

WELCOME HOME

The Insider Guide to San Antonio

ERIN WALL
REALTOR®



Welcome



I'M SO GLAD YOU'RE HERE.

Relocating to a new city is an exciting journey, and having the right information can make all the difference. That's why I created this guide to give you an insider's look at San Antonio and help make your transition smooth, informed, and inspired.

Inside, you'll find neighborhood insights, local favorites, important resources, and practical tips to help you feel confident as you settle in and start living the San Antonio lifestyle.

As a Realtor and San Antonio local, I'm here to be more than just your agent. I'm your guide, your advocate, and your trusted resource every step of the way.

This guide is designed to be a helpful companion from day one and a resource you'll come back to often as you explore all that San Antonio has to offer.

LET'S MAKE SAN ANTONIO HOME.

Erin Wall
REALTOR®

THIS GUIDE IS YOURS.
Use it, bookmark it, come back to it often. I'm honored to help you explore what's possible here.

MADE LOCALLY. MADE PERSONALLY.
This guide was thoughtfully curated with local insight, real experience, and a heart for this city.

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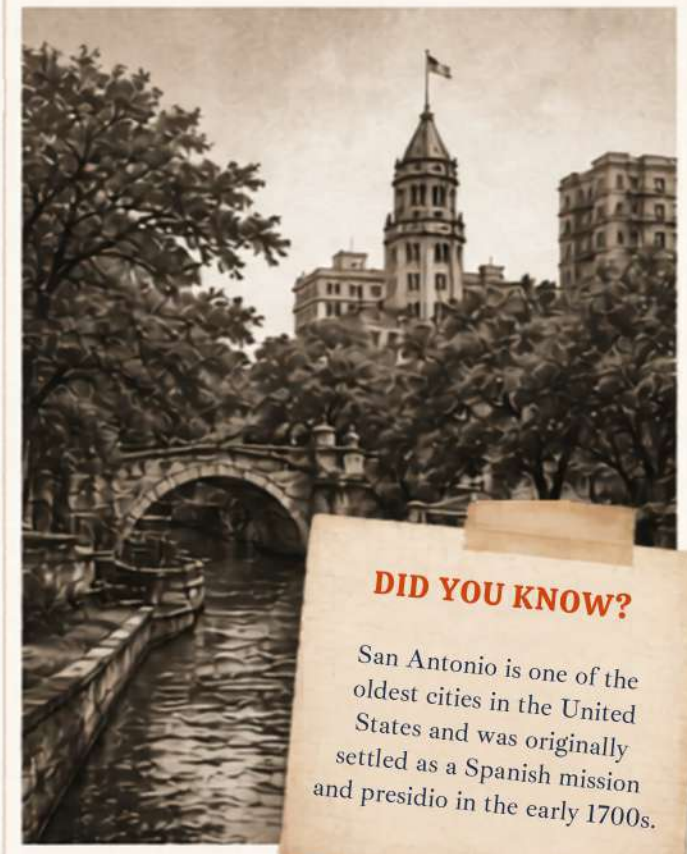


SAN ANTONIO, TEXAS

A HISTORY BUILT ON GRIT, CULTURE & COMMUNITY

OUR PAST IS THE FOUNDATION OF WHO WE ARE TODAY.

San Antonio's story is one of resilience, tradition, and transformation. From early Indigenous roots to a thriving modern city, our history shaped the vibrant community we call home today.



DID YOU KNOW?

San Antonio is one of the oldest cities in the United States and was originally settled as a Spanish mission and presidio in the early 1700s.

SPANISH ROOTS

In 1718, Spanish explorers established Mission San Antonio de Valero, later known as the Alamo, which was a presidio. This was the oldest part of the first permanent Spanish civilian settlement in Texas.

The missions were established not only to spread Christianity but also to blend European, Indian, and Mexican cultures in a way that would shape the city's identity for centuries.



A MEETING OF CULTURES

When Mexico gained independence in 1821, San Antonio became part of Mexico's families from the Southwestern region. In the 1960s, the United States all setted here, bringing with them there, bringing with them.

This rich blend is why San Antonio has a cultural depth you can feel everywhere in our food, our language, our celebrations, and our strong sense of community.

THE ALAMO & A CITY'S COURAGE

In 1836, during the Texas fight for independence, the Alamo became the site of a 13 day siege. Thus the battle was small, its impact was great.

"Remember the Alamo" became a rallying cry for Texas and a symbol of bravery that is still honored today.



GROWTH & RESILIENCE

Through the 1800s and 1900s, San Antonio grew steadily from a small frontier town to a major military base.

Our earliest hub was the West Texas Hub, Our earliest location, strong work ethic, and deep cultural roots helped us thrive through every era.

A MODERN CITY WITH HISTORIC SOUL

Today, San Antonio honors its past while embracing the future. We're a city of innovators, creators, entrepreneurs, and families who have community over chaos.

Our history is not just something we remember. It's something we live every day.



KEY MOMENTS IN OUR HISTORY

1718

Spanish explorers establish Mission San Antonio de Valero (The Alamo) and the San Antonio de Bésar presidio.



1821

Mexico gains independence and San Antonio becomes part of Mexico.



1836

The Battle of the Alamo a turning point in Texas history.



1845

Texas is annexed by the United States, bringing new growth and opportunity.



1900s - TODAY

San Antonio evolves into a diverse, dynamic city while preserving the heritage that makes it one of a kind.





