77584 — Pearland South / Shadow Creek

Brazoria County • Area Code 281 • Neighborhoods: Shadow Creek Ranch, Pearland South, Silverlake South

91,065	$121,872	$365K	34 min
Population	Median Income	Home Value	Avg Commute

Demographics & Population

Population	91,065	(129% above avg 39,747)
Median Age	37.6	(5% above avg 36)
Household Size	2.9	
Total Households	31,359	
Diversity Index	76/100	

Racial Composition: White: 32% · Hispanic: 22% · Black: 23% · Asian: 20% · Other: 3%

Income & Economy

Median Household Income	$121,872	(42% above avg $86,033)
Per Capita Income	$52,290	

Housing Market

Median Home Value	$365,300	(13% above avg $322,106)
Median Rent	$1,933	(28% above avg $1,508)
Homeownership Rate	74%	(28% above avg 58%)
Housing Units	33,659	
Vacancy Rate	7%	

Education

High School Graduates	94%	
Bachelor's Degree	53%	(47% above avg 36%)
Graduate Degree	22%	

Commute & Transportation

Average Commute	34 minutes	(13% above avg 30 min)
Drive Alone	76%	
Carpool	8%	
Public Transit	0%	
Work from Home	14%	

Geography & Climate

Coordinates	29.52°N, 95.3°W
Land Area	16 sq mi
Elevation	30 ft
July Avg High	94°F
January Avg Low	44°F
Annual Rainfall	52 in

Nearby Attractions

Shadow Creek Ranch Community · Pearland Town Center Nearby · Silverlake Park

Nearby Zip Codes: 77573 (League City), 77578 (Pearland West / Manvel), 77581 (Pearland), 77089 (South Belt / Ellington)