

SUPER

Neighborhood

RESOURCE ASSESSMENT



Pop. characteristics

	2000	2017	2000	2017
Total population	41,820	14,875	1,953,631	2,267,336
Persons per sq. mile	11,617	4,119	3,166	3,394

Age of Population

Under 5 years	4%	5%	8%	8%
5- 17 years	11%	14%	19%	17%
18- 64 years	70%	60%	64%	65%
65 and over	14%	21%	9%	10%

Ethnicity

Non Hispanic Whites	86%	75%	31%	25%
Non Hispanic Blacks	2%	2%	25%	22%
Hispanics	8%	12%	37%	44%
Non Hispanic Asians	3%	9%	6%	7%
Non Hispanic Others	1%	2%	1%	2%

Income

Under \$25,000	11%	7%	33%	26%
\$25,000 to \$49,999	21%	10%	31%	25%
\$50,000 to \$99,999	25%	23%	24%	26%
Over \$100,000	42%	60%	12%	23%

Median Household Income	\$97,170	\$152,092	\$36,616	\$49,399
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Educational Status

No Diploma	3%	3%	30%	22%
High School Diploma	5%	4%	20%	23%
Some College	20%	17%	23%	23%
Bachelor's or Higher	72%	76%	27%	32%

Housing and Households

Total housing units	8,169	7,952	782,378	943,183
Occupied	91%	87%	92%	89%
Vacant	9%	13%	8%	11%
Total households	7,401	6,915	717,945	838,950
Family households	3,518	3,831	457,549	491,778
Median Housing Value	\$458,198	\$536,784	\$79,300	\$149,000

Description

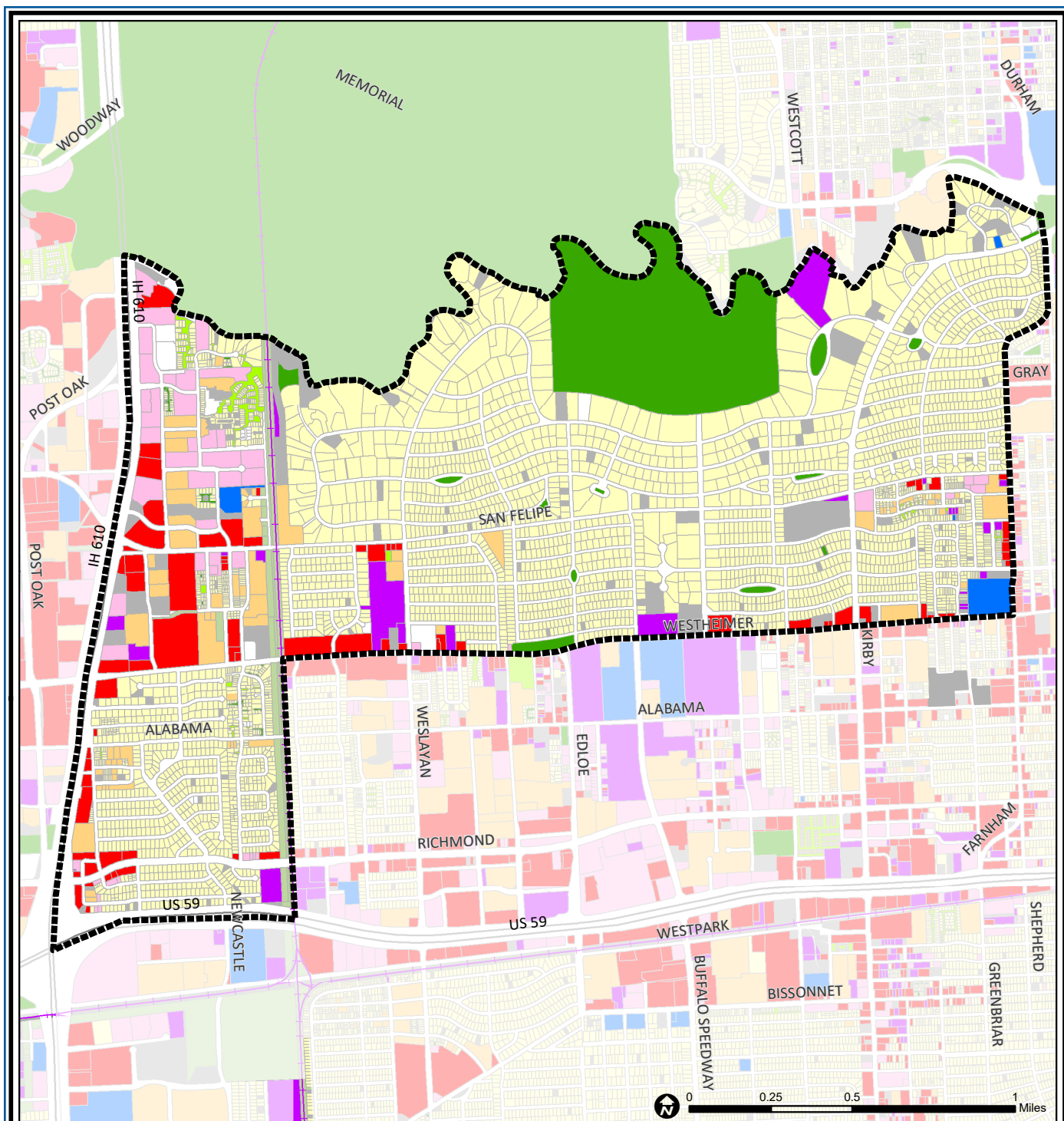
The Afton Oaks / River Oaks area includes two of Houston's most prestigious upper-income neighborhoods. River Oaks began in the 1920s, and it quickly became Houston's most affluent development of residential area and remains so today. Afton Oaks was developed in the suburban boom after World War II. Many of Afton Oaks' original ranch-style homes are now being extensively renovated or are being replaced with much larger homes. Afton Oaks and River Oaks are conveniently located between Downtown and the Uptown/Galleria area. The area also includes Post Oak Park, a mixed use development in the northwest portion of the neighborhood. Post Oak Park was one of the first fashionable apartment districts developed along Mid Lane in the 1960s. Garden apartments have replaced luxury homes and townhouses as area land prices rise.

