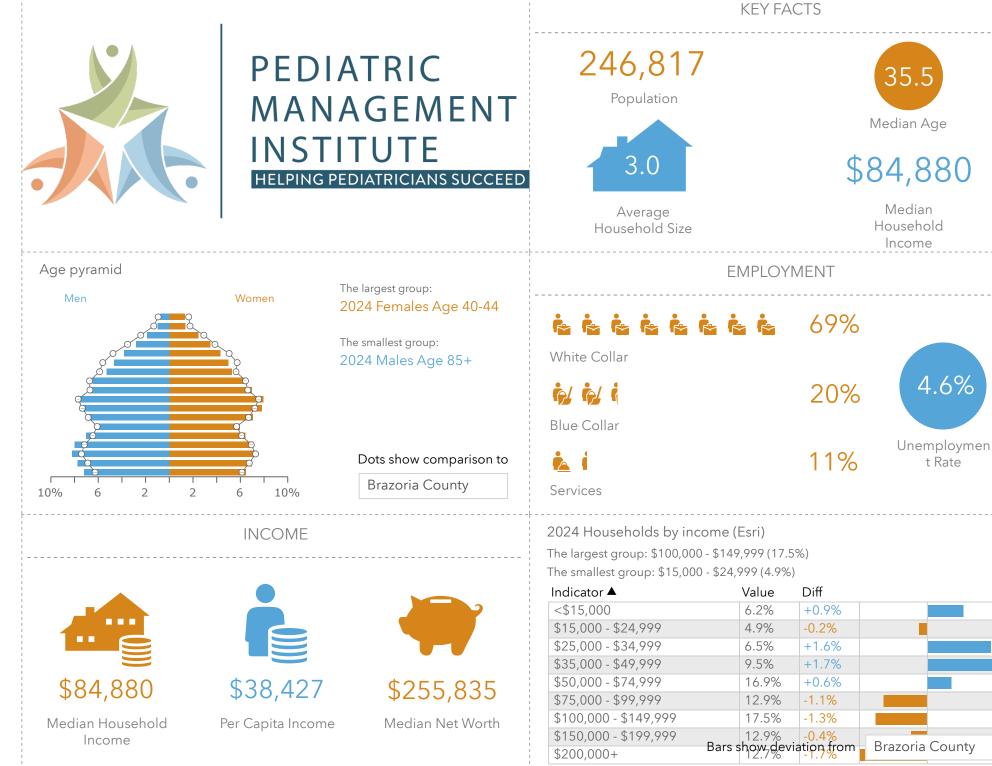
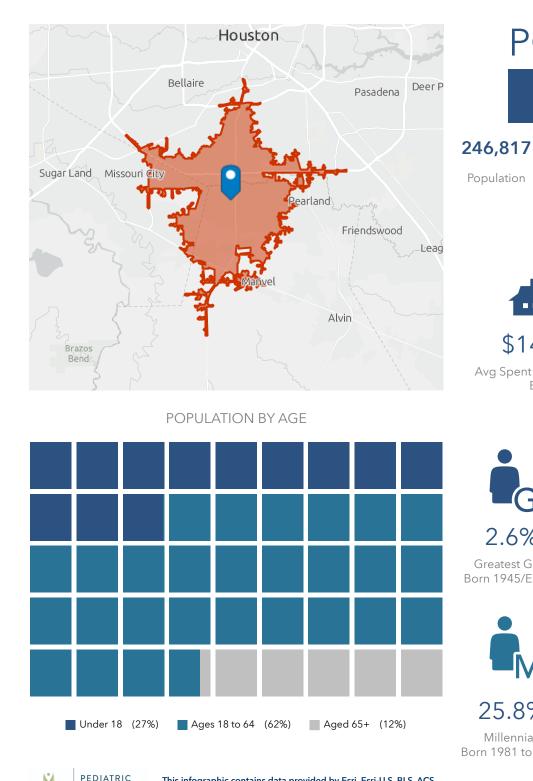


March 26, 2025

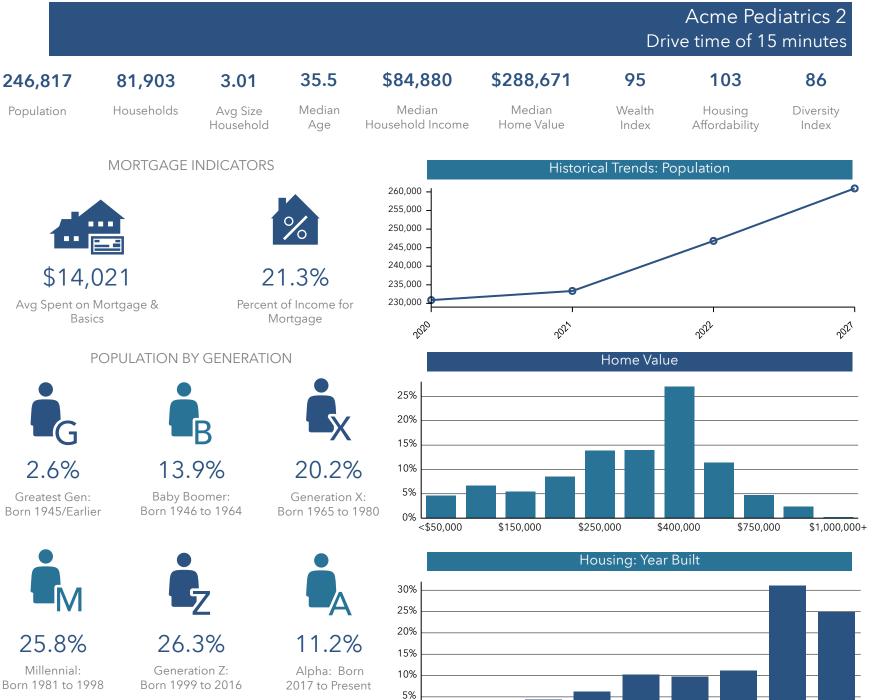
4.6%

t Rate





# POPULATION TRENDS AND KEY INDICATORS



0%

<1939

1950-59

1970-79

1990-99

2010-2013

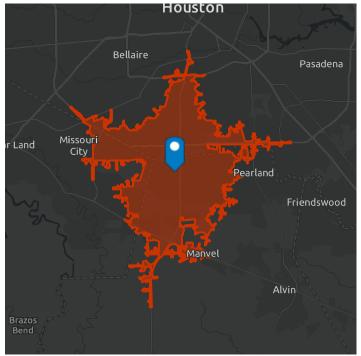
This infographic contains data provided by Esri, Esri-U.S. BLS, ACS MANAGEMENT The vintage of the data is 2024, 2029, 2018-2022 © 2025 Esri

