

Real Estate Market Overview 2004

Bryan - College Station

Bryan-College Station is located in South Central Texas within a Dallas-Houston-San Antonio triangle. The Houston Metropolitan Statistical Area (MSA) is located 70 miles to the southeast. The two adjoining cities have grown in step with Texas A&M University, the oldest public institution of higher education in Texas and one of the largest in the nation. The Bryan-College Station MSA includes only one county, Brazos, which is part of the Brazos Valley region of Texas.

Quick Facts	
Land Area	585.78 square miles
Population Density (2000)	260 people per square mile
Counties	Brazos
Area Cities and Towns	Bryan, College Station, Kurten, Millican, Wellborn, Wixon Valley



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Bryan-College Station Market Overview 2004 Demographics

Bryan-College Station MSA Population

Year	Population	Percent Change
1990	121,862	0.6
1991	124,819	2.4
1992	128,841	3.2
1993	134,590	4.5
1994	137,405	2.1
1995	139,569	1.6
1996	141,107	1.1
1997	144,595	2.5
1998	147,555	2.0
1999	150,211	1.8
2000	152,415	1.5
2001	153,740	0.9
2002	156,099	1.5

Source: U.S. Census Bureau

County Population Growth

County	1990 Population	2002 Population	Growth 1990 - 2002 (percent)
Brazos	121,862	156,099	28.1

Source: U.S. Census Bureau

Real Estate Center Market Overview 2004
 Bryan-College Station, Texas

Texas Metropolitan Area Population Change, 1990 - 2002

Metropolitan Area	1990 Population	2002 Population	Percent Change
McAllen-Edinburg-Mission	383,545	614,474	60.2
Austin-San Marcos	846,227	1,349,291	59.4
Laredo	133,239	207,611	55.8
Dallas	2,676,248	3,743,254	39.9
Brownsville-Harlingen-San Benito	260,120	353,561	35.9
Brazoria County	191,707	257,256	34.2
Houston	3,321,911	4,420,081	33.1
Fort Worth-Arlington	1,361,034	1,802,465	32.4
Texas	16,986,335	21,779,893	28.2
Bryan-College Station	121,862	156,099	28.1
San Antonio	1,324,749	1,660,205	25.3
Killeen-Temple	255,299	319,163	25.0
Galveston-Texas City	217,396	261,219	20.2
Tyler	151,309	181,437	19.9
Sherman-Denison	95,019	113,860	19.8
Amarillo	187,514	222,915	18.9
El Paso	591,610	697,562	17.9
Waco	189,123	217,713	15.1
Victoria	74,361	84,932	14.2
Lubbock	222,636	247,574	11.2
Longview-Marshall	193,801	212,288	9.5
Corpus Christi	349,894	382,188	9.2
Texarkana	120,132	131,027	9.1
Wichita Falls	130,351	138,960	6.6
Odessa-Midland	225,545	239,981	6.4
Beaumont-Port Arthur	361,218	382,242	5.8
Abilene	119,655	125,647	5.0
San Angelo	98,458	103,018	4.6

Source: U.S. Census Bureau

Bryan-College Station MSA Projected Population

Year	Texas State Data Center (Scenario 0.5)	Texas Water Development Board
2005	160,550	-
2010	169,599	194,732
2015	178,526	-
2020	188,052	222,347

Sources: Texas State Data Center and Texas Water Development Board

Household Composition

	Bryan-College Station	Texas
Average household size (2000)	2.52	2.74
Population younger than 18 (2000, in percent)	21.5	28.2
Population 65 and older (2000, in percent)	6.7	9.9

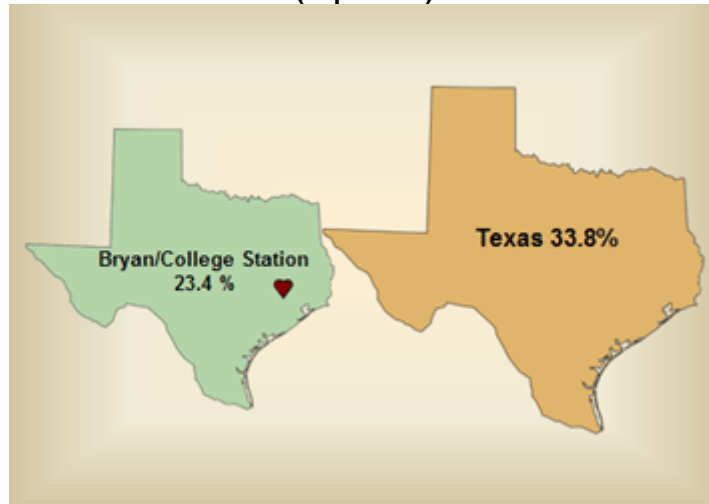
Source: U.S. Census Bureau

Distribution by Race and Hispanic or Latino Origin (in percent)

