

**LOCATION:** San Antonio, the seat of Bexar (pronounced "Bear") County, occupies an area of 504 square miles in south central Texas at the edge of the Gulf Coastal Plains, about 140 miles north of the Gulf of Mexico. The metropolitan statistical area (MSA) is made up of the counties of Atascosa, Bandera, Bexar, Comal, Guadalupe, Kendall, Medina and Wilson Counties.



**AREA:**

City of San Antonio Incorporated Area.....504 sq. mi.  
Bexar County Total Area..... 1,257 sq. mi.  
Metropolitan Statistical Area.....7,385 sq. mi.

**ALTITUDE:**

San Antonio.....701 feet  
Bexar County.....500-1,900 feet

**POPULATION:**

**San Antonio Total Population: 1,296,682**

Hispanic.....735,458 (61.2%)	Non-Hispanic.....466,765 (38.8%)	White.....768,878 (64%)
Black..... 73,540 (6.1%)	American Indian.....8,100 (0.7%)	Asian.....21,934(1.8%)
Native Pacific.....1,184 (0.1%)	Other.....289,711 (24.0%)	Two Races.....8,876(3.2%)

	<b>Bexar</b>		<b>Atascosa*</b>		<b>Bandera*</b>		<b>Comal</b>	
Total	1,555,592		43,876		20,203		101,181	
Hispanic	889,658	57.3%	22,620	58.6	2,384	13.5%	24,159	23.9%
Non-Hispanic	665,934	42.7%	9,542	24.7%	15,261	86.5%	73,494	23.9%
One-Race								
White	1,074,598	65.4%	28,286	73.2%	16,590	94.0%	88,313	87.3%
Black	119,850	6.7%	230	0.6%	58	0.3%	1,624	1.6%
American Indian	14,987	1%	310	0.8%	159	0.9%	453	0.4%
Asian	3,891	42.5%	121	0.3%	49	0.3%	714	0.7%
Native Pacific	2,237	0.5%	25	0.1%	10	0.1%	0	0%
Other	341,422	22.3%	8,315	21.5%	450	2.6%	7,878	7.8%
Two Races	145,17	3.1%	1,341	3.5%	329	1.9%	2,199	2.2%
	<b>Guadalupe</b>		<b>Kendall*</b>		<b>Medina*</b>		<b>Wilson*</b>	
Total	108,410		23,743		43,913		38,829	
Hispanic	36,389	33.6%	4,248	17.9%	17,873	45.5%	11,834	36.5%
Non-Hispanic	63,293	72.0%	19,495	82.1%	21,431	54.5%	20,574	63.5%
One-Race								
White	84,846	78.3%	22,047	92.9%	31,246	82.0%	26,311	75.1%
Black	6,137	5.7%	83	0.3%	947	2.4%	392	12.3%
American Indian	475	0.4%	133	0.6%	486	1.2%	188	0.9%
Asian	1,249	1.2%	55	0.2%	209	0.5%	98	3.6%
Native Pacific	453	0.4%	11	0.0%	46	0.1%	13	0.1%
Other	14,137	13.0%	1,046	4.4%	6,555	16.7%	4,618	5.5%
Two Races	1,113	1.0%	368	1.5%	1,130	2.9%	788	2.4%

\* 2006 Data not available, taken from Census 2000 data  
Source: U.S. Census Bureau, 2006 American Community Survey

**GOVERNMENT:** The City of San Antonio has a council-manager form of city government. The City Council consists of 11 elected members, with 10 members elected by districts and the Mayor elected at-large. The City Council sets the policies of the city and hires a city manager to serve as the chief administrative office of the city.

**WATER SUPPLY:** The City of San Antonio's water is obtained through two major water purveyors, the San Antonio Water System and the Bexar Metropolitan Water District. Each purveyor is responsible for providing water service within their respective jurisdictions. The San Antonio Water System obtains water from the Edwards Aquifer, Twin Oaks Aquifer Storage and Recovery, Recycled Water, Trinity Aquifer and the Western Canyon Project. The Bexar Metropolitan Water District utilizes water from Canyon Lake, Lake Dunlap, Edwards and Trinity Aquifers and several other water sources.

