

# FOR SALE SHOPS AT ELM VALLEY PAD SITES

Multiple Commercial Lots With Build to Suite & Ground Lease Options Available



Located Along Medina Base Road and Five Palms Drive

## DEVELOPMENT HIGHLIGHTS

- Build-To-Suite Opportunities
- Ingress/Egress throughout project
- Lots can be combined
- Zoned C-2



# SHOPS AT ELM VALLEY PAD SITES—DETAILS

## SHOPS AT ELM VALLEY

TC Austin is pleased to present the Shops at Elm Valley on the corner of Medina Base Road and Five Palms Drive. A prime development within a high growth area and growing traffic counts.

### Lot Details - All Lots Zoned C-2

Lot 1— 0.80 Acres

Lot 2— 0.50 Acres

Lot 3A— 0.57 Acres

*\*LOTS 1-3A CAN BE COMBINED\**

Lot 4— **SOLD**

Lot 24 & 25—2.70 Acres (Net)

\*Ground Lease and Build to Suite Options Available\*

*\*CALL BROKER FOR PRICING\**

### Utilities

All Utilities on Site

### Exposure

The pad sites are visible from Medina Base Road & Five Palms Drive with a combined traffic count of 30,000 vehicles per day.

### Access

The site features access along Medina Based Road and Five Palms Drive. The project has shared ingress / egress throughout the entire



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12950 Country Parkway Ste 180  
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Medina Base Road & Five Palms Drive, San Antonio Texas

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# SHOPS AT ELM VALLEY PAD SITES—SITE LAYOUT



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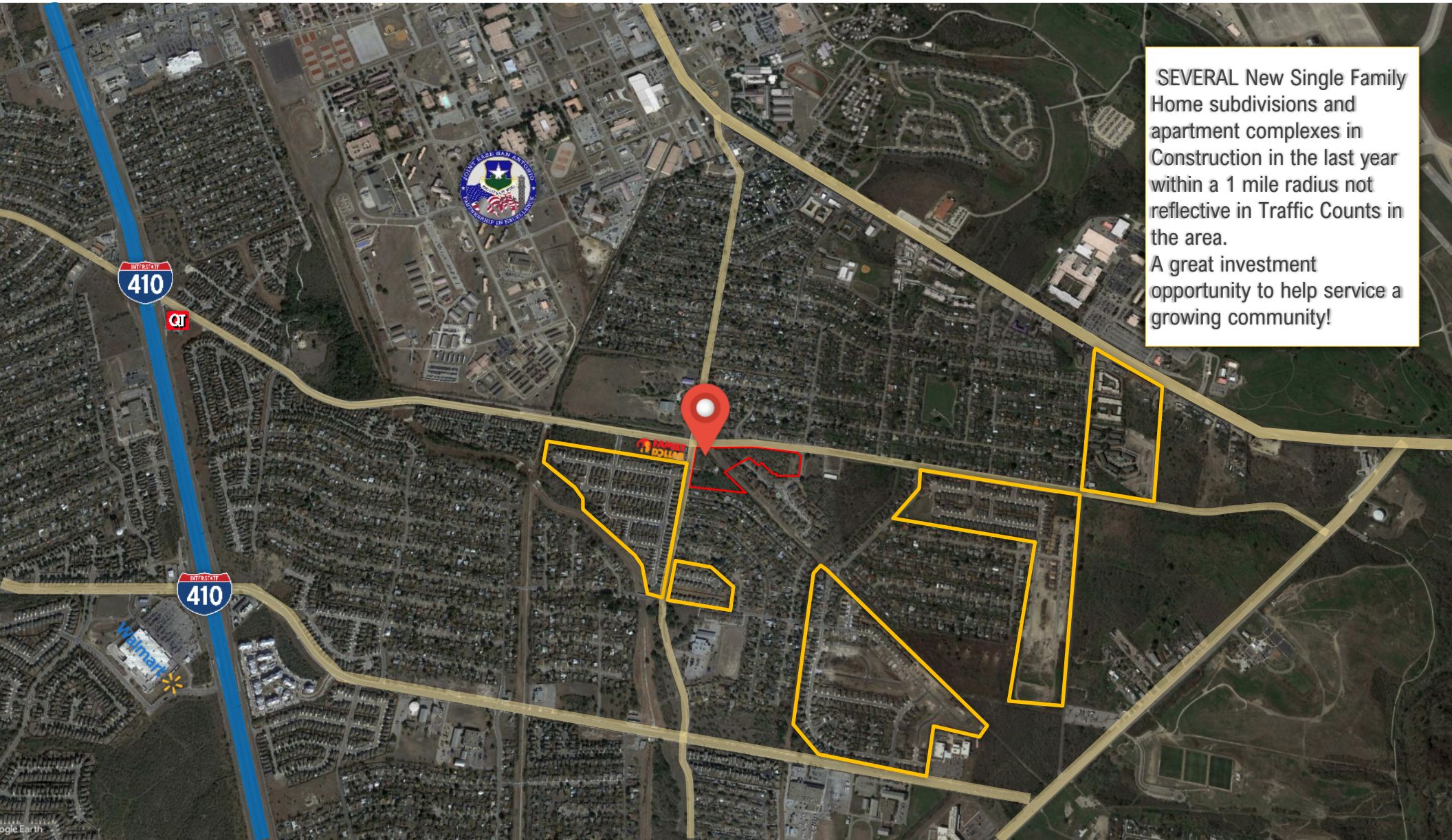
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# SHOPS AT ELM VALLEY PAD SITES—NEIGHBORHOOD MAP