	Bryan-College Station MSA		Texas	
	1990	2000	1990	2000
White	71.6	74.5	60.8	71.0
Black	11.4	10.7	11.7	11.5
Asian	3.6	4.0	0.3	2.7
American Indian	0.2	0.4	1.8	0.6
Other	0.0	8.4	0.1	11.7
Two or more races*	-	2.0	-	2.5
Hispanic (of any race)	13.3	17.9	25.3	32.0

For the 2000 Census, the Census Bureau changed the "race" options, allowing people to report their race as "other" or as two or more races.
 Source: U.S. Census Bureau

Projected Population Growth, 2000-2020 (in percent)



Source: Texas State Data Center (Scenario 0.5)

Bryan-College Station Market Overview 2004 Education

Educational Level, Persons Age 25 and Older 2000 (in percent)

Level of Education	Brazos County	Texas
High school graduate	20.1	26.3
Some college, no degree	19.7	21.7
Associate's degree	4.5	5.2
Bachelor's degree	19.7	16.1
Graduate or professional degree	17.3	7.4

Source: U.S. Census Bureau, 2000 Census

Local College and University Enrollment

School	Spring 2002	Fall 2002	Spring 2003	Fall 2003	Spring 2004
Blinn College	9,099	10,125	9,763	10,340	-
Blinn College (Brenham)	-	2,536	2,456	2,466	-
Texas A&M University	41,874	45,083	42,119	44,813	41,654*

Sources: Educational institutions
 *Preliminary

Bryan-College Station Market Overview 2004 Employment

Top Ten Employers

Employer	Sector	Employees
Texas A&M University Systems	Education	12,000
Bryan Independent School District	Education	2,090
St. Joseph Regional Hospital	Health services	1,560
Sanderson Farms, Inc.	Poultry processing	1,500
College Station Independent School District	Education	1,100
UCS/Rentsys	Computers	850
Wal-Mart	Retail	802
City of College Station	Government	800
City of Bryan	Government	771
Brazos County	Government	650

Source: The Research Valley Partnership Nov-2003

Top Ten Private Employers

Employer	Sector	Employees
St. Joseph Regional Hospital	Health services	1,560
Sanderson Farms, Inc.	Poultry processing	1,500
UCS/Rentsys	Computers	850
Wal-Mart	Retail	802
Alenco	Windows	600
Scott & White Clinic	Health services	513
First American Bank	Banking	500
Kent Moore Cabinets	Cabinets	450
College Station Medical Center	Medical	425
DecisionOne	Call center	350

Source: The Research Valley Partnership Nov-2003

Employment Growth by Industry - 2003

	Bryan-College Station MSA	Texas
Employment growth (percent)	0.9	-0.5
Unemployment rate (percent)	2.3	6.8
New jobs	700	-49,800
Employment growth by sector (percent)		
Manufacturing	0	-5.0
Construction	2.7	-3.0
Natural Resources and Mining	-12.5	0.6
Trade, Transportation and Utilities	-1.9	-1.8
Information	-7.7	-5.8
Financial Activities	3.2	0.9
Professional and Business Services	0	-1.1
Educational and Health Services	1.2	3.3
Leisure and Hospitality	3.8	1.2
Government	1.9	1.3
Total Nonfarm	0.9	-0.5

