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# Nacogdoches

SPRING EDITION

# Market Report



STAFFORD BARRETT  
COMMERCIAL BROKERAGE



12,620  
TOTAL  
ENROLLMENT



75%  
UNDERGRADUATE  
RETENTION RATE



4,669  
ON-CAMPUS  
BEDS



96%  
AVERAGE  
PURPOSE BUILT  
OCCUPANCY



\$696  
AVERAGE  
PURPOSE-BUILT  
RENT PER BED



3,086  
PURPOSE-BUILT  
BEDS



0  
DEVELOPMENT  
PIPELINE

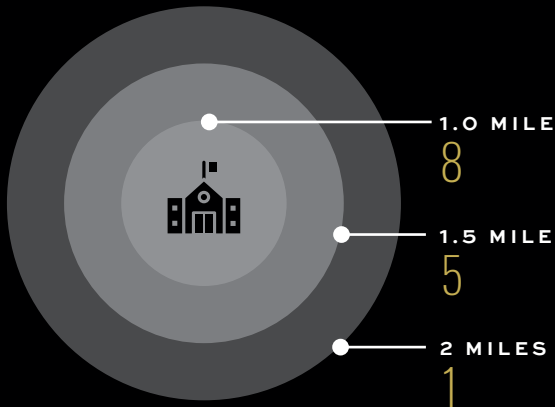


86%  
MARKET  
PRE-LEASE



71%  
RETENTION  
RATE

## PROPERTIES BY PROXIMITY TO CAMPUS



## MARKET CONVERSATION

The Nacogdoches student housing market has seen positive growth in recent years that is attributed to both university growth and limited competition from new development. With an overall occupancy of 96% and a strong pre-leasing market, Stephen F. Austin State University has become a strong play for stabilized assets and provides room for long-term rental growth. For the fall of 2020, SFA boasted an overall enrollment of 12,620, which is highlighted by a 10.7% increase in graduate student enrollment. SFA also has announced that they are projecting enrollment growth of greater than 2,000 students over the next 3-4 years. With a growing graduate student base, a projected increase to enrollment, and the return of in-person classes this fall; SFA is poised for positive growth from both an existing asset and new development perspective.



**Greg Jasper, CCIM**  
Managing Director, Student Housing

📞 979.224.0005

✉️ GJasper@StaffordBarrett.com



**Jeyton McNair**  
Associate, Multi-Family & Student Housing

📞 979.224.2224

✉️ JMcNair@StaffordBarrett.com

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ALL DATA IS REPRESENTATIVE OF Q2 2021.