



Market Profile

Synergy Business Park (AEPNETX) Kilgore, TX
 Drive Times: 20, 40, 60 minute radii

Latitude: 32.4116
 Longitude: -94.8314

	20 minute	40 minute	60 minute
Population Summary			
2000 Total Population	123,439	352,628	637,468
2010 Total Population	136,081	393,344	703,126
2017 Total Population	141,340	412,672	733,783
2017 Group Quarters	7,210	16,261	21,701
2022 Total Population	145,554	426,237	755,233
2017-2022 Annual Rate	0.59%	0.65%	0.58%
2017 Total Daytime Population	159,647	444,289	739,605
Workers	78,289	209,816	318,522
Residents	81,358	234,473	421,083
Household Summary			
2000 Households	46,835	132,039	240,508
2000 Average Household Size	2.52	2.58	2.57
2010 Households	50,215	144,580	265,277
2010 Average Household Size	2.56	2.61	2.57
2017 Households	52,048	150,581	275,286
2017 Average Household Size	2.58	2.63	2.59
2022 Households	53,554	155,211	282,819
2022 Average Household Size	2.58	2.64	2.59
2017-2022 Annual Rate	0.57%	0.61%	0.54%
2010 Families	34,436	100,364	184,786
2010 Average Family Size	3.10	3.15	3.09
2017 Families	35,533	103,955	190,465
2017 Average Family Size	3.13	3.18	3.12
2022 Families	36,442	106,838	195,065
2022 Average Family Size	3.14	3.19	3.13
2017-2022 Annual Rate	0.51%	0.55%	0.48%
Housing Unit Summary			
2000 Housing Units	51,091	145,357	269,736
Owner Occupied Housing Units	60.7%	63.3%	63.7%
Renter Occupied Housing Units	30.9%	27.5%	25.5%
Vacant Housing Units	8.3%	9.2%	10.8%
2010 Housing Units	54,584	159,212	297,099
Owner Occupied Housing Units	58.2%	60.4%	61.1%
Renter Occupied Housing Units	33.8%	30.4%	28.2%
Vacant Housing Units	8.0%	9.2%	10.7%
2017 Housing Units	57,440	167,201	310,621
Owner Occupied Housing Units	55.3%	57.9%	58.5%
Renter Occupied Housing Units	35.3%	32.2%	30.1%
Vacant Housing Units	9.4%	9.9%	11.4%
2022 Housing Units	59,382	173,054	320,688
Owner Occupied Housing Units	54.7%	57.3%	58.0%
Renter Occupied Housing Units	35.5%	32.4%	30.2%
Vacant Housing Units	9.8%	10.3%	11.8%
Median Household Income			
2017	\$47,832	\$48,488	\$48,155
2022	\$52,317	\$52,847	\$52,500
Median Home Value			
2017	\$136,526	\$129,700	\$129,794
2022	\$167,064	\$164,702	\$163,377
Per Capita Income			
2017	\$25,414	\$25,505	\$25,707
2022	\$28,703	\$28,762	\$29,060
Median Age			
2010	35.5	35.6	37.1
2017	36.6	36.6	38.2
2022	37.6	37.5	39.1

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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



