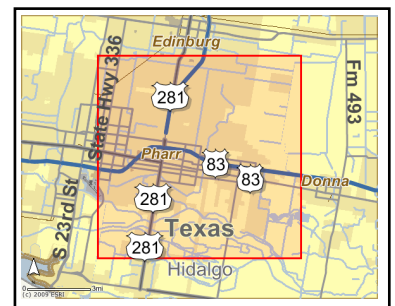
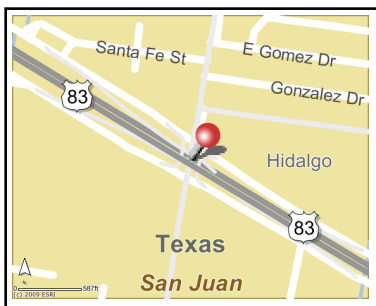


Site Map

San Juan, TX

Randy Summers, CCIM
November 9, 2009

Latitude 26.199314
Longitude -98.153826





Executive Summary

Randy Summers, CCIM

San Juan, TX
Site Type: Ring

26.199314, -98.153826
Radius: 1 Miles

26.199314, -98.153826
Radius: 3 Miles

26.199314, -98.153826
Radius: 5 Miles

2009 Population

Total Population	14,733	88,021	157,648
Male Population	48.4%	48.4%	48.7%
Female Population	51.6%	51.6%	51.3%
Median Age	27.2	29.0	29.7

2009 Income

Median HH Income	\$26,289	\$30,209	\$32,160
Per Capita Income	\$8,753	\$11,394	\$13,312
Average HH Income	\$33,473	\$39,226	\$43,964

2009 Households

Total Households	3,809	25,545	47,688
Average Household Size	3.83	3.44	3.28

2009 Housing

Owner Occupied Housing Units	61.5%	57.3%	54.3%
Renter Occupied Housing Units	25.6%	21.0%	22.9%
Vacant Housing Units	12.9%	21.7%	22.8%

Population

1990 Population	9,558	50,678	87,701
2000 Population	12,690	69,792	125,161
2009 Population	14,733	88,021	157,648
2014 Population	15,761	97,794	175,169
1990-2000 Annual Rate	2.87%	3.25%	3.62%
2000-2009 Annual Rate	1.63%	2.54%	2.53%
2009-2014 Annual Rate	1.36%	2.13%	2.13%

In the identified market area, the current year population is 157,648. In 2000, the Census count in the market area was 125,161. The rate of change since 2000 was 2.53 percent annually. The five-year projection for the population in the market area is 175,169, representing a change of 2.13 percent annually from 2009 to 2014. Currently, the population is 48.7 percent male and 51.3 percent female.

Households

1990 Households	2,356	13,632	25,457
2000 Households	3,197	19,463	36,507
2009 Households	3,809	25,545	47,688
2014 Households	4,101	28,591	53,437
1990-2000 Annual Rate	3.1%	3.63%	3.67%
2000-2009 Annual Rate	1.91%	2.98%	2.93%
2009-2014 Annual Rate	1.49%	2.28%	2.3%

The household count in this market area has changed from 36,507 in 2000 to 47,688 in the current year, a change of 2.93 percent annually. The five-year projection of households is 53,437, a change of 2.3 percent annually from the current year total. Average household size is currently 3.28, compared to 3.39 in the year 2000. The number of families in the current year is 38,939 in the market area.

Housing

Currently, 54.3 percent of the 61,753 housing units in the market area are owner occupied; 22.9 percent, renter occupied; and 22.8 percent are vacant. In 2000, there were 47,320 housing units—55.5 percent owner occupied, 22.2 percent renter occupied and 22.3 percent vacant. The rate of change in housing units since 2000 is 2.92 percent. Median home value in the market area is \$60,549, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 3.53 percent annually to \$72,029. From 2000 to the current year, median home value changed by 3.12 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



Executive Summary

Randy Summers, CCIM

San Juan, TX Site Type: Ring	26.199314, -98.153826 Radius: 1 Miles	26.199314, -98.153826 Radius: 3 Miles	26.199314, -98.153826 Radius: 5 Miles
Median Household Income			
1990 Median HH Income	\$13,796	\$15,524	\$17,521
2000 Median HH Income	\$21,377	\$23,751	\$25,619
2009 Median HH Income	\$26,289	\$30,209	\$32,160
2014 Median HH Income	\$29,181	\$33,381	\$35,707
1990-2000 Annual Rate	4.48%	4.34%	3.87%
2000-2009 Annual Rate	2.26%	2.63%	2.49%
2009-2014 Annual Rate	2.11%	2.02%	2.11%
Per Capita Income			
1990 Per Capita Income	\$4,977	\$5,932	\$7,606
2000 Per Capita Income	\$7,107	\$9,375	\$11,250
2009 Per Capita Income	\$8,753	\$11,394	\$13,312
2014 Per Capita Income	\$9,284	\$12,029	\$13,970
1990-2000 Annual Rate	3.63%	4.68%	3.99%
2000-2009 Annual Rate	2.28%	2.13%	1.84%
2009-2014 Annual Rate	1.18%	1.09%	0.97%
Average Household Income			
1990 Average Household Income	\$19,558	\$21,365	\$25,704
2000 Average Household Income	\$28,564	\$33,396	\$38,512
2009 Average HH Income	\$33,473	\$39,226	\$43,964
2014 Average HH Income	\$35,288	\$41,091	\$45,786
1990-2000 Annual Rate	3.86%	4.57%	4.13%
2000-2009 Annual Rate	1.73%	1.75%	1.44%
2009-2014 Annual Rate	1.06%	0.93%	0.82%

Households by Income

Current median household income is \$32,160 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$35,707 in five years. In 2000, median household income was \$25,619, compared to \$17,521 in 1990.

Current average household income is \$43,964 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$45,786 in five years. In 2000, average household income was \$38,512, compared to \$25,704 in 1990.

Current per capita income is \$13,312 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$13,970 in five years. In 2000, the per capita income was \$11,250, compared to \$7,606 in 1990.

Population by Employment

Total Businesses	548	2,643	6,067
Total Employees	3,682	25,340	63,003

Currently, 91.4 percent of the civilian labor force in the identified market area is employed and 8.6 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 94.2 percent of the civilian labor force, and unemployment will be 5.8 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 51.3 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 52.3 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 21.6 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 26.1 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 74.0 percent of the market area population drove alone to work, and 2.5 percent worked at home. The average travel time to work in 2000 was 19.1 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 36.3 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 26.0 percent were high school graduates only (29.8 percent in the U.S.)
- 4.4 percent had completed an Associate degree (7.2 percent in the U.S.)
- 11.8 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 4.8 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)



Demographic and Income Profile

Randy Summers, CCIM

San Juan, TX
26.199314, -98.153826

Latitude: 26.199314
Longitude: -98.153826
Radius: 1 Miles

Site Type: Ring

Summary	2000	2009	2014
Population	12,690	14,733	15,761
Households	3,197	3,809	4,101
Families	2,849	3,365	3,604
Average Household Size	3.93	3.83	3.81
Owner Occupied HUs	2,309	2,689	2,966
Renter Occupied HUs	887	1,120	1,135
Median Age	26.4	27.2	27.2

