

THE Schradder GROUP

Brokered by eXp Realty

www.theschraddergroup.com

The Schrader Group History

The Schrader Group has had the honor of helping thousands of families buy and sell homes since 1982. Our outstanding service allows clients to confidently refer others, knowing that their friends and loved ones are receiving the best service.

The Schrader Group is built on the fundamentals of integrity, knowledge, experience and customer service. Our team shares the same vision and understands the value of a happy customer.

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Dayton Schrader, ABR, ABRM, CCIM, CRB, CRP, CRS



- Licensed REALTOR® since 1982, Broker License since 1984
- #1 Real Estate Team – San Antonio Business Journal – 2015-2020
- Top 5 Residential Real Estate Team – San Antonio Business Journal – 2021-2022
- Associate Legend of the Year – Greater San Antonio Builder Association – 2020
- Grand Award – Greater San Antonio Builder Association - 2021
- REALTOR® of the Year – Greater San Antonio Builder Association (GSABA) – 2000 – 2006 & 2008 – 2020
- REALTOR® of the Year – Texas Association of Builders (TAB) 2014, 2015, 2016, 2017, 2018 & 2019
- Platinum Top 50 REALTOR® - Platinum Top 50 San Antonio - 2000 - 2020

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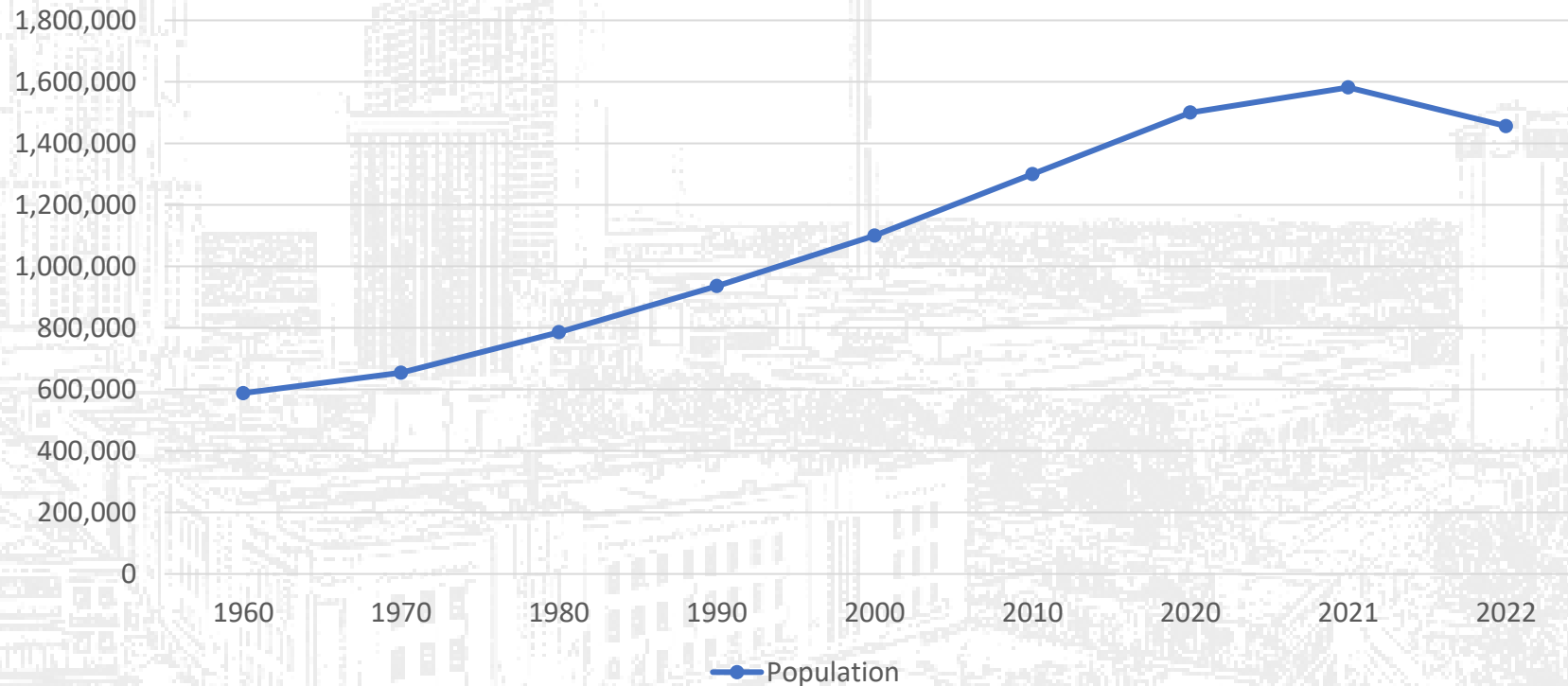
Population Statistics

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San Antonio Metro Area Population