INSTITUTE

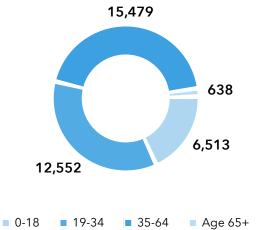
# Healthcare Coverage Analysis

### Acme Pediatrics 2

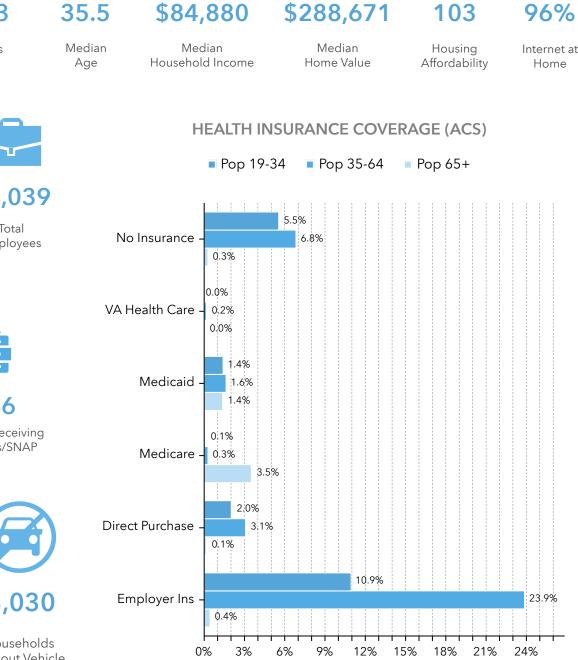
Drive time of 15 minutes



POPULATION NO HEALTH INSURANCE (ACS)

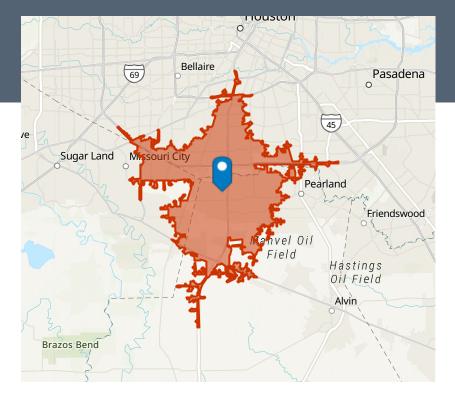




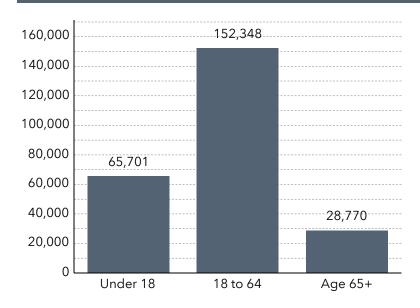


PEDIATRIC MANAGEMENT INSTITUTE Source: Esri forecasts for 2024, 2029, 2018-2022, Esri, Esri-MRI-Simmons, Esri-Data Axle, ACS

Note: Medicaid values for population 65+ is defined as Medicaid plus Medicare. For other age groups it is Medicaid only. Source Esri, Esri-MRI-Simmons, Esri-Data Axle, ACS



#### POPULATION BY AGE





# **AT RISK POPULATION PROFILE**

### Acme Pediatrics 2

246,817

Population

81,903 Households

**AT RISK POPULATION** 

Avg Size Household

640

Pop 65+ Speak

Spanish & No English

3.01

35.5

Median Age

Median Household Income

\$84,880

\$288,67 Median Home Value

Language Spoken (ACS)

**English Only** 

Spanish

Spanish & English Well Spanish & English Not Well Spanish & No English

#### Indo-European

Indo-European & English Well Indo-European & English Not Well Indo-European & No English

#### **Asian-Pacific Island**

Asian-Pacific Isl & English Well Asian-Pacific Isl & English Not Well Asian-Pacific Isl & No English

#### Other Language

Other Language & English Well Other Language & English Not Well

Other Language & No English

15,234 28,770 3,030 Households With Population 65+ Households Without Vehicle Disability **POVERTY AND LANGUAGE**  $\mathbf{O}$ 

