

# **SECTION I**

## **Community Overview**

## **Historical Background**

Established in the early 1870s, Big Sandy, TX (previously known as Big Sandy Switch) is located about fourteen miles southwest of Gilmer at the junction of State Highway 155, U.S. Highway 80, and Farm Road 2911 in extreme southwestern Upshur County. In 1873, the Texas and Pacific Railway was built through the area, and around 1880 the Tyler Tap, a narrow-gauge railroad, intersected the Texas and Pacific just south of Big Sandy Creek. A switch was constructed at the junction of the two railroads and came to be known as Big Sandy Switch. By the early 1880s a small settlement, also known as Big Sandy Switch, began to develop.

A post office was established in 1875, and two merchants named Arenson and Yesner opened stores around the same time. By 1885, the community, now known as Big Sandy, had stores and saloons, Baptist and Methodist churches, and a school. Several hotels and restaurants opened by 1900, and on the eve of World War I Big Sandy had two banks, a weekly newspaper named the Times, and a cotton market. Principal products in the area included lumber, cotton, potatoes, and livestock. The community incorporated on June 21, 1926.

By 1933 the community had twenty businesses, several churches and schools, and a large number of houses. After World War II, the number of businesses grew to twenty-eight. In the mid-1960s Big Sandy had six churches, a high school, and twenty businesses. In 1990, the town became known as a regional commercial and shipping center. Since Big Sandy is also the only "wet city" in Upshur County, Smith and Wood County residents near the county line come to the area to buy beer, wine, and liquor.

*SOURCE: G. H. Baird, A Brief History of Upshur County (Gilmer, Texas: Gilmer Mirror, 1946). Doyal T. Loyd, History of Upshur County (Waco: Texian Press, 1987). Vertical Files, Barker Texas History Center, University of Texas at Austin*

## Population

By 1885, Big Sandy had a population estimated at 500. The population grew to 850 in 1929, but by 1933 had fallen to 579 and did not start to grow again until after World War II. The population increased from 609 in 1945 to over 1,000 residents by 1958, and in 1990, the population was 1,185. According to the 2000 U.S. Census, there were 1,288 people, 532 households, and 342 families residing in the town. The median resident age for Big Sandy is 36.

Upshur County is one of about 3,141 counties and county equivalents in the United States. It consists of 587.6 square miles of land with a population density of 64.5 per square mile and approximately 37,923 residents. The average population change for Upshur County in the 1990s was +20.9%. The following chart provides a detailed summary of year 2000 census demographic data for Big Sandy.

### Census 2000 Profile of General Demographic Characteristics for Big Sandy, Texas

Subject	Number	Percent
<b>Total population</b>	<b>1,288</b>	<b>100.0</b>
<b>SEX AND AGE</b>		
Male	599	46.5
Female	689	53.5
Under 5 years	87	6.8
5 to 9 years	98	7.6
10 to 14 years	110	8.5
15 to 19 years	104	8.1
20 to 24 years	73	5.7
25 to 34 years	154	12.0
35 to 44 years	188	14.6
45 to 54 years	151	11.7
55 to 59 years	54	4.2
60 to 64 years	44	3.4
65 to 74 years	117	9.1
75 to 84 years	89	6.9
85 years and over	19	1.5
Median age (years)	36.0	(X)
18 years and over	928	72.0
Male	408	31.7
Female	520	40.4

<b>Subject</b>	<b>Number</b>	<b>Percent</b>
21 years and over	872	67.7
62 years and over	255	19.8
65 years and over	225	17.5
Male	73	5.7
Female	152	11.8
<b>RACE</b>		
One race	1,277	99.1
White	1,053	81.8
Black or African American	166	12.9
American Indian and Alaska Native	5	0.4
Asian	15	1.2
Asian Indian	14	1.1
Chinese	0	0.0
Filipino	0	0.0
Japanese	1	0.1
Korean	0	0.0
Vietnamese	0	0.0
Other Asian <sup>1</sup>	0	0.0
Samoan	0	0.0
Other Pacific Islander <sup>2</sup>	0	0.0
Some other race	38	3.0
Two or more races	11	0.9
<b><i>Race alone or in combination with one or more other races</i></b> <sup>3</sup>		
White	1,064	82.6
Black or African American	169	13.1
American Indian and Alaska Native	9	0.7
Asian	15	1.2
Native Hawaiian and Other Pacific Islander	0	0.0
Some other race	44	3.4
<b>HISPANIC OR LATINO AND RACE</b>		
<b>Total population</b>	<b>1,288</b>	<b>100.0</b>
Hispanic or Latino (of any race)	45	3.5
Mexican	38	3.0
Puerto Rican	1	0.1
Cuban	0	0.0
Other Hispanic or Latino	6	0.5
Not Hispanic or Latino	1,243	96.5
White alone	1,050	81.5
<b>RELATIONSHIP</b>		
<b>Total population</b>	<b>1,288</b>	<b>100.0</b>
In households	1,288	100.0
Householder	532	41.3
Spouse	252	19.6
Child	403	31.3
Own child under 18 years	320	24.8
Other relatives	66	5.1
Under 18 years	36	2.8
Nonrelatives	35	2.7
Unmarried partner	17	1.3
In group quarters	0	0.0

