



Landscape Assessment: San Antonio

Prepared for Building Hope by Ampersand Education

In partnership with  **buildinghope**



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Our Goals



Our Goals

With this report, Building Hope seeks to provide information to charter school leaders, local stakeholders, and policymakers in San Antonio about the local school landscape.

Our goal is to support leaders and organizations in making informed decisions about where to open new schools, and how to ensure every student in San Antonio has the opportunity to attend their best school.



Context & Background



Building Hope supports charter schools in identifying and financing facilities, partnering with individual and institutional investors and philanthropic and government organizations to provide a full range of support to public charter schools across the nation; including facilities financing, charter school facility development, incubator space, and back-office business services.



Building Hope Texas engaged Ampersand Education, a leading education policy and growth firm, to conduct a landscape assessment of the demographics, school ecosystem, and overall market charters face in San Antonio and Houston.



With the support of Colliers, we've curated and presented a picture of the landscape to help current and aspiring charter school leaders make informed school siting and planning decisions.



Executive Summary



Executive Summary

San Antonio, Texas, is the fastest growing city in the country, with a unique educational landscape on its hands: poor existing schools across 17 districts abound, while new schools are needed to meet the city's growing population. The combination of these factors has led to a rapid increase (from 2% to 8% of the market) of charter school growth over the last seven years. That said, opportunities exist across the city, specifically within the 1604 loop.

We set out to capture the landscape of San Antonio in order to better assess where current failing schools exist, with the goal of identifying areas for future growth – all while understanding the cost of real estate in those areas. What follows is a zone-by-zone look of our community; one that underscores the need for more high-quality charter schools, but creating and finding opportunities that will ensure success regardless of the school model, facility needs, or ultimate growth plan.

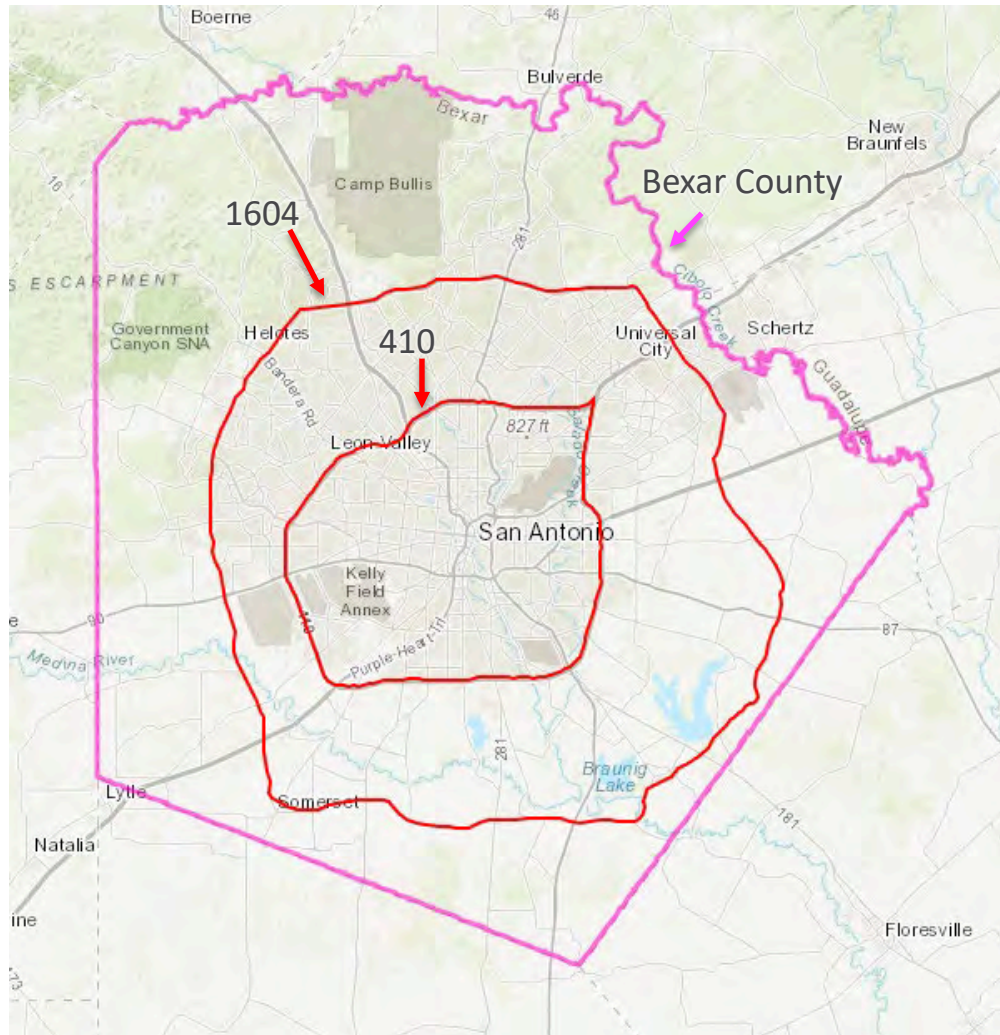
Whether a large CMO seeking the right piece of land for your next K-12, or a single-site operator looking to open a diverse-by-design middle school, this report was crafted agnostically, seeking only to serve as a resource for operators to make informed decisions.



San Antonio Overview



San Antonio Overview

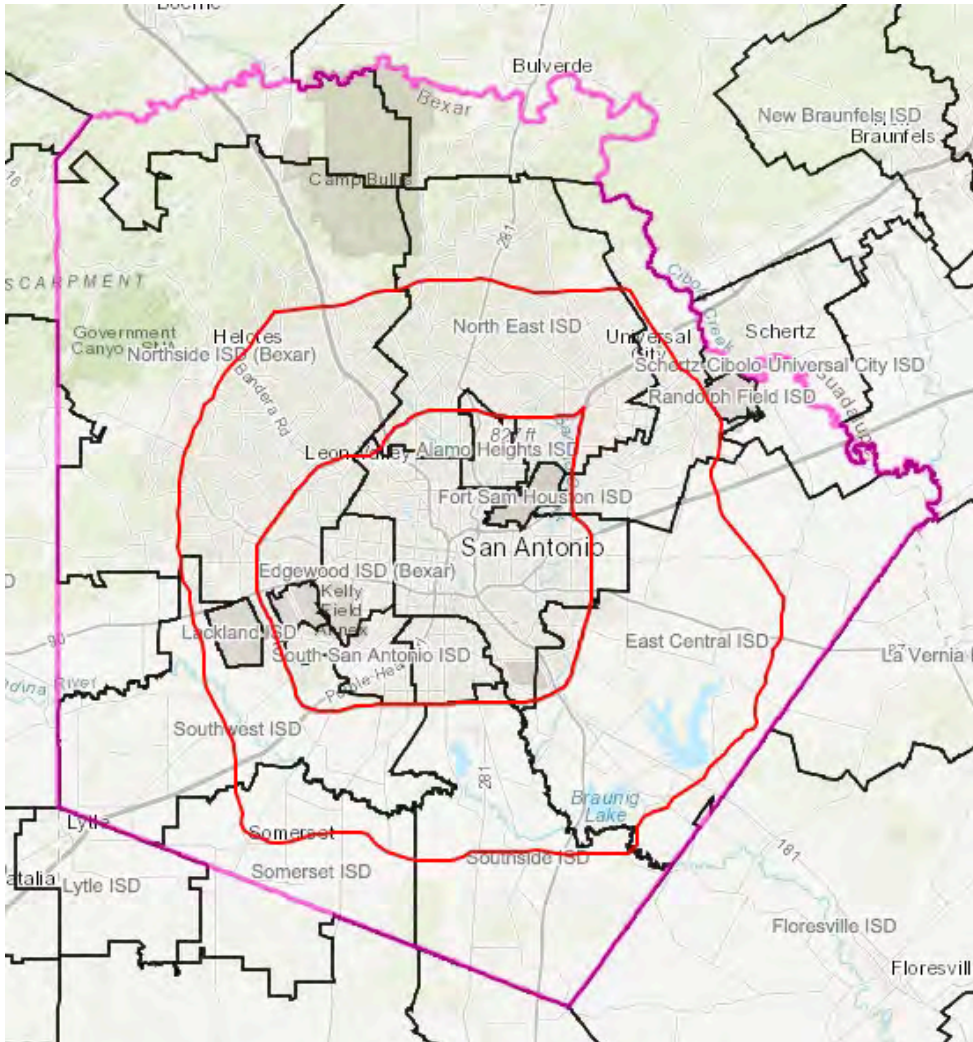


San Antonio is located in Bexar County in south-central Texas. Bexar County is home to more than 350,000 elementary and secondary students.

Within San Antonio, there are two major highways that encompass the city, 1604 and 410, shown on the map to the left. The children living within 1604 and 410 account for 77% and 36% of the children living in Bexar County, respectively.



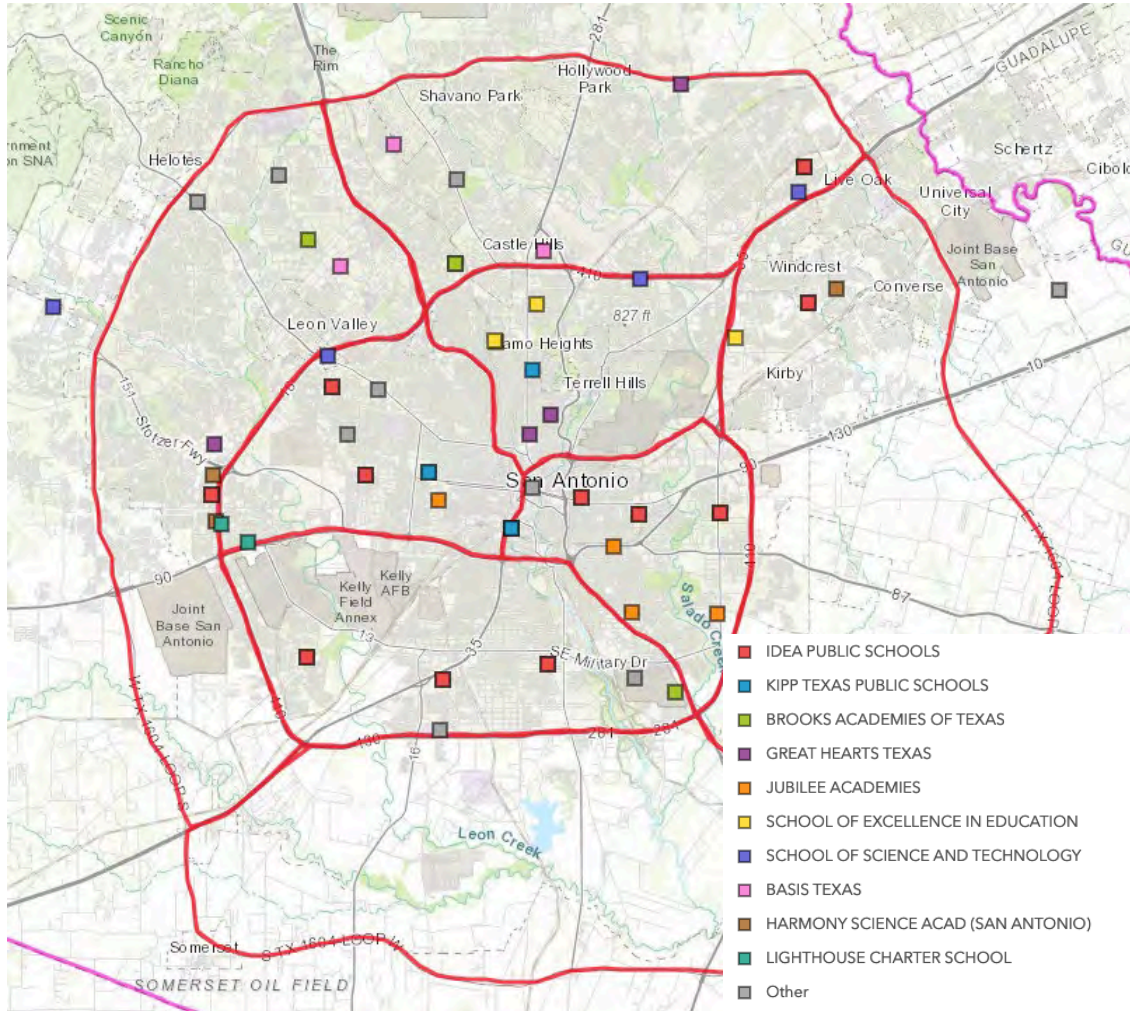
Local District Landscape



Note: Boerne ISD and Comal ISD which are partially within Bexar County were excluded from the analysis since they are not commonly thought to be in Bexar County.

Bexar County Traditional Districts by Size	Total Enrollment 2017-18	Enrollment Change Since 2014-15		TEA Rating 2017-18
Northside ISD	106,700	3,094	3.0%	B
North East ISD	66,101	(1,870)	-2.8%	B
San Antonio ISD	50,683	(3,067)	-5.7%	C
Judson ISD	23,118	(222)	-1.0%	C
Schertz-Cibolo-Universal City ISD	15,653	1,015	6.9%	B
Harlandale ISD	14,380	(909)	-5.9%	C
Southwest ISD	13,873	349	2.6%	C
Edgewood ISD	10,471	(1,264)	-10.8%	D
East Central ISD	10,215	379	3.9%	C
South San Antonio ISD	9,103	(857)	-8.6%	D
Southside ISD	5,654	319	6.0%	C
Medina Valley ISD	5,088	870	20.6%	A
Alamo Heights ISD	4,810	47	1.0%	B
Somerset ISD	4,169	207	5.2%	C
Ft Sam Houston ISD	1,612	98	6.5%	A
Randolph Field ISD	1,449	157	12.2%	A
Lackland ISD	1,053	169	19.1%	A

Local Charter Landscape



Ten Largest CMOs in Bexar County	Total Enrollment 2017-18	Enrollment Change Since 2016-17	TEA Rating 2017-18
IDEA Public Schools	8,826	3,245	B
KIPP Texas Public Schools	3,253	306	B
Brooks Academies of Texas	2,898	941	D
Jubilee Academies	2,809	790	D
Basis Texas	2,452	1,068	A
Great Hearts Texas	1,951	391	A
Harmony Science Academy	1,829	(19)	A
School of Science and Technology	1,397	26	A
School of Excellence in Education	667	(163)	C
Texas College Preparatory Academies	414	85	B

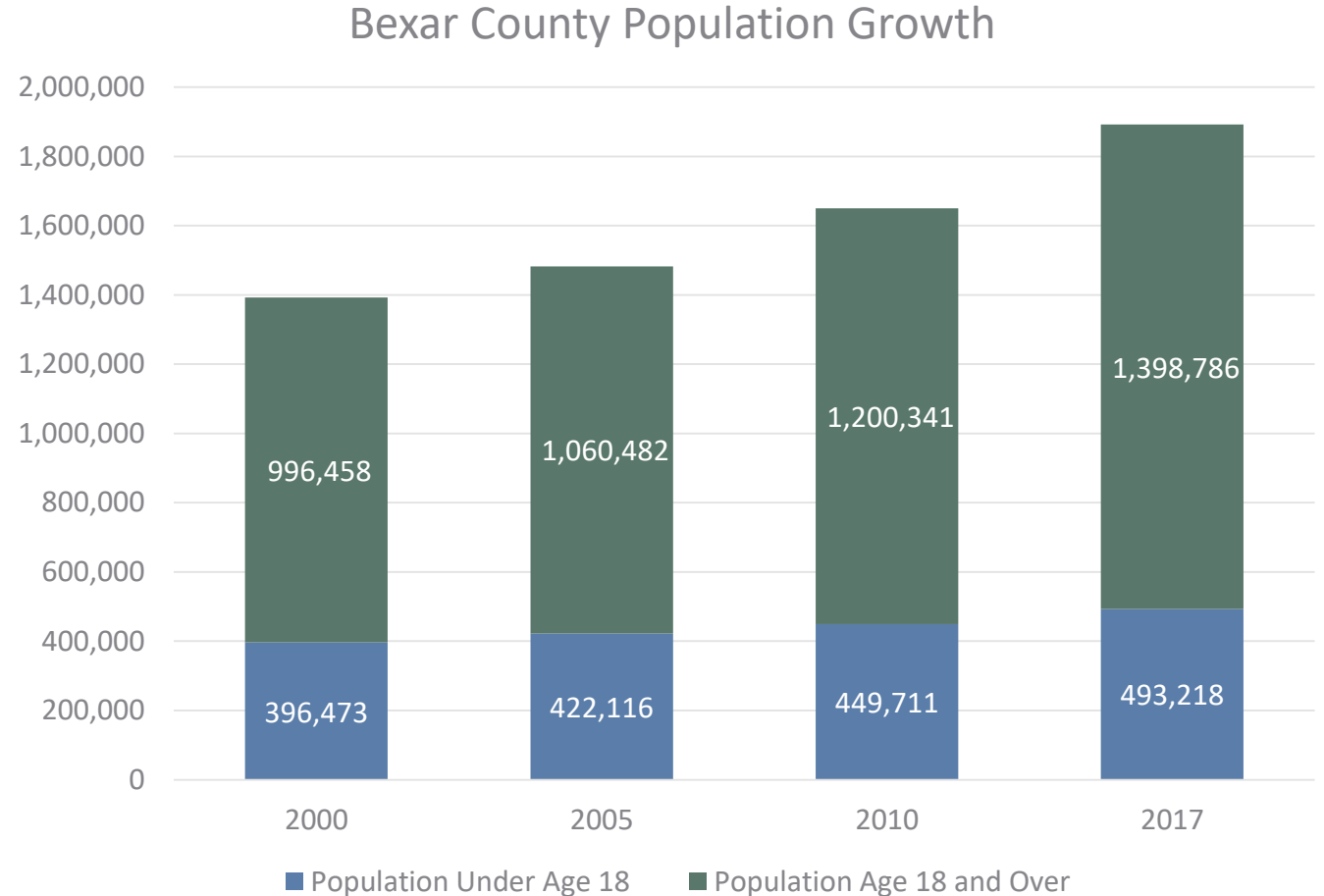


Bexar County Growth

Since 2000, the population of Bexar County has grown by nearly half a million people.