11%

Households Below the Poverty Level

Households Below the Poverty Level

8,073

### **POPULATION AND BUSINESSES**

5,621

Total

Businesses





Daytime Population





Total Employees

#### Source: This infographic contains data provided by Esri (2024, 2029), ACS (2018-2022), Esri-Data Axle (2024).







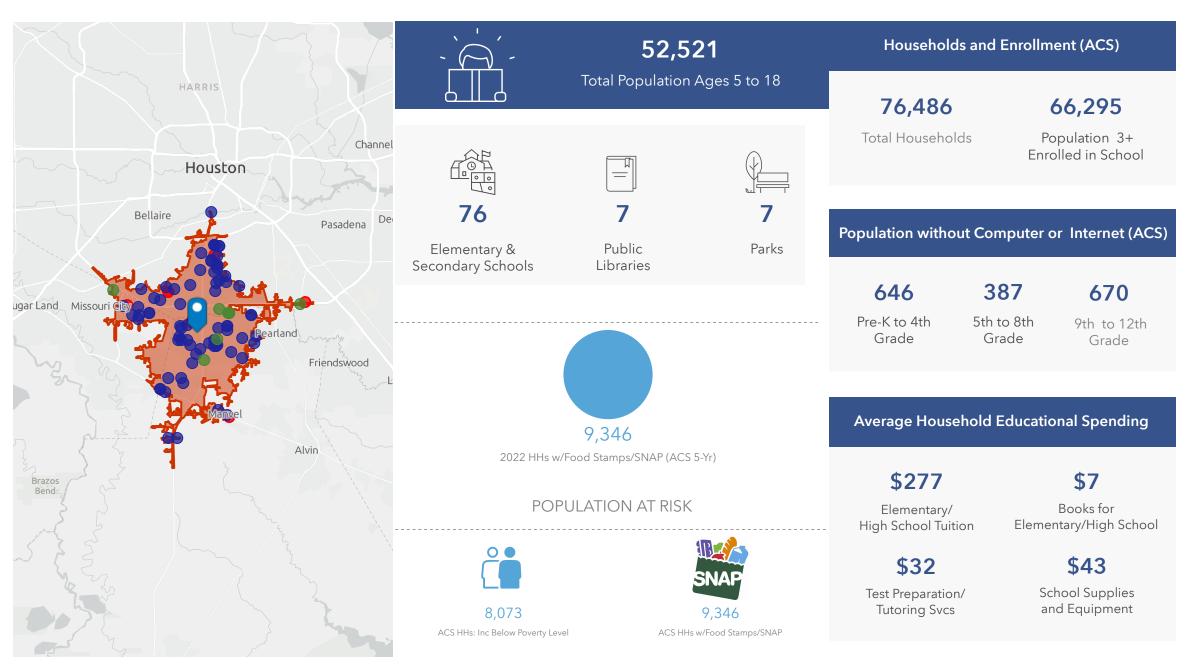
#### Drive time of 15 minutes

1	95		103	86
2	Wealth Index		Housing Affordability	Diversity Index
	Age 5-17	18-64	Age 65+	Total
	32,513	84,819	17,571	134,903
	11,225	36,610	3,850	51,685
	10,573	27,459	2,413	40,445
	600	6,993	798	8,391
	52	2,158	640	2,850
	1,067	3,060	488	4,615
	1,067	2,995	342	4,404
	0	64	115	179
	0	1	31	32
	1,528	10,794	1,697	14,019
	1,463	9,884	1,088	12,435
	64	750	538	1,352
	0	161	72	233
	434	3,637	278	4,349
	355	3,387	230	3,972
	13	182	1	196
	66	67	47	180

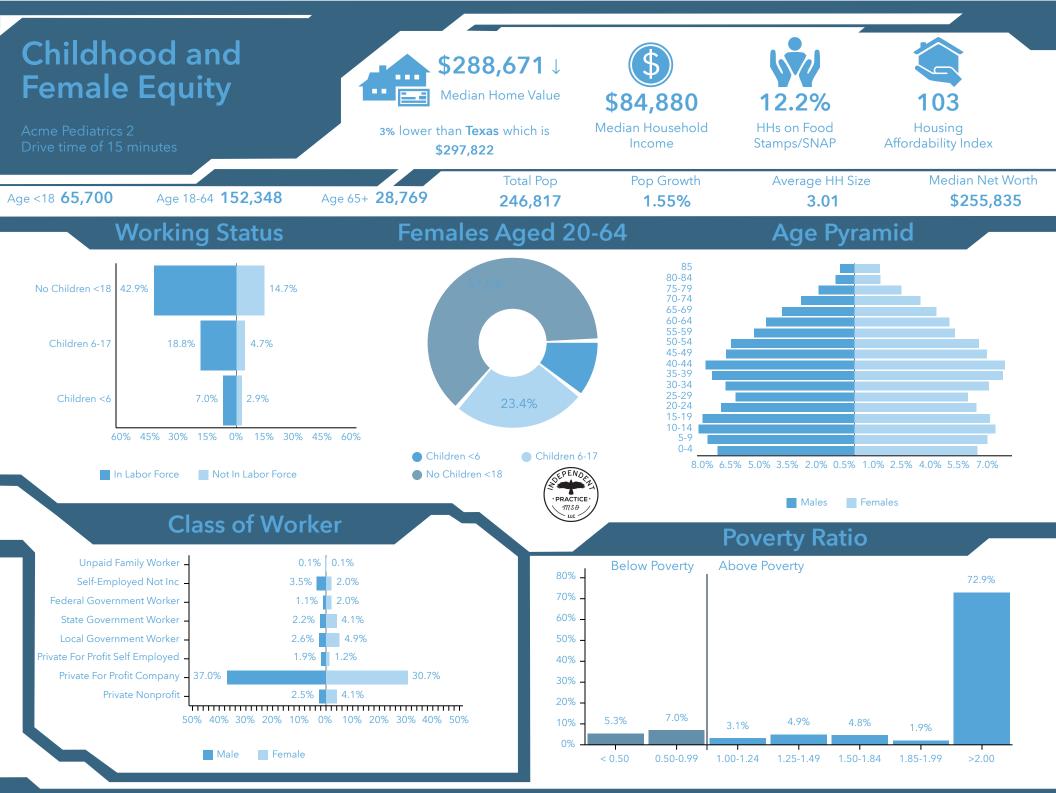
# K - 12 Education Overview

Acme Pediatrics 2 Drive time of 15 minutes





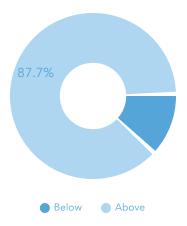
Source: This infographic contains data provided by ACS (2018-2022), Esri-U.S. BLS (2024). Data Axle POI data updated 3 times per year. \* Indicates the number of locations has reached the maximum. © 2025 Esri



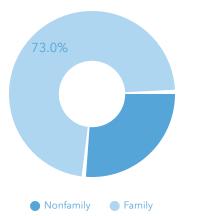
esri Science

ource: This infographic contains data provided by Esri (2024), ACS (2018-2022). © 2025 Esri