1960:587,700 1980:785,900 2000:1,144,646 2022:1,456,069

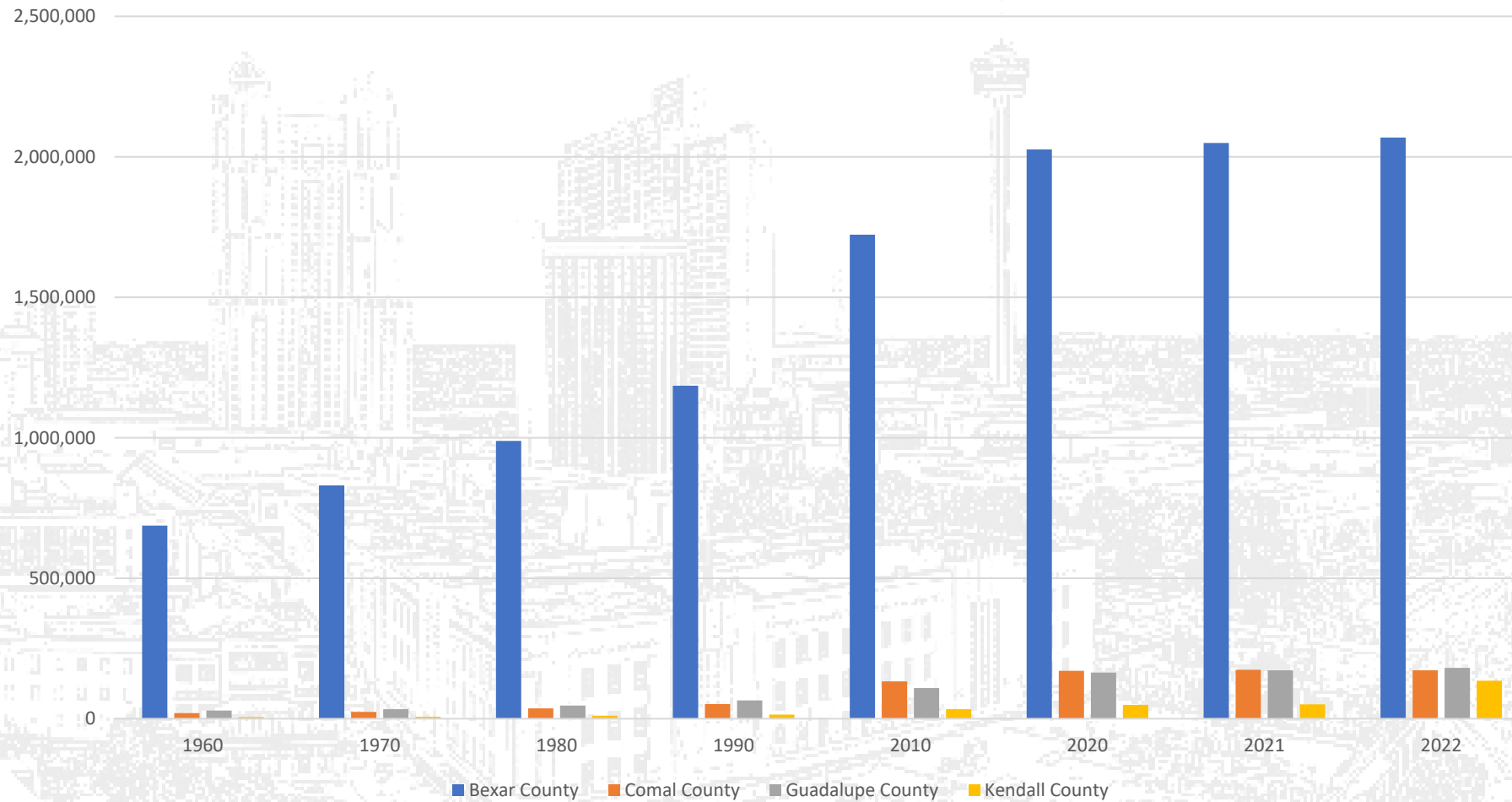


Source: World Population Review

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2022 Population by Counties



BEXAR

2,068,234

COMAL

172,107

GUADALUPE

180,940

KENDALL

135,295

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Source: World Population Review

An aerial, grayscale photograph of a city skyline, featuring the CN Tower prominently in the center. The image is used as a background for the title.

Housing Market

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Historical Perspective on Interest Rates

30 Year Annual Average Fixed Mortgage Rate

1980	1990	2000	2010	2015	2020
13.74%	10.13%	8.05%	4.69%	3.85%	3.11%

Source: Freddie Mac

2022 Interest Rates

30 Year Annual Average Fixed Mortgage Rate

Jan.	Feb.	March	April	May	June	July	Aug.	Sept.
3.45%	3.76%	4.17%	4.98%	5.23%	5.52%	5.41%	5.22%	6.11%

Source: Freddie Mac

San Antonio Market – 3rd Quarter Review

July 1 – September 30

	2018	2019	2020	2021	2022
Pre-owned Homes Sold	7,329	7,598	8,806	9,549	7,642
New Const. Homes Sold	1,586	1,990	2,769	1,777	1,956
Total Homes Sold	8,915	9,588	11,575	11,326	9,598
Average Sales Price	\$262,147	\$272,569	\$300,510	\$346,039	\$388,451
Days on Market	67	68	69	33	38

