

## Certified Retirement Community Community Assessment

**Tab 2- A Community Overview – Demographics, Geography and Climate**

### Demographics/ Geography

West Columbia is located on the Coastal Plains in Brazoria County about 25 miles from the Gulf of Mexico at Freeport, TX and about 67 from Galveston Bay. The land area is 2.56 square miles and is approx. 33 feet above sea level. Population density is low ~ about 1640 people per square mile. The estimated median household income in 2000 was \$31,115, but has increased to \$38,941 by 2007. The 2008 cost of living index in West Columbia is 83.1 (low compared to the U.S. average of 100).

The following population information was provided by the 2000 Census:

| Year | West Columbia | Brazoria County |
|------|---------------|-----------------|
| 2000 | 4,255         | 241,767         |
| 1999 | 4,586         | 234,303         |
| 1998 | 4,608         | 228,859         |
| 1997 | 4,599         | 223,309         |
| 1996 | 4,594         | 218,530         |
| 1995 | 4,595         | 214,311         |
| 1994 | 4,613         | 211,015         |

| General Characteristics          |                                   | Number       | Percent     |
|----------------------------------|-----------------------------------|--------------|-------------|
| <b>Total Population</b>          |                                   | <b>4,255</b> |             |
|                                  | Male                              | 2,003        | 47.1        |
|                                  | Female                            | 2,252        | 52.9        |
| <b>Median Age (years)</b>        |                                   | 35           |             |
|                                  | Under 5 years                     | 336          | 7.9         |
|                                  | 18 years and over                 | 3,030        | 71.2        |
|                                  | 65 years and over                 | 556          | 13.1        |
| <b>One race</b>                  |                                   | 4,182        | 98.3        |
|                                  | White                             | 2,985        | 70.2        |
|                                  | Black or African American         | 830          | 19.5        |
|                                  | American Indian & Alaska Native   | 17           | 0.4         |
|                                  | Asian                             | 16           | 0.4         |
|                                  | Native Hawaiian & Other Pacifican | 1            | 0.0         |
|                                  | Some other race                   | 333          | 7.8         |
|                                  | Hispanic or Latino (of any race)  | 768          | 18          |
| <b>Two or more races</b>         |                                   | 73           | 1.7         |
| <b>Household Population</b>      |                                   | <b>4,184</b> | <b>98.3</b> |
| <b>Group Quarters Population</b> |                                   | <b>71</b>    | <b>1.7</b>  |
| Average Household Size           |                                   | 2.60         |             |
| Average Family Size              |                                   | 3.19         |             |

**Climate**

West Columbia is subtropical and the average humidity is 75%. With an average temperature of 71 degrees, we enjoy mild winters, plenty of warm sunshine and seldom snow. Winds are variable, but mainly from the south at 5-10 mph except when blue northers blow in the winter or thunderstorms occur in the spring. The average rainfall is 49-55 inches a year.

The Texas Gulf Coast experiences hurricanes from time-to-time which bring exceptional winds and rainfall. In the event of a hurricane or similar event, the local government agencies have prepared an emergency plan to help ensure citizen safety. West Columbia is one of the hub sites from Brazoria County.

**Climate Averages** (Source: Melissadata)

| Month     | High Temp | Low Temp | Avg Temp | Avg Rain |
|-----------|-----------|----------|----------|----------|
| January   | 62.8      | 43.7     | 53.3     | 4.8      |
| February  | 65.9      | 46.9     | 56.4     | 3.5      |
| March     | 72.1      | 53.6     | 62.9     | 3.8      |
| April     | 77.5      | 59.6     | 68.6     | 3.7      |
| May       | 83.8      | 67.3     | 75.6     | 5.2      |
| June      | 89.1      | 72.7     | 80.9     | 6.4      |
| July      | 91.8      | 74.2     | 83.0     | 4.2      |
| August    | 91.9      | 73.7     | 82.8     | 4.8      |
| September | 88.1      | 69.8     | 79.0     | 7.5      |
| October   | 81.2      | 60.3     | 70.8     | 4.3      |
| November  | 72.4      | 52       | 62.2     | 4.9      |
| December  | 65.1      | 45.2     | 55.2     | 4.2      |

**Available Services**

West Columbia offers city water, city sewer, trash pickup, recycling center, electric service, telephone service, cable service, internet service and satellite dish service.

**Map of West Columbia**

(enclosed)

**A SELF-GUIDED DRIVING TOUR  
OF EAST AND WEST COLUMBIA**  
(for a guided tour call  
the West Columbia Chamber  
at 979-345-3921)