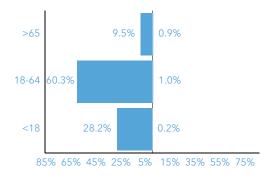
#### Population by Poverty Status



#### Households by Type



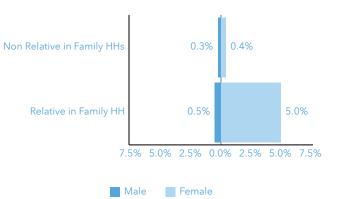
#### Have a Computer at Home by Age



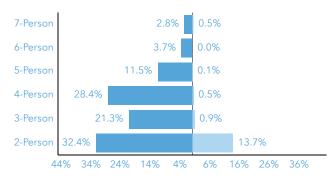
Have A Computer Have No Computer

esri Science

#### Other people in Family Dwellings by Head of Household: Below Poverty Status

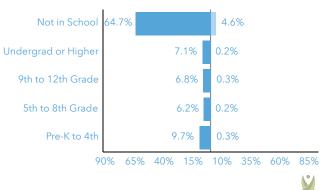


#### Households by Type and Size

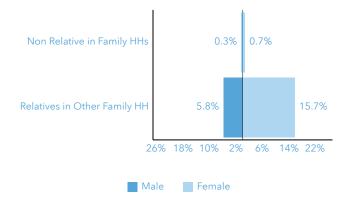


Family Non Family

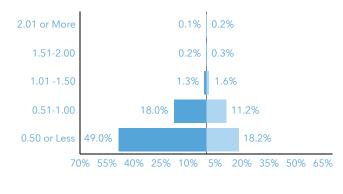
#### Child Aged 3+ Computer Access



#### Other people in Family Dwellings by Head of Household: Above Poverty Status

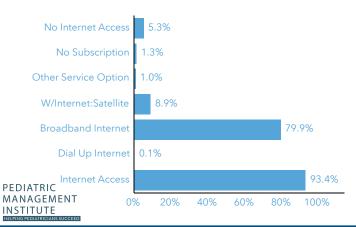


#### Average people per Room in Dwelling



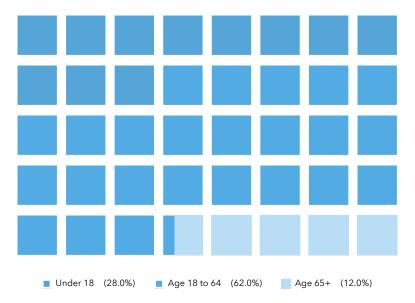
Own Rent

#### Computer and Internet Service



LANGUAGE (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	32,513	84,819	17,571	134,903
Spanish	11,225	36,610	3,850	51,685
Spanish & English Well	10,573	27,459	2,413	40,445
Spanish & English Not Well	600	6,993	798	8,391
Indo-European	1,067	3,060	488	4,615
Indo-European & English Well	1,067	2,995	342	4,404
Indo-Euro & English Not Well	0	64	115	179
Asian-Pacific Island	1,528	10,794	1,697	14,019
Asian-Pacific Isl & English Well	1,463	9,884	1,088	12,435
Asn-Pacific Isl & English Not Well	64	750	538	1,352
Other Language	434	3,637	278	4,349
Other Language & English Well	355	3,387	230	3,972
Other Lang. & English Not Well	13	182	1	196

**POPULATION BY AGE** 



# Healthcare Coverage: Impact Analysis

Total

226,296

12,046

15,834

7,134

11,082

10,828

4,397

164,975

\$84,880

Acme Pediatrics 2

3.01	81,903	35.5
Avg Size Household	Households	Median Age
POVERTY ST	ATUS (ACS)	Tota
overty Status is	Determined	226,2
o <0.50		12,04
o 0.50-0.99		15,83
o 1.00-1.24		7,13
o 1.25-1.49		11,08
o 1.50-1.84		10,82
o 1.85-1.99		4,39
o 2.00+		164,9
	Avg Size Household POVERTY ST	Avg Size Household POVERTY STATUS (ACS) Poverty Status is Determined o <0.50 o 0.50-0.99 o 1.00-1.24 o 1.25-1.49 o 1.50-1.84 o 1.85-1.99

POVERTY LEVELS (ACS)	Below	Above	Total
Total	8,073	68,413	76,486
Married Couple Families	2,247	35,708	37,955
Other Families w/Male Householder	372	4,223	4,595
Other Families w/Female Householder	2,660	10,622	13,282
Nonfamilies w/Male Householder	1,054	7,814	8,868
Nonfamilies w/Female Householder	1,740	10,046	11,786

NO HEALTH INSURANCE COVERAGE	(ACS) %	Total
Population <19	2.9%	6,513
Population Age 19-34	5.5%	12,552
Population Age 35-64	6.8%	15,479
Population Age 65+	0.3%	638

Median Median Housing Internet at Household Income Home Value Affordability Home SCHOOL ENROLLMENT (ACS) 14,000 12,000 10,000 8,000 6,000 4,000 2,000 0

