

Real Estate Market Overview 2005

Abilene

Abilene, the Friendly Frontier, is located along Interstate 20 in Taylor County in central West Texas approximately 180 miles due west of the Dallas-Fort Worth Metroplex. The town was founded when Col. C.W. Merchant, his twin brother John and other ranchers met with Texas & Pacific Railway officials to persuade them to choose a new route through the site of what is now Abilene. They named the town after the famous Kansas cattle shipping point. Abilene is now a major medical and agricultural center for the area and is home to Dyess Air Force Base, the area's single largest employer and economic influence.

Quick Facts	
Land Area	2,745.24 square miles
Population Density (2000)	58.4 people per square mile
Counties	Callahan, Jones, Taylor
Area Cities and Towns	
Abilene, Baird, Buffalo Gap, Clyde, Cross Plains, Merkel, Ovalo, Stamford, Trent, Tuxedo, Tuscola, Tye	

*This report's MSA data reflects either 1999 or 2003 MSA definitions based on data availability. Use of 2003 definition is noted where applicable.



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Abilene Market Overview 2005 Demographics

Abilene MSA Population

Year	Population	Percent Change
1990	119,655	-0.5
1991	119,253	-0.3
1992	121,925	2.2
1993	122,377	0.4
1994	122,632	0.2
1995	124,256	1.3
1996	123,744	-0.4
1997	124,485	0.6
1998	125,427	0.8
1999	126,335	0.7
2000	126,555	0.2
2001	125,264	-1.0
2002	124,909	-0.3
2003	124,900	0.0
2004	125,108	0.2

Source: U.S. Census Bureau

County Population Growth

County	1990 Population	2004 Population	Growth 1990 - 2004 (in percent)
Callahan	11,859	13,314	12.3
Jones	16,490	20,093	21.8
Taylor	119,655	125,108	4.6

Source: U.S. Census Bureau (2003 definition)

Area Cities With 10,000 or More Residents

City	2000 Population	Growth 1990 - 2000 (in percent)
Abilene	115,930	8.4

Source: U.S. Census Bureau

Texas Metropolitan Area Population Change, 1990 - 2004

Metropolitan Area	1990 Population	2004 Population	Percent Change
McAllen-Edinburg-Mission	383,545	658,248	71.6
Austin-San Marcos	846,227	1,412,271	66.9
Laredo	133,239	219,464	64.7
Dallas	2,676,248	3,886,553	45.2
Brownsville-Harlingen-San Benito	260,120	371,825	42.9
Brazoria County	191,707	271,130	41.4
Houston	3,321,911	4,587,092	38.1
Fort Worth-Arlington	1,361,034	1,878,334	38.0
Texas	16,986,335	22,490,022	32.4
San Antonio	1,324,749	1,722,117	30.0
Bryan-College Station	121,862	156,275	28.2
Killeen-Temple	255,299	325,398	27.5
Galveston-Texas City	217,396	271,743	25.0
Tyler	151,309	186,414	23.2
Sherman-Denison	95,019	115,933	22.0
Amarillo	187,514	227,472	21.3
El Paso	591,610	713,126	20.5
Waco	189,123	222,439	17.6
Victoria	74,361	85,777	15.4
Lubbock	222,636	251,018	12.7
Longview-Marshall	193,801	215,159	11.0
Texarkana	120,132	132,716	10.5
Corpus Christi	349,894	385,700	10.2
Odessa-Midland	225,545	244,832	8.6
Beaumont-Port Arthur	361,218	383,443	6.2
San Angelo	98,458	103,772	5.4
Wichita Falls	130,351	136,595	4.8
Abilene	119,655	125,108	4.6

Source: U.S. Census Bureau

Abilene MSA Projected Population

Year	Texas State Data Center (Scenario 0.5)	Texas Water Development Board
2005	131,553	-
2010	136,370	151,965
2015	140,105	-
2020	142,645	167,058

