

SECTION 2 – COMMUNITY PROFILE

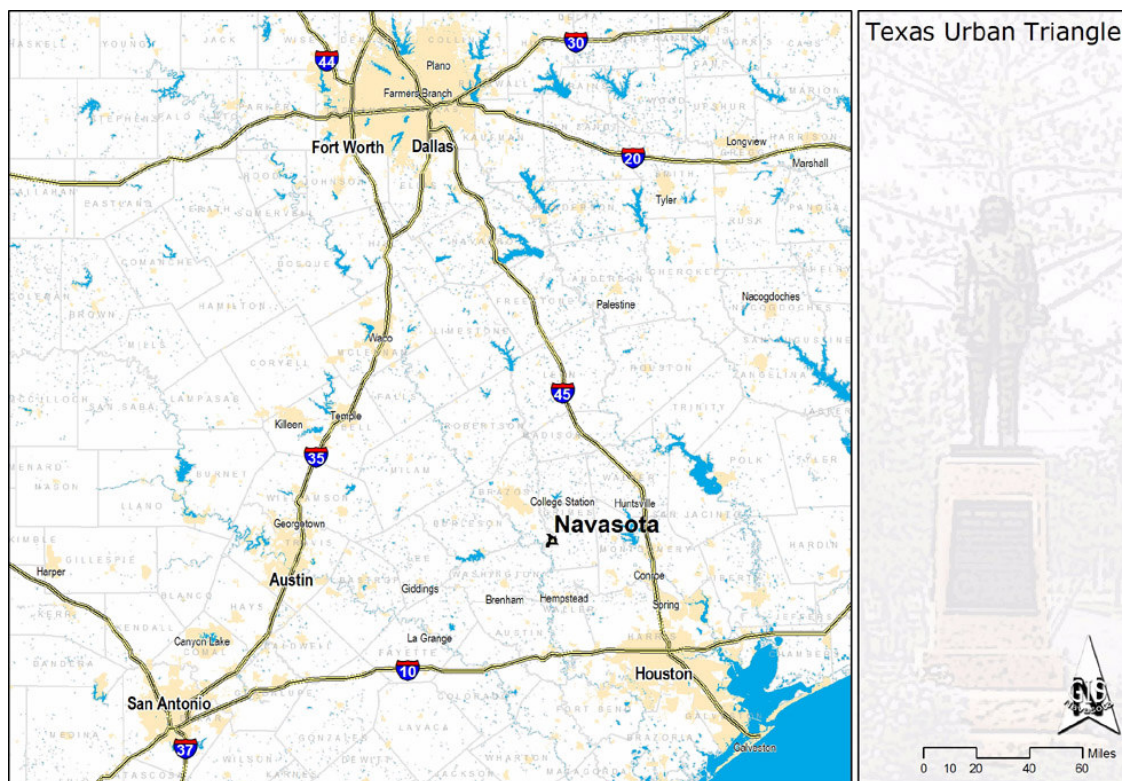
INTRODUCTION

This section of the Navasota Economic Development Plan (NEDP) contains an overview of salient information pertaining to the physical state of the City, demographic and workforce characteristics, as well as local economic factors. A review of this material is essential to understanding Navasota.

AREA OVERVIEW

The City of Navasota is located in the center of the “Texas Triangle”, which is outlined by the cities of Houston, San Antonio and the Dallas/Fort Worth Metroplex. The capital city for the State of Texas, Austin, is also located inside the Triangle.

Map 1: Navasota Regional Location



Navasota is approximately 73 miles from Houston, 114 miles from Austin, 174 miles from San Antonio, and 189 miles from Dallas/Ft. Worth. The City is located on the western edge of Grimes County and lies approximately 20 minutes southeast of College Station/Bryan.

The City of Navasota is roughly 4,128 acres or 6.45 square miles in size. It contains 3,239 parcelized land units. Navasota also has an additional 10,998 acres in its extraterritorial jurisdiction (ETJ). Table 2-1 shows the City’s land use by acreage as well as each classification’s respective percentage of total land use.