103

96%

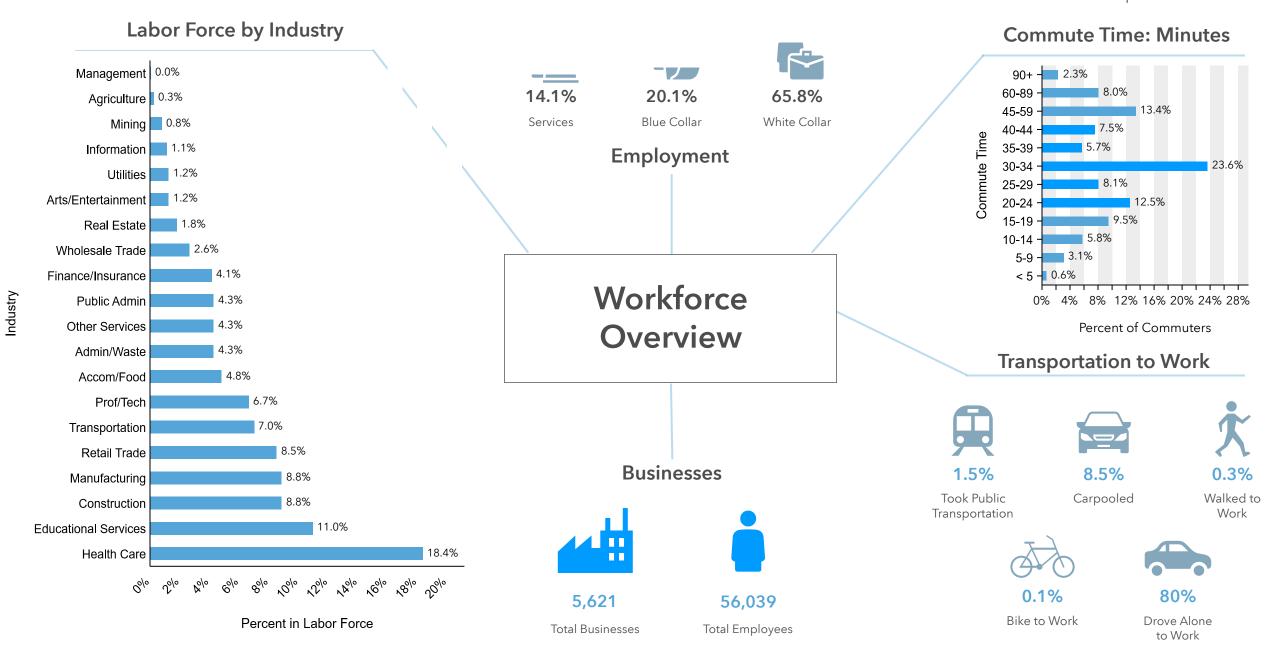
\$288,671



# **Economic Development Profile**

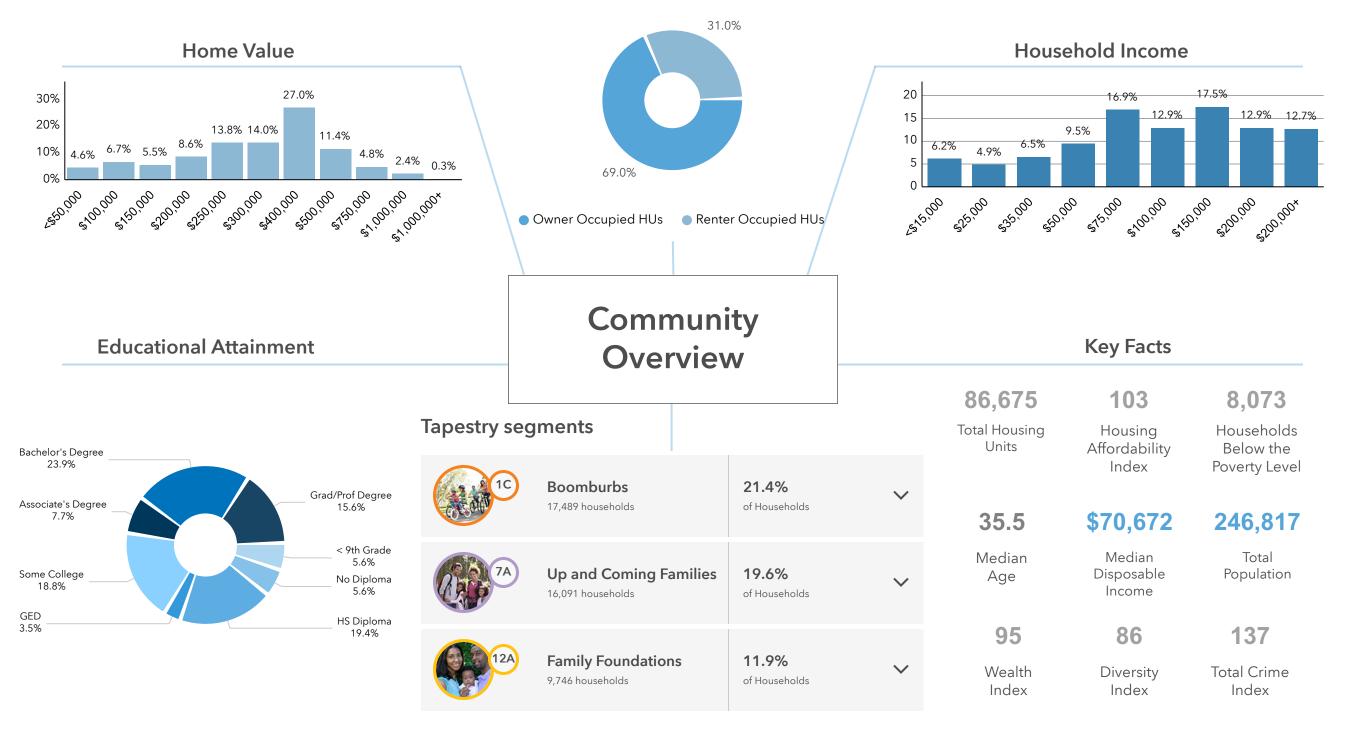
Acme Pediatrics 2 Drive time of 15 minutes

