

Demographic Summary Report

The South Bank On The River Walk

111 W Crockett St, San Antonio, TX 78205

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **52,992 SF**
 Year Built: **1994**

Total Available: **4,611 SF**
 % Leased: **91.3%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	16,192		160,817		380,087	
2024 Estimate	14,881		149,459		356,190	
2020 Census	12,261		136,634		343,383	
Growth 2024 - 2029	8.81%		7.60%		6.71%	
Growth 2020 - 2024	21.37%		9.39%		3.73%	
2024 Population by Hispanic Origin	8,329		111,660		275,562	
2024 Population	14,881		149,459		356,190	
White	6,947	46.68%	56,283	37.66%	132,093	37.08%
Black	1,207	8.11%	9,270	6.20%	21,123	5.93%
Am. Indian & Alaskan	189	1.27%	2,791	1.87%	6,467	1.82%
Asian	377	2.53%	1,787	1.20%	3,254	0.91%
Hawaiian & Pacific Island	13	0.09%	112	0.07%	262	0.07%
Other	6,149	41.32%	79,216	53.00%	192,991	54.18%
U.S. Armed Forces	277		2,524		5,141	
Households						
2029 Projection	7,861		61,539		138,911	
2024 Estimate	7,108		56,890		129,726	
2020 Census	5,471		51,024		123,809	
Growth 2024 - 2029	10.59%		8.17%		7.08%	
Growth 2020 - 2024	29.92%		11.50%		4.78%	
Owner Occupied	1,352	19.02%	24,126	42.41%	65,122	50.20%
Renter Occupied	5,756	80.98%	32,764	57.59%	64,604	49.80%
2024 Households by HH Income	7,108		56,891		129,726	
Income: <\$25,000	1,990	28.00%	19,066	33.51%	40,313	31.08%
Income: \$25,000 - \$50,000	1,258	17.70%	13,920	24.47%	33,899	26.13%
Income: \$50,000 - \$75,000	1,389	19.54%	9,392	16.51%	21,588	16.64%
Income: \$75,000 - \$100,000	790	11.11%	5,136	9.03%	11,711	9.03%
Income: \$100,000 - \$125,000	580	8.16%	3,681	6.47%	8,541	6.58%
Income: \$125,000 - \$150,000	183	2.57%	1,332	2.34%	3,207	2.47%
Income: \$150,000 - \$200,000	432	6.08%	2,092	3.68%	4,449	3.43%
Income: \$200,000+	486	6.84%	2,272	3.99%	6,018	4.64%
2024 Avg Household Income	\$76,469		\$60,884		\$63,065	
2024 Med Household Income	\$56,219		\$40,584		\$41,583	

Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	16,192		160,817		380,087	
2024 Estimate	14,881		149,459		356,190	
2020 Census	12,261		136,634		343,383	
Growth 2024 - 2029	8.81%		7.60%		6.71%	
Growth 2020 - 2024	21.37%		9.39%		3.73%	
2024 Population by Age	14,881		149,459		356,190	
Age 0 - 4	682	4.58%	9,135	6.11%	21,657	6.08%
Age 5 - 9	407	2.74%	8,521	5.70%	21,783	6.12%
Age 10 - 14	331	2.22%	8,699	5.82%	23,132	6.49%
Age 15 - 19	394	2.65%	9,630	6.44%	24,729	6.94%
Age 20 - 24	798	5.36%	11,079	7.41%	25,995	7.30%
Age 25 - 29	1,480	9.95%	12,159	8.14%	26,457	7.43%
Age 30 - 34	1,908	12.82%	12,888	8.62%	26,874	7.54%
Age 35 - 39	1,739	11.69%	11,995	8.03%	25,583	7.18%
Age 40 - 44	1,351	9.08%	10,210	6.83%	23,135	6.50%
Age 45 - 49	1,021	6.86%	8,608	5.76%	20,488	5.75%
Age 50 - 54	926	6.22%	8,324	5.57%	20,220	5.68%
Age 55 - 59	862	5.79%	7,919	5.30%	19,275	5.41%
Age 60 - 64	839	5.64%	8,232	5.51%	20,283	5.69%
Age 65 - 69	737	4.95%	7,262	4.86%	18,065	5.07%
Age 70 - 74	552	3.71%	5,768	3.86%	14,575	4.09%
Age 75 - 79	403	2.71%	4,105	2.75%	10,553	2.96%
Age 80 - 84	246	1.65%	2,470	1.65%	6,617	1.86%
Age 85+	202	1.36%	2,457	1.64%	6,767	1.90%
Age 65+	2,140	14.38%	22,062	14.76%	56,577	15.88%
Median Age	39.10		36.10		36.50	
Average Age	41.00		37.80		38.10	