Source: Texas Workforce Commission and U.S. Bureau of Labor Statistics

Real Estate Center Market Overview 2004
 Bryan-College Station, Texas

Texas Metropolitan Area Employment Change, 1990 - 2003

Metropolitan Area	1990 Employment	2003 Employment	Percent Change
Austin-San Marcos	454,618	746,750	64.3
Laredo	48,766	77,065	58.0
McAllen-Edinburg-Mission	128,560	197,870	53.9
Brownsville-Harlingen-San Benito	90,866	131,457	44.7
Bryan-College Station	58,292	82,368	41.3
San Antonio	587,550	796,235	35.5
Killeen-Temple	87,724	117,801	34.3
Tyler	70,970	93,561	31.8
Dallas	1,467,668	1,916,607	30.6
Texas	8,071,312	10,284,203	27.4
Fort Worth-Arlington	721,875	915,919	26.9
Houston	1,720,152	2,180,719	26.8
Victoria	34,648	43,652	26.0
Amarillo	92,967	113,051	21.6
El Paso	229,358	274,926	19.9
Lubbock	107,823	128,854	19.5
Waco	86,347	102,310	18.5
Longview-Marshall	86,048	100,952	17.3
Odessa-Midland	104,401	120,374	15.3
Corpus Christi	150,142	172,705	15.0
San Angelo	43,587	49,798	14.2
Brazoria County	93,552	105,320	12.6
Abilene	52,389	58,513	11.7
Sherman-Denison	43,804	48,866	11.6
Wichita Falls	56,897	62,812	10.4
Galveston-Texas City	105,423	114,327	8.4
Texarkana	51,575	55,658	7.9
Beaumont-Port Arthur	157,435	167,915	6.7

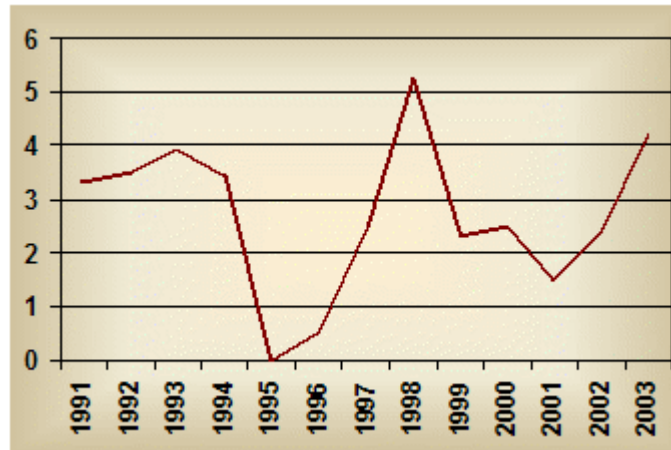
Source: U.S. Bureau of Labor Statistics and The Real Estate Center

Bryan-College Station MSA Employment

Year	Employment	Percent Change
1990	58,292	-
1991	60,187	3.3
1992	62,281	3.5
1993	64,713	3.9
1994	66,890	3.4
1995	66,919	0.0
1996	67,242	0.5
1997	68,925	2.5
1998	72,508	5.2
1999	74,166	2.3
2000	76,020	2.5
2001	77,142	1.5
2002	79,025	2.4
2003	82,368	4.2

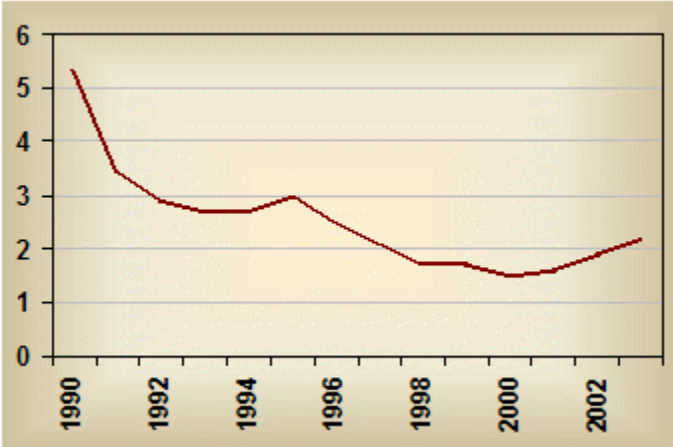
Source: U.S. Bureau of Labor Statistics

Annual Percent Change in Bryan/College Station MSA Employment



Source: U.S. Bureau of Labor Statistics

**Bryan/College Station MSA Unemployment Rate
(in percent)**



Source: U.S. Bureau of Labor Statistics

Bryan-College Station Market Overview 2004 Economy

Bryan-College Station Gross Retail Sales

Year	Total Sales	Sales per Capita
1990	879,413,851	\$7,216
1991	927,462,837	7,430
1992	1,010,635,698	7,844
1993	1,083,479,705	8,050
1994	1,192,246,108	8,677
1995	1,228,304,989	8,801
1996	1,347,629,981	9,550
1997	1,412,895,352	9,771
1998	1,493,890,925	10,124
1999	1,594,496,679	10,615
2000	1,700,397,755	11,156
2001	1,780,719,334	11,583
2002	1,785,089,232	11,436
State Average 2002: \$12,143		