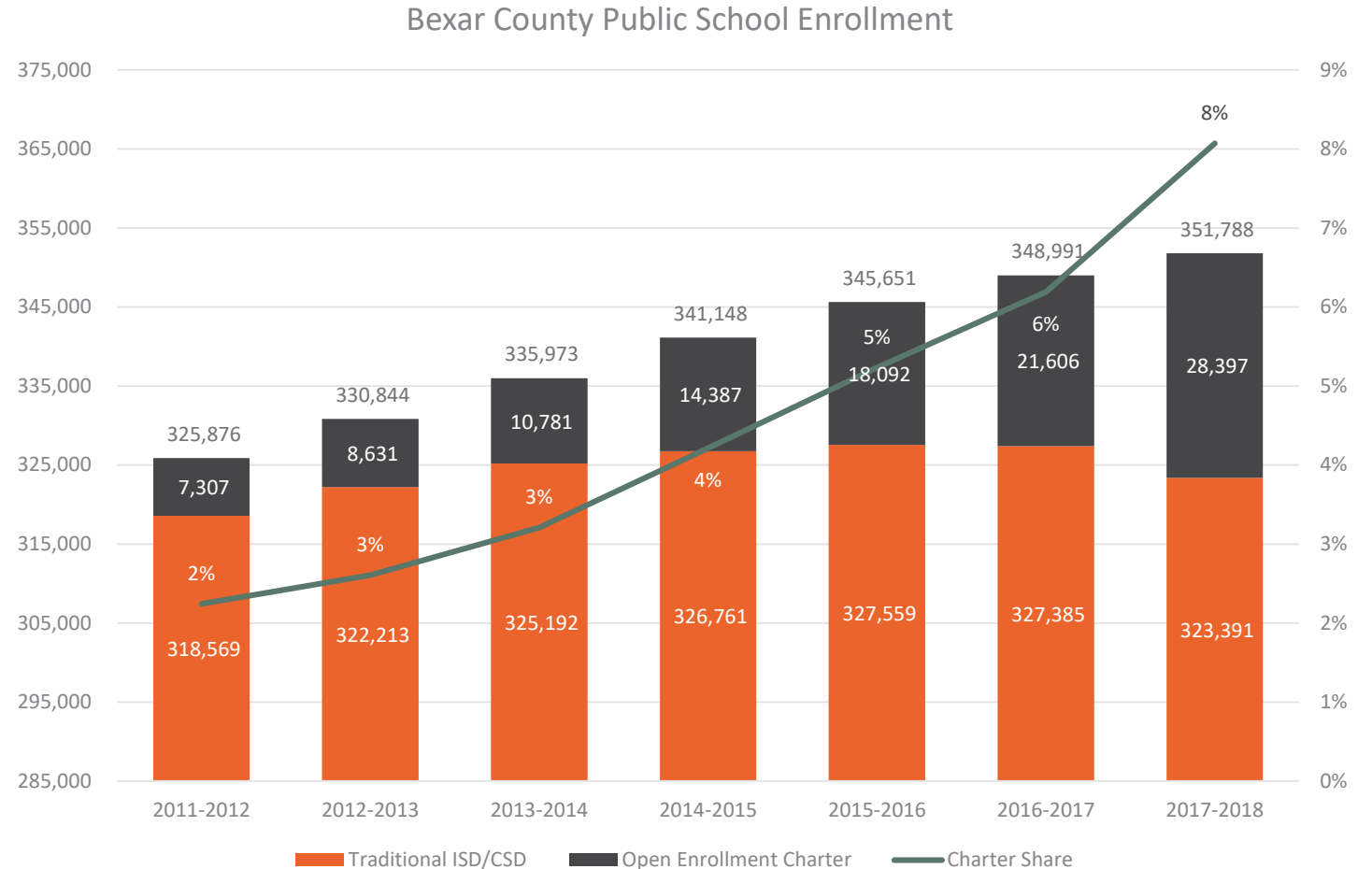
The growth of population under age 18 has not kept pace.

In 2000, individuals under age 18 comprised 28.5% of the population; in 2017, they made up just 26.1% of the population, a decline of 2.4 percentage points.



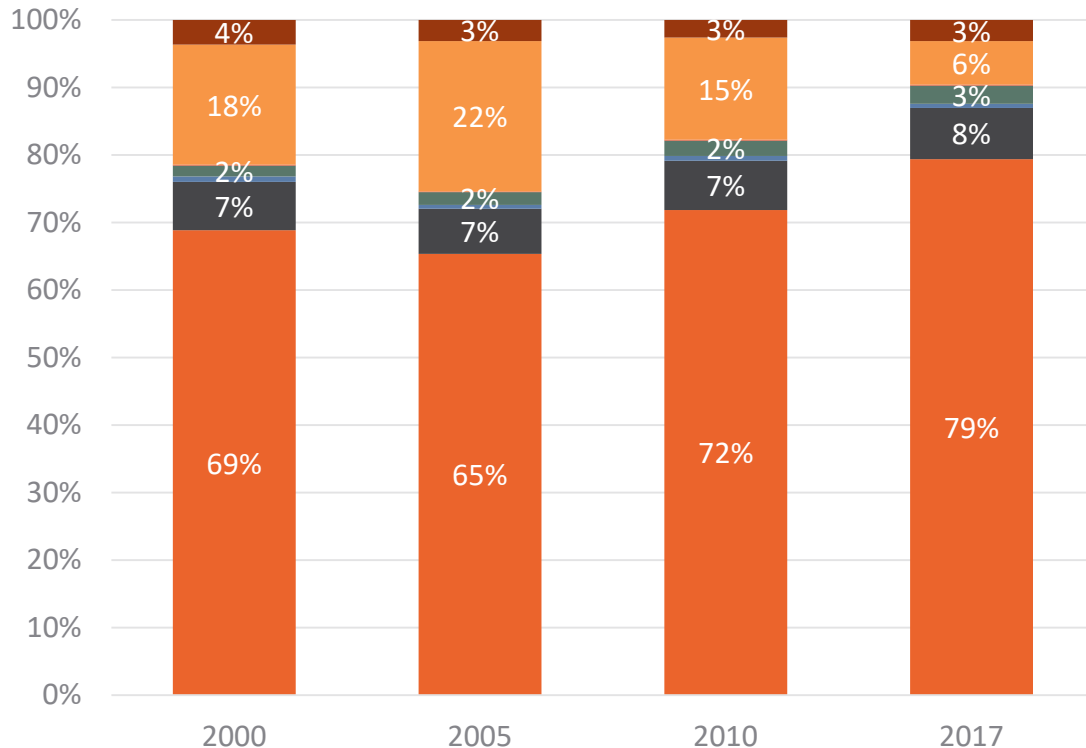
Bexar County Enrollment Trends

Since 2011, charter school enrollment has grown from 2 percent of county-wide public school enrollment to 8 percent, while total public school enrollment has grown by 30,000 students.



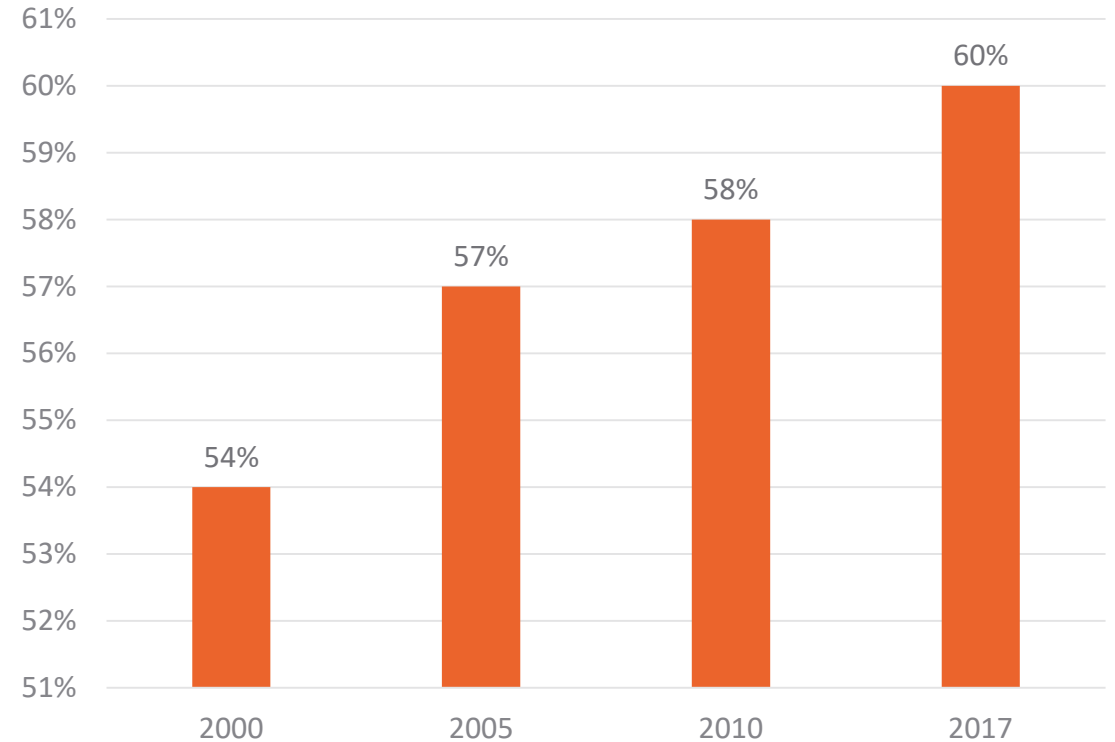
Race and Ethnicity Over Time

Racial Diversity Over Time



- Two or More Races
- Some Other Race
- Native Hawaiian and Other Pacific Islander
- Asian
- American Indian and Alaska Native
- Black
- White

Hispanic Population Over Time



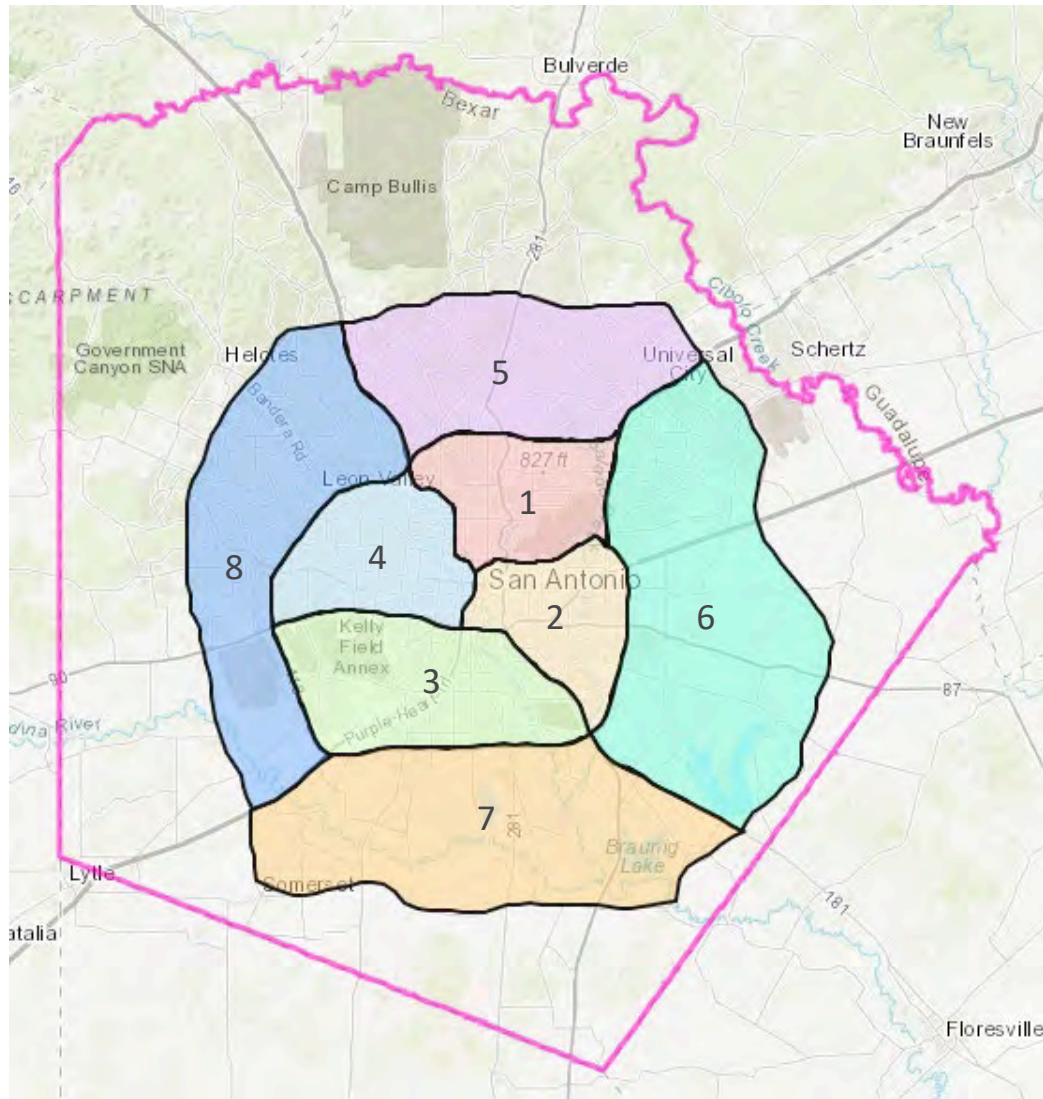
Hispanic population is reported separately due to its status as an ethnicity, not a race.



Methodology



Eight Zones



Given that the majority of students live within 1604, we created 8 zones within both loops to help study the landscape.

We will study the demographics in each zone, the forecasted growth of school age students, and examine the current schools in each zone.



Methodology

We used multiple sources to aggregate data about San Antonio overall and for each zone, including Esri, the American Community Survey, TEA, and local district and charter websites. We used ArcGIS as our geospatial analysis tool.

Building Hope partnered with Colliers International to provide all data related to facility and land costs.

For each zone, we sought the following publicly available data:

- Socioeconomic status
- Racial and ethnic composition
- Performance of current schools
- Charter schools located in the area
- Average teacher salary
- Facility and land costs



Zone
Overview



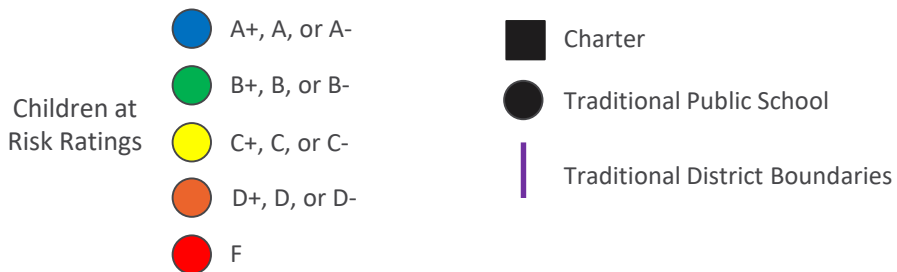
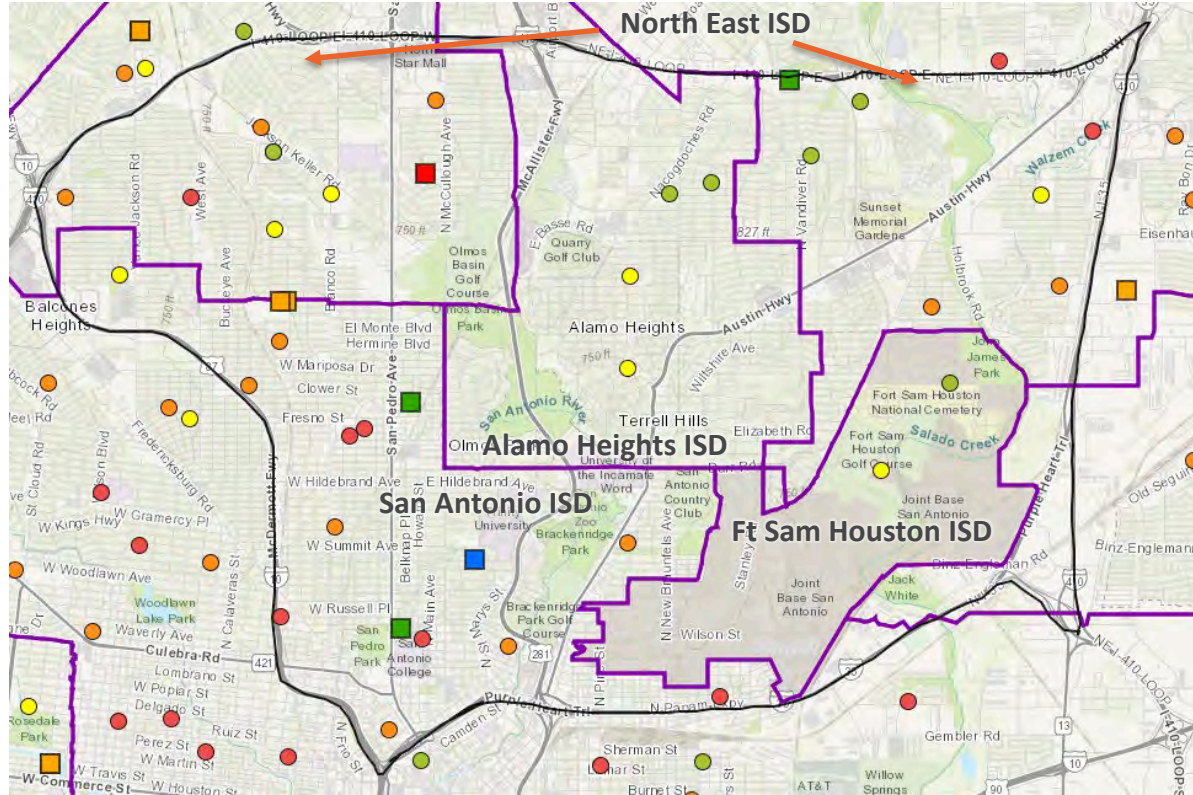
Zone 1 – Key Takeaways



- Excluding Alamo Heights and the Military Base, **most district schools are low performing.**
- The western part of the zone is served by strong charter schools with KIPP and Great Hearts.
- Because of the low population growth in this area, there is **not much of a remaining charter market in this zone outside of the northwest corner** serving Northeast ISD.



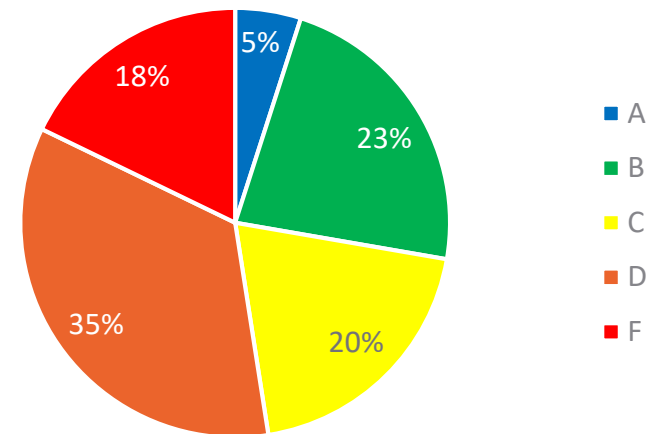
Zone 1



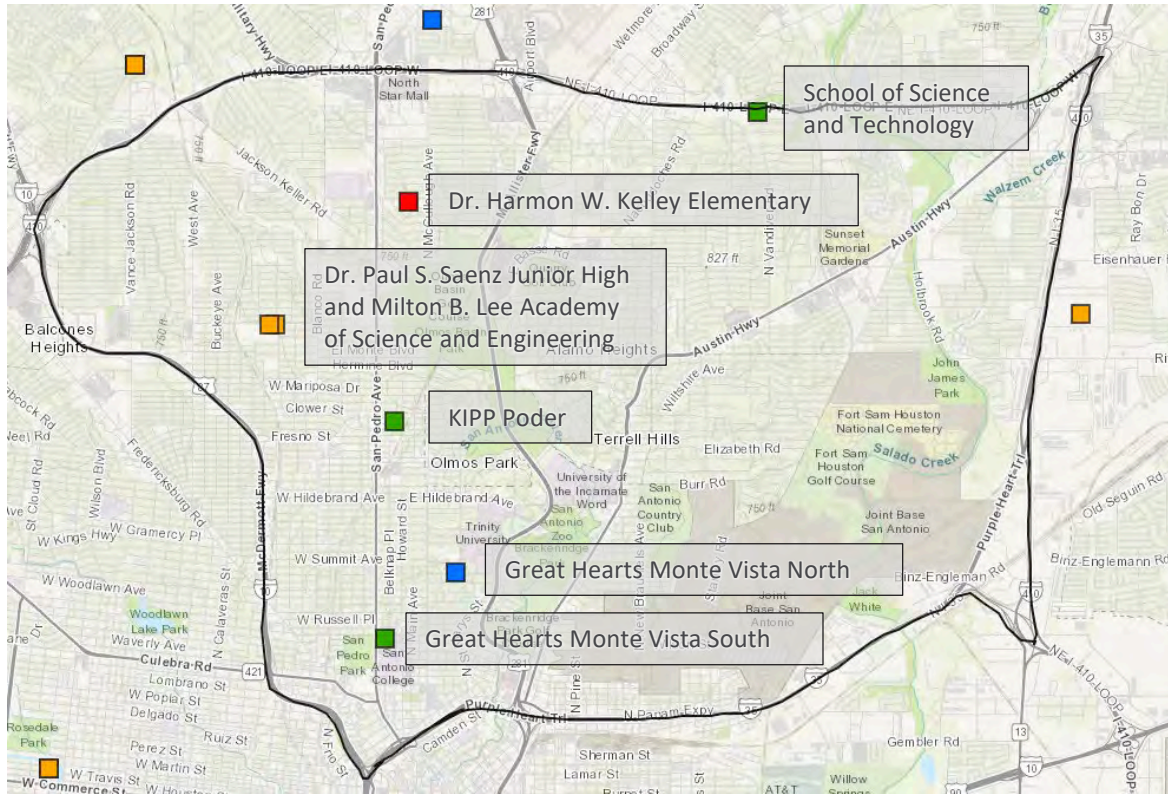
Grade Span	2018 Population	Population Growth to 2023	Percent Growth to 2023
K-5	11,597	191	1.6%
6-8	5,825	59	1.0%
9-12	7,505	138	1.8%