Sources: Texas State Data Center and Texas Water Development Board

Household Composition

	Abilene MSA	Texas
Average household size (2000)	2.54	2.74
Population younger than 18 (2000, in percent)	26.60	28.20
Population 65 and older (2000, in percent)	12.40	9.90

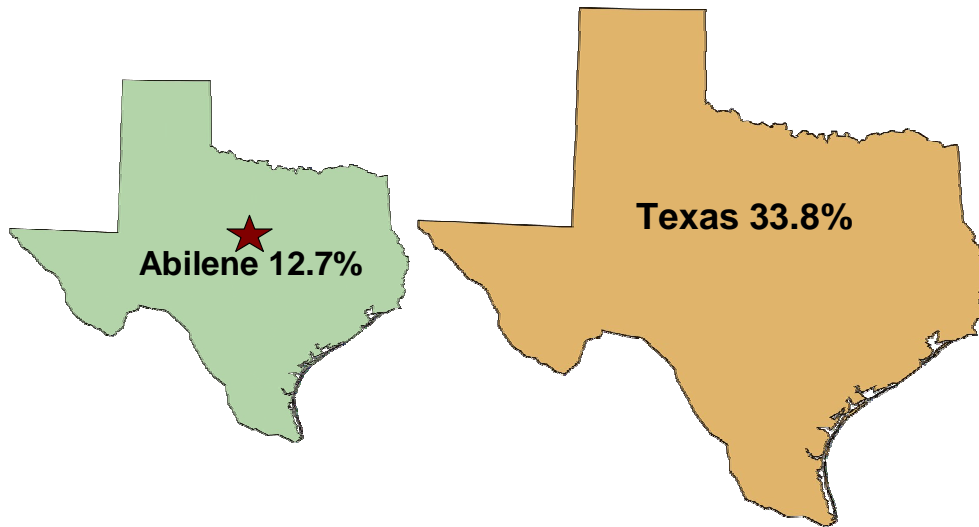
Source: U.S. Census Bureau

Distribution by Race and Hispanic or Latino Origin, 2000 (in percent)

	Abilene MSA	Texas
White	80.6	71.0
Black	6.7	11.5
Asian	1.2	2.7
American Indian	0.6	0.6
Other	8.3	11.7
Two or more races	2.4	2.5
Hispanic origin (of any race)	17.6	32.0

Source: U.S. Census Bureau

Projected Population Growth, 2000 – 2020
(in percent)



Source: Texas State Data Center (Scenario 0.5)

Abilene Market Overview 2005 Education

Educational Attainment, Persons Age 25 and Older (in percent)

Level of Education	Callahan County	Jones County	Taylor County	Texas
High school graduate	38.1	34.6	28.4	24.8
Some college, no degree	24.2	17.5	24.8	22.4
Associate's degree	4.7	4.0	5.5	5.2
Bachelor's degree	8.9	5.8	14.9	15.6
Graduate or professional degree	3.4	2.4	7.6	7.6

Source: U.S. Census Bureau 2000 Census (2003 definition)

Local College and University Enrollment

School	Fall 2000	Fall 2001	Fall 2002	Fall 2003	Fall 2004
Abilene Christian University	4,739	4,673	4,668	4,648	4,761
Cisco Junior College-Abilene	2,639	2,716	2,963	3,208	3,574
Hardin-Simmons University	2,304	2,276	2,286	2,328	2,387
McMurry University	1,345	1,378	1,418	1,374	1,384
Texas State Technical College (West Texas)*	1,563	1,607	1,642	1,605	1,739

Source: Texas Higher Education Coordinating Board

Local College and University Enrollment

School	Spring 2000	Spring 2001	Spring 2002	Spring 2003	Spring 2004
Abilene Christian University	-	-	-	4,290	4,350
Cisco Junior College-Abilene	2,443	2,496	2,619	2,843	3,018
Hardin-Simmons University	-	-	-	2,114	2,150
McMurry University	-	-	-	1,287	1,249
Texas State Technical College (West Texas)*	1,171	1,535	1,549	1,603	1,551

*TSTC has campuses in Abilene, Sweetwater, Breckenridge and Brownwood.