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2017 Households by Income			
Household Income Base	52,045	150,578	275,282
<\$15,000	12.4%	12.4%	13.2%
\$15,000 - \$24,999	12.2%	12.1%	12.2%
\$25,000 - \$34,999	11.3%	11.1%	10.9%
\$35,000 - \$49,999	15.8%	15.5%	15.1%
\$50,000 - \$74,999	19.1%	18.9%	18.6%
\$75,000 - \$99,999	11.0%	11.5%	11.5%
\$100,000 - \$149,999	11.4%	11.2%	11.3%
\$150,000 - \$199,999	3.5%	3.6%	3.5%
\$200,000+	3.2%	3.6%	3.6%
Average Household Income	\$65,529	\$66,788	\$66,484
2022 Households by Income			
Household Income Base	53,551	155,208	282,815
<\$15,000	12.1%	12.2%	13.0%
\$15,000 - \$24,999	11.3%	11.3%	11.4%
\$25,000 - \$34,999	10.1%	9.9%	9.7%
\$35,000 - \$49,999	14.1%	13.8%	13.3%
\$50,000 - \$74,999	18.1%	17.8%	17.6%
\$75,000 - \$99,999	12.1%	12.6%	12.6%
\$100,000 - \$149,999	14.0%	13.7%	13.6%
\$150,000 - \$199,999	4.4%	4.5%	4.4%
\$200,000+	3.8%	4.2%	4.3%
Average Household Income	\$74,629	\$75,954	\$75,605
2017 Owner Occupied Housing Units by Value			
Total	31,780	96,739	181,721
<\$50,000	16.1%	15.8%	15.9%
\$50,000 - \$99,999	19.7%	23.0%	22.9%
\$100,000 - \$149,999	19.5%	18.9%	18.8%
\$150,000 - \$199,999	17.0%	15.1%	14.8%
\$200,000 - \$249,999	10.4%	9.2%	9.1%
\$250,000 - \$299,999	5.1%	5.5%	5.9%
\$300,000 - \$399,999	6.8%	6.4%	6.2%
\$400,000 - \$499,999	2.1%	2.3%	2.5%
\$500,000 - \$749,999	1.8%	2.3%	2.3%
\$750,000 - \$999,999	0.8%	0.8%	0.7%
\$1,000,000 +	0.8%	0.8%	0.9%
Average Home Value	\$172,023	\$170,897	\$171,611
2022 Owner Occupied Housing Units by Value			
Total	32,481	99,208	186,089
<\$50,000	13.6%	12.7%	12.5%
\$50,000 - \$99,999	14.8%	17.0%	17.1%
\$100,000 - \$149,999	15.9%	15.8%	16.3%
\$150,000 - \$199,999	17.0%	15.6%	15.6%
\$200,000 - \$249,999	11.7%	10.7%	10.9%
\$250,000 - \$299,999	6.7%	7.3%	7.8%
\$300,000 - \$399,999	10.7%	10.1%	9.3%
\$400,000 - \$499,999	3.5%	4.1%	4.1%
\$500,000 - \$749,999	3.2%	4.0%	3.8%
\$750,000 - \$999,999	1.6%	1.3%	1.2%
\$1,000,000 +	1.4%	1.4%	1.4%
Average Home Value	\$213,827	\$214,981	\$212,960

Data Note: 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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Age			
Total	136,080	393,344	703,124
0 - 4	7.2%	7.2%	7.0%
5 - 9	6.9%	7.1%	7.0%
10 - 14	6.6%	6.9%	6.9%
15 - 24	14.7%	14.9%	14.0%
25 - 34	13.9%	13.2%	12.6%
35 - 44	12.2%	12.1%	11.9%
45 - 54	13.9%	13.6%	13.8%
55 - 64	11.2%	11.4%	12.1%
65 - 74	6.8%	7.2%	8.0%
75 - 84	4.6%	4.6%	4.8%
85 +	1.8%	1.8%	1.8%
18 +	75.1%	74.5%	74.9%
2017 Population by Age			
Total	141,340	412,672	733,784
0 - 4	6.8%	6.8%	6.6%
5 - 9	6.7%	6.8%	6.6%
10 - 14	6.5%	6.6%	6.5%
15 - 24	13.5%	13.8%	13.0%
25 - 34	14.4%	14.1%	13.4%
35 - 44	12.3%	11.9%	11.8%
45 - 54	12.0%	11.8%	12.0%
55 - 64	12.3%	12.3%	12.9%
65 - 74	8.8%	9.1%	10.0%
75 - 84	4.6%	4.7%	5.1%
85 +	2.1%	2.1%	2.1%
18 +	76.5%	76.2%	76.7%
2022 Population by Age			
Total	145,555	426,236	755,233
0 - 4	6.7%	6.7%	6.4%
5 - 9	6.6%	6.7%	6.5%
10 - 14	6.6%	6.8%	6.7%
15 - 24	13.1%	13.2%	12.5%
25 - 34	13.5%	13.4%	12.7%
35 - 44	13.1%	12.7%	12.4%
45 - 54	11.3%	11.1%	11.3%
55 - 64	11.8%	11.8%	12.4%
65 - 74	9.8%	10.1%	11.0%
75 - 84	5.3%	5.5%	6.0%
85 +	2.2%	2.1%	2.2%
18 +	76.3%	76.0%	76.6%
2010 Population by Sex			
Males	68,043	193,487	344,017
Females	68,038	199,857	359,109
2017 Population by Sex			
Males	70,766	203,569	360,097
Females	70,574	209,103	373,687
2022 Population by Sex			
Males	72,988	210,866	371,833
Females	72,566	215,371	383,400

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



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Synergy Business Park (AEPNETX) Kilgore, TX
 Drive Times: 20, 40, 60 minute radii