Trends: 2009-2014 Annual Rate	Area	State	National
Population	1.36%	1.79%	0.91%
Households	1.49%	1.76%	0.94%
Families	1.38%	1.59%	0.74%
Owner HHs	1.98%	2.41%	1.19%
Median Household Income	2.11%	0.79%	0.80%

Households by Income	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	1,178	36.7%	1,121	29.4%	1,105	27.0%
\$15,000 - \$24,999	641	20.0%	696	18.3%	728	17.8%
\$25,000 - \$34,999	521	16.2%	583	15.3%	569	13.9%
\$35,000 - \$49,999	421	13.1%	583	15.3%	614	15.0%
\$50,000 - \$74,999	287	8.9%	592	15.5%	850	20.7%
\$75,000 - \$99,999	110	3.4%	123	3.2%	118	2.9%
\$100,000 - \$149,999	31	1.0%	80	2.1%	81	2.0%
\$150,000 - \$199,000	12	0.4%	15	0.4%	16	0.4%
\$200,000+	10	0.3%	17	0.4%	18	0.4%
Median Household Income	\$21,377		\$26,289		\$29,181	
Average Household Income	\$28,564		\$33,473		\$35,288	
Per Capita Income	\$7,107		\$8,753		\$9,284	

Population by Age	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,298	10.2%	1,530	10.4%	1,618	10.3%
5 - 9	1,362	10.7%	1,492	10.1%	1,599	10.1%
10 - 14	1,194	9.4%	1,362	9.2%	1,488	9.4%
15 - 19	1,204	9.5%	1,366	9.3%	1,415	9.0%
20 - 24	1,002	7.9%	1,124	7.6%	1,280	8.1%
25 - 34	1,891	14.9%	2,074	14.1%	2,103	13.3%
35 - 44	1,509	11.9%	1,784	12.1%	1,823	11.6%
45 - 54	1,271	10.0%	1,545	10.5%	1,633	10.4%
55 - 64	800	6.3%	1,157	7.9%	1,293	8.2%
65 - 74	633	5.0%	672	4.6%	866	5.5%
75 - 84	356	2.8%	426	2.9%	424	2.7%
85+	169	1.3%	200	1.4%	219	1.4%

Race and Ethnicity	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,169	72.3%	10,603	72.0%	11,309	71.8%
Black Alone	37	0.3%	38	0.3%	38	0.2%
American Indian Alone	107	0.8%	117	0.8%	121	0.8%
Asian Alone	16	0.1%	18	0.1%	18	0.1%
Pacific Islander Alone	7	0.1%	10	0.1%	11	0.1%
Some Other Race Alone	3,022	23.8%	3,559	24.2%	3,847	24.4%
Two or More Races	331	2.6%	388	2.6%	417	2.6%
Hispanic Origin (Any Race)	12,277	96.7%	14,399	97.7%	15,463	98.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Demographic and Income Profile

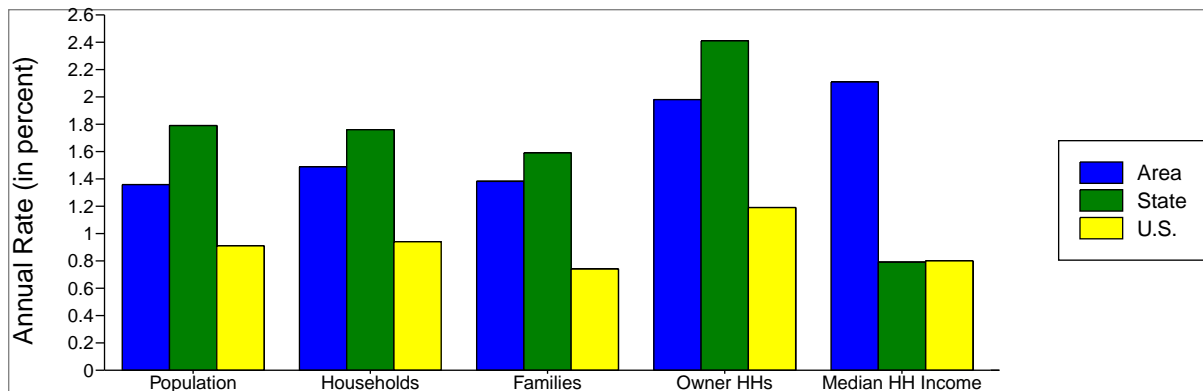
Randy Summers, CCIM

San Juan, TX
26.199314, -98.153826

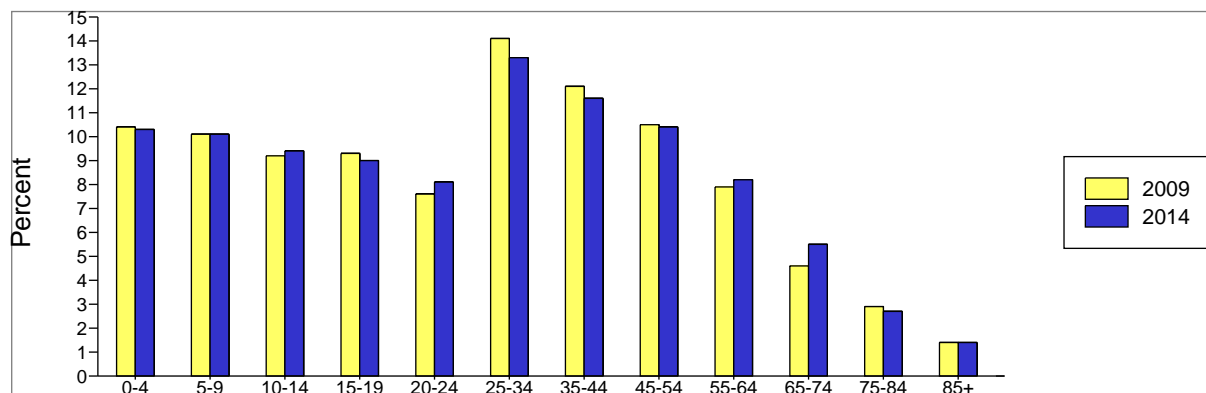
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Radius: 1 Miles