Demographic Detail Report

The South Bank On The River Walk					
111 W Crockett St, San Antonio, TX 78205					
Radius	1 Mile		3 Mile		5 Mile
2024 Population By Race	14,881		149,459		356,190
White	6,947	46.68%	56,283	37.66%	132,093 37.08%
Black	1,207	8.11%	9,270	6.20%	21,123 5.93%
Am. Indian & Alaskan	189	1.27%	2,791	1.87%	6,467 1.82%
Asian	377	2.53%	1,787	1.20%	3,254 0.91%
Hawaiian & Pacific Island	13	0.09%	112	0.07%	262 0.07%
Other	6,149	41.32%	79,216	53.00%	192,991 54.18%
Population by Hispanic Origin	14,881		149,459		356,190
Non-Hispanic Origin	6,552	44.03%	37,798	25.29%	80,628 22.64%
Hispanic Origin	8,329	55.97%	111,661	74.71%	275,562 77.36%
2024 Median Age, Male	39.10		35.90		35.70
2024 Average Age, Male	40.70		37.20		37.10
2024 Median Age, Female	39.20		36.40		37.40
2024 Average Age, Female	41.60		38.40		39.00
2024 Population by Occupation Classification	13,381		121,167		284,656
Civilian Employed	6,980	52.16%	64,475	53.21%	154,077 54.13%
Civilian Unemployed	262	1.96%	3,533	2.92%	7,518 2.64%
Civilian Non-Labor Force	5,875	43.91%	50,799	41.92%	118,266 41.55%
Armed Forces	264	1.97%	2,360	1.95%	4,795 1.68%
Households by Marital Status					
Married	1,387		16,581		43,462
Married No Children	1,108		10,923		27,803
Married w/Children	279		5,658		15,659
2024 Population by Education	12,727		110,599		257,794
Some High School, No Diploma	2,147	16.87%	27,668	25.02%	66,647 25.85%
High School Grad (Incl Equivalency)	2,428	19.08%	27,038	24.45%	67,973 26.37%
Some College, No Degree	2,535	19.92%	25,103	22.70%	58,897 22.85%
Associate Degree	458	3.60%	8,203	7.42%	18,901 7.33%
Bachelor Degree	2,560	20.11%	11,849	10.71%	25,588 9.93%
Advanced Degree	2,599	20.42%	10,738	9.71%	19,788 7.68%

Demographic Detail Report

The South Bank On The River Walk						
111 W Crockett St, San Antonio, TX 78205						
Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	13,456		115,672		275,163	
Real Estate & Finance	555	4.12%	4,181	3.61%	9,962	3.62%
Professional & Management	4,998	37.14%	27,792	24.03%	60,768	22.08%
Public Administration	398	2.96%	2,150	1.86%	5,445	1.98%
Education & Health	2,067	15.36%	15,335	13.26%	35,201	12.79%
Services	1,191	8.85%	15,785	13.65%	37,474	13.62%
Information	180	1.34%	879	0.76%	1,806	0.66%
Sales	1,136	8.44%	12,522	10.83%	31,546	11.46%
Transportation	373	2.77%	2,810	2.43%	6,031	2.19%
Retail	517	3.84%	6,453	5.58%	16,573	6.02%
Wholesale	163	1.21%	1,329	1.15%	3,287	1.19%
Manufacturing	191	1.42%	3,919	3.39%	9,244	3.36%
Production	448	3.33%	7,578	6.55%	19,787	7.19%
Construction	340	2.53%	8,528	7.37%	21,953	7.98%
Utilities	109	0.81%	2,228	1.93%	6,013	2.19%
Agriculture & Mining	267	1.98%	660	0.57%	1,388	0.50%
Farming, Fishing, Forestry	0	0.00%	218	0.19%	378	0.14%
Other Services	523	3.89%	3,305	2.86%	8,307	3.02%
2024 Worker Travel Time to Job	6,458		61,463		148,997	
<30 Minutes	5,047	78.15%	46,202	75.17%	108,666	72.93%
30-60 Minutes	1,126	17.44%	12,403	20.18%	32,248	21.64%
60+ Minutes	285	4.41%	2,858	4.65%	8,083	5.42%
2020 Households by HH Size	5,472		51,025		123,808	
1-Person Households	3,197	58.42%	18,182	35.63%	37,789	30.52%
2-Person Households	1,497	27.36%	14,184	27.80%	34,273	27.68%
3-Person Households	394	7.20%	7,292	14.29%	19,343	15.62%
4-Person Households	201	3.67%	5,061	9.92%	14,564	11.76%
5-Person Households	106	1.94%	3,348	6.56%	9,546	7.71%
6-Person Households	37	0.68%	1,639	3.21%	4,736	3.83%
7 or more Person Households	40	0.73%	1,319	2.59%	3,557	2.87%
2024 Average Household Size	1.60		2.40		2.60	
Households						
2029 Projection	7,861		61,539		138,911	
2024 Estimate	7,108		56,890		129,726	
2020 Census	5,471		51,024		123,809	
Growth 2024 - 2029	10.59%		8.17%		7.08%	
Growth 2020 - 2024	29.92%		11.50%		4.78%	

