

# San Antonio

Economic Development & Population 2015-2016



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# Downtown

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SA to gain new downtown high-rise tower with mixed hotel, office, retail

Roughly 30,000 sq ft of office space  
8,000 sq ft of retail space



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Historic peanut factory turned into high-end lofts  
in downtown San Antonio

130,000 sq ft site  
102 residential units



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Apartments

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Construction set to begin for next phase of  
La Cantera apartments

\$47 Million  
Retail, office, hotel, residential space  
300-unit multifamily residential building



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San Antonians spent more for rent in 2014

\$2.8 billion in rent  
5.5% increase from previous year



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Infill Deals

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Alamo Heights residential development will add to construction momentum

Units range from 1600-2200 sq ft  
\$400,000-\$525,000 per unit



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# San Antonio

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World Heritage Site designation could transform San Antonio into bigger international destination

World Heritage Site status granted to all 5 San Antonio missions  
Will make SA a more popular international destination



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San Antonio expected to become bigger global hot spot for tourism

20% tourism increase 2012-2014



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Bexar County to add 1.4 million new residents by 2050

Will expand county's population to 3.1 million



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Jobs

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City Hall clears path for Port San Antonio to land Indian firm, hundreds of jobs

Biotech and Aerospace industries  
58,000 sq ft structure  
20-year lease  
300 employees over 5 years



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Toyota tasks staffing firm to fill hundreds of jobs in San Antonio

Expanding truck assembly production  
200 new workers



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Rackspace-Intel collaboration to bring hundreds of jobs to San Antonio

OpenStack Innovation Center



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San Antonio ranked in the top 10 markets for jobs

26.6% job growth between 2009-2014  
3.3% job growth in 2014



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New Braunfels gained nearly 2,000 jobs last year

Top Employers-  
IBX Global  
CBE Companies  
Nexus Medical Consulting



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JBSA chosen as new Air Force support center's headquarters

Joint Base San Antonio  
Headquarters for the Air Force Installation & Mission Support Center.



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Corporate relocations, expansions add thousands of new jobs in San Antonio

Bexar County gained 4,750 new jobs in 2014  
28 companies relocated or expanded in the region



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# Housing

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Stevens Ranch pushes West San Antonio development into overdrive

2,000 acre community  
5,000 homes built  
\$340,000 Avg home price



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San Antonio home values jump 10 percent

5% annual increase in home values  
Avg home sales price \$231,116  
4.4% increase from 2015



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Home builders haven't felt this good about the housing market since 2005

- Firm job creation
- Economic growth
- Release of pent-up demand



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San Antonio home sales growing at a healthy rate

SA sales rose 15.9% through August  
Home and condo sales hit 8 yr high



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Developments

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Microsoft invests \$34 million in Westover Hills data center

256,000 sq ft data center  
\$34M project, \$80M total



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Santikos Real Estate Services evolves through co-development

The Legacy- 600,000 sq ft retail center at 1604 & 281  
50,000 sq ft of office space  
Dwell at Legacy- multifamily complex with 289 units  
\$9M investment



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Holt Cat VP on headquarter expansion: We need to give employees reason to live and work on the East Side.

\$21M expansion  
144 acres  
Caterpillar new corporate headquarters



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Conn's to invest \$9.2M in new San Antonio distribution center

\$9.2M distribution center  
305,000 sq ft



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Austin company purchases Lone Star Brewery

- Microbrewery
- Multifamily housing
- Theater
- Music venues
- Restaurants
- Farmer's market
- Retail
- Offices
- Parks



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The incredible, 20-year development boom in Stone Oak

Retail centers, residential growth boom over 20 yrs



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Latest trends point toward healthy office market  
in San Antonio

960,000 sq ft of office space added to the market  
Expected to keep growing



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Cyber

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More cybersecurity firms could soon  
come to San Antonio

UTSA gets national cybersecurity designation  
Cybersecurity firms choosing to relocate to San Antonio



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# Hospitals/Medical

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### New surgical hospital opens in San Antonio

Cumberland Surgical Hospitals  
82,000 sq ft of space  
6 oversized surgical suites  
3 special procedure rooms  
25 private inpatient suites  
20 yr lease



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### Stone Oak hospital plans \$50 million expansion

