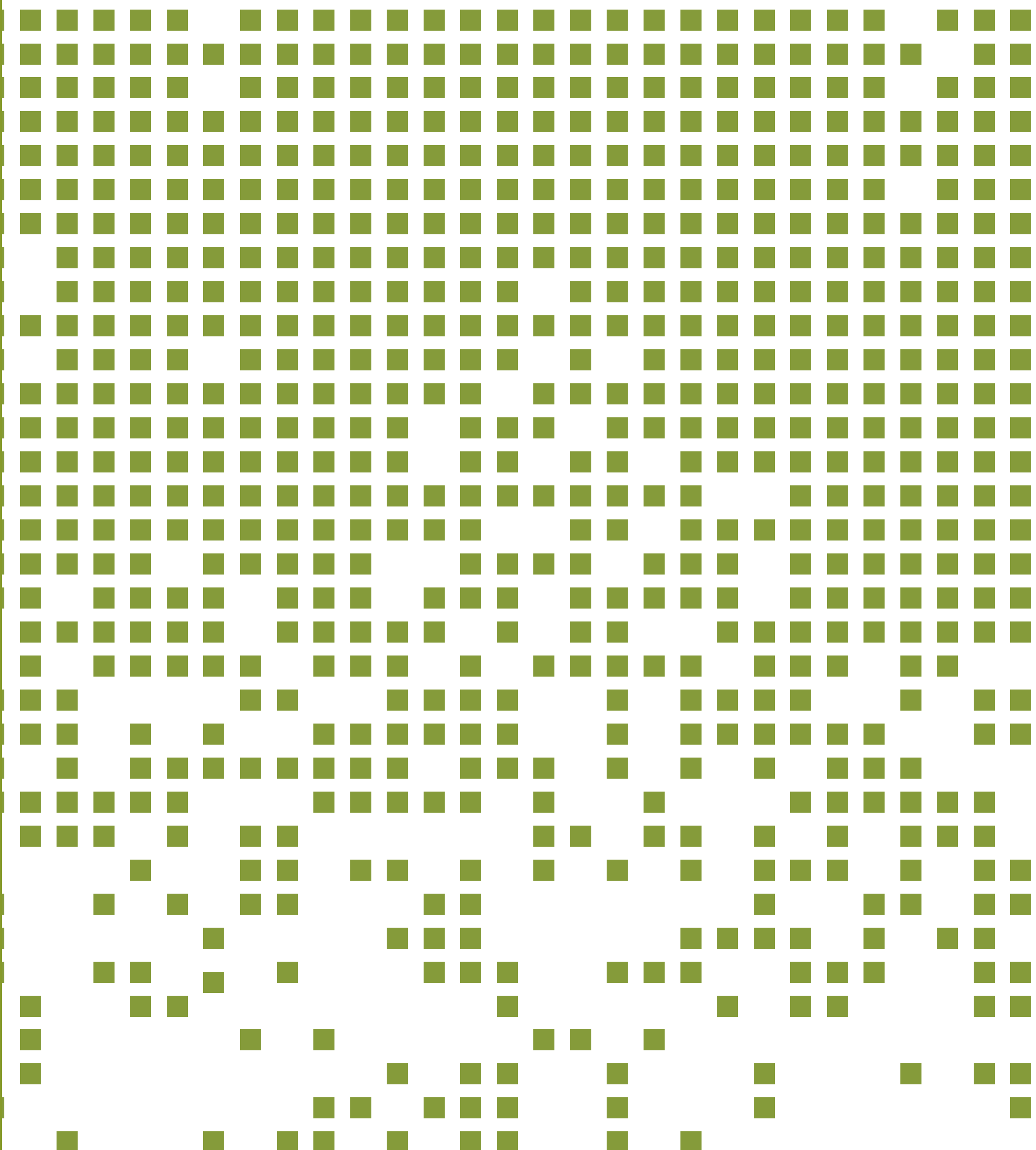# Research & Analysis

608 Kristofer DR
Fredericksburg TX 78624

ALEX LABS

ALEX STUDIOS

September 7, 2021

Gillespie Central Appraisal District (GCAD) Plat Map
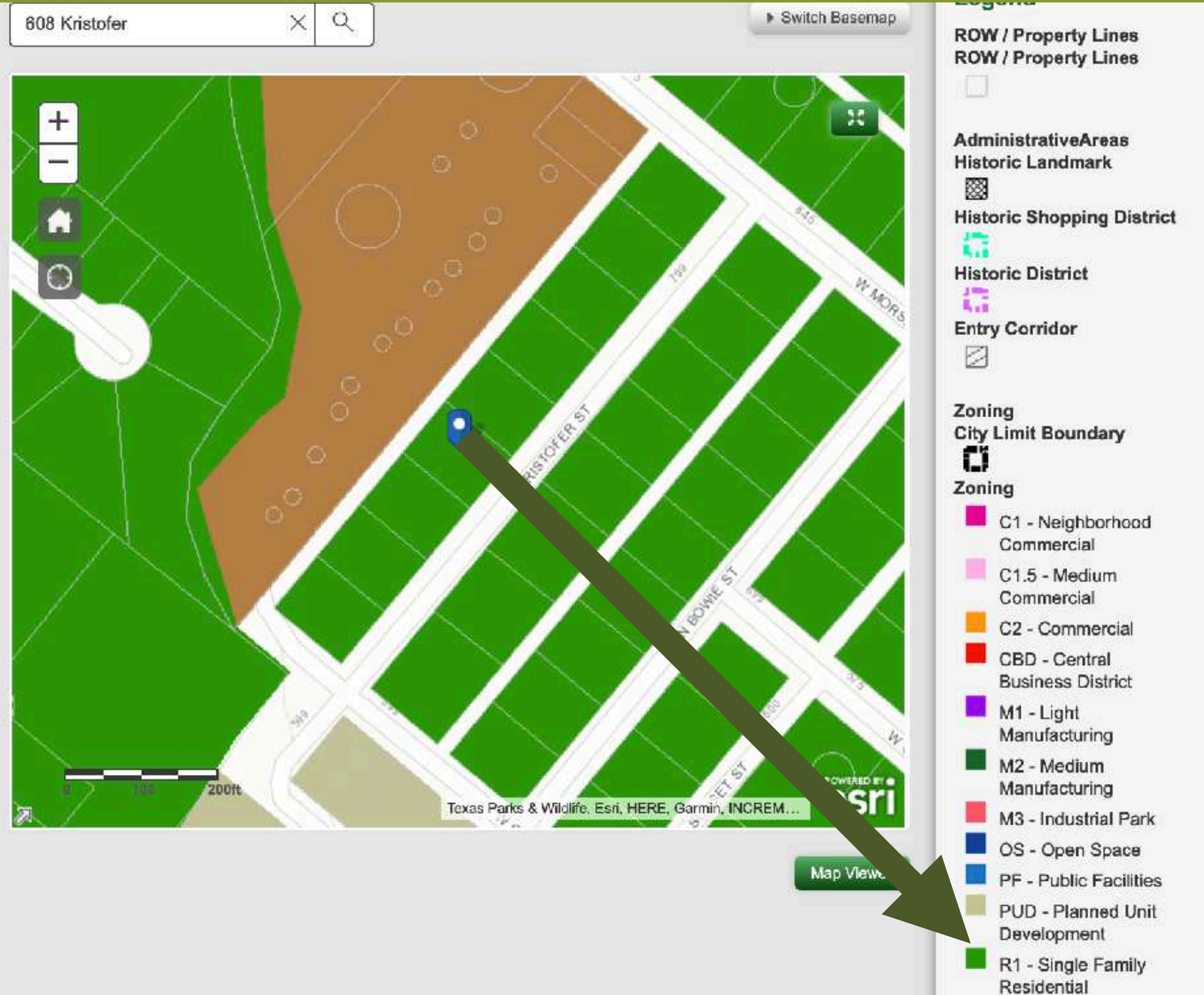## From GCAD

