



persons in 1990 to more than 2,700 in 1998).

Dallas-Fort Worth area cities with more than 100 percent growth were Frisco, Flower Mound, SouthLake, Corinth and Allen. The Austin area cities included Cedar Park, Plugerville, Leander and Meadow Lakes. Fair Oaks Ranch, in the San Antonio area, and Stafford, near Houston, also grew more than 100 percent.

Another three — Round Rock, Georgetown and McKinney — increased 90 to 100 percent. A total of 56 places increased by more than 50 percent, and 231 places (19.6 percent of all Texas places) increased by more than 25 percent during the eight years ending with 1998.

In terms of numerical change, the state's largest cities continued to show the largest increases. Thus, San Antonio increased by nearly 138,000; Houston by more than 132,000; El Paso by nearly 100,000; Austin by more than 80,000 and Dallas by more than 68,000.

Several smaller areas showed growth, as well. Plano, for example, which had a population of roughly 128,000 in 1990, increased by nearly 92,000 to more than

219,000 by 1998, making it the fourth fastest growing Texas city in numerical terms. Similarly Laredo, with roughly 123,000 persons in 1990, showed an increase of 53,000 to about 176,000 persons by 1998, and Brownsville with a little more than 107,000 in 1990 increased by nearly 31,000 persons to nearly 138,000 by 1998.

Overall, 41 Texas cities increased by 10,000 or more between 1990 and 1998 with 18 of these being places that had fewer than 50,000 persons in 1990.

A total of 947 or 82 percent of Texas' 1,177 places recognized by the U.S. Bureau of the Census showed population increases, with only 211 Texas cities decreasing in size from 1990 to 1998. Of these, only 17 decreased by more than 500 persons, and only 80 decreased by as many as 100 persons.

According to Census Bureau estimates, the largest decline was in Beaumont, with a decrease of nearly 4,500 persons, followed by Port Arthur with a decline of roughly 1,700 and Pecos with a drop of roughly 1,300. Pampa, Monahans, Borger and Vernon all declined by about 1,200 persons.

Taken as a whole, these data suggest several patterns noted in previous issues. Generally, growth is most substantial in the central corridor of Texas from Dallas-Fort Worth to San Antonio and along the Texas and Mexico border. Slower growth is evident in Southeast Texas and in the Panhandle. Growth is fastest in the state's suburban areas, but the large central cities continue to show more extensive growth than is evident in large cities in most other parts of the nation. Finally, many of the state's more rural areas also are showing growth.

In general, these data clearly point to the pervasiveness of Texas' population growth. With 82 percent of all cities of all sizes increasing in population from 1990 to 1998, it is not surprising that Texas real estate markets have continued to grow so extensively during the 1990s. Given the projections of the future population of Texas, it appears this trend will continue well into the next decade. □

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