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# Cool Crest Building

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# Demographic Detail Report

1414 Fredericksburg Rd, San Antonio, TX 78201

Building Type: **General Retail**      Total Available: **4,400 SF**  
 Secondary: -      % Leased: **0%**  
 GLA: **4,400 SF**      Rent/SF/Yr: **\$18.00**  
 Year Built: **1948**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	20,611	181,034	456,456
2020 Estimate	19,725	171,760	430,907
2010 Census	19,211	157,917	382,492
Growth 2020 - 2025	4.49%	5.40%	5.93%
Growth 2010 - 2020	2.68%	8.77%	12.66%
<b>2020 Population by Age</b>			
	<b>19,725</b>	<b>171,760</b>	<b>430,907</b>
Age 0 - 4	1,249 6.33%	11,722 6.82%	30,040 6.97%
Age 5 - 9	1,224 6.21%	11,480 6.68%	29,750 6.90%
Age 10 - 14	1,251 6.34%	11,394 6.63%	29,838 6.92%
Age 15 - 19	1,287 6.52%	11,482 6.68%	29,631 6.88%
Age 20 - 24	1,332 6.75%	12,546 7.30%	31,297 7.26%
Age 25 - 29	1,504 7.62%	14,531 8.46%	35,782 8.30%
Age 30 - 34	1,463 7.42%	13,627 7.93%	33,679 7.82%
Age 35 - 39	1,371 6.95%	12,099 7.04%	30,022 6.97%
Age 40 - 44	1,230 6.24%	10,356 6.03%	25,563 5.93%
Age 45 - 49	1,279 6.48%	10,399 6.05%	25,465 5.91%
Age 50 - 54	1,227 6.22%	9,718 5.66%	23,806 5.52%
Age 55 - 59	1,257 6.37%	9,929 5.78%	24,408 5.66%
Age 60 - 64	1,139 5.77%	8,887 5.17%	21,834 5.07%
Age 65 - 69	976 4.95%	7,578 4.41%	18,594 4.32%
Age 70 - 74	746 3.78%	5,863 3.41%	14,544 3.38%
Age 75 - 79	495 2.51%	3,976 2.31%	10,140 2.35%
Age 80 - 84	340 1.72%	2,820 1.64%	7,418 1.72%
Age 85+	354 1.79%	3,351 1.95%	9,097 2.11%
Age 65+	2,911 14.76%	23,588 13.73%	59,793 13.88%
<b>Median Age</b>	<b>37.00</b>	<b>34.70</b>	<b>34.30</b>
<b>Average Age</b>	<b>38.00</b>	<b>36.70</b>	<b>36.50</b>

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Radius	1 Mile		3 Mile		5 Mile	
<b>2020 Population By Race</b>	<b>19,725</b>		<b>171,760</b>		<b>430,907</b>	
White	18,494	93.76%	158,087	92.04%	388,166	90.08%
Black	425	2.15%	6,291	3.66%	22,380	5.19%
Am. Indian & Alaskan	333	1.69%	2,964	1.73%	6,925	1.61%
Asian	149	0.76%	1,572	0.92%	5,731	1.33%
Hawaiian & Pacific Island	27	0.14%	227	0.13%	610	0.14%
Other	297	1.51%	2,620	1.53%	7,096	1.65%
<b>Population by Hispanic Origin</b>	<b>19,725</b>		<b>171,760</b>		<b>430,907</b>	
Non-Hispanic Origin	2,598	13.17%	28,522	16.61%	96,552	22.41%
Hispanic Origin	17,127	86.83%	143,239	83.39%	334,355	77.59%
<b>2020 Median Age, Male</b>	<b>36.10</b>		<b>34.30</b>		<b>33.50</b>	
<b>2020 Average Age, Male</b>	<b>37.10</b>		<b>35.90</b>		<b>35.40</b>	
<b>2020 Median Age, Female</b>	<b>38.10</b>		<b>35.10</b>		<b>35.20</b>	
<b>2020 Average Age, Female</b>	<b>39.00</b>		<b>37.50</b>		<b>37.60</b>	
<b>2020 Population by Occupation Classification</b>	<b>15,743</b>		<b>134,867</b>		<b>335,343</b>	
Civilian Employed	9,651	61.30%	74,364	55.14%	187,240	55.84%
Civilian Unemployed	296	1.88%	2,710	2.01%	6,775	2.02%
Civilian Non-Labor Force	5,795	36.81%	57,548	42.67%	137,935	41.13%
Armed Forces	1	0.01%	245	0.18%	3,393	1.01%
<b>Households by Marital Status</b>						
Married	2,643		20,270		54,263	
Married No Children	1,555		11,498		31,003	
Married w/Children	1,088		8,772		23,261	
<b>2020 Population by Education</b>	<b>14,511</b>		<b>123,602</b>		<b>305,947</b>	
Some High School, No Diploma	4,127	28.44%	36,570	29.59%	78,382	25.62%
High School Grad (Incl Equivalency)	3,128	21.56%	31,827	25.75%	76,169	24.90%
Some College, No Degree	3,415	23.53%	26,868	21.74%	70,996	23.21%
Associate Degree	1,129	7.78%	10,466	8.47%	25,597	8.37%
Bachelor Degree	1,633	11.25%	10,633	8.60%	32,744	10.70%
Advanced Degree	1,079	7.44%	7,238	5.86%	22,059	7.21%