The Soul of San Antonio

CULTURE. COMMUNITY. CONNECTION.

San Antonio is more than a city on a map.
It's a blend of traditions, a celebration of diversity, and a community that feels like home.

With deep Hispanic roots and a rich blend of cultures, San Antonio offers a warmth and hospitality you feel the moment you arrive. It's in the food we share, the music we dance to, the stories passed down, and the way neighbors look out for one another.

Here, diversity isn't just something we celebrate it's part of who we are. Different backgrounds, traditions, and perspectives come together to create a city that's welcoming, inclusive, and full of life.

From vibrant festivals to quiet family gatherings from historic missions to modern neighborhoods, San Antonio is a place where culture runs deep and community runs even deeper.

This is our city.
This is our home.

WHAT MAKES SAN ANTONIO SO SPECIAL

RICH HERITAGE

Our Hispanic roots shape our language, food, traditions, and everyday life.

DIVERSE & WELCOMING

A beautiful mix of cultures, backgrounds, and stories makes our city stronger.

VIBRANT & FESTIVE

From Fiesta to local markets,
there's always something to celebrate.

FAMILY & COMMUNITY

Strong values, close-knit neighborhoods, and a true sense of belonging.

LIFE BY THE RIVER

Our River Walk is more than a landmark. It's where our community comes together.

> **DIFFERENT ROOTS, ONE COMMUNITY, ENDLESS HEART.**



The Neighborhoods *of* San Antonio

A CITY THAT'S EASY TO LOVE AND EASY TO NAVIGATE

San Antonio is a big city with a small-town feel. Once you understand the layout, getting around is simple and each area has its own personality, lifestyle, and advantages.



THE BIG LOOPS

1604 LOOP 1604

The outer loop that encircles San Antonio. Life outside 1604 offers more space, larger lots, and Hill Country views.

410 LOOP 410

The inner loop that surrounds the core of the city. Inside 410 puts you closer to downtown, The Pearl and central amenities.



EXPLORE MORE

Scan here to explore the distinctive character and charm of San Antonio's neighborhoods and discover what makes each one special.



DISCOVER SAN ANTONIO

LA CANTERA DISTRICT SIX FLAGS

Luxury shopping, resorts, entertainment, and world-class dining. Home to Six Flags Fiesta Texas and the scenic Land Bridge.

NORTHEAST AIRPORT

Home to the airport, major employers, and master-planned communities. Convenient access to i-35 and Loop 1604.

NORTHWEST SEAWORLD

Family-friendly area with top attractions, never neighborhoods, and continued growth along the northwest corridor.

UPTOWN CENTRAL

The city's business hub with corporate offices, upscalping shopping, and premier residential high-rises.

PEARL MIDTOWN

A vibrant mix of history and modern luxury. Top restaurants, boutique shopping, and the iconic Pearl Brewery.

DOWNTOWN

Historic, walkable, and full of energy. Home to the River Walk, museums, sports, and cultural landmarks.

WESTSIDE DECO DISTRICT

Rich in history and character with beautiful Art Deco architecture and a strong sense of community.

SOUTHTOWN

Creative, eclectic, and artsy. Known for local galleries, unique shops, coffee spots, and an incredible food scene.

SAN ANTONIO'S WORLD HERITAGE

The Alamo and the five Spanish colonial missions that shaped our city's history and cultural identity.

CULTURAL CORRIDOR

The heart of arts and culture with world-renowned museums, theaters, and educational institutions.

THE SOUL OF SAN ANTONIO

San Antonio's Eastside Landmarks, venues and eateries reflect the city's rich Black American culture

WHY PEOPLE ARE

Moving to San Antonio



Affordable living, strong job growth, culture, community, and a lifestyle that feels both exciting and grounded.

Here's why so many people are choosing to call it home.

COST OF LIVING

Compared to many major metros, San Antonio offers more attainable home prices, lower daily expenses, and room to grow.

JOB GROWTH

Healthcare, cybersecurity, military, education, and tech continue to bring new opportunities to the region.

BIG CITY, SMALL TOWN FEEL

San Antonio is one of the largest cities in the country, yet many neighborhoods still feel connected and community-driven.

CULTURE THAT FEELS AUTHENTIC

From Fiesta and Spurs games to family-owned restaurants and historic neighborhoods, San Antonio holds tightly to its identity.

FAMILY & MILITARY ROOTS

Military families, multigenerational households, and long-time locals help create a strong sense of stability and community.

TEXAS LIFESTYLE

More sunshine, outdoor living, weekend Hill Country trips, patios year-round, and space to spread out and live comfortably.

PEOPLE AREN'T JUST MOVING HERE.

THEY'RE PUTTING DOWN ROOTS.

San Antonio continues to be one of Texas' fastest-growing major cities, and it's easy to see why so many are proud to call it home.

Military City, USA

THE BASES, COMMUNITIES, AND MILITARY INFLUENCE THAT SHAPE SAN ANTONIO

San Antonio is proud to be home to one of the largest joint military communities in the world. From world-renowned training facilities to historic posts, our military presence is woven into the fabric of who we are.



THE FOUR MAJOR INSTALLATIONS

LACKLAND AIR FORCE BASE

Known as the "Gateway to the Air Force," Lackland is home to Air Force Basic Military Training.

