

Retail Gap Expanded Report

2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Susan Peña



Lat/Lon: 29.6029/-95.2684

Prime Commercial Location Close to the Beltway in Dearing, Dearing Area Listing 2771485	1 mi radius		3 mi radius		5 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
Clothing, Clothing Accessories Stores	\$5.85 M / \$932.79 K	84	\$49.9 M / \$92.67 M	-46	\$127.06 M / \$129.35 M	-2
Men's Clothing Stores	\$206.67 K / -	100	\$1.76 M / \$2.57 M	-31	\$4.48 M / \$3.38 M	25
Women's Clothing Stores	\$886.51 K / \$522.92 K	41	\$7.58 M / \$8.19 M	-7	\$19.32 M / \$16.49 M	15
Children's, Infants' Clothing Stores	\$399.57 K / -	100	\$3.36 M / \$3.24 M	3	\$8.55 M / \$3.74 M	56
Family Clothing Stores	\$2.39 M / \$409.87 K	83	\$20.36 M / \$54.17 M	-62	\$51.85 M / \$63.14 M	-18
Clothing Accessory Stores	\$190.59 K / -	100	\$1.64 M / \$1.53 M	7	\$4.17 M / \$10.08 M	-59
Other Apparel Stores	\$289.33 K / -	100	\$2.47 M / \$4.95 M	-50	\$6.31 M / \$6.75 M	-7
Shoe Stores	\$986.89 K / -	100	\$8.34 M / \$15.59 M	-46	\$21.27 M / \$17.7 M	17
Jewelry Stores	\$460.55 K / -	100	\$4.07 M / \$2.42 M	40	\$10.31 M / \$8.07 M	22
Luggage Stores	\$35.94 K / -	100	\$310.23 K / -	100	\$790.62 K / -	100
Furniture, Home Furnishings Stores	\$2.85 M / \$843.64 K	70	\$24.34 M / \$28.78 M	-15	\$61.79 M / \$48.62 M	21
Furniture Stores	\$1.76 M / \$622.84 K	65	\$15.11 M / \$18.01 M	-16	\$38.33 M / \$31.38 M	18
Floor Covering Stores	\$295.23 K / \$220.8 K	25	\$2.52 M / \$2.06 M	18	\$6.39 M / \$8.31 M	-23
Other Home Furnishing Stores	\$789.45 K / -	100	\$6.71 M / \$8.71 M	-23	\$17.07 M / \$8.93 M	48
Electronics, Appliance Stores	\$2.14 M / \$137.36 K	94	\$18.14 M / \$7.79 M	57	\$46.19 M / \$16.93 M	63
Building Material, Garden Equipment, Supplies Dealers	\$6.9 M / \$125.81 K	98	\$58.48 M / \$91.04 M	-36	\$148.54 M / \$190.35 M	-22
Home Centers	\$3.25 M / \$125.81 K	96	\$27.54 M / \$64.84 M	-58	\$69.96 M / \$118.87 M	-41
Paint, Wallpaper Stores	\$237.54 K / -	100	\$2 M / \$1 M	50	\$5.08 M / \$3.41 M	33
Hardware Stores	\$299.11 K / -	100	\$2.54 M / \$4.06 M	-37	\$6.46 M / \$7.45 M	-13
Other Building Materials Stores	\$2.28 M / -	100	\$19.35 M / \$16.29 M	16	\$49.15 M / \$53.24 M	-8
Outdoor Power Equipment Stores	\$110.88 K / -	100	\$941.59 K / -	100	\$2.39 M / -	100
Nursery, Garden Stores	\$716.56 K / -	100	\$6.11 M / \$4.85 M	21	\$15.51 M / \$7.37 M	52
Food, Beverage Stores	\$18.49 M / \$4.09 M	78	\$155.8 M / \$45.02 M	71	\$399.36 M / \$191.31 M	52
Grocery Stores	\$16.51 M / \$2.21 M	87	\$139.03 M / \$33.7 M	76	\$356.45 M / \$147.67 M	59
Convenience Stores	\$636.73 K / \$746.24 K	-15	\$5.37 M / \$4.52 M	16	\$13.78 M / \$14.78 M	-7
Meat Markets	\$188.66 K / -	100	\$1.59 M / \$895.75 K	44	\$4.07 M / \$4.03 M	1
Fish, Seafood Markets	\$68.87 K / -	100	\$577.3 K / -	100	\$1.48 M / \$320.02 K	78
Fruit, Vegetable Markets	\$114.95 K / \$297.24 K	-61	\$966.34 K / \$788.66 K	18	\$2.48 M / \$1.12 M	55
Other Specialty Food Markets	\$197.54 K / -	100	\$1.66 M / \$1.24 M	25	\$4.27 M / \$3.94 M	8
Liquor Stores	\$770.75 K / \$836.96 K	-8	\$6.62 M / \$3.89 M	41	\$16.83 M / \$19.44 M	-13

