.04	0.91
U.S. Total	52.8	1.06	0.77

The THAI is the ratio of median household income to the income required to buy the median priced home using currently available mortgage financing. Standard financing is a 30-year loan covering 80 percent of the cost of the home. A THAI of 1.00 indicates that the median household income is just enough to qualify for a loan sufficient to purchase the median-priced home.

Source: Real Estate Center at Texas A&M University

Price Distribution of MLS Homes Sold, Brazoria Area, 2003 (in percent)

Price Range	1998	1999	2000	2001	2002	2003
\$29,999 or less	5.1	5.6	4.7	4.1	3.1	-
30,000 - 39,999	4.8	4.5	4.4	3.7	4.0	-
40,000 - 49,999	6.4	7.1	5.0	6.0	4.4	-
50,000 - 59,999	9.0	10.3	11.6	8.4	6.9	-
60,000 - 69,999	12.1	12.2	9.5	9.6	9.0	-
70,000 - 79,999	11.9	11.6	11.4	10.4	9.6	-
80,000 - 89,999	9.2	7.7	9.7	11.1	10.5	-
90,000 - 99,999	5.9	5.3	5.8	6.9	7.9	-
100,000 - 119,999	10.3	11.8	9.6	8.3	10.7	-
120,000 - 139,999	7.3	6.5	8.4	10.2	10.4	-
140,000 - 159,999	4.5	4.9	3.8	6.7	7.0	-
160,000 - 179,999	3.4	3.6	4.7	4.5	4.1	-
180,000 - 199,999	2.8	1.9	2.5	1.9	3.5	-
200,000 - 249,999	4.0	3.8	3.9	3.9	4.2	-
250,000 - 299,999	1.8	1.4	2.5	2.7	2.0	-
300,000 - 399,999	1.2	1.5	1.7	0.9	2.3	-
400,000 - 499,999	0.0	0.0	0.7	0.4	0.4	-
500,000 and more	0.2	0.2	0.0	0.2	0.1	-

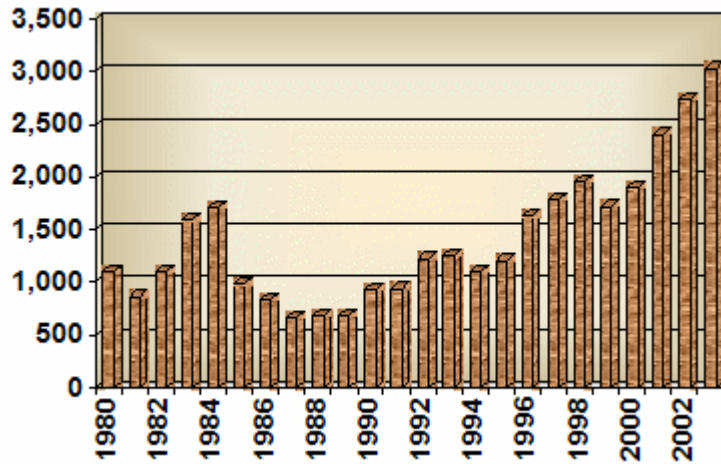
Source: Real Estate Center at Texas A&M University

Property Tax Rates, 2003

Taxing Entity	Tax Rate per \$100 Valuation
Brazoria County	\$0.36
Brazosport College	0.11
Alvin College	0.25
Hospital District	0.61
Total	\$1.33

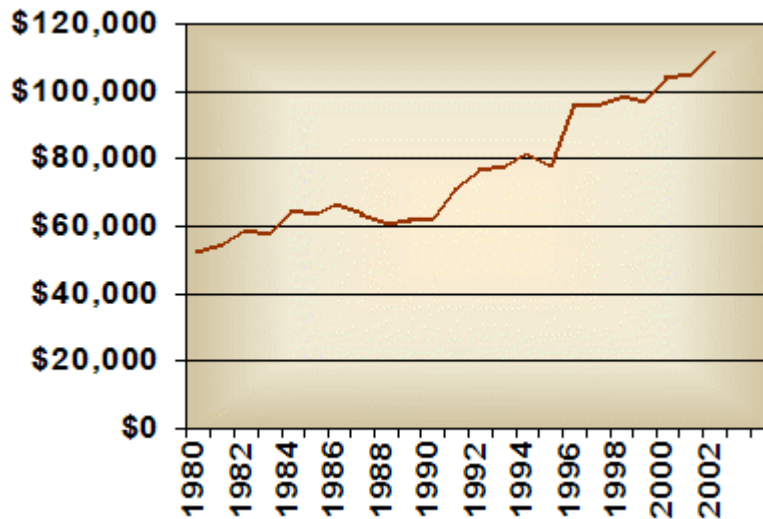
Source: Brazoria County Appraisal District