NEARBY AREAS:

- Westover Hills
- Alamo Ranch
- Castroville
- Southwest Side

FORT SAM HOUSTON

Historic military post near downtown and central San Antonio.

NEARBY AREAS:

- Alamo Heights
- Terrell Hills
- Downtown
- Olmos Park

RANDOLPH AIR FORCE BASE

A major pilot training installation located northeast of the city.

NEARBY AREAS:

- Schertz
- Cibolo
- Universal City
- Live Oak

CAMP BULLIS

Military training area located near the far north side.

NEARBY AREAS:

- Stone Oak
- Bulverde
- Fair Oaks Ranch
- Boerne

ONE OF THE NATION'S LARGEST MILITARY COMMUNITIES
Joint Base San Antonio is one of the largest joint military bases in the world.

JBSA SUPPORTS THOUSANDS
of active-duty service members, reservists, civilians, and their families.

STRONG MILITARY AND FAMILY PRESENCE
A tight-knit community that welcomes and supports those who serve.



SAN ANTONIO PROUDLY CARRIES THE NICKNAME MILITARY CITY, USA

More Than A Military *Town*

WHY SO MANY SERVICE MEMBERS AND THEIR FAMILIES CHOOSE TO STAY IN SAN ANTONIO

Military life is deeply woven into San Antonio's identity. From active-duty families and veterans to healthcare professionals and defense careers, generations of service members have chosen to build their lives here long after their assignments end.

THANK YOU FOR YOUR SERVICE.



MILITARY MEMBERS BUY FOR

0% DOWN

WITH A VA LOAN

VA loans can be a powerful benefit for those who have served. They may offer lower upfront costs, competitive interest rates, and more flexibility helping you build long-term stability through homeownership.

EXPLORE VA-ELIGABLE HOMES

Why Families Stay

STRONG COMMUNITY

Military families are deeply woven into the culture of San Antonio, creating a strong support system across the city.

AFFORDABILITY

Compared to many major metros, San Antonio offers more space, newer homes, and a lower overall cost of living.

FLEXIBILITY

Whether you want suburban living, Hill Country views, or walkable urban neighborhoods, there's a place for every stage of life.

LONG-TERM OPPORTUNITY

Many service members who arrive on assignment ultimately choose to stay because of the lifestyle, opportunity, and sense of community.

SAN ANTONIO, TEXAS

by the numbers

A vibrant, diverse city with deep military roots, a strong economy, and a welcoming community.



1,526,656 POPULATION

34.9 MEDIAN AGE

$65,056 MEDIAN HOUSEHOLD INCOME

$252,600 MEDIAN HOME VALUE

568,979 HOUSEHOLDS

53.8% HOMOWNERSHIP RATE

7TH LARGEST CITY IN THE U.S.

OUR COMMUNITY



- 65% Hispanic or Latino
- 23% White
- 6% Black
- 3% Asian
- 3% Two or More

POPULATION BY AGE

- 0-9 — 13%
- 10-19 — 14%
- 20-29 — 16%
- 30-39 — 15%
- 40-49 — 13%
- 50-59 — 11%
- 60-69 — 10%
- 70-79 — 6%
- 80+ — 3%

MILITARY STRONG



1 in 6 HOUSEHOLDS

HAVE TIES TO THE MILITARY THROUGH ACTIVE-DUTY SERVICE, VETERAN STATUS, OR MILITARY FAMILY MEMBERS

EDUCATION

86.6% High School Grad or Higher

31.8% Bachelor's Degree or Higher

- 13.4% No Degree
- 24.8% High School
- 29.9% Some College
- 19.5% Bachelor's
- 12.3% Post-Grad

WORK & ECONOMY

95.9% EMPLOYMENT RATE

TOP INDUSTRIES BY EMPLOYMENT

170,000	Education & Health
155,000	Government (Including Military)
115,000	Retail Trade

MOST COMMON JOB GROUPS

125,000	Office & Admin Support
105,000	Sales
90,000	Food Preperation & Serving

TRANSPORTATION

- **77%** Drive Alone
- **1.1%** Public Transit
- **11%** Carpool
- **1%** Walk
- **7.1%** Work From Home
- **2** Average Cars Per Household

26 MINUTES Average Commute Time

HOUSING & LIVING

- **845,303** Housing Units
- **58.8%** Owner Occupied
- **41.2%** Renter Occupied
- **68%** Living In Single Family Structures
- **16.5%** Moved Within The Previous Year

INCOME SNAPSHOT

$36,702 Per Capita Income

34% Households Earn Under 50k



- 34% Under 50k
- 30% 50k-100k
- 26% 100k-200k
- 10% 200k+

CIVIC PRIDE

- 83.5% of Residents Are U.S. Citizens
- 1.5% 1-Year Population Growth
- 7.5% Growth since 2020 in Bexar County

POLITICAL MAKEUP



- 52% Democrat
- 43% Republican
- 5% Independent

the real value of

SAN ANTONIO

COST OF LIVING BY THE NUMBERS

San Antonio offers an affordable lifestyle compared to major metro areas and the nation, helping your dollar go further.



11% LOWER
OVERALL COST OF LIVING THAN THE U.S. AVERAGE

6% LOWER
THAN THE TEXAS AVERAGE

$66,176
MEDIAN HOUSEHOLD INCOME SAN ANTONIO, TX

$35,099
PER CAPITA INCOME SAN ANTONIO, TX

Your dollar stretches further in San Antonio.