Source: Texas Higher Education Coordinating Board

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

Level of Education	Abilene MSA	Texas
High School Graduate or Higher	81.2	75.7
Bachelor's Degree or Higher	22.5	23.2

Source: U.S. Census Bureau

Abilene Market Overview 2005 Employment

Top Ten Employers

Employer	Sector	Employees
Dyess Air Force Base	Military/Civilian	5,300 military & 860 civilian
Hendrick Health System	Health care	2,800
Abilene Independent School District	Education	2,781
Texas Department of Criminal Justice	Correction facility	1,189
Abilene State School	Education	1,230
City of Abilene	Government	1,201
BlueCross BlueShield of Texas	Customer service	1,100
Abilene Regional Medical Center	Health care	700
Abilene Christian University	Education	680
Taylor County	Government	537

Source: Abilene Industrial Foundation Jan-2005

Top Ten Private Employers

Employer	Sector	Employees
Hendrick Health System	Health care	2,800
BlueCross BlueShield of Texas	Customer service	1,100
Abilene Regional Medical Center	Health care	700
Abilene Christian University	Education	680
Sears Methodist Retirement System	Retirement system	521
First National Bank of Abilene	Bank	371
Hardin-Simmons University	Education	326
Eagle Aviation Services, Inc.	Aviation maintenance	300
Coca Cola of Abilene	Soft drinks	280
Teleperformance USA	Telemarketing	238

Source: Abilene Industrial Foundation Jan-2005

Employment Growth by Industry

	Abilene MSA	Texas
Employment growth 2004 (in percent)	2.1	1.3
Unemployment rate 2004 (in percent)	5.0	6.1
New jobs in 2004	1,300	120,600
<u>Employment growth by sector 2004 (in percent)</u>		
Total Nonfarm	2.1	1.3
Natural Resources, Mining, and Construction	16.7	-
Natural Resources and Mining	-	3.2
Construction	-	-1.0
Manufacturing	6.9	-0.2
Trade, Transportation and Utilities	1.6	1.2
Information	0	-1.1
Financial Activities	3.3	1.7
Professional and Business Services	-6.7	1.7
Educational and Health Services	3	2.1
Leisure and Hospitality	-3.1	2.1
Government	1.6	1.5

All estimates are subject to revision March-2005

Source: Bureau of Labor Statistics and Real Estate Center at Texas A&M University (2003 definition)

Texas Metropolitan Area Employment Change, 1990-2004

Metropolitan Area	1990 Employment	2004 Employment	Percent Change
McAllen-Edinburg-Mission	128,092	231,224	80.5
Austin-Round Rock	452,961	738,706	63.1
Laredo	48,588	77,898	60.3
Killeen-Temple-Fort Hood	93,215	137,634	47.7
Brownsville-Harlingen	90,534	130,457	44.1
College Station-Bryan	69,738	97,038	39.1
San Antonio	620,868	833,331	34.2
Dallas-Fort Worth-Arlington	2,163,142	2,790,815	29.0
Texas	8,071,312	10,362,982	28.4
Amarillo	96,512	122,770	27.2
Tyler	70,712	89,186	26.1
Houston-Baytown-Sugar Land	1,926,731	2,411,653	25.2
Sherman-Denison	43,644	53,651	22.9
Lubbock	110,510	134,203	21.4
Waco	86,033	104,444	21.4
Midland	51,435	61,405	19.4
Abilene	64,278	76,330	18.7
Corpus Christi	156,681	184,573	17.8
Victoria	44,880	52,847	17.8
El Paso	228,522	267,419	17.0
Longview	80,290	93,867	16.9
Wichita Falls	61,226	70,608	15.3
San Angelo	44,183	50,604	14.5
Texarkana	51,476	57,743	12.2
Odessa	52,585	57,944	10.2
Beaumont-Port Arthur	156,860	164,663	5.0