Average Beginning Teacher Salary	Charter	District	All Public
Zone 1	\$52,535	\$52,102	\$52,275

Children at Risk Rating



Zone 1



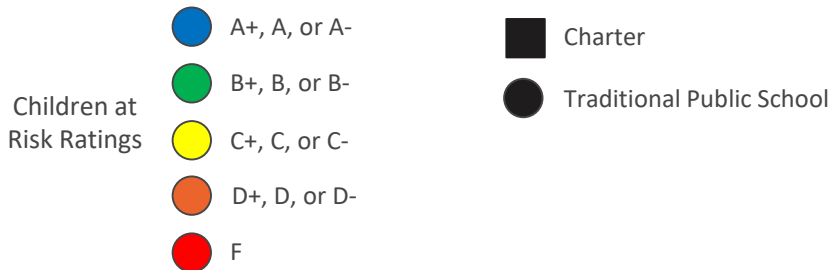
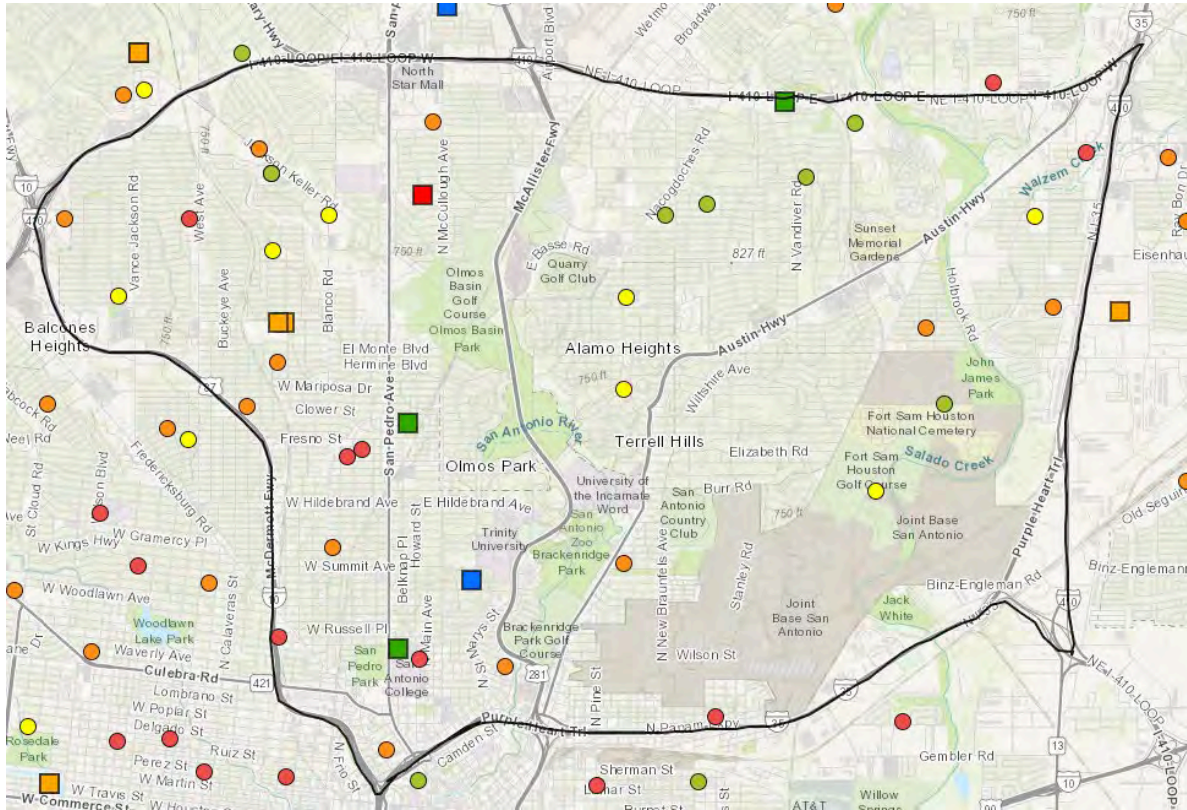
Charter Schools in Zone 1

Name	Grades Served	Enrollment	Children at Risk Rating	Met Standard/Improvement Required
Great Hearts Monte Vista North	6-12	334	A-	Met Standard
Great Hearts Monte Vista South	K-5	433	B	Met Standard
KIPP Poder	5-8	460	B-	Met Standard
School of Science and Technology	6-12	457	B+	Met Standard
Dr. Harmon W. Kelley Elementary	PK-6	377	F	Improvement Required
Dr. Paul S. Saenz Junior High	7-8	101	D	Met Standard
Milton B. Lee Academy of Science and Engineering	9-12	148	D+	Met Standard

- Children at Risk Ratings
- A+, A, or A-
 - B+, B, or B-
 - C+, C, or C-
 - D+, D, or D-
 - F



Zone 1



Socioeconomic Indicator	Zone 1	Bexar County
Median Household Income	\$48,774	\$55,102
Households in Poverty	17%	16%
Population with a Bachelor's Degree or Higher	33%	28%
Population by Race/Ethnicity	Zone 1	Bexar County
White	75%	71%
Black	8%	11%
Asian	2%	3%
Other	14%	14%
Two or More	3%	4%
Hispanic	58%	60%

Hispanic population is reported separately due to its status as an ethnicity, not a race; it is embedded in the Race percentages.

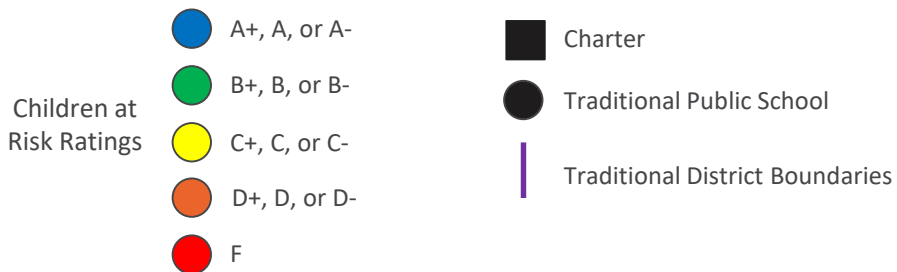
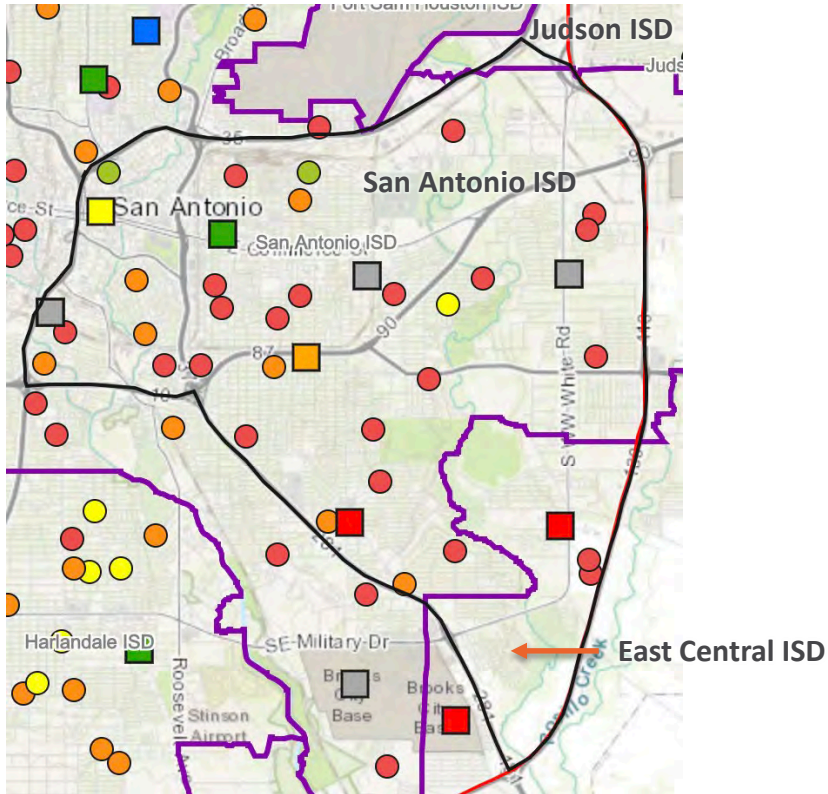
Zone 2 – Key Takeaways



- There are **many failing schools** here, especially in the southern part of the zone.
- There is a large IDEA presence in the northern part of the zone.
- There is moderate growth with a large low-income population, and **strong potential for new schools**.



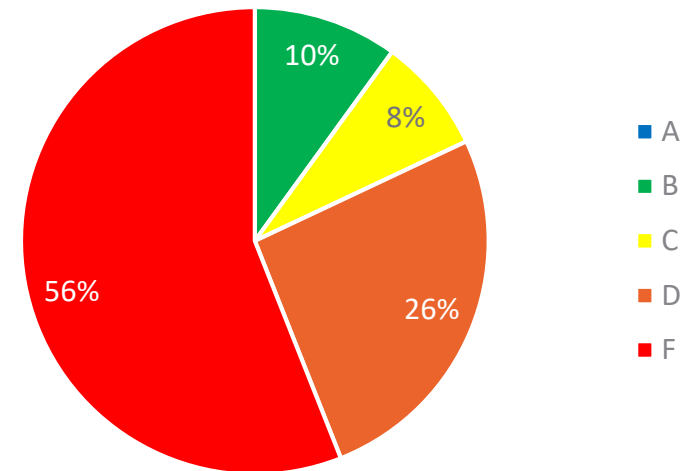
Zone 2



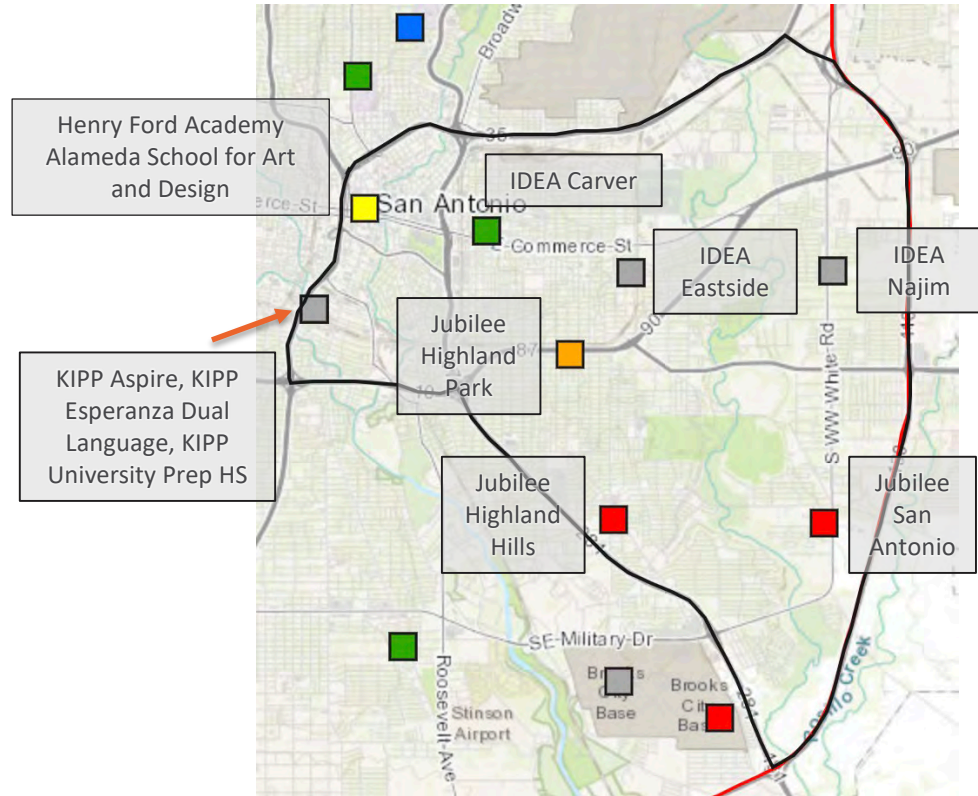
Grade Span	2018 Population	Population Growth to 2023	Percent Growth to 2023
K-5	10,697	379	3.5%
6-8	5,208	289	5.5%
9-12	6,529	408	6.2%

Average Beginning Teacher Salary	Charter	District	All Public
Zone 2	\$53,095	\$51,633	\$52,218

Children at Risk Rating



Zone 2

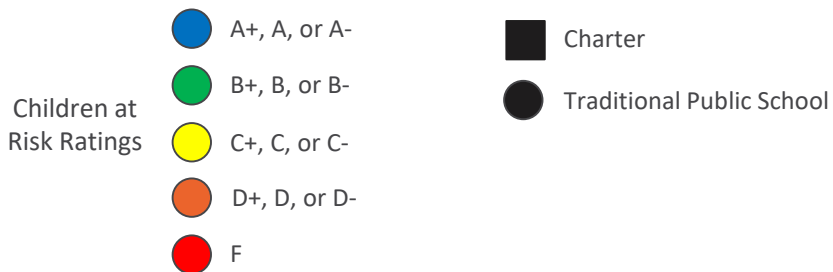
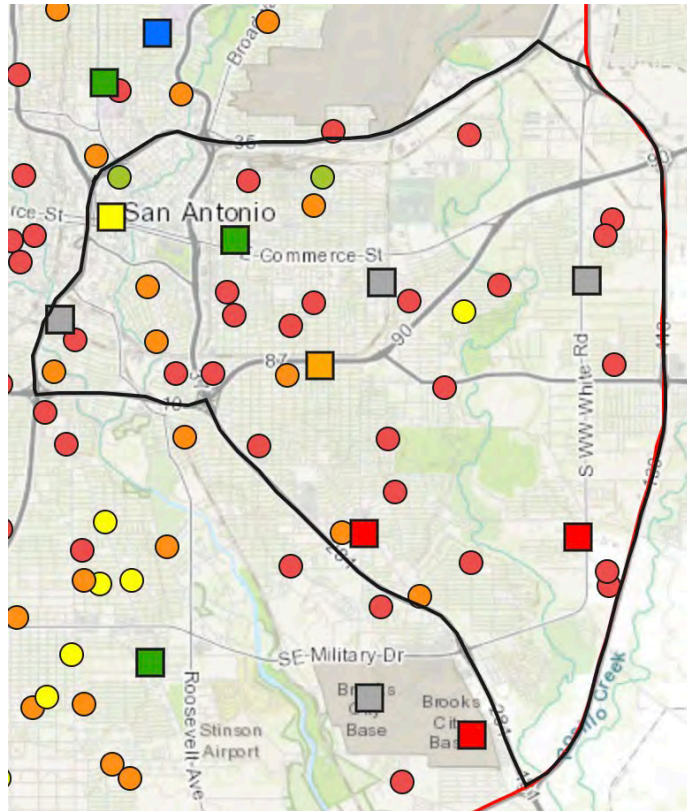


Charter Schools in Zone 2

Name	Grades Served	Enrollment	Children at Risk Rating	Met Standard/ Improvement Required
Henry Ford Academy Alameda School for Art and Design	9-12	113	C-	Met Standard
KIPP University Prep HS	9-12	741	D	Met Standard
KIPP Aspire Academy	5-8	477	D	Met Standard
KIPP Esperanza Dual Language	K-4	648	Not Rated	Met Standard
IDEA Carver College Prep	6-11	434	B+	Met Standard
IDEA Carver Academy	K-5	569	B	Met Standard
IDEA Eastside College Prep	6-8	226	C+	Met Standard
IDEA Eastside Academy	K-4	604	Not Rated	Met Standard
IDEA Najim College Prep	6-7	101	Not Rated	Met Standard
IDEA Najim Academy	PK-2	376	Not Rated	Not Rated
Jubilee Highland Park	PK-8	309	D	Met Standard
Jubilee Highland Hills	PK-12	485	F	Improvement Required
Jubilee San Antonio	PK-12	1,126	F	Met Standard



Zone 2



Socioeconomic Indicator	Zone 2	Bexar County
Median Household Income	\$33,897	\$55,102
Households in Poverty	27%	16%
Population with a Bachelor's Degree or Higher	15%	28%

Population by Race/Ethnicity	Zone 2	Bexar County
White	59%	71%
Black	30%	11%
Asian	1%	3%
Other	19%	14%
Two or More	3%	4%
Hispanic	71%	60%



Hispanic population is reported separately due to its status as an ethnicity, not a race; it is embedded in the Race percentages.

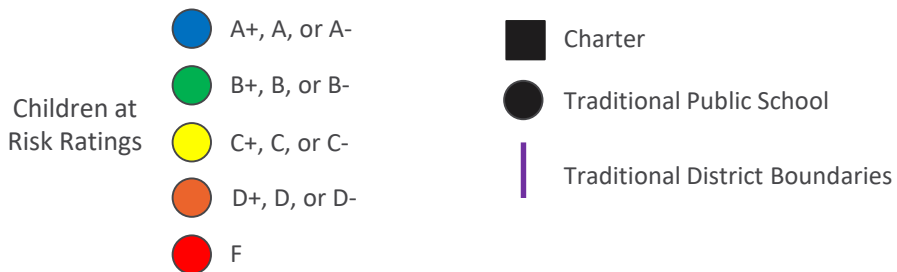
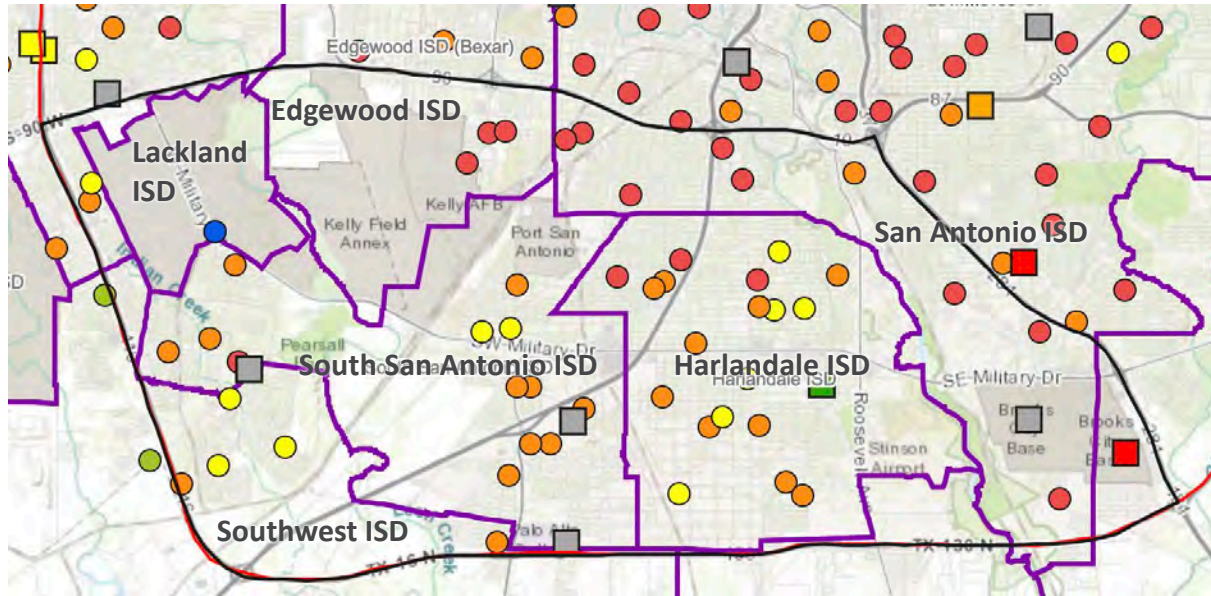
Zone 3 – Key Takeaways



- There is **low population growth** spread over several smaller districts, and IDEA is the only CMO serving this zone.
- The Air Force Base covers most of the northwest corner of the zone, but there is potential around the base area for a unique/specific model.
- This zone does have **high poverty** and concentration of **failing district schools**.



