

Consumer Spending Report

Northern Hills

12311 Nacogdoches Rd, San Antonio, TX 78217

Building Type: General Retail
Secondary: Freestanding
GLA: 19,833 SF

Year Built: **1983**Total Available: **7,000 SF**% Leased: **100%**Rent/SF/Yr: **\$25.00**



23 Annual Spending (\$000s)	1 Mile	2 Mile	3 Mile
otal Specified Consumer Spending	\$134,651	\$419,868	\$1,079,069
otal Apparel	\$7,648	\$23,691	\$59,963
Women's Apparel	2,839	8,889	22,634
Men's Apparel	1,501	4,686	11,948
Girl's Apparel	569	1,755	4,421
Boy's Apparel	446	1,733	3,380
Infant Apparel	412	1,250	3,104
Footwear	1,881	5,768	14,476
rootwear	1,001	5,700	14,476
Total Entertainment & Hobbies	\$19,205	\$59,991	\$154,087
Entertainment	2,332	6,850	16,744
Audio & Visual Equipment/Service	5,086	15,703	39,674
Reading Materials	174	580	1,622
Pets, Toys, & Hobbies	2,971	9,630	24,963
Personal Items	8,643	27,227	71,083
Total Food and Alcohol	\$38,823	\$120,032	\$305,222
Food At Home	20,936	63,998	160,551
Food Away From Home	15,505	48,589	125,335
Alcoholic Beverages	2,381	7,445	19,337
Fotal Household	\$20,592	\$66,315	\$174,529
House Maintenance & Repair	4,929	16,301	42,494
Household Equip & Furnishings	8,007	25,632	67,181
Household Operations	5,823	18,474	48,325
·	1,834	5,907	16,529



Consumer Spending Report

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2023 Annual Spending (000s)	1 Mile	2 Mile	3 Mile
Total Transportation/Maint.	\$35,846	\$109,917	\$277,777
Vehicle Purchases	17,980	54,769	136,732
Gasoline	10,615	32,575	81,311
Vehicle Expenses	577	1,864	5,388
Transportation	2,325	7,274	20,481
Automotive Repair & Maintenance	4,349	13,434	33,866
Total Health Care	\$6,513	\$20,294	\$51,985
Medical Services	3,599	11,248	29,082
Prescription Drugs	2,188	6,781	17,108
Medical Supplies	726	2,264	5,795
Total Education/Day Care	\$6,024	\$19,628	\$55,506
Education	3,776	12,395	35,408
Fees & Admissions	2,248	7,233	20,098



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Total Available: 7,000 SF % Leased: 100% Rent/SF/Yr: \$25.00



Radius	1 Mile		2 Mile		3 Mile	
Population						
2028 Projection	13,528		40,712		100,996	
2023 Estimate	13,632		40,990		101,273	
2010 Census	13,948		41,688		100,503	
Growth 2023 - 2028	-0.76%		-0.68%		-0.27%	
Growth 2010 - 2023	-2.27%		-1.67%		0.77%	
2023 Population by Age	13,632		40,990		101,273	
Age 0 - 4	850	6.24%	2,547		6,264	6.19%
Age 5 - 9	900	6.60%	2,662	6.49%	6,555	6.47%
Age 10 - 14	932	6.84%	2,744	6.69%	6,794	6.71%
Age 15 - 19	919	6.74%	2,735	6.67%	6,813	6.73%
Age 20 - 24	891	6.54%	2,681	6.54%	6,703	6.62%
Age 25 - 29	929	6.81%	2,793	6.81%	6,927	6.84%
Age 30 - 34	996	7.31%	2,966	7.24%	7,250	7.16%
Age 35 - 39	1,008	7.39%	3,007	7.34%	7,312	7.22%
Age 40 - 44	949	6.96%	2,845	6.94%	6,963	6.88%
Age 45 - 49	846	6.21%	2,588	6.31%	6,434	6.35%
Age 50 - 54	775	5.69%	2,438	5.95%	6,140	6.06%
Age 55 - 59	745	5.47%	2,381	5.81%	6,003	5.93%
Age 60 - 64	715	5.25%	2,270	5.54%	5,684	5.61%
Age 65 - 69	656	4.81%	2,036	4.97%	5,012	4.95%
Age 70 - 74	569	4.17%	1,706	4.16%	4,137	4.08%
Age 75 - 79	421	3.09%	1,207	2.94%	2,888	2.85%
Age 80 - 84	270	1.98%	739	1.80%	1,773	1.75%
Age 85+	261	1.91%	646	1.58%	1,619	1.60%
Age 65+	2,177	15.97%	6,334	15.45%	15,429	15.24%
Median Age	37.00		37.30		37.30	
Average Age	38.00		38.00		38.00	



