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San Antonio Market Report

SPRING EDITION



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MARKET CONVERSATION

The San Antonio Student Housing market, specifically focusing in on The University of Texas at San Antonio, is different from that of most student markets in Texas. For one, UTSA was founded in 1969, which makes it one of the newest universities in the State of Texas. In light of UTSA's late arrival, the University has experienced incredible rapid growth and is currently one of Texas' largest public universities with 34,742 students enrolled this past Fall. On top of that, UTSA shows no signs of slowing down; with a planned enrollment of 45,000 as an end goal. Another component that separates UTSA, is the use of different campus locations throughout San Antonio. Currently, UTSA is comprised of a Main Campus and Downtown Campus, with the Main Campus being located 15 miles Northeast of the Downtown Campus. Although this distance between campuses has caused some issues, UTSA has made great strides to provide transport to and from each campus with bus routes. In regards to on-campus housing, the Main Campus currently houses approximately 4,110 students and has another 372 beds set to deliver Fall of 2021. With that, the University will have almost 4,500 on-campus beds. Forward looking, UTSA has added on to the Main Campus with an expansion called Park West. This expansion sits less than a mile to the west of the Main Campus and currently harbors athletic facilities such as the Track & Field and Soccer complexes with plans to add on. Overall, UTSA poses to be a strong competitor amongst Texas Universities in terms of size, growth, and innovation with the growth and addition of its campuses.



34,742 +6.6%
TOTAL
ENROLLMENT



80%
UNDERGRADUATE
RETENTION RATE



4,110
ON-CAMPUS BEDS



372
ON-CAMPUS DEVELOPMENT
PIPELINE



9,909
PURPOSE-BUILT
BEDS



83%
AVG. PURPOSE
BUILT OCCUPANCY



\$718
AVG. PURPOSE-BUILT
RENT PER BED

PROPERTIES BY PROXIMITY TO CAMPUS



0.5 MILES
17

1.0 MILES
23

1.5 MILES
35

Save the Date

2021 Texas Student
Housing Conference

FEBRUARY 23 - 24

ALL DATA IS REPRESENTATIVE OF Q1 2021.



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