Site Type: Ring

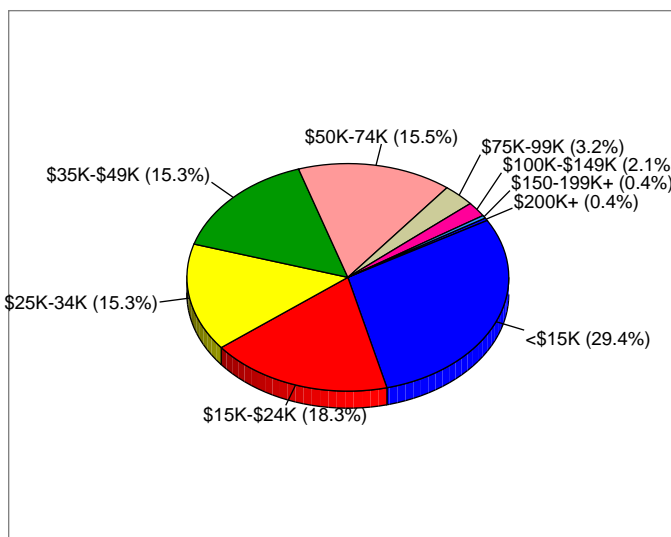
Trends 2009-2014



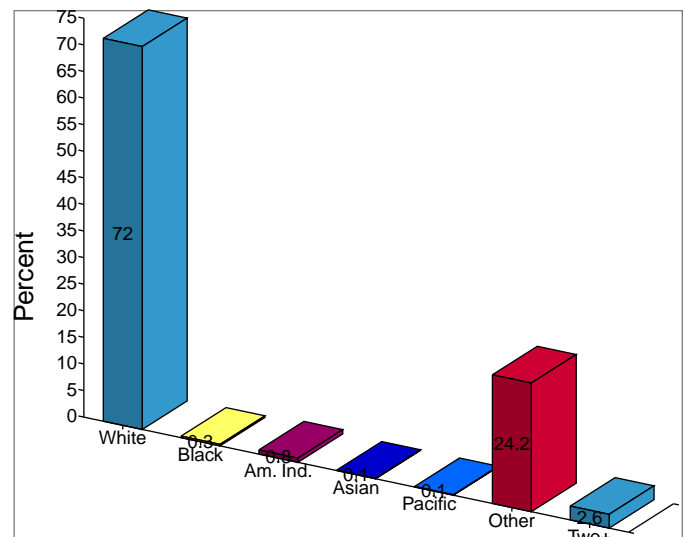
Population by Age



2009 Household Income



2009 Population by Race



2009 Percent Hispanic Origin: 97.7%



Demographic and Income Profile

Randy Summers, CCIM

San Juan, TX
26.199314, -98.153826

Latitude: 26.199314
Longitude: -98.153826
Radius: 3 Miles

Site Type: Ring

Summary	2000		2009		2014		
Population	69,792		88,021		97,794		
Households	19,463		25,545		28,591		
Families	16,691		21,710		24,164		
Average Household Size	3.58		3.44		3.41		
Owner Occupied HUs	14,490		18,687		21,416		
Renter Occupied HUs	4,972		6,858		7,175		
Median Age	28.1		29.0		29.3		
Trends: 2009-2014 Annual Rate			Area		State		National
Population	2.13%		1.79%				0.91%
Households	2.28%		1.76%				0.94%
Families	2.16%		1.59%				0.74%
Owner HHs	2.76%		2.41%				1.19%
Median Household Income	2.02%		0.79%				0.80%
			2000		2009		2014
Households by Income	Number	Percent	Number	Percent	Number	Percent	
< \$15,000	6,074	31.3%	6,196	24.3%	6,191	21.7%	
\$15,000 - \$24,999	4,012	20.7%	4,653	18.2%	5,075	17.8%	
\$25,000 - \$34,999	2,991	15.4%	3,590	14.1%	3,619	12.7%	
\$35,000 - \$49,999	2,726	14.1%	4,148	16.2%	4,581	16.0%	
\$50,000 - \$74,999	2,135	11.0%	4,544	17.8%	6,650	23.3%	
\$75,000 - \$99,999	827	4.3%	1,211	4.7%	1,180	4.1%	
\$100,000 - \$149,999	383	2.0%	803	3.1%	831	2.9%	
\$150,000 - \$199,000	116	0.6%	200	0.8%	232	0.8%	
\$200,000+	135	0.7%	200	0.8%	232	0.8%	
Median Household Income	\$23,751		\$30,209		\$33,381		
Average Household Income	\$33,396		\$39,226		\$41,091		
Per Capita Income	\$9,375		\$11,394		\$12,029		
			2000		2009		2014
Population by Age	Number	Percent	Number	Percent	Number	Percent	
0 - 4	7,006	10.0%	8,904	10.1%	9,784	10.0%	
5 - 9	7,065	10.1%	8,478	9.6%	9,386	9.6%	
10 - 14	6,147	8.8%	7,713	8.8%	8,745	8.9%	
15 - 19	6,056	8.7%	7,532	8.6%	8,087	8.3%	
20 - 24	5,365	7.7%	6,264	7.1%	7,365	7.5%	
25 - 34	10,072	14.4%	12,275	13.9%	12,827	13.1%	
35 - 44	8,215	11.8%	10,570	12.0%	11,456	11.7%	
45 - 54	6,731	9.6%	9,257	10.5%	9,995	10.2%	
55 - 64	4,659	6.7%	7,330	8.3%	8,813	9.0%	
65 - 74	4,832	6.9%	5,012	5.7%	6,466	6.6%	
75 - 84	2,919	4.2%	3,482	4.0%	3,464	3.5%	
85+	727	1.0%	1,203	1.4%	1,407	1.4%	
			2000		2009		2014
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	
White Alone	55,934	80.1%	69,857	79.4%	77,257	79.0%	
Black Alone	198	0.3%	218	0.2%	227	0.2%	
American Indian Alone	462	0.7%	555	0.6%	598	0.6%	
Asian Alone	115	0.2%	137	0.2%	148	0.2%	
Pacific Islander Alone	18	0.0%	26	0.0%	30	0.0%	
Some Other Race Alone	11,598	16.6%	15,352	17.4%	17,429	17.8%	
Two or More Races	1,466	2.1%	1,876	2.1%	2,103	2.2%	
Hispanic Origin (Any Race)	62,998	90.3%	81,569	92.7%	91,703	93.8%	

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Demographic and Income Profile

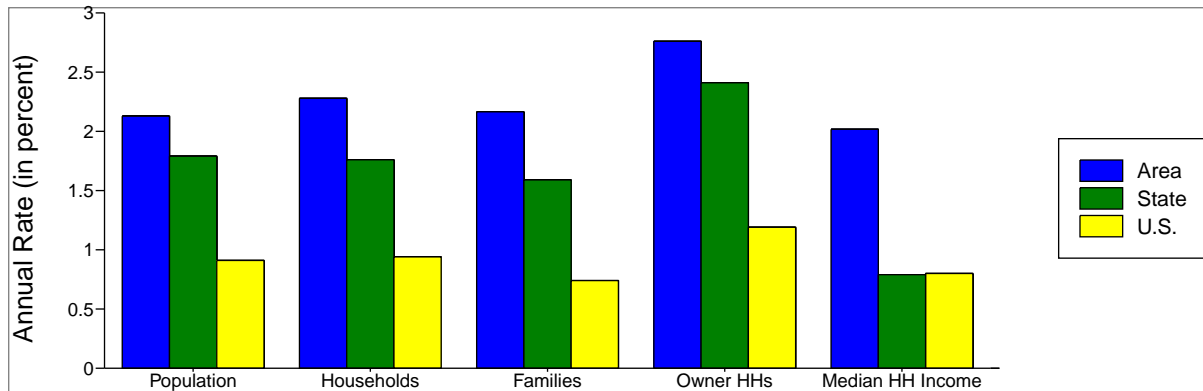
Randy Summers, CCIM

San Juan, TX
26.199314, -98.153826

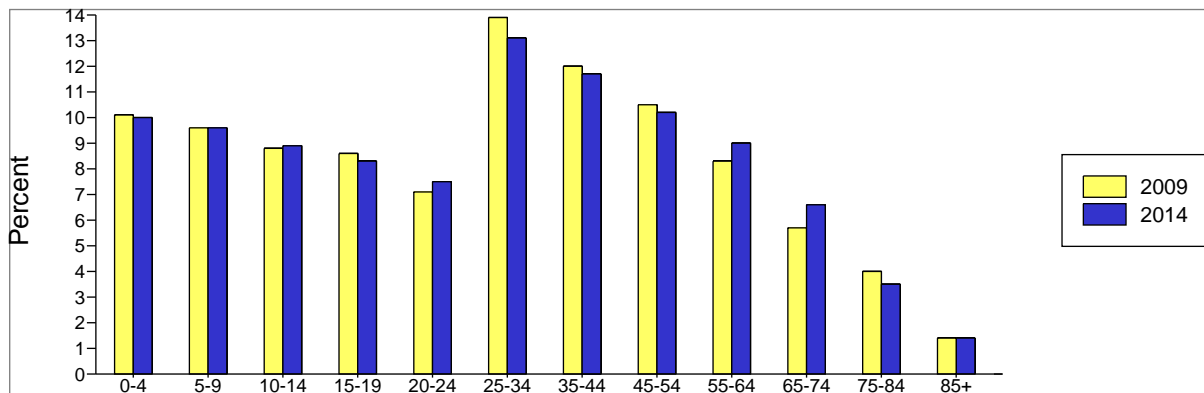
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Longitude: -98.153826
Radius: 3 Miles