COST OF LIVING INDEX

The cost of living index compares the relative cost of goods and services in San Antonio, TX to the U.S. average, which is 100.

SAN ANTONIO, TX	TEXAS	UNITED STATES
89	94	100
11% LOWER THAN U.S. AVERAGE	6% LOWER THAN U.S. AVERAGE	BASELINE

WHAT DOES THIS MEAN?

A lower index means goods and services cost less compared to the U.S. average.

HOUSING COSTS

	SAN ANTONIO, TX	U.S. AVERAGE	% DIFFERENCE
MEDIAN HOME PRICE (OWNER-OCCUPIED)	$260,900	$360,600	-28%
MEDIAN GROSS RENT (MONTHLY)	$1,168	$1,520	-23%
MEDIAN PROPERTY TAXES (ANNUAL)	$2,304	$4,190	-45%

MONTHLY UTILITIES

	SAN ANTONIO, TX	U.S. AVERAGE	% DIFFERENCE
Electricity (915 kWh)	$137	$162	-15%
Natural Gas (Therm)	$56	$89	-37%
Water (7,000 gal)	$52	$69	-25%
Internet (60 Mbps+)	$69	$76	-9%
Trash Collection	$22	$30	-27%

TRANSPORTATION

	SAN ANTONIO, TX	U.S. AVERAGE	% DIFFERENCE
GASOLINE (GALLON)	$2.86	$3.51	-19%
AVERAGE COMMUTE TIME	25.1 MIN	27.2 MIN	-8%
AUTO INSURANCE (MONTHLY)	$132	$166	-20%
PUBLIC TRANSIT MONTHLY PASS	$54	$96	-44%

GROCERY & GOODS

	SAN ANTONIO, TX	U.S. AVERAGE	% DIFFERENCE
GROCERIES (MONTHLY)	$384	$484	-21%
HEALTH CARE INDEX	92	100	-8%
CLOTHING INDEX	95	100	-5%
ENTERTAINMENT INDEX	93	100	-7%

WHY IT MATTERS

Lower living costs mean more room in your budget for the things that matter most, whether it's saving for the future, investing in your home, or enjoying all that San Antonio has to offer.

Data Sources: Census Reporter, ACS 2024 1-Year Estimates and ACS 2024 5-Year Estimates.
Data USA, San Antonio, TX Profile.

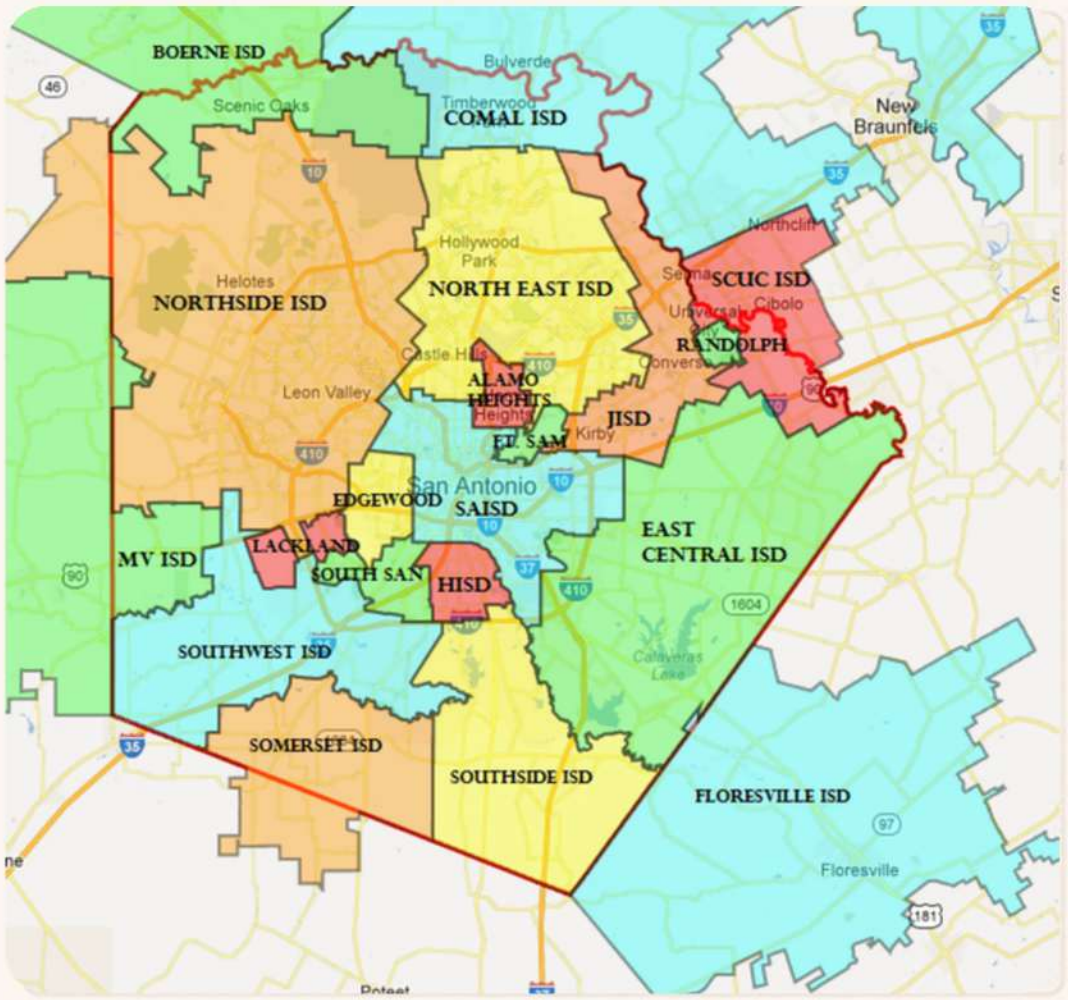
EDUCATION IN SAN ANTONIO

Finding Your Fit

SAN ANTONIO SCHOOL DISTRICTS MAP

From nationally recognized suburban districts to historic central-city schools, families across San Antonio have access to a wide range of educational opportunities and environments.





