San Antonio Landscape Assessment
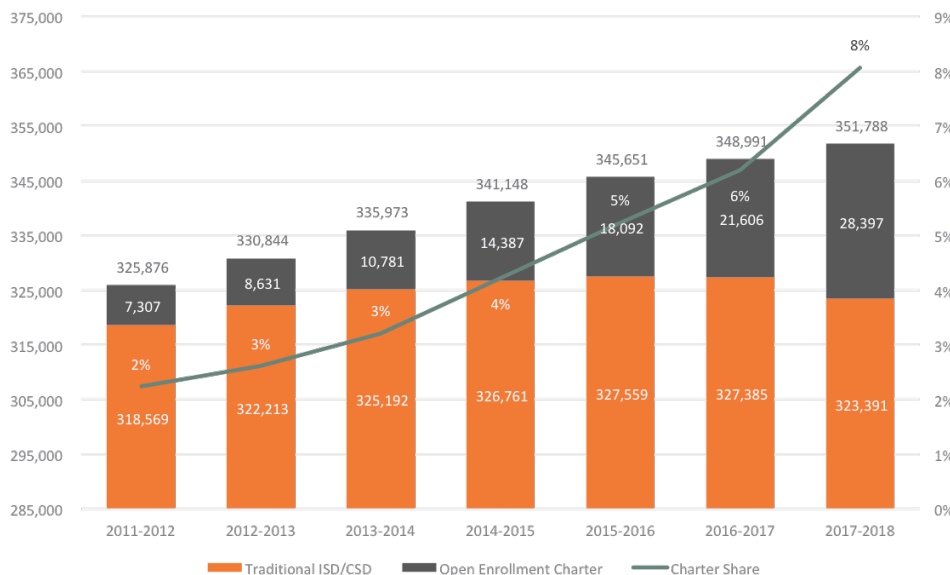
buildinghope

OUR GOAL

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

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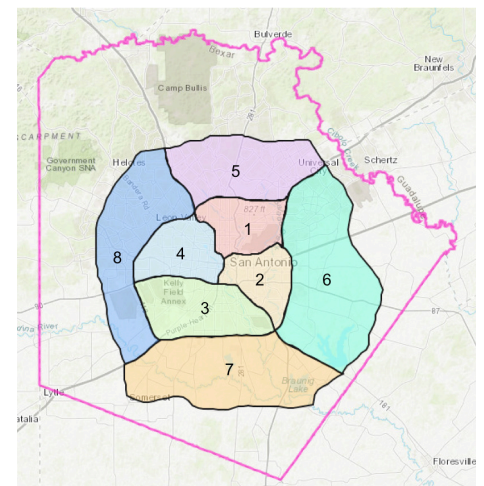
Whether a large CMO seeking the right piece of land for your next K-12, or a single-site operator looking to open a diverse-by-design middle school, this report was crafted agnostically, seeking only to serve as a resource for operators to make informed decisions.

METHODOLOGY

San Antonio, located in Bexar County in south-central Texas, is home to more than 350,000 elementary and secondary students. Its outermost major highway, 1604, captures and accounts for 77% of the children within the county. As such, we created 8 zones within this area to better understand and study the landscape. Within each zone, we studied its demographics, the forecasted growth of school age students, and examined the current schools in each zone – using multiple sources to aggregate data about San Antonio on the whole and for each zone, specifically. We used ArcGIS as our geospatial analysis tool, and partnered with Colliers International to provide all data related to facility and land costs.

BEXAR COUNTY PUBLIC SCHOOL ENROLLMENT

KEY INDICATORS OF EACH ZONE

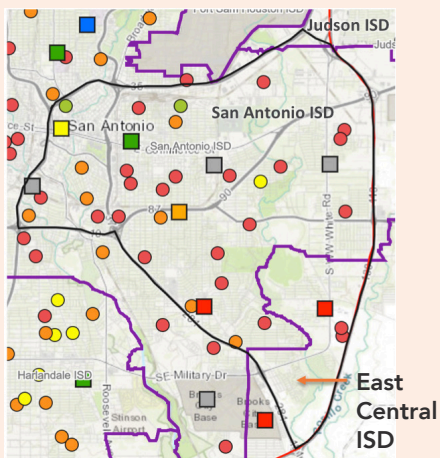| Zone	Percent D & F Schools	Raw K-12 Population	K-12 Population Growth (2023)	Avg Public Teacher Salary (Starting)	Household Income	Household Poverty	Avg. Land Sale Price (per sf)	Avg. Rental Asking Price
1	53%	24,927	388	$52,275	$48,774	17%	$5.14	$25.58
2	82%	22,434	1,076	$52,218	$33,897	27%	$4.61	$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

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 under-served, 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.
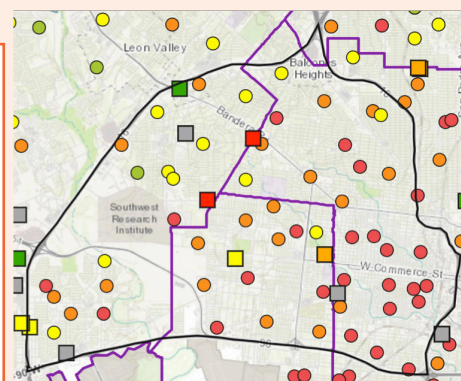
Children at Risk Ratings
- 🔵 A+, A, or A-
- 🟢 B+, B, or B-
- 🟡 C+, C, or C-
- 🟠 D+, D, or D-
- 🔴 F
- ⬛ Charter
- ⚫ Traditional Public School
- | Traditional District Boundaries

Judson ISD
San Antonio ISD
San Antonio
East Central ISD

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.
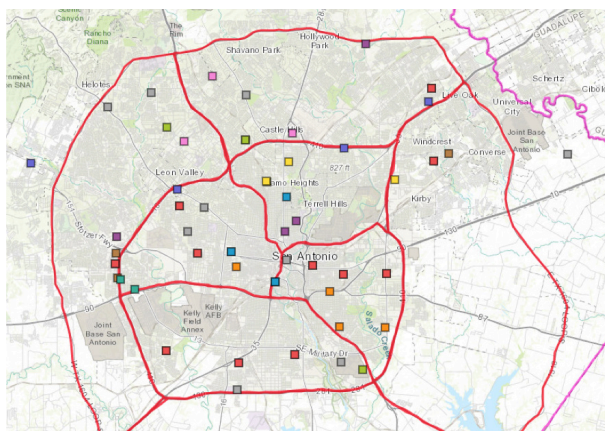
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Leon Valley
Balcones Heights
Southwest Research Institute
W Commerce St

CURRENT CHARTER LANDSCAPE

The ten largest CMOs in the greater San Antonio area are spread out centrally, and to the north and west, and serve just under 20,000 students.

- 🟥 IDEA PUBLIC SCHOOLS
- 🟦 KIPP TEXAS PUBLIC SCHOOLS
- 🟩 BROOKS ACADEMIES OF TEXAS
- 🟪 GREAT HEARTS TEXAS
- 🟧 JUBILEE ACADEMIES
- 🟨 SCHOOL OF EXCELLENCE IN EDUCATION
- 🟦 SCHOOL OF SCIENCE AND TECHNOLOGY
- 🟪 BASIS TEXAS
- 🟫 HARMONY SCIENCE ACAD (SAN ANTONIO)
- 🟩 LIGHTHOUSE CHARTER SCHOOL
- ⬜ Other

For the full San Antonio Charter Landscape Report and access to an interactive map capturing the data in the report, please refer to **charter.support/texas**.

& ampersand education

Prepared by Ampersand Education with the support of Building Hope and Colliers.