Site Type: Ring

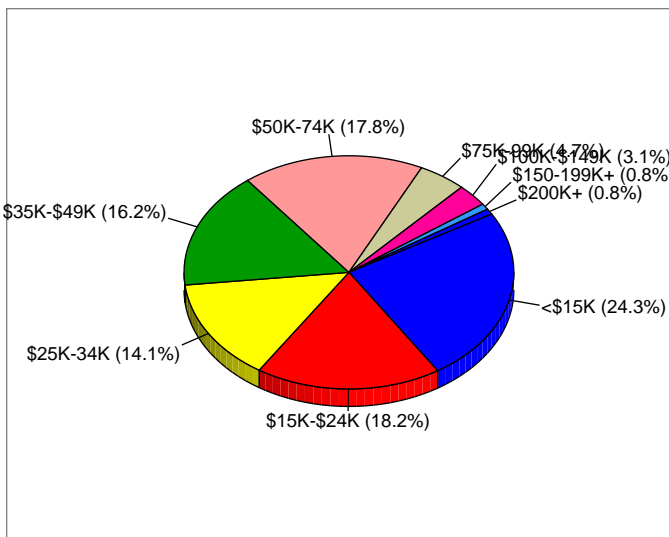
Trends 2009-2014



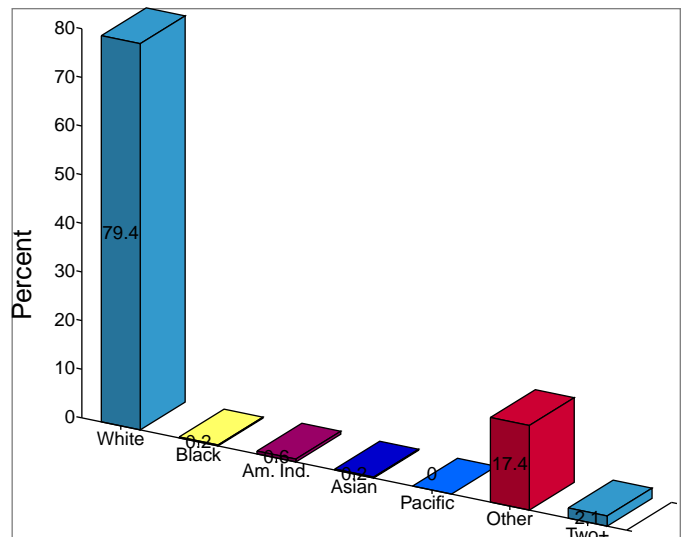
Population by Age



2009 Household Income



2009 Population by Race



2009 Percent Hispanic Origin: 92.7%



Demographic and Income Profile

Randy Summers, CCIM

San Juan, TX
26.199314, -98.153826

Latitude: 26.199314
Longitude: -98.153826
Radius: 5 Miles

Site Type: Ring

Summary	2000	2009	2014
Population	125,161	157,648	175,169
Households	36,507	47,688	53,437
Families	30,141	38,939	43,348
Average Household Size	3.39	3.28	3.25
Owner Occupied HUs	26,077	33,516	38,493
Renter Occupied HUs	10,430	14,172	14,944
Median Age	28.6	29.7	30.1
Trends: 2009-2014 Annual Rate	Area	State	National
Population	2.13%	1.79%	0.91%
Households	2.3%	1.76%	0.94%
Families	2.17%	1.59%	0.74%
Owner HHs	2.81%	2.41%	1.19%
Median Household Income	2.11%	0.79%	0.80%
Households by Income	2000	2009	2014
	Number Percent	Number Percent	Number Percent
< \$15,000	10,665 29.3%	10,827 22.7%	10,829 20.3%
\$15,000 - \$24,999	7,174 19.7%	8,327 17.5%	9,082 17.0%
\$25,000 - \$34,999	5,225 14.3%	6,293 13.2%	6,386 12.0%
\$35,000 - \$49,999	5,178 14.2%	7,548 15.8%	8,389 15.7%
\$50,000 - \$74,999	4,556 12.5%	8,780 18.4%	12,668 23.7%
\$75,000 - \$99,999	1,709 4.7%	2,756 5.8%	2,683 5.0%
\$100,000 - \$149,999	1,115 3.1%	1,920 4.0%	1,979 3.7%
\$150,000 - \$199,000	327 0.9%	559 1.2%	641 1.2%
\$200,000+	510 1.4%	678 1.4%	780 1.5%
Median Household Income	\$25,619	\$32,160	\$35,707
Average Household Income	\$38,512	\$43,964	\$45,786
Per Capita Income	\$11,250	\$13,312	\$13,970
Population by Age	2000	2009	2014
	Number Percent	Number Percent	Number Percent
0 - 4	12,258 9.8%	15,486 9.8%	17,025 9.7%
5 - 9	12,371 9.9%	14,684 9.3%	16,247 9.3%
10 - 14	10,897 8.7%	13,540 8.6%	15,348 8.8%
15 - 19	10,596 8.5%	13,246 8.4%	14,138 8.1%
20 - 24	9,520 7.6%	11,068 7.0%	12,981 7.4%
25 - 34	18,483 14.8%	22,060 14.0%	23,150 13.2%
35 - 44	15,390 12.3%	19,563 12.4%	21,151 12.1%
45 - 54	12,373 9.9%	17,191 10.9%	18,551 10.6%
55 - 64	8,378 6.7%	13,465 8.5%	16,227 9.3%
65 - 74	8,247 6.6%	8,882 5.6%	11,587 6.6%
75 - 84	5,189 4.1%	6,173 3.9%	6,166 3.5%
85+	1,460 1.2%	2,290 1.5%	2,597 1.5%
Race and Ethnicity	2000	2009	2014
	Number Percent	Number Percent	Number Percent
White Alone	102,080 81.6%	127,023 80.6%	140,365 80.1%
Black Alone	416 0.3%	462 0.3%	482 0.3%
American Indian Alone	658 0.5%	795 0.5%	861 0.5%
Asian Alone	799 0.6%	1,067 0.7%	1,207 0.7%
Pacific Islander Alone	36 0.0%	51 0.0%	58 0.0%
Some Other Race Alone	18,621 14.9%	24,918 15.8%	28,434 16.2%
Two or More Races	2,550 2.0%	3,332 2.1%	3,764 2.1%
Hispanic Origin (Any Race)	108,303 86.5%	141,531 89.8%	159,843 91.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Demographic and Income Profile

