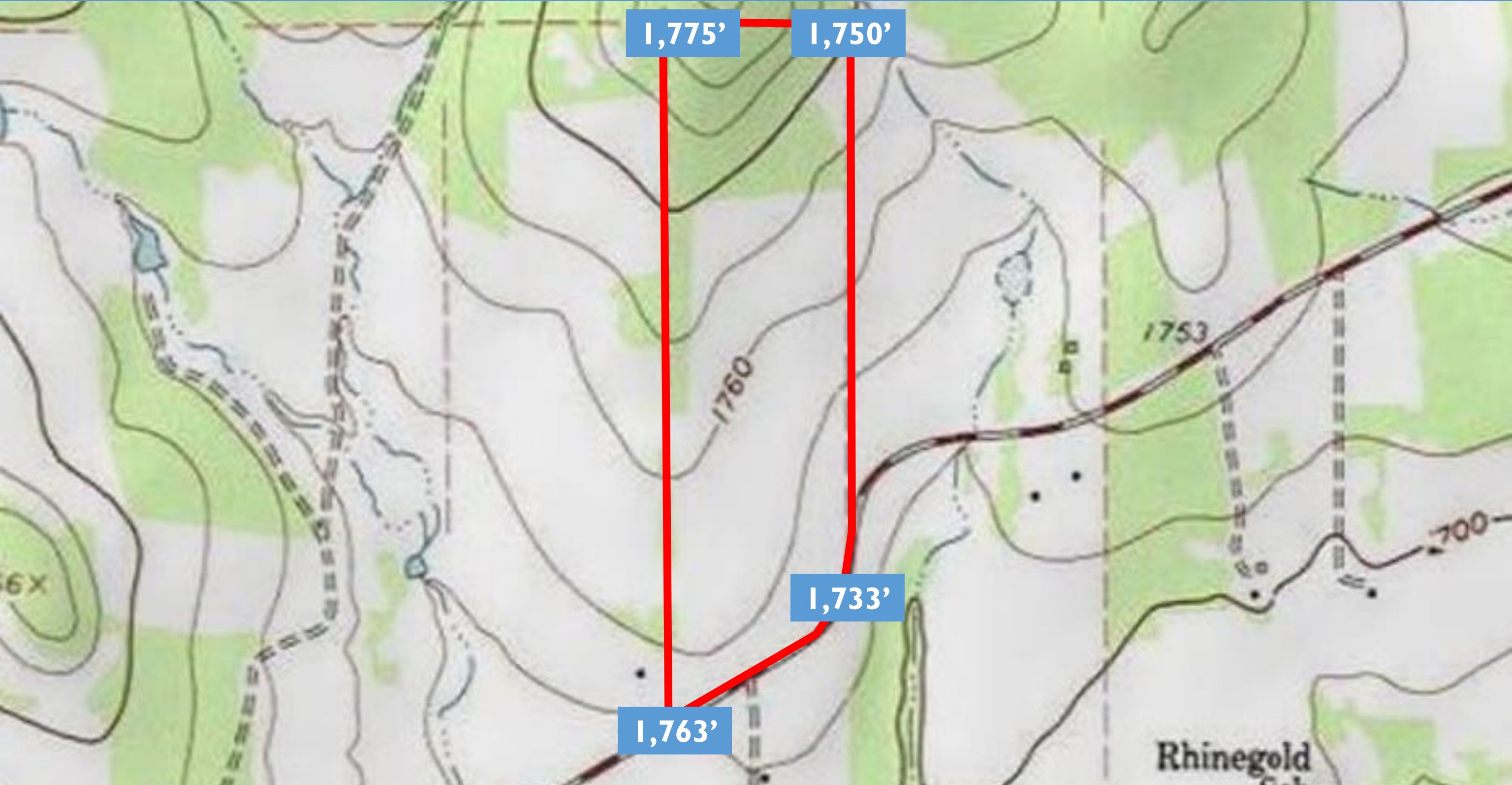