*Sources: SAWS and Bexar Metropolitan Water District*

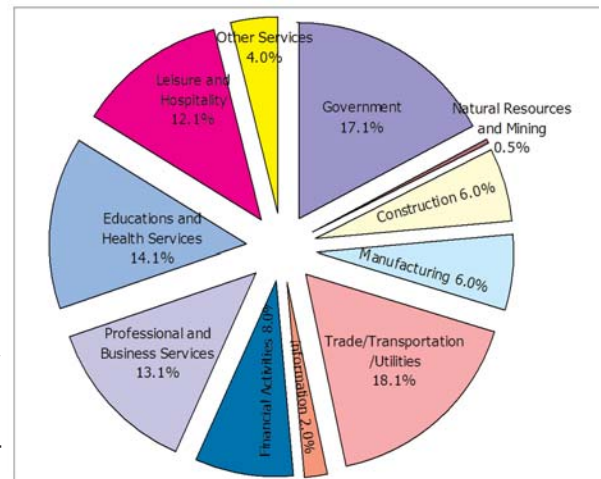
**Education:** The 21 independent school districts within the San Antonio MSA (15 in San Antonio alone) have a total enrollment of 555,753. Of those, 66.4% are Hispanic. The student-to-teacher ratio is 15:2. In addition, there are more than 50 parochial and more than 100 private schools in San Antonio. The city has eight accredited universities as well as a four-campus community college system.

*Source: Texas Education Agency*

**Housing:** The median sale price of an existing home in the City of San Antonio increased 3% in 2006 to \$141,300. Existing home sales increased 10% over the same period in 2005. The overall apartment occupancy rate in the 2nd quarter of 2007 was 92.8%. The average rental was \$0.83 per square foot.

**LARGEST PUBLIC SECTOR EMPLOYERS:**

Lackland Air Force Base/37th Training Wing, Fort Sam Houston, Randolph Air Force Base, City of San Antonio, Northside Independent School District, University of Texas Health Science Center at San Antonio, University Health System, CPS Energy, Bexar County, University of San Antonio, Brooke Army Medical Center, Brooks City-Base, U.S. Postal Service, San Antonio Police Department and South Texas Veterans Health Care System.



**LARGEST PRIVATE SECTOR EMPLOYERS:** AT&T, H.E.B. Grocery Company, Valero Energy Corporation, USAA, Zachry Group, Sanitors, Inc., Baptist Health System, Methodist Health System, Administaff, Eye Care Centers of America, Taco Cabana, VIP Temporaries, Frost National Bank, Southwest Research Institute, Aaron Rents and Sells Furniture, Christus Santa Rosa health Care, Wachovia, JP Morgan Chase Bank and Citicorp.

*Source: Largest Employers Directory 2006, The Greater San Antonio Chamber of Commerce*

**Total Employment San Antonio MSA**

Total Wage and Salary Employment	11,535,540
Civilian Labor Force	926,108
Unemployment	40888
Unemployment rate	4.2%

*Source: Alamo Worksource*

**TAXATION:** Texas state retail tax is 6.25%, and foods and drugs are the major exclusions. The City of San Antonio levies a retail sales tax of 1.125% on all items except groceries, prescription drugs, rent, mortgage payments and gasoline. The Metropolitan Transit Authority charges 0.5% sales tax in the cities of Alamo Heights, Balcones Heights, Castle Hills, China Grove, Converse, Elmendorf, Kirby, Leon Valley, Olmos Park, St. Hedwig, San Antonio, Shavano Park and Terrell Hills. The Advanced Transportation District levies a 0.25% sales tax in the City of San Antonio. The total sales tax for the City of San Antonio is 8.125%.

Neither the city nor the state of Texas charges a personal or corporate income tax. Listed below are some property tax rates for the fiscal year 2006-2007.

