esri
THE SCIENCE OF WHERE®

Executive Summary

Rings: 1, 3, 5 mile radii

914 Dixieland Rd Suite 200, Harlingen, TX
Latitude: 26.18400
Longitude: -97.72100

	1 mile	3 mile	5 mile
Population			
2010 Population	6,184	52,315	91,143
2020 Population	6,909	55,655	98,464
2025 Population	6,744	55,814	99,206
2030 Population	6,687	56,016	99,609
2010-2020 Annual Rate	1.11%	0.62%	0.78%
2020-2025 Annual Rate	-0.46%	0.05%	0.14%
2025-2030 Annual Rate	-0.17%	0.07%	0.08%
2020 Male Population	47.8%	48.2%	48.1%
2020 Female Population	52.2%	51.8%	51.9%
2020 Median Age	35.4	35.6	35.7
2025 Male Population	48.6%	48.8%	48.7%
2025 Female Population	51.4%	51.2%	51.3%
2025 Median Age	35.8	36.3	36.5

In the identified area, the current year population is 99,206. In 2020, the Census count in the area was 98,464. The rate of change since 2020 was 0.14% annually. The five-year projection for the population in the area is 99,609 representing a change of 0.08% annually from 2025 to 2030. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 36.5, compared to U.S. median age of 39.6.

	1 mile	3 mile	5 mile
Race and Ethnicity			
2025 White Alone	40.8%	43.8%	43.9%
2025 Black Alone	1.5%	1.2%	1.3%
2025 American Indian/Alaska Native Alone	0.7%	0.7%	0.7%
2025 Asian Alone	1.5%	1.0%	1.2%
2025 Pacific Islander Alone	0.1%	0.1%	0.1%
2025 Other Race	18.5%	16.6%	15.7%
2025 Two or More Races	36.9%	36.7%	37.2%
2025 Hispanic Origin (Any Race)	86.0%	84.4%	82.0%

Persons of Hispanic origin represent 82.0% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 74.9 in the identified area, compared to 72.7 for the U.S. as a whole.

	1 mile	3 mile	5 mile
Households			
2025 Wealth Index	36	56	60
2010 Households	1,965	16,856	29,890
2020 Households	2,433	19,067	33,901
2025 Households	2,498	20,023	35,621
2030 Households	2,545	20,627	36,698
2010-2020 Annual Rate	2.16%	1.24%	1.27%
2020-2025 Annual Rate	0.50%	0.94%	0.95%
2025-2030 Annual Rate	0.37%	0.60%	0.60%
2025 Average Household Size	2.69	2.77	2.76

The household count in this area has changed from 33,901 in 2020 to 35,621 in the current year, a change of 0.95% annually. The five-year projection of households is 36,698, a change of 0.60% annually from the current year total. Average household size is currently 2.76, compared to 2.88 in the year 2020. The number of families in the current year is 25,243 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

February 04, 2026

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Mortgage Income			
2025 Percent of Income for Mortgage	13.3%	17.5%	18.0%
Median Household Income			
2025 Median Household Income	$51,075	$54,711	$59,156
2030 Median Household Income	$54,606	$60,511	$64,371
2025-2030 Annual Rate	1.35%	2.04%	1.70%
Average Household Income			
2025 Average Household Income	$59,486	$73,513	$77,674
2030 Average Household Income	$63,821	$80,447	$85,075
2025-2030 Annual Rate	1.42%	1.82%	1.84%
Per Capita Income			
2025 Per Capita Income	$22,161	$26,387	$27,908
2030 Per Capita Income	$24,429	$29,632	$31,359
2025-2030 Annual Rate	1.97%	2.35%	2.36%
GINI Index			
2025 Gini Index	40.8	46.1	45.6
Households by Income			

Current median household income is $59,156 in the area, compared to $81,624 for all U.S. households. Median household income is projected to be $64,371 in five years, compared to $92,476 all U.S. households.

Current average household income is $77,674 in this area, compared to $116,179 for all U.S. households. Average household income is projected to be $85,075 in five years, compared to $128,612 for all U.S. households.

Current per capita income is $27,908 in the area, compared to the U.S. per capita income of $45,360. The per capita income is projected to be $31,359 in five years, compared to $50,744 for all U.S. households.

	1 mile	3 mile	5 mile
Housing			
2025 Housing Affordability Index	147	115	111
2010 Total Housing Units	2,270	19,853	35,209
2010 Owner Occupied Housing Units	1,357	10,969	19,818
2010 Renter Occupied Housing Units	608	5,888	10,072
2010 Vacant Housing Units	305	2,997	5,319
2020 Total Housing Units	2,723	21,547	38,658
2020 Owner Occupied Housing Units	1,401	11,571	20,829
2020 Renter Occupied Housing Units	1,032	7,496	13,072
2020 Vacant Housing Units	335	2,433	4,780
2025 Total Housing Units	2,801	22,606	40,487
2025 Owner Occupied Housing Units	1,455	12,377	22,243
2025 Renter Occupied Housing Units	1,043	7,646	13,378
2025 Vacant Housing Units	303	2,583	4,866
2030 Total Housing Units	2,853	23,270	41,665
2030 Owner Occupied Housing Units	1,539	13,143	23,642
2030 Renter Occupied Housing Units	1,006	7,484	13,055
2030 Vacant Housing Units	308	2,643	4,967
Socioeconomic Status Index			
2025 Socioeconomic Status Index	40.1	37.8	39.6

Currently, 54.9% of the 40,487 housing units in the area are owner occupied; 33.0%, renter occupied; and 12.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 38,658 housing units in the area and 12.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.88%. Median home value in the area is $170,457, compared to a median home value of $370,578 for the U.S. In five years, median value is projected to change by 6.29% annually to $231,273.

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