Demographic Detail Report

The South Bank On The River Walk					
111 W Crockett St, San Antonio, TX 78205					
Radius	1 Mile		3 Mile		5 Mile
2024 Households by HH Income	7,108		56,891		129,726
<\$25,000	1,990	28.00%	19,066	33.51%	40,313 31.08%
\$25,000 - \$50,000	1,258	17.70%	13,920	24.47%	33,899 26.13%
\$50,000 - \$75,000	1,389	19.54%	9,392	16.51%	21,588 16.64%
\$75,000 - \$100,000	790	11.11%	5,136	9.03%	11,711 9.03%
\$100,000 - \$125,000	580	8.16%	3,681	6.47%	8,541 6.58%
\$125,000 - \$150,000	183	2.57%	1,332	2.34%	3,207 2.47%
\$150,000 - \$200,000	432	6.08%	2,092	3.68%	4,449 3.43%
\$200,000+	486	6.84%	2,272	3.99%	6,018 4.64%
2024 Avg Household Income	\$76,469		\$60,884		\$63,065
2024 Med Household Income	\$56,219		\$40,584		\$41,583
2024 Occupied Housing	7,108		56,890		129,726
Owner Occupied	1,352	19.02%	24,126	42.41%	65,122 50.20%
Renter Occupied	5,756	80.98%	32,764	57.59%	64,604 49.80%
2020 Housing Units	8,014		63,092		142,028
1 Unit	1,390	17.34%	37,532	59.49%	96,527 67.96%
2 - 4 Units	644	8.04%	8,063	12.78%	14,706 10.35%
5 - 19 Units	798	9.96%	5,927	9.39%	14,034 9.88%
20+ Units	5,182	64.66%	11,570	18.34%	16,761 11.80%
2024 Housing Value	1,353		24,126		65,121
<\$100,000	45	3.33%	7,796	32.31%	23,314 35.80%
\$100,000 - \$200,000	80	5.91%	6,555	27.17%	20,564 31.58%
\$200,000 - \$300,000	196	14.49%	3,689	15.29%	8,381 12.87%
\$300,000 - \$400,000	267	19.73%	2,177	9.02%	3,769 5.79%
\$400,000 - \$500,000	383	28.31%	1,649	6.83%	2,497 3.83%
\$500,000 - \$1,000,000	355	26.24%	1,756	7.28%	4,652 7.14%
\$1,000,000+	27	2.00%	504	2.09%	1,944 2.99%
2024 Median Home Value	\$423,107		\$165,095		\$144,964
2024 Housing Units by Yr Built	8,013		63,461		143,156
Built 2010+	3,037	37.90%	10,075	15.88%	13,647 9.53%
Built 2000 - 2010	1,198	14.95%	3,514	5.54%	7,823 5.46%
Built 1990 - 1999	309	3.86%	2,005	3.16%	6,443 4.50%
Built 1980 - 1989	328	4.09%	2,679	4.22%	7,859 5.49%
Built 1970 - 1979	438	5.47%	3,740	5.89%	11,445 7.99%
Built 1960 - 1969	409	5.10%	4,906	7.73%	16,732 11.69%
Built 1950 - 1959	287	3.58%	7,644	12.05%	26,820 18.73%
Built <1949	2,007	25.05%	28,898	45.54%	52,387 36.59%
2024 Median Year Built	2001		1953		1956

