Community Profile

Gateway Station
1501 University Dr E, College Station, Texas, 77840
Rings: 1, 3, 5 mile radii

Population Summary	1 mile	3 miles	5 miles
2010 Total Population	8,106	78,810	143,518
2020 Total Population	7,446	87,280	165,292
2020 Group Quarters	127	13,908	19,083
2026 Total Population	7,471	93,432	175,158
2026 Group Quarters	134	14,510	19,661
2031 Total Population	7,548	95,421	179,873
2026-2031 Annual Rate	0.21%	0.42%	0.53%
2026 Total Daytime Population	9,165	97,897	196,730
Workers	5,805	47,923	103,928
Residents	3,360	49,974	92,802

Household Summary			
2010 Total Households	3,541	30,698	54,651
2010 Average Household Size	2.26	2.22	2.41
2020 Total Households	3,119	33,663	62,102
2020 Average Household Size	2.35	2.18	2.35
2026 Total Households	3,273	37,181	68,298
2026 Average Household Size	2.24	2.12	2.28
2031 Total Households	3,352	38,777	71,622
2031 Average Household Size	2.21	2.09	2.24
2026-2031 Annual Rate	0.48%	0.84%	0.95%
2026 Families	1,493	14,982	30,653
2026 Average Family Size	2.76	2.88	3.02
2031 Families	1,483	15,189	31,486
2031 Average Family Size	2.74	2.86	2.99
2026-2031 Growth Rate	-0.13%	0.27%	0.54%

Median Household Income			
2026	$53,278	$48,943	$52,043
2031	$60,915	$56,192	$60,473

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Per Capita Income	1 mile	3 miles	5 miles
2026	$35,138	$30,550	$31,235
2031	$38,726	$34,657	$35,820

2026 Households by Income			
Household Income Base	3,272	37,181	68,296
<$10,000	9.7%	13.0%	12.3%
$10,000-14,999	3.1%	4.1%	4.3%
$15,000-19,999	5.7%	5.7%	5.3%
$20,000-24,999	3.9%	4.6%	4.5%
$25,000-29,999	3.8%	4.4%	4.3%
$30,000-34,999	5.2%	5.8%	5.8%
$35,000-39,999	4.0%	4.5%	4.5%
$40,000-44,999	8.0%	5.0%	4.7%
$45,000-49,999	4.5%	3.3%	3.0%
$50,000-59,999	6.2%	5.7%	6.1%
$60,000-74,999	7.8%	8.2%	8.8%
$75000-99999	11.7%	9.9%	10.0%
$100,000-124,999	10.4%	8.8%	8.4%
$125,000-149,999	5.8%	5.5%	6.3%
$150000-199999	3.7%	4.4%	4.5%
$200,000-249,999	2.1%	2.3%	2.6%
$250,000-299,999	1.9%	1.8%	1.9%
$300,000-399,999	0.6%	0.7%	0.8%
$400,000-499,999	1.1%	0.9%	0.9%
$500,000+	1.0%	1.0%	1.1%
Average Household Income	$79,692	$76,686	$79,892

2026 Affordability, Mortgage and Wealth			
Housing Affordability Index	62	56	63
Percent of Income for Mortgage	33.8%	37.8%	33.4%
Wealth Index	50	54	57

Median Home Value			
2026	$306,331	$314,414	$295,860
2031	$378,976	$392,381	$380,971

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Home Value	1 mile	3 miles	5 miles
Total Owner Occupied Housing Units	997	9,983	21,877
<$50,000	3.3%	2.0%	4.9%
$50,000 - $99,999	0.1%	0.8%	3.1%
$100,000 - $149,999	6.2%	4.9%	6.6%
$150,000 - $199,999	11.9%	8.7%	8.4%
$200,000 - $249,999	15.6%	13.3%	13.2%
$250,000 - $299,999	10.9%	16.4%	15.0%
$300,000 - $399,999	30.9%	27.4%	23.1%
$400,000 - $499,999	16.1%	13.0%	11.4%
$500,000 - $749,999	4.3%	9.0%	9.5%
$750,000 - $999,999	0.1%	1.9%	2.6%
$1,000,000 - $1,499,999	0.1%	0.7%	0.9%
$1,500,000 - $1,999,999	0.0%	0.5%	0.3%
$2,000,000 +	0.4%	1.5%	1.0%
Average Home Value	$314,072	$375,331	$349,362