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Prime Commercial Location Close to the Beltway in Boomer Deadland Area Listing 2771485	1 mi radius		3 mi radius		5 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
Health, Personal Care Stores	\$4.49 M / \$10.89 M	-59	\$38.13 M / \$55 M	-31	\$97.64 M / \$115.73 M	-16
Pharmacy, Drug Stores	\$3.76 M / \$10.89 M	-65	\$31.94 M / \$48.39 M	-34	\$81.79 M / \$104 M	-21
Cosmetics, Beauty Stores	\$219.67 K / -	100	\$1.87 M / \$2.27 M	-17	\$4.79 M / \$3.17 M	34
Optical Goods Stores	\$248.99 K / -	100	\$2.13 M / \$2.04 M	4	\$5.44 M / \$6.12 M	-11
Other Health, Personal Care Stores	\$258.18 K / -	100	\$2.19 M / \$2.3 M	-5	\$5.61 M / \$2.45 M	56
Sporting Goods, Hobby, Book, Music Stores	\$2.21 M / \$308.64 K	86	\$18.95 M / \$21.9 M	-13	\$48.01 M / \$55.13 M	-13
Sporting Goods Stores	\$1.23 M / \$308.64 K	75	\$10.47 M / \$19.05 M	-45	\$26.45 M / \$45.77 M	-42
Hobby, Toy, Game Stores	\$348.46 K / -	100	\$2.96 M / \$2.22 M	25	\$7.52 M / \$3.32 M	56
Sewing, Needlecraft Stores	\$109.4 K / -	100	\$951.22 K / \$603.37 K	37	\$2.42 M / \$5.19 M	-53
Musical Instrument Stores	\$95.07 K / -	100	\$808.8 K / \$17.03 K	98	\$2.07 M / \$567.7 K	73
Book Stores	\$435.68 K / -	100	\$3.76 M / -	100	\$9.55 M / \$276.55 K	97
General Merchandise Stores	\$18.27 M / \$26.71 M	-32	\$154.51 M / \$221.48 M	-30	\$394.82 M / \$313.56 M	21
Department Stores	\$4.77 M / \$22.46 M	-79	\$40.49 M / \$116.89 M	-65	\$103.2 M / \$157.46 M	-34
Warehouse Superstores	\$11.71 M / -	100	\$98.9 M / \$60.95 M	38	\$253 M / \$60.95 M	76
Other General Merchandise Stores	\$1.79 M / \$4.25 M	-58	\$15.13 M / \$43.63 M	-65	\$38.63 M / \$95.14 M	-59
Miscellaneous Store Retailers	\$2.48 M / \$195.28 K	92	\$21.05 M / \$14.92 M	29	\$53.66 M / \$54.32 M	-1
Florists	\$89.14 K / -	100	\$760.24 K / \$114.77 K	85	\$1.93 M / \$462.75 K	76
Office, Stationary Stores	\$246.12 K / -	100	\$2.11 M / \$5 M	-58	\$5.38 M / \$14.85 M	-64
Gift, Souvenir Stores	\$301.82 K / \$27.38 K	91	\$2.57 M / \$894.88 K	65	\$6.54 M / \$2.94 M	55
Used Merchandise Stores	\$170.6 K / -	100	\$1.47 M / \$755.23 K	49	\$3.74 M / \$3.69 M	1
Pet, Pet Supply Stores	\$1.01 M / -	100	\$8.54 M / \$4.8 M	44	\$21.73 M / \$16.29 M	25
Art Dealers	\$80.64 K / -	100	\$691.62 K / -	100	\$1.76 M / -	100
Mobile Home Dealers	\$147.73 K / -	100	\$1.25 M / -	100	\$3.17 M / \$5.93 M	-46
Other Miscellaneous Retail Stores	\$431.54 K / \$167.91 K	61	\$3.66 M / \$3.36 M	8	\$9.41 M / \$10.15 M	-7
Non-Store Retailers	\$8.41 M / \$53.45 K	99	\$71.5 M / \$31.3 M	56	\$182.23 M / \$90.15 M	51
Mail Order, Catalog Stores	\$7 M / -	100	\$59.65 M / \$22.85 M	62	\$151.94 M / \$67.28 M	56
Vending Machines	\$191.53 K / -	100	\$1.61 M / \$2.18 M	-26	\$4.12 M / \$5.53 M	-25
Fuel Dealers	\$676.6 K / -	100	\$5.7 M / \$1.12 M	80	\$14.58 M / \$3.74 M	74
Other Direct Selling Establishments	\$535.51 K / \$53.45 K	90	\$4.54 M / \$5.15 M	-12	\$11.58 M / \$13.6 M	-15