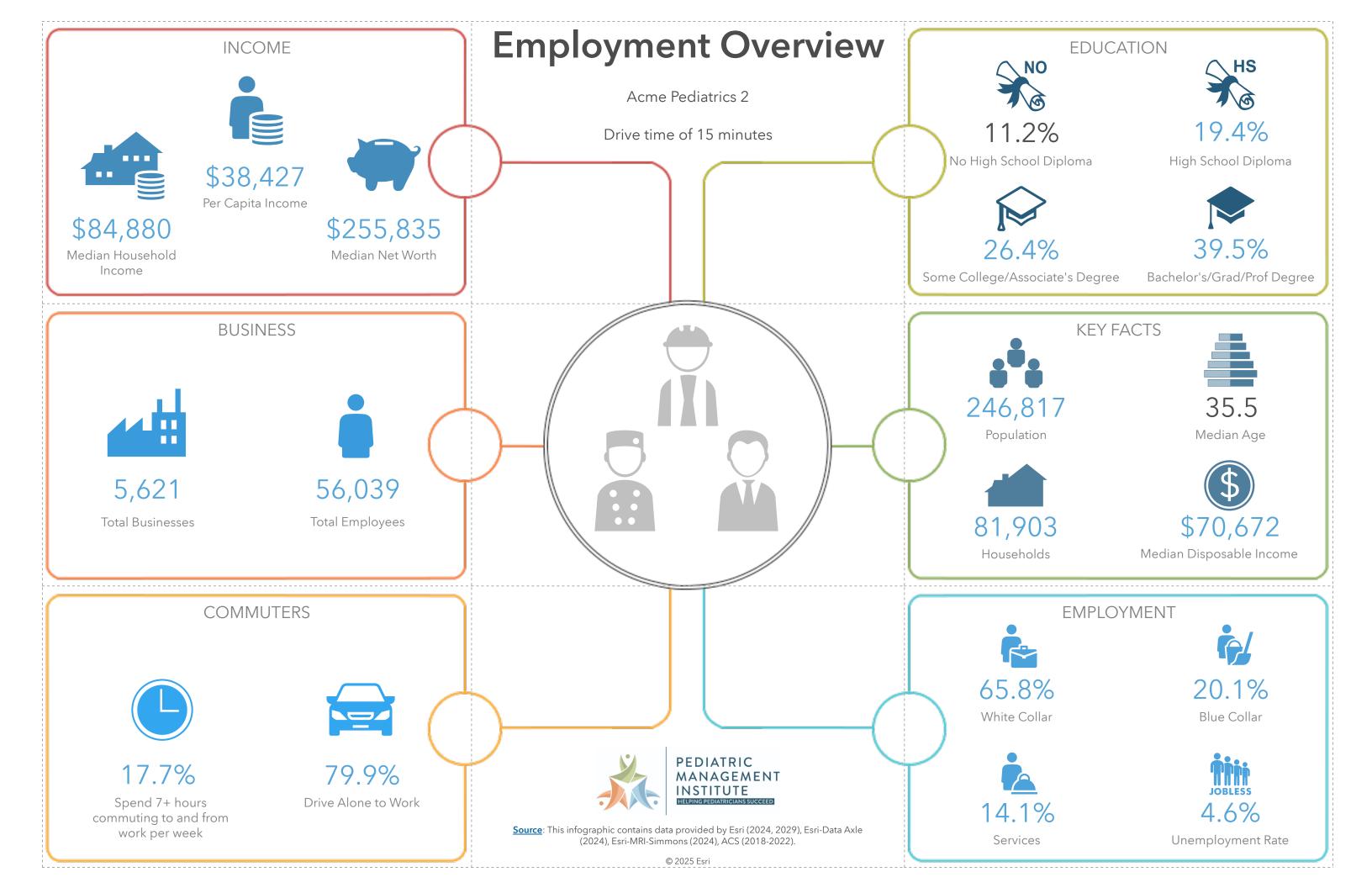




Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

### Home Ownership

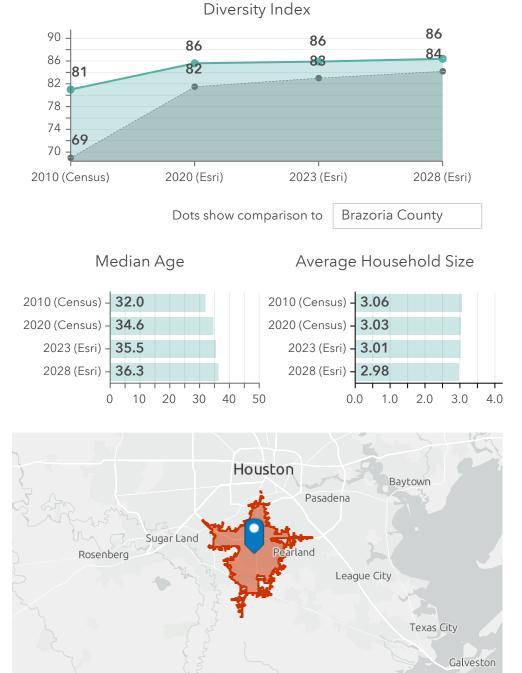




# **Community Change Snapshot**

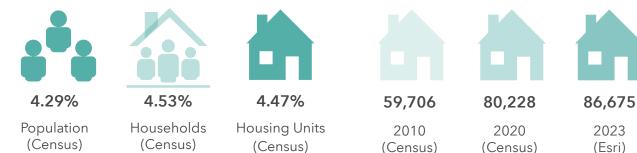
Acme Pediatrics 2

Drive time of 15 minutes



300,000 260,935 246,817 238,321 231,222 233,346 260,000 220,000 170,605 180,000 140,000 -**99,740** 100,000 2000 (Census) 2010 (Census) 2020 (Census) 2021 (Esri) 2022 (Esri) 2023 (Esri) 2028 (Esri) Owner vs Renter Occupied Units Median Home Value \$245,786 100% 20.5% 2021 (ACS) 27.5% 31.0% 32.4% 30.3% 80% \$256,900 60% \$288,671 2023 (Esri) 79.5% \$310,850 40% 72.5% 67.6% 69.0% 69.7% \$343,465 20% 2028 (Esri) 0% \$354,616 2000 (Census) 2028 (Estil) 2010 (Centus) 2023 (Estil) 7020 (Ceneus) \$100,000 \$200,000 \$300,000 \$400,000 \$0 Site Brazoria County Bars show comparison to Brazoria County Renter Owner 2000-2020 Compound Annual Growth Rate Total Housing Units: Past, Present, Future

**Total Population** 



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020), Esri (2024, 2029), ACS (2018-2022). © 2025 Esri



92,573

2028

(Esri)

2023

(Esri)



MANAGEMENT INSTITUTE



Acme Pediatrics 2 11206 Sunlit Bay Dr, Pearland, Texas, 77584 Drive time: 15 minute radii

Latitude: 29.56722 Longitude: -95.39403

Population	
2000 Population	99,740
2010 Population	170,605
2023 Population	246,817
2028 Population	260,935
2019-2024 Annual Rate	1.12%
2023 Male Population	48.4%
2023 Female Population	51.6%
2023 Median Age	35.5
	53.5

In the identified area, the current year population is 246,817. In 2010, the Census count in the area was 170,605. The rate of change since 2010 was 260,935 annually. The five-year projection for the population in the area is 1.12% representing a change of annually from 2017 to 2023. Currently, the population is [SCRIPT\_MALES\_CY\_P] male and [SCRIPT\_FEMALES\_CY\_P] female.