<b>Subject</b>	<b>Number</b>	<b>Percent</b>
Institutionalized population	0	0.0
Non-institutionalized population	0	0.0
<b>HOUSEHOLDS BY TYPE</b>		
<b>Total households</b>	<b>532</b>	<b>100.0</b>
Family households (families)	342	64.3
With own children under 18 years	174	32.7
Married-couple family	252	47.4
Female householder, no husband present	70	13.2
With own children under 18 years	40	7.5
Non-family households	190	35.7
Householder living alone	183	34.4
Householder 65 years and over	95	17.9
Households with individuals under 18 years	197	37.0
Households with individuals 65 years and over	176	33.1
Average household size	2.42	(X)
Average family size	3.11	(X)
<b>HOUSING OCCUPANCY</b>		
<b>Total housing units</b>	<b>595</b>	<b>100.0</b>
Occupied housing units	532	89.4
Vacant housing units	63	10.6
For seasonal, recreational, or occasional use	9	1.5
Homeowner vacancy rate (percent)	3.7	(X)
Rental vacancy rate (percent)	8.5	(X)
<b>HOUSING TENURE</b>		
<b>Occupied housing units</b>	<b>532</b>	<b>100.0</b>
Owner-occupied housing units	316	59.4
Renter-occupied housing units	216	40.6
Average household size of owner-occupied unit	2.64	(X)
Average household size of renter-occupied unit	2.11	(X)

(X) Not applicable

Other Asian alone, or two or more Asian categories.

Other Pacific Islander alone, or 2 or more Native Hawaiian and Other Pacific Islander categories

<sup>3</sup> In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

**SOURCE: U.S. Census Bureau, Census 2000** (Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P,17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.)

## **Demographic and Population Forecasts for Texas and Upshur County**

Demographic information/data studied for this report include that of the state of Texas, Upshur County, and the school district. Data for the state and county are presented here using scenarios developed by the Office of State Demographer, Texas State Data Center (TSDC), located at the University of Texas-San Antonio. The methodology used in TSDC projections is based on a migration factor defined as “changes in population from in migration and out migration for the period of 1990 to 2000 rather than births/deaths.” (See “2006 Methodology” in Appendix A.) **Scenario 0.0** shows the same level of growth as the period from 1990 to 2000 with no in migration or out migration. **Scenario 1.0** is a high growth alternative with migration equal to that which occurred from 1990-2000, a high population growth period. **Scenario 0.5** is half of the migration shown in 0.0 and 1.0 derived by averaging the two.

The TSDC data predict that the population of the state of **Texas** will grow by 3.5 million or 17.0 percent by 2010 under **Scenario 0.5**. According to TSDC demographers, the 0.5 projections are probably more accurate than either of the other two scenarios. Under **Scenario 1.0** the population is projected to grow by 5.2 million or 25.0 percent. The charts on the following pages provide detailed population projections by race/ethnicity through 2040 for the state of Texas.

**Population 2000 and Projected Population 2005-2040 by  
Race/Ethnicity and Migration Scenario for State of Texas**

**SCENARIO 0.0**

<b>YEAR</b>	<b>TOTAL</b>	<b>ANGLO</b>	<b>BLACK</b>	<b>HISPANIC</b>	<b>OTHER</b>
2000	20,851,820	11,074,716	2,421,653	6,669,666	685,785
2005	21,874,158	11,228,866	2,528,796	7,377,160	739,336
2010	22,802,959	11,331,893	2,627,284	8,060,578	783,204
2015	23,625,649	11,386,486	2,711,170	8,711,644	816,349
2020	24,330,707	11,381,151	2,771,391	9,336,524	841,641
2025	24,942,852	11,311,093	2,808,224	9,961,567	861,968
2030	25,449,093	11,171,425	2,823,276	10,576,281	878,111
2035	25,830,925	10,973,284	2,818,690	11,149,765	889,186
2040	26,085,101	10,733,074	2,796,626	11,662,262	893,139

**Population 2000 and Projected Population 2005-2040  
by Race/Ethnicity and Migration Scenario for State of Texas**

**SCENARIO 0.5**

<b>YEAR</b>	<b>TOTAL</b>	<b>ANGLO</b>	<b>BLACK</b>	<b>HISPANIC</b>	<b>OTHER</b>
2000	20,851,820	11,074,716	2,421,653	6,669,666	685,785
2005	22,556,027	11,327,876	2,588,603	7,820,842	818,706
2010	24,330,643	11,533,980	2,754,737	9,080,466	961,460
2015	26,156,761	11,694,534	2,913,059	10,436,556	1,112,612
2020	28,005,792	11,796,479	3,052,412	11,882,993	1,273,908
2025	29,897,444	11,830,586	3,170,981	13,448,477	1,447,400
2030	31,830,579	11,789,292	3,268,611	15,140,088	1,632,588
2035	33,789,670	11,682,021	3,345,693	16,934,443	1,827,513
2040	35,761,159	11,525,083	3,403,176	18,804,297	2,028,603