R-1 Zoning
Zoning Map City of Boerne

Restaurants:
The Coop .5mi

Coffee:
City Cafe .5mi

Bars:
Proof .7mi

Groceries:
Sunset Village Drive In .4mi

Parks:
Oak Crest Park 3.8mi

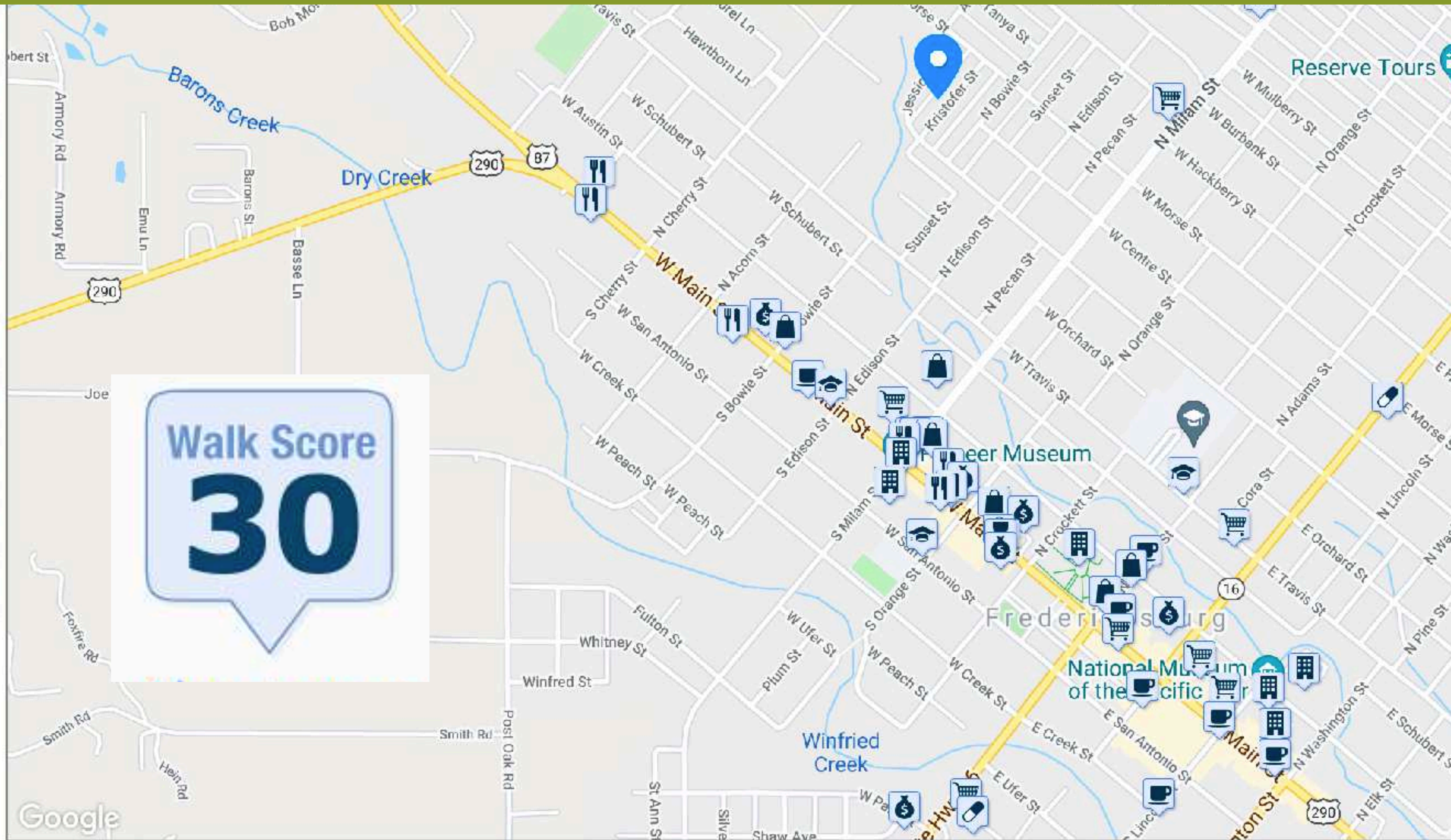**Schools:**
Ambleside School Of Frederick... .5mi

Shopping:
Jeks Pit Stop N .4mi

Entertainment:
Pioneer Museum .6mi

Errands:
Hill Country Credit Union .4mi

Walk Score
30

Not in Flood Zones
Risk Meter

608 KRISTOFER ST FREDERICKSBURG, TX 78624-2634

LOCATION ACCURACY: ⚲EXCELLENT

📄 DOWNLOAD PDF

💧 WATER ⌄

Flood Zone Determination	OUT ⌃
COMMUNITY	480252
PANEL	0267C
PANEL DATE	October 19, 2001
MAP NUMBER	48171C0267C

Map | **Satellite**

RISK OVERLAYS

☑ FLOOD ZONES

- 🟨 X500 or B Zone
- 🟪 A Zone
- 🟦 V Zone
- 🟧 D Zone
- ▨ Floodway
- ▨ CBRA

5/10 Average ⓘ

Fredericksburg High School ♡
1107 South State Highway 16, Fredericksburg, TX, 78624
Public district, 9-12 | **999 students**
Distance: 1.98 miles

🏠 Homes for sale

5/10 Average ⓘ

Fredericksburg High School ♡
1107 South State Highway 16, Fredericksburg, TX, 78624
Public district, 9-12 | **999 students**
Distance: 1.98 miles

