Full Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups

PACE PROPERTIES

Lat/Lon: 38.5686/-90.3411

1263 S Laclede Station Rd Webster Groves, MO 63119	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	13,375	113,343	299,013
2031 Projected Population	13,079	109,316	286,799
2020 Census Population	13,654	117,784	313,985
2010 Census Population	13,387	114,991	308,069
Projected Annual Growth 2026 to 2031	-0.4%	-0.7%	-0.8%
Historical Annual Growth 2010 to 2026	-	-	-0.2%
Households			
2026 Estimated Households	6,819	51,283	138,993
2031 Projected Households	6,661	49,022	131,629
2020 Census Households	6,796	52,952	143,856
2010 Census Households	6,587	51,395	139,455
Projected Annual Growth 2026 to 2031	-0.5%	-0.9%	-1.1%
Historical Annual Growth 2010 to 2026	0.2%	-	-
Age			
2026 Est. Population Under 10 Years	10.3%	11.4%	11.0%
2026 Est. Population 10 to 19 Years	8.6%	10.5%	10.1%
2026 Est. Population 20 to 29 Years	12.2%	10.7%	11.3%
2026 Est. Population 30 to 44 Years	20.4%	21.6%	22.9%
2026 Est. Population 45 to 59 Years	14.7%	16.7%	16.9%
2026 Est. Population 60 to 74 Years	18.6%	19.3%	18.5%
2026 Est. Population 75 Years or Over	15.2%	9.8%	9.2%
2026 Est. Median Age	45.1	41.6	41.0
Marital Status & Gender			
2026 Est. Male Population	48.2%	48.6%	49.0%
2026 Est. Female Population	51.8%	51.4%	51.0%
2026 Est. Never Married	32.6%	31.3%	34.5%
2026 Est. Now Married	45.3%	48.9%	46.1%
2026 Est. Separated or Divorced	13.2%	13.7%	13.7%
2026 Est. Widowed	8.9%	6.1%	5.7%
Income			
2026 Est. HH Income $200,000 or More	12.7%	16.8%	15.3%
2026 Est. HH Income $150,000 to $199,999	6.7%	10.3%	9.7%
2026 Est. HH Income $100,000 to $149,999	21.3%	18.4%	17.5%
2026 Est. HH Income $75,000 to $99,999	12.6%	13.1%	12.2%
2026 Est. HH Income $50,000 to $74,999	17.8%	16.2%	17.2%
2026 Est. HH Income $35,000 to $49,999	7.1%	8.7%	9.7%
2026 Est. HH Income $25,000 to $34,999	10.8%	6.4%	6.7%
2026 Est. HH Income $15,000 to $24,999	4.7%	4.3%	4.9%
2026 Est. HH Income Under $15,000	6.3%	5.7%	6.8%
2026 Est. Average Household Income	$106,479	$130,846	$126,536
2026 Est. Median Household Income	$82,145	$100,836	$94,241
2026 Est. Per Capita Income	$54,434	$59,290	$58,922
2026 Est. Total Businesses	388	4,399	13,815
2026 Est. Total Employees	4,431	45,703	156,927

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2026, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Full Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups

PACE PROPERTIES

Lat/Lon: 38.5686/-90.3411

1263 S Laclede Station Rd Webster Groves, MO 63119	1 mi radius	3 mi radius	5 mi radius
Race			
2026 Est. White	83.7%	84.3%	79.7%
2026 Est. Black	7.7%	6.9%	10.3%
2026 Est. Asian or Pacific Islander	3.7%	3.7%	4.2%
2026 Est. American Indian or Alaska Native	0.2%	0.1%	0.2%
2026 Est. Other Races	4.6%	4.9%	5.7%
Hispanic			
2026 Est. Hispanic Population	534	4,423	14,206
2026 Est. Hispanic Population	4.0%	3.9%	4.8%
2031 Proj. Hispanic Population	4.7%	4.7%	5.5%
2020 Hispanic Population	3.9%	3.3%	4.4%
Education (Adults 25 & Older)			
2026 Est. Adult Population (25 Years or Over)	10,140	83,310	222,093
2026 Est. Elementary (Grade Level 0 to 8)	2.0%	1.8%	2.0%
2026 Est. Some High School (Grade Level 9 to 11)	2.1%	2.8%	3.3%
2026 Est. High School Graduate	18.9%	17.8%	18.6%
2026 Est. Some College	17.1%	17.0%	16.9%
2026 Est. Associate Degree Only	10.6%	8.5%	7.9%
2026 Est. Bachelor Degree Only	26.1%	28.3%	28.7%
2026 Est. Graduate Degree	23.1%	23.9%	22.7%
Housing			
2026 Est. Total Housing Units	7,249	55,613	153,886
2026 Est. Owner-Occupied	50.4%	66.0%	60.5%
2026 Est. Renter-Occupied	43.7%	26.2%	29.9%
2026 Est. Vacant Housing	5.9%	7.8%	9.7%
Homes Built by Year			
2026 Homes Built 2010 or later	2.9%	3.6%	3.9%
2026 Homes Built 2000 to 2009	2.2%	2.8%	3.3%
2026 Homes Built 1990 to 1999	8.6%	4.6%	3.7%
2026 Homes Built 1980 to 1989	10.4%	5.8%	5.5%
2026 Homes Built 1970 to 1979	13.7%	8.8%	8.3%
2026 Homes Built 1960 to 1969	15.3%	14.2%	12.9%
2026 Homes Built 1950 to 1959	26.6%	24.5%	19.8%
2026 Homes Built Before 1949	14.2%	27.9%	33.0%
Home Values			
2026 Home Value $1,000,000 or More	1.2%	2.1%	3.2%
2026 Home Value $500,000 to $999,999	9.0%	13.9%	14.9%
2026 Home Value $400,000 to $499,999	6.4%	11.2%	9.4%
2026 Home Value $300,000 to $399,999	27.2%	19.1%	17.4%
2026 Home Value $200,000 to $299,999	36.1%	29.5%	25.9%
2026 Home Value $150,000 to $199,999	12.3%	14.2%	15.7%
2026 Home Value $100,000 to $149,999	4.4%	5.9%	7.7%
2026 Home Value $50,000 to $99,999	0.9%	2.0%	3.3%
2026 Home Value $25,000 to $49,999	0.2%	0.6%	0.8%
2026 Home Value Under $25,000	2.3%	1.5%	1.5%
2026 Median Home Value	$288,014	$314,415	$317,174
2026 Median Rent	$1,111	$1,031	$1,001