**Population 2000 and Projected Population 2005-2040  
by Race/Ethnicity and Migration Scenario for State of Texas**

**SCENARIO 1.0**

YEAR	TOTAL	ANGLO	BLACK	HISPANIC	OTHER
2000	20,851,820	11,074,716	2,421,653	6,669,666	685,785
2005	23,276,617	11,427,750	2,649,770	8,293,762	905,335
2010	26,058,593	11,740,016	2,888,449	10,252,219	1,177,909
2015	29,213,821	12,011,423	3,129,995	12,560,323	1,512,080
2020	32,736,685	12,227,555	3,361,702	15,226,371	1,921,057
2025	36,682,181	12,374,701	3,580,116	18,307,988	2,419,376
2030	41,117,590	12,442,104	3,783,657	21,871,382	3,020,447
2035	46,105,944	12,437,265	3,970,740	25,960,092	3,737,847
2040	51,707,489	12,376,303	4,140,670	30,604,621	4,585,895

*SOURCE: Texas Data Center Website*

Using scenario 2000-2004 (see chart below), based on more recent post-2000 census data, the TSDC projects that the population of the State of Texas will grow at a yearly average of 2.20 percent from the year 2000 to 2010 for a total population of 25,105,646. This projection is different than Scenario 0.5 and Scenario 1.0 shown on the previous pages which use as base data the U.S. 2000 census (the growth rate from 1990-2000). If the state population grows at the rate of 2.20 percent, the largest increase in terms of ethnic group per year will be the Hispanics which are expected to grow to 9.8 million by 2010, a 47.0 percent increase from 2000. The Anglo and Black populations will also grow, but more slowly and with smaller percentage increases.

**Population 2000 and Projected Population 2005-2040  
by Race/Ethnicity and Migration Scenario for State of Texas**

SCENARIO 2000-2004					
YEAR	TOTAL	ANGLO	BLACK	HISPANIC	OTHER
2000	20,851,820	11,074,716	2,421,653	6,669,666	685,785
2005	22,855,993	11,248,291	2,598,993	8,122,217	886,492
2010	25,105,646	11,369,946	2,778,528	9,827,743	1,129,429
2015	27,581,188	11,444,080	2,951,734	11,766,663	1,418,711
2020	30,252,539	11,461,192	3,106,273	13,922,261	1,762,813
2025	33,158,042	11,415,616	3,240,708	16,331,538	2,170,180
2030	36,332,880	11,299,159	3,355,344	19,032,000	2,646,377
2035	39,802,939	11,121,969	3,449,782	22,033,035	3,198,153
2040	43,581,928	10,899,933	3,523,778	25,325,641	3,832,576

*SOURCE: Texas Data Center Website*

Population projections for 2000-2040 by race/ethnicity for **Upshur County** from the Texas State Data Center (TSDC) using 2000 census data are shown in the following charts. Growth estimates under **Scenario 0.5** indicate a population increase of 3,442 for an average increase of about one percent per year over the ten-year period of 2000-2010. The TSDC projects under **Scenario 0.5** a county population of 42,210 in 2020 (20.0 percent growth since 2000) and 44,697 in 2030 (27.0 percent growth since 2000). The TSDC projections indicate that Upshur County’s population growth will average about 1.0 percent per year for the next few decades.

**Population 2000 and Projected Population 2005-2040  
by Race/Ethnicity and Migration Scenario for Upshur County**

**SCENARIO 0.0**

<b>YEAR</b>	<b>TOTAL</b>	<b>ANGLO</b>	<b>BLACK</b>	<b>HISPANIC</b>	<b>OTHER</b>
2000	35,291	29,933	3,638	1,394	326
2005	35,867	30,286	3,687	1,552	342
2010	36,663	30,812	3,760	1,730	361
2015	37,358	31,240	3,818	1,925	375
2020	37,775	31,429	3,828	2,121	397
2025	37,887	31,383	3,799	2,293	412
2030	37,843	31,216	3,744	2,461	422
2035	37,773	31,033	3,707	2,611	422
2040	37,663	30,836	3,673	2,735	419

**SCENARIO 0.5**

<b>YEAR</b>	<b>TOTAL</b>	<b>ANGLO</b>	<b>BLACK</b>	<b>HISPANIC</b>	<b>OTHER</b>
2000	35,291	29,933	3,638	1,394	326
2005	36,911	31,042	3,770	1,754	345
2010	38,733	32,227	3,907	2,235	364
2015	40,567	33,274	4,051	2,863	379
2020	42,210	34,036	4,141	3,633	400
2025	43,547	34,457	4,156	4,520	414
2030	44,697	34,570	4,160	5,542	425
2035	45,733	34,427	4,165	6,714	427
2040	46,779	34,114	4,188	8,050	427

Upshur County's population, using a moderate rate of growth as shown in **0.5 scenario**, is expected to reach 40,567 in 2015, a 10.0 percent increase averaging about than 1.0 percent per year from 2005 to 2015. Population projections for the county under this scenario represent a lower growth rate compared to that of the state of Texas as a whole which is reported as 1.6 percent over this 10 year period.