School boundaries and ratings may change. Buyers should independently verify schools and attendance zones.

DISTRICT HIGHLIGHTS

NORTHSIDE ISD
Largest district in the city with strong academics, athletics, and rapid suburban growth.

NORTH EAST ISD
Established neighborhoods, strong academic programs, and a focus on student success.

ALAMO HEIGHTS ISD
Smaller district with a long-standing reputation for academic excellence.

BOERNE ISD
Hill Country living with top-rated schools, newer homes, and a strong sense of community.

COMAL ISD
One of the fastest-growing districts in Texas with excellent schools and family amenities.

SCHERTZ-CIBOLO-UNIVERSAL CITY ISD
Ideal for military families near Randolph AFB with diverse programs and opportunities.

JUDSON ISD
Diverse schools and programs in a growing area on the northeast side.

SOUTHWEST ISD
Comprehensive district focused on college readiness, innovation, and student achievement.

MEDINA VALLEY ISD
Strong academics and athletics in a welcoming community on the far west side.

SAN ANTONIO ISD
Historic urban district with unique magnet programs, early college options, and community partnerships.

19
SCHOOL DISTRICTS
SERVING SAN ANTONIO

551
PUBLIC SCHOOLS
ACROSS SAN ANTONIO

336,000+
PUBLIC SCHOOL STUDENTS
SERVED IN SAN ANTONIO
94% of K-12 students attend public schools

EDUCATION IN SAN ANTONIO

Choosing the Right School



THINGS TO CONSIDER FOR YOUR FAMILY

Every family has unique priorities when it comes to school. Use these key factors to help guide your decision as you explore communities across San Antonio.

KEY FACTORS FAMILIES CONSIDER

LOCATION & COMMUTE

Consider how far your child will travel each day and how traffic may impact your routine. Shorter commutes often mean more time together.

NEIGHBORHOOD CHARACTER

Living in an established neighborhood can make it easy for kids to walk or bike to school, build friendships nearby, and feel part of a connected community.

ACADEMICS & PROGRAMS

Look for academic strengths that match your child's learning style and interests, such as STEM, arts, advanced placement, dual language, or career and technical education.

EXTRACURRICULARS & ATHLETICS

From competitive athletics to fine arts and clubs, extracurriculars help students build confidence, friendships, and leadership skills.

COMMUNITY & SCHOOL CULTURE

A supportive community and engaged families create an environment where students feel connected, motivated, and empowered to thrive both in and out of the classroom.







PRIVATE OPTIONS

San Antonio offers a variety of private schools that provide strong academics, personal growth opportunities, and college readiness.

TMI EPISCOPAL
Grades 6–12

KEYSTONE SCHOOL
Pre-K3–12

SAINT MARY'S HALL
Grades 9–12

CENTRAL CATHOLIC
Grades 9–12.

INCARNATE WORD HIGH SCHOOL
Grades 9–12.

Each school has its own admissions process and application timelines. Connect early to learn more about requirements and opportunities.

EXPLORE SCHOOL BOUNDARIES & RATINGS

School boundaries, performance ratings, and programs can change.
Scan the QR code to explore individual districts, attendance zones, and the latest information.

Stay informed. Make confident decisions.

Use trusted resources to find the school community that's the perfect fit for your family.

HIGHER EDUCATION IN SAN ANTONIO

Limitless Opportunities. *Bright Futures.*

From world-class universities to affordable pathways, San Antonio is a city where education and opportunity go hand in hand.



UT SAN ANTONIO™

The University of Texas at San Antonio

Where innovation meets impact.

UT San Antonio is a Carnegie R1 research university and a vital part of The University of Texas System. In close partnership with UT Health San Antonio, UTSA is advancing breakthrough research, improving health outcomes, and preparing the next generation of leaders in our community and beyond.



R1 RESEARCH UNIVERSITY
Driving discovery and innovation across critical fields in partnership with academia, industry, and UT Health San Antonio.

200+ DEGREE PROGRAMS
From cybersecurity and engineering to business, education, and health sciences, there's a path for every passion.

VIBRANT CAMPUS LIFE
NCAA Division I athletics, 300+ student organizations, and a diverse, welcoming Roadrunner community.

CONNECTED TO UT HEALTH SAN ANTONIO
Working together to transform health care, conduct life-saving research, and educate tomorrow's health care professionals.

Once a Roadrunner, Always a Roadrunner.

ALAMO COLLEGES DISTRICT

Your Pathway. Your Future.

The Alamo Colleges District is one of the nation's largest and most comprehensive community college systems, helping students start, continue, and complete their education with confidence.