The South Bank On The River Walk

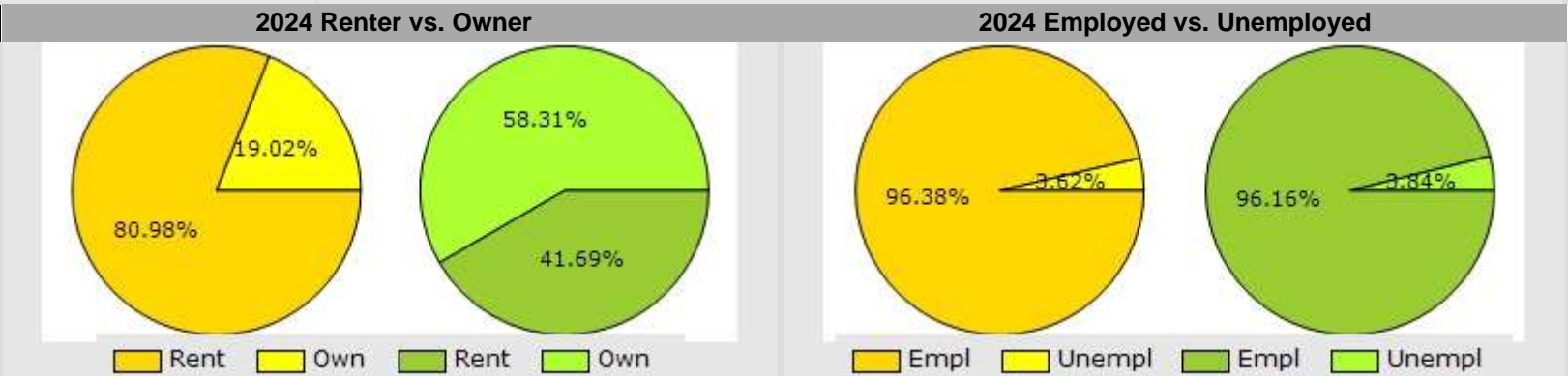
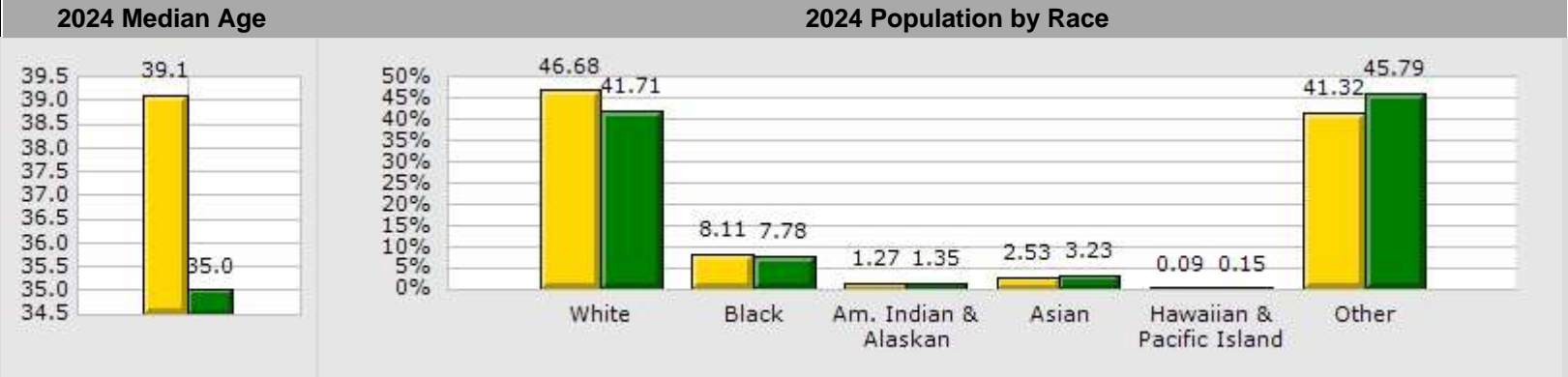
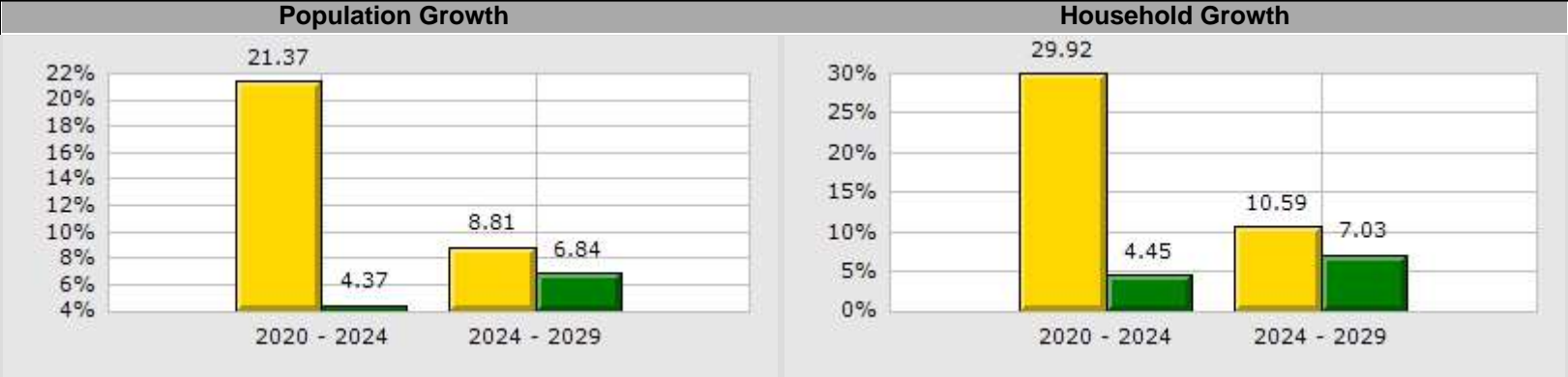
111 W Crockett St, San Antonio, TX 78205