Using scenario 2000-2004 (**based on more recent post-2000 census data** (see chart below), the TSDC projects the county's population to increase by 3,011 people, or almost 1.0 percent per year from 2005 to 2015. The Anglo population will account for 20 percent of the 3,011 increase in population, and the Black population will be 13 percent of the increase. The Hispanic population is expected to increase by 2,827 from 2005 to 2015 representing 65 percent of the total increase.

*SOURCE: Texas Data Center Website*

**Population 2000 and Projected Population 2005-2040  
by Race/Ethnicity and Migration Scenario for Upshur County**

**SCENARIO 1.0**

<b>YEAR</b>	<b>TOTAL</b>	<b>ANGLO</b>	<b>BLACK</b>	<b>HISPANIC</b>	<b>OTHER</b>
2000	35,291	29,933	3,638	1,394	326
2005	37,981	31,702	3,877	2,040	362
2010	40,731	33,261	4,085	2,979	406
2015	43,561	34,490	4,263	4,356	452
2020	46,418	35,220	4,404	6,296	498
2025	49,227	35,294	4,508	8,878	547
2030	52,123	34,671	4,614	12,244	594
2035	55,287	33,438	4,655	16,551	643
2040	59,056	31,746	4,624	22,009	677

*SOURCE: Texas Data Center Website*

**Population 2000 and Projected Population by Race/Ethnicity for  
Upshur County Based on More Recent Data**

**SCENARIO 2000-2004**

<b>YEAR</b>	<b>TOTAL</b>	<b>ANGLO</b>	<b>BLACK</b>	<b>HISPANIC</b>	<b>OTHER</b>
2000	35,291	29,933	3,638	1,394	326
2005	36,975	30,763	3,848	2,019	345
2010	38,551	31,301	4,055	2,827	368
2015	39,986	31,391	4,243	3,975	377
2020	41,151	30,898	4,349	5,517	387
2025	42,051	29,835	4,378	7,448	390
2030	42,816	28,232	4,350	9,856	378
2035	43,577	26,227	4,260	12,725	365
2040	44,381	23,953	4,080	15,993	355

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*SOURCE: Texas Data Center Website*

Another source for population projections is the Texas Water Development Board (TWDB). Forecasts from this source (see Table 1-1) indicate that in all three governmental entities population will increase, but slightly less so than projected by the Texas State Data Center (TSDC). Big Sandy's population is estimated by the TWDB to increase at one-half of one percent per year or five percent from 2000 to 2010, a slower rate of growth than that projected for Upshur County as a whole. The TWDB predicts that by 2010 the county's population will increase by 3081 people compared to the 3260 projected by the TSDC. In 2020, however, the demographer for the WDB projects an increase of 345 people more than does the TSDC. The projected increases from both sources are similar for Upshur County -- slightly less than one-percent per year in the long term. The TWDB projects the population of Texas in 2040 to be 36,893,267 which is 8,494,769 less than the

TSDC projections of 45,388,036. The TWDB population projections for Big Sandy, Upshur County and Texas are illustrated in the chart below.

**Table 1-1. Texas Water Development Board 2006 Regional Water Plan  
City and County Population Projections for 2000 - 2060**

NAME	Actual		Projected				
	P2000 Census	P2010	P2020	P2030	P2040	P2050	P2060
BIG SANDY	1,288	1,365	1,443	1,496	1,529	1,555	1,589
UPSHUR	35,291	38,372	41,496	43,619	44,953	46,003	47,385
<u>Texas State</u>	<u>20,851,790</u>	<u>24,915,388</u>	<u>29,117,537</u>	<u>33,052,506</u>	<u>36,893,267</u>	<u>41,071,409</u>	<u>45,558,282</u>
<u>Total</u>							

Ethnicity of students (by percentage) enrolled in Big Sandy ISD differs markedly from that of districts across the state as a whole. Recent statistics concerning ethnicity of BSISD students are given in the table below.

**Table 1-2. Student Ethnicity Compared to State Average**

Ethnicity	Big Sandy ISD	State Average
White, Non-Hispanic	78.4%	36.5%
Hispanic	5.2%	45.3%
Black	16.2%	14.7%
American Indian/ Alaskan Native	< 1%	< 1%

*SOURCE: Texas Education Agency*

### **Area Housing and Selected Characteristics of Residents**

A total of 586 housing units was reported in the 2000 US Census for Big Sandy, TX with a median home price of \$53,300. The chart below gives detailed data about housing in Big Sandy. Additional data are reported in Appendix A.