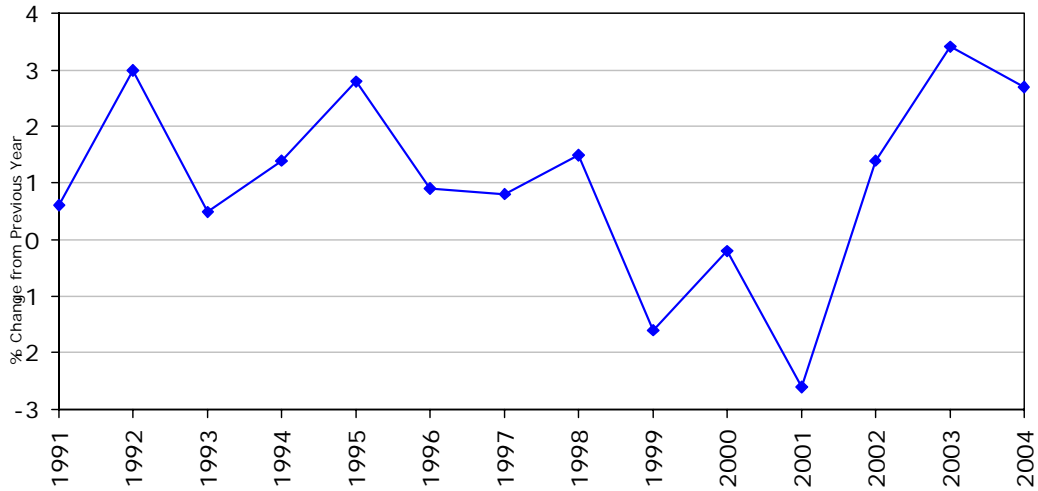
Source: Bureau of Labor Statistics and Real Estate Center at Texas A&M University (2003 definition)

Abilene MSA Employment

Year	Employment	Percent Change
1990	52,389	-
1991	52,687	0.6
1992	54,276	3.0
1993	54,525	0.5
1994	55,286	1.4
1995	56,834	2.8
1996	57,347	0.9
1997	57,793	0.8
1998	58,669	1.5
1999	57,707	-1.6
2000	57,614	-0.2
2001	56,103	-2.6
2002	56,882	1.4
2003	58,842	3.4
2004	60,403	2.7

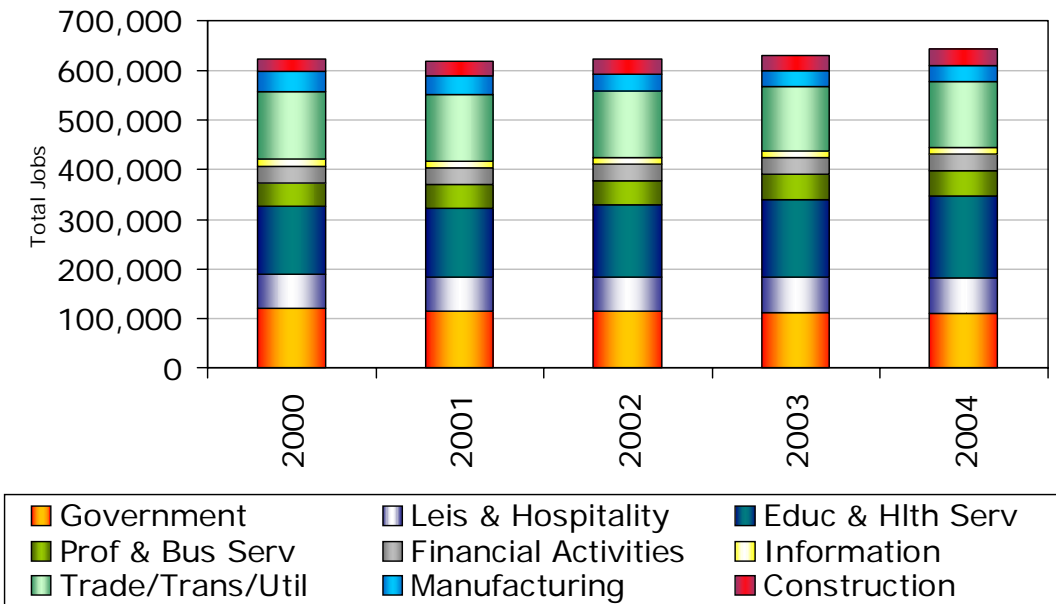
Source: U.S. Census Bureau and
 Real Estate Center at Texas A&M University

