
Exchange Service Center

Demographic Detail Report

Bldg I

5308 Wurzbach Rd, San Antonio, TX 78238

Building Type: **Flex**
 RBA: **17,480 SF**
 Typical Floor: **17,480 SF**
 Total **10,020 SF**

Warehse Avail: **10,020 SF**
 Office Avail: **-**
 % Leased: **42.68%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	15,216	146,718	411,767
2021 Estimate	14,296	139,310	392,669
2010 Census	11,094	117,472	341,942
Growth 2021 - 2026	6.44%	5.32%	4.86%
Growth 2010 - 2021	28.86%	18.59%	14.83%
2021 Population by Age			
	14,296	139,310	392,669
Age 0 - 4	1,081 7.56%	10,444 7.50%	28,798 7.33%
Age 5 - 9	1,063 7.44%	10,122 7.27%	28,296 7.21%
Age 10 - 14	975 6.82%	9,523 6.84%	27,309 6.95%
Age 15 - 19	874 6.11%	8,949 6.42%	26,457 6.74%
Age 20 - 24	925 6.47%	9,416 6.76%	27,684 7.05%
Age 25 - 29	1,228 8.59%	12,026 8.63%	33,692 8.58%
Age 30 - 34	1,304 9.12%	12,452 8.94%	33,766 8.60%
Age 35 - 39	1,197 8.37%	11,383 8.17%	30,993 7.89%
Age 40 - 44	940 6.58%	9,057 6.50%	25,263 6.43%
Age 45 - 49	820 5.74%	8,159 5.86%	23,491 5.98%
Age 50 - 54	697 4.88%	7,014 5.03%	20,635 5.26%
Age 55 - 59	709 4.96%	7,078 5.08%	20,837 5.31%
Age 60 - 64	652 4.56%	6,429 4.61%	18,510 4.71%
Age 65 - 69	574 4.02%	5,585 4.01%	15,618 3.98%
Age 70 - 74	469 3.28%	4,486 3.22%	12,207 3.11%
Age 75 - 79	328 2.29%	3,026 2.17%	8,059 2.05%
Age 80 - 84	231 1.62%	2,047 1.47%	5,403 1.38%
Age 85+	230 1.61%	2,115 1.52%	5,652 1.44%
Age 65+	1,832 12.81%	17,259 12.39%	46,939 11.95%
Median Age	33.80	33.70	33.60
Average Age	35.60	35.40	35.30

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Radius	1 Mile		3 Mile		5 Mile	
2021 Population By Race	14,296		139,310		392,669	
White	11,831	82.76%	119,290	85.63%	335,214	85.37%
Black	1,142	7.99%	9,691	6.96%	26,623	6.78%
Am. Indian & Alaskan	199	1.39%	1,697	1.22%	5,104	1.30%
Asian	643	4.50%	5,038	3.62%	15,591	3.97%
Hawaiian & Pacific Island	50	0.35%	285	0.20%	790	0.20%
Other	431	3.01%	3,308	2.37%	9,347	2.38%
Population by Hispanic Origin	14,296		139,310		392,669	
Non-Hispanic Origin	4,392	30.72%	41,880	30.06%	118,901	30.28%
Hispanic Origin	9,905	69.29%	97,430	69.94%	273,767	69.72%
2021 Median Age, Male	32.40		32.40		32.40	
2021 Average Age, Male	33.70		34.00		34.00	
2021 Median Age, Female	35.40		35.00		34.70	
2021 Average Age, Female	37.20		36.70		36.50	
2021 Population by Occupation Classification	11,001		107,435		302,974	
Civilian Employed	6,557	59.60%	63,915	59.49%	182,216	60.14%
Civilian Unemployed	365	3.32%	4,196	3.91%	12,171	4.02%
Civilian Non-Labor Force	3,981	36.19%	38,806	36.12%	107,077	35.34%
Armed Forces	98	0.89%	518	0.48%	1,510	0.50%
Households by Marital Status						
Married	1,942		20,177		58,227	
Married No Children	1,100		11,606		32,051	
Married w/Children	842		8,571		26,177	
2021 Population by Education	10,360		98,417		274,998	
Some High School, No Diploma	1,116	10.77%	12,543	12.74%	41,881	15.23%
High School Grad (Incl Equivalency)	2,424	23.40%	24,437	24.83%	67,285	24.47%
Some College, No Degree	3,831	36.98%	32,170	32.69%	81,452	29.62%
Associate Degree	981	9.47%	7,561	7.68%	20,873	7.59%
Bachelor Degree	1,529	14.76%	14,826	15.06%	41,576	15.12%
Advanced Degree	479	4.62%	6,880	6.99%	21,931	7.97%

