77494 — Katy West / Cinco Ranch

Fort Bend County • Area Code 281 • Neighborhoods: Cinco Ranch, Cross Creek Ranch, Firethorne

140,157	$148,720	$476K	33 min
Population	Median Income	Home Value	Avg Commute

Demographics & Population

Population	140,157	(253% above avg 39,747)
Median Age	38.6	(8% above avg 36)
Household Size	3.3	
Total Households	42,924	
Diversity Index	73/100	

Racial Composition: White: 37% · Hispanic: 25% · Black: 9% · Asian: 24% · Other: 5%

Income & Economy

Median Household Income	$148,720	(73% above avg $86,033)
Per Capita Income	$54,870	

Housing Market

Median Home Value	$476,200	(48% above avg $322,106)
Median Rent	$2,167	(44% above avg $1,508)
Homeownership Rate	71%	(22% above avg 58%)
Housing Units	45,351	
Vacancy Rate	5%	

Education

High School Graduates	96%

Bachelor's Degree	67%	(86% above avg 36%)
Graduate Degree	28%	

Commute & Transportation

Average Commute	33 minutes	(10% above avg 30 min)
Drive Alone	64%	
Carpool	9%	
Public Transit	2%	
Work from Home	24%	

Geography & Climate

Coordinates	29.735°N, 95.82°W
Land Area	25 sq mi
Elevation	100 ft
July Avg High	95°F
January Avg Low	42°F
Annual Rainfall	48 in

Nearby Attractions

LaCenterra at Cinco Ranch · Katy Heritage Park · Willow Fork Drainage District Parks

Nearby Zip Codes: 77450 (Katy), 77459 (Missouri City / Sienna), 77479 (Sugar Land West)