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Radius	1 Mile		3 Mile		5 Mile	
<b>2020 Population by Occupation</b>	<b>17,439</b>		<b>134,936</b>		<b>340,364</b>	
Real Estate & Finance	503	2.88%	4,875	3.61%	13,153	3.86%
Professional & Management	3,542	20.31%	25,665	19.02%	71,655	21.05%
Public Administration	325	1.86%	2,254	1.67%	6,497	1.91%
Education & Health	2,238	12.83%	17,340	12.85%	42,288	12.42%
Services	2,503	14.35%	20,577	15.25%	46,731	13.73%
Information	285	1.63%	1,245	0.92%	2,885	0.85%
Sales	2,037	11.68%	17,899	13.26%	45,267	13.30%
Transportation	661	3.79%	5,110	3.79%	11,291	3.32%
Retail	1,050	6.02%	8,115	6.01%	20,494	6.02%
Wholesale	250	1.43%	1,860	1.38%	4,207	1.24%
Manufacturing	527	3.02%	3,732	2.77%	11,258	3.31%
Production	975	5.59%	7,674	5.69%	20,861	6.13%
Construction	1,556	8.92%	10,314	7.64%	23,550	6.92%
Utilities	298	1.71%	2,539	1.88%	6,540	1.92%
Agriculture & Mining	114	0.65%	729	0.54%	1,874	0.55%
Farming, Fishing, Forestry	40	0.23%	363	0.27%	531	0.16%
Other Services	535	3.07%	4,645	3.44%	11,282	3.31%
<b>2020 Worker Travel Time to Job</b>	<b>9,495</b>		<b>72,701</b>		<b>184,540</b>	
<30 Minutes	6,783	71.44%	53,427	73.49%	136,423	73.93%
30-60 Minutes	2,246	23.65%	15,605	21.46%	38,101	20.65%
60+ Minutes	466	4.91%	3,669	5.05%	10,016	5.43%
<b>2010 Households by HH Size</b>	<b>7,064</b>		<b>53,986</b>		<b>135,045</b>	
1-Person Households	2,054	29.08%	16,697	30.93%	41,230	30.53%
2-Person Households	1,982	28.06%	13,887	25.72%	35,913	26.59%
3-Person Households	1,140	16.14%	8,233	15.25%	20,600	15.25%
4-Person Households	840	11.89%	6,584	12.20%	16,712	12.38%
5-Person Households	515	7.29%	4,332	8.02%	10,507	7.78%
6-Person Households	257	3.64%	2,165	4.01%	5,219	3.86%
7 or more Person Households	276	3.91%	2,088	3.87%	4,864	3.60%
<b>2020 Average Household Size</b>	<b>2.70</b>		<b>2.70</b>		<b>2.70</b>	
<b>Households</b>						
2025 Projection	7,383		61,738		160,177	
2020 Estimate	7,103		58,684		151,557	
2010 Census	7,064		53,986		135,045	
Growth 2020 - 2025	3.94%		5.20%		5.69%	
Growth 2010 - 2020	0.55%		8.70%		12.23%	