**Employment Growth
 Abilene MSA**



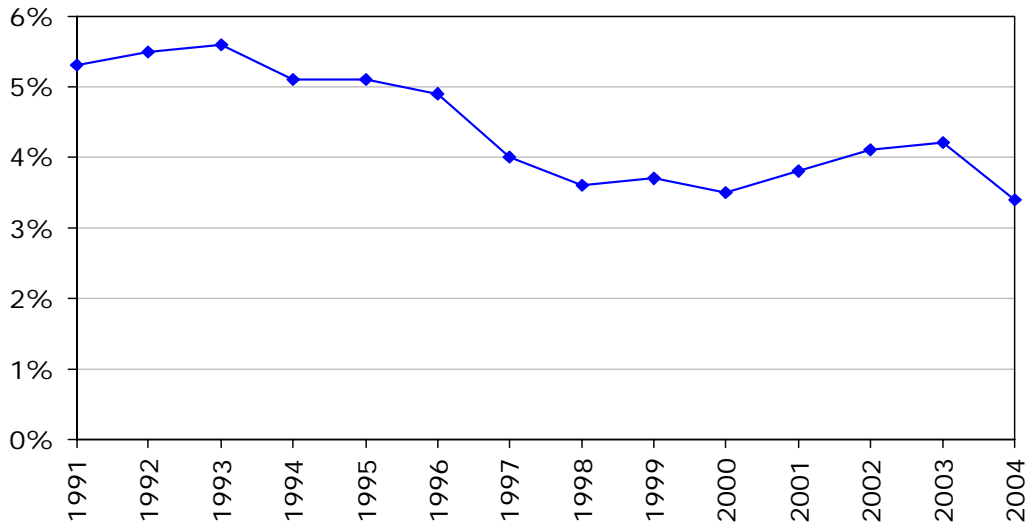
Source: U.S. Bureau of Labor Statistics and Real Estate Center at Texas A&M University

Distribution of Employment in Major Categories



Source: Texas Workforce Commission Feb-2005

**Unemployment Rate
Abilene MSA**



Source: U.S. Bureau of Labor Statistics and Real Estate Center at Texas A&M University

Abilene Market Overview 2005 Economy

Abilene MSA Gross Retail Sales

Year	Total Sales	Sales per Capita
1990	\$1,370,023,460	\$11,450
1991	1,467,647,505	12,307
1992	1,590,444,355	13,044
1993	1,876,968,920	15,338
1994	2,043,086,957	16,660
1995	2,289,942,743	18,429
1996	1,895,719,548	15,320
1997	1,364,273,360	10,959
1998	1,422,249,583	11,339
1999	1,531,292,925	12,121
2000	1,576,017,081	12,453
2001	1,649,471,808	13,168
2002	1,689,231,783	13,524
2003	1,683,437,942	13,478
2004	1,765,466,920	14,112
State Average 2004:		\$14,546

Source: Texas Comptroller's Office

Abilene Market Overview 2005 Infrastructure

Abilene Airline Activity

Airport	2000	2001	2002	2003	2004
Abilene Regional Airport	66,905	62,822	51,660	58,023	72,099

Source: Abilene Regional Airport

Airport Cargo Statistics (in pounds)

