

February 2006

**LOCATION:** San Antonio, the seat of Bexar (pronounced “Bear”) County, occupies an area of 430 square miles in south central Texas at the edge of the Gulf Coastal Plains, about 140 miles north of the Gulf of Mexico. The metropolitan statistical area (MSA) is made up of Bexar, Comal, Wilson and Guadalupe Counties.

**AREA:**

City of San Antonio Incorporated Area ..... 430 sq. mi.  
Bexar County Total Area ..... 1,248 sq. mi.  
Metropolitan Statistical Area ..... 3,338 sq. mi.

**ALTITUDE:**

San Antonio ..... 701 feet  
Bexar County ..... 500-1,900 feet

**POPULATION DEMOGRAPHICS:**

	San Antonio		Bexar		Comal		Guadalupe		Wilson		MSA Total	
<b>Total</b>	1,198,093		1,459,296		78,021		89,023		32,408		1,658,748	
<b>Hispanic</b>	729,724	60.9%	830,439	56.9%	17,609	22.6%	29,561	33.2%	11,834	36.5%	889,443	53.6%
<b>Non-Hispanic</b>	468,369	39.1%	628,857	43.1%	60,412	77.4%	59,462	66.8%	20,574	63.5%	769,305	46.4%
<b>One Race</b>												
<b>White</b>	813,719	67.9%	1,002,302	68.7%	69,501	89.1%	69,122	77.6%	26,311	75.1%	1,167,236	70.4%
<b>Black</b>	76,841	6.4%	101,543	7.0%	741	0.9%	4,460	5.0%	392	12.3%	107,136	6.5%
<b>American Indian</b>	4,073	0.3%	6,820	0.5%	414	0.5%	486	0.5%	188	0.9%	7,908	0.5%
<b>Asian</b>	21,472	1.8%	26,677	1.8%	360	0.5%	772	0.9%	98	3.6%	27,907	1.7%
<b>Native Pacific</b>	707	0.1%	1,431	0.1%	23	0.0%	87	0.1%	13	0.1%	1,554	0.1%
<b>Other</b>	257,825	21.5%	290,823	19.9%	5,449	7.0%	11,360	12.8%	4,618	5.5%	312,250	18.8%
<b>Two Races</b>	23,456	2.0%	29,700	2.0%	1,533	2.0%	2,736	3.1%	788	2.4%	34,757	2.1%

Source: 2004 American Community Survey, Census Bureau

**GROWTH:** The San Antonio area growth is reflected by population figures as follows:

	1990	2000	2004	1990-2000 Growth	2000-2004 Growth
San Antonio	935,933	1,144,646	1,198,093	22.30%	4.7%
Bexar County	1,185,394	1,392,931	1,459,296	17.50%	4.8%
MSA	1,324,749	1,592,383	1,658,748	20.20%	4.2%
Texas	16,986,510	20,851,820	21,912,164	22.80%	5.1%
USA	248,709,873	281,421,906	285,691,501	13.20%	1.5%

Source: U.S. Census Bureau

**GOVERNMENT:** San Antonio has a council-manager form of city government. The City Council consists of 11 elected members, with 10 members elected by districts and the Mayor elected at large. City Council members are elected for two-year terms and may serve two terms. The City Council sets the policies of the city and hires a city manager to serve as the chief administrative officer of the city.

**TAXATION:** Texas state retail tax is 6.25%. Foods and drugs are major exclusions. The City of San Antonio levies a retail sales tax of 1.125% on all items except groceries, prescription drugs rent, mortgage payments and gasoline. The Metropolitan Transit Authority charges a 0.5% sales tax in the cities of Alamo Heights, Balcones Heights, Castle Hills, China Grove, Converse, Elmendorf, Grey Forest, Kirby, Leon Valley, Olmos Park, St. Hedwig, San Antonio, Shavano Park and Terrell Hills. The Advanced Transportation District levies a 0.25% sales tax in the City of San Antonio. The total sales tax rate for the City of San Antonio is 8.125%.

Neither the city nor the state of Texas charges a personal or corporate income tax. Listed below are some property tax rates for the fiscal year 2004-2005:

Taxing Authority	Rate per \$100 Valuation
Bexar County	0.318
City of San Antonio	0.578
School Districts	Varies 1.618 - 1.840

Source: Bexar County Appraisal District and Texas Comptroller of Public Accounts

**WATER SUPPLY:** San Antonio’s water is obtained through two major water purveyors, the San Antonio Water System and the Bexar Metropolitan Water District. Each purveyor is responsible for providing water service within their respective jurisdictions. The San Antonio Water System obtains water from the Edwards Aquifer and the Trinity Aquifer. The Bexar Metropolitan Water District utilizes water from several other aquifers, Medina Lake and River, and the Edwards Aquifer. Regional purveyors are currently planning to acquire more water resources in the near future.