**Census 2000 Profile of Selected Housing Characteristics for Big Sandy,**

<b>Subject</b>	<b>Number</b>	<b>Percent</b>
<b>Total housing units</b>	<b>586</b>	<b>100.0</b>
<b>UNITS IN STRUCTURE</b>		
1-unit, detached	368	62.8
1-unit, attached	3	0.5
2 units	89	15.2
3 or 4 units	17	2.9
5 to 9 units	16	2.7
10 to 19 units	6	1.0
20 or more units	2	0.3
Mobile home	85	14.5
<b>YEAR STRUCTURE BUILT</b>		
	<b>Number</b>	<b>Percent</b>
1999 to March 2000	16	2.7
1995 to 1998	50	8.5
1990 to 1994	40	6.8
1980 to 1989	85	14.5
1970 to 1979	143	24.4
1960 to 1969	69	11.8
1940 to 1959	138	23.5
1939 or earlier	45	7.7
<b>ROOMS</b>		
1 room	8	1.4
2 rooms	8	1.4
3 rooms	62	10.6
4 rooms	139	23.7
5 rooms	139	23.7
6 rooms	129	22.0
7 rooms	60	10.2
8 rooms	23	3.9
9 or more rooms	18	3.1
Median (rooms)	5.0	(X)
<b>Occupied Housing</b>	<b>530</b>	<b>100.0</b>

## Units

<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>		
1999 to March 2000	116	21.9
1995 to 1998	161	30.4
1990 to 1994	78	14.7
1980 to 1989	51	9.6
1970 to 1979	67	12.6
1969 or earlier	57	10.8
<b>VEHICLES AVAILABLE</b>		
None	39	7.4
1	212	40.0
2	209	39.4
3 or more	70	13.2
<b>HOUSE HEATING FUEL</b>		
Utility gas	216	40.8
Bottled, tank, LP gas	23	4.3
Electricity	287	54.2
Fuel oil, kerosene, etc.	0	0.0
Coal or coke	2	0.4
Wood	0	0
Solar energy	0	0.0
Other fuel	2	0.4
No fuel used	0	0.0
<b>SELECTED CHARACTERISTICS</b>		
Lacking complete plumbing facilities	2	0.4
Lacking complete kitchen facilities	12	2.3
No telephone service		
<b>OCCUPANTS PER ROOM</b>	<b>530</b>	<b>100.0</b>
<b>Occupied housing units:</b>	<b>502</b>	<b>94.7</b>
1.00 or less	23	4.3
1.01 to 1.50	5	0.9
1.51 or more	<b>259</b>	<b>100.0</b>

<b>Specified owner-occupied units:</b>	<b>Number</b>	<b>Percent</b>
<b>VALUE</b>		
Less than \$50,000	95	36.7
\$50,000 to \$99,999	128	49.4
\$100,000 to \$149,999	24	9.3
\$150,000 to \$199,999	12	4.6
\$200,000 to \$299,999	0	0.0
\$300,000 to \$499,999	0	0.0
\$500,000 to \$999,999	0	0.0
\$1,000,000 or more	0	0.0
Median (dollars)	56,500	(X)
<b>MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS</b>		
With a mortgage	117	45.2
Less than \$300	0	0.0
\$300 to \$499	12	4.6
\$500 to \$699	42	16.2
\$700 to \$999	45	17.4
\$1,000 to \$1,499	18	6.9
\$1,500 to \$1,999	0	0.0
\$2,000 or more	0	0.0
Median (dollars)	738	(X)
Not mortgaged	142	54.8
Median (dollars)	283	(X)
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999</b>		
	<b>Number</b>	<b>Percent</b>
Less than 15 percent	125	48.3
15 to 19 percent	46	17.8
20 to 24 percent	18	6.9
25 to 29 percent	8	3.1
30 to 34 percent	13	5.0
35 percent or more	46	17.8
Not computed	3	1.2
	<b>Number</b>	<b>Percent</b>

<b>Specified renter-occupied units:</b>	<b>197</b>	<b>100.0</b>
<b>GROSS RENT</b>		
Less than \$200	43	21.8
\$200 to \$299	34	17.3
\$300 to \$499	58	29.4
\$500 to \$749	41	20.8
\$750 to \$999	8	4.1
\$1,000 to \$1,499	0	0.0
\$1,500 or more	0	0.0
No cash rent	13	6.6
Median (dollars)	402	(X)
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999</b>		
Less than 15 percent	34	17.3
15 to 19 percent	35	17.8
20 to 24 percent	41	20.8
25 to 29 percent	32	16.2
30 to 34 percent	8	4.1
35 percent or more	34	17.3
Not computed	13	6.6

*SOURCE: U.S. Census Bureau, Census 2000*

Single-family houses account for almost 75 percent of the housing in Big Sandy. Approximately 70 percent of all homes are lived in by their owners, not renters. Monthly homeowner costs at the time of the 2000 Census were \$738 for people with mortgages, and the median rent was \$300. The majority of homes in Big Sandy (74 percent) were built between 1940 and 1989. The average home value is 60 percent lower than the national average.