Airport	2002	2003	2004
Abilene Regional Airport	2,586,616	1,494,890	1,408,546

Source: Abilene Regional Airport

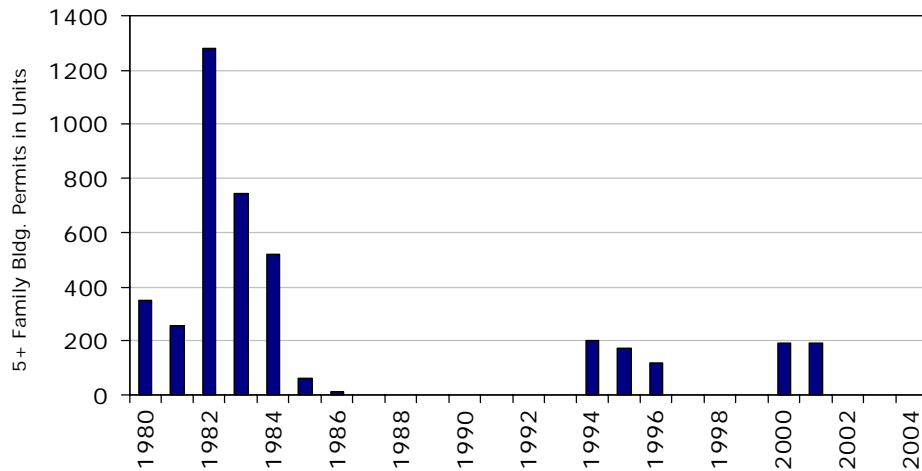
Abilene Market Overview 2005 Multifamily

Abilene Apartment Statistics 2004

	Abilene	Texas Metro Average
Average rent per square foot	\$0.56	\$0.79
Average rent for units built since 2000	\$0.50	\$0.92
Average occupancy (in percent)	93.7	91.5
Average occupancy for units built since 2000 (in percent)	91.8	92.4

Source: Apartment MarketData Research Jan-2005

Abilene MSA Multifamily Building Permits



Source: U.S. Census Bureau and Real Estate Center at Texas A&M University

Abilene Market Overview 2005 Housing

Housing Affordability - Fourth Quarter 2004

Percent of Households That Can Afford Median- Priced Home	THAI*	THAI for First-Time Homebuyers
Abilene MSA	69	1.46
Texas MLS Total	50	0.99
U.S. Total	49	0.99

* 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, Abilene, 2004 (in percent)

Price Range	1998	1999	2000	2001	2002	2003	2004
\$29,999 or less	13.4	12.9	14.5	12.5	16.6	13.5	14.4
30,000 - 39,999	8.4	11.2	8.4	8.0	7.5	9.4	8.4
40,000 - 49,999	10.4	9.2	10.4	9.1	9.6	7.6	8.4
50,000 - 59,999	11.0	10.5	10.8	9.4	8.1	8.8	7.8
60,000 - 69,999	9.9	10.1	8.6	9.7	8.3	8.2	6.4
70,000 - 79,999	12.1	10.3	9.2	9.9	9.2	8.4	7.6
80,000 - 89,999	9.5	8.9	8.7	10.7	9.6	9.7	8.3
90,000 - 99,999	5.2	6.5	6.0	6.5	5.5	6.4	7.0
100,000 - 119,999	6.7	6.0	6.6	7.8	8.9	8.8	8.4
120,000 - 139,999	4.6	5.7	6.1	5.7	5.9	6.0	7.0
140,000 - 159,999	3.6	3.1	3.7	3.6	4.2	4.8	5.9
160,000 - 179,999	1.4	1.9	1.9	2.4	2.4	3.2	3.6
180,000 - 199,999	1.2	1.3	1.7	1.4	1.2	0.7	1.8
200,000 - 249,999	1.6	1.3	1.4	1.6	1.6	1.9	2.6
250,000 - 299,999	0.7	0.5	1.1	0.7	0.8	1.3	1.7
300,000 - 399,999	0.5	0.4	0.6	0.5	0.3	1.0	0.4
400,000 - 499,999	0.0	0.1	0.4	0.2	0.2	0.2	0.3
500,000 and more	0.0	0.0	0.1	0.1	0.1	0.0	0.2