Type: Retail/Freestanding (Neighborhood Ctr)

County: Bexar

1 Mile

County



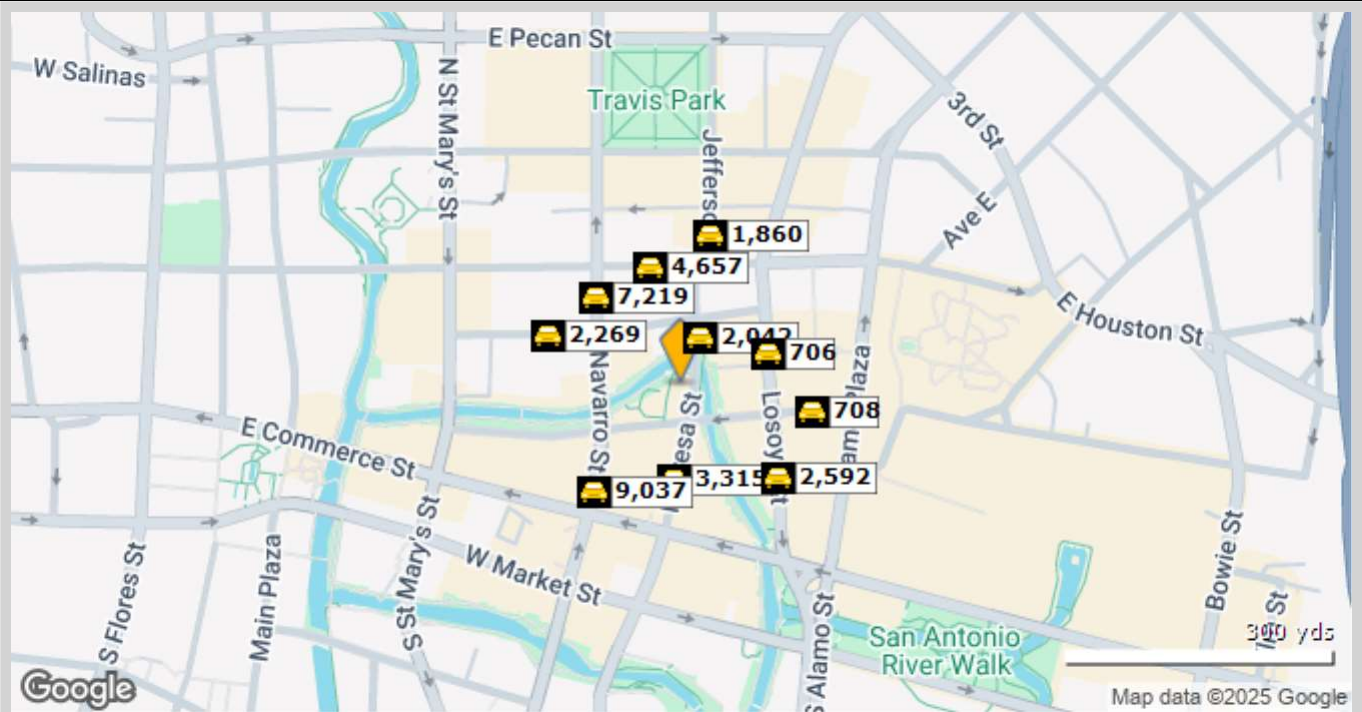
The South Bank On The River Walk				
111 W Crockett St, San Antonio, TX 78205				
Type:	Retail/Freestanding (Neighborhood Ctr)			
County:	Bexar			
	1 Mile		County	
Population Growth				
Growth 2020 - 2024	21.37%		4.37%	
Growth 2024 - 2029	8.81%		6.84%	
Empl	6,980	96.38%	1,025,080	96.16%
Unempl	262	3.62%	40,930	3.84%
2024 Population by Race				
	14,881		2,097,230	
White	6,947	46.68%	874,721	41.71%
Black	1,207	8.11%	163,229	7.78%
Am. Indian & Alaskan	189	1.27%	28,217	1.35%
Asian	376	2.53%	67,654	3.23%
Hawaiian & Pacific Island	13	0.09%	3,132	0.15%
Other	6,149	41.32%	960,277	45.79%
Household Growth				
Growth 2020 - 2024	29.92%		4.45%	
Growth 2024 - 2029	10.59%		7.03%	
Renter Occupied	5,756	80.98%	316,516	41.69%
Owner Occupied	1,352	19.02%	442,734	58.31%
2024 Households by Household Income				
	7,108		759,250	
Income <\$25K	1,990	28.00%	136,076	17.92%
Income \$25K - \$50K	1,258	17.70%	163,500	21.53%
Income \$50K - \$75K	1,389	19.54%	139,779	18.41%
Income \$75K - \$100K	790	11.11%	92,219	12.15%
Income \$100K - \$125K	580	8.16%	77,525	10.21%
Income \$125K - \$150K	183	2.57%	46,191	6.08%
Income \$150K - \$200K	432	6.08%	53,052	6.99%
Income \$200K+	486	6.84%	50,908	6.71%