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	1 mi radius		3 mi radius		5 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
Accommodation, Food Services	\$16.39 M / \$12.44 M	24	\$139.14 M / \$130.74 M	6	\$354.1 M / \$405.17 M	-13
Hotels, Other Travel Accommodations	\$899.98 K / -	100	\$7.65 M / \$2.31 M	70	\$19.47 M / \$13.85 M	29
RV Parks	\$8.81 K / -	100	\$72.76 K / \$38.24 K	47	\$184.91 K / \$61.18 K	67
Rooming, Boarding Houses	\$6.32 K / -	100	\$54.76 K / \$64.43 K	-15	\$139.75 K / \$64.43 K	54
Full Service Restaurants	\$9.59 M / \$4.17 M	57	\$81.44 M / \$68.75 M	16	\$207.25 M / \$198.99 M	4
Limited Service Restaurants	\$4.46 M / \$6.81 M	-35	\$37.83 M / \$50.51 M	-25	\$96.29 M / \$149.75 M	-36
Special Food Services, Catering	\$1.42 M / \$1.14 M	20	\$12.09 M / \$7.13 M	41	\$30.76 M / \$39.15 M	-21
Drinking Places	\$405.68 K / \$724.46 K	-44	\$3.49 M / \$5.43 M	-36	\$8.86 M / \$12.16 M	-27
Gasoline Stations	\$13.55 M / \$12.1 M	11	\$113.17 M / \$122.51 M	-8	\$289.88 M / \$433 M	-33
Motor Vehicle, Parts Dealers	\$25.52 M / \$16.33 M	36	\$214.43 M / \$119.34 M	44	\$545.17 M / \$828.67 M	-34
New Car Dealers	\$19.6 M / \$15.23 M	22	\$164.4 M / \$64.39 M	61	\$417.94 M / \$514.04 M	-19
Used Car Dealers	\$2.03 M / -	100	\$16.99 M / \$17.57 M	-3	\$43.18 M / \$201.18 M	-79
Recreational Vehicle Dealers	\$420.72 K / -	100	\$3.61 M / -	100	\$9.09 M / \$5.72 M	37
Motorcycle, Boat Dealers	\$899.01 K / \$528.16 K	41	\$7.65 M / \$6.04 M	21	\$19.34 M / \$18.62 M	4
Auto Parts, Accessories	\$1.55 M / \$568.32 K	63	\$13.05 M / \$22.15 M	-41	\$33.33 M / \$54.41 M	-39
Tire Dealers	\$1.03 M / -	100	\$8.73 M / \$9.18 M	-5	\$22.29 M / \$34.71 M	-36
2023 Population	12,467		92,667		247,314	
2028 Population	13,143		98,391		263,067	
% Population Change 2023-2028	5.4%		6.2%		6.4%	
2023 Adult Population Age 18+	8,353		65,773		177,050	
2023 Population Male	6,057		45,537		122,582	
2023 Population Female	6,410		47,130		124,732	
2023 Households	3,758		30,689		82,843	
2023 Median Household Income	82,289		85,017		78,948	
2023 Average Household Income	103,940		110,020		101,930	