Table 2.1: Land Use by Acreage and As A Percentage of Total Land Area

Land Use Classification	Within City Limits		Within ETJ	
	Acreage	Percent	Acreage	Percent
Residential	1036	32.36%	2721	24.41%
Commercial	129	4.03%	179	1.74%
Industrial	76	2.37%	572	5.55%
Public/Institutional	201	6.28%	68	0.66%
Downtown	352	0.61%	0	0.00%
Open Space	352	10.99%	49	0.48%
Agriculture	1388	43.35%	6712	65.16%
Total	3201.64	100.00%	10301	100.00%

Texas Target Cities Team

Residential land use includes single-family, duplex, multi-family, group quarters, and manufactured/mobile home residences and composes roughly 32% (1024 acres) of land use within the city limits of Navasota. Of this total residential group, 51.5% is single-family, 3.87% is multi-family, 0.48% is duplex, 0.39% is group quarters, 10.45% is manufactured/mobile homes, and 33.30% is rural residential.

Approximately 4% (133 acres) of the land in the City is used for a variety of commercial purposes. These commercial areas are located mainly along North and South LaSalle and State Highway 105, as well as State Highway 6. The industrial land use is primarily located in the industrial park south of Navasota and outside of the city limits. The industrial land use constitutes 2% of the City. The

public/institutional property equals 6% (175 acres) of the City. Within this category, City buildings, schools, the public library and other city facilities account for 74% or 138 acres. The remaining 26% of this category includes religious institutions and medical facilities.

In conducting the land use survey of Navasota, the Texas Target Cities Team treated the Downtown as a separate land use area. Overall the Downtown area includes 20 acres, or less than 1% of the citywide land use. The Downtown is composed of 27% vacant, 13% residential, 16% office space, 7% retail, 19% entertainment, 10% public or semi-public, and 2% mixed land uses.

Navasota has approximately 38% (1,212 acres) vacant or unimproved property. The majority of the vacant land is located on the outer edges of the City with much of it found in residential areas to the east and south.

Navasota is served by an excellent highway system that connects it to the major cities in Texas. The City is served by State Highway (SH) 6 and intersected by State Highway 105. In addition, SH6 and SH105 connect directly to Interstate Highways 10, 35, and 45. Rail linkages are excellent with Navasota being served by both the Union Pacific (UP) and Burlington Northern Santa Fe (BNSF). The City's Industrial Park is supported with a spur rail line.

The Navasota Municipal Airport is located approximately 2 miles southwest of Downtown on Highway 105 West. It is an unattended public-use general aviation airport owned by the City of Navasota. The airport maintains one 60-foot by 3,204-foot asphalt paved runway. The runway has an axle weight limit of 12,000 pounds and can only serve propeller-driven and some small business jet aircraft. The facility is also capable for night operations through a remote control lighting system. The airport facilities provide aviation fuel. There are presently 12 fully occupied hangars at the airport. Additional land for hangar expansion is available.

The closest regional-commercial passenger air service is provided by Easterwood Airport, located approximately 25 miles to the north in College Station. The closest

major domestic/international airport is Bush Intercontinental Airport, located approximately 65 miles to the southeast of Navasota in Houston.

The primary community facilities and public services in Navasota include the municipal government, police services, fire services, parks and recreation, schools, and health services. The Navasota Police Department consists of 18 sworn officers. Other employees include 2 secretaries, 1 judge, 2 clerks, and 1 animal control officer. The Navasota Fire Department has 3 full-time firefighters, 2 part-time firefighters, and 30 volunteer firefighters. The City manages 125 acres of parkland. The parks system includes: six pocket parks, five neighborhood parks, two community parks, as well as four athletic complexes. The athletic complexes include a nine-hole golf course, little league fields, and soccer fields. The park sizes range from smaller, quarter-acre pocket parks to the 64-acre golf course. Park amenities include picnic tables, playgrounds, trails, basketball goals, volleyballs courts, fishing structures, ponds, pavilions, a swimming pool, tennis courts, and soccer fields.