Source: Texas Comptroller's Office

Bryan-College Station Market Overview 2004 Infrastructure

Bryan-College Station Airline Activity

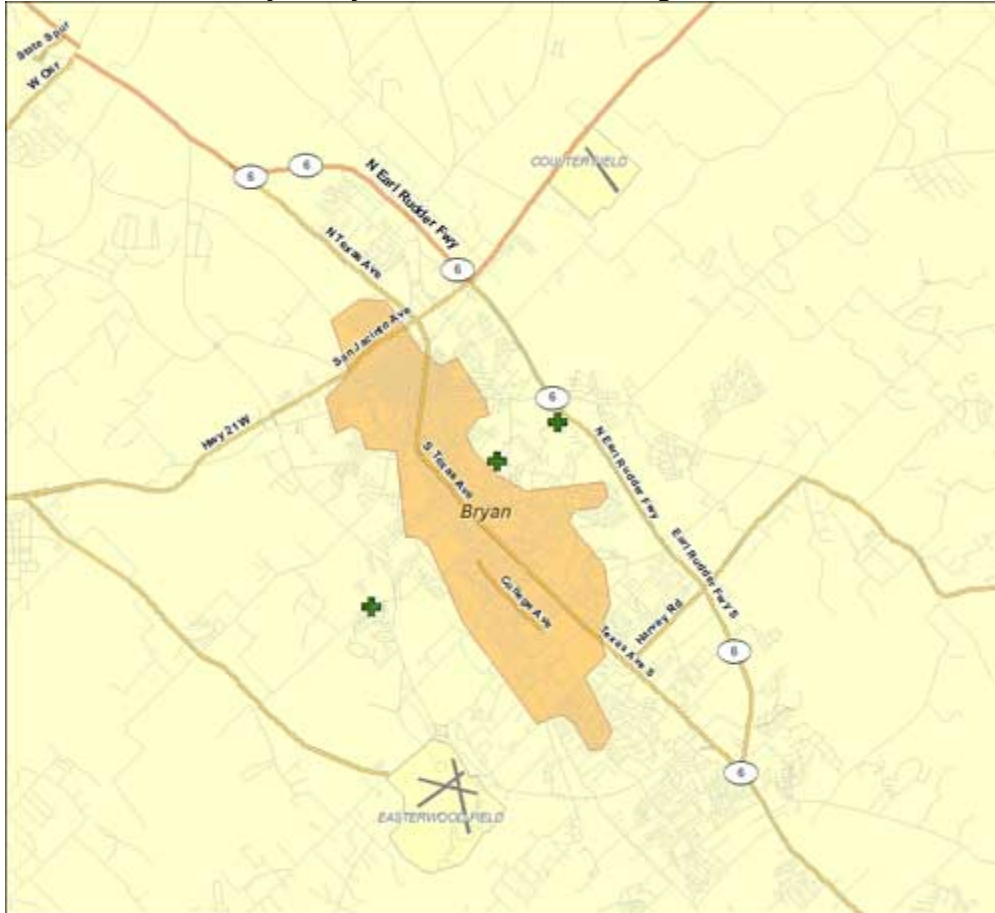
Easterwood Airport	1998	1999	2000	2001	2002	2003
Enplaned (int'l & national)	88,648	92,130	91,628	86,162	78,433	67,874
Deplaned (int'l & national)	-	-	-	-	-	65,957
Total (int'l & national)	88,648	92,130	91,628	86,162	78,433	133,831