🏠 Homes for sale

5/10

Fredericksburg Middle ♡
110 West Travis Street, Fredericksburg, TX, 78624
Public district, 6-8 | **684 students**
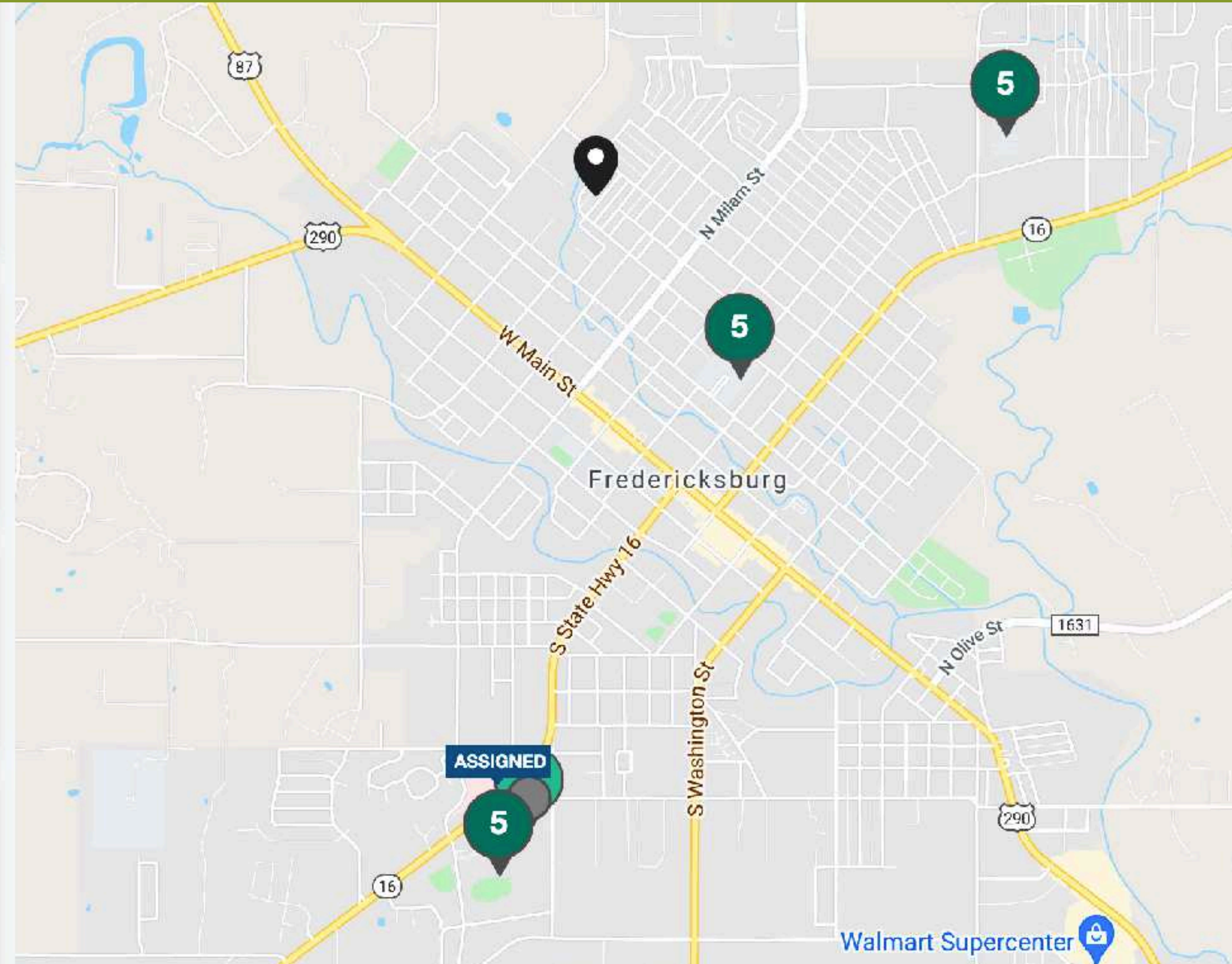Distance: 0.67 miles

🏠 Homes for sale

Fredericksburg Elementary School ♡
1608 North Adams Street, Fredericksburg, TX, 78624
Public district, 2-5 | **858 students**
Distance: 1.19 miles
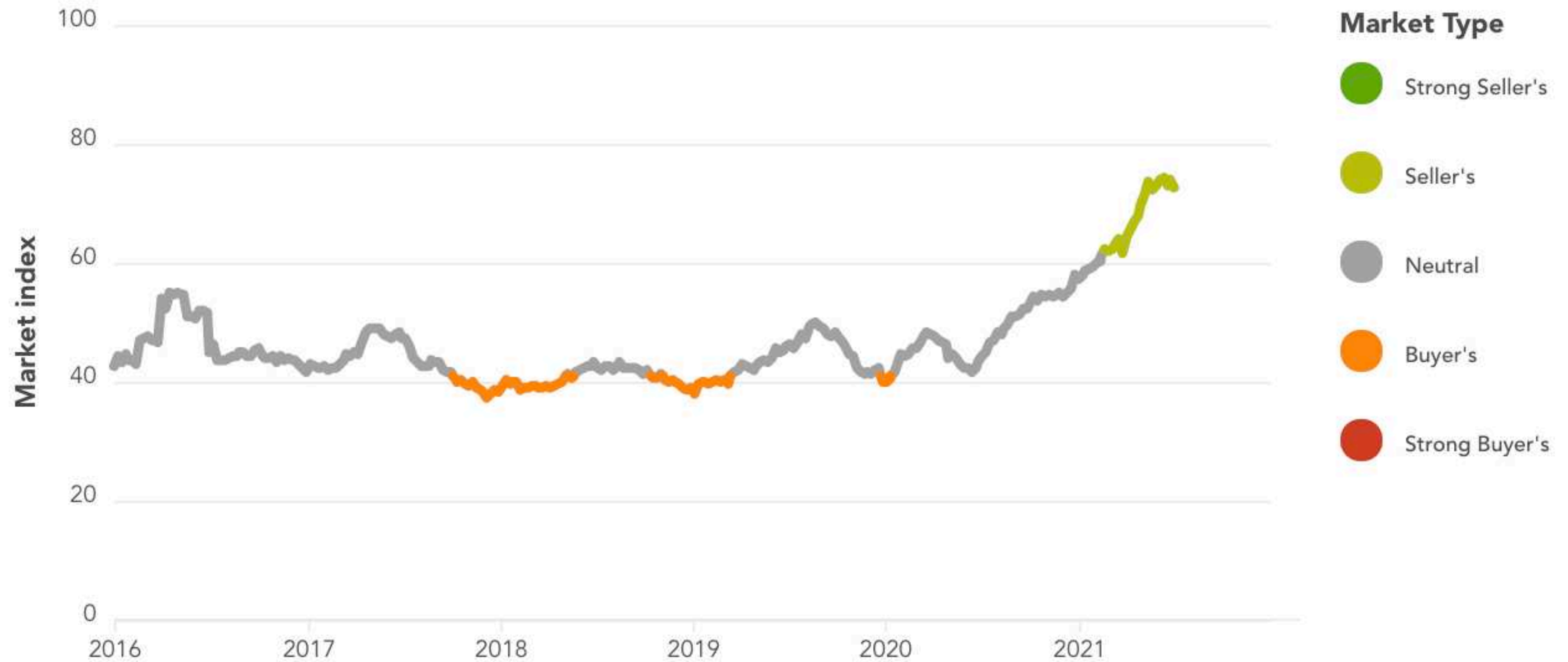
53.9% 3-Year Value Increase Forecast
House Canary Value Trend at Zip Code

2017   2018   2019   2020   2021   2022   2023   2024

1 Year	2 Year	3 Year
+19.9%	+38.9%	+53.9%

ALEX LABS

ALEX STUDIOS

Very Low Risk of Value Decline
House Canary Risk of Value Reduction in Zip Code for Next 12 Months