Big Sandy is surrounded by mini-ranches, lake properties, working agricultural land and rural estate living. Pre-owned homes are available in moderate to expensive price ranges. The following real estate information from area advertisements provides a sampling of pre-owned properties available in Big Sandy in April, 2007.

SECLUDED IN THE WOODS! Satterwhite log home on 65.9 acres. 3 bed rooms, 2 1/2 baths; large workshop, 2 ponds, barn w/horse stalls, wash/tack area and more. <b>\$599,900</b>
Extra large 4 bedrooms, 4 baths, 2-story, massive decks, gameroom and unbelievable interior. <b>\$345,000</b>
WANT TO LIVE IN THE COUNTRY? This is the house for you. 3/2/2 on almost an acre. You'll love this location. <b>\$112,000</b>
Very Nice 3/2/2 Brick Wbfp, Fenced Yard, Located on Large Lot in the Country only 5 miles out of town. Great Location. <b>\$99,995</b>
Single Family Property, Area: Upshur, Subdivision: Abst 69, Year Built: 1940, Single story 3 Bedrooms, 1.75 Baths Central air conditioning, Dining room <b>\$84,500</b>

The next three tables provide information related to building permits issued in Upshur County based on information provided by the Real Estate Center at Texas A&M University. Table I-3 shows single-family building permits for selected years since 1985. (Data for all years from 1980 to 2005 are located in Appendix A.) Although growth in number of housing units constructed in the county has been up and down, values have continued to rise.

Table I-4 shows building permits issued for construction of offices in the county for selected years, and Table I-5 provides information for permits related to construction of retail units. In recent years retail construction has increased steadily and boomed in 1994. Industrial building, by contrast, has been relatively flat.

**Table 1-3. Upshur County Single-Family Building Permits**

Year	Number of Dwelling Units		Average Value per Dwelling Unit	
	Units	Percent Change	Value (\$)	Percent Change
		(from previous year)		(from previous year)
1985	4	-88	34,800	-2
1986	14	250	37,100	7
1987	19	36	39,500	6
1988	17	-11	36,800	-7
1989	7	-59	49,800	35
1990	11	57	35,600	-29
1991	8	-27	68,500	92
1992	19	138	56,100	-18
1993	29	53	58,400	4
1994	15	-48	61,800	6
1995	17	13	44,900	-27
1996	15	-12	52,000	16
1997	13	-13	53,200	2
1998	21	62	43,500	-18
1999	14	-33	88,200	103
2000	13	-7	113,700	29
2001	24	85	35,100	-69
2002	17	-29	67,000	91
2003	13	-24	114,300	71
2004	9	-31	123,400	8
2005	7	-22	123,000	0

**Table 1-4. Upshur County Office Building Permits**

Year	Number of Permits		Dollar Value of Permits (\$000)	
	Units	Percent Change (from previous year)	Value (\$000)	Percent Change (from previous year)
1980	3		110	
1981	5	67	227	106
1982	1	-80	77	-66
1983	3	200	108	40
1984	1	-67	59	-45
1985	1	0	100	68
1986	1	0	7	-93
1987	4	300	23	234
1988	2	-50	174	644
1989	2	0	200	15
1990	1	-50	184	-8
1991	3	200	339	85
1992	2	-33	530	56
1993	0	-100	0	-100
1994	2	-	2,086	-
1995	0	-100	0	-100

**Table I-5. Upshur County Retail Building Permits**

Year	Number of Permits		Dollar Value of Permits (\$000)	
	Units	Percent Change (from previous year)	Value	Percent Change (from previous year)
1985	22	16	4,540	211
1986	11	-50	657	-86
1987	7	-36	674	3
1988	6	-14	966	43
1989	8	33	3,991	313
1990	2	-75	637	-84
1991	2	0	181	-72
1992	2	0	402	122
1993	2	0	4,245	956
<b>1994</b>	<b>34</b>	<b>1,600</b>	<b>11,234</b>	<b>165</b>
1995	20	-41	2,241	-80

**Labor Force Information**

Approximately 59 percent of residents of Big Sandy over 16 years of age are employed. The median earning for male full-time, year-round workers is \$26,083. The median earning for female full-time, year-round workers is \$21,071. The following chart provides information about the labor force in the Big Sandy ISD area based on the 2000 U.S. Census.

