

# NOW LEASING NEW RETAIL CENTER



LOCATED ALONG  
MEDINA BASE ROAD  
AND FIVE PALMS DRIVE

## THE SHOPS AT ELM VALLEY

A 15,000 SQUARE FOOT SHOPPING CENTER DEVELOPMENT WITH 2 DRIVE-THRUS

Adriana P. Messina

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# SHOPS AT ELM VALLEY — SITE LAYOUT

## 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.

### Retail Center Details—Construction set to begin October 2022.

Building 1: 1,800—2,500 SF Still Available

**1—Drive Thru locations available**

Building 2: 1,280-7,500 SF Available

**2—Drive Thru locations available.**

**Rental Rates:** Drive Thru—\$25.00 PSF  
Inline Space—\$23.00 PSF

### Lease Terms

5 Year Lease Term min.

### Tenant Finish-Out Allowance

\$25.00 Finish Out Allowance, additional TI available based on final lease terms and business use.

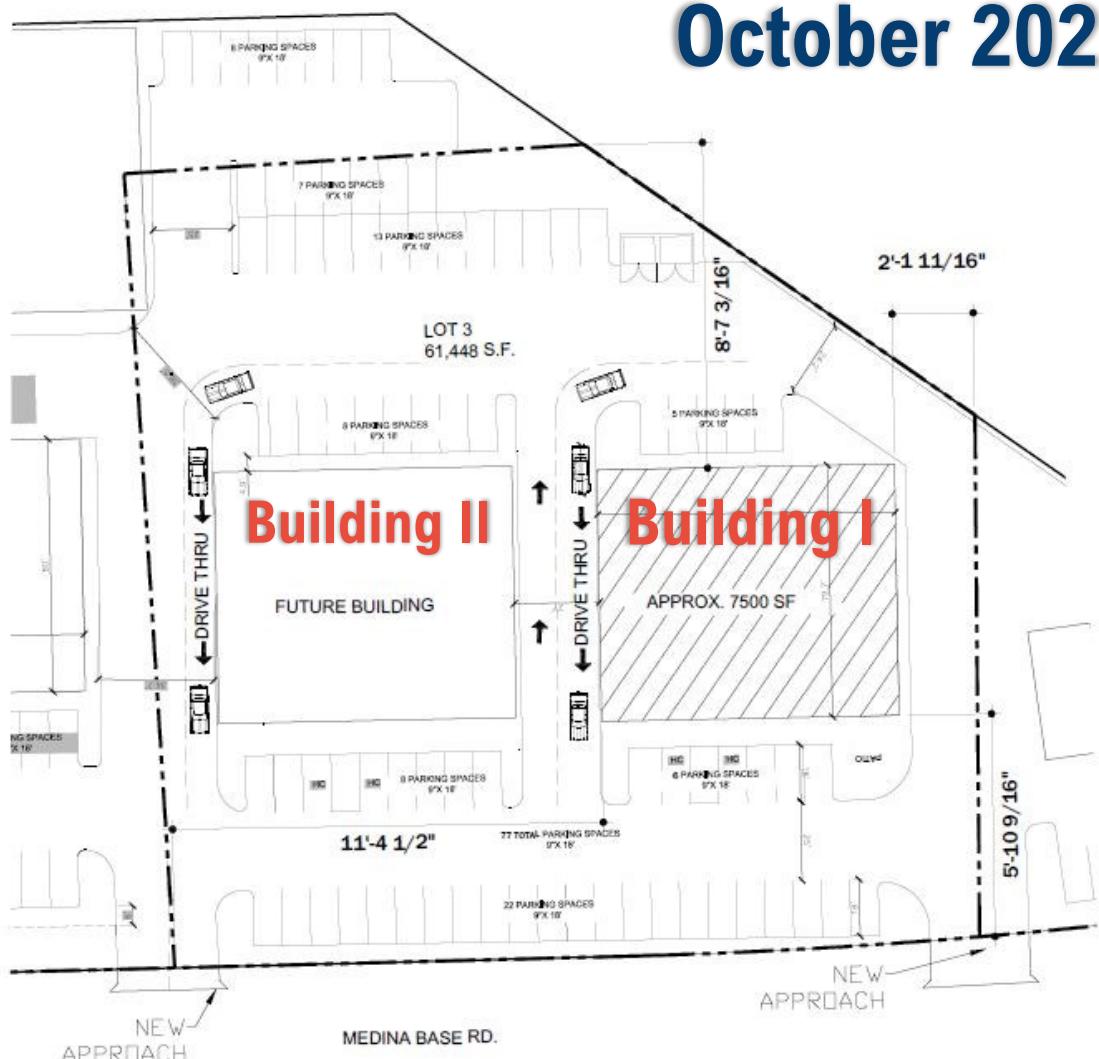
### Exposure

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 Shopping Center. There are internal dedicated thoroughfares for easy access.