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2010 Population by Race/Ethnicity			
Total	136,081	393,343	703,125
White Alone	68.1%	68.0%	67.8%
Black Alone	19.7%	19.8%	22.2%
American Indian Alone	0.6%	0.6%	0.6%
Asian Alone	1.0%	0.9%	0.8%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	8.4%	8.6%	6.6%
Two or More Races	2.3%	2.1%	1.9%
Hispanic Origin	16.1%	16.9%	13.3%
Diversity Index	63.3	63.9	60.8
2017 Population by Race/Ethnicity			
Total	141,341	412,673	733,783
White Alone	65.7%	66.1%	66.3%
Black Alone	19.8%	19.4%	21.8%
American Indian Alone	0.6%	0.6%	0.6%
Asian Alone	1.2%	1.1%	1.1%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	9.9%	10.2%	7.8%
Two or More Races	2.8%	2.5%	2.3%
Hispanic Origin	19.0%	19.8%	15.8%
Diversity Index	67.4	67.6	64.3
2022 Population by Race/Ethnicity			
Total	145,554	426,238	755,233
White Alone	63.6%	64.6%	65.0%
Black Alone	19.7%	18.9%	21.4%
American Indian Alone	0.6%	0.6%	0.6%
Asian Alone	1.4%	1.3%	1.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	11.4%	11.6%	8.9%
Two or More Races	3.2%	2.9%	2.7%
Hispanic Origin	21.8%	22.5%	18.1%
Diversity Index	70.7	70.5	67.0
2010 Population by Relationship and Household Type			
Total	136,081	393,344	703,126
In Households	94.4%	96.0%	97.0%
In Family Households	80.6%	82.4%	83.4%
Householder	25.1%	25.5%	26.3%
Spouse	17.8%	18.4%	18.8%
Child	31.3%	32.2%	32.1%
Other relative	4.1%	4.2%	4.0%
Nonrelative	2.2%	2.2%	2.1%
In Nonfamily Households	13.8%	13.6%	13.7%
In Group Quarters	5.6%	4.0%	3.0%
Institutionalized Population	4.0%	2.5%	2.0%
Noninstitutionalized Population	1.6%	1.4%	1.0%

Data Note: 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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



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2017 Population 25+ by Educational Attainment			
Total	94,039	272,495	493,594
Less than 9th Grade	6.2%	7.1%	6.1%
9th - 12th Grade, No Diploma	10.1%	10.0%	9.9%
High School Graduate	24.2%	24.1%	25.3%
GED/Alternative Credential	5.5%	5.3%	5.5%
Some College, No Degree	25.8%	24.9%	24.2%
Associate Degree	8.8%	8.5%	8.3%
Bachelor's Degree	13.4%	14.0%	14.3%
Graduate/Professional Degree	6.0%	6.1%	6.4%
2017 Population 15+ by Marital Status			
Total	113,136	329,405	589,319
Never Married	30.6%	30.4%	29.3%
Married	49.0%	50.0%	50.6%
Widowed	6.8%	7.0%	7.3%
Divorced	13.6%	12.6%	12.8%
2017 Civilian Population 16+ in Labor Force			
Civilian Employed	93.0%	93.4%	93.8%
Civilian Unemployed (Unemployment Rate)	7.0%	6.6%	6.2%
2017 Employed Population 16+ by Industry			
Total	58,656	176,439	311,282
Agriculture/Mining	5.9%	5.0%	4.7%
Construction	8.1%	8.6%	7.9%
Manufacturing	10.8%	10.1%	9.5%
Wholesale Trade	3.9%	3.1%	3.0%
Retail Trade	12.4%	12.6%	12.4%
Transportation/Utilities	4.9%	4.9%	5.1%
Information	1.1%	1.2%	1.3%
Finance/Insurance/Real Estate	5.6%	4.9%	4.9%
Services	44.5%	46.4%	47.6%
Public Administration	2.8%	3.2%	3.5%
2017 Employed Population 16+ by Occupation			
Total	58,656	176,440	311,281
White Collar	53.2%	52.3%	53.6%
Management/Business/Financial	11.5%	10.9%	11.2%
Professional	15.5%	17.2%	18.6%
Sales	12.1%	11.0%	10.8%
Administrative Support	14.1%	13.1%	13.0%
Services	17.3%	19.1%	19.4%
Blue Collar	29.5%	28.7%	27.0%
Farming/Forestry/Fishing	0.3%	0.7%	0.7%
Construction/Extraction	8.4%	8.1%	7.3%
Installation/Maintenance/Repair	4.4%	4.2%	4.0%
Production	8.0%	8.0%	7.3%
Transportation/Material Moving	8.4%	7.7%	7.6%
2010 Population By Urban/ Rural Status			
Total Population	136,081	393,344	703,126
Population Inside Urbanized Area	62.5%	48.1%	41.9%
Population Inside Urbanized Cluster	14.8%	17.4%	17.5%
Rural Population	22.7%	34.4%	40.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