Highlights

- ✓ Houston City Council Districts G & C
- ✓ Houston Independent School District
- ✓ 6 Police beats (includes bordering beats)
- ✓ 2,311 acres (3.61 sq. miles)



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Afton Oaks/River Oaks: Land Use

Freeway	Commercial	Parks and Open Space
Rail Road	Office	Undeveloped
Super Neighborhood Boundary	Industrial	Agricultural Production
Single-family Residential	Public and Institutional	Open Water
Multi-family Residential	Transportation and Utilities	Unknown

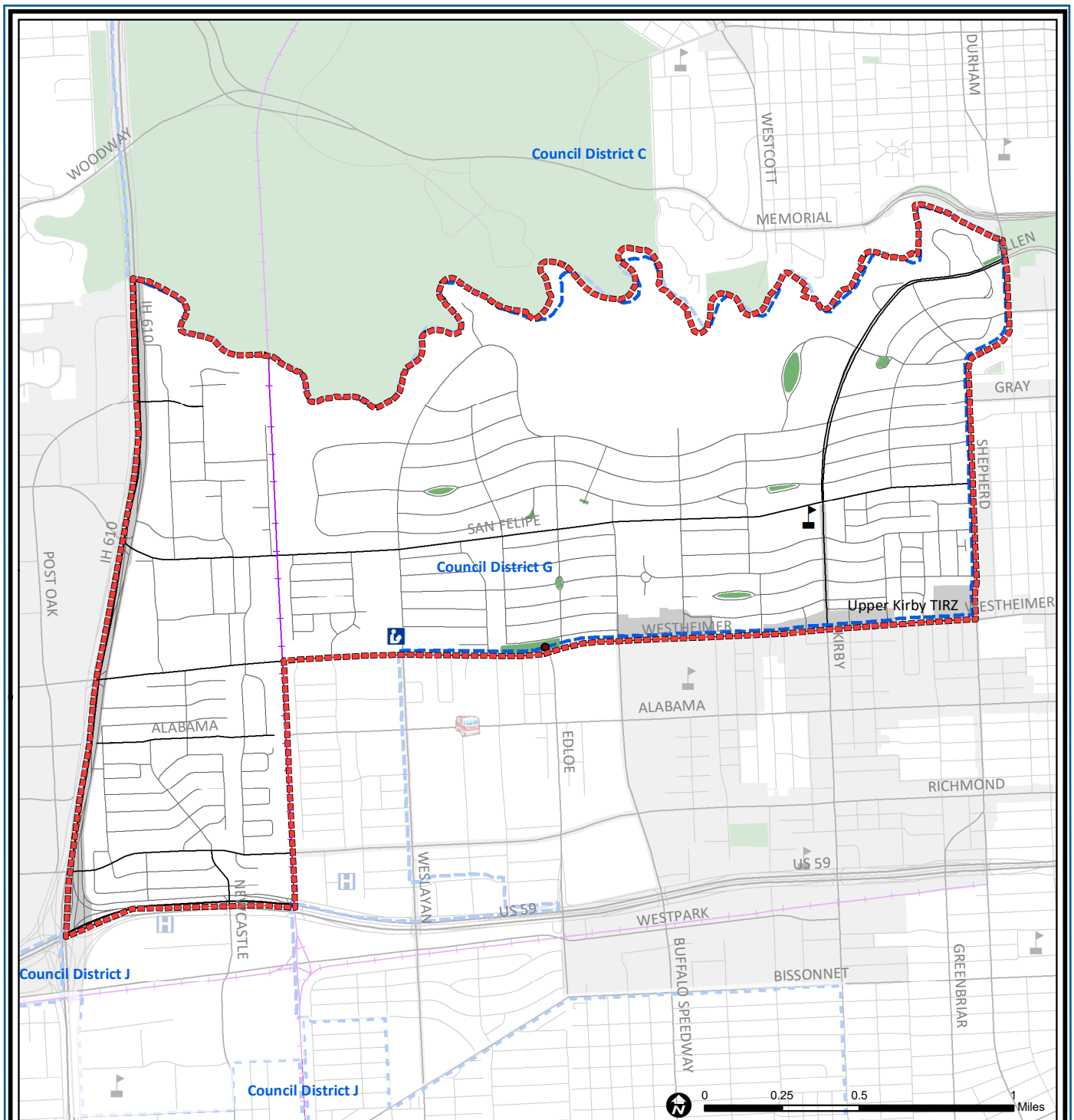
Source: City of Houston GIS Database,
Harris County Appraisal District