Households	
2000 Households 31,44	-0
2010 Households 55,60	8
2023 Total Households 81,90	13
2028 Total Households 87,47	'2
2019-2024 Annual Rate 1.324	%
2023 Average Household Size 3.0	)1

The household count in this area has changed from 55,608 in 2010 to 81,903 in the current year, a change of 87,472 annually. The five-year projection of households is 1.32%, a change of 3.01 annually from the current year total. Average household size is currently 3.06, compared to 60,709 in the year 2010. The number of families in the current year is in the specified area.

Median Household Income	
2023 Median Household Income	\$84,880
2028 Median Household Income	\$96,329
2019-2024 Annual Rate	2.56%
Average Household Income	
2023 Average Household Income	\$115,445
2028 Average Household Income	\$130,945
2019-2024 Annual Rate	2.55%
Per Capita Income	
2023 Per Capita Income	\$38,427
2028 Per Capita Income	\$44,043
2019-2024 Annual Rate	2.77%
Households by Income	

Current median household income is \$84,880 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$96,329 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$115,445 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$130,945 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$38,427 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$44,043 in five years, compared to \$34,828 for all U.S. households



MANAGEMENT INSTITUTE

CEED

#### PMI Market Research Data

Acme Pediatrics 2 11206 Sunlit Bay Dr, Pearland, Texas, 77584 Drive time: 15 minute radii

Latitude: 29.56722 Longitude: -95.39403

_		
	Housing	
	2000 Total Housing Units	33,470
	2000 Owner Occupied Housing Units	24,983
	2000 Renter Occupied Housing Units	6,457
	2000 Vacant Housing Units	2,030
	2010 Total Housing Units	59,706
	2010 Owner Occupied Housing Units	40,319
	2010 Renter Occupied Housing Units	15,290
	2010 Vacant Housing Units	4,098
	2023 Total Housing Units	86,675
	2023 Owner Occupied Housing Units	56,513
	2023 Renter Occupied Housing Units	25,390
	2023 Vacant Housing Units	4,772
	2028 Total Housing Units	92,573
	2028 Owner Occupied Housing Units	60,934
	2028 Renter Occupied Housing Units	26,538
	2028 Vacant Housing Units	5,101

Currently, 65.2% of the 86,675 housing units in the area are owner occupied; 29.3%, renter occupied; and 5.5% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 59,706 housing units in the area - 67.5% owner occupied, 25.6% renter occupied, and 6.9% vacant. The annual rate of change in housing units since 2010 is 18.02%. Median home value in the area is \$288,671, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 3.54% annually to \$343,465.

	Spending Potential	Average Amount	
	Index	Spent	Total
Health Care	100	\$7,715.54	\$631,926,144
Medical Care	100	\$2,682.41	\$219,697,047
Physician Services	106	\$349.96	\$28,662,928
Dental Services	96	\$482.56	\$39,523,366
Eyecare Services	104	\$97.82	\$8,011,777
Lab Tests, X-Rays	100	\$87.04	\$7,128,473
Hospital Room and Hospital Services	109	\$307.82	\$25,211,102
Convalescent or Nursing Home Care	64	\$28.35	\$2,321,836
Nonprescription Drugs	108	\$191.96	\$15,722,068
Prescription Drugs	97	\$399.89	\$32,752,312
Nonprescription Vitamins	96	\$155.26	\$12,715,995
Medicare Prescription Drug Premium	96	\$126.94	\$10,397,133
Eyeglasses and Contact Lenses	92	\$116.38	\$9,531,656
Hearing Aids	89	\$31.43	\$2,574,436
Medical Equipment for General Use	100	\$9.95	\$814,604
Other Medical Supplies/Equipment (2)	152	\$90.22	\$7,389,650



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#### PMI Market Research Data

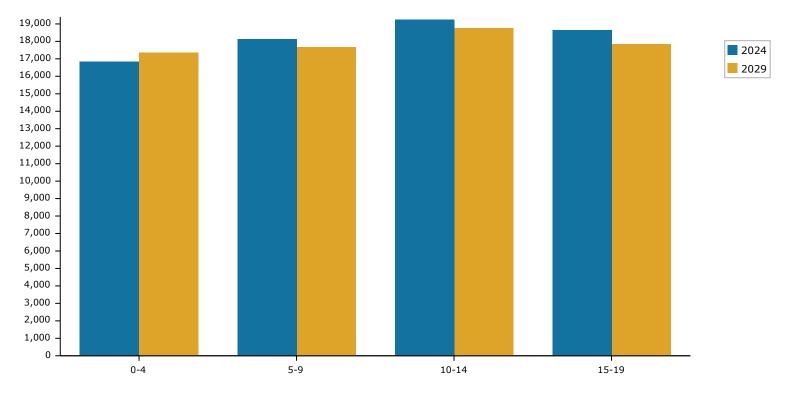
Acme Pediatrics 2

11206 Sunlit Bay Dr, Pearland, Texas, 77584 Drive time: 15 minute radii

Latitude: 29.56722 Longitude: -95.39403

	Expected Number of		
Product/Consumer Behavior	Adults	Percent	MPI
Visited doctor in last 12 months	138,668	76.6%	96
Visited doctor in last 12 months: 1-2 times	39,295	21.7%	104
Visited doctor in last 12 months: 3-5 times	38,676	21.4%	94
Visited doctor in last 12 months: 6+ times	60,702	33.5%	93
Visited nurse practitioner in last 12 months	11,559	6.4%	82
Amount spent out of pocket for prescription drugs: <\$10	12,157	6.7%	83
Amount spent out of pocket for prescription drugs: \$10-19	16,315	9.0%	92
Amount spent out of pocket for prescription drugs: \$20-29	12,107	6.7%	93
Amount spent out of pocket for prescription drugs: \$30-49	14,160	7.8%	101
Amount spent out of pocket for prescription drugs: \$50-99	11,601	6.4%	94
Amount spent out of pocket for prescription drugs: \$100-149	6,323	3.5%	98
Amount spent out of pocket for prescription drugs: \$150+	7,445	4.1%	100

#### **Distribution of Pediatric Population**





#### PMI Market Research Data

Acme Pediatrics 2 11206 Sunlit Bay Dr, Pearland, Texas, 77584 Drive time: 15 minute radii

