

Demographic Detail Report

Independence Plaza I

14400 Northbrook Dr., San Antonio, TX 78232

Building Type: **Class B Office**
 Class: **B**
 RBA: **19,143 SF**
 Typical Floor: **9,571 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	10,058		97,180		282,356	
2020 Estimate	9,568		91,953		265,626	
2010 Census	8,957		82,980		229,897	
Growth 2020 - 2025	5.12%		5.68%		6.30%	
Growth 2010 - 2020	6.82%		10.81%		15.54%	
2020 Population by Age						
	9,568		91,953		265,626	
Age 0 - 4	562	5.87%	6,160	6.70%	17,332	6.52%
Age 5 - 9	486	5.08%	5,503	5.98%	16,269	6.12%
Age 10 - 14	473	4.94%	5,234	5.69%	16,331	6.15%
Age 15 - 19	497	5.19%	5,181	5.63%	16,462	6.20%
Age 20 - 24	552	5.77%	5,670	6.17%	17,113	6.44%
Age 25 - 29	689	7.20%	7,206	7.84%	19,943	7.51%
Age 30 - 34	699	7.31%	7,433	8.08%	19,707	7.42%
Age 35 - 39	642	6.71%	6,830	7.43%	18,439	6.94%
Age 40 - 44	562	5.87%	5,822	6.33%	16,497	6.21%
Age 45 - 49	611	6.39%	5,865	6.38%	17,174	6.47%
Age 50 - 54	624	6.52%	5,676	6.17%	16,636	6.26%
Age 55 - 59	691	7.22%	6,024	6.55%	17,415	6.56%
Age 60 - 64	674	7.04%	5,556	6.04%	15,819	5.96%
Age 65 - 69	612	6.40%	4,798	5.22%	13,556	5.10%
Age 70 - 74	483	5.05%	3,640	3.96%	10,343	3.89%
Age 75 - 79	315	3.29%	2,338	2.54%	6,809	2.56%
Age 80 - 84	201	2.10%	1,511	1.64%	4,616	1.74%
Age 85+	194	2.03%	1,506	1.64%	5,166	1.94%
Age 65+	1,805	18.86%	13,793	15.00%	40,490	15.24%
Median Age	41.60		37.60		37.60	
Average Age	41.30		38.50		38.40	

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Radius	1 Mile		3 Mile		5 Mile	
2020 Population By Race	9,568		91,953		265,626	
White	8,590	89.78%	80,065	87.07%	229,135	86.26%
Black	367	3.84%	5,158	5.61%	16,120	6.07%
Am. Indian & Alaskan	66	0.69%	868	0.94%	2,418	0.91%
Asian	368	3.85%	3,532	3.84%	11,010	4.14%
Hawaiian & Pacific Island	11	0.11%	143	0.16%	478	0.18%
Other	167	1.75%	2,187	2.38%	6,465	2.43%
Population by Hispanic Origin	9,568		91,953		265,626	
Non-Hispanic Origin	6,271	65.54%	55,189	60.02%	154,197	58.05%
Hispanic Origin	3,297	34.46%	36,764	39.98%	111,429	41.95%
2020 Median Age, Male	39.50		36.30		35.90	
2020 Average Age, Male	40.10		37.30		37.10	
2020 Median Age, Female	43.80		39.10		39.30	
2020 Average Age, Female	42.50		39.60		39.70	
2020 Population by Occupation Classification	7,946		74,024		212,409	
Civilian Employed	5,360	67.46%	51,098	69.03%	138,502	65.21%
Civilian Unemployed	149	1.88%	1,066	1.44%	3,317	1.56%
Civilian Non-Labor Force	2,413	30.37%	21,566	29.13%	69,635	32.78%
Armed Forces	24	0.30%	294	0.40%	955	0.45%
Households by Marital Status						
Married	1,913		16,954		49,492	
Married No Children	1,294		10,398		28,833	
Married w/Children	620		6,556		20,659	
2020 Population by Education	7,368		69,608		197,073	
Some High School, No Diploma	162	2.20%	2,693	3.87%	11,349	5.76%
High School Grad (Incl Equivalency)	1,125	15.27%	12,052	17.31%	33,871	17.19%
Some College, No Degree	2,144	29.10%	22,077	31.72%	57,075	28.96%
Associate Degree	371	5.04%	5,404	7.76%	14,954	7.59%
Bachelor Degree	2,147	29.14%	17,505	25.15%	49,647	25.19%
Advanced Degree	1,419	19.26%	9,877	14.19%	30,177	15.31%