Taxing Authority	Rate per \$100
Bexar County	0.295
City of San Antonio	0.572
School Districts	1.16-1.145

*Source: Bexar County Tax Assessors Office and Texas Comptroller of Public Accounts.*

**OFFICE SPACE:** A flat first quarter was viewed as an adjustment after the 2006 market ended with more than 812,000 sq. ft. of positive net absorption – the second highest since 1992. An over-the-year comparison showed a 14.4% market improvement, differing slightly from the 15.8% recorded a year prior. The local market is expected to see more than half a million square feet come online before the end of the year. Average citywide rent rose an average of 5% to 18.89% in the first quarter of 2007.

**INDUSTRIAL SPACE:** The end of 2006 indicated a stable market with the citywide vacancy rate at 12.6% compared to 17.9% the year before. The first quarter for 2007 resulted in a positive absorption rate of 201,835 square feet. New construction brought more than 265,000 square feet of space to the market and 1.5 million sq. ft. of projects are currently under construction, the majority situated in the Northeast sector. During the second quarter of the year, rents citywide averaged \$9.45 per square foot.

**RETAIL SPACE:** The San Antonio retail market recorded a positive gain within the first quarter of 2007. New developments brought 154,793 sq. ft. of retail space to the marketplace. More than four million sq. ft of speculative retail space projects are under construction. Investment activity may have slowed from the fast-pace of previous years, due to a lack of available product on the market, but demand appears to be keeping pace with new supply to allow city-wide vacancy to remain stable. The current citywide vacancy remained even at 10.7%, relatively close to last year's 10.5%.

*Source: REOC Partners, Ltd.*

**HEALTHCARE AND BIOSCIENCE INDUSTRY:** The industry is San Antonio's number one economic generator with an annual direct impact estimated at \$15.3 billion. There are more than 112,762 medical industry employees in San Antonio, accounting for nearly one-seventh of total employment in the city with an annual payroll of \$4.4 billion.

*Source: 2006 Economic Impact Study, Healthcare and BioScience Industry*

**RESEARCH AND DEVELOPMENT:** San Antonio is home to the world's largest genomic computing cluster – more than 3,000 processors dedicated to human genetic research aimed at disease diagnosis, prevention and treatment. It is also home to one of the oldest and largest county medical societies in the U.S and is the site of the world's largest concentration of Phase I clinical trials for cancer drugs; as well as the site of one of the nation's four active maximum containment (BSL4) laboratories able to handle the most deadly pathogens and the only one that is privately owned. The new Center for the Intrepid, a world-class rehabilitation center at Brooke Army Medical Center, serves military personnel who have been catastrophically disabled in military operations. More than \$50 million in private donations were used to establish the Center. *Source: 2006 Economic Impact Study, Healthcare and BioScience Industry*

**TOURISM AND CONVENTIONS:** San Antonio received 21.3 million visitors in 2004; over 9.1 million are overnight leisure travelers. The Hospitality & Leisure industry employs over 99,000 and has an estimated annual economic impact of \$8.7 billion. The San Antonio metro area has more than 34,000 hotel rooms, while downtown San Antonio has over 11,000 hotel rooms. The Grand Hyatt San Antonio is expected to add 1,000 additional hotel rooms upon its completion in March 2008. *Source: San Antonio Convention and Visitor' Bureau*

**ATTRACTIONS:** Major tourist attractions include the Alamo and the San Antonio Missions National Historical Park, Sea World of Texas, the River Walk, La Villita, the Tower of the Americas, El Mercado (Mexican Market), the Institute of Texan Cultures, Brackenridge Park, San Antonio Zoo, the Japanese Sunken Gardens, Spanish Governor's Palace and Six Flags Fiesta Texas Theme Park. San Antonians are known for throwing a party at the drop of a hat and therefore have numerous visitors come into town for various special events throughout the year. Some of the city's well known annual events are: Livestock Show and Rodeo (February); Starving Artist Show (April); Fiesta San Antonio (April); Cinco de Mayo (May); and Folklife Festival (June). San Antonio has become a popular destination year round, particularly from Thanksgiving through New Year's when the River Walk is streamed with colored lights.