## Demographic Detail Report

1414 Fredericksburg Rd, San Antonio, TX 78201						
Radius	1 Mile		3 Mile		5 Mile	
<b>2020 Households by HH Income</b>	<b>7,103</b>		<b>58,684</b>		<b>151,558</b>	
<\$25,000	2,005	28.23%	22,601	38.51%	53,678	35.42%
\$25,000 - \$50,000	2,187	30.79%	16,119	27.47%	40,117	26.47%
\$50,000 - \$75,000	1,198	16.87%	8,523	14.52%	22,885	15.10%
\$75,000 - \$100,000	873	12.29%	5,279	9.00%	14,404	9.50%
\$100,000 - \$125,000	308	4.34%	2,155	3.67%	6,930	4.57%
\$125,000 - \$150,000	212	2.98%	1,415	2.41%	3,717	2.45%
\$150,000 - \$200,000	177	2.49%	1,146	1.95%	4,244	2.80%
\$200,000+	143	2.01%	1,446	2.46%	5,583	3.68%
<b>2020 Avg Household Income</b>	<b>\$56,051</b>		<b>\$50,463</b>		<b>\$56,817</b>	
<b>2020 Med Household Income</b>	<b>\$42,807</b>		<b>\$34,698</b>		<b>\$37,786</b>	
<b>2020 Occupied Housing</b>	<b>7,103</b>		<b>58,683</b>		<b>151,557</b>	
Owner Occupied	4,103	57.76%	28,674	48.86%	75,216	49.63%
Renter Occupied	3,000	42.24%	30,009	51.14%	76,341	50.37%
<b>2010 Housing Units</b>	<b>7,892</b>		<b>62,941</b>		<b>160,962</b>	
1 Unit	6,207	78.65%	41,886	66.55%	102,194	63.49%
2 - 4 Units	1,114	14.12%	6,869	10.91%	15,526	9.65%
5 - 19 Units	412	5.22%	7,593	12.06%	25,507	15.85%
20+ Units	159	2.01%	6,593	10.47%	17,735	11.02%
<b>2020 Housing Value</b>	<b>4,103</b>		<b>28,674</b>		<b>75,214</b>	
<\$100,000	1,630	39.73%	14,568	50.81%	34,633	46.05%
\$100,000 - \$200,000	1,447	35.27%	8,502	29.65%	19,904	26.46%
\$200,000 - \$300,000	642	15.65%	2,333	8.14%	7,564	10.06%
\$300,000 - \$400,000	225	5.48%	1,220	4.25%	4,695	6.24%
\$400,000 - \$500,000	66	1.61%	645	2.25%	2,604	3.46%
\$500,000 - \$1,000,000	93	2.27%	1,098	3.83%	4,448	5.91%
\$1,000,000+	0	0.00%	308	1.07%	1,366	1.82%
<b>2020 Median Home Value</b>	<b>\$129,129</b>		<b>\$98,413</b>		<b>\$114,942</b>	
<b>2020 Housing Units by Yr Built</b>	<b>7,903</b>		<b>63,272</b>		<b>162,076</b>	
Built 2010+	6	0.08%	3,261	5.15%	11,253	6.94%
Built 2000 - 2010	133	1.68%	1,648	2.60%	7,721	4.76%
Built 1990 - 1999	149	1.89%	2,162	3.42%	7,960	4.91%
Built 1980 - 1989	243	3.07%	3,642	5.76%	12,719	7.85%
Built 1970 - 1979	379	4.80%	6,374	10.07%	20,513	12.66%
Built 1960 - 1969	758	9.59%	8,931	14.12%	25,702	15.86%
Built 1950 - 1959	1,697	21.47%	14,777	23.35%	33,352	20.58%
Built <1949	4,538	57.42%	22,477	35.52%	42,856	26.44%
<b>2020 Median Year Built</b>	<b>1948</b>		<b>1955</b>		<b>1961</b>	