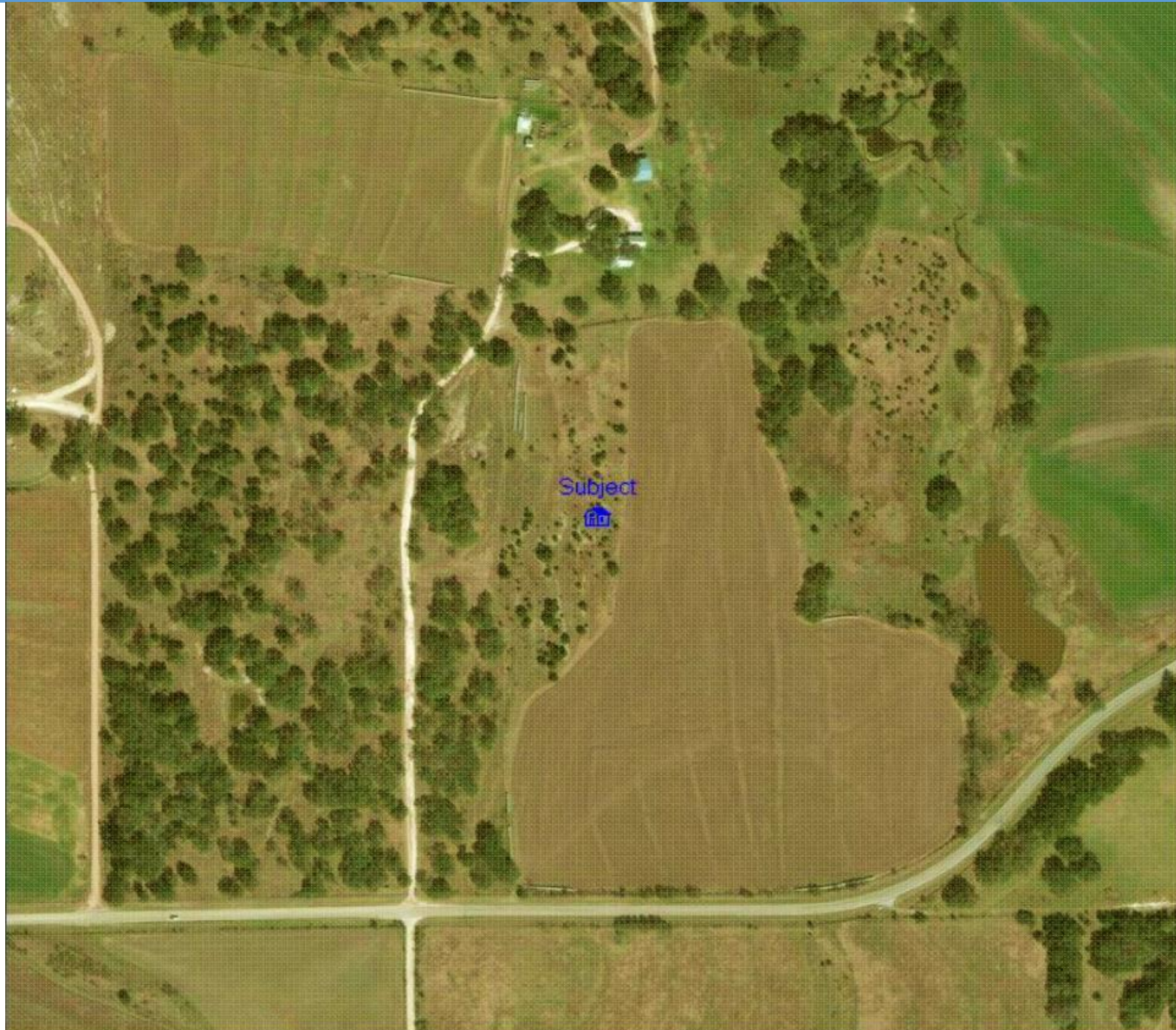