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Radius	1 Mile		3 Mile		5 Mile	
2020 Population by Occupation	10,133		95,325		257,981	
Real Estate & Finance	441	4.35%	5,061	5.31%	14,259	5.53%
Professional & Management	3,165	31.23%	29,273	30.71%	82,829	32.11%
Public Administration	249	2.46%	2,424	2.54%	6,593	2.56%
Education & Health	1,370	13.52%	11,284	11.84%	32,156	12.46%
Services	773	7.63%	7,365	7.73%	20,385	7.90%
Information	124	1.22%	1,349	1.42%	3,651	1.42%
Sales	1,560	15.40%	15,064	15.80%	37,900	14.69%
Transportation	16	0.16%	952	1.00%	2,965	1.15%
Retail	755	7.45%	6,285	6.59%	16,446	6.37%
Wholesale	280	2.76%	1,591	1.67%	3,975	1.54%
Manufacturing	210	2.07%	3,046	3.20%	7,265	2.82%
Production	360	3.55%	3,351	3.52%	8,244	3.20%
Construction	264	2.61%	2,945	3.09%	7,446	2.89%
Utilities	186	1.84%	2,125	2.23%	5,082	1.97%
Agriculture & Mining	23	0.23%	621	0.65%	1,731	0.67%
Farming, Fishing, Forestry	0	0.00%	143	0.15%	263	0.10%
Other Services	357	3.52%	2,446	2.57%	6,791	2.63%
2020 Worker Travel Time to Job	5,089		49,062		132,781	
<30 Minutes	3,994	78.48%	36,235	73.86%	96,669	72.80%
30-60 Minutes	983	19.32%	10,898	22.21%	31,244	23.53%
60+ Minutes	112	2.20%	1,929	3.93%	4,868	3.67%
2010 Households by HH Size	4,230		36,954		97,207	
1-Person Households	1,528	36.12%	12,470	33.74%	30,758	31.64%
2-Person Households	1,539	36.38%	12,733	34.46%	32,333	33.26%
3-Person Households	589	13.92%	5,597	15.15%	15,009	15.44%
4-Person Households	367	8.68%	3,931	10.64%	11,636	11.97%
5-Person Households	149	3.52%	1,538	4.16%	4,989	5.13%
6-Person Households	45	1.06%	474	1.28%	1,683	1.73%
7 or more Person Households	13	0.31%	211	0.57%	799	0.82%
2020 Average Household Size	2.10		2.20		2.30	
Households						
2025 Projection	4,602		42,123		116,285	
2020 Estimate	4,404		40,061		109,918	
2010 Census	4,229		36,953		97,207	
Growth 2020 - 2025	4.50%		5.15%		5.79%	
Growth 2010 - 2020	4.14%		8.41%		13.08%	

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Radius	1 Mile	3 Mile	5 Mile
2020 Households by HH Income	4,404	40,061	109,917
<\$25,000	901 20.46%	6,657 16.62%	18,684 17.00%
\$25,000 - \$50,000	831 18.87%	9,872 24.64%	23,965 21.80%
\$50,000 - \$75,000	834 18.94%	7,222 18.03%	19,156 17.43%
\$75,000 - \$100,000	506 11.49%	5,068 12.65%	14,704 13.38%
\$100,000 - \$125,000	416 9.45%	3,775 9.42%	9,912 9.02%
\$125,000 - \$150,000	309 7.02%	2,476 6.18%	6,748 6.14%
\$150,000 - \$200,000	281 6.38%	2,591 6.47%	8,094 7.36%
\$200,000+	326 7.40%	2,400 5.99%	8,654 7.87%
2020 Avg Household Income	\$86,232	\$82,606	\$88,760
2020 Med Household Income	\$61,906	\$60,306	\$64,854
2020 Occupied Housing	4,405	40,061	109,918
Owner Occupied	2,563 58.18%	20,822 51.98%	61,050 55.54%
Renter Occupied	1,842 41.82%	19,239 48.02%	48,868 44.46%
2010 Housing Units	4,583	41,124	114,280
1 Unit	2,726 59.48%	22,867 55.60%	66,905 58.54%
2 - 4 Units	152 3.32%	2,071 5.04%	6,729 5.89%
5 - 19 Units	1,151 25.11%	10,708 26.04%	25,519 22.33%
20+ Units	554 12.09%	5,478 13.32%	15,127 13.24%
2020 Housing Value	2,563	20,822	61,050
<\$100,000	52 2.03%	515 2.47%	2,212 3.62%
\$100,000 - \$200,000	552 21.54%	6,165 29.61%	17,892 29.31%
\$200,000 - \$300,000	1,318 51.42%	8,847 42.49%	20,713 33.93%
\$300,000 - \$400,000	496 19.35%	3,548 17.04%	11,558 18.93%
\$400,000 - \$500,000	90 3.51%	790 3.79%	4,257 6.97%
\$500,000 - \$1,000,000	46 1.79%	799 3.84%	3,957 6.48%
\$1,000,000+	9 0.35%	158 0.76%	461 0.76%
2020 Median Home Value	\$251,403	\$242,172	\$250,311
2020 Housing Units by Yr Built	4,595	41,505	114,812
Built 2010+	126 2.74%	2,138 5.15%	9,536 8.31%
Built 2000 - 2010	223 4.85%	4,754 11.45%	16,782 14.62%
Built 1990 - 1999	1,390 30.25%	9,712 23.40%	23,522 20.49%
Built 1980 - 1989	1,251 27.23%	13,108 31.58%	27,569 24.01%
Built 1970 - 1979	1,201 26.14%	8,232 19.83%	19,600 17.07%
Built 1960 - 1969	291 6.33%	2,682 6.46%	10,969 9.55%
Built 1950 - 1959	63 1.37%	606 1.46%	5,261 4.58%
Built <1949	50 1.09%	273 0.66%	1,573 1.37%
2020 Median Year Built	1985	1986	1986