
Sidney Baker Street South

Demographic Detail Report

1168 Sidney Baker St S, Kerrville, TX 78028

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **2,500 SF**
 Year Built: -

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Separate & Individually Available:
 2 buildings - 500 sq. ft.
 Separate utilities
 Price: \$50 / sq. ft.

Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	5,175	27,153	37,765
2020 Estimate	4,919	25,955	36,051
2010 Census	4,352	23,776	32,754
Growth 2020 - 2025	5.20%	4.62%	4.75%
Growth 2010 - 2020	13.03%	9.16%	10.07%
2020 Population by Age			
	4,919	25,955	36,051
Age 0 - 4	273 5.55%	1,481 5.71%	1,935 5.37%
Age 5 - 9	251 5.10%	1,392 5.36%	1,854 5.14%
Age 10 - 14	263 5.35%	1,459 5.62%	2,001 5.55%
Age 15 - 19	285 5.79%	1,571 6.05%	2,158 5.99%
Age 20 - 24	283 5.75%	1,508 5.81%	2,001 5.55%
Age 25 - 29	306 6.22%	1,591 6.13%	2,048 5.68%
Age 30 - 34	289 5.88%	1,503 5.79%	1,924 5.34%
Age 35 - 39	258 5.24%	1,356 5.22%	1,770 4.91%
Age 40 - 44	229 4.66%	1,219 4.70%	1,652 4.58%
Age 45 - 49	245 4.98%	1,313 5.06%	1,839 5.10%
Age 50 - 54	273 5.55%	1,449 5.58%	2,059 5.71%
Age 55 - 59	334 6.79%	1,733 6.68%	2,479 6.88%
Age 60 - 64	348 7.07%	1,768 6.81%	2,563 7.11%
Age 65 - 69	356 7.24%	1,792 6.90%	2,646 7.34%
Age 70 - 74	331 6.73%	1,665 6.41%	2,496 6.92%
Age 75 - 79	245 4.98%	1,265 4.87%	1,895 5.26%
Age 80 - 84	172 3.50%	903 3.48%	1,332 3.69%
Age 85+	177 3.60%	986 3.80%	1,399 3.88%
Age 65+	1,281 26.04%	6,611 25.47%	9,768 27.09%
Median Age	45.40	44.60	46.90
Average Age	43.90	43.40	44.50

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Radius	1 Mile	3 Mile	5 Mile
2020 Population By Race	4,919	25,955	36,051
White	4,549 92.48%	23,991 92.43%	33,619 93.25%
Black	120 2.44%	785 3.02%	908 2.52%
Am. Indian & Alaskan	62 1.26%	283 1.09%	357 0.99%
Asian	83 1.69%	350 1.35%	457 1.27%
Hawaiian & Pacific Island	8 0.16%	26 0.10%	37 0.10%
Other	97 1.97%	520 2.00%	674 1.87%
Population by Hispanic Origin	4,919	25,955	36,051
Non-Hispanic Origin	3,380 68.71%	17,629 67.92%	25,616 71.05%
Hispanic Origin	1,540 31.31%	8,326 32.08%	10,435 28.95%
2020 Median Age, Male	44.00	42.40	44.80
2020 Average Age, Male	43.20	42.20	43.30
2020 Median Age, Female	46.80	46.60	48.70
2020 Average Age, Female	44.60	44.50	45.50
2020 Population by Occupation Classification	4,077	21,308	29,828
Civilian Employed	2,154 52.83%	11,185 52.49%	15,574 52.21%
Civilian Unemployed	52 1.28%	318 1.49%	408 1.37%
Civilian Non-Labor Force	1,870 45.87%	9,803 46.01%	13,841 46.40%
Armed Forces	1 0.02%	2 0.01%	5 0.02%
Households by Marital Status			
Married	947	4,905	7,369
Married No Children	678	3,398	5,204
Married w/Children	269	1,507	2,165
2020 Population by Education	3,894	20,018	28,116
Some High School, No Diploma	461 11.84%	2,924 14.61%	3,666 13.04%
High School Grad (Incl Equivalency)	1,076 27.63%	5,330 26.63%	7,313 26.01%
Some College, No Degree	1,018 26.14%	5,355 26.75%	7,961 28.31%
Associate Degree	330 8.47%	1,475 7.37%	2,013 7.16%
Bachelor Degree	681 17.49%	3,200 15.99%	4,680 16.65%
Advanced Degree	328 8.42%	1,734 8.66%	2,483 8.83%