Source: San Antonio Board of Realtors (SABOR)

Bexar County – January 1 – September 30

2020, 2021 & 2022 Year over Year Comparison

	Homes Sold	List Price	Sold Price
2020	20,702	\$279,111	\$274,313
2021	22,476	\$308,712	\$309,331
2022	20,403	\$348,199	\$350,442

Source: San Antonio Board of Realtors (SABOR)

Comal County – January 1 – September 30

2020, 2021 & 2022 Year over Year Comparison

	Homes Sold	List Price	Sold Price
2020	2,824	\$378,955	\$371,101
2021	2,772	\$448,440	\$448,273
2022	2,739	\$533,282	\$532,694

Source: San Antonio Board of Realtors (SABOR)

Guadalupe County – January 1 – September 30

2020, 2021 & 2022 Year over Year Comparison

	Homes Sold	List Price	Sold Price
2020	2,246	\$277,229	\$272,561
2021	2,544	\$314,182	\$315,286
2022	2,433	\$364,713	\$368,160

Source: San Antonio Board of Realtors (SABOR)

Kendall County – January 1 – September 30

2020, 2021 & 2022 Year over Year Comparison

	Homes Sold	List Price	Sold Price
2020	641	\$555,266	\$539,281
2021	636	\$641,004	\$629,567
2022	507	\$747,230	\$739,547

Source: San Antonio Board of Realtors (SABOR)

Texas Market – August 2022

Median Housing Prices

Austin - \$494,000

Dallas/Fort Worth - \$404,000

Houston - \$385,000

San Antonio - \$348,553

Source: Texas A&M University – Texas Real Estate Research Center & SABOR

An aerial photograph of a city skyline, featuring various skyscrapers and buildings. The word "Economy" is prominently displayed in the center in a large, bold, orange font. The background is a light gray, semi-transparent version of the city image.