CCIM ESRI Top with EST Elevations & Property Lines Overlay



Not in Fredericksburg Flood Zones



Address Entered

Street Brewer Rd

City Fredericksburg

ZIP 78624

Address Returned

Street BREWER RD

City FREDERICKSBURG

ZIP 78624

Latitude 30.352346

Longitude -98.697994

Map Data

Panel Date October 19, 2001

FIPS Code 48171

Map Number 48171C0325C






Census Tract 9501.00

Geocoding Accuracy S4 (?)

Flood	
	X or C Zone
	X500 or B Zone
	A Zone
	V Zone
	D Zone
	Area Not Mapped

[illegible]

North East Gillespie County vs. Fredericksburg Indicators

Indicator	Comparative Difference	
Projected Home Value Trend	190%	
Projected Population Trend	170%	
\$500,000+ AVG Home Values	370%	
\$500,000+ Avg. HH Net Worth	160%	
Total Crime Index	31%	

Source: SWPRE Big Data research and analysis derived from: ESRI, CCIM & Gillespie County Appraisal District Information. Contact your SWPRE Realtor for additional information or analysis.

Who Lives in Fredericksburg? | ESRI Tapestry Segments

9.4% Retirement Communities

1.86 avg. household size
52.0 median age
\$35,000 median household income
Enjoy theater, golf and vacation
Prefer dining out
Fiscally responsible
Brand loyal including name brand drugs
Cable TV and magazines vs. internet

7.1% Other

53.8% Midlife Constants

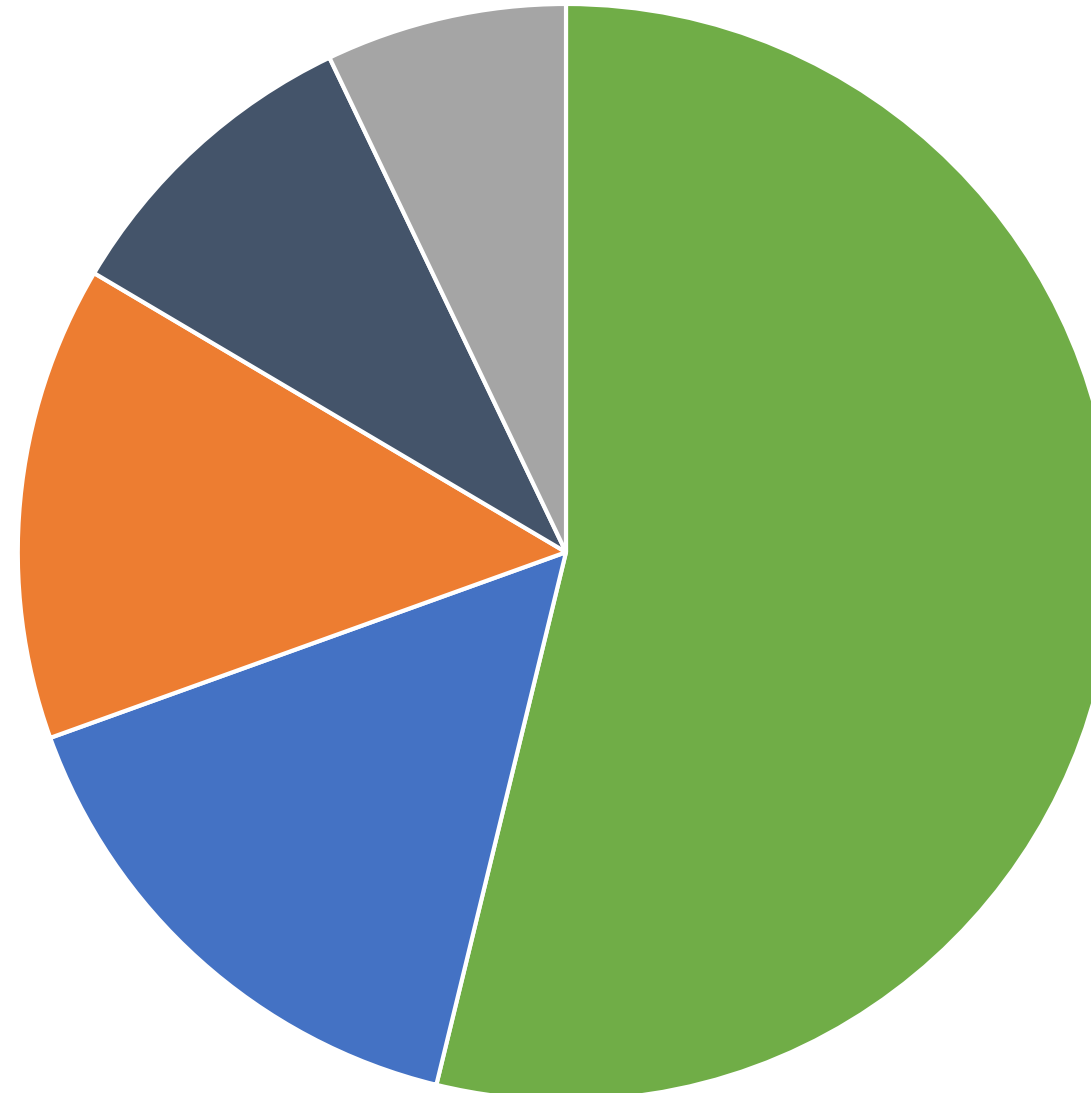
2.3 avg. household size
45.9 median age
\$48,000 median household income
Seniors at or approaching retirement
Primarily married couples
Less than 50% of homes have mortgages
42% on Social Security
TV, radio, newspaper for information