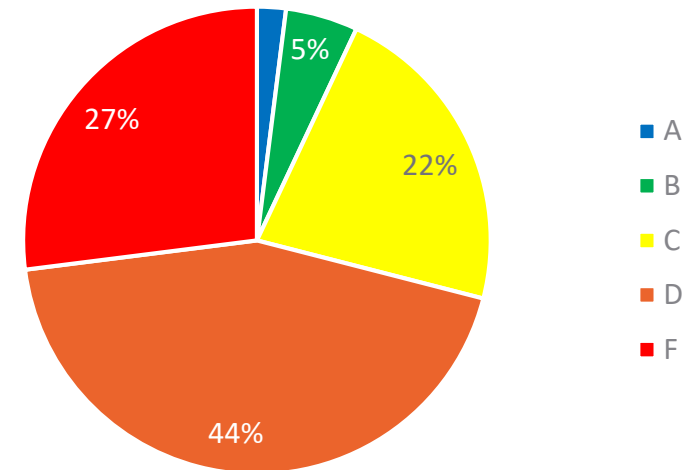
Zone 3



Grade Span	2018 Population	Population Growth to 2023	Percent Growth to 2023
K-5	18,528	213	1.1%
6-8	8,950	294	3.3%
9-12	11,615	386	3.3%

Average Beginning Teacher Salary	Charter	District	All Public
Zone 3	\$51,019	\$52,245	\$51,785

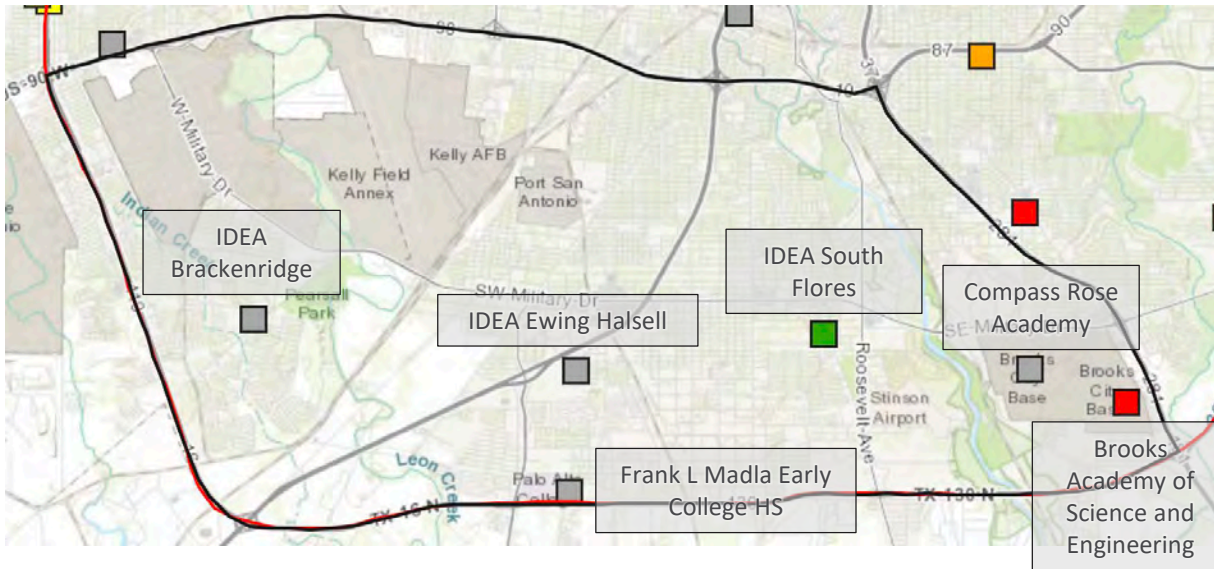
Children at Risk Rating



Zone 3

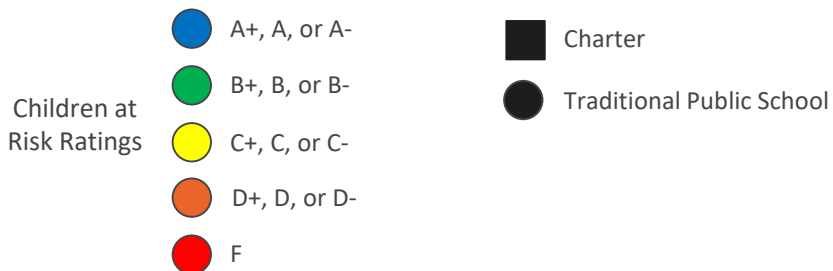
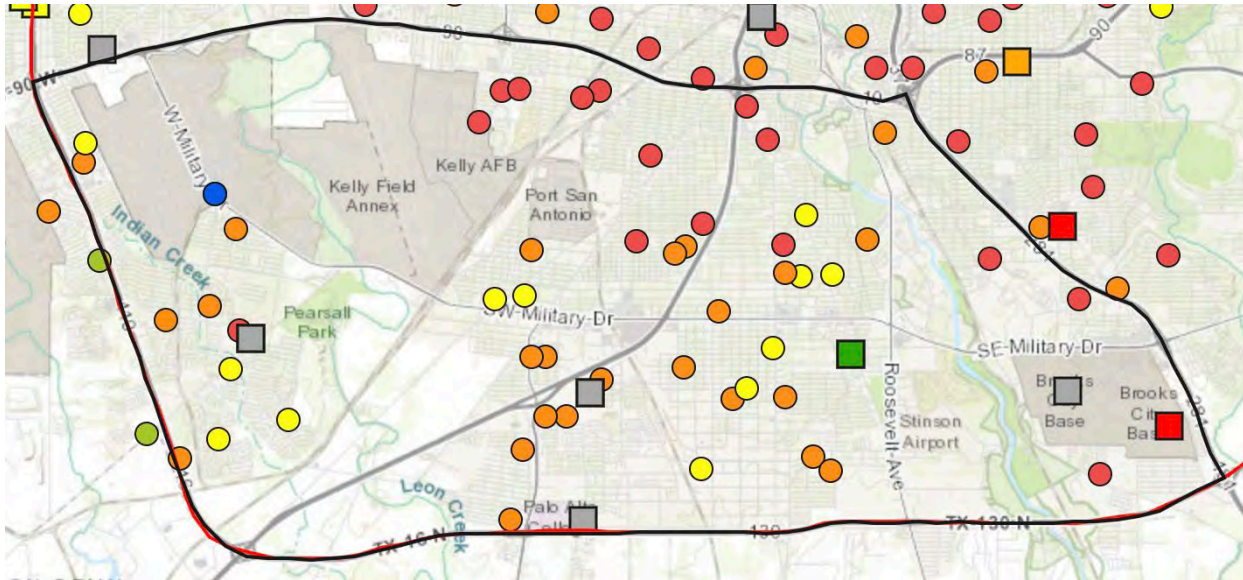


Charter Schools in Zone 3



Name	Grades Served	Enrollment	Children at Risk Rating	Met Standard/Improvement Required
IDEA Brackenridge Academy	PK-1	400	Not Rated	Met Standard
IDEA Brackenridge College Prep	6	118	Not Rated	Met Standard
IDEA Ewing Halsell Academy	PK-1	374	Not Rated	Met Standard
IDEA Ewing Halsell College Prep	6	119	Not Rated	Met Standard
IDEA South Flores Academy	PK-5	873	B	Met Standard
IDEA South Flores College Prep	6-10	596	B+	Met Standard
Compass Rose Academy	6-7	90	Not Rated	Met Standard
Frank L Madla Early College HS	9-12	220	Not Rated	Met Standard
Brooks Academy of Science and Engineering	PK-12	1,532	F	Met Standard

Zone 3



Socioeconomic Indicator	Zone 3	Bexar County
Median Household Income	\$36,264	\$55,102
Households in Poverty	26%	16%
Population with a Bachelor's Degree or Higher	8%	28%

Population by Race/Ethnicity	Zone 3	Bexar County
White	73%	71%
Black	4%	11%
Asian	0%	3%
Other	21%	14%
Two or More	3%	4%
Hispanic	87%	60%



Hispanic population is reported separately due to its status as an ethnicity, not a race; it is embedded in the Race percentages.

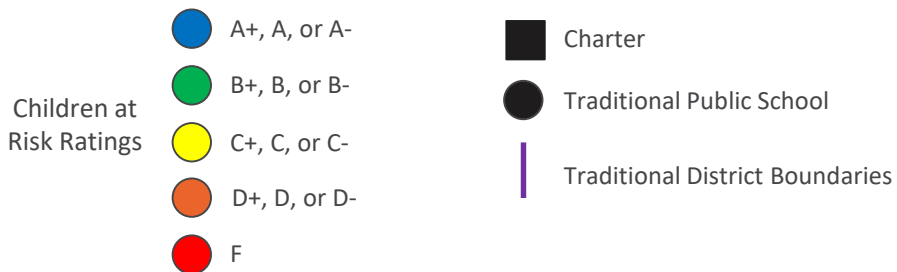
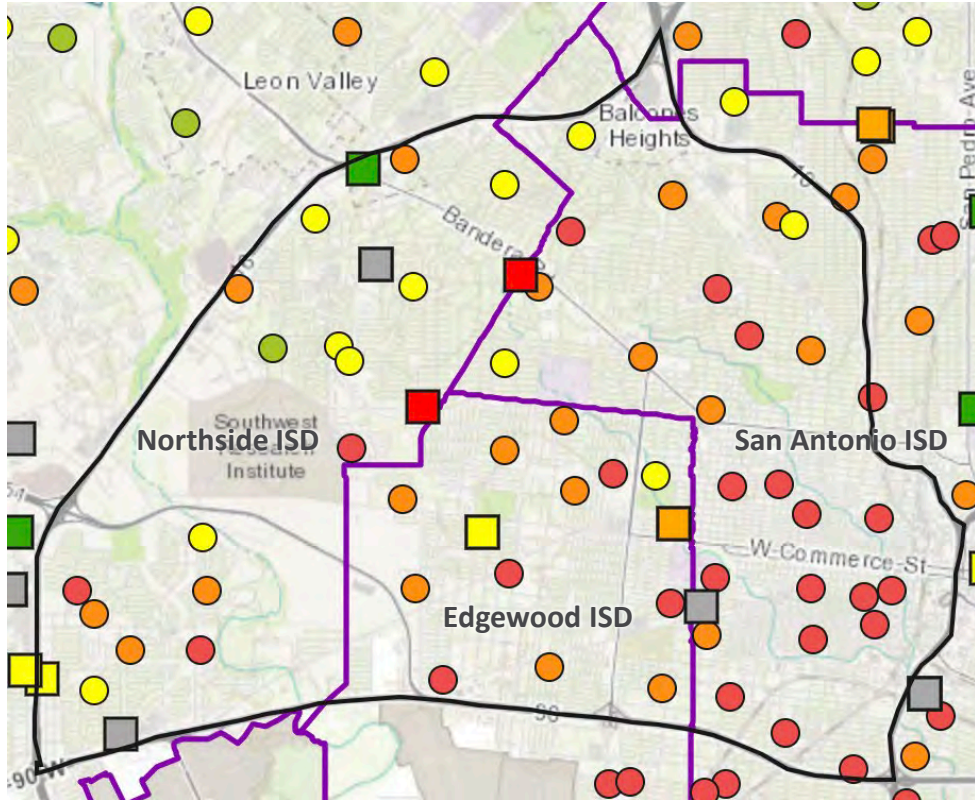
Zone 4 – Key Takeaways



- This zone has the **largest population density** of the four downtown zones, with a **high level of poverty** and a **majority of failing schools in SAISD and Edgewood** areas, so it has historically been a target for charters.
- There is a large charter presence in this zone and on the edges of bordering zones, but there could be **a need for high performing high school** as most charters are serving primary school students.



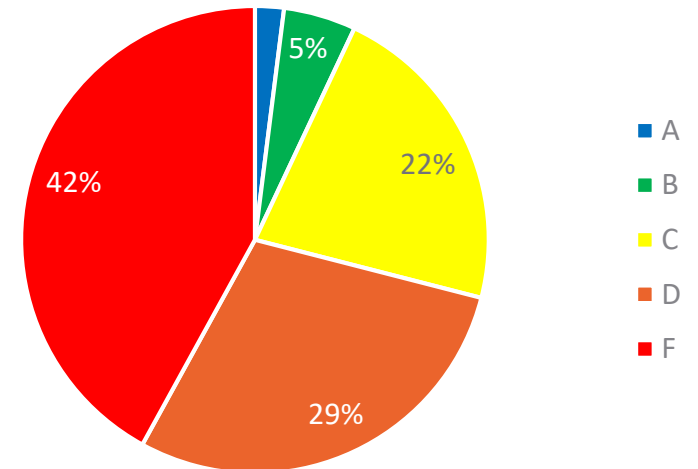
Zone 4



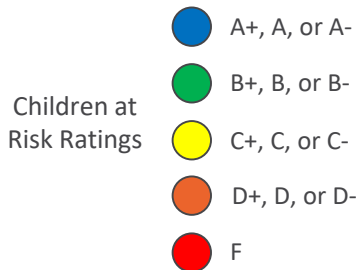
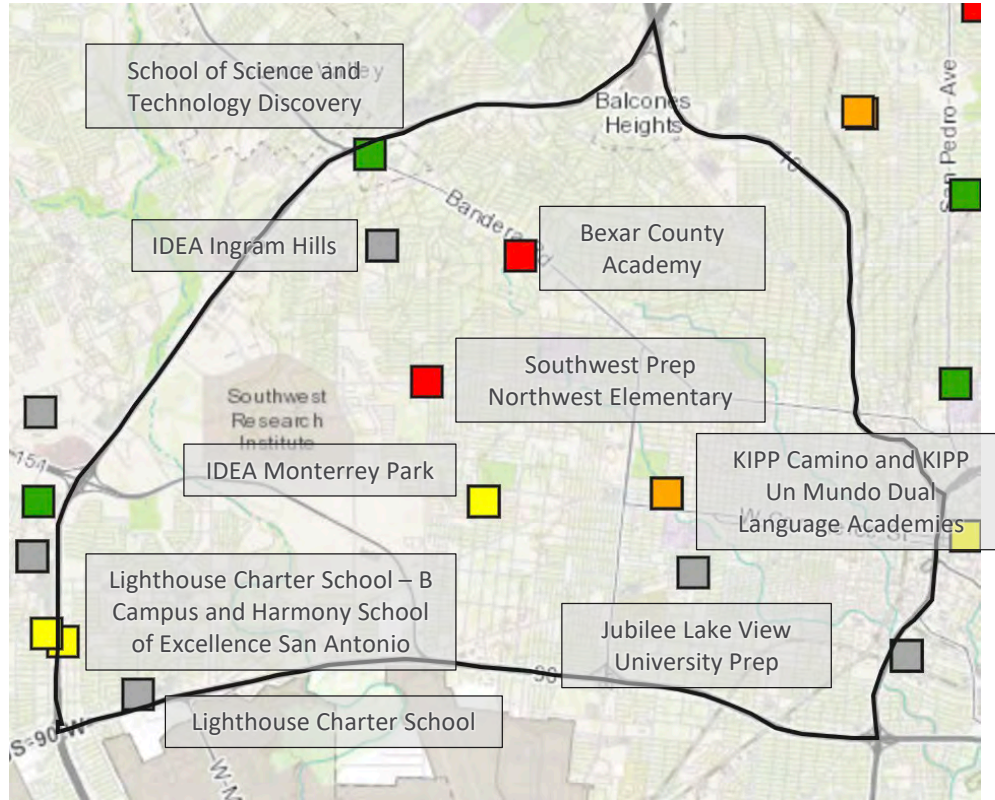
Grade Span	2018 Population	Population Growth to 2023	Percent Growth to 2023
K-5	20,619	113	0.5%
6-8	9,862	233	2.4%
9-12	12,611	321	2.5%

Average Beginning Teacher Salary	Charter	District	All Public
Zone 4	\$51,423	\$52,527	\$51,896

Children at Risk Rating



Zone 4

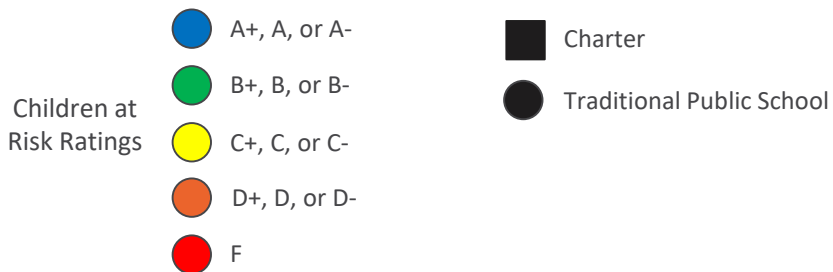
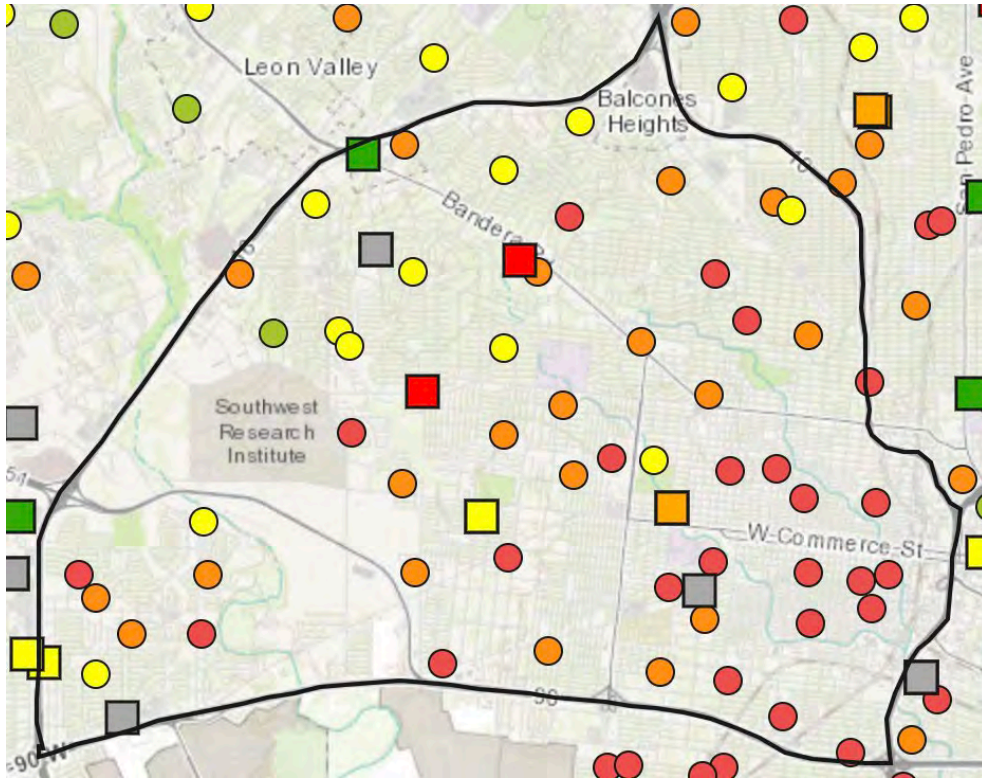