Area Labor Force Information		
Subject	Number	Percent
<b>EMPLOYMENT STATUS</b>		
<b>Population 16 years and over</b>	<b>967</b>	<b>100.0</b>
In labor force	570	58.9
Civilian labor force	570	58.9
Employed	549	56.8
Unemployed	21	2.2
Percent of civilian labor force	3.7	(X)
Armed Forces	0	0.0
Not in labor force	397	41.1

<b>Area Labor Force Information</b>		
<b>Subject</b>	<b>Number</b>	<b>Percent</b>
<b>Females 16 years and over</b>	<b>532</b>	<b>100.0</b>
In labor force	258	48.5
Civilian labor force	258	48.5
Employed	247	46.4
<b>Own children under 6 years</b>	<b>84</b>	<b>100.0</b>
<b>All parents in family in labor force</b>	<b>57</b>	<b>67.9</b>
<b>COMMUTING TO WORK</b>		
<b>Workers 16 years and over</b>	<b>536</b>	<b>100.0</b>
Car, truck, or van -- drove alone	422	78.7
Car, truck, or van -- carpooled	72	13.4
Public transportation (including taxicab)	0	0.0
Walked	9	1.7
Other means	16	3.0
Worked at home	17	3.2
Mean travel time to work (minutes)	25.6	(X)
<b><u>Employed civilian population 16 years and over</u></b>	<b>549</b>	<b>100.0</b>
<b>OCCUPATION</b>		
Management, professional, and related occupations	139	25.3
Service occupations	84	15.3
Sales and office occupations	147	26.8
Farming, fishing, and forestry occupations	0	0.0
Construction, extraction, and maintenance occupations	54	9.8
Production, transportation, and material moving	125	22.8
<b>INDUSTRY</b>		
Agriculture, forestry, fishing and hunting, & mining	12	2.2
Construction	40	7.3
Manufacturing	94	17.1
Wholesale trade	26	4.7
Retail trade	92	16.8
Transportation and warehousing, and utilities	37	6.7
Information	12	2.2
Finance, insurance, real estate, rental and leasing	25	4.6
Professional, scientific, management, administrative, and waste management services	44	8.0
Educational, health and social services	100	18.2
Arts, entertainment, recreation, accommodation and food services	30	5.5
Other services (except public administration)	30	5.5
Public administration	7	1.3

<b>Area Labor Force Information</b>		
<b>Subject</b>	<b>Number</b>	<b>Percent</b>
<b>CLASS OF WORKER</b>		
Private wage and salary workers	443	80.7
Government workers	74	13.5
Self-employed workers in own unincorporated business	32	5.8
Unpaid family workers	0	0.0
<b>INCOME IN 1999</b>		
<b>Households</b>		
Less than \$10,000	101	19.4
\$10,000 to \$14,999	51	9.8
\$15,000 to \$24,999	106	20.3
\$25,000 to \$34,999	72	13.8
\$35,000 to \$49,999	67	12.9
\$50,000 to \$74,999	68	13.1
\$75,000 to \$99,999	37	7.1
\$100,000 to \$149,999	11	2.1
\$150,000 to \$199,999	5	1.0
\$200,000 or more	3	0.6
<b>Median household income (dollars)</b>	<b>25,284</b>	<b>(X)</b>
<b>Families</b>		
Less than \$10,000	43	12.4
\$10,000 to \$14,999	16	4.6
\$15,000 to \$24,999	71	20.5
\$25,000 to \$34,999	46	13.3
\$35,000 to \$49,999	62	17.9
\$50,000 to \$74,999	69	19.9
\$75,000 to \$99,999	27	7.8
\$100,000 to \$149,999	5	1.4
\$150,000 to \$199,999	5	1.4
\$200,000 or more	3	0.9
Median family income (dollars)	34,107	(X)
Per capita income (dollars)	14,989	(X)
Male full-time, year-round workers	26,083	(X)
Female full-time, year-round workers	21,071	(X)
<b>POVERTY STATUS IN 1999 (families below poverty level)</b>		
Percent below poverty level	(X)	16.4
With related children under 18 years	52	(X)
Percent below poverty level	(X)	28.6
With related children under 5 years	19	(X)
Percent below poverty level	(X)	28.8

*SOURCE: Bureau of Labor Statistics, Texas Workforce Commission and US Census Bureau*

The Big Sandy ISD is located in an area that serves primarily as a bedroom community for nearby Tyler and Longview. In 2000, 78.7 percent of all workers over age 16 commuted to work with an average commute time of 25 minutes. In 2005 health care and social assistance was the largest of 20 major employment sectors. Medium household income reported in the 2000 U. S. Census was \$25,284. Per capita income grew by 15.0 percent between 1994 and 2004 (adjusted for inflation).

Big Sandy residents have easy access to Tyler Pounds Regional Airport which is conveniently located off Texas Highway 64 West about 10 minutes from downtown Tyler. Passenger carriers American Eagle and Continental Connection offer competitive airfares to Dallas and Houston, with connections to hundreds of domestic and international destinations. More than 139,000 passengers flew in and out of Tyler Pounds Regional Airport last year.

### **Economic Development and Financial Services**

The Big Sandy Chamber of Commerce, Big Sandy Community Development Corporation, the City of Big Sandy and the Sabine River Authority provide economic development and business support for the area. Big Sandy operates under a mayor/alderman form of government. The City has an annual budget of \$657,258. Big Sandy has 3 full-time police officers and 18 volunteer fire fighters.