SEVERAL New Single Family Home subdivisions and apartment complexes in Construction in the last year within a 1 mile radius not reflective in Traffic Counts in the area.  
A great investment opportunity to help service a growing community!

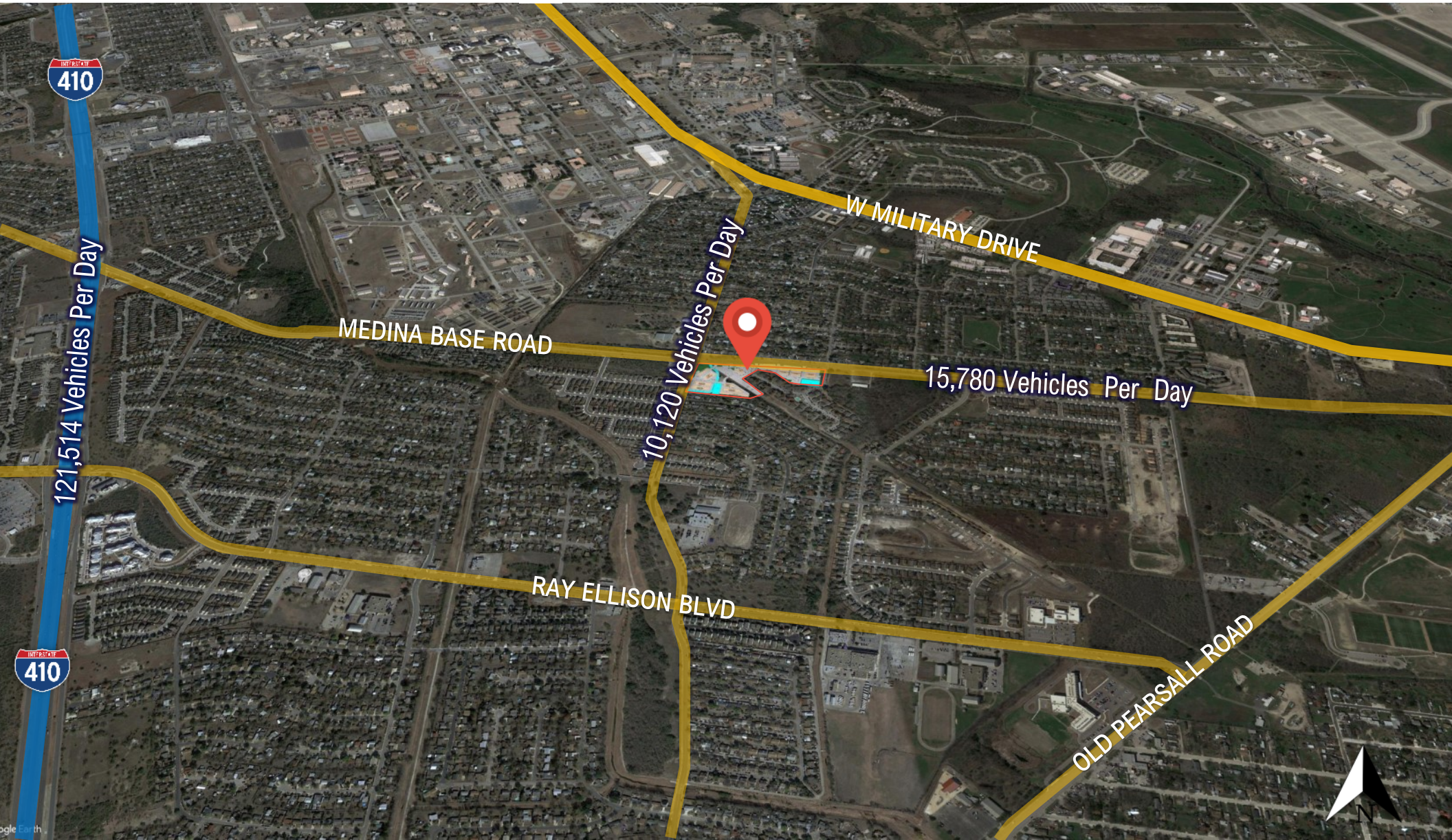
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# SHOPS AT ELM VALLEY PAD SITES—NORTH AERIAL