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Radius	1 Mile		3 Mile		5 Mile	
2020 Population by Occupation	3,753		19,888		27,755	
Real Estate & Finance	188	5.01%	581	2.92%	899	3.24%
Professional & Management	880	23.45%	4,715	23.71%	6,543	23.57%
Public Administration	51	1.36%	445	2.24%	613	2.21%
Education & Health	483	12.87%	2,942	14.79%	4,203	15.14%
Services	462	12.31%	2,642	13.28%	3,496	12.60%
Information	63	1.68%	177	0.89%	257	0.93%
Sales	594	15.83%	2,846	14.31%	4,004	14.43%
Transportation	0	0.00%	0	0.00%	2	0.01%
Retail	223	5.94%	1,387	6.97%	1,881	6.78%
Wholesale	9	0.24%	221	1.11%	268	0.97%
Manufacturing	95	2.53%	498	2.50%	694	2.50%
Production	146	3.89%	710	3.57%	1,126	4.06%
Construction	267	7.11%	1,181	5.94%	1,652	5.95%
Utilities	56	1.49%	277	1.39%	363	1.31%
Agriculture & Mining	29	0.77%	318	1.60%	421	1.52%
Farming, Fishing, Forestry	10	0.27%	132	0.66%	136	0.49%
Other Services	197	5.25%	816	4.10%	1,197	4.31%
2020 Worker Travel Time to Job	2,089		10,778		14,877	
<30 Minutes	1,779	85.16%	9,278	86.08%	12,562	84.44%
30-60 Minutes	182	8.71%	889	8.25%	1,485	9.98%
60+ Minutes	128	6.13%	611	5.67%	830	5.58%
2010 Households by HH Size	1,768		9,786		13,593	
1-Person Households	569	32.18%	3,168	32.37%	4,197	30.88%
2-Person Households	700	39.59%	3,674	37.54%	5,346	39.33%
3-Person Households	210	11.88%	1,257	12.84%	1,727	12.71%
4-Person Households	151	8.54%	922	9.42%	1,275	9.38%
5-Person Households	77	4.36%	438	4.48%	609	4.48%
6-Person Households	38	2.15%	202	2.06%	277	2.04%
7 or more Person Households	23	1.30%	125	1.28%	162	1.19%
2020 Average Household Size	2.30		2.30		2.30	
Households						
2025 Projection	2,098		11,166		15,670	
2020 Estimate	1,994		10,666		14,946	
2010 Census	1,768		9,785		13,594	
Growth 2020 - 2025	5.22%		4.69%		4.84%	
Growth 2010 - 2020	12.78%		9.00%		9.95%	

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Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Income	1,991		10,665		14,947	
<\$25,000	465	23.36%	2,442	22.90%	3,187	21.32%
\$25,000 - \$50,000	610	30.64%	3,074	28.82%	4,142	27.71%
\$50,000 - \$75,000	365	18.33%	2,057	19.29%	2,890	19.33%
\$75,000 - \$100,000	197	9.89%	1,273	11.94%	1,973	13.20%
\$100,000 - \$125,000	129	6.48%	591	5.54%	904	6.05%
\$125,000 - \$150,000	95	4.77%	465	4.36%	659	4.41%
\$150,000 - \$200,000	83	4.17%	444	4.16%	665	4.45%
\$200,000+	47	2.36%	319	2.99%	527	3.53%
2020 Avg Household Income	\$63,021		\$65,091		\$68,508	
2020 Med Household Income	\$44,859		\$47,734		\$51,094	
2020 Occupied Housing	1,994		10,665		14,946	
Owner Occupied	1,311	65.75%	6,990	65.54%	10,409	69.64%
Renter Occupied	683	34.25%	3,675	34.46%	4,537	30.36%
2010 Housing Units	1,769		10,346		14,143	
1 Unit	1,240	70.10%	7,798	75.37%	11,246	79.52%
2 - 4 Units	176	9.95%	975	9.42%	1,153	8.15%
5 - 19 Units	260	14.70%	1,036	10.01%	1,115	7.88%
20+ Units	93	5.26%	537	5.19%	629	4.45%
2020 Housing Value	1,311		6,990		10,410	
<\$100,000	378	28.83%	1,695	24.25%	2,240	21.52%
\$100,000 - \$200,000	430	32.80%	2,222	31.79%	3,097	29.75%
\$200,000 - \$300,000	231	17.62%	1,647	23.56%	2,589	24.87%
\$300,000 - \$400,000	141	10.76%	575	8.23%	956	9.18%
\$400,000 - \$500,000	68	5.19%	483	6.91%	833	8.00%
\$500,000 - \$1,000,000	47	3.59%	315	4.51%	568	5.46%
\$1,000,000+	16	1.22%	53	0.76%	127	1.22%
2020 Median Home Value	\$164,534		\$181,007		\$195,737	
2020 Housing Units by Yr Built	2,159		11,569		16,177	
Built 2010+	182	8.43%	645	5.58%	982	6.07%
Built 2000 - 2010	258	11.95%	1,196	10.34%	1,909	11.80%
Built 1990 - 1999	320	14.82%	1,539	13.30%	2,453	15.16%
Built 1980 - 1989	488	22.60%	2,095	18.11%	3,272	20.23%
Built 1970 - 1979	466	21.58%	2,155	18.63%	2,948	18.22%
Built 1960 - 1969	111	5.14%	1,308	11.31%	1,613	9.97%
Built 1950 - 1959	98	4.54%	1,054	9.11%	1,218	7.53%
Built <1949	236	10.93%	1,577	13.63%	1,782	11.02%
2020 Median Year Built	1982		1978		1981	