14.0% Old and Newcomers

2.11 avg. household size
38.5 median age
\$39,000 median household income
Single's lifestyles on a budget
Renters beginning careers or retiring
Support environment and Starbucks
28% college degrees
Comfortable with latest technology

15.7% Comfortable Empty Nesters

2.5 avg. household size
46.8 median age
\$68,000 median household income
Above average net worth
34% college graduates
Income from jobs and investments
Physically and financially active
Prefer eating at home vs. out



Who Lives in Northeast Gillespie County? Largest ESRI Segment



LifeMode Group: Cozy Country Living Rural Resort Dwellers

6E

WHO ARE WE?

Although the Great Recession forced many owners of second homes to sell, *Rural Resort Dwellers* residents remain an active market, just a bit smaller. These communities are centered in resort areas, many in the Midwest, where the change in seasons supports a variety of outdoor activities. Retirement looms for many of these blue collar, older householders, but workers are postponing retirement or returning to work to maintain their current lifestyles. Workers are traveling further to maintain employment. They are passionate about their hobbies, like freshwater fishing and hunting, but otherwise have very simple tastes.

OUR NEIGHBORHOOD

- Housing is owner-occupied, single-family homes, with some mobile homes. A strong market for second homes, these rural areas provide affordable homes valued at 8% less than the US median home value. Over half of the housing units are vacant due to a high seasonal vacancy rate.
- In this older market, 42% of households consist of married couples with no children at home, while another 28% are single person. Married couples with children at home have older school-age children.
- Set in scenic rural locations with proximity to outdoor activities, two vehicles are essential to get around.

