



# San Antonio Metropolitan Area



## SAN ANTONIO STATISTICS

- Second largest city in Texas.
- Seventh largest city in the U.S.
- Second most populated city in Texas.
- Host to more than 39 million visitors a year.
- Vibrant downtown area rich in culture and history.
- Host to eight universities, including Division I schools, the University of Texas at San Antonio (UTSA) and University of the Incarnate Word, as well as the Alamo College System.

## SAN ANTONIO RANKINGS

- #1 America's Next Boom Town - Forbes
- 22,000 New Residents Added in 2023
- Fastest Growing City In the U.S.
- #2 Largest Cybersecurity Ecosystem
- #3 Best City for Startup Activity - Kauffman Index
- Top 15 Best Cities to Launch a Career - LinkedIn
- Over 150,000 Companies located in the San Antonio Area



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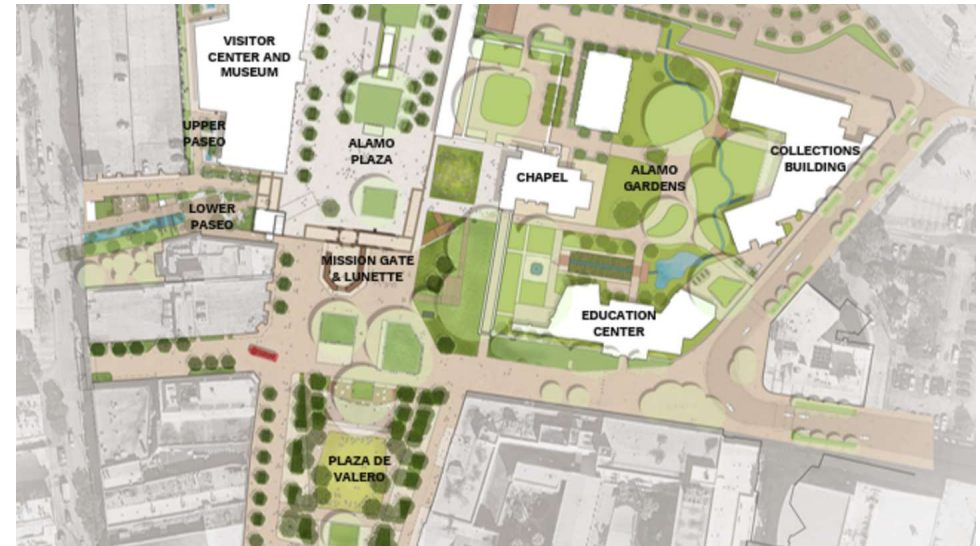
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# At the Core

## THE ALAMO

Over 1/2 billion project to recapture the original mission site and battlefield footprint and preserve the 300 year old church and barracks as well as to create a world-class 100,000 sf Visitor Center and Museum, House exhibit and palisade exhibit, Alamo Exhibit at the Ralston Family Collection Center, 4-D Theater, retail space and rooftop restaurant to preserve San Antonio's rich history and legacy.



## SAN ANTONIO RIVER WALK

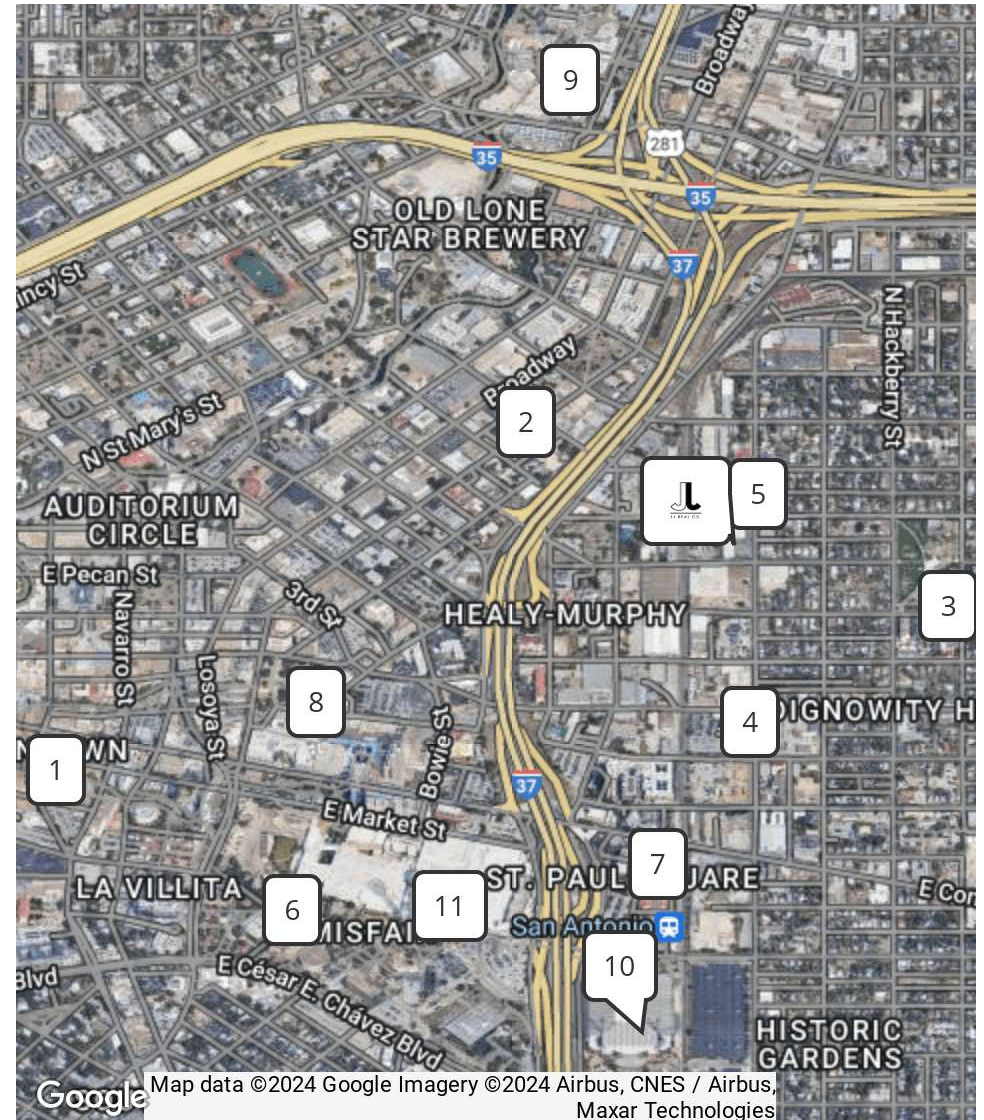
The San Antonio Riverwalk is known as one of the most vibrant and unique tourist attractions in the United States. Known as the #1 attraction in all of Texas with over 40 million visitors annually, the Riverwalk encompasses 15 miles and flows through about 5 miles of downtown San Antonio.