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Radius	1 Mile		3 Mile		5 Mile	
2021 Population by Occupation	11,792		117,038		332,913	
Real Estate & Finance	475	4.03%	5,860	5.01%	17,833	5.36%
Professional & Management	2,646	22.44%	28,594	24.43%	82,834	24.88%
Public Administration	368	3.12%	2,962	2.53%	7,536	2.26%
Education & Health	1,520	12.89%	16,024	13.69%	44,999	13.52%
Services	1,585	13.44%	12,738	10.88%	36,074	10.84%
Information	151	1.28%	867	0.74%	2,650	0.80%
Sales	1,500	12.72%	17,051	14.57%	45,534	13.68%
Transportation	338	2.87%	1,977	1.69%	4,630	1.39%
Retail	909	7.71%	7,591	6.49%	21,105	6.34%
Wholesale	168	1.42%	1,107	0.95%	3,273	0.98%
Manufacturing	163	1.38%	3,245	2.77%	9,301	2.79%
Production	674	5.72%	6,905	5.90%	20,389	6.12%
Construction	785	6.66%	6,098	5.21%	18,254	5.48%
Utilities	201	1.70%	2,972	2.54%	8,845	2.66%
Agriculture & Mining	36	0.31%	258	0.22%	1,411	0.42%
Farming, Fishing, Forestry	22	0.19%	38	0.03%	89	0.03%
Other Services	251	2.13%	2,751	2.35%	8,156	2.45%
2021 Worker Travel Time to Job	6,498		62,678		177,795	
<30 Minutes	3,985	61.33%	41,976	66.97%	116,801	65.69%
30-60 Minutes	2,038	31.36%	17,518	27.95%	51,678	29.07%
60+ Minutes	475	7.31%	3,184	5.08%	9,316	5.24%
2010 Households by HH Size	4,696		46,477		128,695	
1-Person Households	1,684	35.86%	14,567	31.34%	37,000	28.75%
2-Person Households	1,365	29.07%	13,552	29.16%	36,834	28.62%
3-Person Households	701	14.93%	7,473	16.08%	21,441	16.66%
4-Person Households	501	10.67%	5,696	12.26%	16,940	13.16%
5-Person Households	255	5.43%	2,938	6.32%	9,245	7.18%
6-Person Households	106	2.26%	1,269	2.73%	4,087	3.18%
7 or more Person Households	84	1.79%	982	2.11%	3,148	2.45%
2021 Average Household Size	2.40		2.50		2.60	
Households						
2026 Projection	6,261		57,477		153,292	
2021 Estimate	5,907		54,692		146,532	
2010 Census	4,696		46,477		128,695	
Growth 2021 - 2026	5.99%		5.09%		4.61%	
Growth 2010 - 2021	25.79%		17.68%		13.86%	

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Radius	1 Mile	3 Mile	5 Mile
2021 Households by HH Income	5,907	54,693	146,533
<\$25,000	1,412 23.90%	12,017 21.97%	32,539 22.21%
\$25,000 - \$50,000	1,715 29.03%	14,630 26.75%	36,791 25.11%
\$50,000 - \$75,000	1,164 19.71%	12,077 22.08%	30,791 21.01%
\$75,000 - \$100,000	669 11.33%	6,554 11.98%	18,467 12.60%
\$100,000 - \$125,000	586 9.92%	4,474 8.18%	11,710 7.99%
\$125,000 - \$150,000	233 3.94%	2,599 4.75%	7,188 4.91%
\$150,000 - \$200,000	92 1.56%	1,522 2.78%	5,944 4.06%
\$200,000+	36 0.61%	820 1.50%	3,103 2.12%
2021 Avg Household Income	\$57,221	\$62,247	\$65,869
2021 Med Household Income	\$47,387	\$51,337	\$53,063
2021 Occupied Housing	5,907	54,692	146,532
Owner Occupied	2,250 38.09%	24,589 44.96%	72,888 49.74%
Renter Occupied	3,657 61.91%	30,103 55.04%	73,644 50.26%
2010 Housing Units	6,111	56,772	152,471
1 Unit	2,919 47.77%	29,935 52.73%	89,244 58.53%
2 - 4 Units	440 7.20%	3,982 7.01%	9,318 6.11%
5 - 19 Units	1,895 31.01%	15,281 26.92%	36,252 23.78%
20+ Units	857 14.02%	7,574 13.34%	17,657 11.58%
2021 Housing Value	2,249	24,588	72,888
<\$100,000	163 7.25%	3,691 15.01%	14,564 19.98%
\$100,000 - \$200,000	1,547 68.79%	14,922 60.69%	37,193 51.03%
\$200,000 - \$300,000	477 21.21%	4,788 19.47%	15,830 21.72%
\$300,000 - \$400,000	19 0.84%	599 2.44%	3,169 4.35%
\$400,000 - \$500,000	2 0.09%	267 1.09%	1,113 1.53%
\$500,000 - \$1,000,000	28 1.24%	276 1.12%	788 1.08%
\$1,000,000+	13 0.58%	45 0.18%	231 0.32%
2021 Median Home Value	\$162,152	\$157,653	\$158,828
2021 Housing Units by Yr Built	6,234	57,388	153,812
Built 2010+	1,108 17.77%	6,940 12.09%	14,525 9.44%
Built 2000 - 2010	1,282 20.56%	8,187 14.27%	23,356 15.18%
Built 1990 - 1999	153 2.45%	6,462 11.26%	19,784 12.86%
Built 1980 - 1989	977 15.67%	12,749 22.22%	31,951 20.77%
Built 1970 - 1979	1,585 25.43%	13,073 22.78%	27,916 18.15%
Built 1960 - 1969	918 14.73%	6,012 10.48%	16,572 10.77%
Built 1950 - 1959	162 2.60%	2,921 5.09%	12,386 8.05%
Built <1949	49 0.79%	1,044 1.82%	7,322 4.76%
2021 Median Year Built	1983	1983	1983