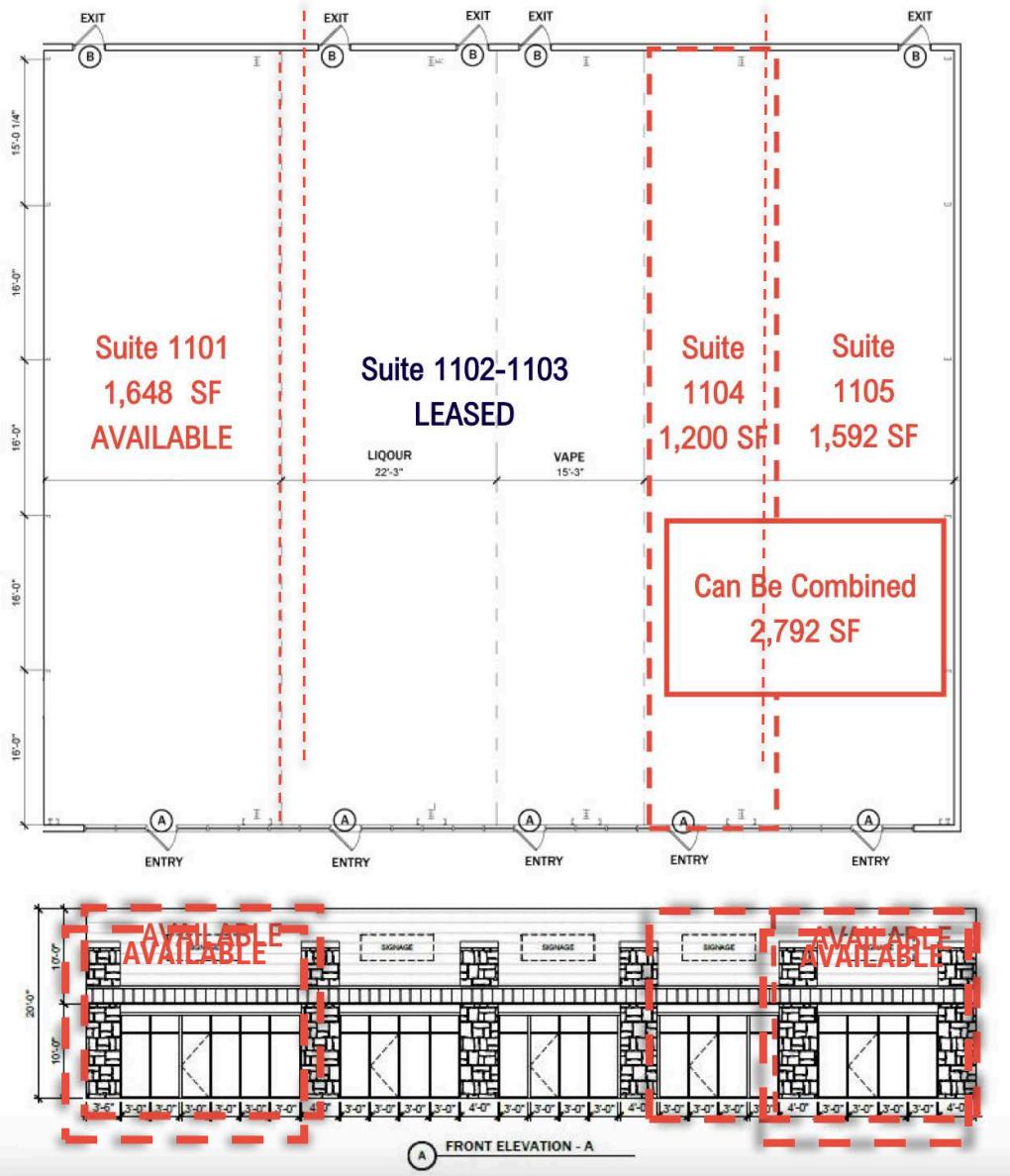
# Building I Groundbreaking October 2022