Northern Hills 12311 Nacogdoches Rd, San Antonio, TX 78217 Radius 1 Mile 2 Mile 3 Mile									
2023 Population By Race	13,632	04.540/	40,990	04.050/	101,273	00.50			
White	•	81.51%	•	81.95%	81,603				
Black	,	11.75%	•	10.49%	11,516				
Am. Indian & Alaskan	177			1.42%	1,221				
Asian	308	2.26%	1,116		3,406				
Hawaiian & Pacific Island	32	0.23%	118		330				
Other	401	2.94%	1,278	3.12%	3,197	3.16			
Population by Hispanic Origin	13,632		40,990		101,273				
Non-Hispanic Origin	6,264	45.95%	19,887	48.52%	52,333	51.68			
Hispanic Origin	7,368	54.05%	21,103	51.48%	48,940	48.32			
2023 Median Age, Male	35.30		35.90		35.80				
2023 Average Age, Male	36.40		36.80		36.70				
2023 Median Age, Female	38.70		38.70		38.80				
2023 Average Age, Female	39.60		39.30		39.30				
5 5 7									
2023 Population by Occupation Classification	10,767		32,486		80,293				
Civilian Employed	6,611	61.40%	20,522	63.17%	51,295	63.88			
Civilian Unemployed	180	1.67%	585	1.80%	1,677	2.09			
Civilian Non-Labor Force	3,940	36.59%	11,295	34.77%	26,994	33.62			
Armed Forces	36	0.33%	84	0.26%	327	0.41			
Households by Marital Status									
Married	2,153		6,709		17,615				
Married No Children	1,286		3,888		9,889				
Married w/Children	868		2,821		7,726				
2023 Population by Education	9,700		29,745		73,525				
Some High School, No Diploma	1,200	12.37%	2,884	9.70%	6,153	8.37			
High School Grad (Incl Equivalency)	3,198	32.97%	8,769	29.48%	19,394	26.38			
Some College, No Degree	2,945	30.36%	10,335	34.75%	24,279	33.02			
Associate Degree	559	5.76%	2,123	7.14%	5,383	7.32			
Bachelor Degree	1,208	12.45%	3,854	12.96%	12,148	16.52			
Advanced Degree	500	6.08%	1 700	5.98%	6,168	0.20			