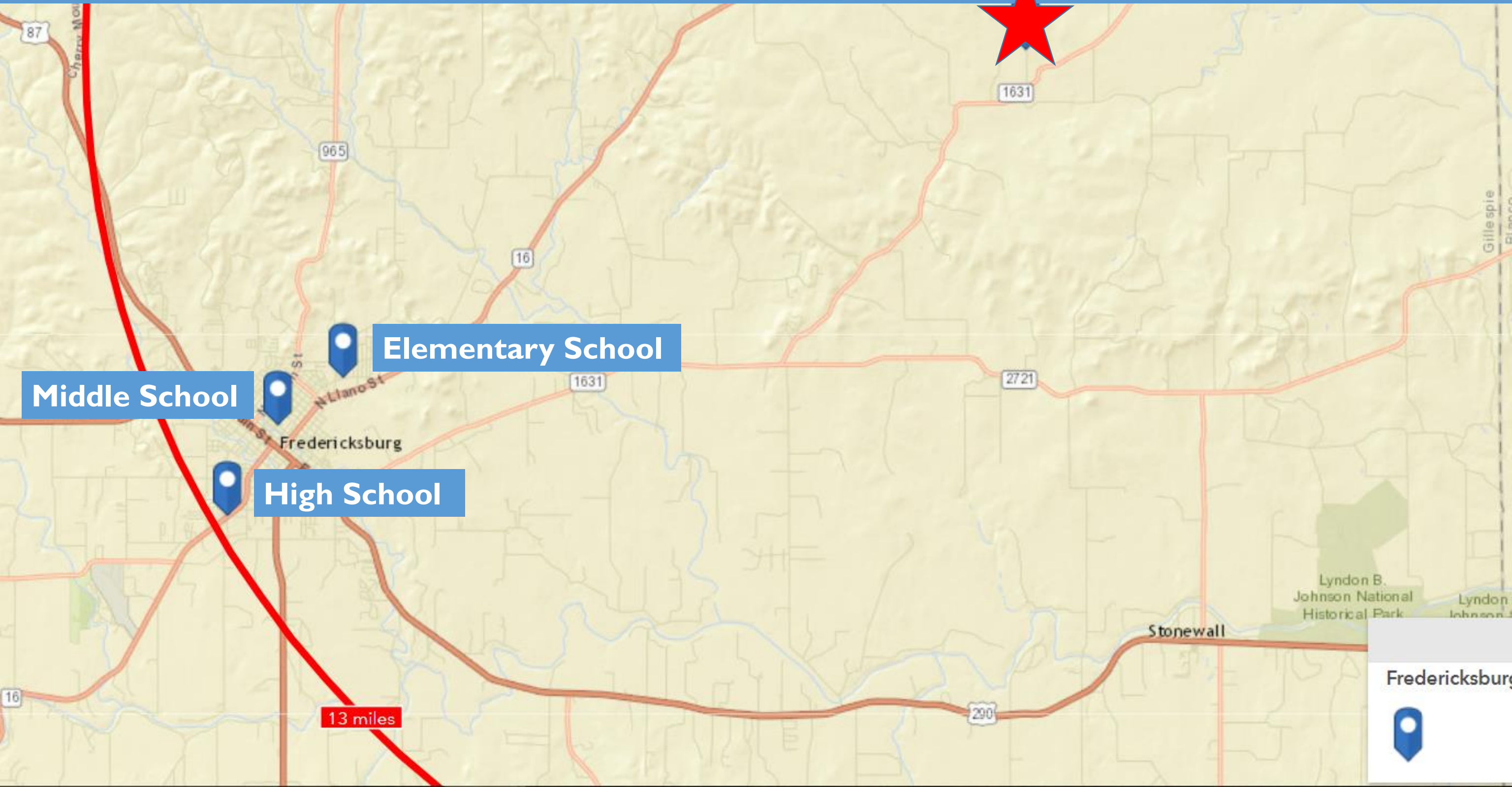
SOCIOECONOMIC TRAITS

- *Rural Resort Dwellers* residents are close to retirement. They've accumulated wealth and begun to shift their portfolios to low-risk assets. These active residents continue to work in skilled occupations.
- Simple tastes and modesty characterize these blue collar residents. They shop for timeless, comfortable clothing, but only when something must be replaced. They pay little attention to advertising and usually stick to the brands they know.
- They spend time with their spouses and also maintain a social calendar.




Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.


All Public Schools Attended Within 13 MI



Fredericksburg Elementary School

 1608 North Adams Street Fredericksburg, TX 78624


Fredericksburg Independent School District

 (830) 997-9595


<div></div> <div><div>GREATSCHOOLS</div><div>RATING ?</div></div>	<div>REVIEWS</div> <div>10 ★★★★★</div>	<div>GRADES</div> <div>1-5</div>	<div>STUDENTS</div> <div>996</div>	<div>TYPE</div> <div>Public</div>
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ACADEMICS ?

- Test scores



>
- Student progress



>

EQUITY ?

- Race/ethnicity>
- Low-income students>
- Students with disabilities>

ENVIRONMENT ?

- Students>
- Teachers & staff>
- Neighborhood>

Fredericksburg Middle School

 110 West Travis Street Fredericksburg, TX 78624

Fredericksburg Independent School District

 (830) 997-7657

<div><div><div>7</div><div>/10</div></div></div> <div><div>GREATSCHOOLS</div><div>RATING </div></div>	<div>REVIEWS</div> <div>4 </div>	<div>GRADES</div> <div>6-8</div>	<div>STUDENTS</div> <div>644</div>	<div>TYPE</div> <div>Public</div>
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ACADEMICS

- Test scores  >
- Student progress  >

EQUITY

- Race/ethnicity >
- Low-income students >
- Students with disabilities >

ENVIRONMENT

- Students
- Teachers & staff
- Neighborhood

Fredericksburg High School

 1107 South State Highway 16 Fredericksburg, TX 78624

Fredericksburg Independent School District

 (830) 997-7551

<div><div>5/10</div><div>GREATSCHOOLS RATING ?</div></div>	<div>REVIEWS</div> <div>2 ★★★★★</div>	<div>GRADES</div> <div>9-12</div>	<div>STUDENTS</div> <div>963</div>	<div>TYPE</div> <div>Public</div>
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ACADEMICS ?