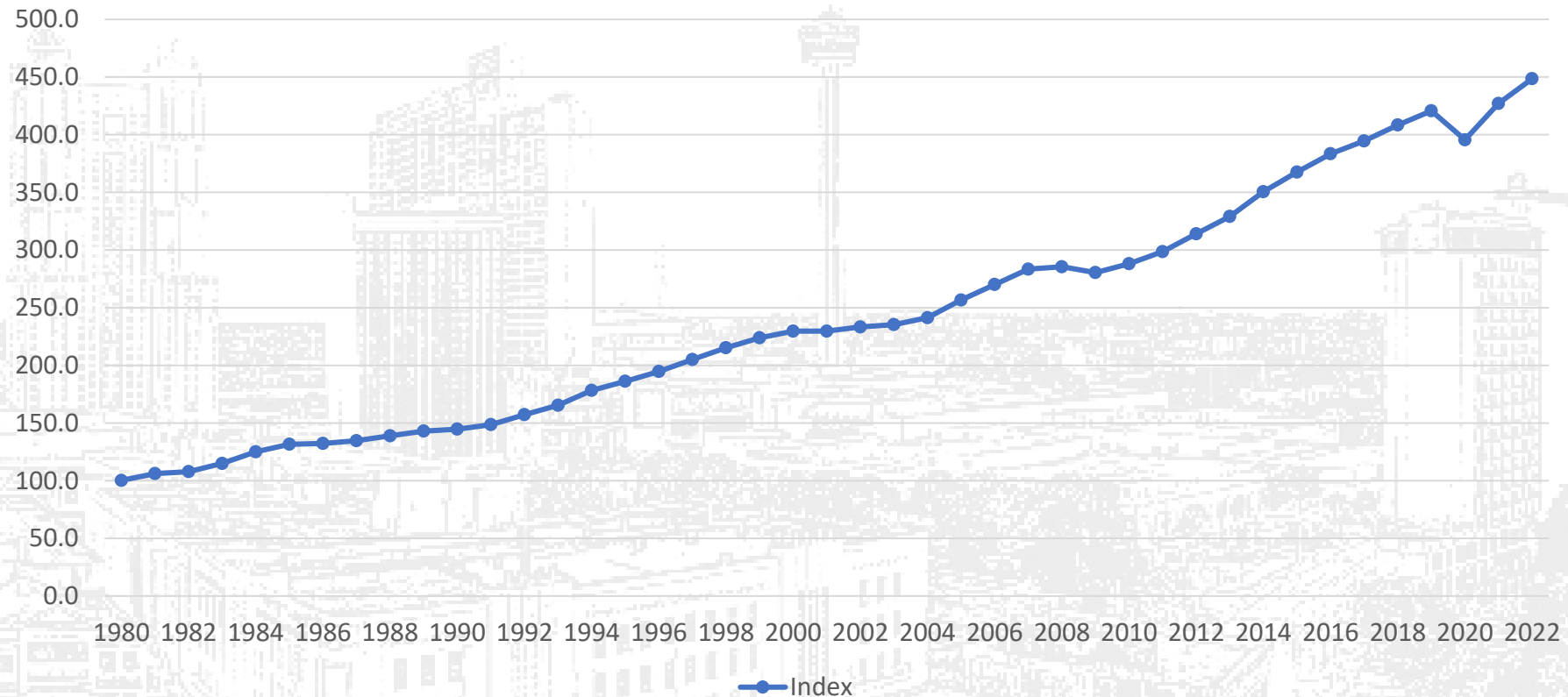
Economy

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Business-Cycle Index

Current Business in San Antonio & New Braunfels

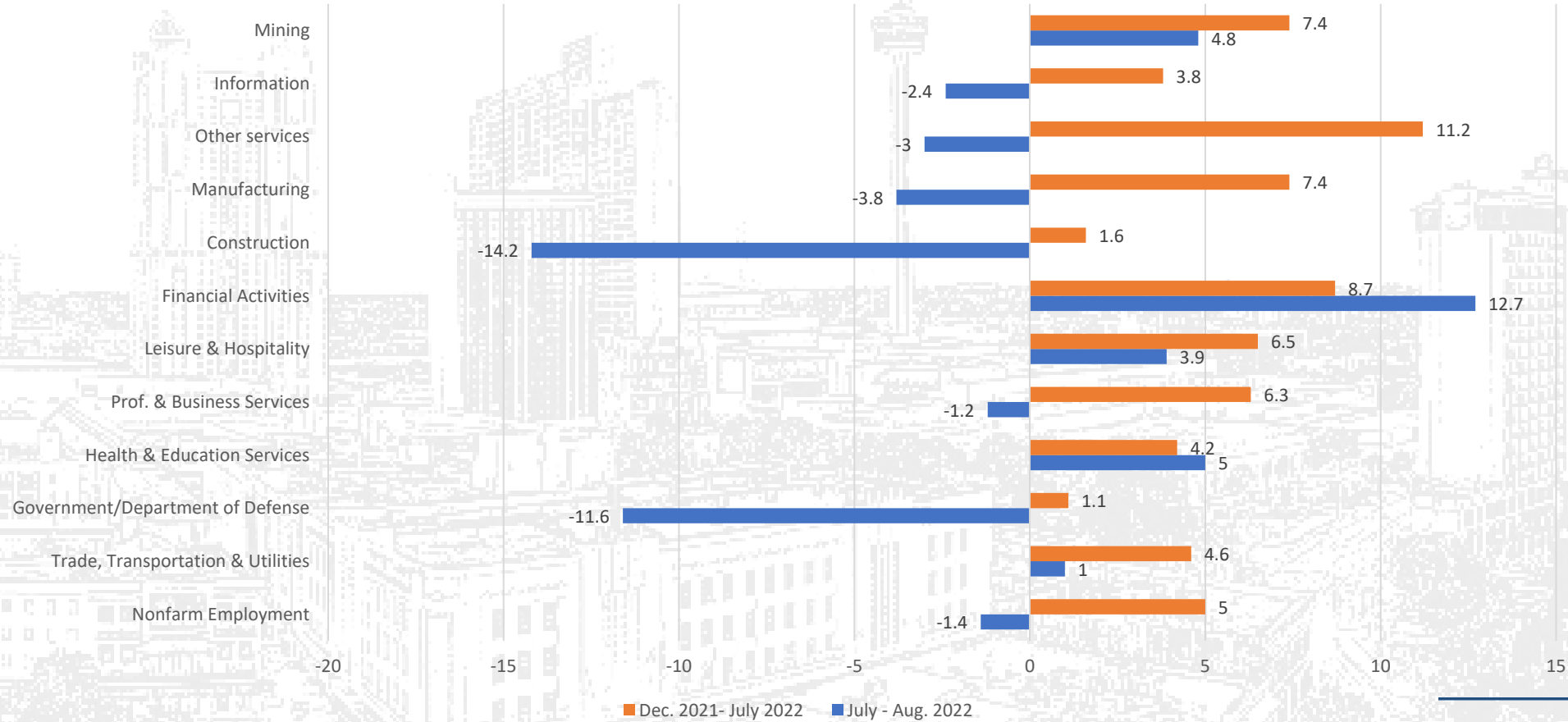


Source: Federal Reserve Bank of Dallas

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Employment Growth



Source: Federal Reserve Bank of Dallas

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Major Regional Employers

Number of Employees

1. Joint Base San Antonio – 92,708
 - Military, civilians, contractors
2. H-E-B- 20,000
3. USAA – 19,000
4. City of San Antonio - 13,000
6. San Antonio Independent School District – 11,000
7. Baptist Healthcare System – 7,500
8. Rackspace – 6,500
9. Whataburger – 6,000