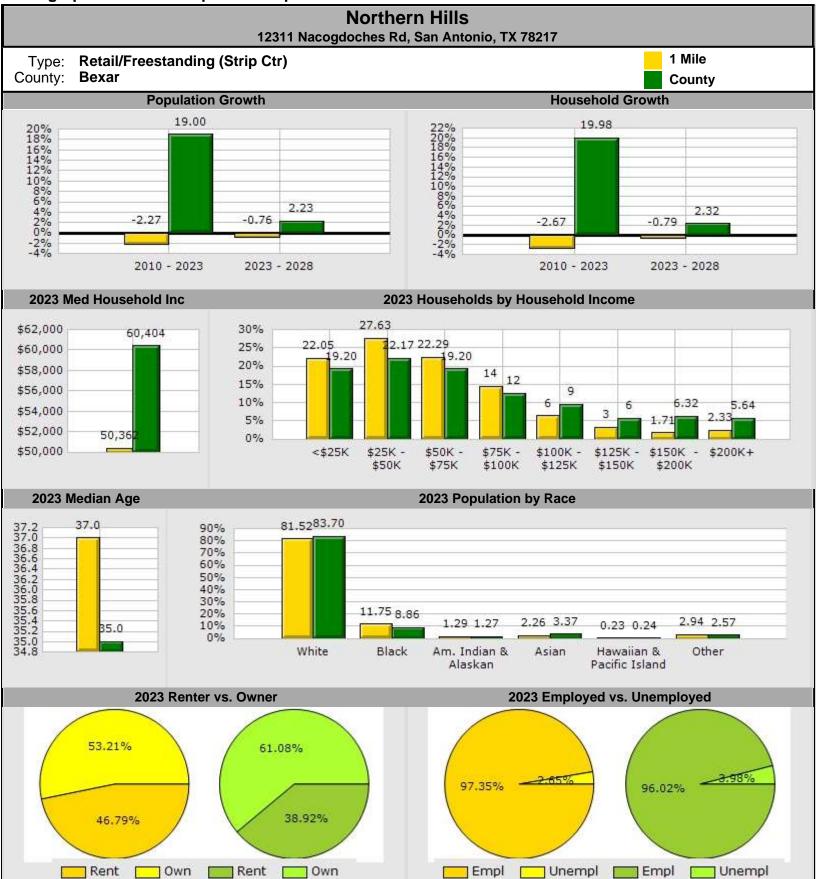


Northern Hills									
12311 Nacogdoches Rd, San Antonio, TX 78217									
Radius	1 Mile		2 Mile		3 Mile				
2023 Population by Occupation	12,509		37,474		94,591				
Real Estate & Finance	412	3.29%	1,587	4.23%	4,058	4.29%			
Professional & Management	2,772	22.16%	8,627	23.02%	23,747	25.10%			
Public Administration	308	2.46%	907	2.42%	2,158	2.28%			
Education & Health	1,391	11.12%	3,966	10.58%	11,286	11.93%			
Services	1,602	12.81%	4,308	11.50%	9,760	10.32%			
Information	189	1.51%	380	1.01%	1,082	1.14%			
Sales	1,768	14.13%	5,752	15.35%	13,838	14.63%			
Transportation	261	2.09%	595	1.59%	1,178	1.25%			
Retail	1,202	9.61%	3,087	8.24%	7,531	7.96%			
Wholesale	174	1.39%	469	1.25%	1,187	1.25%			
Manufacturing	241	1.93%	891	2.38%	2,155	2.28%			
Production	903	7.22%	2,183	5.83%	5,563	5.88%			
Construction	522	4.17%	2,292	6.12%	4,881	5.16%			
Utilities	398	3.18%	1,078	2.88%	2,872	3.04%			
Agriculture & Mining	25	0.20%	128	0.34%	477	0.50%			
Farming, Fishing, Forestry	0	0.00%	24	0.06%	107	0.11%			
Other Services	341	2.73%	1,200	3.20%	2,711	2.87%			
2023 Worker Travel Time to Job	6,473		20,148		50,089				
<30 Minutes	4,705	72.69%	14,404	71.49%	35,486	70.85%			
30-60 Minutes	1,375	21.24%	4,734	23.50%	12,296	24.55%			
60+ Minutes	393	6.07%	1,010	5.01%	2,307	4.61%			
2010 Households by HH Size	5,590		16,445		39,284				
1-Person Households	1,688	30.20%	4,627	28.14%	10,632	27.06%			
2-Person Households	1,708	30.55%	5,115	31.10%	12,459	31.72%			
3-Person Households	941	16.83%	2,882	17.53%	6,892	17.54%			
4-Person Households	661	11.82%	2,104	12.79%	5,230	13.31%			
5-Person Households	354	6.33%	1,072	6.52%	2,557	6.51%			
6-Person Households	147	2.63%	390	2.37%	940	2.39%			
7 or more Person Households	91	1.63%	255	1.55%	574	1.46%			
2023 Average Household Size	2.50		2.50		2.50				
Households									
2028 Projection	5,398		16,120		39,296				
2023 Estimate	5,441		16,219		39,425				
2010 Census	5,590		16,445		39,284				
Growth 2023 - 2028	-0.79%		-0.61%		-0.33%				
Growth 2010 - 2023	-2.67%		-1.37%		0.36%				