\$50M project  
3-story addition  
77,000 sq ft  
New orthopedic institute



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Nearly 64,000 sq ft skilled nursing facility planned

Windemere at Westover Hills  
63,956 sq ft  
96 private occupancy suites



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Health Science Center eyes \$50Mil MARC expansion

MARC- Medical Arts and Research Center  
\$50M  
More clinical space



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Multimillion-dollar medical campus planned for bustling Huebner Road corridor

Christopher Medical Office Building at Grace Point  
\$11M  
36,000-54,000 sq ft



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# Population

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- ### Top 10 New Construction Markets by Inventory Growth in 2015
1. Nashville, Tenn. / 3.8%  
Completions: 4,327
  2. Charlotte, N.C. / 3.6%  
Completions: 4,837
  3. San Antonio, Texas / 3.3%  
Completions: 5,630
  4. Dallas, Texas / 3.2%  
Completions: 16,227
  5. Denver-Boulder, Colo. / 3.2%  
Completions: 8,698
  6. Houston, Texas / 3.2%  
Completions: 19,662
  7. Seattle-Tacoma, Wash. / 3.1%  
Completions: 10,572
  8. Austin, Texas / 3.0%  
Completions: 6,064
  9. Salt Lake City, Utah / 2.9%  
Completions: 2,431
  10. Charleston, S.C. / 2.8%  
Completions: 1,184

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### Population and Projections

Area	2010 Census	Est. Pop. 2014	Projected Growth 2015-2020
San Antonio	1,327,407	1,416,291	6.34%
Bexar County	1,714,773	1,861,562	7.40%
Metro Area	2,142,508	2,336,330	7.64%

Source: Claritas

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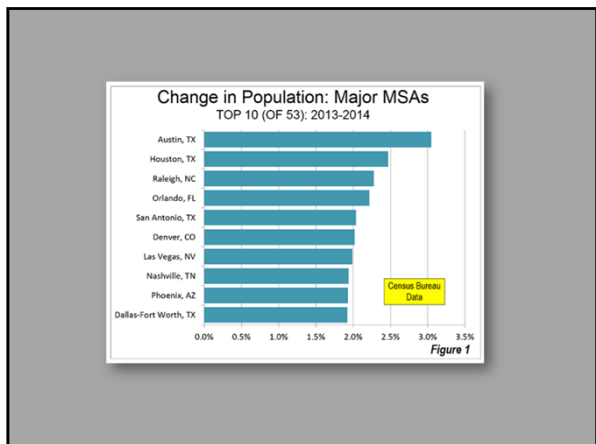
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Rank	Texas Metros	% Change
1	Laredo, TX	97%
2	McAllen-Edinburg-Mission, TX	96%
3	Austin-Round Rock-San Marcos, TX	91%
4	Brownsville-Harlingen, TX	79%
5	Dallas-Ft. Worth-Arlington, TX	66%
6	Houston-Sugarland-Baytown, TX	64%
7	Fort Hood, TX	64%
8	<b>San Antonio-New Braunfels, TX</b>	<b>63%</b>
9	College Station, TX	58%
10	Tyler, TX	50%

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	Nonfarm payroll jobs September 2015	Sept. 2014-Sept. 2015		Rank
		Difference	Percent Ch.	
San Jose MSA	1,061,000	48,600	4.8%	1
San Francisco MDiv	1,067,600	47,900	4.7	2
Orlando MSA	1,155,600	41,400	3.7	3
<b>San Antonio MSA</b>	<b>987,200</b>	<b>35,000</b>	<b>3.7</b>	<b>4</b>
Salt Lake City MSA	683,000	24,200	3.7	5
San Diego MSA	1,393,800	46,900	3.5	6
Dallas MDiv	2,395,800	78,800	3.4	7
Portland MSA	1,117,500	35,800	3.3	8
Seattle MSA	1,615,600	50,900	3.3	9
Charlotte MSA	1,105,000	34,300	3.2	10
<b>Austin MSA</b>	<b>948,500</b>	<b>29,300</b>	<b>3.2</b>	<b>11</b>

Data is not seasonally adjusted.  
Source: U.S. Bureau of Labor Statistics, Current Employment Statistics (CES).

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1) Johnny Cash first met his wife here in San Antonio, and carved "Johnny Loves Vivian" into a public bench. Somewhere in our city, this might still exist.