Source: Easterwood Airport

Bryan-College Station Market Overview 2004

Public Facilities

Bryan City Public Facilities Building Permits



Bryan City Building Permit Office

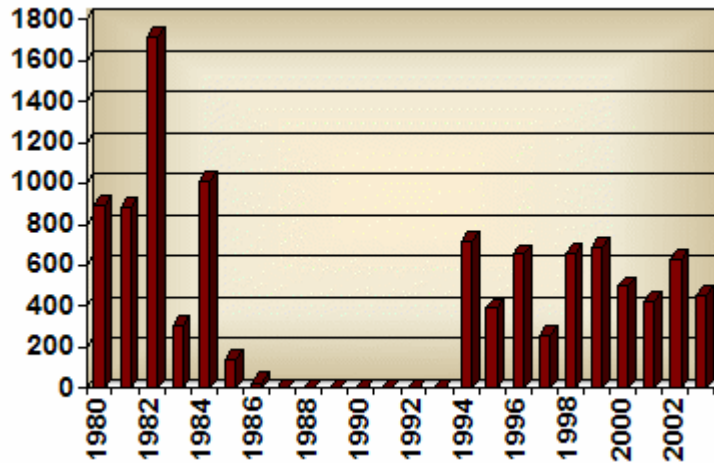
Bryan-College Station Market Overview 2004 Multifamily

Bryan Apartment Statistics 2003

	Bryan	Texas Metro Average
Average rent per square foot	\$0.72	\$0.78
Average rent for units built since 2000	\$0.69	\$0.96
Average occupancy (percent)	94.1	92.2
Average occupancy for units built since 2000 (percent)	95.3	93.0

Source: Apartment MarketData Research Jan-2004

**Bryan/College Station MSA Multifamily Building Permits
 (5+ Family Bldg. Permits in units)**



Source: U.S. Census Bureau

Bryan City Multifamily Building Permits



Bryan City Building Permit Office

Bryan-College Station Market Overview 2004

Housing

Housing Affordability - Fourth Quarter 2003

	Percent of Households That Can Afford Median-priced Home	THAI*	THAI for First-time Homebuyers
Bryan-College Station MSA	40	0.76	0.55
Texas MLS Total	54	1.06	0.92
U.S. Total	55	1.06	0.77

* The THAI is the ratio of median household income to the income required to buy the median priced home using currently available mortgage financing. Standard financing is a 30-year loan covering 80 percent of the cost of the home. A THAI of 1.00 indicates that the median household income is just enough to qualify for a loan sufficient to purchase the median-priced home.

Source: Real Estate Center at Texas A&M University

**Price Distribution of MLS Homes Sold, Bryan-College Station Area, 2003
 (in percent)**

Price Range	1998	1999	2000	2001	2002	2003
\$29,999 or less	1.9	2.7	2.2	1.6	0.8	1.5
30,000 - 39,999	5.5	3.2	1.8	1.4	1.6	1.4
40,000 - 49,999	5.7	6.3	3.1	2.5	1.9	2.1
50,000 - 59,999	7.7	6.8	5.5	4.1	5.4	3.4
60,000 - 69,999	9.9	7.5	6.2	5.1	3.3	3.4
70,000 - 79,999	9.8	9.6	9.5	6.4	6.9	5.4
80,000 - 89,999	11.0	9.9	10.5	8.7	8.3	6.4
90,000 - 99,999	9.6	8.0	9.5	6.8	8.1	6.4
100,000 - 119,999	11.7	13.1	14.3	15.9	17.2	17.0
120,000 - 139,999	8.5	9.7	11.0	14.4	16.4	18.6
140,000 - 159,999	5.0	6.6	6.4	8.4	7.2	9.8
160,000 - 179,999	5.6	5.0	6.0	7.3	5.7	6.8
180,000 - 199,999	3.2	3.8	4.4	5.8	5.9	4.3
200,000 - 249,999	2.5	3.9	4.9	5.5	5.7	7.6
250,000 - 299,999	1.4	1.7	2.4	3.0	2.9	2.3
300,000 - 399,999	0.6	1.7	2.0	2.2	1.7	2.8
400,000 - 499,999	0.2	0.3	0.1	0.5	0.6	0.5
500,000 and more	0.1	0.3	0.1	0.3	0.4	0.3