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2026, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Full Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups

PACE PROPERTIES

Lat/Lon: 38.5686/-90.3411

1263 S Laclede Station Rd Webster Groves, MO 63119	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2026 Est. Labor Population Age 16 Years or Over	11,289	93,100	247,049
2026 Est. Civilian Employed	61.7%	66.0%	66.3%
2026 Est. Civilian Unemployed	0.6%	1.2%	1.3%
2026 Est. in Armed Forces	0.4%	0.3%	0.2%
2026 Est. not in Labor Force	37.4%	32.6%	32.1%
2026 Labor Force Males	47.7%	48.0%	48.5%
2026 Labor Force Females	52.3%	52.0%	51.5%
Occupation			
2026 Occupation: Population Age 16 Years or Over	6,966	61,390	163,820
2026 Mgmt, Business, & Financial Operations	19.7%	20.2%	20.3%
2026 Professional, Related	28.2%	34.5%	33.0%
2026 Service	14.9%	13.9%	15.2%
2026 Sales, Office	21.0%	17.8%	17.6%
2026 Farming, Fishing, Forestry	0.1%	-	0.2%
2026 Construction, Extraction, Maintenance	5.5%	5.0%	4.8%
2026 Production, Transport, Material Moving	10.5%	8.4%	9.0%
2026 White Collar Workers	68.9%	72.6%	70.9%
2026 Blue Collar Workers	31.1%	27.4%	29.1%
Transportation to Work			
2026 Drive to Work Alone	76.8%	72.5%	72.0%
2026 Drive to Work in Carpool	5.7%	7.4%	7.8%
2026 Travel to Work by Public Transportation	3.2%	1.9%	2.6%
2026 Drive to Work on Motorcycle	-	-	-
2026 Walk or Bicycle to Work	1.8%	1.8%	2.1%
2026 Other Means	0.2%	0.6%	0.6%
2026 Work at Home	12.2%	15.8%	14.9%
Travel Time			
2026 Travel to Work in 14 Minutes or Less	30.8%	23.8%	24.3%
2026 Travel to Work in 15 to 29 Minutes	44.3%	49.1%	48.3%
2026 Travel to Work in 30 to 59 Minutes	21.4%	24.4%	24.9%
2026 Travel to Work in 60 Minutes or More	3.5%	2.7%	2.4%
2026 Average Travel Time to Work	20.0	21.3	21.1
Consumer Expenditure			
2026 Est. Total Household Expenditure	$603.94 M	$5.12 B	$13.29 B
2026 Est. Apparel	$13.02 M	$109.2 M	$284.95 M
2026 Est. Contributions, Tax and Retirement	$168.19 M	$1.48 B	$3.78 B
2026 Est. Education	$10.53 M	$89 M	$230.34 M
2026 Est. Entertainment	$29.44 M	$246.67 M	$643.87 M
2026 Est. Food, Beverages, Tobacco	$74.28 M	$618.59 M	$1.63 B
2026 Est. Health Care	$46.78 M	$345.8 M	$912.03 M
2026 Est. Household Furnishings and Equipment	$15.69 M	$131.86 M	$343.1 M
2026 Est. Household Operations, Shelter, Utilities	$147.76 M	$1.21 B	$3.19 B
2026 Est. Miscellaneous Expenses	$9.22 M	$77.15 M	$200.87 M
2026 Est. Personal Care	$6.36 M	$52.89 M	$139.22 M
2026 Est. Transportation	$82.68 M	$747.82 M	$1.94 B

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2026, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.