The existing school system in Navasota consists of six educational facilities serving over three thousand students. Navasota Primary School has 554 students. John C. Webb Elementary serves 446 second and third grade students. Navasota Intermediate serves 465 fourth and fifth grade students. Navasota Junior High serves 668 sixth, seventh, and eighth grade students. Navasota High School serves 837 ninth grade through twelfth grade students.

The existing health services in the City include the Grimes St. Joseph Health Center, the Navasota Medical Center, three dentists' offices, and an optometrists' office. The Grimes St. Joseph Center provides care for approximately 450 – 500 patients in the emergency room each month.

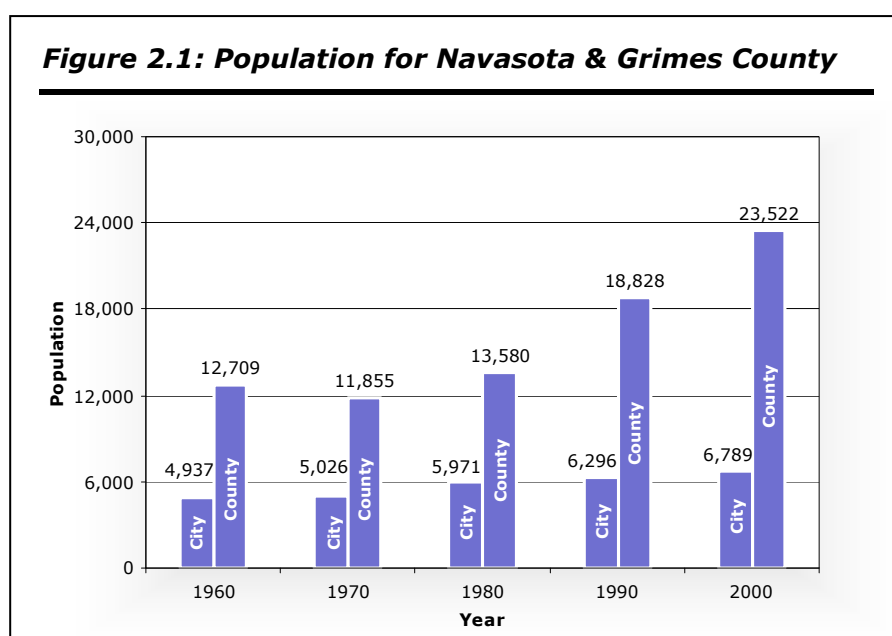
Table 2.2: Grimes St. Joseph Health Center Resources

Number of Beds	25.0
Dieticians	1.0
Inhalation Therapists	1.0
Licensed Nurses	7.5
Occupational Therapists	1.0
Physical Therapist	1.0
Registered Nurses	9.0
Registered Pharmacist	0.5