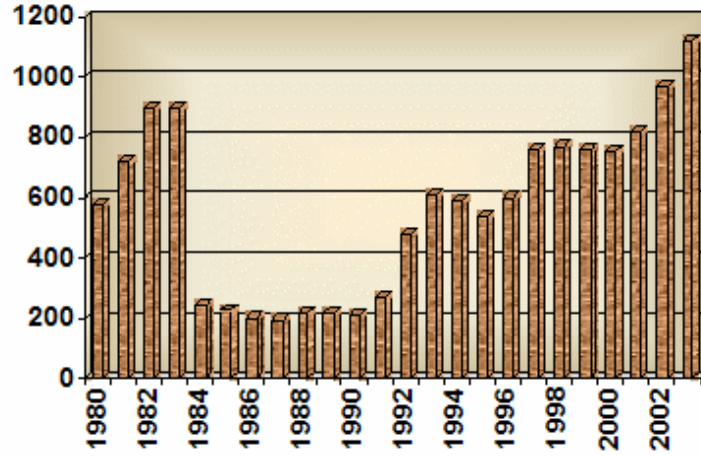
Source: Real Estate Center at Texas A&M University

Tax Rates, 2003

Taxing Entity	Tax Rate per \$100 Valuation	
	Bryan	College Station
Brazos County	\$0.44	\$0.44
School District	1.68	1.77
City	0.64	0.47
Total	\$2.75	\$2.67

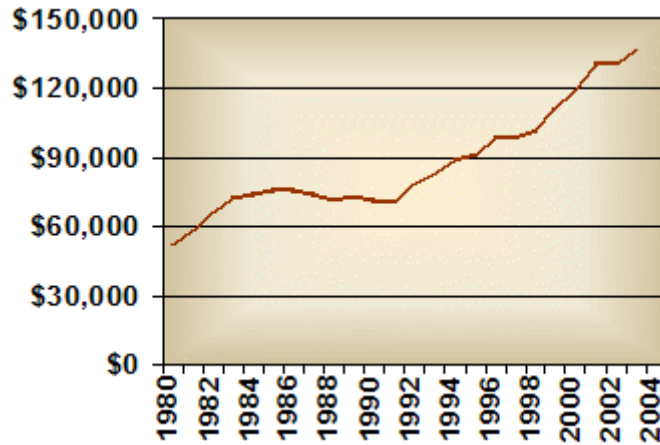
Source: Brazos County Appraisal District