Northern Hills										
12311 Nacogdoches Rd, San Antonio, TX 78217 Radius 1 Mile 2 Mile 3 Mile										
2023 Households by HH Income	5,443		16,220		39,424					
<\$25,000	•	22.05%	•	19.87%	•	17.779				
\$25,000 - \$50,000	·	27.63%	•	26.33%	·	23.49				
\$50,000 - \$75,000	•	22.29%	•	21.74%	•	22.82				
\$75,000 - \$100,000	•	14.50%	•	14.27%	•	14.22				
\$100,000 - \$125,000		6.34%	1,251			8.95				
\$125,000 - \$150,000	172		816		,	5.17				
\$150,000 - \$200,000	93		527		•	4.60				
\$200,000+	127		293		•	2.99				
2023 Avg Household Income	\$61,968		\$65,439		\$72,380					
2023 Med Household Income	\$50,362		\$54,243		\$58,826					
2023 Occupied Housing	5,441		16,218		39,426					
Owner Occupied	•	53.21%	•	58.81%	24,622					
Renter Occupied	•	46.79%	·	41.19%	14,804					
2010 Housing Units	6,346		18,070		45,064					
1 Unit	•	64.34%	•	71.07%	31,928					
2 - 4 Units	•	10.68%		7.68%	3,119					
5 - 19 Units		16.07%	,	13.65%	7,112					
20+ Units	•	8.90%	·	7.60%	2,905					
2023 Housing Value	2,896		9,537		24,622					
<\$100,000	336	11.60%	1,517	15.91%	2,563	10.41				
\$100,000 - \$200,000	2,307	79.66%	6,429	67.41%	14,497	58.88				
\$200,000 - \$300,000	223	7.70%	1,381	14.48%	6,558	26.63				
\$300,000 - \$400,000	15	0.52%	139	1.46%	717	2.91				
\$400,000 - \$500,000	0	0.00%	20	0.21%	108	0.44				
\$500,000 - \$1,000,000	15	0.52%	27	0.28%	116	0.47				
\$1,000,000+	0	0.00%	24	0.25%	63	0.26				
2023 Median Home Value	\$148,201		\$150,575		\$167,241					
2023 Housing Units by Yr Built	6,406		19,064		46,426					
Built 2010+	323	5.04%	1,479	7.76%	4,239	9.13				
Built 2000 - 2010	368		1,284		5,114					
Built 1990 - 1999	497	7.76%	·	12.94%	7,442					
Built 1980 - 1989		29.18%	,	29.82%	12,162					
Built 1970 - 1979	•	43.07%	•	33.75%	12,532					
Built 1960 - 1969	447		1,281		3,803					
Built 1950 - 1959	116	1.81%	317	1.66%	849					
Built <1949	27	0.42%	117	0.61%	285	0.61				
2023 Median Year Built	1978		1981		1984					







Northern Hills 12311 Nacogdoches Rd, San Antonio, TX 78217									
Type: Retail/Freestanding (Strip Ctr)									
County: Bexar	4 M:10		Country						
Population Growth	1 Mile		County						
Growth 2010 - 2023	2.270/		40.000/						
Growth 2023 - 2028	-2.27%		19.00%						
	-0.76%	07.050/	2.23%	00.000/					
Empl	6,611	97.35%	978,583	96.02%					
Unempl	180	2.65%	40,599	3.98%					
2023 Population by Race	13,631		2,040,543						
White	11,112	81.52%	1,707,861	83.70%					
Black	1,602	11.75%	180,711	8.86%					
Am. Indian & Alaskan	176	1.29%	25,890	1.27%					
Asian	308	2.26%	68,845	3.37%					
Hawaiian & Pacific Island	32	0.23%	4,849	0.24%					
Other	401	2.94%	52,387	2.57%					
Household Growth									
Growth 2010 - 2023	-2.67%		19.98%						
Growth 2023 - 2028	-0.79%		2.32%						
Renter Occupied	2,546	46.79%	284,386	38.92%					
Owner Occupied	2,895	53.21%	446,221	61.08%					
2023 Households by Household Income	5,443		730,607						
Income <\$25K	1,200	22.05%	140,284	19.20%					
Income \$25K - \$50K	1,504	27.63%	161,992	22.17%					
Income \$50K - \$75K	1,213	22.29%	140,295	19.20%					
Income \$75K - \$100K	789	14.50%	90,985	12.45%					
Income \$100K - \$125K	345	6.34%	68,801	9.42%					
Income \$125K - \$150K	172	3.16%	40,849	5.59%					
Income \$150K - \$200K	93	1.71%	46,189	6.32%					
Income \$200K+	127	2.33%	41,212	5.64%					
2023 Med Household Inc	\$50,362		\$60,404						
2023 Median Age	37.00		35.00						