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2) NBA legend Shaquille O'Neil played high school basketball here in San Antonio at Cole High School.



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3) Amazon awarded San Antonio with the title of "Most Romantic City in the U.S.". Why? Because according to the company, we buy more romance books, movies and other items more than any city in the city. We're just a bunch of lovers here.



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4) Gatorade inventor Robert Cade is from San Antonio.



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5) San Antonio is the 3rd largest city in Texas, with well over 1 million people living here.



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6) San Antonio has been ranked number one as the most affordable city to live in.



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7) The Tower of the Americas is more than double the height of the Statue of Liberty.



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8) San Antonio averages 300 days of sunshine and temperatures in the 70s



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9) San Antonio has the 7<sup>th</sup> largest zoo in the U.S.



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**15 Time Summit Award Winner  
"REALTOR of the Year"**



**Dayton Schrader**  
The Schrader Group at RE/MAX Associates  
300 E Sonterra Blvd Ste 1180  
San Antonio, TX 78258

Direct: [210-757-9785](tel:210-757-9785)  
[Dayton@TheSchraderGroup.com](mailto:Dayton@TheSchraderGroup.com)  
[www.TheSchraderGroup.com](http://www.TheSchraderGroup.com)



Dayton Schrader, RE/MAX Associates, 210-757-9785, dayton@theschradergroup.com

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**Our Team**

 <p><b>Dayton Schrader</b> Broker Associate 14 Time Summit Award Winner- REALTOR of the Year</p>	 <p><b>Bruce Ballou</b> REALTOR</p>	 <p><b>April Lovett</b> REALTOR</p>
 <p><b>Kerissa Bunting</b> Office Manager REALTOR</p>	 <p><b>Amy White Young</b> Director of Business Development Summit Award Winner- 2014 &amp; 2015 Marketing Professional of the Year</p>	 <p><b>Julia Day</b> Business Development Specialist</p>
 <p><b>Danae Brooks</b> Marketing/IT Director &amp; Builder Support Summit Award Winner- 2013 &amp; 2015 Best Social Media</p>	 <p><b>Sally Stewart</b> Transaction Coordinator REALTOR</p>	 <p><b>Patty Swank</b> Transaction Coordinator REALTOR</p>



Dayton Schrader, RE/MAX Associates, 210-757-9785, dayton@theschradergroup.com

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**Our Team**

 <p><b>Linda May Day</b> Transaction Coordinator REALTOR</p>	 <p><b>Monica Swank</b> Transaction Coordinator REALTOR</p>	 <p><b>Stephanie Johnson</b> Administrative Assistant</p>
 <p><b>John Johnson</b> Commercial REALTOR</p>	 <p><b>John Johnson</b> Property Manager REALTOR</p>	 <p><b>Linda May</b> Bookkeeper</p>



Dayton Schrader, RE/MAX Associates, 210-757-9785, dayton@theschradergroup.com

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### Talking Points

[www.SATalkingPoints.com](http://www.SATalkingPoints.com)



Weekly "Good News" Email

*I am committed to keeping you up to date on economic events that impact the San Antonio area and offering you a few "talking points" to share with your friends, colleagues and customers.*



Please contact Denae to be added to our "Talking Points" email distribution list!  
[Denae@TheSchraderGroup.com](mailto:Denae@TheSchraderGroup.com) or call 210-757-9789



Dayton Schrader, REMAX Associates, 210-757-9786, [dayton@theschradergroup.com](mailto:dayton@theschradergroup.com)

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### Websites



[TheSchraderGroup.com](http://TheSchraderGroup.com)

[SellWithDayton.com](http://SellWithDayton.com)

[AlamoRelocation.com](http://AlamoRelocation.com)

[AgInSA.com](http://AgInSA.com)

[GoRoadrunners.com](http://GoRoadrunners.com)

[LiveInSonterra.com](http://LiveInSonterra.com)

[WeSellSA.com](http://WeSellSA.com)

[TSGCommercial.com](http://TSGCommercial.com)

[PackandMoveSA.com](http://PackandMoveSA.com)



Dayton Schrader, REMAX Associates, 210-757-9786, [dayton@theschradergroup.com](mailto:dayton@theschradergroup.com)

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## Q & A

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