Charter Schools in Zone 4

Name	Grades Served	Enrollment	Children at Risk Rating	Met Standard/Improvement Required
Bexar County Academy	PK-8	368	F	Improvement Required
IDEA Monterrey Park Academy	K-5	589	C-	Met Standard
IDEA Monterrey Park College Preparatory	6-9	352	B	Met Standard
IDEA Ingram Hills Academy	Opened in 2018		Not Rated	Not Rated
IDEA Ingram Hills College Preparatory	Opened in 2018		Not Rated	Not Rated
KIPP Camino Academy	5-8	469	C-	Met Standard
KIPP Un Mundo Dual Language Academy	K-4	644	D-	Improvement Required
Lighthouse Charter School	PK-1	81	Not Rated	Not Rated
Lighthouse Charter School - B Campus	PK-12	213	C-	Met Standard
School of Science and Technology Discovery	K-8	483	B-	Met Standard
Southwest Prep Northwest Elementary	PK-6	160	F	Met Standard
Jubilee Lake View University Prep	PK-12	451	Not Rated	Improvement Required
Harmony School of Excellence San Antonio	PK-5	548	Not Rated	Met Standard



Zone 4



Socioeconomic Indicator	Zone 4	Bexar County
Median Household Income	\$33,326	\$55,102
Households in Poverty	30%	16%
Population with a Bachelor's Degree or Higher	9%	28%

Population by Race/Ethnicity	Zone 4	Bexar County
White	72%	71%
Black	5%	11%
Asian	0%	3%
Other	21%	14%
Two or More	3%	4%
Hispanic	90%	60%



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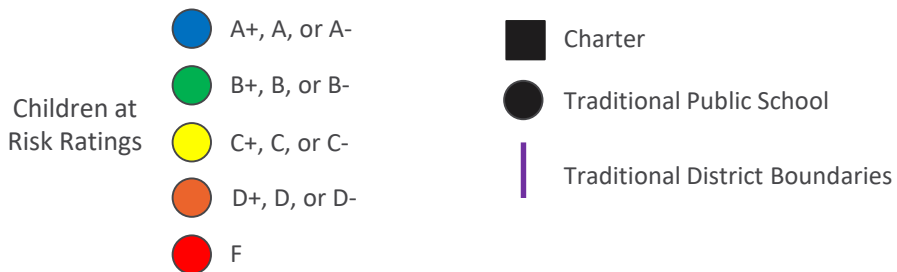
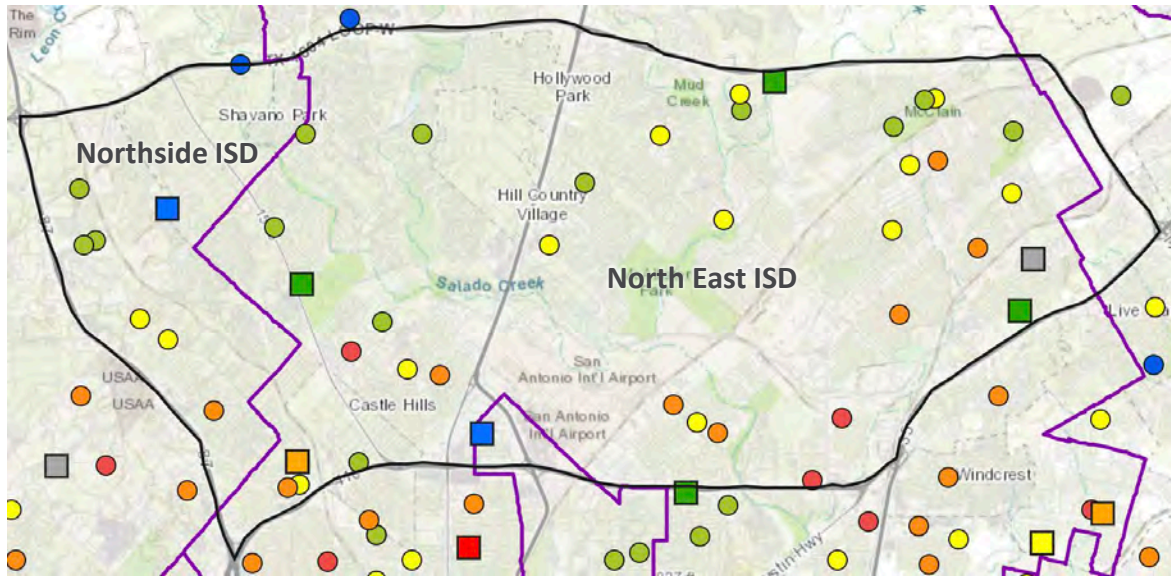
Zone 5 – Key Takeaways



- This is the **highest performing zone for district schools** and includes several high performing charters, but there is **demand for more schools** due to recent growth.
- This zone has a **diverse student population and high median household income**, with potential for a diverse-by-design or a unique model operator.



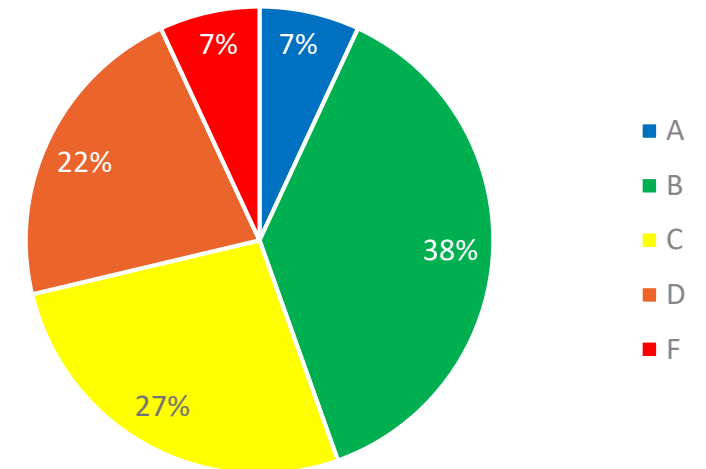
Zone 5



Grade Span	2018 Population	Population Growth to 2023	Percent Growth to 2023
K-5	18,629	460	2.5%
6-8	9,448	196	2.1%
9-12	12,552	69	0.5%

Average Beginning Teacher Salary	Charter	District	All Public
Zone 5	\$50,596	\$52,566	\$51,384

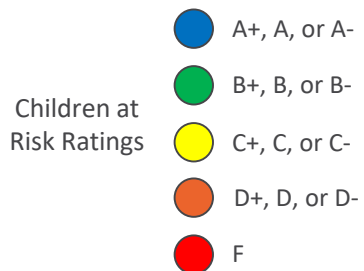
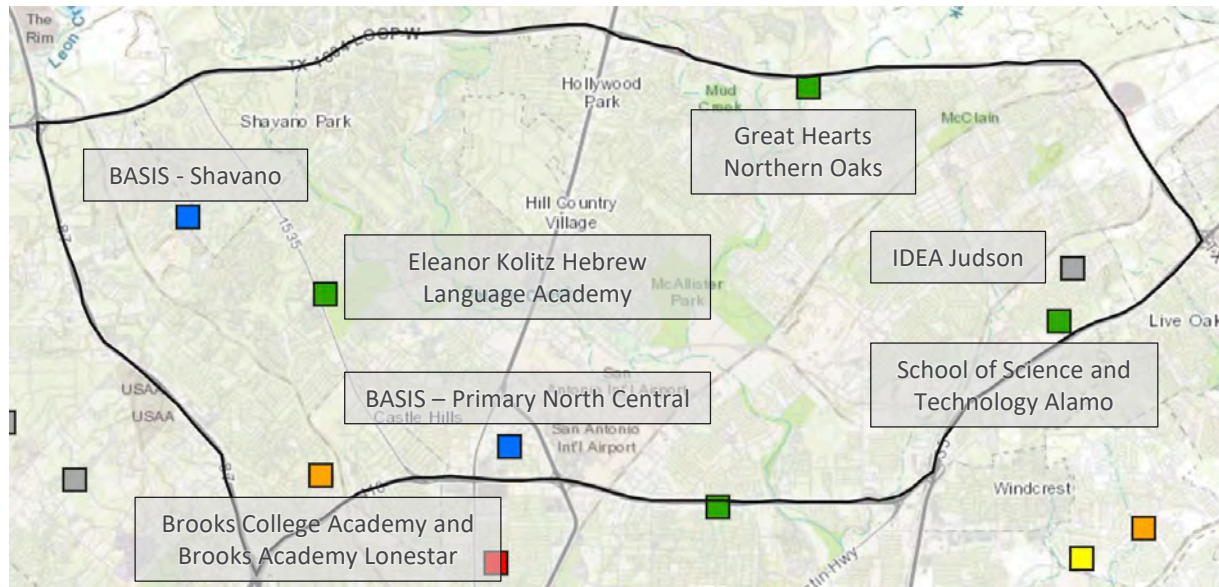
Children at Risk Rating



Zone 5

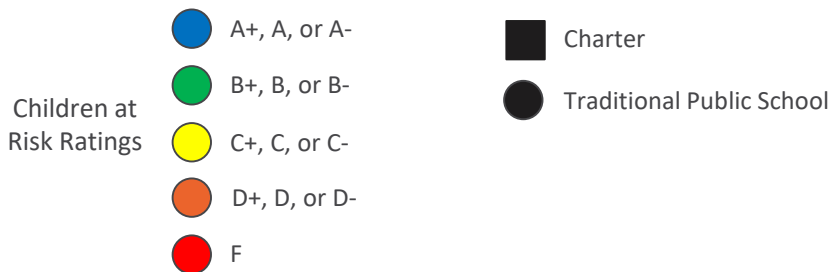
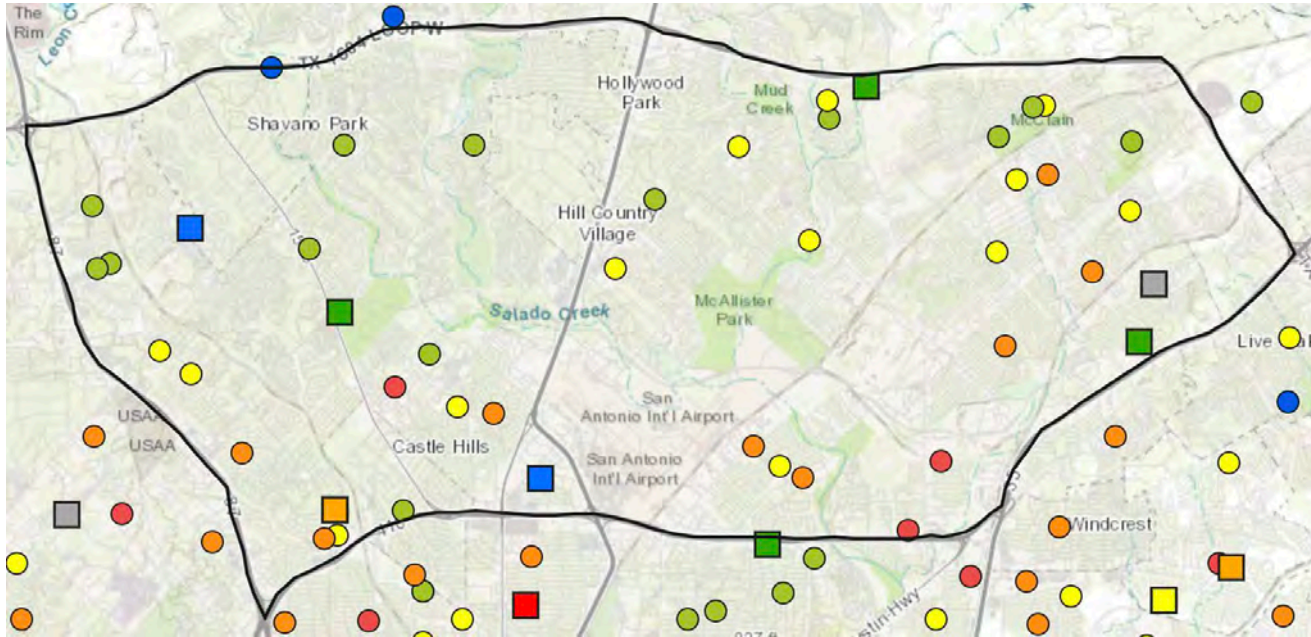


Charter Schools in Zone 5



Name	Grades Served	Enrollment	Children at Risk Rating	Met Standard/Improvement Required
BASIS – Primary North Central Campus	K-5	626	A-	Met Standard
BASIS - Shavano Campus	6-12	758	A+	Met Standard
Brooks Academy Lonestar	K-7	112	D-	Improvement Required
Brooks Collegiate Academy	PK-12	249	D+	Met Standard
Eleanor Kolitz Hebrew Language Academy	K-8	295	B	Met Standard
Great Hearts Northern Oaks	K-9	793	B-	Met Standard
IDEA Judson College Academy	K-3	512	Not Rated	Met Standard
IDEA Judson College Preparatory	6-7	99	B+	Met Standard
School of Science and Technology – Alamo	K-8	431	B+	Met Standard

Zone 5



Socioeconomic Indicator	Zone 5	Bexar County
Median Household Income	\$62,921	\$55,102
Households in Poverty	11%	16%
Population with a Bachelor's Degree or Higher	39%	28%

Population by Race/Ethnicity	Zone 5	Bexar County
White	76%	71%
Black	8%	11%
Asian	3%	3%
Other	10%	14%
Two or More	4%	4%
Hispanic	45%	60%

Hispanic population is reported separately due to its status as an ethnicity, not a race; it is embedded in the Race percentages.

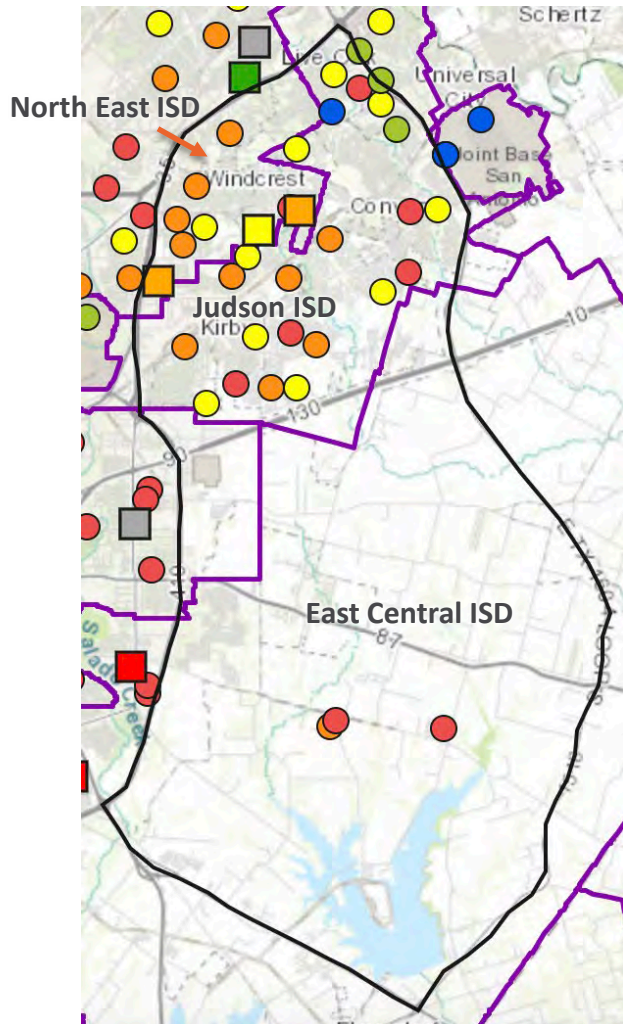
Zone 6 – Key Takeaways



- With **low performing district schools** and a small charter presence, **future growth is expected**, but with a higher income population.



Zone 6

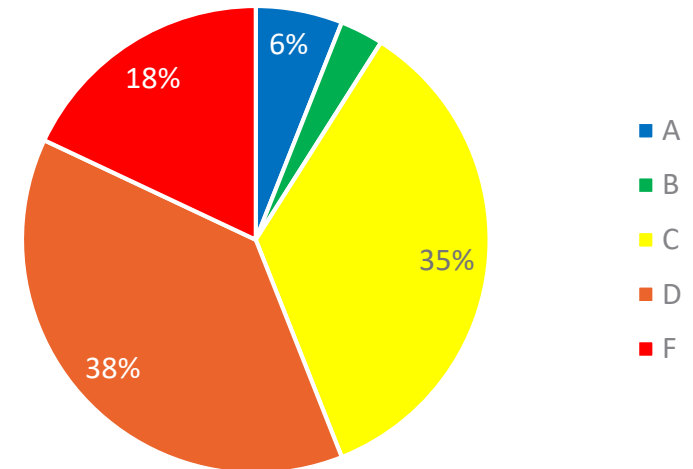


- Charter
 - Traditional Public School
 - Traditional District Boundaries
-
- Children at Risk Ratings
- A+, A, or A-
 - B+, B, or B-
 - C+, C, or C-
 - D+, D, or D-
 - F

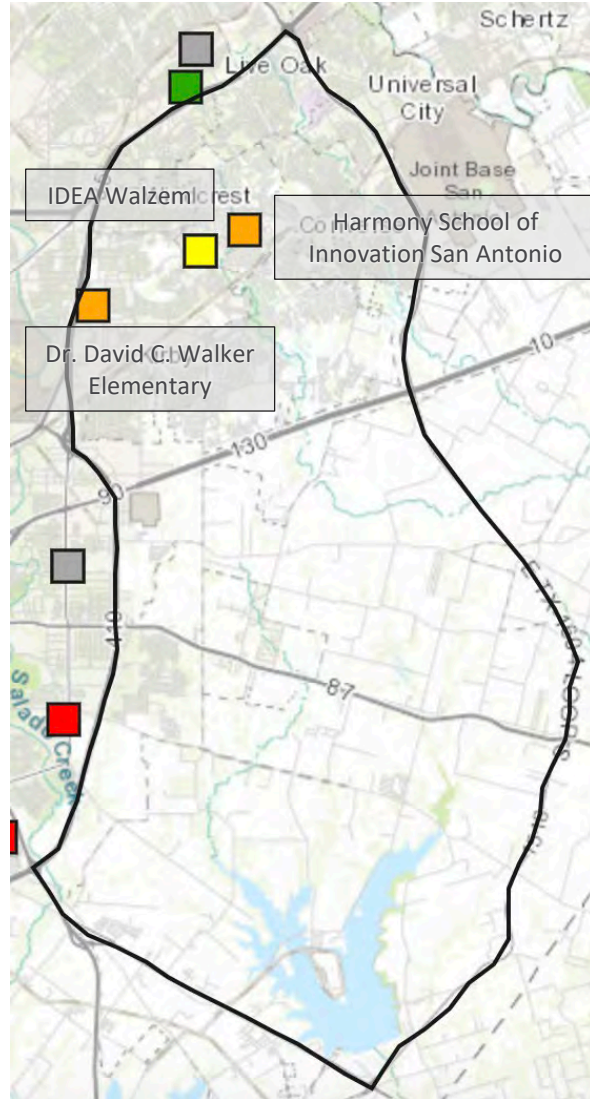
Grade Span	2018 Population	Population Growth to 2023	Percent Growth to 2023
K-5	16,252	1,566	9.6%
6-8	8,082	923	11.4%
9-12	10,050	1,031	10.3%