Demographic Summary Report

Northern Hills

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Building Type:General RetailTotal Available:7,000 SFSecondary:Freestanding% Leased:100%GLA:19,833 SFRent/SF/Yr:\$25.00

Year Built: 1983



Radius	1 Mile		2 Mile		3 Mile	
Population						
2028 Projection	13,528		40,712		100,996	
2023 Estimate	13,632		40,990		101,273	
2010 Census	13,948		41,688		100,503	
Growth 2023 - 2028	-0.76%		-0.68%		-0.27%	
Growth 2010 - 2023	-2.27%		-1.67%		0.77%	
2023 Population by Hispanic Origin	7,367		21,102		48,940	
2023 Population	13,632		40,990		101,273	
White	11,112	81.51%	33,593	81.95%	81,603	80.58%
Black	1,602	11.75%	4,301	10.49%	11,516	11.37%
Am. Indian & Alaskan	177	1.30%	584	1.42%	1,221	1.21%
Asian	308	2.26%	1,116	2.72%	3,406	3.36%
Hawaiian & Pacific Island	32	0.23%	118	0.29%	330	0.33%
Other	401	2.94%	1,278	3.12%	3,197	3.16%
U.S. Armed Forces	36		84		332	
Households						
2028 Projection	5,398		16,120		39,296	
2023 Estimate	5,441		16,219		39,425	
2010 Census	5,590		16,445		39,284	
Growth 2023 - 2028	-0.79%		-0.61%		-0.33%	
Growth 2010 - 2023	-2.67%		-1.37%		0.36%	
Owner Occupied	·	53.21%	·	58.80%	•	62.45%
Renter Occupied	2,546	46.79%	6,681	41.19%	14,804	37.55%
0000 Harrard alla barilli barrara	5 440		40.000		00.404	
2023 Households by HH Income	5,443	22.050/	16,220	40.070/	39,424	47 770/
Income: <\$25,000	•	22.05%	,	19.87%		17.77%
Income: \$25,000 - \$50,000		27.63%	•	26.33%	•	23.49%
Income: \$50,000 - \$75,000	,	22.29%		21.74%	•	22.82%
Income: \$75,000 - \$100,000		14.50%		14.27%		14.22%
Income: \$100,000 - \$125,000	345	6.34%	1,251	7.71%	3,527	8.95%
Income: \$125,000 - \$150,000	172	3.16%	816	5.03%	2,040	5.17%
Income: \$150,000 - \$200,000	93	1.71%	527	3.25%	1,812	4.60%
Income: \$200,000+	127	2.33%	293	1.81%	1,177	2.99%
2023 Avg Household Income	\$61,968		\$65,439		\$72,380	
2023 Med Household Income	\$50,362		\$54,243		\$58,826	



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Description	2010		2023		2028	
Population	13,948		13,632		13,528	
Age 0 - 4	1,030	7.38%	850	6.24%	818	6.05%
Age 5 - 9	991	7.10%	900	6.60%	842	6.22%
Age 10 - 14	913	6.55%	932	6.84%	876	6.48%
Age 15 - 19	894	6.41%	919	6.74%	892	6.59%
Age 20 - 24	943	6.76%	891	6.54%	886	6.55%
Age 25 - 29	1,110	7.96%	929	6.81%	886	6.55%
Age 30 - 34	1,007	7.22%	996	7.31%	921	6.81%
Age 35 - 39	938	6.72%	1,008	7.39%	951	7.03%
Age 40 - 44	875	6.27%	949	6.96%	953	7.04%
Age 45 - 49	880	6.31%	846	6.21%	895	6.62%
Age 50 - 54	940	6.74%	775	5.69%	818	6.05%
Age 55 - 59	767	5.50%	745	5.47%	748	5.53%
Age 60 - 64	771	5.53%	715	5.25%	698	5.16%
Age 65 - 69	585	4.19%	656	4.81%	649	4.80%
Age 70 - 74	454	3.25%	569	4.17%	572	4.23%
Age 75 - 79	324	2.32%	421	3.09%	465	3.44%
Age 80 - 84	275	1.97%	270	1.98%	326	2.41%
Age 85+	253	1.81%	261	1.91%	330	2.44%
Age 15+	11,016	78.98%	10,950	80.33%	10,990	81.24%
Age 20+	10,122	72.57%	10,031	73.58%	10,098	74.65%
Age 65+	1,891	13.56%	2,177	15.97%	2,342	17.31%
Median Age	36		37		38	
Average Age	36.80		38.00		39.10	
Population By Race	13,948		13,632		13,528	
White	•	84.18%	•	81.51%	•	81.57%
Black	•	10.33%	•	11.75%	•	11.72%
Am. Indian & Alaskan	164	1.18%	177	1.30%	177	1.31%
Asian	209	1.50%	308	2.26%	299	2.21%
Hawaiian & Pacific Islander	29	0.21%	32	0.23%	32	0.24%
Other	321	2.30%	401	2.94%	398	2.94%