DEMOGRAPHICS & LABOR FORCE

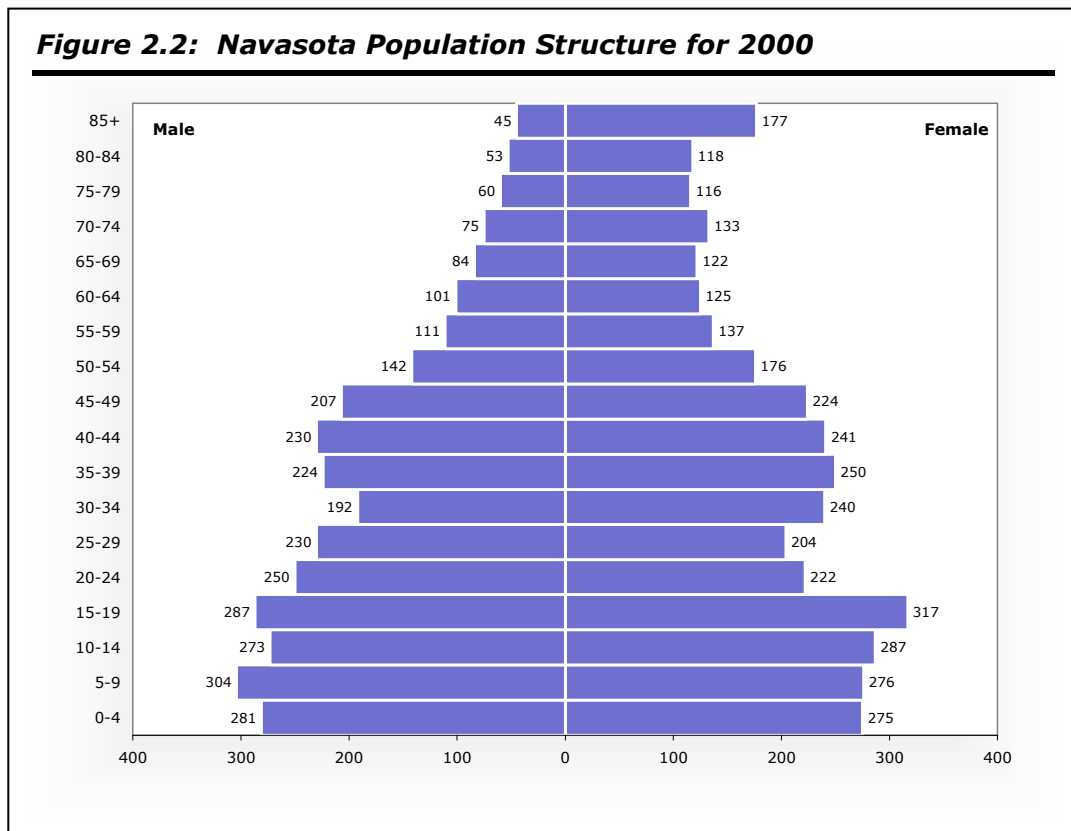
The population of the City of Navasota was 6,789 in 2000 based on the U.S. Census Bureau population data. This figure represents a 7.3% increase from the 1990 U.S. Census, following a generally slow, but steady population increase over the last fifty years. Navasota accounted for 28.8% of Grimes County’s population, a decrease from 33.4% in 1990. This trend has been persistent for the previous forty years. The population can be primarily found in households, with 6,572 people residing in 2,379 households in 2000. These figures yield an average of 2.76 persons per household within the city limits.

Although the current population for Navasota is difficult to assess, the population is projected to be 7,100 persons in 2005. Figure 2.1 is based on the Texas State Data Center’s population projection for Grimes County for



2005, and assumes that Navasota will account for approximately 30% of Grimes County’s population.