**Brazoria MSA Single-family Building Permits
 (in units)**



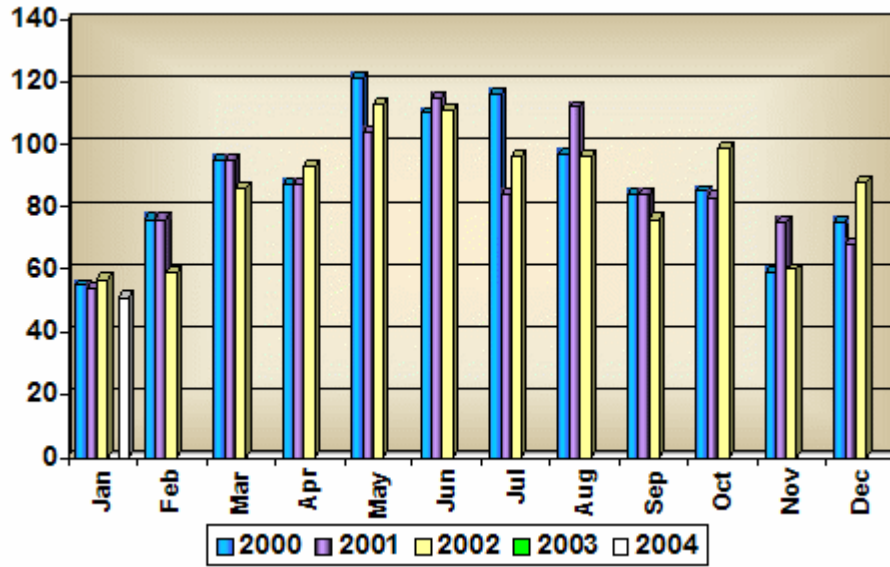
Source: U.S. Census Bureau

Average Sales Price of Single-family Home, Brazoria Area



Source: Real Estate Center at Texas A&M University

**Single-family Home Sales Volume, Brazoria Area
(Number of Units)**



Source: Real Estate Center at Texas A&M University

Brazoria County Market Overview 2004

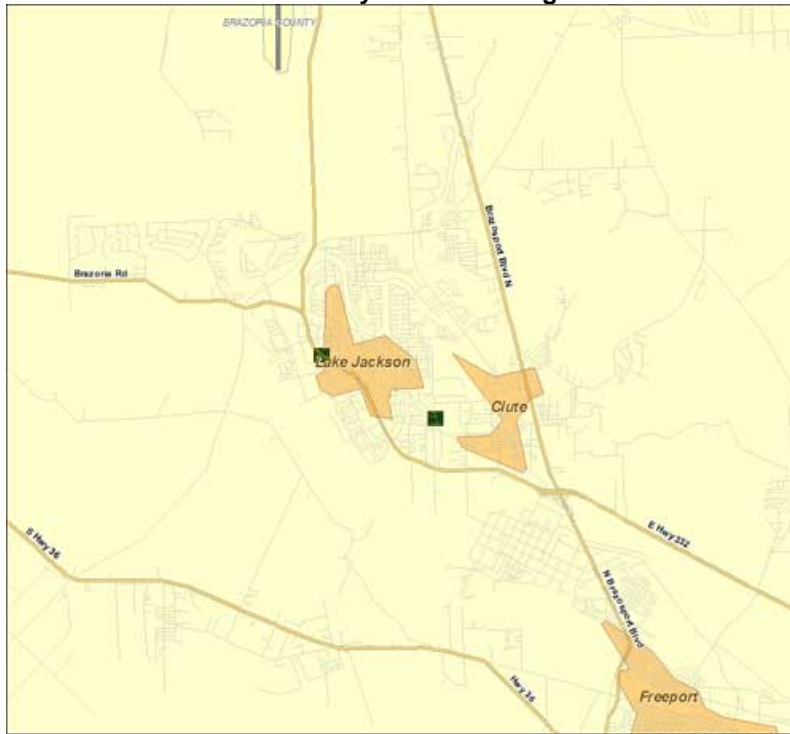
Retail

Alvin City Retail Building Permits



Alvin City Building Permit Office

Lake Jackson City Retail Building Permits



Lake Jackson City Building Permit Office

Brazoria County Market Overview 2004 Hotel

Hotel* Occupancy and Rental Rates

	Brazoria County	Texas
2000		
Rooms (000)	1.4	296.8
Average daily rental rate	\$49.84	\$71.56
Occupancy rate (percent)	55.1	59.3
2001		
Rooms (000)	1.5	307.1
Average daily rental rate	\$50.61	\$70.27
Occupancy rate (percent)	52.8	57.3
2002		
Rooms (000)	1.6	314.3
Average daily rental rate	\$51.36	\$70.11
Occupancy rate (percent)	54.3	55.4
2003		
Rooms (000)	1.6	320.8
Average daily rental rate	\$50.63	\$68.78
Occupancy rate (percent)	48.7	54.3

*Only properties exceeding \$16,600 in the current quarter are included; those units below \$16,600 only result in 1.5% of the total state revenues, and have been excluded from this database.
 Source: Office of the Governor Economic Development and Tourism and Source Strategies, Inc. of San Antonio

Brazoria County Market Overview 2004 Office

Lake Jackson City Office Building Permits



Lake Jackson City Building Permit Office



This annual report is created free of charge by the Real Estate Center at Texas A&M University. We strive to provide the most accurate, up-to-date, and insightful data to paint a detailed picture of Texas' Metropolitan Statistical Area's. The Center also provides numerous publications, resources, and data on building permits, employment, population, and home sales at <http://recenter.tamu.edu>.

Report compiled by:

Administrative Coordinator

Edith Craig

Research Analysts

Isilay Civan

Blake Lacy

Real Estate Center, 2115 TAMU, College Station, TX 77843-2115
Phone: 979.845.2031 | Fax: 979.845.0460