Over 182 boutiques, retail outlets, dining options, world-class art galleries, and museums, the Riverwalk are established on the Riverwalk, from which the property benefits immensely.



# The Neighborhood

- 1. Downtown San Antonio
- 2. River North
- 3. Dignowity Park
- 4. Texas Research & Technology Foundation
- 5. Skates Park
- 6. Hemisfair Park
- 7. St. Paul Square
- 8. The Alamo
- 9. The Pearl
- 10. Alamodome
- 11. Convention Center





# Texas Research and Technology Foundation



## INNOVATION DISTRICT FOR SCIENCE AND TECHNOLOGY

Inspired by the power of innovation, proximity, talent attraction, and inclusive economic development, TRTF has embarked on a bold vision to develop an urban innovation district. The establishment of this innovation district will position San Antonio as a leader in developing innovative medical breakthroughs and generating economic growth and investment.

## VELOCITYTX

this is the first Innovation Center in the city's near eastside to facilitate collaboration and the collision of ideas, drive innovation, and foster the entrepreneurial spirit. It helps early-stage dual use bioscience companies launch innovative breakthroughs that can significantly enhance and save lives at a global level. This 17,000 square foot state of the art facility brings together a like-minded community of people who want to change the world – innovators, thinkers, doers, connectors.

## STEP INTO STEM

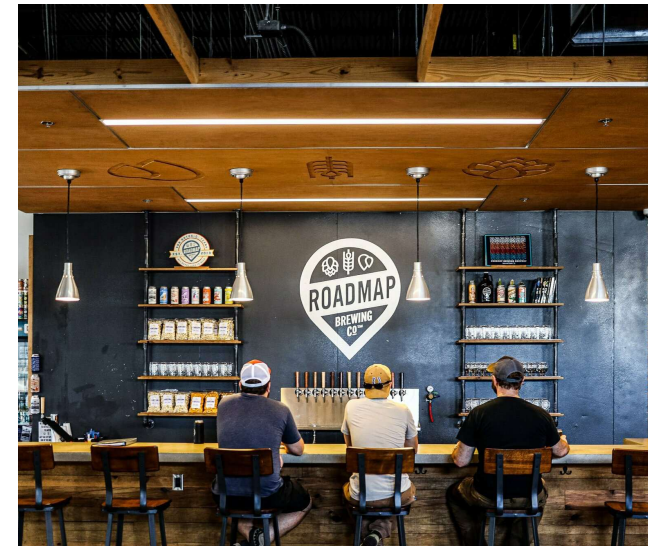
An estimated 1,000 biotech-related jobs are expected to be available in San Antonio over the next five years. To meet this need, TRTF forged a partnership with Communities in Schools of San Antonio (CIS-SA) to prepare the next generation of employees in bioscience and technology.



# River North

## A NEW DOWNTOWN NEIGHBORHOOD

- Benefitting from \$500M Broadway street improvements, including expanded treelined sidewalks and bike lanes
- Pedestrian, bike, and commuter friendly
- Neighboring the Hixon - Cavender 9+ acre redevelopment project
- Walkable to new Make Ready Food Hall, Soto Building, CPS Headquarters, Pabst Brewing, Argo Group, Encore Bank, San Antonio Express-News, and Tesla lot
- Vibrant and growing arts, entertainment, and nightlife live/work district, including the Tobin Center, San Antonio Museum of Art, and numerous bars and restaurants
- 2000+ units of luxury apartments within walking distance



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# Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	0.75 MILES
Total Population	872	2,952	6,040
Average Age	37.9	36.6	36.1
Average Age (Male)	40.9	37.8	37.2
Average Age (Female)	37.0	37.0	35.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	0.75 MILES
Total Households	434	1,488	3,193
# of Persons per HH	2.0	2.0	1.9
Average HH Income	\$101,403	\$85,527	\$76,503
Average House Value	\$357,196	\$321,940	\$301,464

ETHNICITY (%)	0.25 MILES	0.5 MILES	0.75 MILES
Hispanic	53.1%	53.7%	55.4%

RACE	0.25 MILES	0.5 MILES	0.75 MILES
Total Population - White	640	1,983	3,763
Total Population - Black	63	200	454
Total Population - Asian	9	40	101
Total Population - Hawaiian	0	0	0
Total Population - American Indian	0	5	19
Total Population - Other	61	361	973

2020 American Community Survey (ACS)