	Northe	ern Hills							
12311 Nacogdoches Rd, San Antonio, TX 78217									
Description	2010		2023		2028				
Population by Race (Hispanic)	6,692		7,368		7,359				
White	6,197	92.60%	6,752	91.64%	6,746	91.67%			
Black	181	2.70%	241	3.27%	240	3.26%			
Am. Indian & Alaskan	128	1.91%	139	1.89%	140	1.90%			
Asian	44	0.66%	56	0.76%	54	0.73%			
Hawaiian & Pacific Islander	13	0.19%	16	0.22%	16	0.22%			
Other	129	1.93%	163	2.21%	162	2.20%			
Household by Household Income	5,591		5,443		5,396				
<\$25,000	986	17.64%	1,200	22.05%	1,215	22.52%			
\$25,000 - \$50,000	1,558	27.87%	1,504	27.63%	1,497	27.74%			
\$50,000 - \$75,000	1,484	26.54%	1,213	22.29%	1,177	21.81%			
\$75,000 - \$100,000	860	15.38%	789	14.50%	771	14.29%			
\$100,000 - \$125,000	446	7.98%	345	6.34%	334	6.19%			
\$125,000 - \$150,000	173	3.09%	172	3.16%	174	3.22%			
\$150,000 - \$200,000	36	0.64%	93	1.71%	97	1.80%			
\$200,000+	48	0.86%	127	2.33%	131	2.43%			
Average Household Income	\$60,002		\$61,968		\$61,999				
Median Household Income	\$53,287		\$50,362		\$49,763				



Traffic Count Report

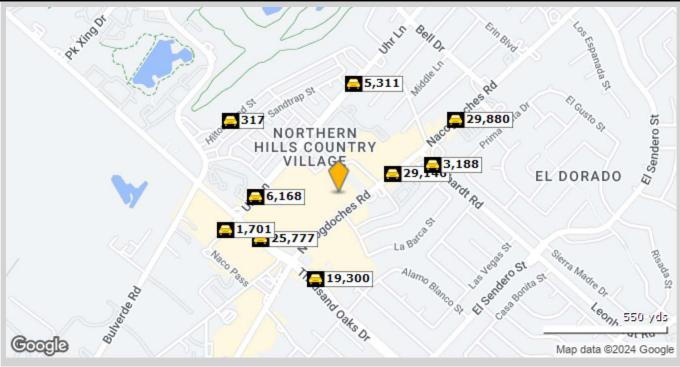
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% Leased: 100%
Rent/SF/Yr: \$25.00





	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Nacogdoches Rd	Village Sq	0.05 SW	2022	29,146	MPSI	.15
2	Uhr Ln	Clear Lake Dr	0.05 NE	2022	6,168	MPSI	.21
3	Thousand Oaks Dr	Nacogdoches Rd	0.07 NW	2022	19,300	MPSI	.23
4	Thousand Oaks Dr	Nacogdoches Rd	0.07 SE	2022	25,777	MPSI	.23
5	Leonhardt Rd	el Santo Way	0.04 SE	2022	3,188	MPSI	.26
6	Uhr Ln	Hilton Head St	0.07 NE	2022	5,311	MPSI	.29
7	Uhr Ln	Thousand Oaks Dr	0.04 NE	2020	1,787	MPSI	.30
8	Uhr Ln	Thousand Oaks Dr	0.04 NE	2022	1,701	MPSI	.30
9	Hilton Head St	Cornerstone Ln	0.05 SW	2022	317	MPSI	.34
10	Nacogdoches Rd	Camino Dorado Dr	0.08 NE	2022	29,880	MPSI	.36



4/12/2024