**EDUCATION:** The 14 independent public school districts in Bexar County had a total enrollment of 282,006 students for the year 2005; of those, 62% are Hispanic. The students-to-teacher ratio is 15:1. In addition, there are more than 50 parochial schools and more than 100 private schools in San Antonio. The city has eight accredited universities as well as a four-campus community college system.

**HOUSING:** The median sale price of an existing home in the San Antonio MSA in December 2005 was \$138,900. Existing home sales had a record performance in 2005 with year-end sales at 23,349 units sold. The overall apartment occupancy rate in the third quarter of 2005 was 93.5%. The average rental was \$0.83 per square foot.

**Source: Census Bureau, Cockrell Realtors, Inc.**

**EMPLOYERS:** The largest employers in San Antonio are listed below:

Largest Public Sector Employers: Lackland Air Force Base/37<sup>th</sup> Training Wing, Fort Sam Houston, Randolph Air Force Base, City of San Antonio, Northside ISD, San Antonio ISD, North East ISD, University of Texas Health Science Center at San Antonio, University Health System, City Public Service, Bexar County, University of Texas at San Antonio, Brooke Army Medical Center, Brooks City-Base, U.S. Postal Service, San Antonio Police Department and South Texas Veterans Health Care System.

Largest Private Sector Employers: AT&T, H.E.B. Grocery Company, Valero Energy Corporation, USAA, Zachry Group, Sanitors, Inc., SBC Southwestern Bell, Baptist Health System, Methodist Healthcare System, Administaff, Eye Care Centers of America, Taco Cabana, VIP Temporaries, Frost National Bank, Southwest Research Institute, Aaron Rents and Sells Furniture, Christus Santa Rosa Health Care, World Savings, JP Morgan Chase Bank and Citicorp.

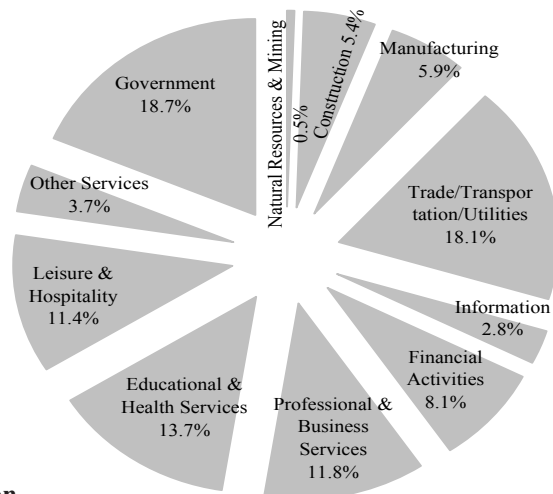
**Source: Largest Employers Directory 2004, The Greater San Antonio Chamber of Commerce**

**TOTAL EMPLOYMENT SAN ANTONIO MSA: (December 2005)**

Total Wage and Salary Employment.....	780,900
Civilian Labor Force.....	840,809
Unemployment.....	36,335
Unemployment Rate.....	4.5%

**Source: Texas Workforce Commission**

**DISTRIBUTION OF WAGE AND SALARY EMPLOYMENT: San Antonio MSA (December 2005)**



**Source: Texas Workforce Commission**

**OFFICE SPACE:** The end of 2005 indicated a stable market with the citywide vacancy rate at 16.0% at year-end, compared to 17.9% the year before. The year finished with a positive absorption of 359,617 square feet. During the third quarter of the year, rents citywide averaged \$17.91 per square foot.

**SOURCE: REOC Partners, Ltd.**

**INDUSTRIAL SPACE:** The vacancy rate at year-end 2005 was 15.9%, with a yearly absorption of 772,622 square feet for the whole year. At the third quarter of the year, rents remained stable at an average of \$5.41 per square foot.

**SOURCE: REOC Partners, Ltd.**

**RETAIL SPACE:** The retail market comprises 34.7 million square feet of space. For the year-end 2005, vacancy rates stood at 10.6%, a year before the rate was 12.9%. During the third quarter rental rates averaged \$15.23 per square feet.

**SOURCE: REOC Partners, Ltd.**

**HEALTHCARE AND BIOSCIENCE INDUSTRY:** The industry is San Antonio's number one economic generator with an annual direct impact estimated at \$13.7 billion. There are more than 109,000 medical industry employees in San Antonio, accounting for nearly 15% of total employment in the city.

**RESEARCH AND DEVELOPMENT:** Research and development funds are flowing into San Antonio at an increasing rate. For example, the National Institute for Health continues to increase its support for San Antonio projects, with more than \$162.6 million in funding in fiscal year 2003. The Texas Research Park, (the site for the University of Texas Institute of Biotechnology, the Cancer Therapy and Research Center Institute for Drug Development, and dozens of new biotechnology related companies), Brooks Air Force Base 311<sup>th</sup> Human Systems Wing, the Southwest Research Institute, the Southwest Foundation for Biomedical Research and the University of Texas Health Science Center at San Antonio are the cornerstones for San Antonio's research and development industry.