2024 Med Household Inc	\$56,219		\$63,886	
2024 Median Age	39.10		35.00	

Traffic Count Report

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N Presa St	River Walk	0.01 S	2022	2,042	MPSI	.03
2	N Presa St	E Commerce St	0.04 S	2022	3,315	MPSI	.06
3	Losoya St	College St	0.03 N	2022	706	MPSI	.06
4	Navarro St	E Houston St	0.02 N	2022	7,219	MPSI	.08
5	E Houston St	N Presa St	0.03 E	2022	4,657	MPSI	.08
6	Navarro St	E Commerce St	0.02 S	2022	9,037	MPSI	.09
7	Losoya St	E Crockett St	0.04 N	2022	2,592	MPSI	.09
8	E Crockett St	Losoya St	0.03 W	2022	708	MPSI	.09
9	College St	Navarro St	0.03 E	2022	2,269	MPSI	.09
10	Jefferson	Peacock Aly	0.02 N	2022	1,860	MPSI	.10

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	4,835	71,492	15
Retail & Wholesale Trade	362	4,417	12
Hospitality & Food Service	442	14,149	32
Real Estate, Renting, Leasing	140	972	7
Finance & Insurance	285	8,790	31
Information	81	2,603	32
Scientific & Technology Services	807	5,987	7
Management of Companies	24	1,382	58
Health Care & Social Assistance	1,803	16,319	9
Educational Services	46	1,215	26
Public Administration & Sales	190	8,458	45
Arts, Entertainment, Recreation	101	1,526	15
Utilities & Waste Management	93	1,682	18
Construction	87	1,126	13
Manufacturing	55	608	11
Agriculture, Mining, Fishing	7	14	2
Other Services	312	2,244	7