5 COLLEGES One District
Northeast Lakeview College, Northwest Vista College, Palo Alto College, San Antonio College, St. Philip's College.

AFFORDABLE TUITION
Take the first two years of college for a fraction of the cost.

SEAMLESS TRANSFER
Easily transfer to UTSA and other top universities to finish your degree.

CAREER FOCUSED
Gain real-world skills and training that lead to in-demand careers.

ALAMO PROMISE

Tuition-Free. Future-Focused.

The Alamo Promise covers tuition and required fees for eligible first-time, full-time students earning an associate degree or certificate. Because your future shouldn't come with a price tag.

MORE TOP UNIVERSITIES IN SAN ANTONIO



UIW
UNIVERSITY OF THE INCARNATE WORD

A private Catholic university with a mission to educate the whole person, mind, body, and spirit.



OLLU
OUR LADY OF THE LAKE UNIVERSITY

A private Catholic university known for its close-knit community and personalized learning experience.



TEXAS A&M UNIVERSITY–SAN ANTONIO

A public university offering bachelor's and master's degrees with the prestige of the A&M System close to home.



ST. MARY'S UNIVERSITY

A private Catholic university with a strong focus on ethics, leadership, and service in a supportive environment.



TRINITY UNIVERSITY

A private university offering innovative academic programs and a commitment to leadership and discovery.

EXPLORE UNIVERSITIES & COLLEGE PROGRAMS

Scan the QR code to learn more about admissions, programs, campus life, and financial aid opportunities.

Your future starts here.

San Antonio has the education, resources, and community to help you go further.

SAN ANTONIO

TEAMS

ONE CITY. MANY TEAMS.

Infinite Pride.



SAN ANTONIO SPURS

EST. 1973



NBA

5X NBA CHAMPIONS
1999, 2003, 2005, 2007, 2014

A LEGACY OF EXCELLENCE
One of the NBA's most successful franchises with a culture of winning and community.

#1 PICK. #1 FUTURE.
With the #1 overall pick in the 2025 NBA Draft and Victor Wembanyama leading the way, the future is now.

2026 PLAYOFFS BOUND!
The Spurs are back and ready to make some noise.



SAN ANTONIO MISSIONS

EST. 1888



DOUBLE-A TEXAS LEAGUE

SAN DIEGO PADRES AFFILIATE
Proud Double-A affiliate of the San Diego Padres since 2021.

13 CHAMPIONSHIPS
A historic franchise dating back to 1888 with 13 Texas League championships.

FLYING CHANCLAS DE SA
Rebrand as the "Flying Chanclas" for Copa de la Diversión games, honoring local Latino matriarrchs and culture.



UT SAN ANTONIO ROADRUNNERS

EST. 2011



NCAA DIVISION I ATHLETICS

PROUD OF OUR ROADRUNNERS
Competing in Conference USA with heart, hustle, and hometown pride.

BUILDING CHAMPIONS
A commitment to excellence in academics, athletics, and our community.

A COMMUNITY UNITED
UT San Antonio brings people together to cheer on our Roadrunners.



THE WEATHER IN San Antonio

From sunny days and warm evenings to cool fronts and colorful fall days, San Antonio's weather makes every season one to enjoy.



SUMMER

JUNE - AUGUST

Summer in San Antonio is HOT. Think long, sunny days and triple-digit temperatures. But with the right mindset and a few smart habits, it's a season full of fun and adventure.



WHAT TO EXPECT

AVERAGE HIGH
95°F - 102°F

AVERAGE LOW
74°F - 78°F

HUMIDITY
Moderate to High

TIPS FOR THRIVING IN THE HEAT

HYDRATE OFTEN
Drink water throughout the day and carry a refillable bottle everywhere.

PLAN AROUND THE HEAT
Schedule outdoor activities in the morning or evening whenever possible.

DRESS SMART
Lightweight, breathable fabrics and sunglasses are your best friends.

PROTECT YOUR SKIN
Sunscreen, hats, and shade are essential. The Texas sun is strong year round.

BEAT THE HEAT
Enjoy pools, splash pads, rivers, and AC. There's no shame in staying cool!

DID YOU KNOW?

It's not unusual for temperatures to climb above 100°F for weeks at a time. Locals know how to adapt and you will too!

FALL

SEPTEMBER - NOVEMBER

Fall brings a welcome change with cooler mornings, crisp air arrivals, and vibrant colors. It's one of the best times of year to be outdoors.



WHAT TO EXPECT

AVERAGE HIGH
70°F - 88°F

AVERAGE LOW
50°F - 66°F

HIGHLIGHTS
Cooler evenings, football season, festivals & events

TIPS FOR ENJOYING FALL

LAYER UP
Mornings can be chilly, afternoons warm. Layers keep you comfortable.

GET OUTSIDE
Perfect weather for hiking, biking, exploring the River Walk, and more.

ENJOY LOCAL EVENTS
Fall festivals, farmers markets, and Friday Night Lights bring the community alive.

FOOTBALL SEASON
Friday night lights in high school and college games are a local tradition.

SAVOR THE SEASON
Cooler nights are perfect for bonfires, outdoor dining, and cozy weekends.

FUN FACT

Fall is typically one of the most comfortable and pleasant seasons in San Antonio before winter arrives!