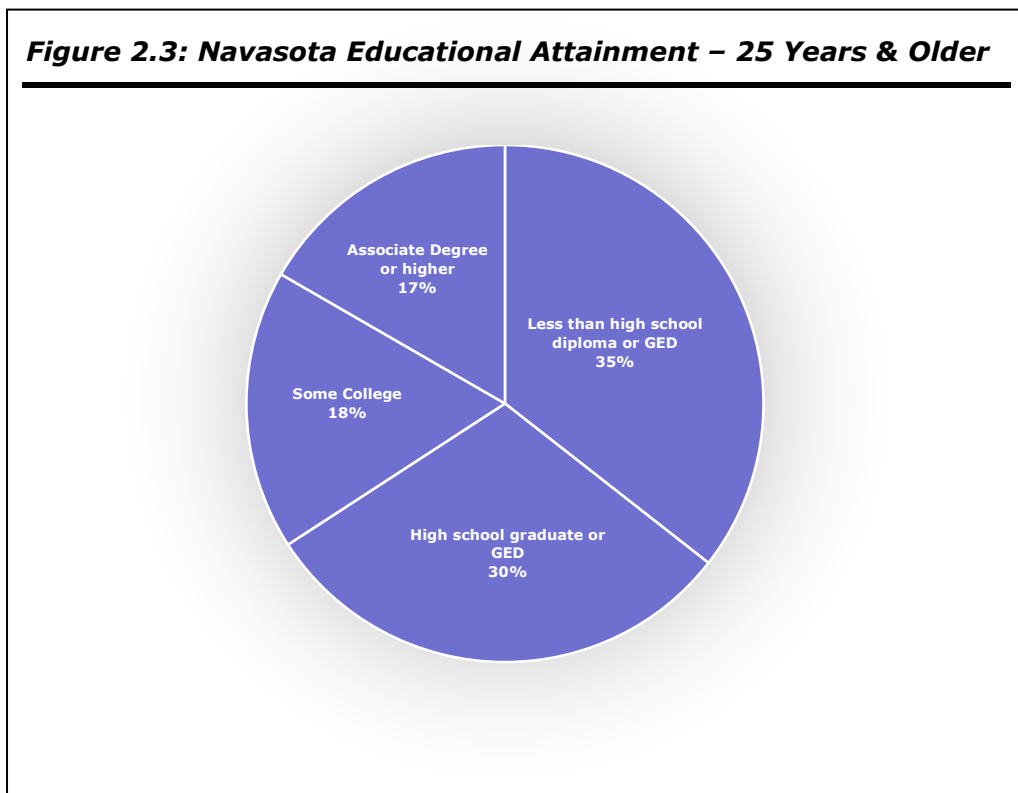
The population structure of Navasota is generally young with median ages for males and females at 28.9 and 35, respectively. Over half (51.6%) of the city’s population is within the ages of 20 to 64, and a third (33.8%) is under the age of 20. Females outnumber males in Navasota, with the population of males at 3,149 and females at 3,640. This difference in population by gender can be seen primarily in the older age cohorts; the number of females over the age of 65 is twice that of males. A detailed age structure can be seen in the population pyramid (Figure 2.2), based on 2000 U.S. Census data.



Of the 4,086 persons 25 years of age or older within the City, 64.4% have completed high school or a higher level of education. In contrast, Grimes County and Texas figures for this category are 67.3% and 75.6%, respectively. The

remainder of the City’s population (35.6%) has either not graduated from high school or completed GED certification.

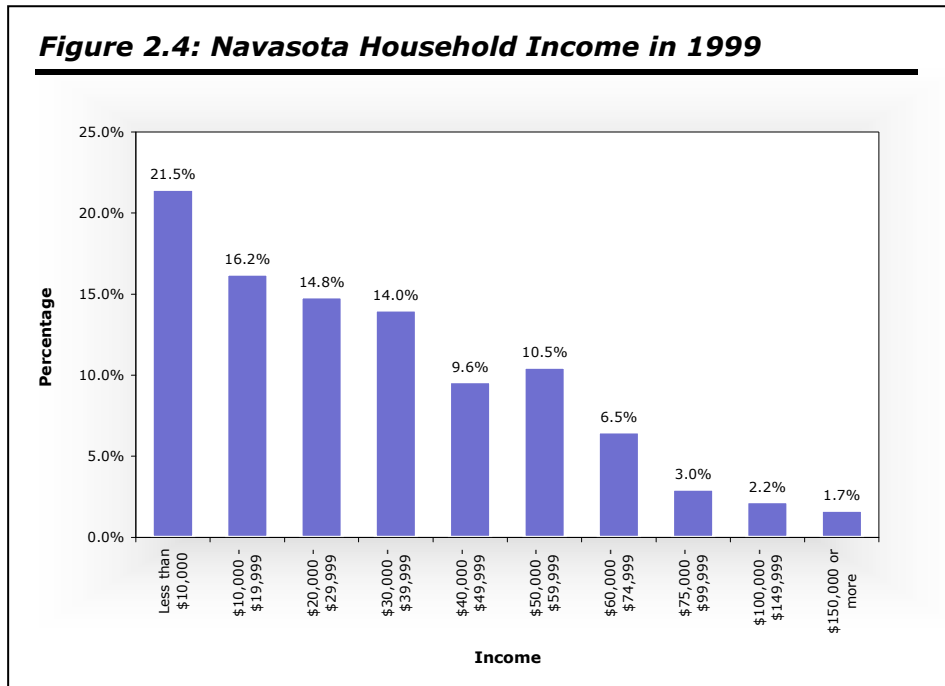
In addition, there is very little difference in educational attainment by gender categories. Figure 2.3 shows that of the 1,766 males 25 years or older, 63.4% have a high school education or better and 65.1% of the 2,320 females have obtained the same level of education.