Source: Real Estate Center at Texas A&M University

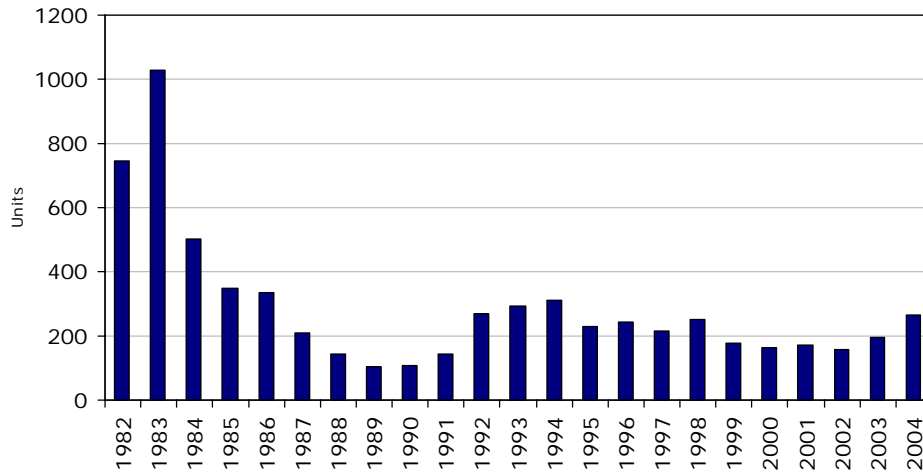
**Property Tax Rates 2004: County, Major City,
Major School District**

Taxing Entity*	Tax Rate per \$100 Valuation
Taylor County	0.5359
City of Abilene	0.6355
Abilene ISD	1.6183
Total	\$2.79

* Only the typical taxing entities are listed. However, there are numerous numbers of taxing entities that need to be taken into account for an actual tax rate calculation.

Source: City of Abilene Annual Report and Taylor County Central Appraisal District

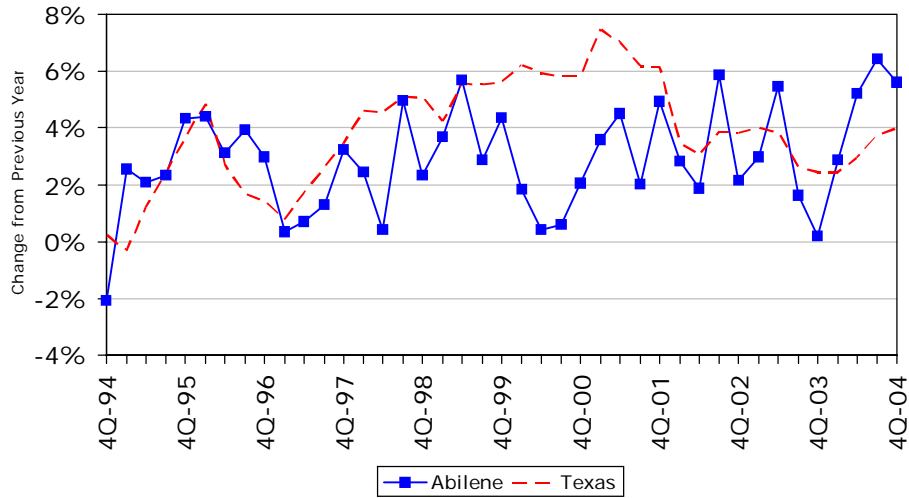
Abilene MSA Single-Family Building Permits