Market Index ⓘ

Market Type

- 🟢 Strong Seller's
- 🟡 Seller's
- ⬤ Neutral
- 🟠 Buyer's
- 🔴 Strong Buyer's

This month last year	This month	Market Status
47	**73**	**Seller's Market**

Town Creek Subdivision Infographics
Data from ESRI

HOUSEHOLDS

2.5
Average Size

65%
Married

53%
Female

21%
Children Under 18

EDUCATION

41%
Undergraduate

14%
Graduate/Professional

OWNERSHIP & MORTGAGES

78%
Owner Occupied

48%
No Mortgage

2%
Mortgage 50%+ of Income

HOUSEHOLDS WITH PETS

50%
Dog

26%
Cat

63%
Any Pet
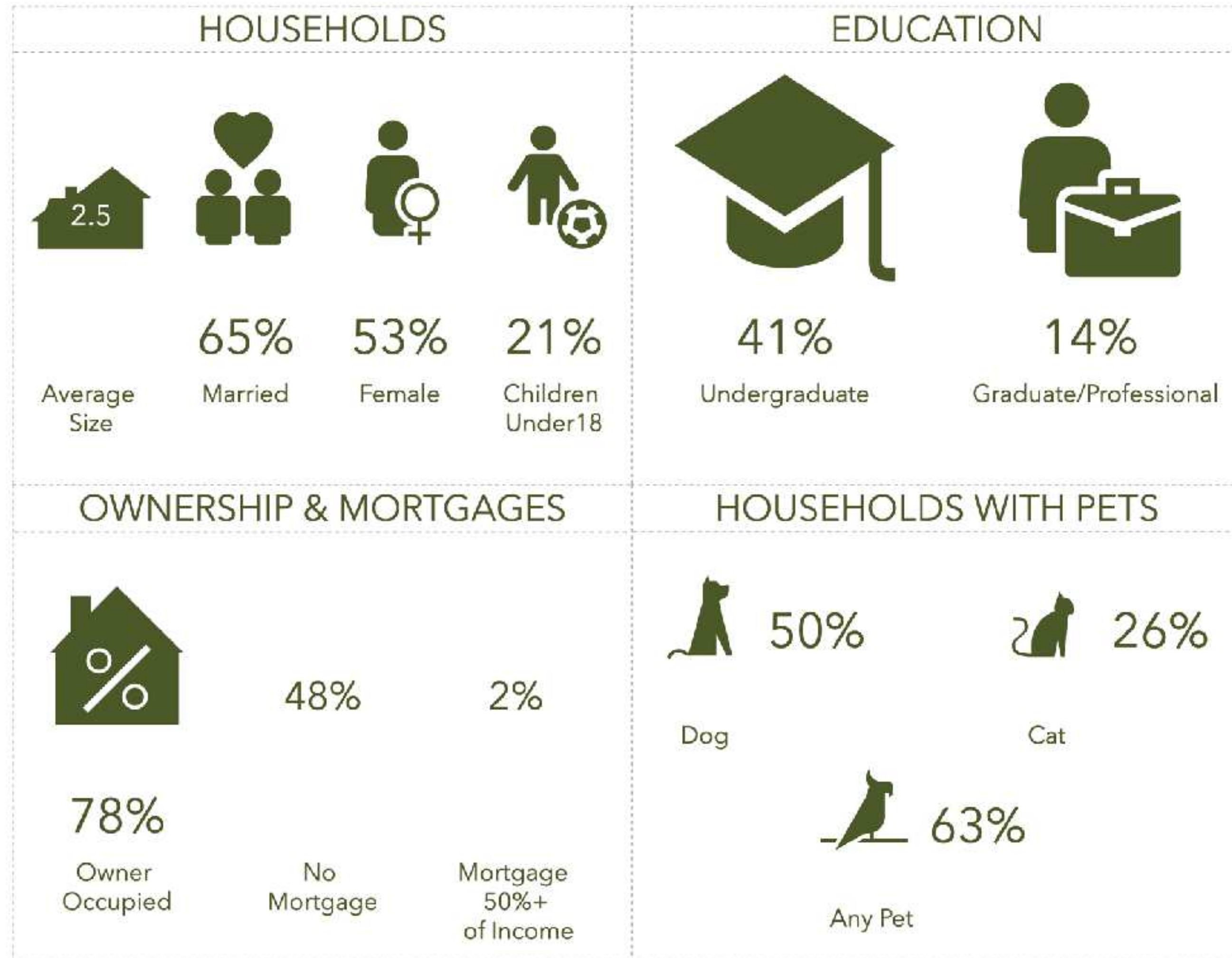
Town Creek Subdivision Infographics
Data from ESRI

POPULATION BY GENERATION
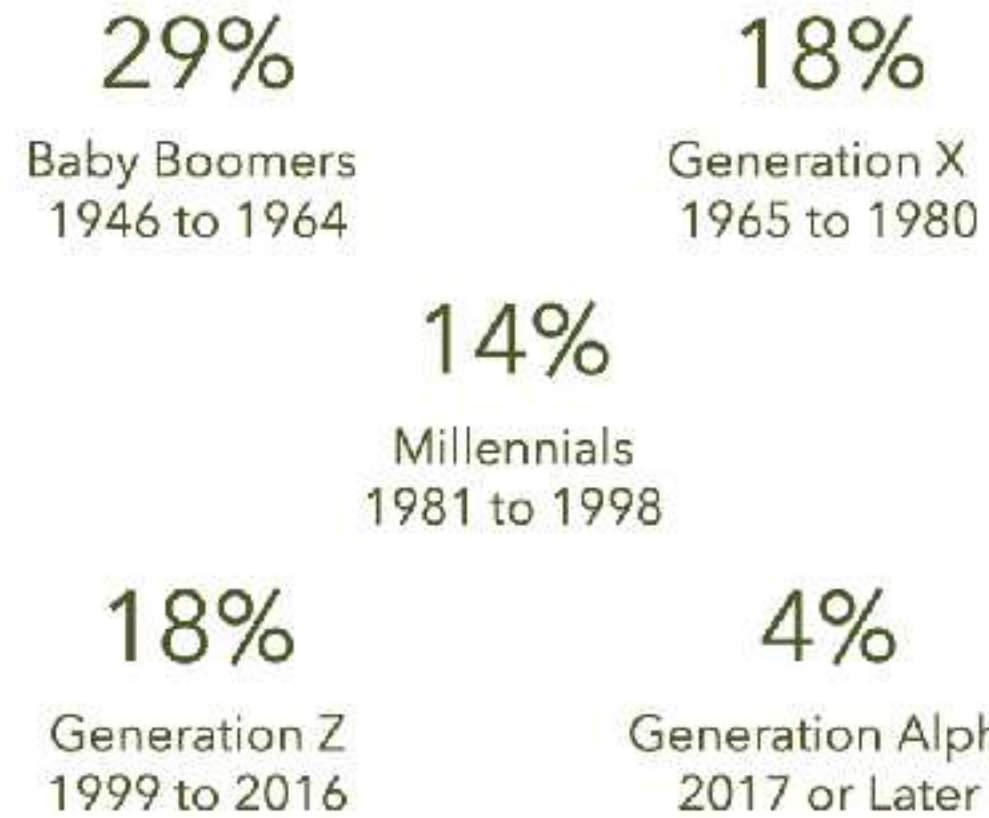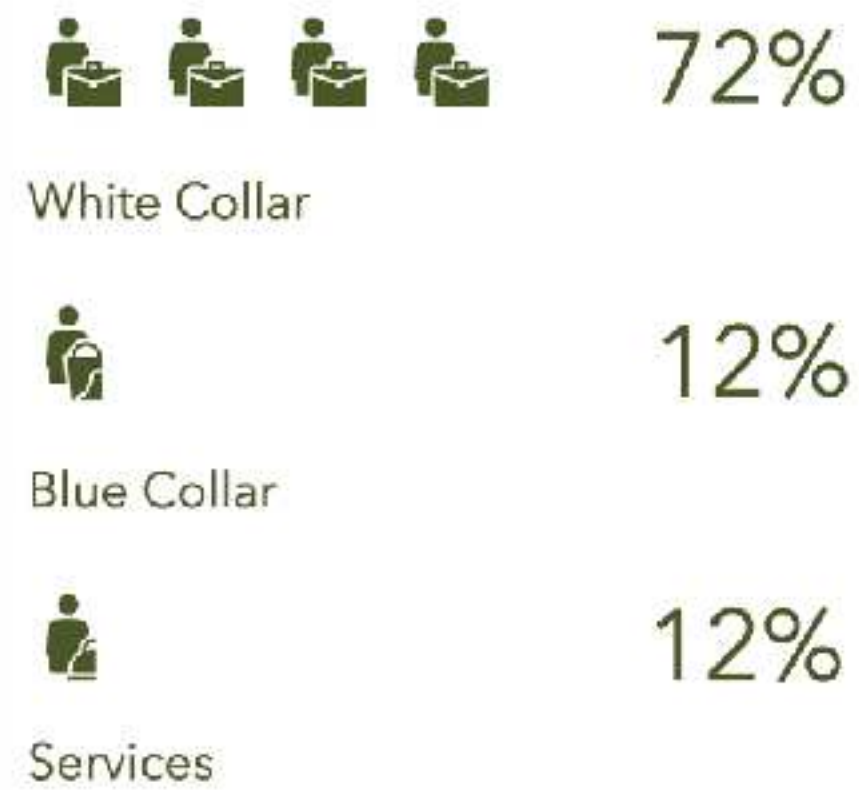
29%
Baby Boomers
1946 to 1964