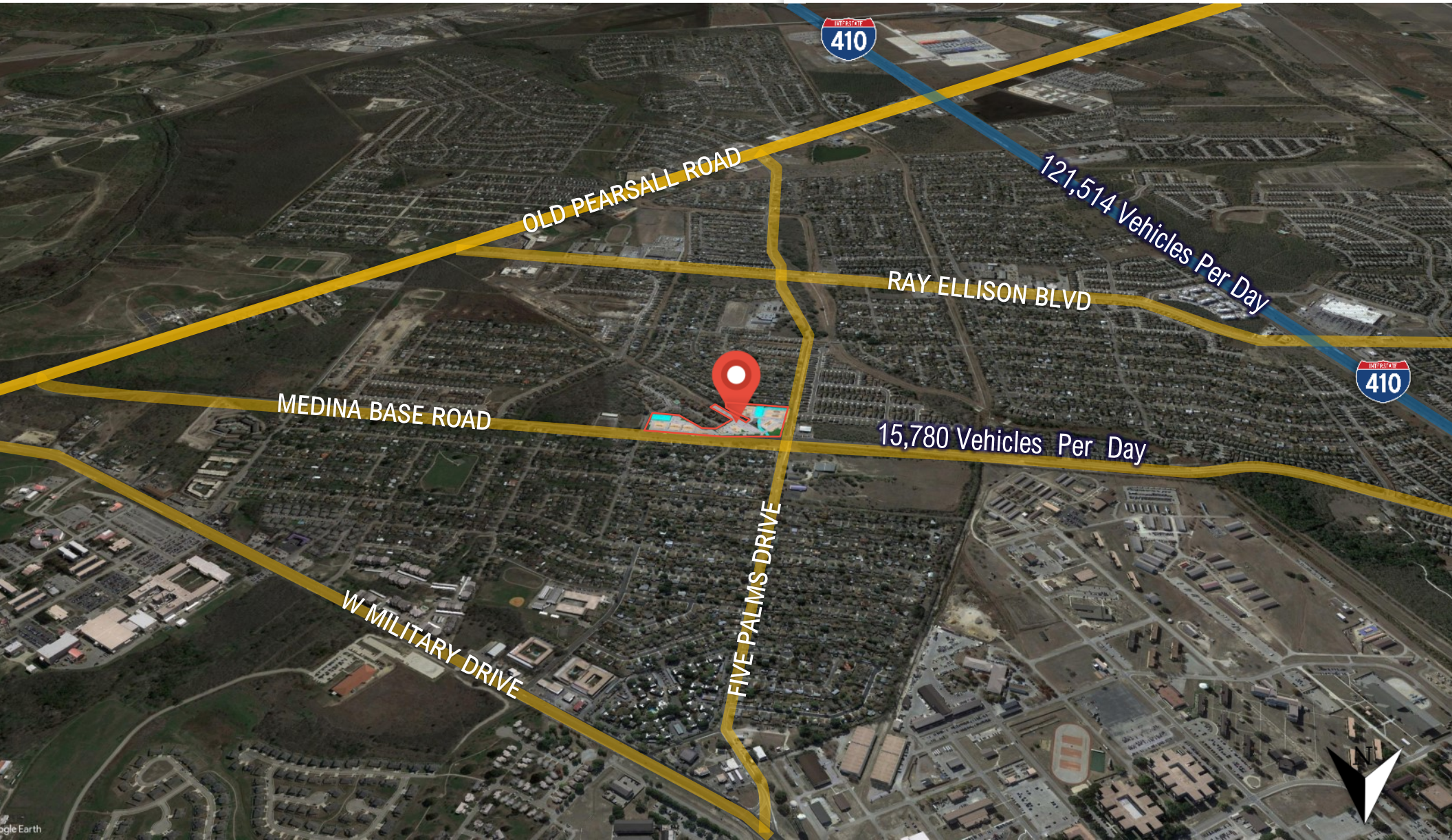
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# SHOPS AT ELM VALLEY PAD SITES—SOUTH AERIAL