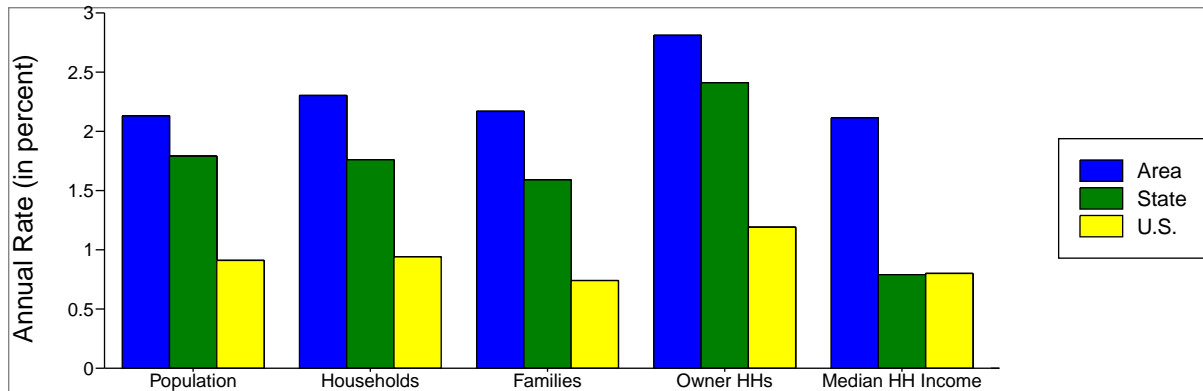
Randy Summers, CCIM

San Juan, TX
26.199314, -98.153826

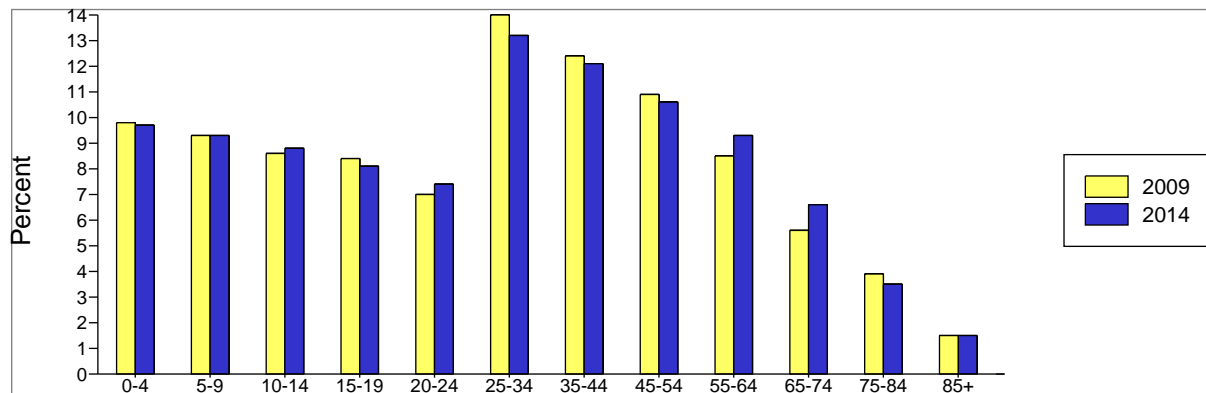
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Longitude: -98.153826
Radius: 5 Miles

Site Type: Ring

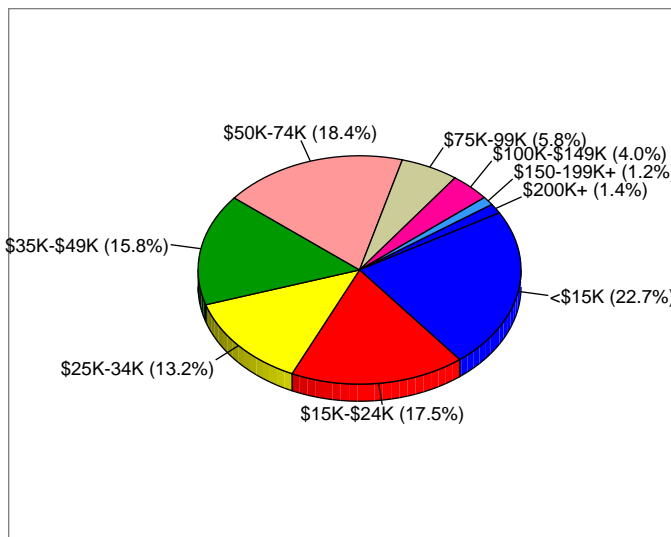
Trends 2009-2014



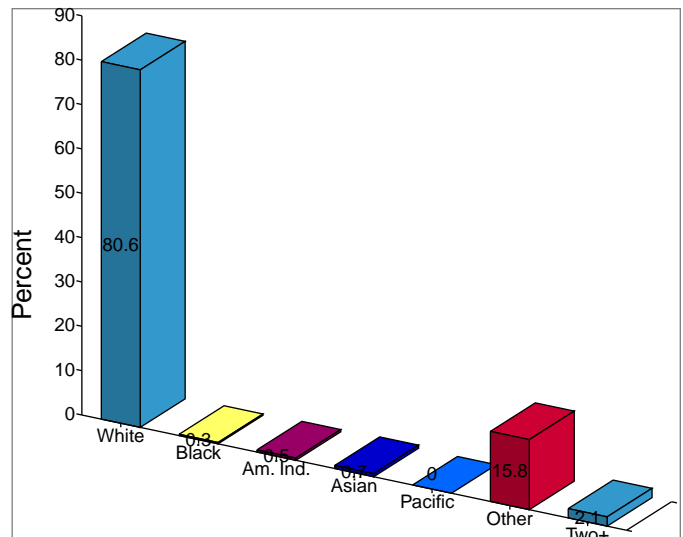
Population by Age



2009 Household Income



2009 Population by Race



2009 Percent Hispanic Origin: 89.8%






San Juan, TX
26.199314, -98.153826

Market Profile

Randy Summers, CCIM

Latitude: 26.199314
Longitude: -98.153826
Site Type: Ring

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
 2000 Total Population	12,690	69,792	125,161
2000 Group Quarters	126	155	1,275
2009 Total Population	14,733	88,021	157,648
2014 Total Population	15,761	97,794	175,169
2009 - 2014 Annual Rate	1.36%	2.13%	2.13%
 2000 Households	3,197	19,463	36,507
2000 Average Household Size	3.93	3.58	3.39
2009 Households	3,809	25,545	47,688
2009 Average Household Size	3.83	3.44	3.28
2014 Households	4,101	28,591	53,437
2014 Average Household Size	3.81	3.41	3.25
2009 - 2014 Annual Rate	1.49%	2.28%	2.3%
2000 Families	2,849	16,691	30,141
2000 Average Family Size	4.2	3.92	3.8
2009 Families	3,365	21,710	38,939
2009 Average Family Size	4.11	3.79	3.69
2014 Families	3,604	24,164	43,348
2014 Average Family Size	4.1	3.77	3.68
2009 - 2014 Annual Rate	1.38%	2.16%	2.17%
 2000 Housing Units	3,519	24,387	47,320
Owner Occupied Housing Units	63.7%	58.6%	55.5%
Renter Occupied Housing Units	24.5%	20.1%	22.2%
Vacant Housing Units	11.9%	21.2%	22.3%
2009 Housing Units	4,372	32,616	61,753
Owner Occupied Housing Units	61.5%	57.3%	54.3%
Renter Occupied Housing Units	25.6%	21.0%	22.9%
Vacant Housing Units	12.9%	21.7%	22.8%
2014 Housing Units	4,760	36,985	70,187
Owner Occupied Housing Units	62.3%	57.9%	54.8%
Renter Occupied Housing Units	23.8%	19.4%	21.3%
Vacant Housing Units	13.8%	22.7%	23.9%
Median Household Income			
2000	\$21,377	\$23,751	\$25,619
2009	\$26,289	\$30,209	\$32,160
2014	\$29,181	\$33,381	\$35,707
Median Home Value			
2000	\$36,863	\$39,555	\$45,572
2009	\$51,756	\$55,611	\$60,549
2014	\$61,541	\$65,816	\$72,029
Per Capita Income			
2000	\$7,107	\$9,375	\$11,250
2009	\$8,753	\$11,394	\$13,312
2014	\$9,284	\$12,029	\$13,970
Median Age			
2000	26.4	28.1	28.6
2009	27.2	29.0	29.7
2014	27.2	29.3	30.1