Date: May 20, 2019

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Afton Oaks / River Oaks Area: Public Facilities

Source: City of Houston GIS Database

Date: May 2019

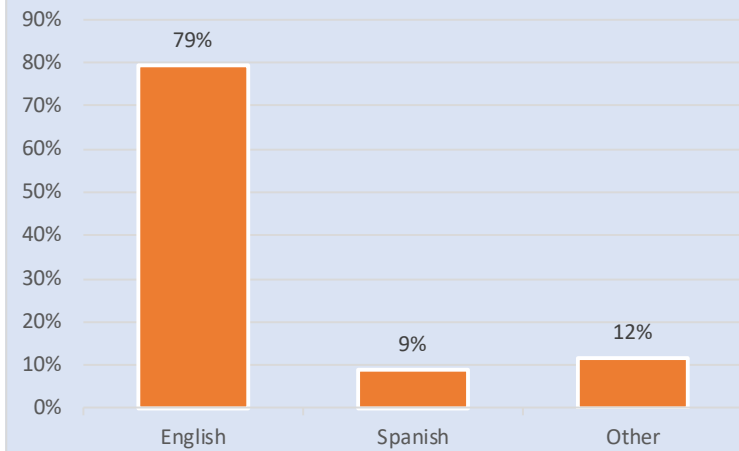
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|-----------------------------|-------------------------|---------------------|
| Super Neighborhood Boundary | Airports | Rail Road |
| Community Centers | Harris County Hospitals | Metro Rail Stations |
| Fire Station | Private Hospitals | Metro Rail Line |
| Police Station | Other Health Facilities | Parks |
| School | Library | TIRZ |

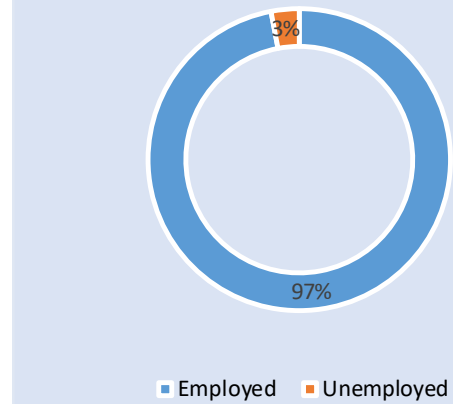


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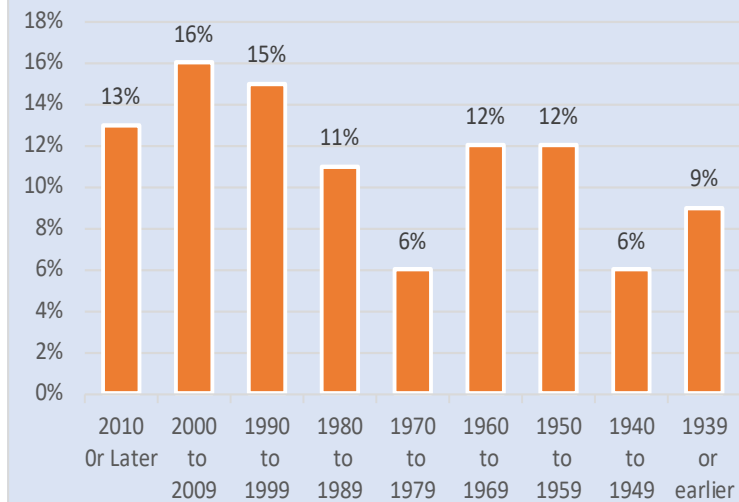
Language Spoken at Home



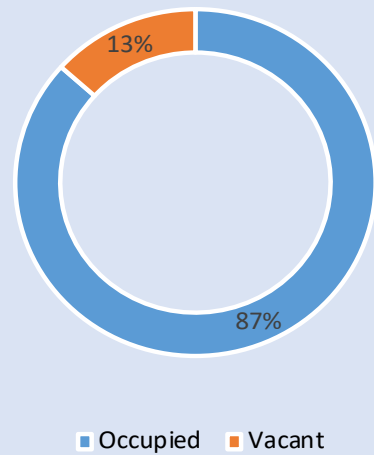
Employment Status



Housing Units by Year Built



Housing Occupancy



Source: U.S. Census Bureau, 2000
American Community Survey, 2013-2017 Estimates



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