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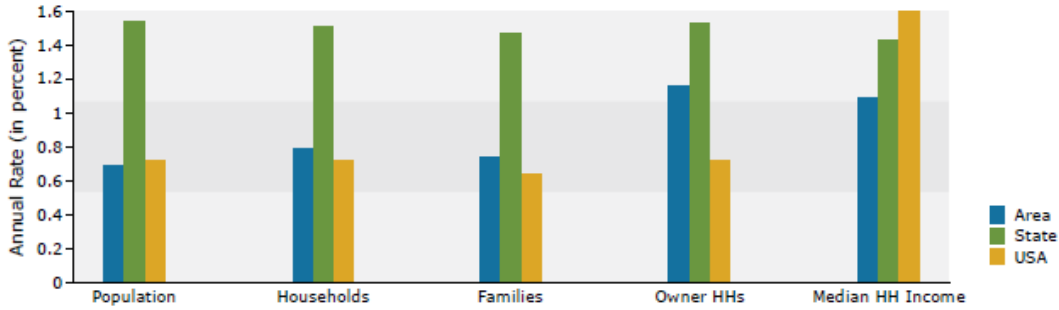
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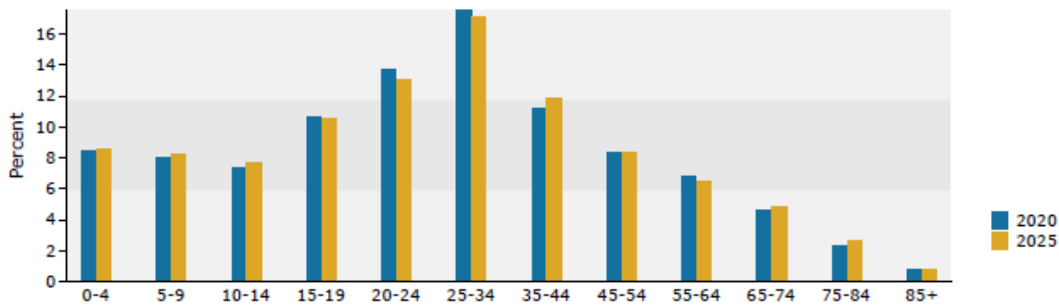