USAA Headquarters

Source: San Antonio Express News

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Residential Developments

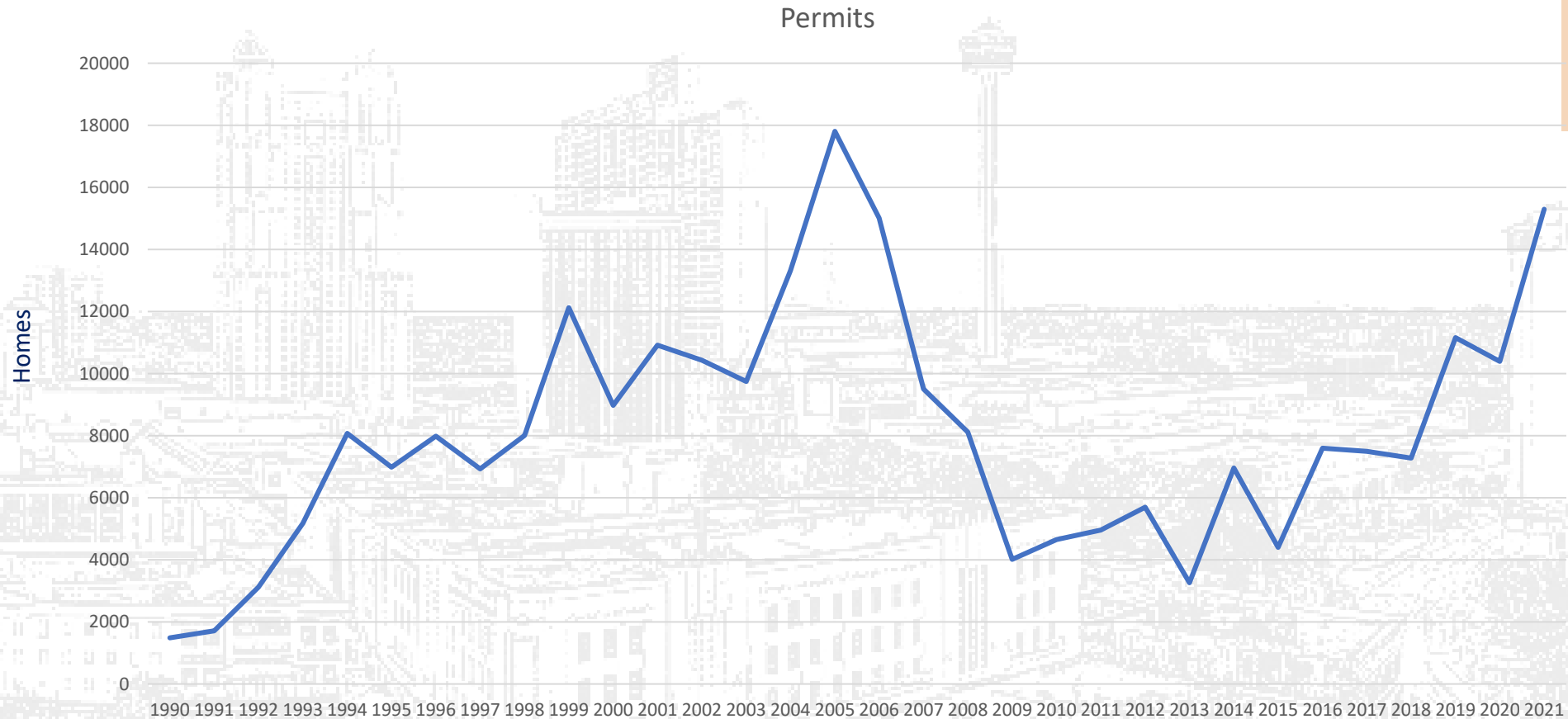
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New Construction Building Permits