Latitude: 29.56722 Longitude: -95.39403

## Pediatric Population

	Census 201	10	2023		2028	
Total Population by Detailed Age	Number	Percent	Number	Percent	Number	Percent
Total	170,605	100.0%	246,820	100.0%	260,935	100.0%
<1	3,118	1.8%	3,222	1.3%	3,423	1.3%
1	3,236	1.9%	3,308	1.3%	3,438	1.3%
2	3,151	1.8%	3,360	1.4%	3,447	1.3%
3	3,242	1.9%	3,439	1.4%	3,485	1.3%
4	3,127	1.8%	3,525	1.4%	3,566	1.4%
5	3,108	1.8%	3,532	1.4%	3,478	1.3%
6	3,113	1.8%	3,514	1.4%	3,456	1.3%
7	2,902	1.7%	3,671	1.5%	3,566	1.4%
8	3,043	1.8%	3,696	1.5%	3,594	1.4%
9	2,991	1.8%	3,718	1.5%	3,583	1.4%
Fotal Under Age of 10 Years Old	31,031		34,985		35,036	
10	2,829	1.7%	3,769	1.5%	3,692	1.4%
11	2,700	1.6%	3,831	1.6%	3,734	1.4%
12	2,728	1.6%	3,916	1.6%	3,831	1.5%
13	2,582	1.5%	3,876	1.6%	3,777	1.4%
14	2,611	1.5%	3,855	1.6%	3,732	1.4%
15	2,593	1.5%	3,852	1.6%	3,657	1.4%
16	2,585	1.5%	3,854	1.6%	3,652	1.4%
17	2,615	1.5%	3,763	1.5%	3,546	1.4%
18	2,346	1.4%	3,674	1.5%	3,556	1.4%
Total Under Age of 18 Years Old	54,620		69,375		68,213	

### Female Population of Child-Bearing Age

	Census 2010		2023		2028	
Female Population by Detailed Age	Number	Percent	Number	Percent	Number	Percent
Total	88,915	100.0%	127,249	100.0%	135,077	100.0%
<18	25,550	28.7%	32,124	25.2%	31,659	23.4%
18+	63,367	71.3%	95,122	74.8%	103,420	76.6%
21+	60,231	67.7%	89,909	70.7%	98,223	72.7%
15	1,251	1.4%	1,858	1.5%	1,779	1.3%
16	1,249	1.4%	1,870	1.5%	1,787	1.3%
17	1,278	1.4%	1,837	1.4%	1,746	1.3%
18	1,150	1.3%	1,791	1.4%	1,733	1.3%
19	986	1.1%	1,703	1.3%	1,678	1.2%
20 - 24	5,204	5.9%	8,174	6.4%	8,861	6.6%
25 - 29	7,010	7.9%	7,608	6.0%	9,907	7.3%
30 - 34	7,452	8.4%	9,012	7.1%	8,576	6.3%



MANAGEMENT

#### PMI Market Research Data

Acme Pediatrics 2

11206 Sunlit Bay Dr, Pearland, Texas, 77584 Drive time: 15 minute radii Latitude: 29.56722 Longitude: -95.39403

POPULATION AGE 3+ YEARS BY SCHOOL ENROLLMENT				
Total	216,434	100.0%	6,914	
Enrolled in school	66,295	30.6%	3,046	
Enrolled in nursery school, preschool	4,204	1.9%	687	
Public school	2,149	1.0%	442	
Private school	2,056	0.9%	526	
Enrolled in kindergarten	2,919	1.3%	618	
Public school	2,408	1.1%	571	
Private school	511	0.2%	235	
Enrolled in grade 1 to grade 4	14,409	6.7%	1,231	
Public school	12,902	6.0%	1,175	
Private school	1,506	0.7%	370	
Enrolled in grade 5 to grade 8	13,733	6.3%	1,338	
Public school	13,185	6.1%	1,329	
Private school	548	0.3%	209	
Enrolled in grade 9 to grade 12	15,347	7.1%	1,330	
Public school	14,512	6.7%	1,279	
Private school	835	0.4%	375	

**Data Note:** N/A means not available. Population by Ratio of Income to Poverty Level represents persons for whom poverty status is determined. Household income represents income in 2014, adjusted for inflation.

**2010-2014 ACS Estimate:** The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2010-2014 ACS estimates, five-year period data collected monthly from January 1, 2010 through December 31, 2014. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

**Margin of error (MOE):** The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

**Reliability:** These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.



#### PMI Market Research Data

Acme Pediatrics 2

11206 Sunlit Bay Dr, Pearland, Texas, 77584 Drive time: 15 minute radii

Latitude: 29.56722 Longitude: -95.39403

#### POPULATION AGE 5+ YEARS BY LANGUAGE SPOKEN AT HOME

AND ABILITY TO SPEAK ENGLISH				
Total	209,572	100.0%	6,695	
5 to 17 years				
Speak only English	32,513	15.5%	2,368	
Speak Spanish	11,225	5.4%	1,361	
Speak English "very well" or "well"	10,573	5.0%	1,338	
Speak English "not well"	600	0.3%	206	
Speak English "not at all"	52	0.0%	83	
Speak other Indo-European languages	1,067	0.5%	553	
Speak English "very well" or "well"	1,067	0.5%	544	
Speak English "not well"	0	0.0%	0	
Speak English "not at all"	0	0.0%	0	
Speak Asian and Pacific Island languages	1,528	0.7%	412	
Speak English "very well" or "well"	1,463	0.7%	413	
Speak English "not well"	64	0.0%	56	
Speak English "not at all"	0	0.0%	0	
Speak other languages	434	0.2%	270	
Speak English "very well" or "well"	355	0.2%	200	
Speak English "not well"	13	0.0%	19	
Speak English "not at all"	66	0.0%	172	

Data Note: N/A means not available. Population by Ratio of Income to Poverty Level represents persons for whom poverty status is determined. Household income represents income in 2014, adjusted for inflation.

2010-2014 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2010-2014 ACS estimates, five-year period data collected monthly from January 1, 2010 through December 31, 2014. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.