# SHOPS AT ELM VALLEY PAD SITES—DEMOGRAPHICS

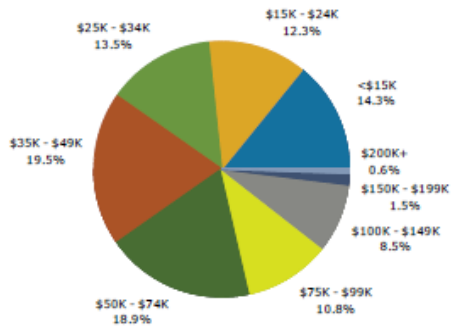
Trends 2020-2025



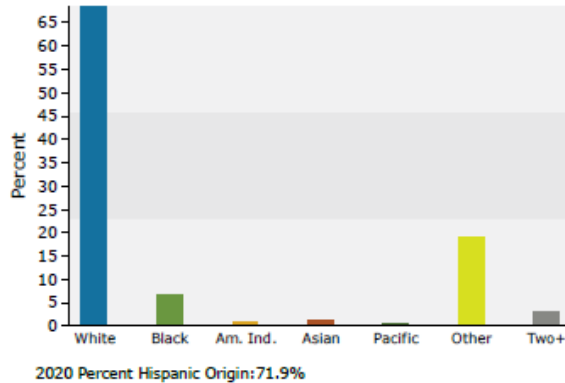
Population by Age



2020 Household Income



2020 Population by Race



CENSUS	2010	2020	2025
<b>Households</b>			
1 Mile Radius	3,972	4,410	4,360
2 Mile Radius	9,292	10,911	11,441
3 Mile Radius	14,505	16,267	16,919
<b>Median Age</b>			
1 Mile Radius	24.5	24.9	25.0
2 Mile Radius	24.9	26.3	26.5
3 Mile Radius	24.6	25.8	26.0
<b>Families</b>			
1 Miles Radius	2,908	3,008	3,162
2 Mile Radius	7,395	8,636	9,031
3 Mile Radius	11,600	12,917	13,399
<b>Population</b>			
1 Mile Radius	16,284	16,992	17,701
2 Mile Radius	37,187	43,245	45,109
3 Mile Radius	59,849	66,618	68,951
<b>Average Income</b>			
1 Mile Radius		\$47,946	\$51,564
2 Mile Radius		\$51,880	\$56,349
3 Mile Radius		\$52,070	\$56,644

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

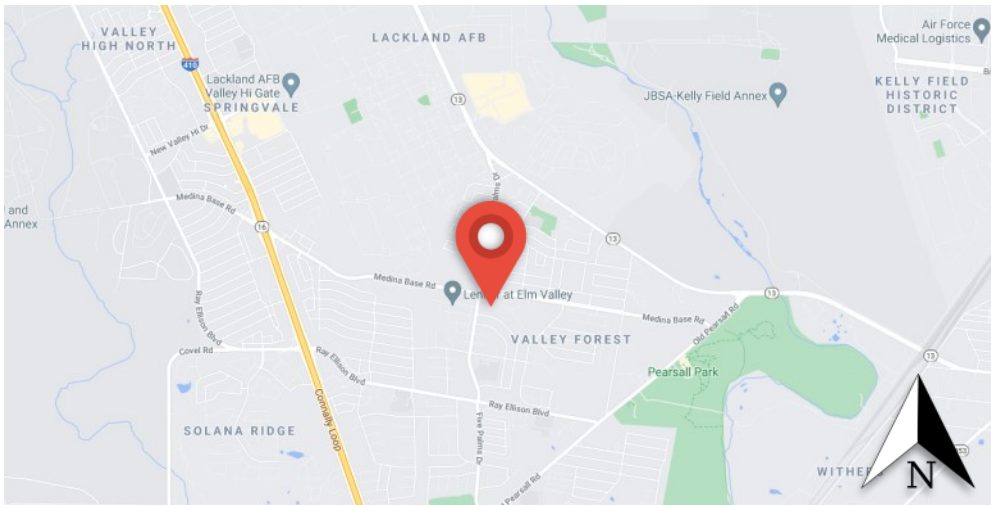
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 San Antonio, Texas 78216  
[www.tcaustin.com](http://www.tcaustin.com)

Phone  
 210-495-5015  
 Fax

Mike Reyna, CCIM CPM, CRE  
 210-325-3397  
[mike@tcaustin.com](mailto:mike@tcaustin.com)  
 TREC Lic. #34959

Troy Van Brunt  
 210-495-5015  
[troy@tcaustin.com](mailto:troy@tcaustin.com)  
 TREC Lic. # 529793

