Bluff Creek Tower

Demographic Detail Report

Bluff Creek Tower

4201 Medical Dr, San Antonio, TX 78229

Building Type:	**Class B Office**	Total Available:	**45,819 SF**
Class:	**B**	% Leased:	**53.92%**
RBA:	**74,067 SF**	Rent/SF/Yr:	**Negotiable**
Typical Floor:	**20,000 SF**		

Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	29,289		175,818		443,817	
2022 Estimate	26,966		162,614		412,157	
2010 Census	21,454		134,313		351,559	
Growth 2022 - 2027	8.61%		8.12%		7.68%	
Growth 2010 - 2022	25.69%		21.07%		17.24%	
2022 Population by Age	**26,966**		**162,614**		**412,157**	
Age 0 - 4	2,231	8.27%	11,817	7.27%	28,545	6.93%
Age 5 - 9	2,187	8.11%	11,778	7.24%	28,666	6.96%
Age 10 - 14	1,887	7.00%	10,765	6.62%	27,276	6.62%
Age 15 - 19	1,553	5.76%	9,601	5.90%	25,756	6.25%
Age 20 - 24	1,543	5.72%	9,571	5.89%	26,184	6.35%
Age 25 - 29	2,137	7.92%	11,931	7.34%	30,690	7.45%
Age 30 - 34	2,783	10.32%	14,371	8.84%	34,357	8.34%
Age 35 - 39	2,882	10.69%	14,633	9.00%	33,907	8.23%
Age 40 - 44	2,384	8.84%	12,558	7.72%	29,540	7.17%
Age 45 - 49	1,797	6.66%	10,338	6.36%	25,535	6.20%
Age 50 - 54	1,327	4.92%	8,606	5.29%	22,400	5.43%
Age 55 - 59	1,085	4.02%	7,933	4.88%	21,362	5.18%
Age 60 - 64	918	3.40%	7,339	4.51%	20,092	4.87%
Age 65 - 69	746	2.77%	6,439	3.96%	17,776	4.31%
Age 70 - 74	580	2.15%	5,368	3.30%	14,851	3.60%
Age 75 - 79	393	1.46%	3,913	2.41%	10,732	2.60%
Age 80 - 84	244	0.90%	2,606	1.60%	6,991	1.70%
Age 85+	289	1.07%	3,047	1.87%	7,496	1.82%
Age 65+	2,252	8.35%	21,373	13.14%	57,846	14.03%
Median Age	**33.50**		**35.50**		**35.70**	
Average Age	**33.30**		**36.30**		**36.90**	

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Radius	1 Mile		3 Mile		5 Mile	
2022 Population By Race	**26,966**		**162,614**		**412,157**	
White	19,048	70.64%	134,260	82.56%	353,482	85.76%
Black	3,327	12.34%	11,715	7.20%	24,271	5.89%
Am. Indian & Alaskan	425	1.58%	2,059	1.27%	5,368	1.30%
Asian	3,145	11.66%	10,049	6.18%	18,314	4.44%
Hawaiian & Pacific Island	45	0.17%	293	0.18%	731	0.18%
Other	976	3.62%	4,238	2.61%	9,991	2.42%
Population by Hispanic Origin	**26,966**		**162,614**		**412,157**	
Non-Hispanic Origin	12,646	46.90%	63,903	39.30%	143,242	34.75%
Hispanic Origin	14,320	53.10%	98,711	60.70%	268,915	65.25%
2022 Median Age, Male	**33.20**		**34.50**		**34.60**	
2022 Average Age, Male	**32.60**		**35.10**		**35.60**	
2022 Median Age, Female	**33.80**		**36.50**		**36.80**	
2022 Average Age, Female	**34.00**		**37.60**		**38.10**	
2022 Population by Occupation Classification	**20,348**		**126,330**		**322,521**	
Civilian Employed	12,782	62.82%	77,239	61.14%	196,762	61.01%
Civilian Unemployed	797	3.92%	4,760	3.77%	13,294	4.12%
Civilian Non-Labor Force	6,600	32.44%	43,905	34.75%	111,405	34.54%
Armed Forces	169	0.83%	426	0.34%	1,060	0.33%
Households by Marital Status						
Married	2,687		22,018		60,004	
Married No Children	1,427		13,170		35,072	
Married w/Children	1,260		8,848		24,932	
2022 Population by Education	**19,243**		**117,758**		**301,814**	
Some High School, No Diploma	2,503	13.01%	12,741	10.82%	41,250	13.67%
High School Grad (Incl Equivalency)	3,848	20.00%	25,077	21.30%	66,559	22.05%
Some College, No Degree	5,864	30.47%	34,528	29.32%	84,735	28.08%
Associate Degree	1,679	8.73%	8,677	7.37%	26,086	8.64%
Bachelor Degree	3,195	16.60%	23,307	19.79%	53,021	17.57%
Advanced Degree	2,154	11.19%	13,428	11.40%	30,163	9.99%