**Bryan/College Station MSA Single-family Building Permits
 (in units)**



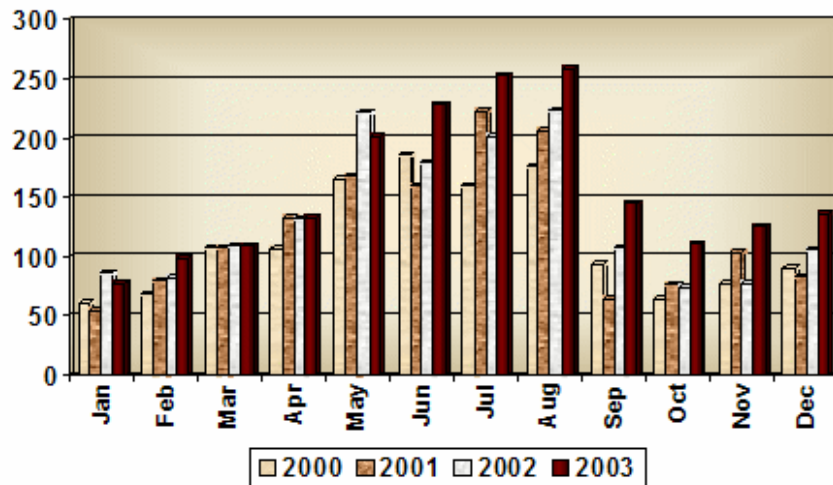
Source: U.S. Census Bureau

Average Sales Price of Single-family Home, Bryan/College Station Area



Source: Real Estate Center at Texas A&M University

**Single-family Home Sales Volume, Bryan/College Station Area
 (Number of Units)**

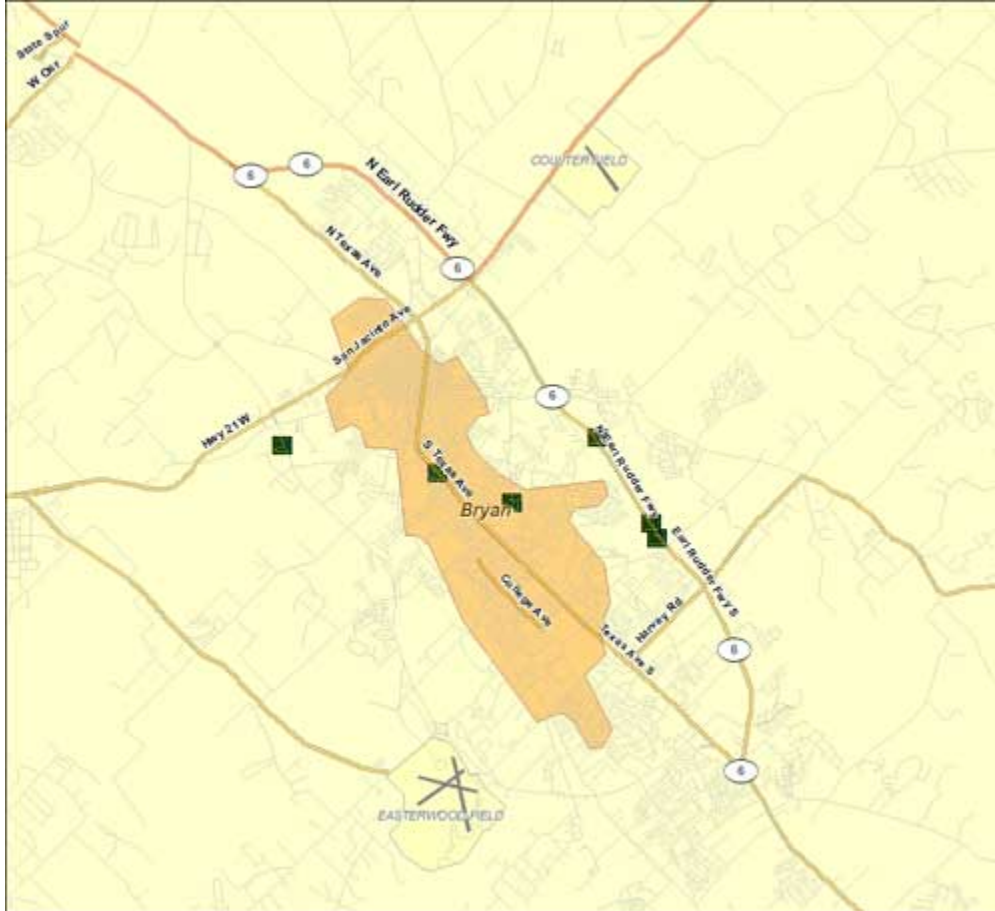


Source: Real Estate Center at Texas A&M University

Bryan-College Station Market Overview 2004

Retail

Bryan City Retail Building Permits



Bryan City Building Permit Office

Bryan-College Station Market Overview 2004 Hotel

Hotel* Occupancy and Rental Rates

	Bryan- College Station	Texas
2000		
Rooms (000)	2.5	296.8
Average daily rental rate	\$57.51	\$71.56
Occupancy rate (percent)	62.4	59.3
2001		
Rooms (000)	2.6	307.1
Average daily rental rate	\$57.78	\$70.27
Occupancy rate (percent)	61.9	57.3
2002		
Rooms (000)	2.5	314.3
Average daily rental rate	\$60.42	\$70.11
Occupancy rate (percent)	61.2	55.4
2003		
Rooms (000)	2.6	320.8
Average daily rental rate	\$60.97	\$68.78
Occupancy rate (percent)	61.1	54.3

Source: Office of the Governor Economic Development and Tourism and Source Strategies, Inc. of San Antonio

*Only properties exceeding \$16,600 in the current quarter are included; those units below \$16,600 only result in 1.5% of the total state revenues, and have been excluded from this database.



This annual report is created free of charge by the Real Estate Center at Texas A&M University. We strive to provide the most accurate, up-to-date, and insightful data to paint a detailed picture of Texas' Metropolitan Statistical Area's. The Center also provides numerous publications, resources, and data on building permits, employment, population, and home sales at <http://recenter.tamu.edu>.

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