Bexar County, TX

2021 New
Construction
Permits:
15,294

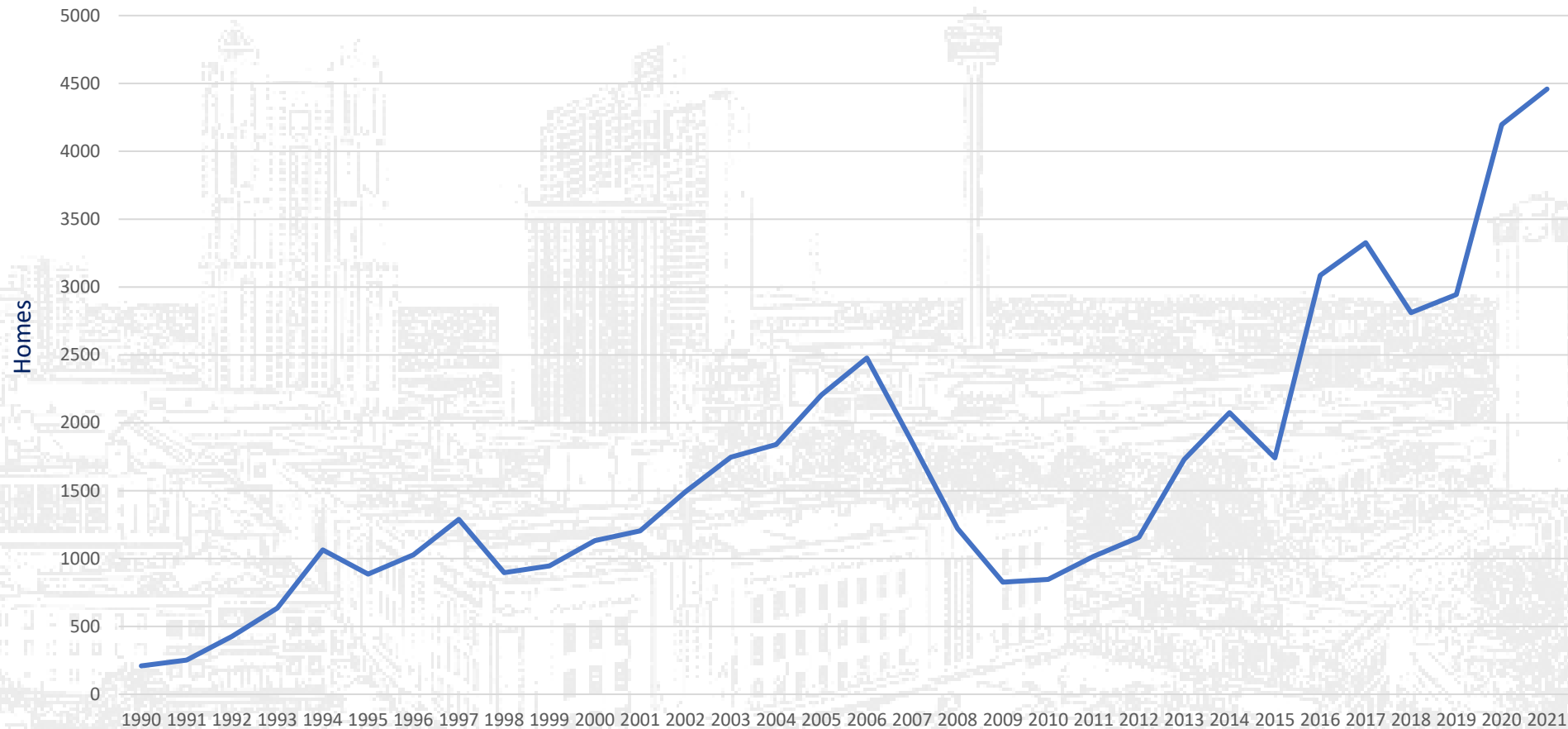


Source: Federal Reserve Bank of St. Louis

New Construction Building Permits

Comal County, TX

2021 New
Construction
Permits:
4,459

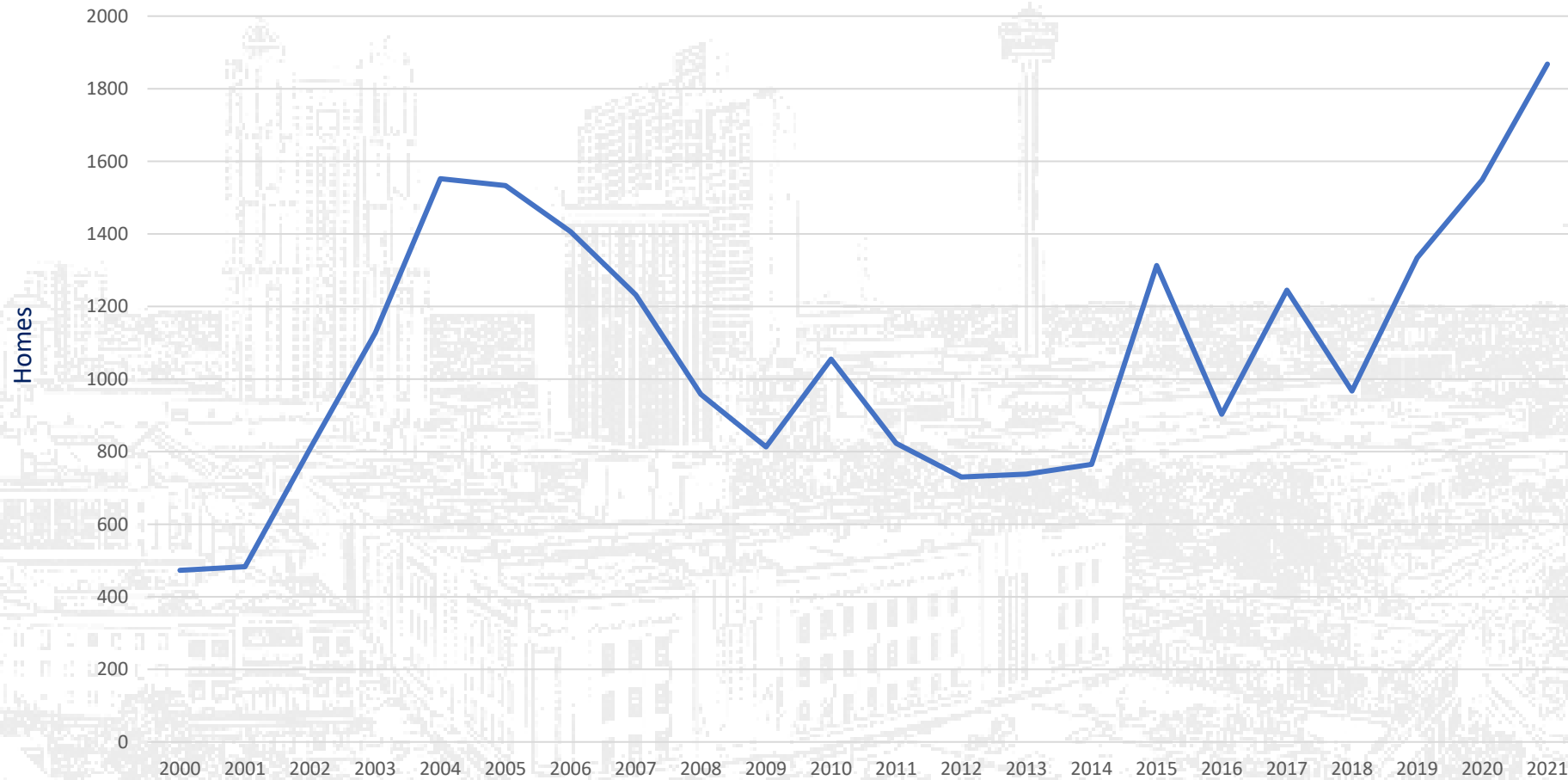


Source: Federal Reserve Bank of St. Louis

New Construction Building Permits

Guadalupe County, TX

2021 New
Construction
Permits:
1,868

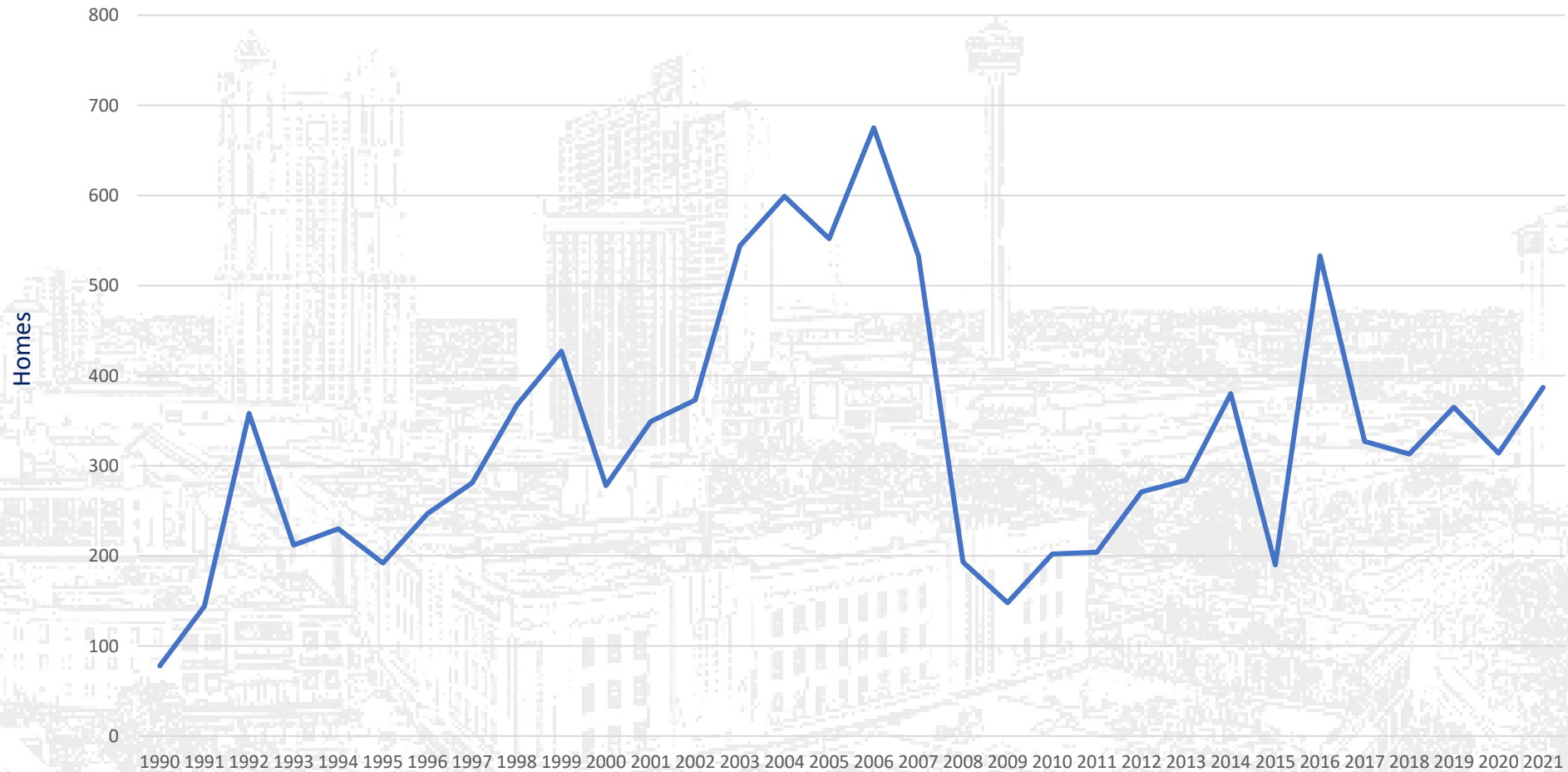


Source: Federal Reserve Bank of St. Louis

New Construction Building Permits

Kendall County, TX

2021 New
Construction
Permits:
387



Source: Federal Reserve Bank of St. Louis



Commercial Developments

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Apartments

- Development of apartment towers downtown
- Multifamily being developed in the Lone Star District
- New apartment developments near the Pearl
- 320 rental townhomes planned near Goodwin and Orion Lane in New Braunfels

Source: Mysa.com



Rendering of new Broadway luxury apartments.