Average Beginning Teacher Salary	Charter	District	All Public
Zone 6	\$50,310	\$51,401	\$50,964

Children at Risk Rating



Zone 6



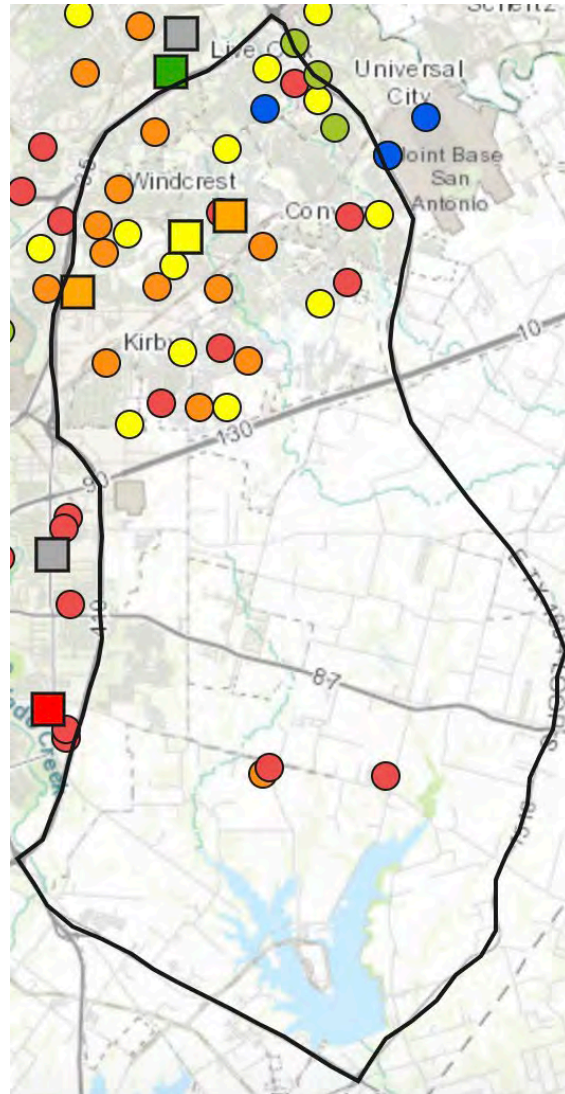
Charter Schools in Zone 6

Name	Grades Served	Enrollment	Children at Risk Rating	Met Standard/Improvement Required
Dr. David C. Walker Elementary	PK-6	204	D	Improvement Required
Harmony School of Innovation – San Antonio	EE-8	536	D+	Met Standard
IDEA Walzem Academy	K-5	575	C-	Met Standard
IDEA Walzem College Preparatory	6-9	327	C-	Met Standard

- Children at Risk Ratings
- A+, A, or A-
 - B+, B, or B-
 - C+, C, or C-
 - D+, D, or D-
 - F



Zone 6



- Charter
 - Traditional Public School
- Children at Risk Ratings
- A+, A, or A-
 - B+, B, or B-
 - C+, C, or C-
 - D+, D, or D-
 - F

Socioeconomic Indicator	Zone 6	Bexar County
Median Household Income	\$56,228	\$55,102
Households in Poverty	11%	16%
Population with a Bachelor's Degree or Higher	20%	28%

Population by Race/Ethnicity	Zone 6	Bexar County
White	56%	71%
Black	40%	11%
Asian	3%	3%
Other	14%	14%
Two or More	5%	4%
Hispanic	47%	60%



Hispanic population is reported separately due to its status as an ethnicity, not a race; it is embedded in the Race percentages.

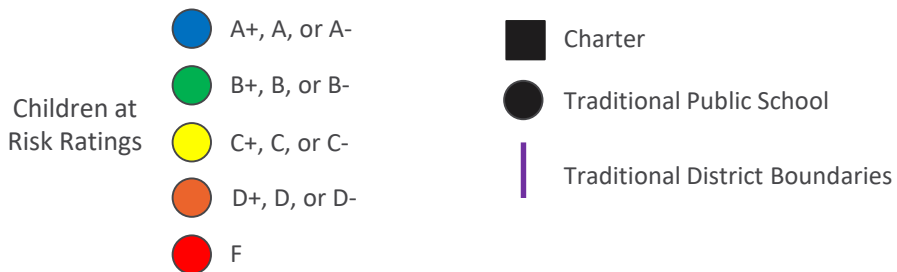
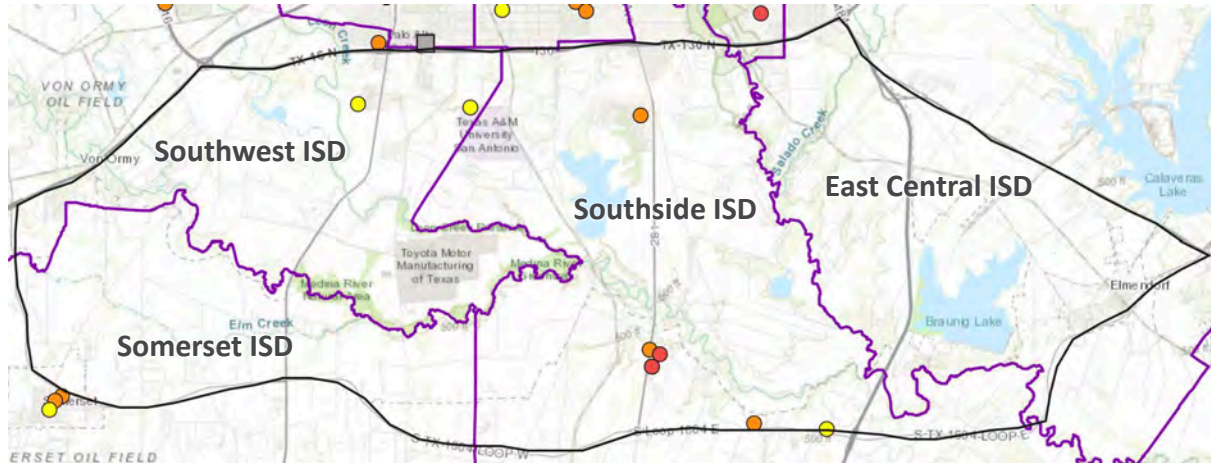
Zone 7 – Key Takeaways



- This zone has the largest population growth but the smallest raw population.
- There are **many failing schools and no charters**, so there is a clear need, but **questions arise about student density** and the raw number of students.
- Charters just north of the zone can potentially pull students from this area.



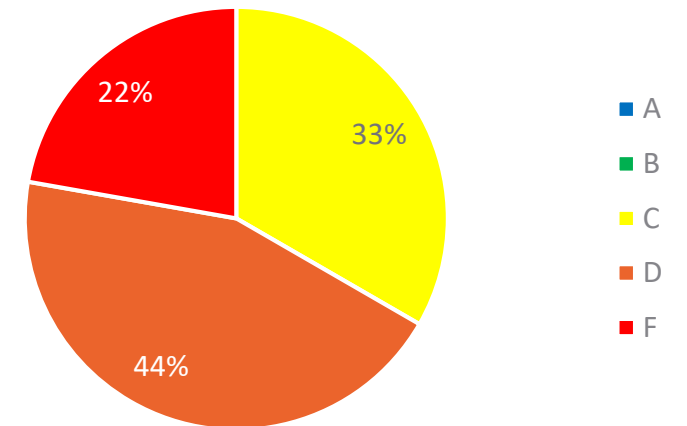
Zone 7



Grade Span	2018 Population	Population Growth to 2023	Percent Growth to 2023
K-5	2,645	393	14.9%
6-8	1,280	190	14.8%
9-12	1,756	300	17.1%

Average Beginning Teacher Salary	Charter	District	All Public
Zone 7	-	\$52,192	\$52,192

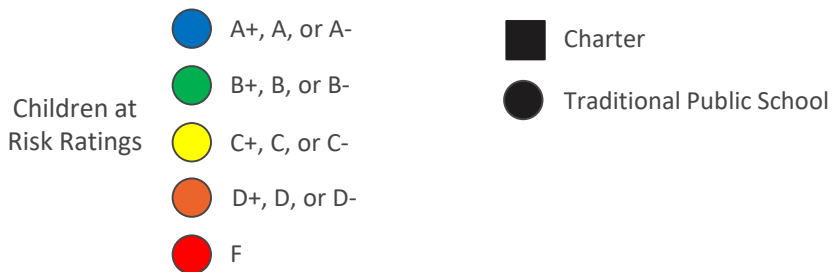
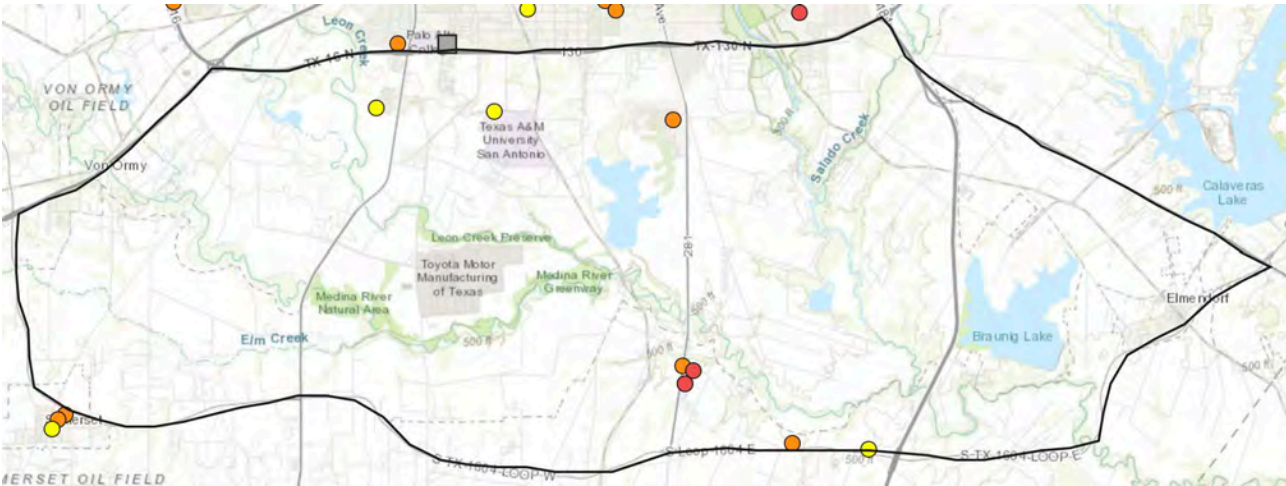
Children at Risk Rating



There are no charter schools in Zone 7.



Zone 7



Socioeconomic Indicator	Zone 7	Bexar County
Median Household Income	\$47,059	\$55,102
Households in Poverty	19%	16%
Population with a Bachelor's Degree or Higher	9%	28%

Population by Race/Ethnicity	Zone 7	Bexar County
White	77%	71%
Black	3%	11%
Asian	1%	3%
Other	17%	14%
Two or More	3%	4%
Hispanic	83%	60%

Hispanic population is reported separately due to its status as an ethnicity, not a race; it is embedded in the Race percentages.



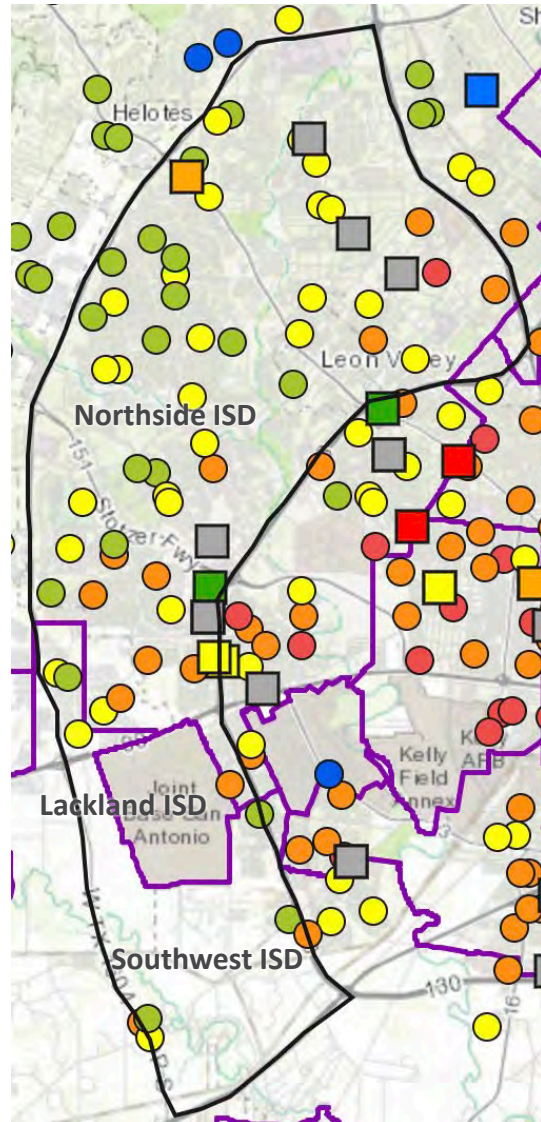
Zone 8 – Key Takeaways



- This zone has **diverse communities**, a **large population with growth**, but **few failing schools** and higher income families.
- Many new charters have recently opened in this area, so there may be **less room for future growth**.



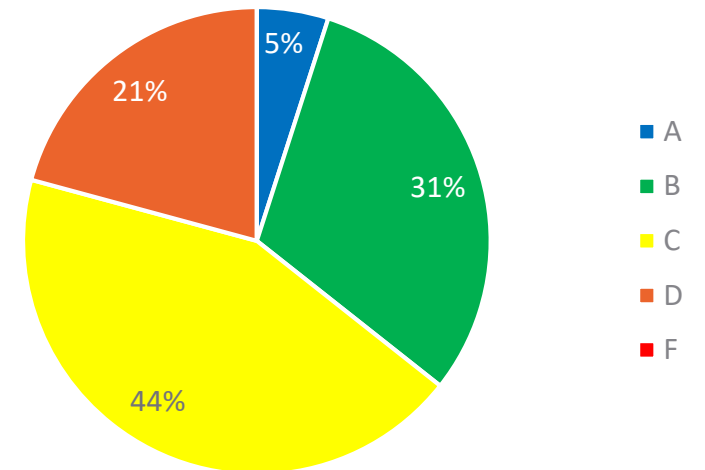
Zone 8



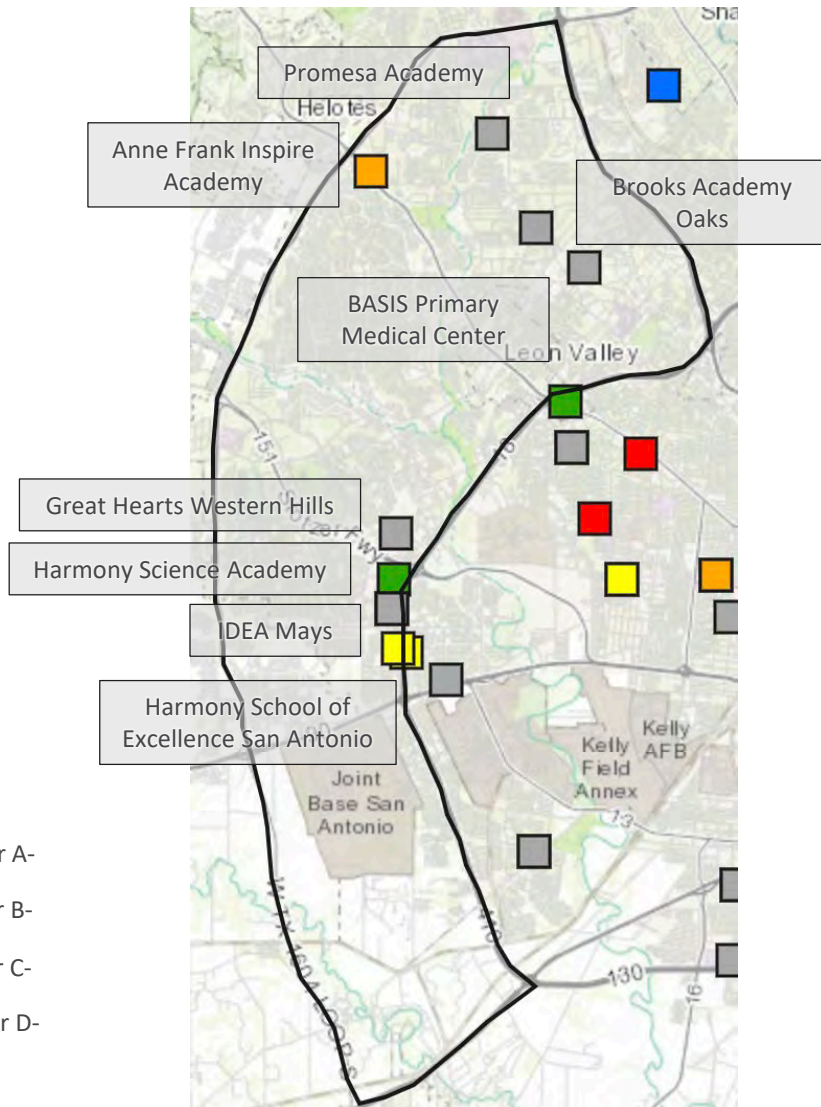
Grade Span	2018 Population	Population Growth to 2023	Percent Growth to 2023
K-5	30,108	1,936	6.4%
6-8	14,698	998	6.8%
9-12	18,345	989	5.4%

Average Beginning Teacher Salary	Charter	District	All Public
Zone 8	\$49,429	\$53,103	\$50,898

Children at Risk Rating



Zone 8



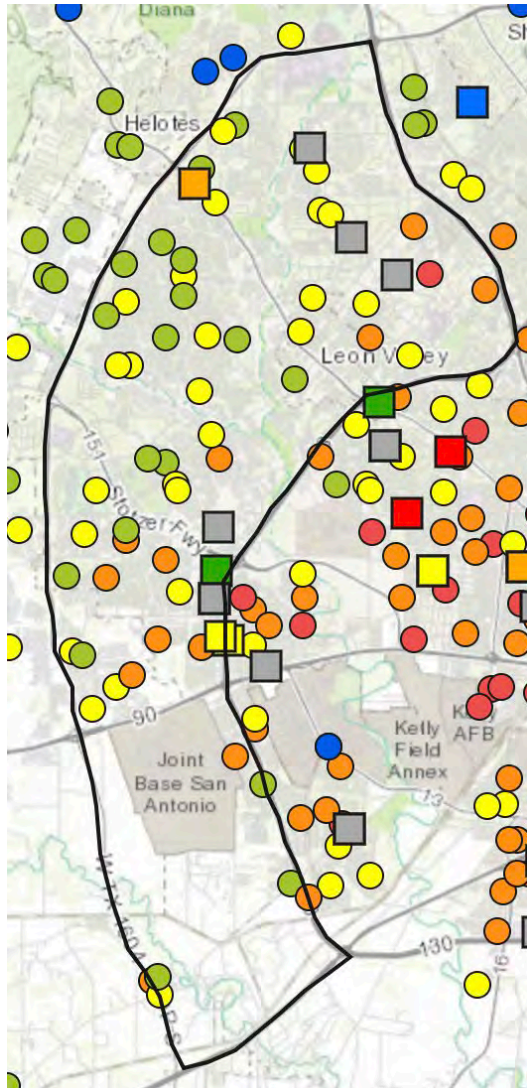
- Children at Risk Ratings
- A+, A, or A-
 - B+, B, or B-
 - C+, C, or C-
 - D+, D, or D-
 - F

Charter Schools in Zone 8

Name	Grades Served	Enrollment	Children at Risk Rating	Met Standard/Improvement Required
Anne Frank Inspire Academy	K-12	349	D-	Met Standard
Harmony School of Excellence San Antonio	EE-5	580	C	Met Standard
Harmony Science Academy San Antonio	6-12	732	B	Met Standard
IDEA Mays Academy	K-3	483	Not Rated	Met Standard
IDEA Mays College Preparatory	607	120	A	Met Standard
Promesa Academy	Not Yet Open		Not Rated	Not Rated
Brooks Academy Oaks	PK-5	175	Not Rated	Met Standard
BASIS Primary Medical Center	K-5	747	Not Rated	Met Standard
Great Hearts Western Hills	Opened in 2018		Not Rated	Not Rated



Zone 8



Socioeconomic Indicator	Zone 8	Bexar County
Median Household Income	\$56,065	\$55,102
Households in Poverty	13%	16%
Population with a Bachelor's Degree or Higher	31%	28%

Population by Race/Ethnicity	Zone 8	Bexar County
White	69%	71%
Black	12%	11%
Asian	5%	3%
Other	14%	14%
Two or More	5%	4%
Hispanic	60%	60%



Hispanic population is reported separately due to its status as an ethnicity, not a race; it is embedded in the Race percentages.