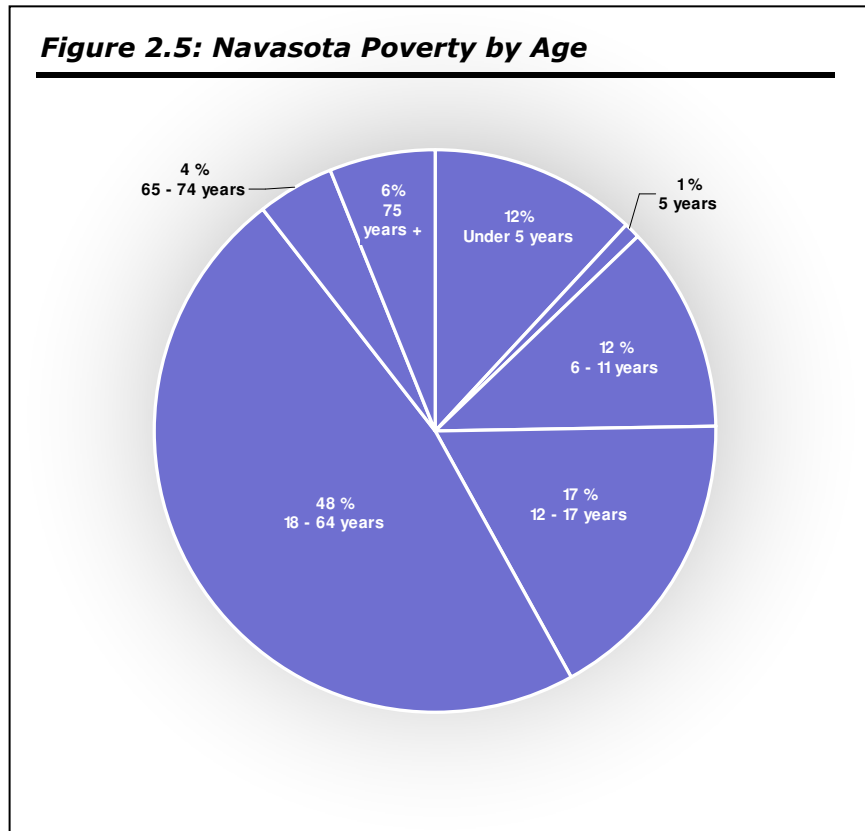
The annual median household income for Navasota is \$26,990, based on the most current Economic Census completed in 1999. After correcting for inflation, the median household income for Navasota in 1989 was \$24,422 (\$18,146 before a 0.743 Consumer Price Index inflation correction). This income level represents approximately a 10% increase over a ten-year period. In contrast to county and state figures, median income is 16.3% higher in Grimes County (\$32,280) and 32.5% higher statewide (\$39,927).