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.




San Juan, TX
26.199314, -98.153826

Market Profile

Randy Summers, CCIM

Latitude: 26.199314
Longitude: -98.153826
Site Type: Ring

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
 2000 Households by Income			
Household Income Base	3,211	19,399	36,459
< \$15,000	36.7%	31.3%	29.3%
\$15,000 - \$24,999	20.0%	20.7%	19.7%
\$25,000 - \$34,999	16.2%	15.4%	14.3%
\$35,000 - \$49,999	13.1%	14.1%	14.2%
\$50,000 - \$74,999	8.9%	11.0%	12.5%
\$75,000 - \$99,999	3.4%	4.3%	4.7%
\$100,000 - \$149,999	1.0%	2.0%	3.1%
\$150,000 - \$199,999	0.4%	0.6%	0.9%
\$200,000+	0.3%	0.7%	1.4%
Average Household Income	\$28,564	\$33,396	\$38,512
2009 Households by Income			
Household Income Base	3,810	25,545	47,688
< \$15,000	29.4%	24.3%	22.7%
\$15,000 - \$24,999	18.3%	18.2%	17.5%
\$25,000 - \$34,999	15.3%	14.1%	13.2%
\$35,000 - \$49,999	15.3%	16.2%	15.8%
\$50,000 - \$74,999	15.5%	17.8%	18.4%
\$75,000 - \$99,999	3.2%	4.7%	5.8%
\$100,000 - \$149,999	2.1%	3.1%	4.0%
\$150,000 - \$199,999	0.4%	0.8%	1.2%
\$200,000+	0.4%	0.8%	1.4%
Average Household Income	\$33,473	\$39,226	\$43,964
2014 Households by Income			
Household Income Base	4,099	28,591	53,437
< \$15,000	27.0%	21.7%	20.3%
\$15,000 - \$24,999	17.8%	17.8%	17.0%
\$25,000 - \$34,999	13.9%	12.7%	12.0%
\$35,000 - \$49,999	15.0%	16.0%	15.7%
\$50,000 - \$74,999	20.7%	23.3%	23.7%
\$75,000 - \$99,999	2.9%	4.1%	5.0%
\$100,000 - \$149,999	2.0%	2.9%	3.7%
\$150,000 - \$199,999	0.4%	0.8%	1.2%
\$200,000+	0.4%	0.8%	1.5%
Average Household Income	\$35,288	\$41,091	\$45,786
2000 Owner Occupied HUs by Value			
Total	2,331	14,488	26,064
<\$50,000	68.4%	63.0%	54.7%
\$50,000 - 99,999	27.7%	31.3%	33.8%
\$100,000 - 149,999	2.3%	3.8%	6.2%
\$150,000 - 199,999	0.3%	0.9%	2.1%
\$200,000 - \$299,999	0.1%	0.3%	1.6%
\$300,000 - 499,999	0.7%	0.4%	0.9%
\$500,000 - 999,999	0.6%	0.2%	0.5%
\$1,000,000+	0.0%	0.0%	0.1%
Average Home Value	\$49,985	\$50,059	\$62,798
2000 Specified Renter Occupied HUs by Contract Rent			
Total	877	4,915	10,410
With Cash Rent	89.4%	88.4%	88.9%
No Cash Rent	10.6%	11.6%	11.1%
Median Rent	\$285	\$283	\$323
Average Rent	\$269	\$274	\$355

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied Housing Units exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.




San Juan, TX
26.199314, -98.153826

Market Profile

Randy Summers, CCIM

Latitude: 26.199314
Longitude: -98.153826
Site Type: Ring

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
2000 Population by Age			
 Total	12,689	69,794	125,162
Age 0 - 4	10.2%	10.0%	9.8%
Age 5 - 9	10.7%	10.1%	9.9%
Age 10 - 14	9.4%	8.8%	8.7%
Age 15 - 19	9.5%	8.7%	8.5%
Age 20 - 24	7.9%	7.7%	7.6%
Age 25 - 34	14.9%	14.4%	14.8%
Age 35 - 44	11.9%	11.8%	12.3%
Age 45 - 54	10.0%	9.6%	9.9%
Age 55 - 64	6.3%	6.7%	6.7%
Age 65 - 74	5.0%	6.9%	6.6%
Age 75 - 84	2.8%	4.2%	4.1%
Age 85+	1.3%	1.0%	1.2%
Age 18+	63.9%	65.8%	66.5%
2009 Population by Age			
Total	14,732	88,020	157,648
Age 0 - 4	10.4%	10.1%	9.8%
Age 5 - 9	10.1%	9.6%	9.3%
Age 10 - 14	9.2%	8.8%	8.6%
Age 15 - 19	9.3%	8.6%	8.4%
Age 20 - 24	7.6%	7.1%	7.0%
Age 25 - 34	14.1%	13.9%	14.0%
Age 35 - 44	12.1%	12.0%	12.4%
Age 45 - 54	10.5%	10.5%	10.9%
Age 55 - 64	7.9%	8.3%	8.5%
Age 65 - 74	4.6%	5.7%	5.6%
Age 75 - 84	2.9%	4.0%	3.9%
Age 85+	1.4%	1.4%	1.5%
Age 18+	64.7%	66.3%	67.1%
2014 Population by Age			
Total	15,761	97,795	175,168
Age 0 - 4	10.3%	10.0%	9.7%
Age 5 - 9	10.1%	9.6%	9.3%
Age 10 - 14	9.4%	8.9%	8.8%
Age 15 - 19	9.0%	8.3%	8.1%
Age 20 - 24	8.1%	7.5%	7.4%
Age 25 - 34	13.3%	13.1%	13.2%
Age 35 - 44	11.6%	11.7%	12.1%
Age 45 - 54	10.4%	10.2%	10.6%
Age 55 - 64	8.2%	9.0%	9.3%
Age 65 - 74	5.5%	6.6%	6.6%
Age 75 - 84	2.7%	3.5%	3.5%
Age 85+	1.4%	1.4%	1.5%
Age 18+	64.8%	66.4%	67.3%
2000 Population by Sex			
Males	48.1%	48.0%	48.4%
Females	51.9%	52.0%	51.6%
2009 Population by Sex			
Males	48.4%	48.4%	48.7%
Females	51.6%	51.6%	51.3%
2014 Population by Sex			
Males	48.6%	48.7%	48.9%
Females	51.4%	51.3%	51.1%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.