Facility Information



Facility Cost Analysis - Statewide

Real Estate Analysis	San Antonio	Houston	Dallas	Fort Worth
Average Land Sale Cost Per SF (last 18 months)	5.21	4.88	5.72	5.67
Number of Land Parcels Sold (5-15 acres, last 18 months)	219	289	216	91
Office Sale Comps Cost Per SF (25,000-100,000, last 18 months)	\$118.00	\$155.00	\$134.00	\$119.00

Current Office Asking Rental Rates	San Antonio	Houston	Dallas	Fort Worth
Class A	\$23.84	\$34.43	\$28.67	\$27.65
Class B	\$21.16	\$22.37	\$21.89	\$21.01
Class C	\$18.26	\$17.60	\$18.90	\$19.20
Average Asking Rates	\$21.08	\$29.04	\$23.15	\$22.62

Facilities Cost by Zone

Real Estate Analysis	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8
Average Land Sale Cost Per SF (Last 18 Months)	\$5.14	\$4.61	\$5.35	\$4.76	\$5.23	\$3.14	\$3.81	\$5.10
Number of Land Parcels Sold Within the Last 18 Months (3-15 Acres)	11	14	22	22	43	39	20	76

Current Office Asking Rental Rates	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8
Class A	\$29.80	\$21.32	\$24.48	\$23.90	\$29.87	\$30.01	\$19.30	\$30.55
Class B	\$26.58	\$19.93	\$20.72	\$20.67	\$25.40	\$24.08	\$17.84	\$25.14
Class C	\$20.36	\$18.55	\$19.71	\$19.15	\$22.67	\$20.70	\$16.38	\$21.88
Average Asking Rates	\$25.58	\$19.93	\$21.64	\$21.24	\$25.98	\$24.93	\$17.84	\$25.85

Recommendations



Key Indicators

Zone	Percent D & F Schools	Raw K-12 Population	K-12 Population Growth (2023)	Avg Public Teacher Salary	Household Income	Household Poverty	Avg. Land Sale Price (per sf)	Avg. Rental Asking Price
1	53%	24,927	388	\$52,275	\$48,774	17%	\$5.14	\$25.58
2	82%	22,434	1,076	\$52,218	\$33,897	27%	\$4.61	\$19.93
3	71%	39,093	893	\$51,785	\$36,264	26%	\$5.35	\$21.64
4	71%	43,092	667	\$51,896	\$33,326	30%	\$4.76	\$24.24
5	29%	40,629	725	\$51,384	\$62,921	11%	\$5.23	\$25.98
6	56%	25,384	3520	\$50,964	\$56,228	11%	\$3.14	\$24.93
7	66%	5,681	883	\$52,192	\$47,059	19%	\$3.81	\$17.84
8	21%	63,151	3,923	\$50,898	\$56,065	13%	\$3.10	\$25.85



Key Indicators Ranked

Zone	Percent D & F Schools	Raw K-12 Population	K-12 Population Growth (2023)	Avg Public Teacher Salary	Household Income	Household Poverty	Avg. Land Sale Price (per sf)	Avg. Rental Asking Price	Total
1	3	3	1	1	4	4	3	3	22
2	8	2	6	2	7	7	5	7	44
3	6.5	5	5	5	6	6	1	6	40.5
4	6.5	7	2	4	8	8	4	5	44.5
5	2	6	3	6	1	1.5	2	1	22.5
6	4	4	7	7	2	1.5	7	4	36.5
7	5	1	4	3	5	5	6	8	37
8	1	8	8	8	3	3	8	2	41

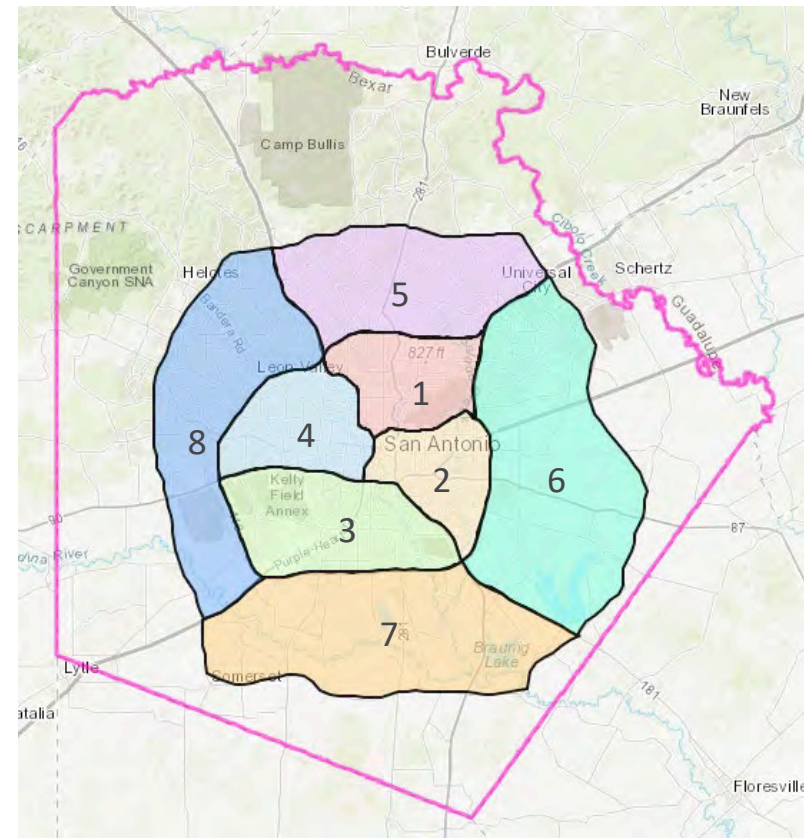


Recommendations

While each zone has its own unique potential, there are two that stand out:

Zone 2: the southern portion of this zone has a high-needs population that is currently being underserved, in one of the most affordable areas for facilities. In addition, its proximity to **Zone 3** would allow for access a greater population of students, and for the right operator, potentially in partnership with the military base.

Zone 4: in an area with the second largest raw number of students – and those of the highest need – in the city, this zone lacks enough high-quality schools, and high schools, in particular. Being adjacent to **Zone 8**, currently home to the largest number of students and the cheapest land in the greater San Antonio region, make this a highly attractive part of town.



Contact Information

For questions, inquiries, or other comments, please contact the following representatives.

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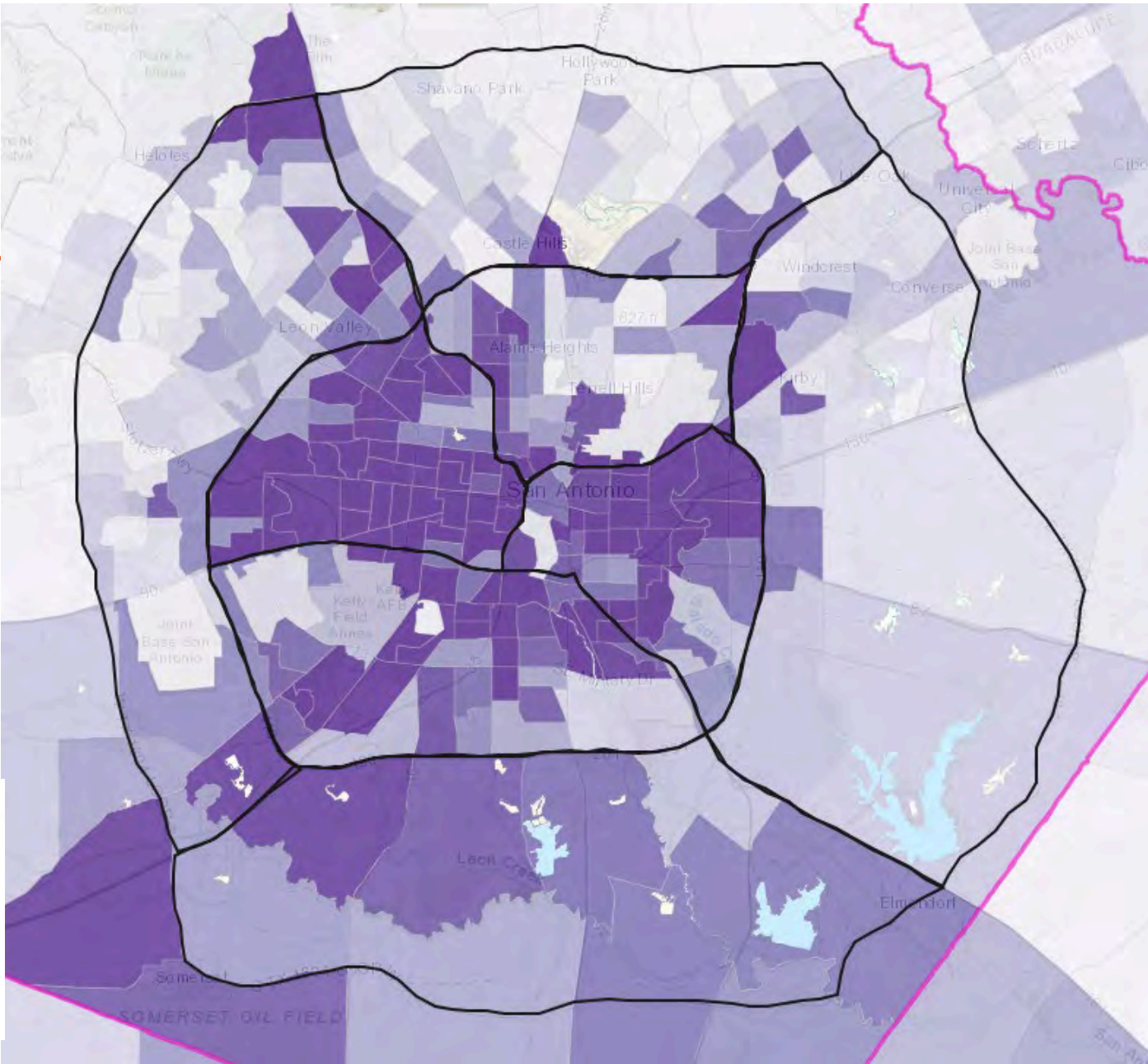
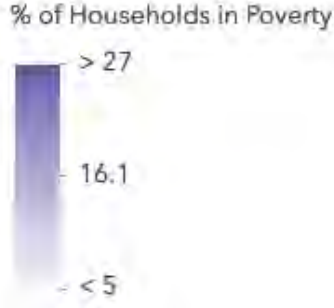
todd.noel@colliers.com



Appendix

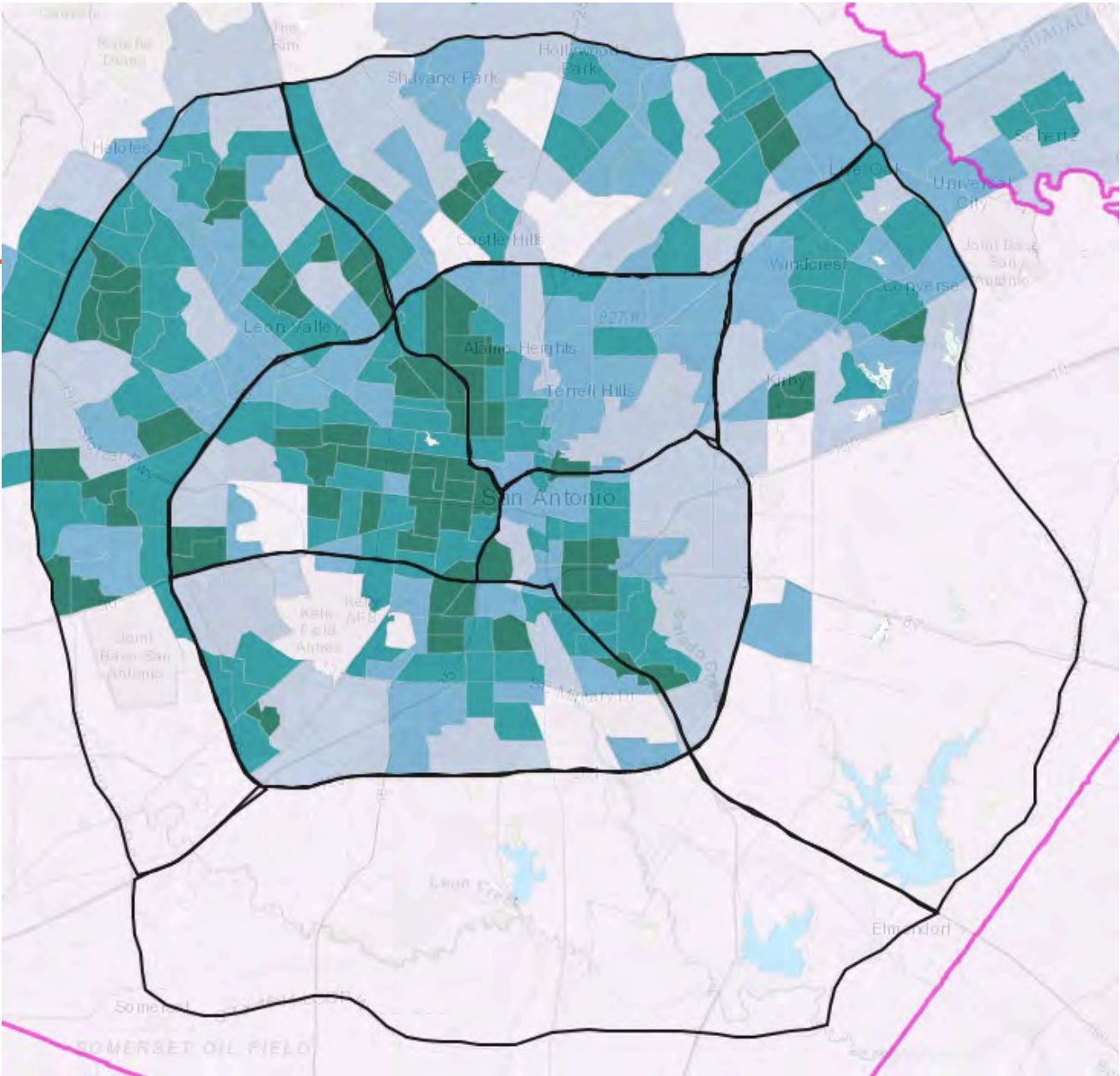
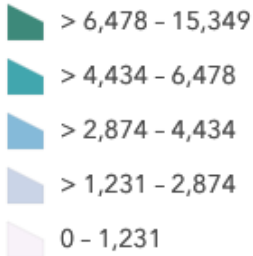