No matter the season, *San Antonio has something to offer.*

ANNUAL RAINFALL



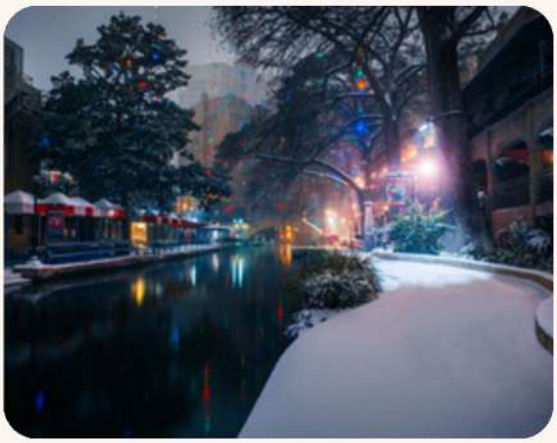
31 inches OF RAIN EACH YEAR

San Antonio receives an average of **31 inches** of rain each year, with the wettest months typically occurring in the spring and early fall.

WINTER

DECEMBER - FEBRUARY

Winter in San Antonio is mild and comfortable with plenty of sunny days. Cool fronts bring chilly mornings and refreshing evenings.



WHAT TO EXPECT

AVERAGE HIGH
60°F - 68°F

AVERAGE LOW
38°F - 50°F

HUMIDITY
Low to Moderate

TIPS FOR ENJOYING WINTER

LAYER UP
Mornings and evenings can be chilly. Layers keep you comfortable.

ENJOY THE OUTDOORS
Perfect weather for hiking, River Walk strolls, and exploring local parks.

HOLIDAY MAGIC
From the River Walk lights to seasonal events, winter in San Antonio is unforgettable.

COOL EVENTS
Enjoy festivals, markets, and live music without the summer heat.

COZY & INVITING
Cool nights are perfect for bonfires, hot cocoa, and cozy meals with family and friends.

FUN FACT

San Antonio rarely sees snow, but when it does, the entire city embraces it!

SPRING

MARCH - MAY

Spring brings beautiful blooms, mild temps, and the perfect weather for outdoor adventures. It's a season of renewal and new beginnings.



WHAT TO EXPECT

AVERAGE HIGH
70°F - 85°F

AVERAGE LOW
50°F - 63°F

HUMIDITY
Low to Moderate

TIPS FOR ENJOYING SPRING

ENJOY BLOOM SEASON
Wildflowers and beautiful landscapes make spring a photographer's dream.

GET OUTSIDE
Perfect for biking, hiking, and relaxing at the many parks around the city.

SUNNY & PLEASANT
Warm days and cool mornings make every day feel just right.

FESTIVALS & FUN
Spring is packed with festivals, farmers markets, and local events.

PATIO SEASON
It's the perfect time to enjoy San Antonio's patios, dining, and outdoor spaces.

FUN FACT

Spring is one of the best times to visit San Antonio with perfect weather and fewer crowds!



HOW PEOPLE ARE

Buying in Texas

Texas offers powerful programs that make homeownership more attainable for more people.

You don't have to do it alone.

TSAHC

TEXAS STATE AFFORDABLE HOUSING CORPORATION

TSAHC DOWN PAYMENT ASSISTANCE PROGRAMS

TSAHC provides down payment and closing cost assistance to help make homeownership possible for Texans.

HOMES FOR HEROES

FOR ELIGIBLE HEROES

Up to **5%** of the loan amount for down payment and closing costs.

- ✓ Military (active duty, veterans & reservists)
- ✓ Teachers & school staff
- ✓ Law enforcement officers
- ✓ Firefighters
- ✓ EMTs & paramedics

HOME SWEET TEXAS

FOR NON-HEROES

Up to **5%** of the loan amount for down payment and closing costs.

- ✓ For homebuyers who do not qualify as a Homes for Heroes participant
- ✓ Income and purchase price limits apply
- ✓ **Available statewide**

Lower Monthly Mortgage Payment

More Affordable Upfront Costs

Competitive Interest Rates

Helping Texans Achieve Homeownership

Funds are limited and subject to availability. See if you qualify!

TEXAS VET LOANS

TEXAS VETERANS LAND BOARD

A LOW-INTEREST HOME LOAN PROGRAM

created for Texas veterans and active duty service members.

0% DOWN
No down payment required

LOW INTEREST RATES
Competitive fixed rates

FLEXIBLE CREDIT
More flexible credit requirements

CLOSING COST ASSISTANCE
Available up to 4% of the loan amount with no cap

A proud benefit for those who have served.



Let's make home happen.

I'M HERE TO HELP YOU EXPLORE YOUR OPTIONS.

Erin Wall - REALTOR®
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THE HEART. THE CULTURE. THE CELEBRATION.

San Antonio TRADITIONS



A CITY THAT CELEBRATES TOGETHER.

From historic marches to world-famous festivals, San Antonio is a city full of pride, culture and unforgettable traditions.

Come for the culture, stay for the community!

FIESTA SAN ANTONIO

Our city. Our party. Our pride.

More than 100 years of non-stop celebration! Parades, music, colorful traditions and memories that bring our city to life.

- **NIOSA®** — A Night in Old San Antonio
- **BATTLE OF FLOWERS®** — America's longest flower parade
- **FIESTA MEDALS** — A beloved tradition
- **CASCARONES** — Colorful eggs, joy & celebration





MLK MARCH

Unity. Justice. Hope.