**TOURISM AND CONVENTIONS:** San Antonio received 21.3 million visitors in 2004; over 9.1 million are overnight leisure travelers. Hospitality industry employs over 86,000 and has an estimated annual economic impact of \$7.2 billion. The San Antonio metro area has more than 33,000 hotel rooms, while downtown San Antonio has over 11,000 hotel rooms.

**ATTRACTIONS:** Major tourist attractions include the Alamo and the San Antonio Missions National Historical Park, Sea World of Texas, the River Walk, La Villita, the Tower of the Americas, El Mercado (Mexican Market), the Institute of Texan Cultures, Brackenridge Park, San Antonio Zoo, the Japanese Sunken Gardens, Spanish Governor's Palace and Six Flags Fiesta Texas Theme Park. San Antonians are known for throwing a party at the drop of a hat and therefore have numerous visitors come into town for various special events throughout the year. Some of the city's well known annual events are: Livestock Show and Rodeo (February); Starving Artist Show (April); Fiesta San Antonio (April); Cinco de Mayo (May); and Folklife Festival (June). San Antonio has become a popular destination year round, particularly from Thanksgiving through New Year's when the River Walk is streamed with colored lights.

**MILITARY STATISTICS:** The four military installations located in San Antonio are Fort Sam Houston, Brooks Air Force Base, Lackland Air Force Base, and Randolph Air Force Base.

(in 2004)

Military, Reserve & National Guard.....	47,340
Civil Service.....	24,783
Direct Impact.....	\$5.1 billion total

## WEATHER DATA

	Average Temperature (Degrees Fahrenheit)	Rainfall (Inches)
January	49.55	1.58
February	53.29	1.87
March	60.53	1.69
April	68.16	2.43
May	74.83	3.91
June	79.91	3.63
July	82.56	2.15
August	82.53	2.45
September	77.47	3.30
October	68.84	3.45
November	58.12	2.43
December	51.56	1.67

While the summer is hot, with daily temperatures above 90 degrees more than 80% of the time, extremely high temperatures are rare. Mild weather prevails during much of the winter months, with below freezing temperatures occurring on an average of about 20 days per year.

**Source: National Oceanic and Atmospheric Administration, average for 1950-2005**

**RECREATION:** San Antonio is the home of three time NBA Champions San Antonio Spurs professional basketball team, the San Antonio Missions professional minor league baseball team and the AHL Rampage hockey team. Wild turkey, dove, quail and deer are plentiful for hunting a few miles away from the city. There are many streams and lakes nearby, and the Gulf of Mexico is only three hours distance by automobile.

### TRANSPORTATION:

**Railroads:** Union Pacific-Southern Pacific (UP-SP) railroad provides rail service to San Antonio for the U.S. coasts and cities along the U.S.-Mexico border. The UP-SP has two intermodal facilities in San Antonio; both are equipped for loading and unloading various types of rail freight containers. AmTrak passenger trains serve the San Antonio area.

**Freeways, Streets and Roads:** The city is encircled by Loop 410 (52.9 miles) and Loop 1604 (94.3 miles), facilitating access to all parts of San Antonio. There are five U.S. highways, four interstate highways, and numerous state highways serving the city. The Texas Department of Transportation is currently overseeing the reconstruction of two major intersections (410 & IH10 and 410 & 281) and has 45 projects under construction in Bexar County totaling \$422 million.

**Air Transportation:** The City Aviation Department operates a full service airport (San Antonio International Airport) with an international port of entry, and Stinson Airport, which is strictly a general aviation airport for small commercial and private aircraft. Fourteen scheduled airlines serve San Antonio: Aerolitoral, America West, American, ASA, Comair, Continental, Continental Express, Delta, Mexicana, Midwest Express, Northwest, Skywest, Southwest and United.

**Bus Transportation:** Three bus lines serve San Antonio: Greyhound, Kerrville and Valley Transit.

**Public Transportation:** VIA Metropolitan Transit serves the San Antonio area. It is funded through a 0.5% sales tax, fare box revenues and federal funds. VIA operates a fleet of 458 buses with 6,822 bus stops serving 99% of Bexar County. VIATrans is a service available to the mobility impaired and a park-and-ride service is available to commuters. For the year 2005, VIA served 39.1 million customers.

**Sources: VIA Metropolitan Transit**

Compiled by the Publications Department of The Greater San Antonio Chamber of Commerce. For additional information, call (210) 229-2117.



P.O. Box 1628 ■ San Antonio, Texas 78296-1628  
210/229-2100 ■ FAX 210/229-1600  
[www.sachamber.org](http://www.sachamber.org)