Test scores	6/10 >
College readiness	9/10 >
Student progress	1/10 >

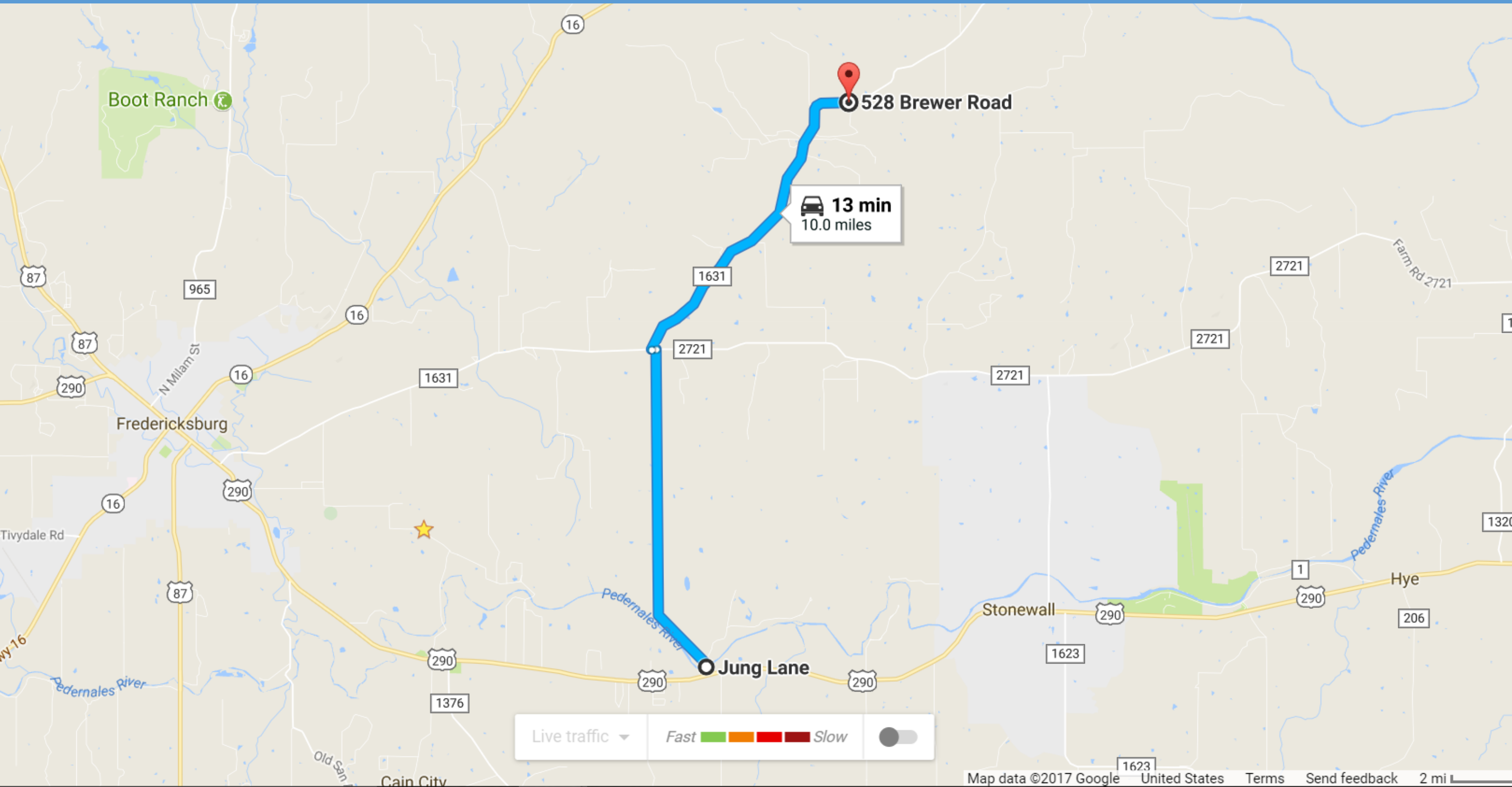
EQUITY ?