Housing Unit Summary			
2010 Total Housing Units	3,883	33,228	59,215
Owner Occupied Housing Units	31.9%	29.8%	34.7%
Renter Occupied Housing Units	68.1%	70.2%	65.3%
Vacant Housing Units	8.8%	7.6%	7.7%
2020 Housing Units	3,964	39,307	71,460
Owner Occupied Housing Units	30.8%	26.8%	31.8%
Renter Occupied Housing Units	69.2%	73.2%	68.2%
Vacant Housing Units	19.9%	14.5%	13.0%
2026 Housing Units	4,131	43,033	77,985
Owner Occupied Housing Units	30.5%	26.9%	32.0%
Renter Occupied Housing Units	69.5%	73.2%	68.0%
Vacant Housing Units	20.8%	13.6%	12.4%
2031 Total Housing Units	4,222	44,826	81,681
Owner Occupied Housing Units	30.9%	27.7%	33.0%
Renter Occupied Housing Units	69.1%	72.3%	67.0%
Vacant Housing Units	20.6%	13.5%	12.3%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Population by Sex	1 mile	3 miles	5 miles
Males	3,796	48,703	89,055
Females	3,675	44,729	86,103

Median Age			
2010	24.4	23.6	24.0
2020	26.4	24.2	24.5
2026	27.3	24.6	25.0
2031	27.8	24.7	25.4

2026 Population by Age			
Total	7,471	93,431	175,156
0 - 4	6.3%	5.2%	5.4%
5 - 9	4.9%	4.1%	4.6%
10 - 14	4.2%	3.5%	4.2%
15 - 24	28.9%	39.3%	35.6%
25 - 34	21.1%	18.2%	17.4%
35 - 44	11.4%	8.7%	9.8%
45 - 54	7.8%	6.2%	7.2%
55 - 64	5.5%	5.3%	6.2%
65 - 74	5.3%	4.9%	5.4%
75 - 84	3.9%	3.4%	3.2%
85 +	1.0%	1.5%	1.2%
18 +	82.0%	85.1%	83.0%

2026 Population 15+ by Marital Status			
Total	6,322	81,504	150,094
Never Married	65.2%	63.1%	59.5%
Married	25.5%	28.5%	30.8%
Widowed	1.9%	3.0%	3.2%
Divorced	7.4%	5.3%	6.5%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	4,168	44,818	87,679
Less than 9th Grade	3.9%	2.7%	4.2%
9th - 12th Grade, No Diploma	3.0%	3.6%	5.2%
High School Graduate	13.1%	17.3%	18.0%
GED/Alternative Credential	2.3%	4.1%	4.5%
Some College, No Degree	20.2%	16.9%	16.8%
Associate Degree	6.7%	7.6%	7.8%
Bachelor's Degree	31.4%	26.8%	24.4%
Graduate/Professional Degree	19.5%	21.1%	19.2%

2020 Population by Race/Ethnicity			
Total	7,446	87,280	165,292
White Alone	64.1%	60.4%	58.1%
Black Alone	10.1%	10.1%	11.4%
American Indian Alone	0.6%	0.6%	0.7%
Asian Alone	5.6%	8.7%	7.0%
Pacific Islander Alone	0.2%	0.1%	0.1%
Some Other Race Alone	7.6%	9.4%	10.5%
Two or More Races	7.6%	9.4%	10.5%
Hispanic Origin	21.4%	23.0%	27.4%
Diversity Index	70.6	74.0	77.0

2026 Population by Race/Ethnicity			
Total	7,472	93,432	175,158
White Alone	61.8%	58.8%	56.5%
Black Alone	11.0%	10.4%	11.9%
American Indian Alone	0.7%	0.6%	0.7%
Asian Alone	5.9%	8.8%	7.2%
Pacific Islander Alone	0.2%	0.1%	0.1%
Some Other Race Alone	8.1%	9.8%	10.8%
Two or More Races	12.3%	11.4%	12.8%
Hispanic Origin	22.9%	24.2%	28.5%
Diversity Index	72.9	75.5	78.3

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Employed Pop 16+ by Occupation	1 mile	3 miles	5 miles
Total	4,377	47,193	88,240
White Collar	67.2%	66.0%	63.4%
Management/Business/Financial	12.9%	12.6%	13.2%
Professional	33.0%	31.6%	29.2%
Sales	7.3%	9.6%	9.0%
Administrative Support	14.0%	12.2%	12.1%
Services	18.7%	20.2%	20.0%