One of the largest MLK marches in the nation. A powerful tradition that honors Dr. King's legacy and promotes unity, justice and hope.





CORNYVAL® – HELOTES, TEXAS

Where corn is the star!

A beloved Helotes tradition inspired by elote (corn)! Enjoy carnival rides, live music, tasty treats and family fun.





SAN ANTONIO STOCK SHOW & RODEO®

Our cowboy roots run deep.

A proud Texas tradition since 1949. Experience world-class rodeo events, livestock shows, concerts, shopping and Western heritage the whole family will love.



- RODEO EVENTS
- LIVE CONCERTS
- LIVESTOCK SHOWS
- YOUTH PROGRAMS



DIWALISA

Light. Culture. Connection.

Celebrating San Antonio's sister city relationship with Chennai, India. One of the largest city-sponsored Diwali celebrations in the country, featuring music, dance, food, lights and culture.



- TRADITIONAL CEREMONIES
- CULTURAL PERFORMANCES
- DELICIOUS CUISINE
- LIGHTS & FIREWORKS



RIVER AT CHRISTMAS

A holiday tradition like no other.

Thousands of lights, festive music and joyful boat rides make the River Walk sparkle all season long.

ONLY IN

San Antonio. *quirks*

THE LITTLE THINGS WE LOVE (OBSESS OVER).

Some things you just have to experience
to understand our love for this city.
Welcome to San Antonio, y'all!



TREATING H-E-B LIKE A PERSONALITY TRAIT

It's more than a grocery store, it's a way of life. Loyalty runs deep. Curbside pickup is a love language.



SAYING "THE ACCESS ROAD" INSTEAD OF FRONTAGE ROAD OR SERVICE ROAD

Locals know. There's the highway, and then there's the access road.



THE TEXAS PLEDGE EVERY MORNING IN SCHOOL

One state. One pledge. A daily reminder of where we come from and what we stand for.

BUC-EE'S AS A PILGRIMAGE SITE

It's not just a pit stop. It's an experience. Clean restrooms, snacks, and brisket on the go.



MEASURING DISTANCE IN TIME, NOT MILES

"I'm about 20 minutes out." It's not about how far—it's about how long it takes.



OWNING FIESTA MEDALS LIKE MILITARY DECORATIONS

We wear them with pride and collect them year after year.



CASCARONES

Colorful eggs filled with confetti that make Fiesta so much fun! Crack one, share the joy, and celebrate the season.

Best Eats IN THE 210

From iconic staples to can't-miss local spots,
these are the flavors that make San Antonio unforgettable.

Come hungry.

the flavors

FOODS THAT DEFINE OUR CITY.



TEX-MEX

Born in San Antonio in the 1930s.
A delicious blend of Mexican flavors with a Texas twist.



BREAKFAST TACOS

Born in San Antonio.
The city that perfected breakfast in a tortilla.



CHICKEN ON A STICK

Invented at the 1968 World's Fair.
Juicy, marinated chicken on a stick that's a San Antonio original.



BARBACOA WITH BIG RED

A San Antonio tradition.
Slow-cooked barbacoa and the sweet taste of Big Red go hand in hand.



PUFFY TACOS

Born in San Antonio.
Crispy on the outside, fluffy on the inside, and uniquely ours.



CONCHAS

Born in San Antonio.
This sweet, iconic pastry started here and is loved across the world.

famous spots

PLACES WORTH THE HYPE.



1 GARCIA'S MEXICAN FOOD

(Best Mexican food)
842 Fredericksburg Road
A San Antonio staple since 1962.
Known for authentic, no-frills Mexican plates.



2 2M SMOKEHOUSE

(Best BBQ)
2731 S. WW White Road
Featured on Guy Fieri's Diners, Drive-Ins and Dives." Bold, smoky BBQ done the San Antonio way.



3 CARNITAS DON RAUL

(Best tacos)
325 W. Jones Avenue
Legendary carnitas and homemade tortillas that locals line up for.
A true hidden gem.



4 LA GLORIA (PEARL LOCATION)

100 E. Grayson Street
From Mexico City to San Antonio.
Famous for tortilla soup and authentic Mexican flavors.



5 BIG LOU'S PIZZA

2048 S. WW White Road
Home to the world's largest commercially available pizza.
A true San Antonio icon.



6 LOVERS PIZZA

105 E. Ashby Pl
Featured on One Bite Pizza Reviews.
Dave Portnoy gave it an 8.1.
Classic pies with serious flavor.

Famous Buildings of San Antonio

An Illustrated Downtown Skyline Guide





WHY WORK WITH

ERIN WALL

Elevated Representation. Personalized Guidance.

Clients deserve more than transactions.

My approach combines strategic guidance, market expertise, thoughtful communication, and elevated marketing to create a seamless experience from start to finish.

Whether you are buying your first home, relocating, upsizing, downsizing, or investing, I am committed to helping you navigate every step with confidence.

Here is what I do for you and how I go beyond.

STRATEGIC GUIDANCE

Expert advice tailored to your goals and lifestyle.

MARKET EXPERTISE

Local insight and data driven strategies to help you win.

THOUGHTFUL COMMUNICATION

Clear, honest and responsive every step of the way.

FRIENDS FOR LIFE

Relationships built on trust, care and real connection.



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Let's Connect!

SCAN TO SAVE MY CONTACT INFORMATION TO YOUR PHONE