18%
Generation X
1965 to 1980

14%
Millennials
1981 to 1998

18%
Generation Z
1999 to 2016

4%
Generation Alpha
2017 or Later

EMPLOYMENT

72%
White Collar

12%
Blue Collar

12%
Services

POPULATION & GROWTH

0.72%
2021-2026 Compound Annual
Growth Rate

136
2021 Total Population (Esri)

INTERNET ACCESS

79%
Use Computer

83%
Use Cell Phone
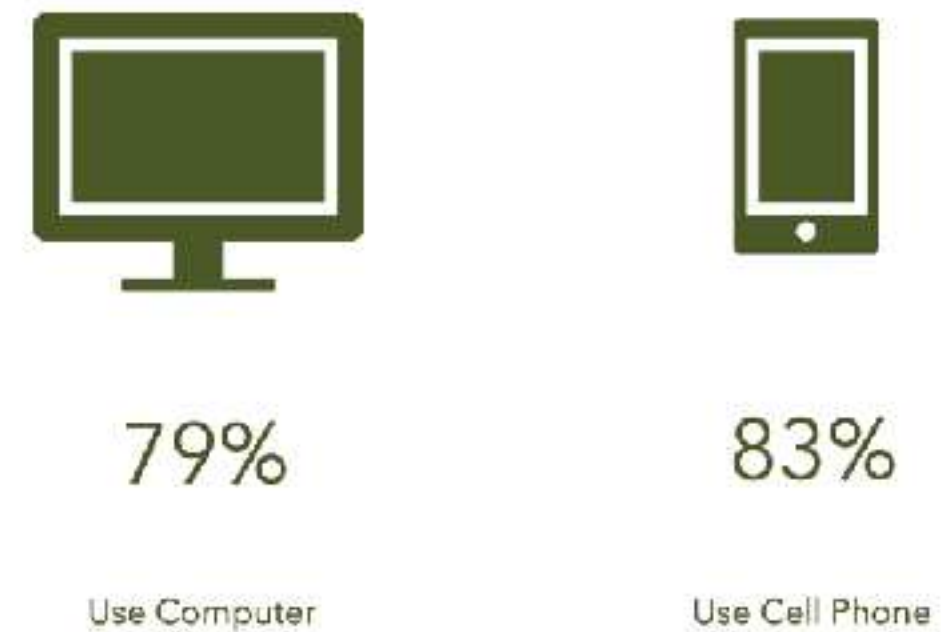
INCOME

$106,530

2021 Avg.
Household Income

54%

$100K+ Avg. Household Income

Tapestry Segments

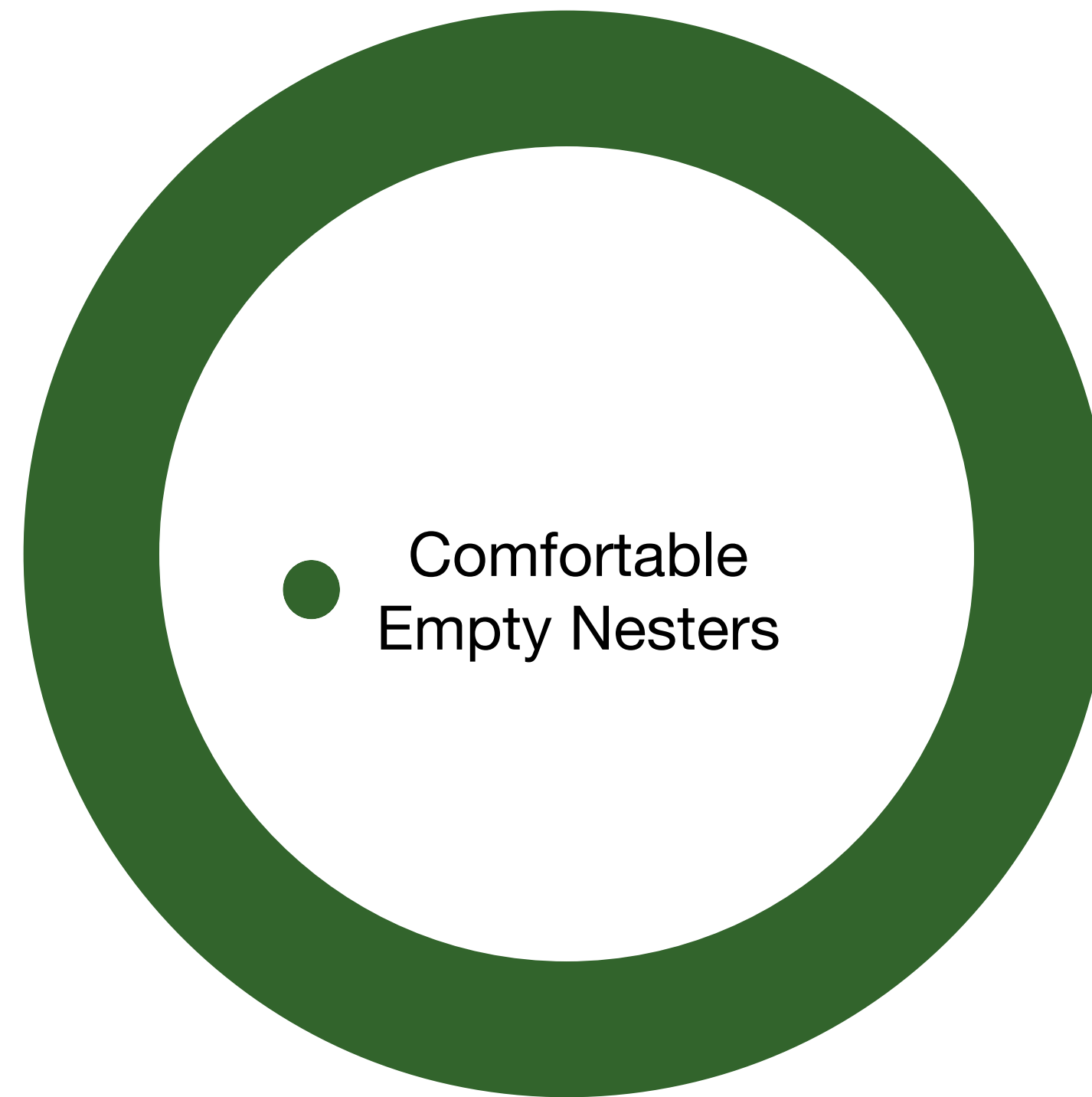| 5A	Comfortable Empty Nesters	100%	
	54 households	of Households	⌄

ALEX LABS

ALEX STUDIOS

100% "Comfortable Empty Nesters" Tapestry Segment
Data from ESRI

Tapestry Segmentation divides America's neighborhoods into 67 distinct segments based on their socioeconomic and demographic composition

Comfortable Empty Nesters

100%

WHO ARE WE?

Residents in this large, growing segment are older, with nearly half of all householders aged 55 or older; many still live in the suburbs where they grew up. Most are professionals working in government, health care, or manufacturing. These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average (Index 314). Many are enjoying the transition from child rearing to retirement. They value their health and financial well-being.