Share of Households in Poverty



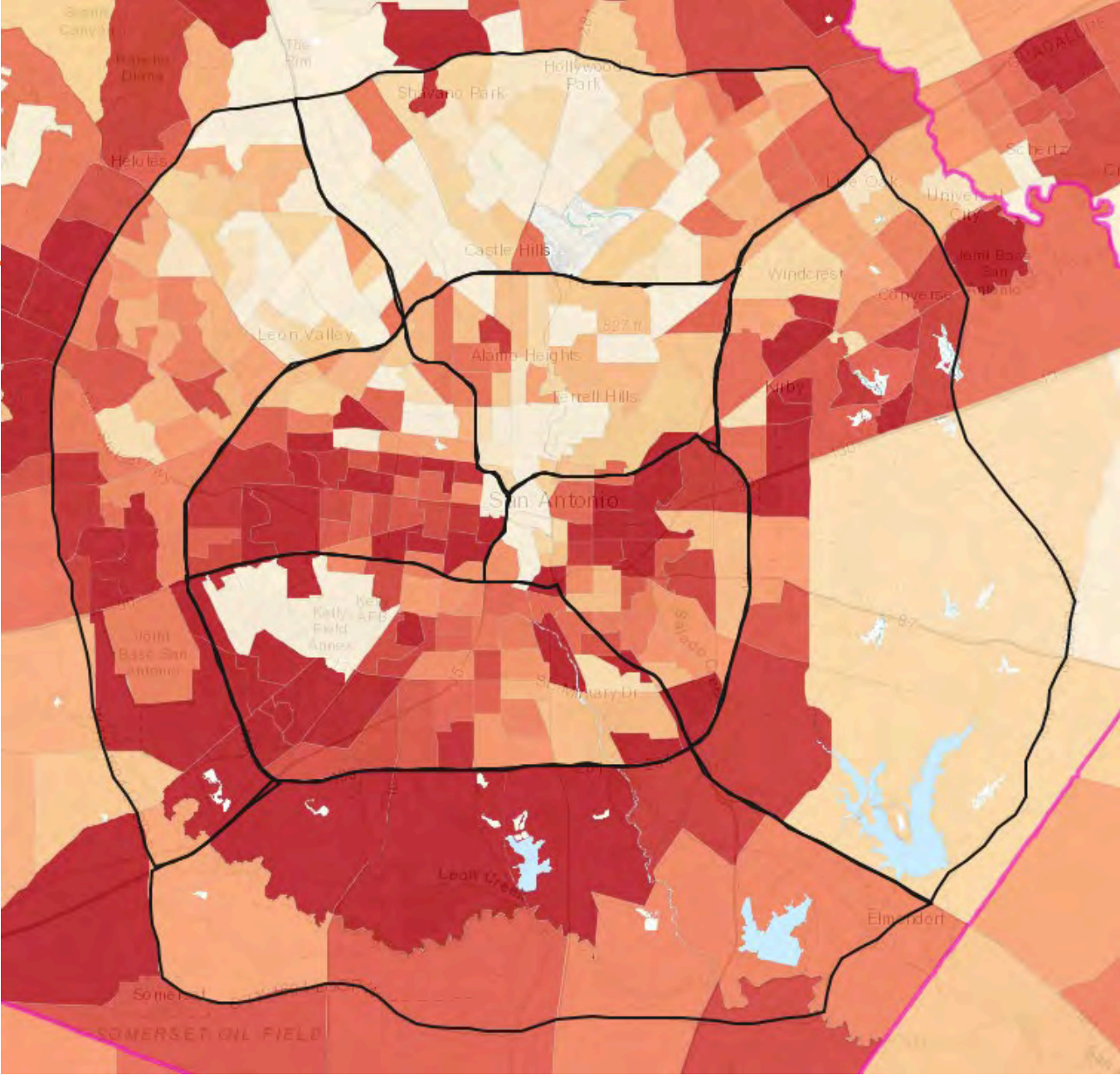
Population Density

2018 Population Density



School Age Children as a Percent of Total Population

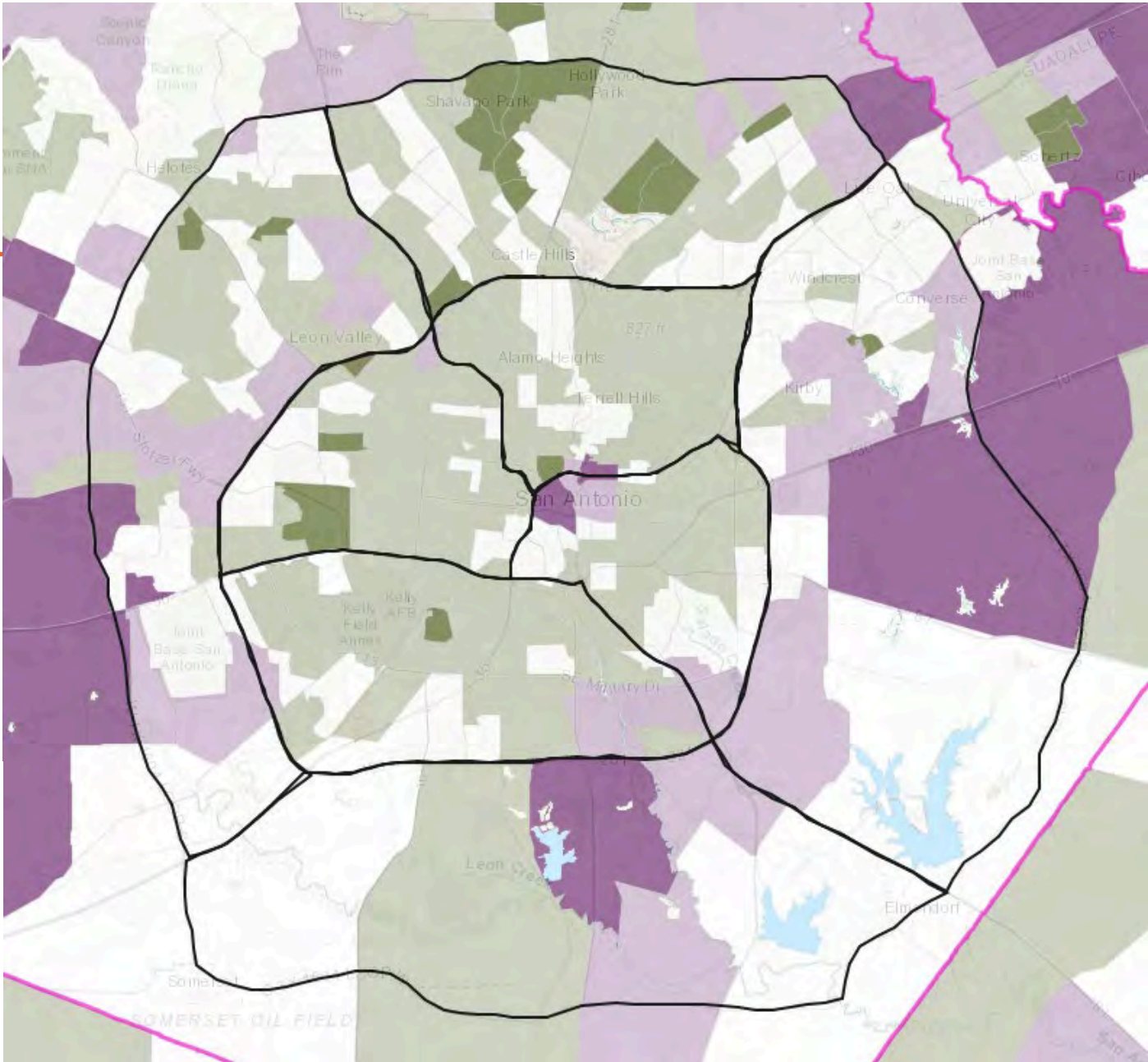
Population Ages 5-17 as a Percent of Total Population, 2018



Growth in School Age Population

Percent Growth in School Age Children, 2018 to 2023 (Ages 5-17)

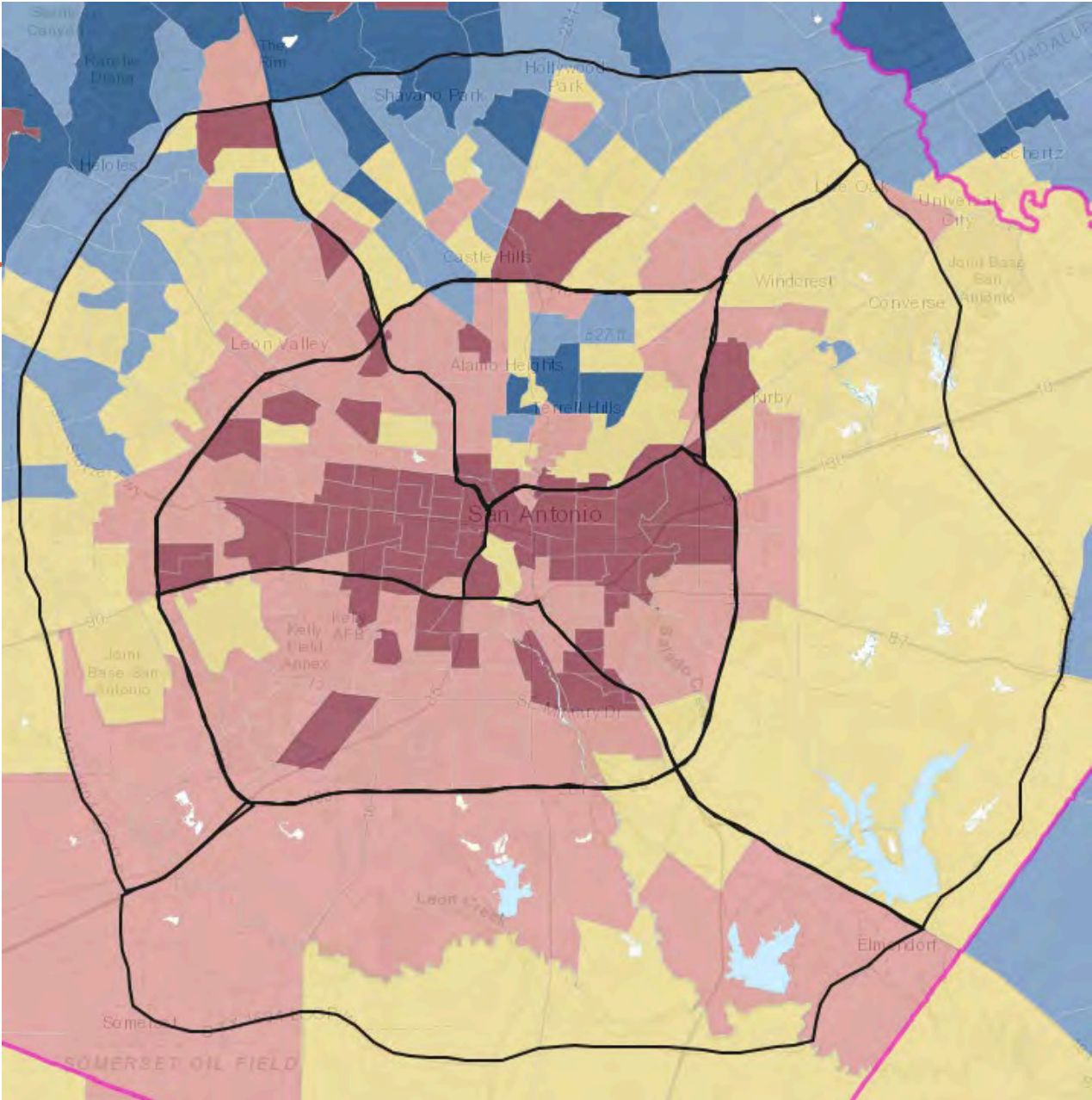
- > 21.7 - 49
- > 10.6 - 21.7
- > 3.5 - 10.6
- > -5 - 3.5
- 50 - -5



Median Household Income

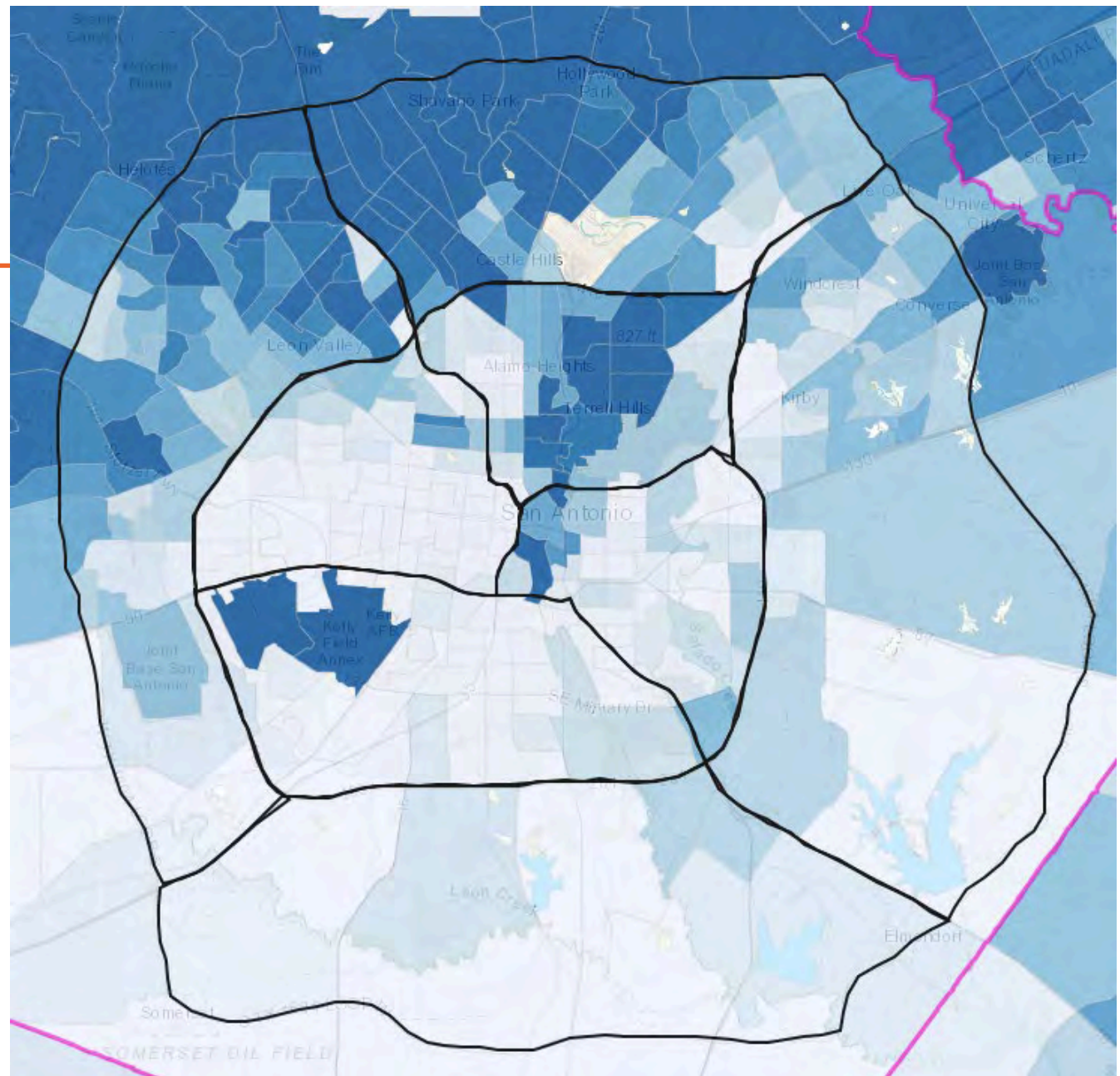
2018 Median Household Income

- > 107,789 - 200,001
- > 72,291 - 107,789
- > 49,358 - 72,291
- > 32,949 - 49,358
- 0 - 32,949



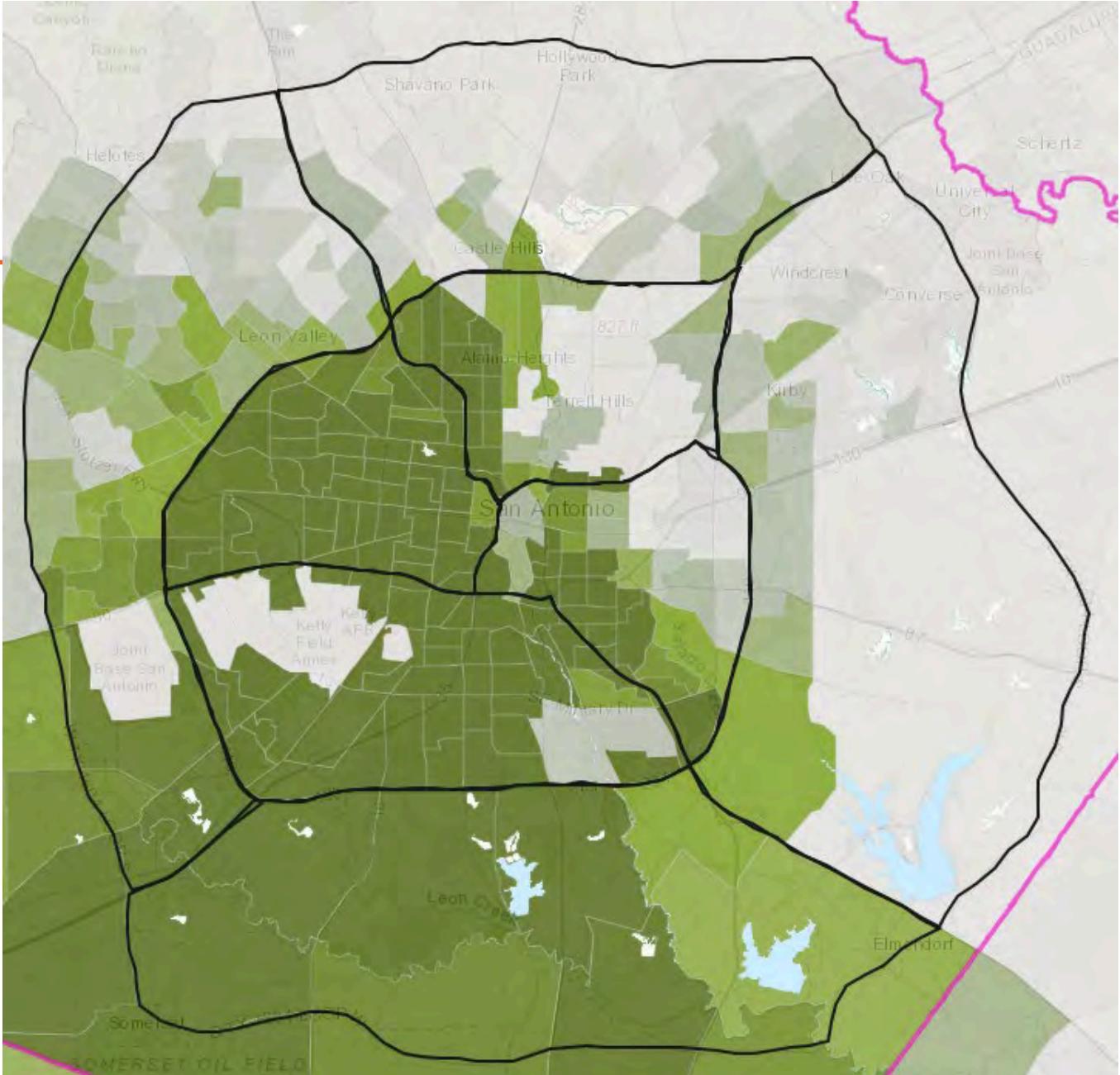
Educational Attainment

% of the Population with a Bachelor's Degree or Higher

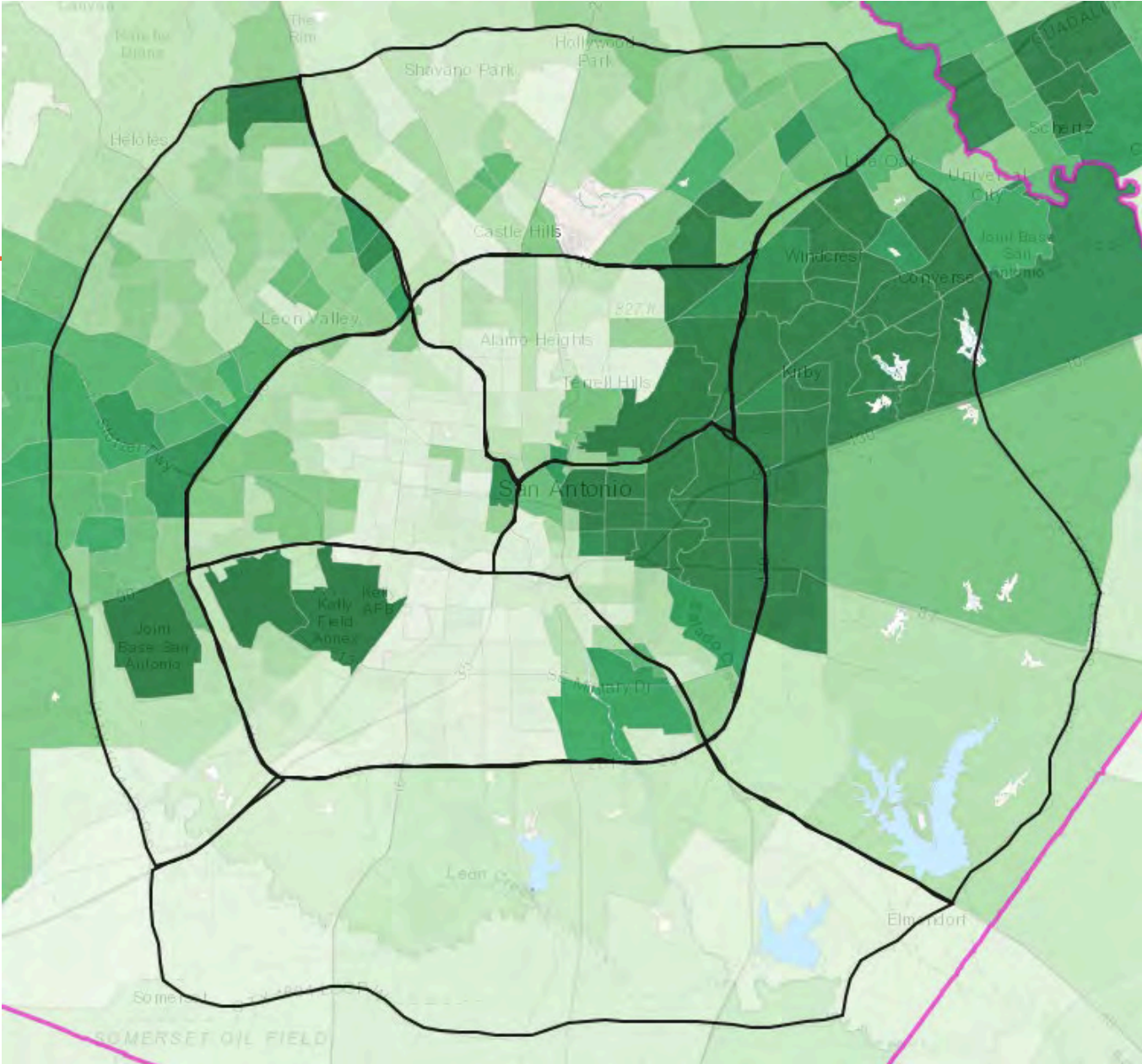
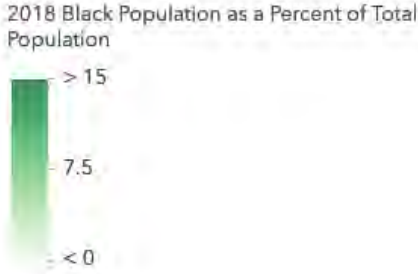


Race and Ethnicity: Hispanic Population

2018 Hispanic Population as a Percent of Total Population



Race and Ethnicity: Black Population



Race and Ethnicity: White Population

2018 White Population as a Percent of Total Population