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2010 Households by Type			
Total	50,214	144,580	265,278
Households with 1 Person	26.7%	25.8%	25.8%
Households with 2+ People	73.3%	74.2%	74.2%
Family Households	68.6%	69.4%	69.7%
Husband-wife Families	48.5%	49.9%	49.9%
With Related Children	21.8%	22.4%	21.3%
Other Family (No Spouse Present)	20.1%	19.5%	19.7%
Other Family with Male Householder	5.4%	5.0%	4.9%
With Related Children	3.2%	3.0%	2.9%
Other Family with Female Householder	14.7%	14.5%	14.8%
With Related Children	10.0%	9.8%	9.9%
Nonfamily Households	4.7%	4.8%	4.6%
All Households with Children	35.5%	35.6%	34.5%
Multigenerational Households	4.9%	5.1%	5.0%
Unmarried Partner Households	5.6%	5.3%	5.3%
Male-female	5.0%	4.7%	4.7%
Same-sex	0.6%	0.6%	0.6%
2010 Households by Size			
Total	50,214	144,579	265,279
1 Person Household	26.7%	25.8%	25.8%
2 Person Household	32.6%	33.0%	34.2%
3 Person Household	16.7%	16.4%	16.2%
4 Person Household	12.7%	13.0%	12.7%
5 Person Household	6.7%	7.0%	6.6%
6 Person Household	2.6%	2.9%	2.7%
7 + Person Household	1.9%	2.1%	1.9%
2010 Households by Tenure and Mortgage Status			
Total	50,215	144,580	265,277
Owner Occupied	63.3%	66.5%	68.5%
Owned with a Mortgage/Loan	35.1%	36.4%	37.4%
Owned Free and Clear	28.1%	30.1%	31.0%
Renter Occupied	36.7%	33.5%	31.5%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	54,584	159,212	297,099
Housing Units Inside Urbanized Area	63.4%	48.1%	41.4%
Housing Units Inside Urbanized Cluster	13.1%	16.5%	16.5%
Rural Housing Units	23.5%	35.4%	42.1%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



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Top 3 Tapestry Segments			
1.	Diners & Miners (10C)	Southern Satellites (10A)	Southern Satellites (10A)
2.	Southern Satellites (10A)	Middleburg (4C)	Rooted Rural (10B)
3.	Middleburg (4C)	Barrios Urbanos (7D)	Diners & Miners (10C)
2017 Consumer Spending			
Apparel & Services: Total \$	\$91,177,878	\$268,336,928	\$484,145,093
Average Spent	\$1,751.80	\$1,782.01	\$1,758.70
Spending Potential Index	81	83	81
Education: Total \$	\$55,505,140	\$162,160,231	\$287,866,336
Average Spent	\$1,066.42	\$1,076.90	\$1,045.70
Spending Potential Index	73	74	72
Entertainment/Recreation: Total \$	\$134,812,756	\$398,532,001	\$729,965,663
Average Spent	\$2,590.16	\$2,646.63	\$2,651.66
Spending Potential Index	83	85	85
Food at Home: Total \$	\$223,942,640	\$660,166,547	\$1,208,008,090
Average Spent	\$4,302.62	\$4,384.13	\$4,388.19
Spending Potential Index	85	87	87
Food Away from Home: Total \$	\$143,789,830	\$423,675,302	\$767,880,516
Average Spent	\$2,762.64	\$2,813.60	\$2,789.39
Spending Potential Index	83	84	84
Health Care: Total \$	\$249,435,316	\$741,822,813	\$1,372,119,997
Average Spent	\$4,792.41	\$4,926.40	\$4,984.34
Spending Potential Index	86	88	89
HH Furnishings & Equipment: Total \$	\$84,095,825	\$248,471,072	\$452,998,973
Average Spent	\$1,615.74	\$1,650.08	\$1,645.56
Spending Potential Index	83	85	85
Personal Care Products & Services: Total \$	\$33,784,258	\$99,430,985	\$180,614,441
Average Spent	\$649.10	\$660.32	\$656.10
Spending Potential Index	82	83	82
Shelter: Total \$	\$672,319,512	\$1,967,559,450	\$3,547,872,090
Average Spent	\$12,917.30	\$13,066.45	\$12,887.95
Spending Potential Index	80	80	79
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$101,123,822	\$300,133,568	\$550,810,790
Average Spent	\$1,942.90	\$1,993.17	\$2,000.87
Spending Potential Index	83	85	85
Travel: Total \$	\$83,467,500	\$245,448,666	\$445,445,639
Average Spent	\$1,603.66	\$1,630.01	\$1,618.12
Spending Potential Index	77	79	78
Vehicle Maintenance & Repairs: Total \$	\$47,312,371	\$140,021,787	\$256,882,086
Average Spent	\$909.01	\$929.88	\$933.15
Spending Potential Index	85	87	87

Data Note: 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: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.