Race/ethnicity	>
Low-income students	>
Students with disabilities	>

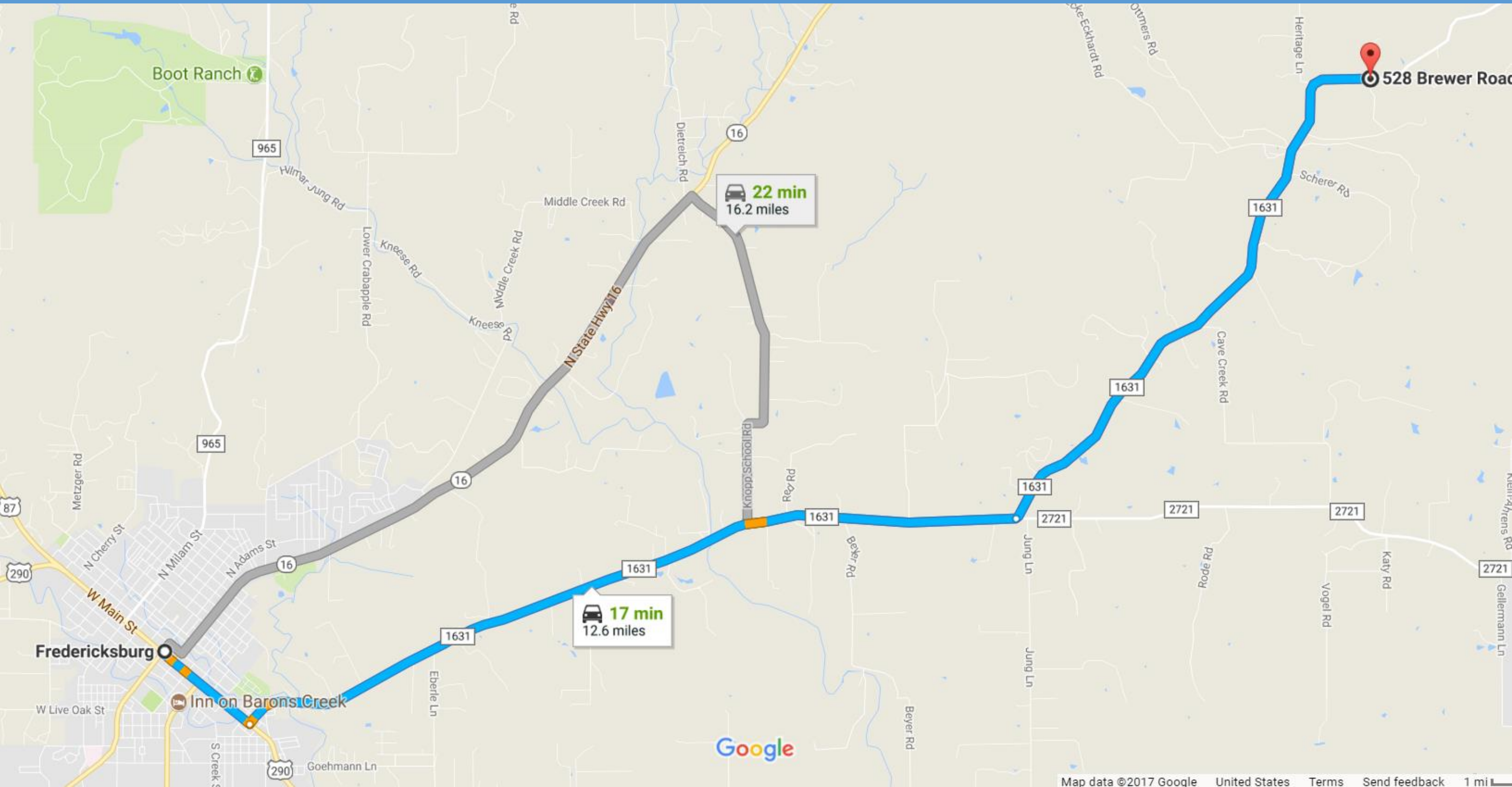
ENVIRONMENT ?