San Juan, TX
26.199314, -98.153826

Market Profile

Randy Summers, CCIM

Latitude: 26.199314
Longitude: -98.153826
Site Type: Ring

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
2000 Population by Race/Ethnicity			
 Total	12,689	69,791	125,160
White Alone	72.3%	80.1%	81.6%
Black Alone	0.3%	0.3%	0.3%
American Indian Alone	0.8%	0.7%	0.5%
Asian or Pacific Islander Alone	0.2%	0.2%	0.7%
Some Other Race Alone	23.8%	16.6%	14.9%
Two or More Races	2.6%	2.1%	2.0%
Hispanic Origin	96.8%	90.3%	86.5%
Diversity Index	51.1	47.1	49.0
2009 Population by Race/Ethnicity			
Total	14,733	88,021	157,648
White Alone	72.0%	79.4%	80.6%
Black Alone	0.3%	0.2%	0.3%
American Indian Alone	0.8%	0.6%	0.5%
Asian or Pacific Islander Alone	0.2%	0.2%	0.7%
Some Other Race Alone	24.2%	17.4%	15.8%
Two or More Races	2.6%	2.1%	2.1%
Hispanic Origin	97.7%	92.7%	89.8%
Diversity Index	50.5	45.6	47.0
2014 Population by Race/Ethnicity			
Total	15,761	97,792	175,171
White Alone	71.8%	79.0%	80.1%
Black Alone	0.2%	0.2%	0.3%
American Indian Alone	0.8%	0.6%	0.5%
Asian or Pacific Islander Alone	0.2%	0.2%	0.7%
Some Other Race Alone	24.4%	17.8%	16.2%
Two or More Races	2.6%	2.2%	2.1%
Hispanic Origin	98.1%	93.8%	91.3%
Diversity Index	50.4	44.9	46.0
2000 Population 3+ by School Enrollment			
 Total	11,978	65,288	117,437
Enrolled in Nursery/Preschool	2.9%	2.3%	2.1%
Enrolled in Kindergarten	1.9%	2.4%	2.3%
Enrolled in Grade 1-8	17.5%	16.4%	16.1%
Enrolled in Grade 9-12	9.1%	8.3%	8.3%
Enrolled in College	4.6%	4.3%	4.2%
Enrolled in Grad/Prof School	0.3%	0.4%	0.6%
Not Enrolled in School	63.6%	65.9%	66.4%
2009 Population 25+ by Educational Attainment			
Total	7,857	49,129	89,623
Less than 9th Grade	31.5%	26.5%	23.0%
9th - 12th Grade, No Diploma	13.7%	14.2%	13.2%
High School Graduate	29.1%	27.5%	26.0%
Some College, No Degree	13.0%	16.2%	16.7%
Associate Degree	4.2%	3.7%	4.4%
Bachelor's Degree	6.4%	9.1%	11.8%
Graduate/Professional Degree	2.1%	2.9%	4.8%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.





San Juan, TX
26.199314, -98.153826

Market Profile

Randy Summers, CCIM

Latitude: 26.199314
Longitude: -98.153826
Site Type: Ring

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
 2009 Population 15+ by Marital Status			
Total	10,348	62,927	113,937
Never Married	33.1%	27.8%	28.0%
Married	56.2%	60.9%	60.1%
Widowed	5.8%	5.9%	5.9%
Divorced	4.9%	5.4%	5.9%
 2000 Population 16+ by Employment Status			
Total	8,725	48,285	87,521
In Labor Force	50.3%	49.7%	51.3%
Civilian Employed	45.0%	44.5%	45.8%
Civilian Unemployed	5.3%	5.2%	5.5%
In Armed Forces	0.0%	0.0%	0.0%
Not in Labor Force	49.7%	50.3%	48.7%
2009 Civilian Population 16+ in Labor Force			
Civilian Employed	91.5%	91.5%	91.4%
Civilian Unemployed	8.5%	8.5%	8.6%
2014 Civilian Population 16+ in Labor Force			
Civilian Employed	94.7%	94.2%	94.2%
Civilian Unemployed	5.3%	5.8%	5.8%
2000 Females 16+ by Employment Status and Age of Children			
Total	4,661	25,727	46,115
Own Children < 6 Only	8.2%	9.6%	9.5%
Employed/in Armed Forces	1.7%	3.5%	3.4%
Unemployed	0.6%	0.5%	0.6%
Not in Labor Force	5.8%	5.5%	5.5%
Own Children < 6 and 6-17 Only	13.0%	11.6%	11.1%
Employed/in Armed Forces	5.5%	4.6%	4.3%
Unemployed	0.6%	0.8%	0.8%
Not in Labor Force	6.9%	6.1%	6.0%
Own Children 6-17 Only	19.2%	19.0%	19.3%
Employed/in Armed Forces	8.4%	9.3%	9.8%
Unemployed	0.8%	1.0%	1.3%
Not in Labor Force	10.0%	8.7%	8.2%
No Own Children < 18	59.7%	59.8%	60.2%
Employed/in Armed Forces	20.1%	18.8%	19.9%
Unemployed	2.6%	2.3%	2.3%
Not in Labor Force	37.0%	38.8%	37.9%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.





San Juan, TX
26.199314, -98.153826

Market Profile

Randy Summers, CCIM

Latitude: 26.199314
Longitude: -98.153826

Site Type: Ring

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
 2009 Employed Population 16+ by Industry			
Total	4,513	27,830	51,882
Agriculture/Mining	4.5%	3.8%	3.3%
Construction	11.3%	9.9%	9.4%
Manufacturing	6.0%	5.5%	5.2%
Wholesale Trade	4.0%	3.5%	3.7%
Retail Trade	13.2%	13.1%	13.0%
Transportation/Utilities	4.3%	4.6%	4.4%
Information	1.2%	1.1%	1.3%
Finance/Insurance/Real Estate	2.9%	3.5%	3.9%
Services	48.1%	51.0%	51.5%
Public Administration	4.3%	4.1%	4.3%
2009 Employed Population 16+ by Occupation			
Total	4,515	27,827	51,884
White Collar	44.5%	47.9%	52.3%
Management/Business/Financial	5.3%	7.2%	9.1%
Professional	14.4%	17.1%	19.5%
Sales	11.8%	12.1%	12.4%
Administrative Support	13.1%	11.5%	11.3%
Services	21.1%	23.1%	21.6%
Blue Collar	34.4%	29.1%	26.1%
Farming/Forestry/Fishing	2.7%	2.5%	2.0%
Construction/Extraction	10.8%	9.8%	8.9%
Installation/Maintenance/Repair	4.1%	3.3%	3.2%
Production	6.9%	6.0%	5.4%
Transportation/Material Moving	9.9%	7.6%	6.6%
 2000 Workers 16+ by Means of Transportation to Work			
Total	3,788	20,842	38,972
Drove Alone - Car, Truck, or Van	69.9%	72.2%	74.0%
Carpooled - Car, Truck, or Van	22.2%	21.0%	18.7%
Public Transportation	1.0%	0.7%	0.4%
Walked	2.0%	1.6%	1.7%
Other Means	2.6%	2.8%	2.6%
Worked at Home	2.3%	1.7%	2.5%
2000 Workers 16+ by Travel Time to Work			
Total	3,786	20,844	38,971
Did Not Work at Home	97.6%	98.3%	97.5%
Less than 5 minutes	2.9%	2.4%	2.8%
5 to 9 minutes	13.0%	12.3%	12.6%
10 to 19 minutes	42.6%	45.6%	44.5%
20 to 24 minutes	14.3%	16.2%	15.9%
25 to 34 minutes	16.1%	15.1%	15.5%
35 to 44 minutes	2.4%	1.7%	1.6%
45 to 59 minutes	2.2%	1.8%	1.7%
60 to 89 minutes	1.7%	1.4%	1.4%
90 or more minutes	2.4%	1.8%	1.5%
Worked at Home	2.4%	1.7%	2.5%
Average Travel Time to Work (in min)	21.0	19.6	19.1
2000 Households by Vehicles Available			
Total	3,205	19,414	36,481
None	12.9%	11.3%	9.6%
1	38.9%	41.0%	42.2%
2	34.2%	35.0%	35.4%
3	9.4%	9.0%	9.3%
4	3.0%	2.4%	2.3%
5+	1.6%	1.2%	1.2%
Average Number of Vehicles Available	1.6	1.5	1.6