OUR NEIGHBORHOOD

- Married couples, some with children, but most without (Index 149).
- Average household size slightly higher at 2.52.
- Found throughout the suburbs and small towns of metropolitan areas, where most residents own and live in single-family detached homes (Index 142).
- Most homes built between 1950 and 1990 (Index 131).
- Households generally have one or two vehicles.

SOCIOECONOMIC TRAITS

- Education: 36% college graduates; nearly 68% with some college education.
- Average labor force participation at 61%.
- Most households' income from wages or salaries, but a third also draw income from investments (Index 150) and retirement (Index 159).
- *Comfortable Empty Nesters* residents physically and financially active.
- Prefer eating at home instead of dining out.
- Home maintenance a priority among these homeowners.

ALEX LABS

ALEX STUDIOS

TAPESTRY SEGMENTATION

esri.com/tapestry

AGE BY SEX (Esri data)

Median Age: 48.0 US: 38.2

Indicates US

85+
80-84
75-79
70-74
65-69
60-64
55-59
50-54
45-49
40-44
35-39
30-34
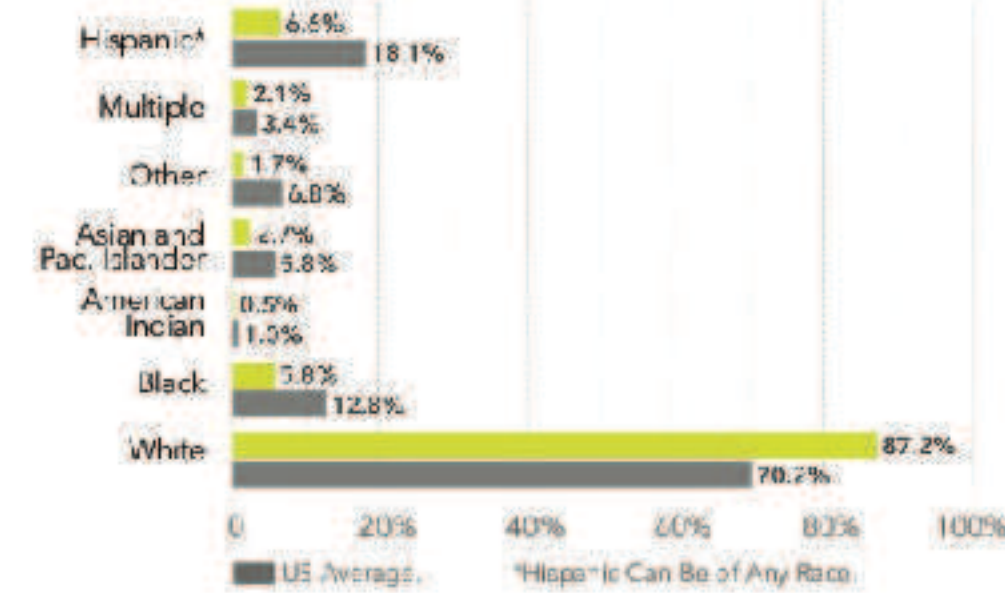25-29
20-24
15-19
10-14
5-9
<5

8% 4% 0 4% 8%

Male   **Female**
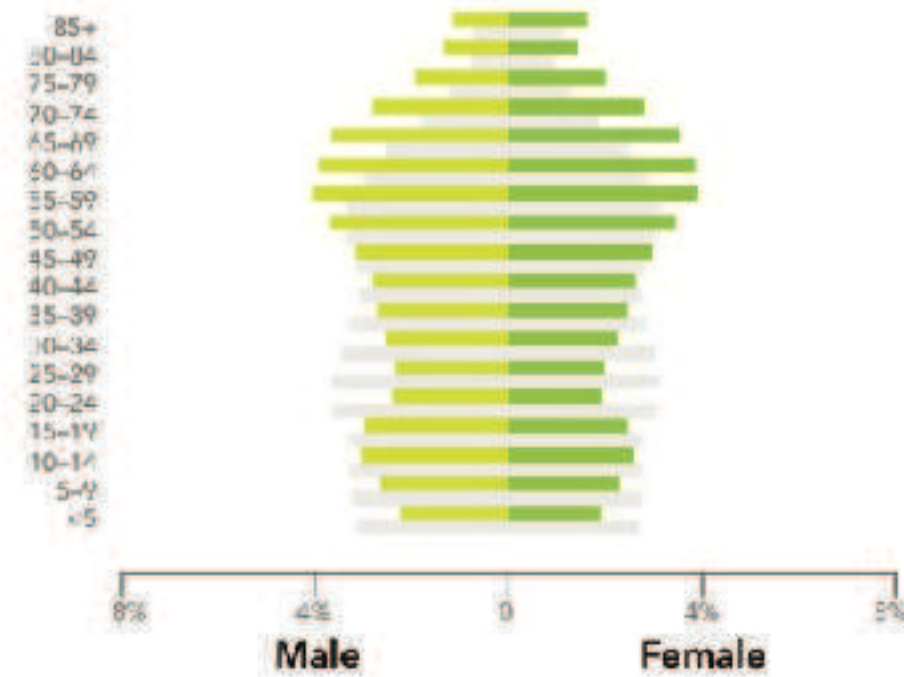
RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).
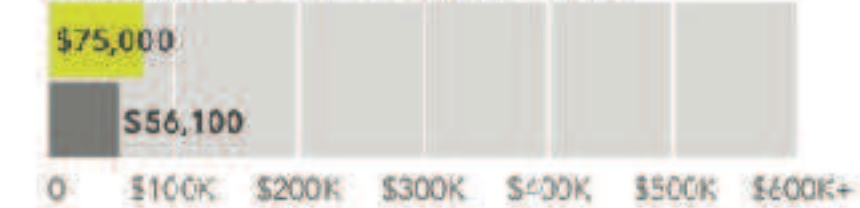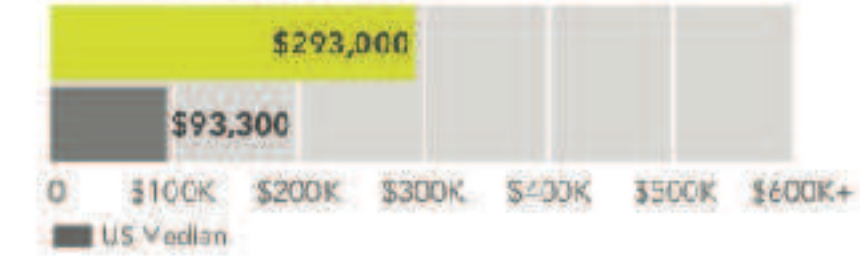
Diversity Index: 33.0 US: 64.0

Hispanic*	6.6% / 18.1%
Multiple	2.1% / 3.4%
Other	1.7% / 6.8%
Asian and Pac. Islander	1.7% / 5.8%
American Indian	0.5% / 1.0%
Black	5.8% / 12.8%
White	87.2% / 70.2%

0 20% 40% 60% 80% 100%

US Average   *Hispanic Can Be of Any Race.

INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.
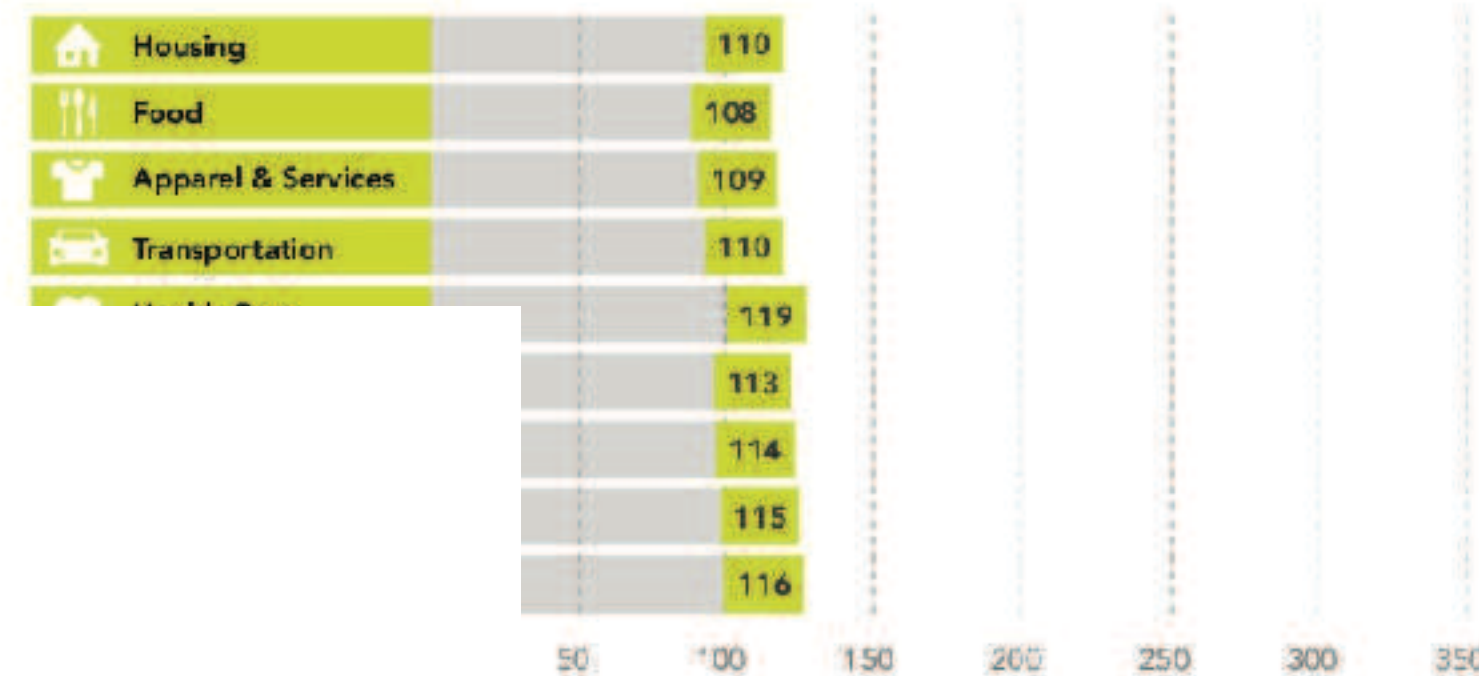
Median Household Income

$75,000

$56,100

0 $100K $200K $300K $400K $500K $600K+

Median Net Worth

$293,000

$93,300
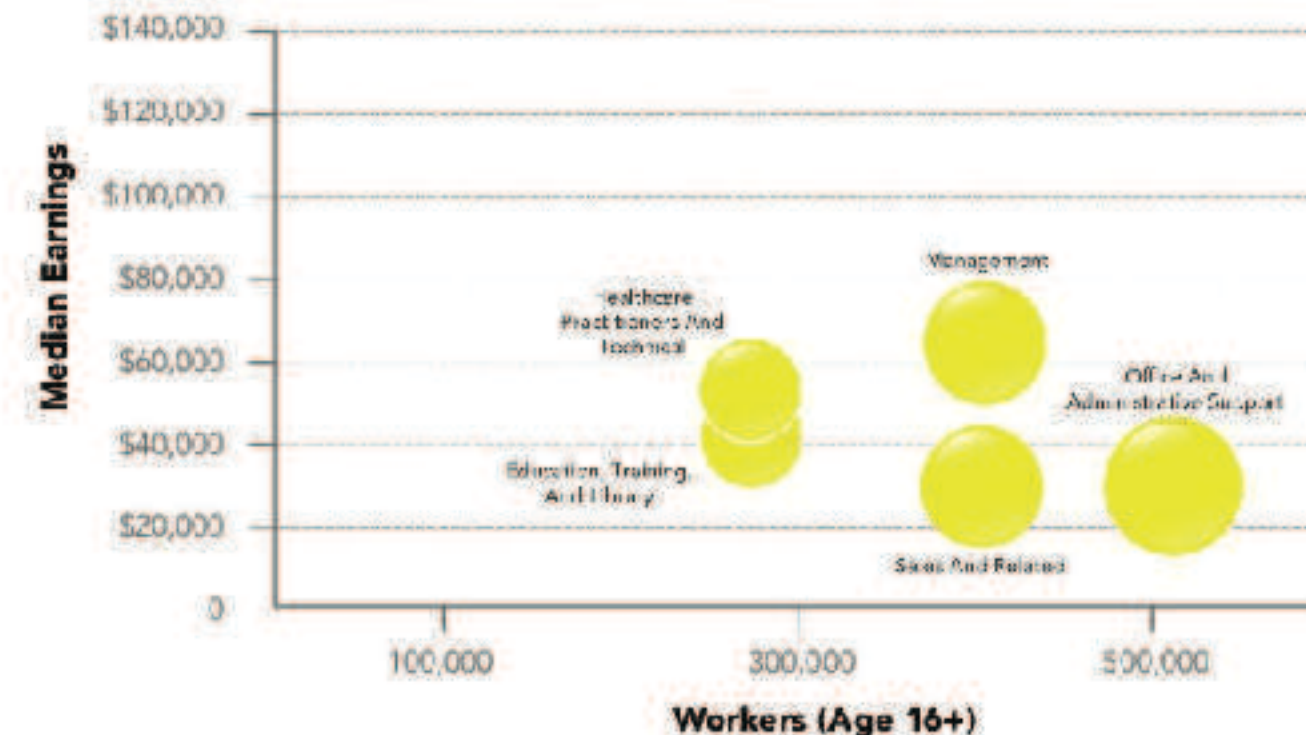
0 $100K $200K $300K $400K $500K $600K+

US Median

AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.

🏠	Housing	110
🍴	Food	108
👕	Apparel & Services	109
🚗	Transportation	110
		119
		113
		114
		115
		116

50 100 150 200 250 300 350

OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey

Median Earnings

$140,000
$120,000
$100,000
$80,000
$60,000
$40,000
$20,000
0

Healthcare Practitioners And Technical
Management
Office And Administrative Support
Education, Training And Library
Sales And Related

100,000 300,000 500,000

Workers (Age 16+)

MARKET PROFILE (Consumer preferences are estimated from data by MRI-Simmons)

- Residents enjoy listening to sports radio or watching sports on television.
- Physically active, they play golf, ski, ride bicycles, and work out regularly.
- Spending a lot of time online isn't a priority, so most own older home computers.
- Financial portfolio includes stocks, certificates of deposit, mutual funds, and real estate.

HOUSING

Median home value is displayed for markets that are primarily owner occupied, average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.
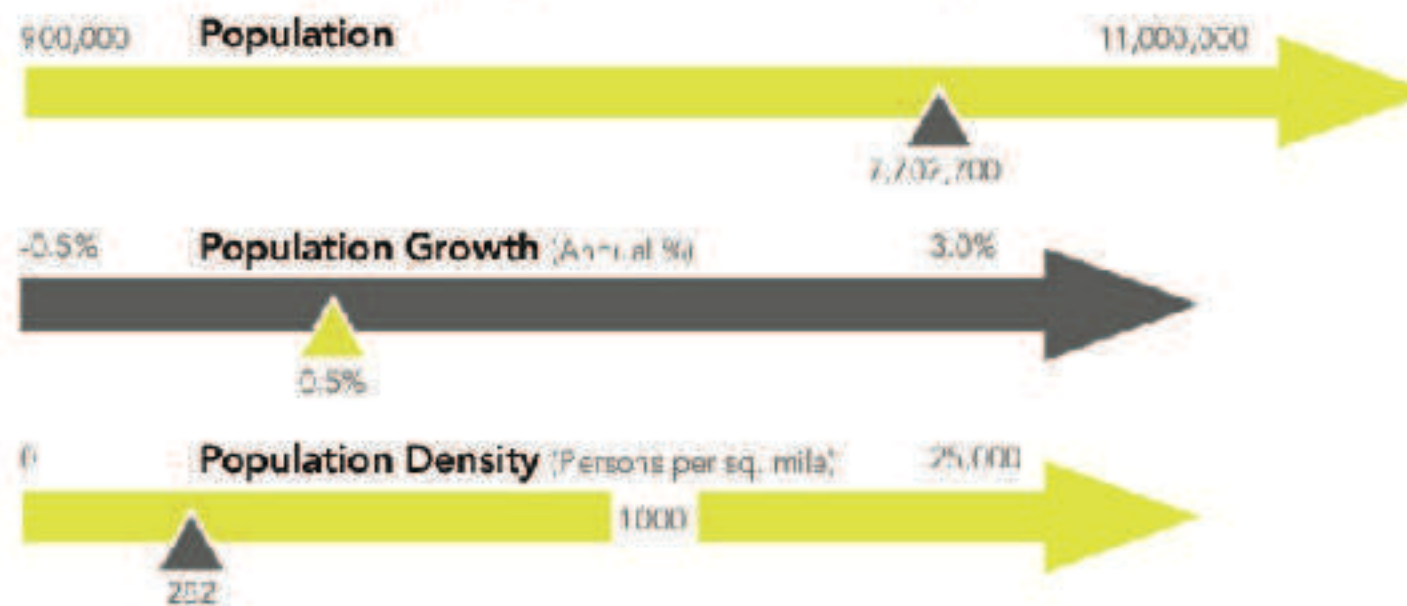
Typical Housing:
Single Family

Median Value:
$203,400

US Median: $207,300

Own 86.9%

Home Ownership
US Percentage:
62.7% Own
37.3% Rent

Rent 13.1%
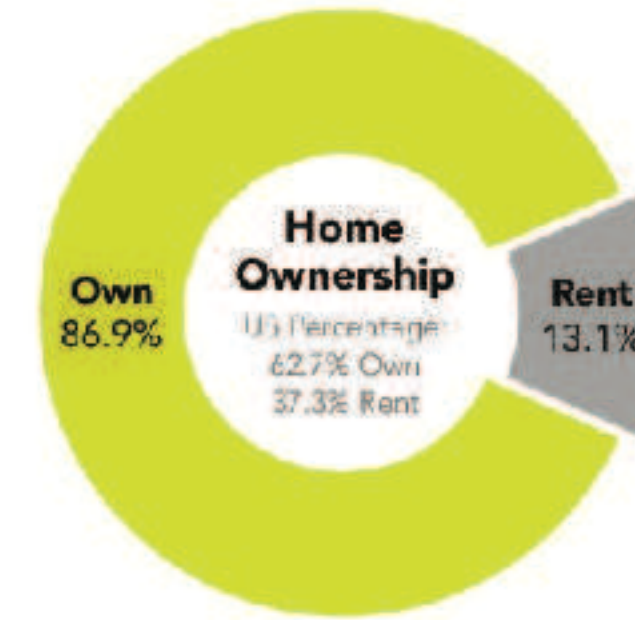
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.

Population
900,000 — 7,707,700 — 11,000,000

Population Growth (Annual %)
-0.5% — 0.5% — 3.0%

Population Density (Persons per sq. mile)
0 — 252 — 1000 — 25,000

ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.

0 — **173** — 350
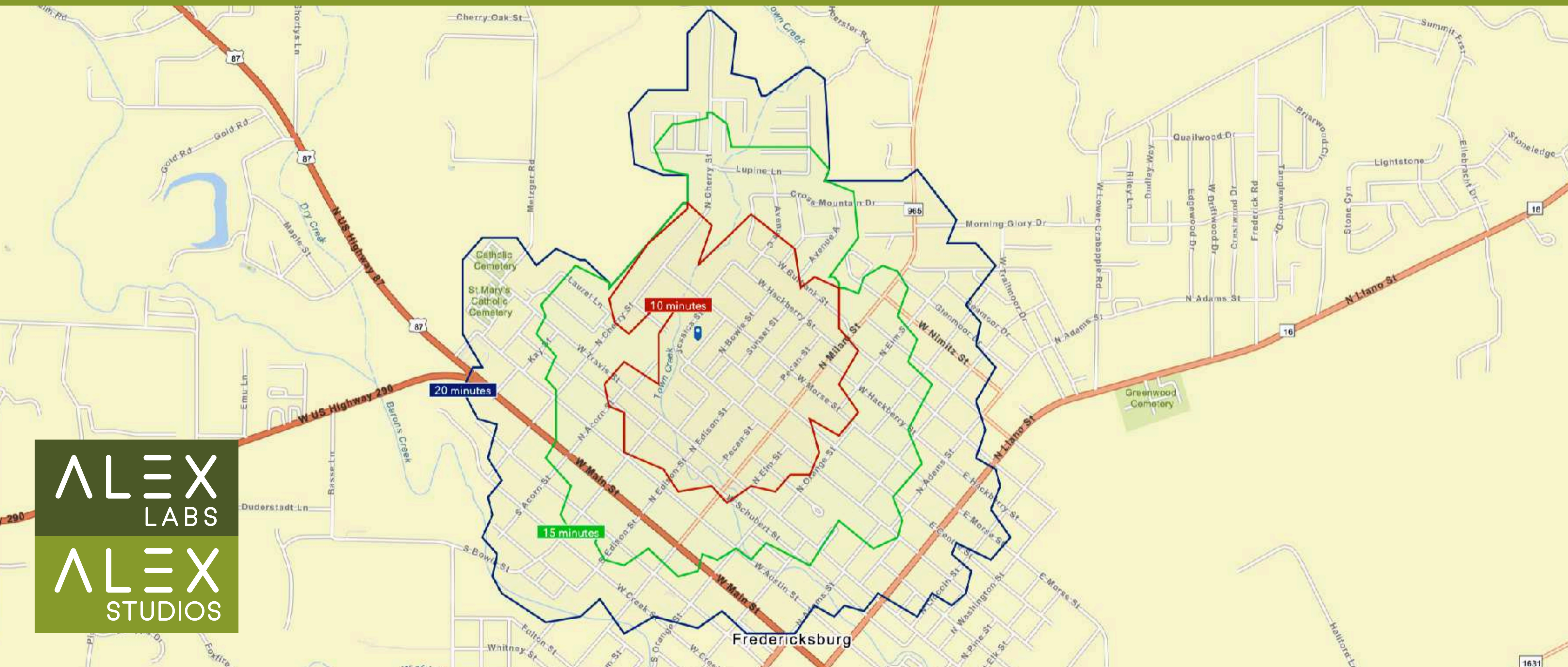**Wealth Index**

0 — **132** — 350
Socioeconomic Status Index

0 — **172** — 350
Housing Affordability Index

10, 15, 20 Minute Walk Time Map
STDB

30, 60, 90 Minute Drive Time Map
STDB