Three banks and one credit union are located in Big Sandy. Within 30 miles there are several title companies to provide title policy insurance and legal assistance for real estate transactions. Mortgage loans are available through area banks and mortgage lending companies.

There are several taxing entities in Upshur County and Big Sandy. Recent tax rates are listed in the following table.

**Table 1-6. Tax Rate per \$100 Assessed Value**

Upshur County:	\$ 0.5472
Big Sandy, City:	0.2728
Big Sandy ISD (2006):	1.43
<b>TOTAL:</b>	<b>\$ 2.250</b>

### **Climate**

With an annual average temperature of 67 degrees, the community of Big Sandy enjoys a relatively mild climate. The monthly average high temperature is 94 degrees and the monthly average low temperature is 38 degrees. Although occasional extreme weather conditions occur in Big Sandy, for the most part the climate is fairly predictable. In the winter there are few freezing temperatures with little ice and snow. The annual rainfall is approximately 44 inches.

### **Media**

*The Gilmer Mirror* and the *Tyler Morning Telegraph* are two of the local newspapers that cover most of the news and events in the Big Sandy area. A number of AM and FM radio and TV stations offer broadcast signals received in Big Sandy. These come from local cities including Tyler, Longview and Gilmer and from as far away as Shreveport, LA, Dallas and Fort Worth, TX.

### **Health Services**

Four hospitals are located within a 30 mile radius of Big Sandy: The University of Texas Health Science Center at Tyler (about 15 miles); Roy H. Laird

Memorial Hospital- Kilgore (about 22 miles); and East Texas Medical Center and Trinity Mother Frances Hospital in Tyler (about 22 miles). Major health procedures and services, dental procedures, and rehabilitation services are offered by medical doctors and other health professionals located in the cities noted above and in the Dallas area.

### **Utilities**

The local water supply is municipal supplied by the City of Big Sandy through three wells. The sewer system operates with an activated sludge treatment plant. Electricity is provided by Southwestern Electric Power Company or other companies as chosen by local residents. Natural Gas is provided by Entex, and telephone land service is provided by GTE, Inc.

### **Recreation and Culture**

Big Sandy is an ideal community in which to raise children, and residents of the area and BSISD students have many opportunities for recreation both locally and within in driving distance including several parks, tennis courts, public golf courses, and two area lakes. A number of regional colleges and universities offer sports events and musical and dramatic productions at reasonable costs. The Cowan Center, located in Tyler, is the venue for a variety of cultural events.

### **Education**

The Big Sandy Independent School district (BISD) has an enrollment of approximately 788 students. It operates three campuses: Big Sandy High School – with 200 students, Big Sandy Junior High School with 156 students, and Big Sandy Elementary School with 298 students. In 2005-06, the district reported a total of 129 employees, 83 of which were teachers allowing a student-to-teacher ratio of approximately 11 to 1. Class sizes in general are small with only a few in the elementary grades being larger than the state average. More detailed information about

district enrollment and enrollment projections are presented in subsequent sections of this report.

**Table I-6. Big Sandy Average Class Size Compared to State Average**

	<b>BSISD</b>	<b>State Average</b>
Kindergarten	20	19
Grade 1	18	19
Grade 2	16	19
Grade 3	19	19
Grade 4	20	19
Grade 5	20	22
Grade 6	19	22
English	13	21
Foreign Language	15	22
Math	14	21
Science	14	22
Social Studies	14	23

*SOURCE: Texas Education Agency*

Big Sandy ISD is making a concerted, long range effort to improve facilities, equipment, technology and professional development of staff. The district is committed to providing its diverse and growing student population the same quality of education offered to students in the most favorable circumstances across the state and nation. The district has adopted a mission that says Big Sandy students will learn to “set goals -- not limits” for themselves in the classroom and in life. Although Big Sandy ISD is a small 2-A district, it offers its students a variety of extra-curricular and sports programs and activities.

Big Sandy is located within commuting distance of a broad spectrum of higher education facilities and programs. The following are colleges/universities with over 2,000 students available to Big Sandy ISD graduates:

**KILGORE COLLEGE** (about 22 miles; KILGORE, TX; Full-time enrollment: 2,814)

**TYLER JUNIOR COLLEGE** (about 22 miles; TYLER, TX; FT enrollment: 5,872)

**THE UNIVERSITY OF TEXAS AT TYLER** (about 22 miles; TYLER, TX; FT enrollment: 2,433)

**TRINITY VALLEY COMMUNITY COLLEGE** (about 58 miles; ATHENS, TX; FT enrollment: 2,858)

**STEPHEN F AUSTIN STATE UNIVERSITY** (about 71 miles; NACOGDOCHES, TX; FT enrollment: 10,217)

**TEXAS A & M UNIVERSITY-COMMERCE** (about 72 miles; COMMERCE, TX; FT enrollment: approx. 7,000)