2026 Employed Pop 16+ by Occupation			
Total	4,377	47,193	88,240
Blue Collar	14.1%	13.8%	16.6%
Farming/Forestry/Fishing	0.0%	0.1%	0.3%
Construction/Extraction	3.6%	3.1%	4.1%
Installation/Maintenance/Repair	2.5%	2.4%	2.7%
Production	1.4%	2.8%	3.8%
Transportation/Material Moving	6.7%	5.3%	5.8%
White Collar	67.2%	66.0%	63.4%
Management/Business/Financial	12.9%	12.6%	13.2%
Professional	33.0%	31.6%	29.2%
Sales	7.3%	9.6%	9.0%
Administrative Support	14.0%	12.2%	12.1%
Services	18.7%	20.2%	20.0%

2026 Civilian Population 16+ in Labor Force			
Civilian Population 16+	4,377	47,193	88,240
Population 16+ Employed	96.6%	94.7%	95.1%
Population 16+ Unemployment rate	3.4%	5.3%	4.9%
Population 16-24 Employed	30.6%	31.6%	30.1%
Population 16-24 Unemployment rate	4.4%	8.5%	7.3%
Population 25-54 Employed	57.1%	51.9%	52.8%
Population 25-54 Unemployment rate	3.0%	3.8%	3.9%
Population 55-64 Employed	6%	7%	8%
Population 55-64 Unemployment rate	3.4%	2.9%	3.3%
Population 65+ Employed	3%	4%	4%
Population 65+ Unemployment rate	0.0%	2.4%	3.4%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Employed Population 16+ by Industry	1 mile	3 miles	5 miles
Total	4,229	44,692	83,899
Agriculture/Mining	1.0%	0.7%	0.9%
Construction	5.0%	5.6%	6.7%
Manufacturing	3.4%	4.5%	5.6%
Wholesale Trade	1.3%	1.1%	1.1%
Retail Trade	9.7%	11.7%	12.1%
Transportation/Utilities	4.6%	5.0%	4.8%
Information	6%	2%	2%
Finance/Insurance/Real Estate	4.1%	4.6%	4.2%
Services	63.1%	61.3%	59.9%
Public Administration	2.1%	3.2%	3.1%

2026 Consumer Spending			
Apparel & Services: Total $	$5,872,814	$63,559,551	$121,220,984
Average Spent	$1,794.32	$1,709.46	$1,774.88
Spending Potential Index	70	67	70
Education: Total $	$4,699,056	$52,891,824	$99,286,646
Average Spent	$1,435.70	$1,422.55	$1,453.73
Spending Potential Index	72	71	73
Entertainment/Recreation: Total $	$9,057,654	$98,867,115	$188,364,692
Average Spent	$2,767.39	$2,659.08	$2,757.98
Spending Potential Index	64	62	64
Food at Home: Total $	$17,793,939	$191,704,025	$366,583,396
Average Spent	$5,436.58	$5,155.97	$5,367.41
Spending Potential Index	69	65	68
Food Away from Home: Total $	$10,200,424	$110,333,325	$211,411,129
Average Spent	$3,116.54	$2,967.47	$3,095.42
Spending Potential Index	70	66	69
Health Care: Total $	$16,218,219	$175,592,624	$338,082,748
Average Spent	$4,955.15	$4,722.64	$4,950.11
Spending Potential Index	62	59	62
HH Furnishings & Equipment: Total $	$6,103,843	$66,410,704	$127,133,677
Average Spent	$1,864.91	$1,786.15	$1,861.46
Spending Potential Index	66	63	65
Personal Care Products & Services: Total $	$2,583,254	$28,084,751	$53,638,553
Average Spent	$789.26	$755.35	$785.36
Spending Potential Index	69	66	69

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Consumer Spending	1 mile	3 miles	5 miles
Shelter: Total $	$62,092,757	$679,521,879	$1,296,631,341
Average Spent	$18,971.21	$18,276.05	$18,984.91
Spending Potential Index	69	66	69
Support Payments/Gifts in Kind: Total $	$6,034,809	$65,515,301	$125,159,501
Average Spent	$1,843.82	$1,762.06	$1,832.55
Spending Potential Index	61	58	60
Travel: Total $	$6,967,067	$77,828,014	$148,266,634
Average Spent	$2,128.65	$2,093.22	$2,170.88
Spending Potential Index	58	57	59
Vehicle Maintenance & Repairs: Total $	$2,834,460	$30,390,486	$58,101,918
Average Spent	$866.01	$817.37	$850.71
Spending Potential Index	70	66	69

Top Tapestry Segment

1 mile	3 miles	5 miles
College Towns (B2):	**College Towns (B2)**:	**Dorms to Diplomas (B1)**:
This segment is characterized by university renters in urban neighborhoods.	This segment is characterized by university renters in urban neighborhoods.	This segment is characterized by young, educated residents in urban neighborhoods.
Learn more about this segment...	Learn more about this segment...	Learn more about this segment...

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.