Source: U.S. Census Bureau and Real Estate Center at Texas A&M University

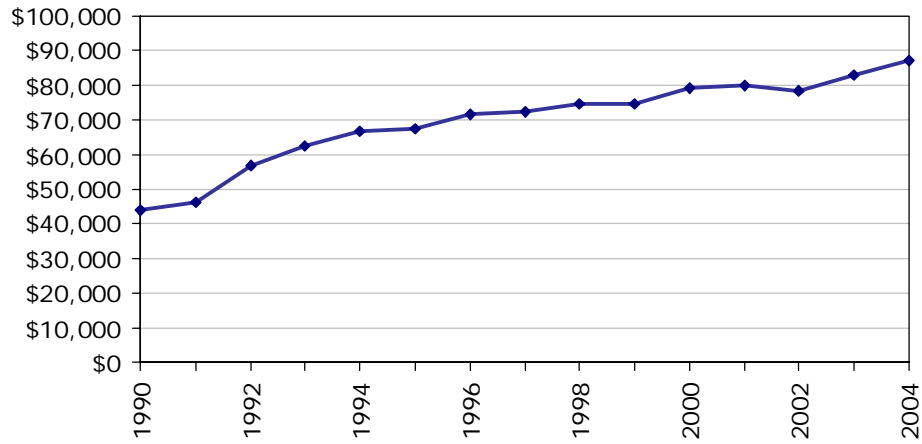
Home Price Appreciation Abilene MSA*

The HPI for each geographic area is estimated using repeated observations of housing values for individual single-family residential properties on which at least two mortgages were originated and subsequently purchased by either Freddie Mac or Fannie Mae.
*According to 2003 MSA definition, including Armstrong, Carson, Potter, Randall Counties



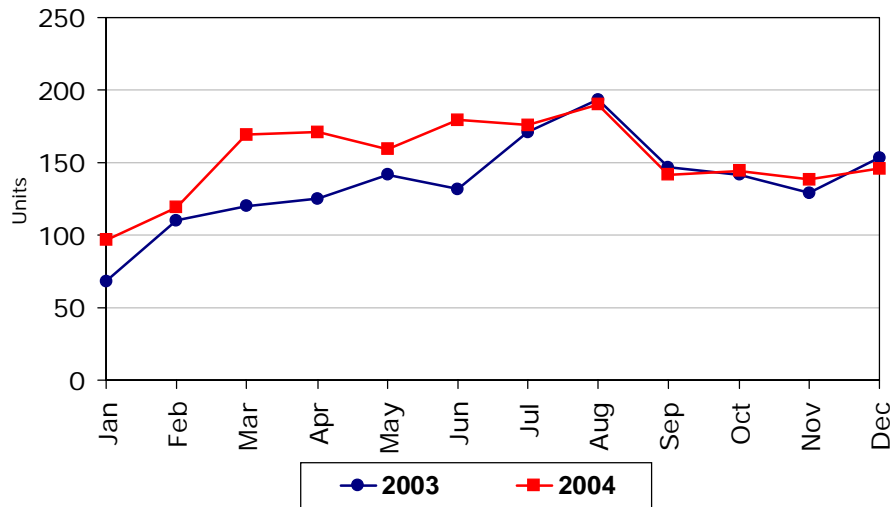
Source: Office of Federal Housing Enterprise Oversight

Average Sales Price of Single-Family Home Abilene Area



Source: Real Estate Center at Texas A&M University

**Single-Family Home Sales Volume
Abilene Area**



Source: Real Estate Center at Texas A&M University

Abilene Market Overview 2005 Hotel

Hotel* Occupancy and Rates

	2003**		2004	
	Abilene	Texas	Abilene	Texas
# Rooms 000's	2.4	320.2	2.3	329.2
Average daily rate	\$53.35	\$68.80	\$55.71	\$70.62
Occupancy rate (in percent)	49.5	54.2	53.2	55.2

*Only properties exceeding \$18,000 in the current quarter are included; those units below \$18,000 only result in 1.5% of the total state revenues, and have been excluded from this database.

**2003 and later reflect new MSA definition including Callahan, Jones, Taylor Counties

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



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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