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2022 Population by Occupation	**23,803**		**143,009**		**359,250**	
Real Estate & Finance	1,205	5.06%	8,288	5.80%	19,205	5.35%
Professional & Management	6,781	28.49%	41,173	28.79%	98,353	27.38%
Public Administration	329	1.38%	2,431	1.70%	6,687	1.86%
Education & Health	2,621	11.01%	18,949	13.25%	45,703	12.72%
Services	2,915	12.25%	14,573	10.19%	40,825	11.36%
Information	252	1.06%	1,281	0.90%	3,337	0.93%
Sales	2,943	12.36%	19,256	13.46%	47,791	13.30%
Transportation	405	1.70%	2,283	1.60%	6,440	1.79%
Retail	1,791	7.52%	9,125	6.38%	22,720	6.32%
Wholesale	238	1.00%	1,430	1.00%	3,680	1.02%
Manufacturing	609	2.56%	3,513	2.46%	8,707	2.42%
Production	1,607	6.75%	7,484	5.23%	19,131	5.33%
Construction	701	2.95%	5,699	3.99%	16,827	4.68%
Utilities	736	3.09%	3,491	2.44%	8,711	2.42%
Agriculture & Mining	29	0.12%	415	0.29%	1,271	0.35%
Farming, Fishing, Forestry	10	0.04%	127	0.09%	506	0.14%
Other Services	631	2.65%	3,491	2.44%	9,356	2.60%
2022 Worker Travel Time to Job	**12,735**		**75,179**		**190,485**	
<30 Minutes	9,854	77.38%	56,462	75.10%	135,884	71.34%
30-60 Minutes	2,428	19.07%	15,772	20.98%	45,426	23.85%
60+ Minutes	453	3.56%	2,945	3.92%	9,175	4.82%
2010 Households by HH Size	**10,293**		**60,331**		**143,464**	
1-Person Households	4,746	46.11%	23,530	39.00%	47,621	33.19%
2-Person Households	2,941	28.57%	18,476	30.62%	43,387	30.24%
3-Person Households	1,274	12.38%	8,378	13.89%	21,868	15.24%
4-Person Households	760	7.38%	5,609	9.30%	16,201	11.29%
5-Person Households	308	2.99%	2,553	4.23%	8,234	5.74%
6-Person Households	136	1.32%	1,076	1.78%	3,522	2.45%
7 or more Person Households	128	1.24%	709	1.18%	2,631	1.83%
2022 Average Household Size	**2.00**		**2.20**		**2.40**	
Households						
2027 Projection	13,560		77,076		177,708	
2022 Estimate	12,563		71,655		165,798	
2010 Census	10,291		60,331		143,465	
Growth 2022 - 2027	7.94%		7.57%		7.18%	
Growth 2010 - 2022	22.08%		18.77%		15.57%	

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Radius	1 Mile		3 Mile		5 Mile	
2022 Households by HH Income	**12,562**		**71,654**		**165,801**	
<$25,000	3,773	30.04%	16,755	23.38%	37,116	22.39%
$25,000 - $50,000	3,695	29.41%	19,264	26.88%	42,779	25.80%
$50,000 - $75,000	2,397	19.08%	14,306	19.97%	33,066	19.94%
$75,000 - $100,000	1,454	11.57%	8,539	11.92%	19,678	11.87%
$100,000 - $125,000	669	5.33%	5,117	7.14%	13,123	7.91%
$125,000 - $150,000	163	1.30%	2,800	3.91%	6,733	4.06%
$150,000 - $200,000	225	1.79%	2,697	3.76%	7,462	4.50%
$200,000+	186	1.48%	2,176	3.04%	5,844	3.52%
2022 Avg Household Income	**$52,666**		**$65,510**		**$68,728**	
2022 Med Household Income	**$40,717**		**$49,742**		**$52,043**	
2022 Occupied Housing	**12,564**		**71,655**		**165,798**	
Owner Occupied	1,455	11.58%	24,506	34.20%	74,140	44.72%
Renter Occupied	11,109	88.42%	47,149	65.80%	91,658	55.28%
2010 Housing Units	**13,529**		**75,183**		**172,980**	
1 Unit	981	7.25%	27,830	37.02%	88,520	51.17%
2 - 4 Units	1,587	11.73%	6,192	8.24%	13,112	7.58%
5 - 19 Units	7,214	53.32%	26,259	34.93%	46,196	26.71%
20+ Units	3,747	27.70%	14,902	19.82%	25,152	14.54%
2022 Housing Value	**1,454**		**24,506**		**74,139**	
<$100,000	235	16.16%	2,333	9.52%	11,316	15.26%
$100,000 - $200,000	352	24.21%	12,447	50.79%	31,333	42.26%
$200,000 - $300,000	434	29.85%	6,217	25.37%	20,348	27.45%
$300,000 - $400,000	131	9.01%	1,972	8.05%	6,941	9.36%
$400,000 - $500,000	166	11.42%	715	2.92%	1,842	2.48%
$500,000 - $1,000,000	105	7.22%	648	2.64%	1,967	2.65%
$1,000,000+	31	2.13%	174	0.71%	392	0.53%
2022 Median Home Value	**$232,258**		**$179,697**		**$182,192**	
2022 Housing Units by Yr Built	**13,583**		**75,571**		**174,213**	
Built 2010+	1,631	12.01%	8,623	11.41%	17,261	9.91%
Built 2000 - 2010	1,492	10.98%	7,004	9.27%	20,169	11.58%
Built 1990 - 1999	1,801	13.26%	9,105	12.05%	18,922	10.86%
Built 1980 - 1989	3,668	27.00%	16,154	21.38%	34,342	19.71%
Built 1970 - 1979	3,580	26.36%	16,380	21.67%	33,626	19.30%
Built 1960 - 1969	1,156	8.51%	10,203	13.50%	21,896	12.57%
Built 1950 - 1959	173	1.27%	6,513	8.62%	17,517	10.05%
Built <1949	82	0.60%	1,589	2.10%	10,480	6.02%
2022 Median Year Built	**1984**		**1981**		**1980**	

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