Students	>
Teachers & staff	>
Neighborhood	>

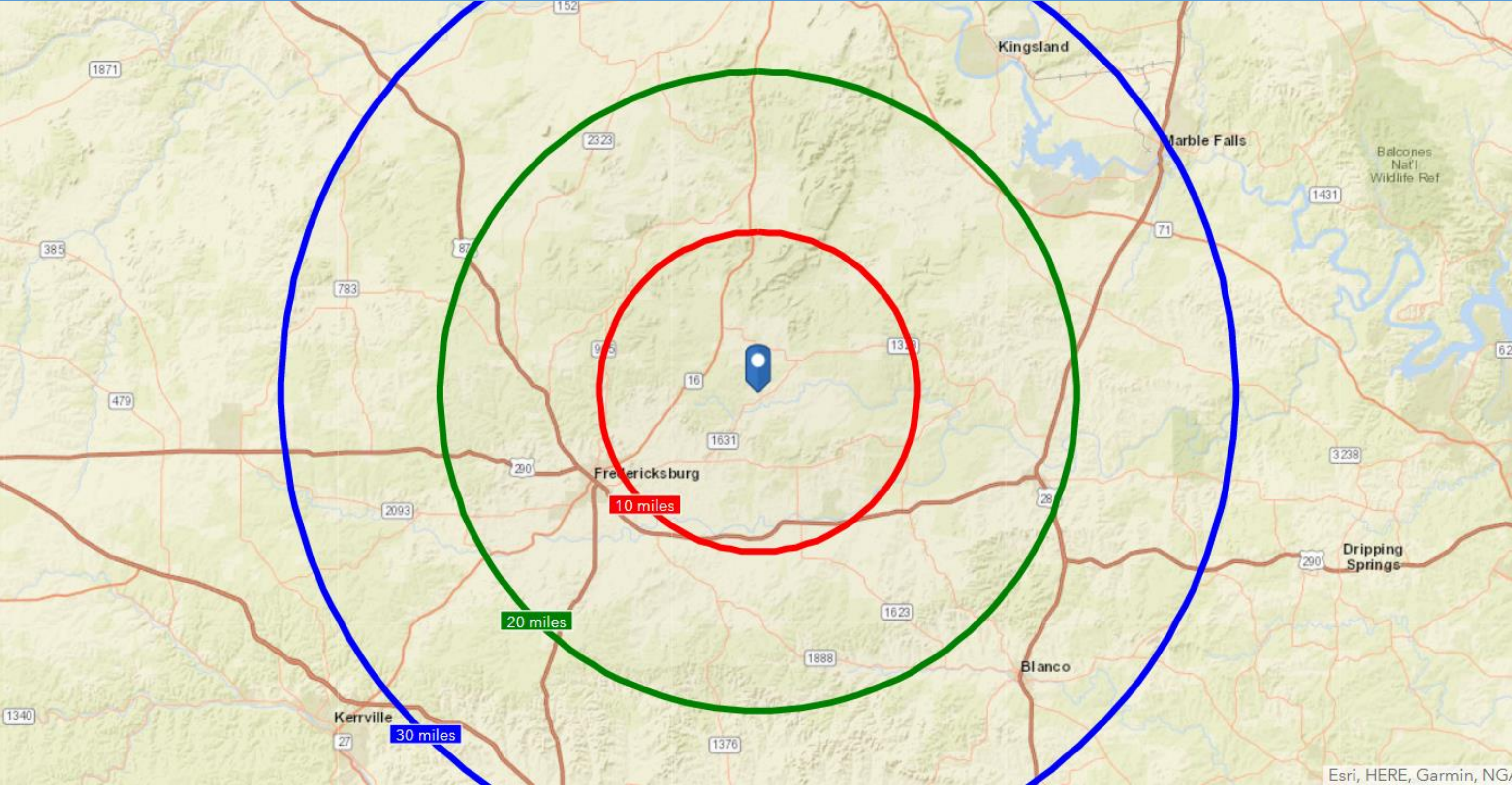
10 MI from US-290 at Jung LN | 9 MI E of Fredericksburg



12.6 MI from Downtown Fredericksburg



10-20-30 Mile Radii



30-60-90 Minute Drive Time