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Office

- A large industrial park (Interpark Logistics Center) near the San Antonio airport to be completed August 2023
- 3 New Projects at Port San Antonio
 - Headquarters for DeLorean
 - “Vertiport” for vertical takeoffs and landings
 - Research complex
- New Jefferson Bank tower near the Pearl

Source: San Antonio Report



Proposed projects for Port San Antonio.

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Retail

- Retail, Food and Beverage being developed in the Lone Star district.
- Retail tower at Hemisfair park
- Retail Projects
 - Popshelf
 - Royal Blue Grocery
 - Pearl's new marketplace
 - Lowe's & Petco – Petco inside of Lowe's
 - Petco Neighborhood Farm & Pet Supply
 - Amazon mystery stores
 - Peloton Store
 - Fly E-bike

Source: Mysantonio.com



Rendering of the proposed Lone Start District.

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An aerial photograph of a city skyline, featuring various skyscrapers and buildings. The word "Projects" is overlaid in a large, bold, orange font. The background is a light gray, semi-transparent version of the city image.

Projects

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Projects

To be completed this year

- Navistar truck plant
 - Includes an assembly plant, logistics facility and a separate location to develop electric trucks.
- UTSA Downtown Campus to be completed
 - School of Data Science and National Security Collaboration Center along San Pedro Creek
- Tech Port Center & Arena
 - 3200 seat arena and expanded home for the SA Museum
- Jefferson Bank Headquarters
 - 1900 Broadway St.

Source: San Antonio Express News



Rendering of the proposed Jefferson Bank Headquarters.

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Upcoming Projects

To be completed within the next five years

- Alamo Plaza
 - Undergoing an overhaul – 2026
- UT Health San Antonio Research Hospital
 - 144 bed hospital to be build in the South Texas Medical Center - 2024
- 300 Main
 - 32 story high-rise at North Main Ave. & East Travis St. - 2024



Rendering of the proposed UT Health Multispecialty and Research Hospital.

Source: San Antonio Express News

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Breaking News

- Rackspace is moving their headquarters from Windsor Park Mall, to Ridgewood Plaza in 2023 (1604 & 281)



Source: San Antonio Express News

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Roadway Projects & Expansions

- 1604 Expansion
 - Expansion from a 4-lane to a 10-lane highway from SH 16 to I-35
 - Segment 1: SH 16 to I-10 – 2024
 - Segment 2: I-10 to US 281 – 2025
 - Segment 3: Loop 1604 & I-10 Interchange – 2027
 - Segment 4: US 281 to Redland – TBD
 - Segment 5: Redland to I-35 - TBD
- 281 to Comal County
 - 8 mile stretch from Loop 1604 – 2023
- Broadway Street Corridor
 - Reconstruction – End of 2023



Source: San Antonio Express News & TXDOT.org

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We Offer “No Pressure” Professional Services

- Consulting, Coaching and Speaking
- Estate Sales, Rehabs and Flips
- 1031 Exchanges
- Commercial Services (Leasing/Sales), Land, Apartments, Retail, Office and Industrial
- Investment Properties
- Property Management
- Expert Testimony (Reports or Expert Witness)
- Residential Sales
- New Home Sales and Construction

Contact Us

Connect with The Schrader Group



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dayton@theschradergroup.com

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Your Partner in Planning™

THANK YOU FOR ATTENDING THE FPASATX Quarterly Luncheon with

Oscar Garcia of Your Social Security Strategies

UPCOMING EVENTS:

- September 14 – Board meeting
 - Freetails
 - 4:00pm to 5:00pm
- September 14 – Happy Hour
 - Freetails
 - 5:00pm to 6:30pm
- September 28 – JFP Review
 - 4:00pm to 5:00pm
 - Moderator – Steve Manual
- October 12 – Board meeting
 - Freetails
 - 4:00pm to 5:00pm
- October 12 – Happy Hour
 - Freetails
 - 5:00pm to 6:30pm
- October 26 – JFP Review
 - 4:00pm to 5:00pm
 - Moderator – Monica Ricks
- November 2 – Quarterly Luncheon
 - 11:30am to 1:00pm
 - Speaker TBA
 - Maggiano's Little Italy
- November 9 – Board meeting
 - Freetails
 - 4:00pm to 5:00pm
- November 9 – Happy Hour
 - Freetails
 - 5:00pm to 6:30pm
- November 12 – 5k Run/Walk
 - 9:00am to 12:00pm
 - Eisenhower Park

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