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.





San Juan, TX
26.199314, -98.153826

Market Profile

Randy Summers, CCIM

Latitude: 26.199314
Longitude: -98.153826
Site Type: Ring

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
2000 Households by Type			
 Total	3,197	19,463	36,507
Family Households	89.1%	85.8%	82.6%
Married-couple Family	64.9%	64.8%	63.3%
With Related Children	44.8%	39.6%	38.2%
Other Family (No Spouse)	24.2%	20.9%	19.2%
With Related Children	16.8%	14.6%	13.4%
Nonfamily Households	10.9%	14.2%	17.4%
Householder Living Alone	9.5%	12.6%	15.0%
Householder Not Living Alone	1.4%	1.7%	2.4%
Households with Related Children	61.7%	54.2%	51.6%
Households with Persons 65+	24.7%	30.1%	28.1%
2000 Households by Size			
Total	3,197	19,463	36,507
1 Person Household	9.5%	12.6%	15.0%
2 Person Household	17.7%	24.6%	25.5%
3 Person Household	18.2%	16.0%	15.7%
4 Person Household	20.5%	18.0%	17.4%
5 Person Household	15.2%	13.7%	12.9%
6 Person Household	9.8%	7.7%	6.9%
7+ Person Household	9.3%	7.5%	6.6%
2000 Households by Year Householder Moved In			
Total	3,206	19,414	36,481
Moved in 1999 to March 2000	13.8%	18.9%	20.8%
Moved in 1995 to 1998	29.2%	25.7%	27.0%
Moved in 1990 to 1994	17.1%	17.5%	17.7%
Moved in 1980 to 1989	14.2%	17.4%	17.1%
Moved in 1970 to 1979	13.7%	11.2%	10.1%
Moved in 1969 or Earlier	12.0%	9.3%	7.3%
Median Year Householder Moved In	1993	1993	1994
2000 Housing Units by Units in Structure			
 Total	3,638	24,632	46,916
1, Detached	73.3%	54.9%	51.8%
1, Attached	4.0%	2.9%	4.3%
2	1.6%	1.6%	1.5%
3 or 4	3.0%	1.9%	2.2%
5 to 9	2.1%	2.3%	3.0%
10 to 19	0.5%	0.9%	1.7%
20+	0.6%	1.1%	4.1%
Mobile Home	13.2%	31.0%	27.4%
Other	1.7%	3.4%	4.1%
2000 Housing Units by Year Structure Built			
Total	3,530	24,307	47,272
1999 to March 2000	3.3%	5.7%	5.4%
1995 to 1998	15.6%	13.9%	15.0%
1990 to 1994	12.2%	12.4%	13.1%
1980 to 1989	23.2%	28.0%	27.5%
1970 to 1979	19.8%	19.2%	19.6%
1969 or Earlier	25.9%	20.7%	19.3%
Median Year Structure Built	1982	1984	1984

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.



San Juan, TX
26.199314, -98.153826

Market Profile

Randy Summers, CCIM

Latitude: 26.199314
Longitude: -98.153826
Site Type: Ring

Radius: 1 Miles

Radius: 3 Miles

Radius: 5 Miles

Top 3 Tapestry Segments

1.	Southwestern Families	Southwestern Families	Southwestern Families
2.	Industrious Urban Frin	Industrious Urban Frin	Industrious Urban Frin
3.		Crossroads	Senior Sun Seekers



2009 Consumer Spending shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Apparel & Services: Total \$	\$3,282,062	\$25,406,165	\$52,920,218
Average Spent	\$861.66	\$994.57	\$1,109.72
Spending Potential Index	34	40	44
Computers & Accessories: Total \$	\$392,250	\$3,112,857	\$6,561,951
Average Spent	\$102.98	\$121.86	\$137.60
Spending Potential Index	45	53	60
Education: Total \$	\$1,863,610	\$14,651,847	\$31,637,016
Average Spent	\$489.26	\$573.57	\$663.42
Spending Potential Index	39	46	53
Entertainment/Recreation: Total \$	\$5,462,102	\$44,020,246	\$93,189,253
Average Spent	\$1,434.00	\$1,723.24	\$1,954.14
Spending Potential Index	44	53	60
Food at Home: Total \$	\$8,909,655	\$68,979,053	\$142,786,149
Average Spent	\$2,339.11	\$2,700.30	\$2,994.17
Spending Potential Index	51	59	66
Food Away from Home: Total \$	\$6,170,281	\$48,069,310	\$100,301,067
Average Spent	\$1,619.92	\$1,881.75	\$2,103.28
Spending Potential Index	49	57	63
Health Care: Total \$	\$6,809,107	\$54,904,821	\$114,779,192
Average Spent	\$1,787.64	\$2,149.34	\$2,406.88
Spending Potential Index	47	57	64
HH Furnishings & Equipment: Total \$	\$3,462,726	\$27,426,149	\$57,392,944
Average Spent	\$909.09	\$1,073.64	\$1,203.51
Spending Potential Index	42	49	55
Investments: Total \$	\$1,886,307	\$16,755,915	\$36,718,167
Average Spent	\$495.22	\$655.94	\$769.97
Spending Potential Index	34	46	54
Retail Goods: Total \$	\$46,428,757	\$364,700,431	\$759,289,784
Average Spent	\$12,189.22	\$14,276.78	\$15,922.03
Spending Potential Index	47	56	62
Shelter: Total \$	\$27,884,720	\$217,687,780	\$455,634,635
Average Spent	\$7,320.75	\$8,521.74	\$9,554.49
Spending Potential Index	47	55	61
TV/Video/Sound Equipment: Total \$	\$2,256,817	\$17,628,082	\$36,718,563
Average Spent	\$592.50	\$690.08	\$769.97
Spending Potential Index	49	57	63
Travel: Total \$	\$2,876,515	\$23,461,501	\$50,100,946
Average Spent	\$755.19	\$918.44	\$1,050.60
Spending Potential Index	41	50	57
Vehicle Maintenance & Repairs: Total \$	\$1,743,381	\$13,749,051	\$28,649,640
Average Spent	\$457.70	\$538.23	\$600.77
Spending Potential Index	49	58	64

Data Note: The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2005 and 2006 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI.