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Waco SPRING EDITION Market Report



STAFFORD BARRETT
COMMERCIAL BROKERAGE



19,522
FALL 2020 TOTAL
ENROLLMENT



92.5%
UNDERGRADUATE
RETENTION RATE



5,982
ON-CAMPUS
BEDS



89%
AVERAGE
PURPOSE BUILT
OCCUPANCY



\$669
AVERAGE
PURPOSE-BUILT
RENT PER BED



9,232
PURPOSE-BUILT
BEDS

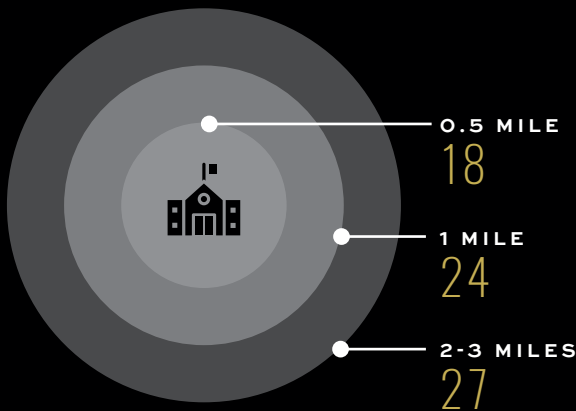


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DEVELOPMENT
PIPELINE



65%
MARKET
PRE-LEASE

PROPERTIES BY PROXIMITY TO CAMPUS



MARKET CONVERSATION

The Waco Student Housing market over recent years has been firing on all cylinders with a multitude of investment opportunities already presenting themselves with the expectation of plenty more to follow. Despite ongoing challenges due to COVID-19, Baylor University has presented itself to be an anomaly by having its largest enrollment up to date in the institution's existence at over 19,000 students, with plans to steadily increase those numbers as the city of Waco expands. Baylor shows an impressive undergraduate retention rate of 92.5%, which is a near 1 point jump since 2019, and remains the highest ever at the University. With a promising display of high caliber growth among students, along side an already hot market, developers and investors/owners alike will continue to seek to be involved in this highly valued and sought-after Student Housing Market.



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ALL DATA IS REPRESENTATIVE OF Q2 2021.