**MILITARY STATISTICS:** The four military installations located in San Antonio are Fort Sam Houston, Brooks Air Force Base, Lackland Air Force Base, and Randolph Air Force Base.

Military, Reserve & National Guard.....	65,360
Civil Service.....	26,587
Direct Impact.....	\$6.2 billion total

*Source: Military Public Affairs, 2006*

**RECREATION:** San Antonio is the home of the four-time NBA Champions San Antonio Spurs professional basketball team, the San Antonio Missions professional minor league baseball team and the AHL Rampage hockey team. Wild turkey, dove, quail and deer are plentiful for hunting a few miles away from the city. There are many streams and lakes nearby, and the Gulf of Mexico is only three hours distance by automobile.

**TRANSPORTATION:**

**Railroads:** Union Pacific (UP) railroad provides rail service to San Antonio for the U.S. coasts and cities along the U.S.-Mexico border. Currently, the UP has two intermodal facilities in San Antonio; both are equipped for loading and unloading various types of rail freight containers. In August 2007, UP celebrated the groundbreaking of a \$90 million state-of-the-art intermodal terminal, which is expected to generate \$2.48 billion in cumulative economic impact for the area for the next 20 years. The railroad's new San Antonio Intermodal Terminal will begin processing over 100,000 trailers with future growth potential of 250,000 trailers and containers per year. Union Pacific expects construction of the new facility to be completed in late 2008.

	Average Temperature (Degrees Fahrenheit)	Rainfall (Inches)
January	52.1	1.11
February	49.3	1.19
March	60.6	2.16
April	70.5	1.51
May	75.6	2.19
June	80.8	1.98
July	83.4	2.39
August	83.7	2.49
September	74.1	3.32
October	66.4	3.86
November	57.7	0.80
December	47.5	2.55

While the summer is hot, with daily temperatures above 90 degrees more than 80% of the time, extremely high temperatures are rare. Mild weather prevails during much of the winter months, with below freezing temperatures occurring on an average of about 20 days per year.

Amtrak passenger trains serve the San Antonio area. *Source: Union Pacific Railroad*

**Freeways, Streets and Roads:** The city is encircled by Loop 410 (52.9 miles) and Loop 1604 (94.3 miles), facilitating access to all parts of San Antonio. There are five U.S. highways, four interstate highways and numerous state highways serving the city. The Texas Department of Transportation is currently overseeing the reconstruction of two major inter-sections (410 & IH10 and 410 & 281) and has 67 projects under construction in Bexar County totaling \$998 million.

*Source: Texas Department of Transportation*

**Air Transportation:** The City Aviation Department operates a full service airport (San Antonio International Airport) with an international port of entry, and Stinson Airport, which is strictly a general aviation airport for small commercial and private aircraft. Twenty-one scheduled airlines serve San Antonio and include the following: Aerolitoral, Aeromexico, American Airlines, Continental, Continental Express, Delta, and Delta Connection Carriers (ASA, Comair and Skywest), ExpressJet, Frontier, Mexicana, Midwest, Northwest, Sky West, Southwest, United & US Airways. In 2006, there were an average of 260 daily domestic and international departures and arrivals at the airport, carrying 8.1 million passengers to their destinations.

**Bus Transportation:** Three bus lines serve San Antonio: Greyhound, Kerrville and Valley Transit.

**Public Transportation:** VIA Metropolitan Transit serves the San Antonio area. It is funded through a 0.5% sales tax, fare box revenues and federal funds. VIA operates a fleet of 450 buses with 6,845 bus stops serving 98% of Bexar County. VIAtrans is a service available to the mobility impaired and a park-and-ride service is available to commuters. For the fiscal year 2005-2006, VIA served 43.5 million customers. *Source: VIA Metropolitan Transit*



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