

## **#69: GULFGATE RIVERVIEW / PINE VALLEY**

### **Pop. characteristics**

Total Population :	10,575
Density (Persons Per Square Mile) :	3,735

### **Age of Population**

Under 5 years :	546
5-17 Years :	2,355
18-64 Years :	6,522
65 Years and Over :	1,152

### **Ethnicity**

White :	561
Black or African American :	484
American Indian and Alaska Native :	8
Asian :	53
Native Hawaiian and Pacific Islander :	0
Some other race including, two or more races :	65
Hispanic Or Latino :	9,406

### **Income**

Households :	3,695
Under \$25,000 :	1,076
\$25,000 to \$49,999 :	835
\$50,000 to \$99,999 :	1,198
\$100,000 or more :	586
<b>Median HHI 2024 (\$) :</b>	<b>\$52,042</b>

### **Educational Status**

Population 25 Years and Older :	6,239
No High School Diploma :	2,315
High School Graduate :	2,192
Some College :	787
Associate's Degree :	328
Bachelor's or Higher :	618

### **Housing and Households**

Housing Units (HU) :	4,156
% Occupied :	89%
% Vacant :	11%
<b>Median House Value 2024 (\$) :</b>	<b>\$187,784</b>

Source: 2020-2024 ACS 5-Year Estimate  
(Released in January 2026)  
US Census Bureau



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**