The household income levels further reveal the differences between Navasota, Grimes County, and the State of Texas. Households with less than \$10,000 of income make up 21.4% of the City’s population, twice that of the State of Texas at 10.3% and six percentage points above Grimes County at 15.2%. In comparison to the statewide median household income of \$39,927, 66.5% of Navasota’s residents rank below this

level. Income levels between \$40,000 and \$99,999 account for 29.5% of households, with the remaining 3.8% in the above \$100,000 income brackets. Figure 2.4 gives a detailed analysis of these comparisons.



Over 26.5% of the year 2000 population in Navasota had incomes below the federal poverty line. This figure is ten percentage points higher than Grimes County, which contains a population with 16.6% living below the poverty line, and eleven percentage points higher than the statewide Texas number at 15.4%. The age makeup of the population below the poverty line is given in the Figure 2.5.



The racial composition of Navasota also differs greatly from both Grimes County and the State of Texas. Navasota’s racial makeup consists primarily of the three major racial groups found in Texas, with a more even distribution than found in either the county or the state. Both population numbers and proportions are shown in Table 2.3.

Table 2.3: 2000 Race Comparison of Navasota & Grimes County

Race	Navasota	Proportion	Grimes County	Proportion
Hispanic	1,898	28.0%	3,787	16.1%
White	2,495	36.8%	14,772	62.7%
Black	2,302	33.9%	4,667	19.8%
American Indian	5	0.1%	50	0.2%
Asian	28	0.4%	61	0.3%
Native Hawaiian	0	0.0%	10	0.0%
Some other race	3	0.0%	8	0.0%
Two or more races	58	0.9%	197	0.8%
Total:	6,789	100.0%	23,552	100.0%

The demographic summaries above help bring to light some important characteristics of Navasota. Overall, the city has a fairly young population and will continue to grow slowly, but steadily. The most disproportionate figures can be found in the older female cohorts, who greatly outnumber their male counterparts. The two biggest opportunities for improvement are evident in both household income and education categories. The City of Navasota lags behind the state and county averages in both of these categories, and challenges exist in returning these numbers to more proportionate levels.

Financial and Capital Markets

Navasota has several banking and lending institutions that provide money to individuals and businesses. Currently there are five financial institutions serving the City. These include the Bank of Navasota, Community State Bank, Guaranty Bank, State Farm Bank, and Wells Fargo Bank. The Bank of Navasota and Community State Bank are local institutions. Guaranty Bank is a Texas owned organization with over 140 branches in Texas and California. It is a major real estate construction lender and provides financing for middle-market businesses. Wells Fargo is a nationwide banking institution headquartered in San Francisco. It has 500 branches in Texas.

At present the City of Navasota serves as a base for 11 manufacturing companies, 46 real estate establishments, 15 professional and technical services, and various other industries.

As Table 2.4 shows, the City of Navasota has an excellent bond rating and could leverage its bonding capacity as a method of securing finances for economic development purposes.

Table 2.4: Bond Ratings and Tax Structure of Navasota and Grimes County

		Navasota	Grimes County
Financial	Current Moody Bond Rating	Baa-3	
	Current Standard & Poors Bond Rating	AAA	
Tax	Sales Tax rate	1.5%	5.0%
	Property Tax rate	\$0.4678 per \$100	\$0.5045 per \$100
	Independent school district tax rate	\$1.47 per \$100	
	State corporate income tax	None	
	State individual income tax	None	
	State retail sales tax	6.25%	

Table 2.5: Housing Stock Characteristics and Values for Year 2000

	Navasota	Grimes County
Housing units	2,379(100%)	7,753
Occupied housing units	2,379(89.4%)	
Vacant housing units	282(10.6%)	
Homeownership rate	60.4%	77.7%
Median value of owner-occupied housing units	\$58,500	\$56,700 (Texas:\$82,500)
Median rent of rent-occupied units	\$397	\$428

Table 2.6: Annual Housing Production from 1994 to 2002

	1994	1995	1996	1997	1998	1999	2000	2001	2002
Total Units	10	7	4	2	4	12	13	10	15