**SHOPS AT ELM VALLEY—FOR LEASE**  
Medina Base Road & Five Palms Drive, San Antonio Texas

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# SHOPS AT ELM VALLEY — BUILDING LAYOUT



# SHOPS AT ELM VALLEY—FOR LEASE

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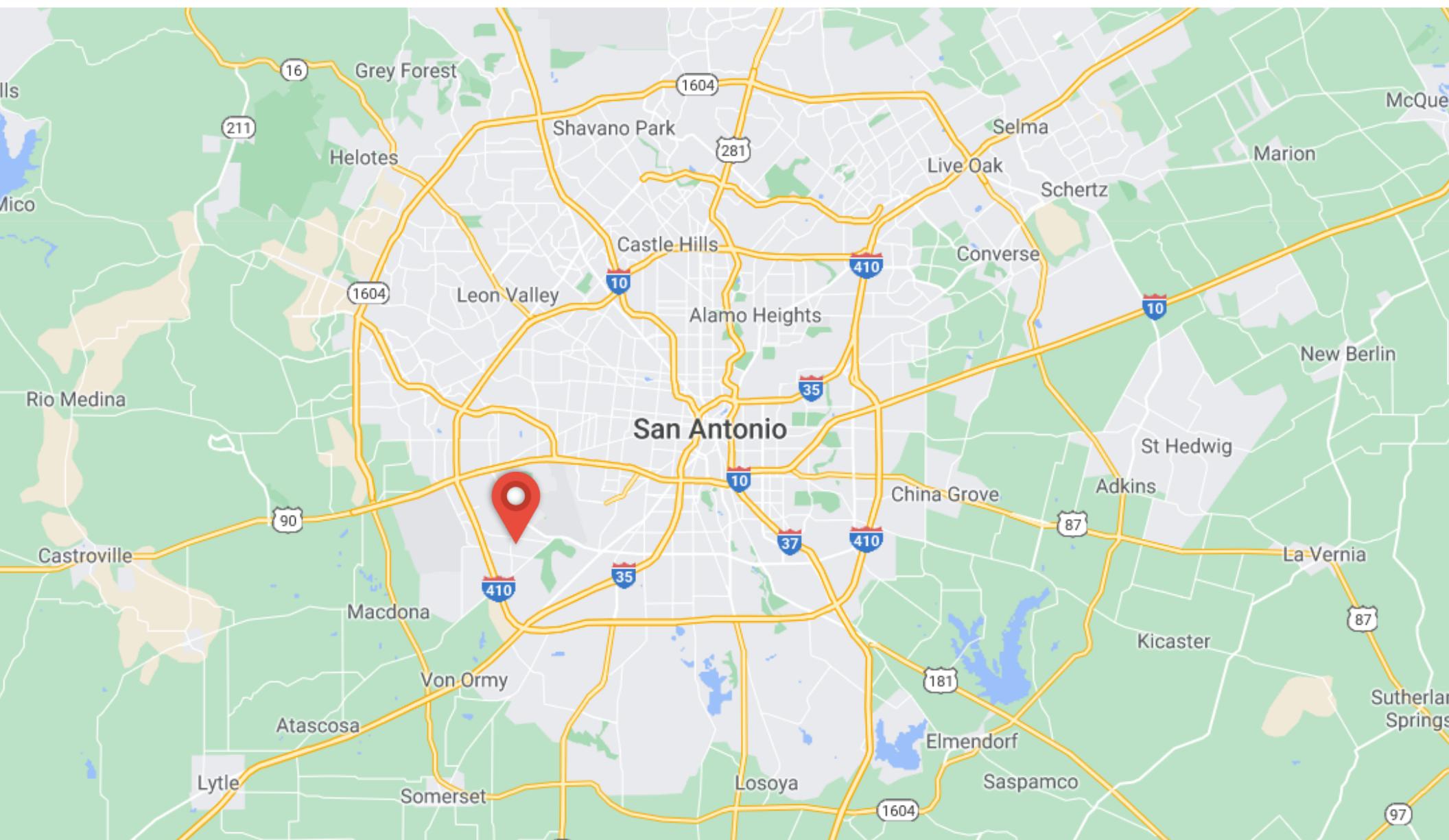
# SHOPS AT ELM VALLEY — DEVELOPMENT PLAN



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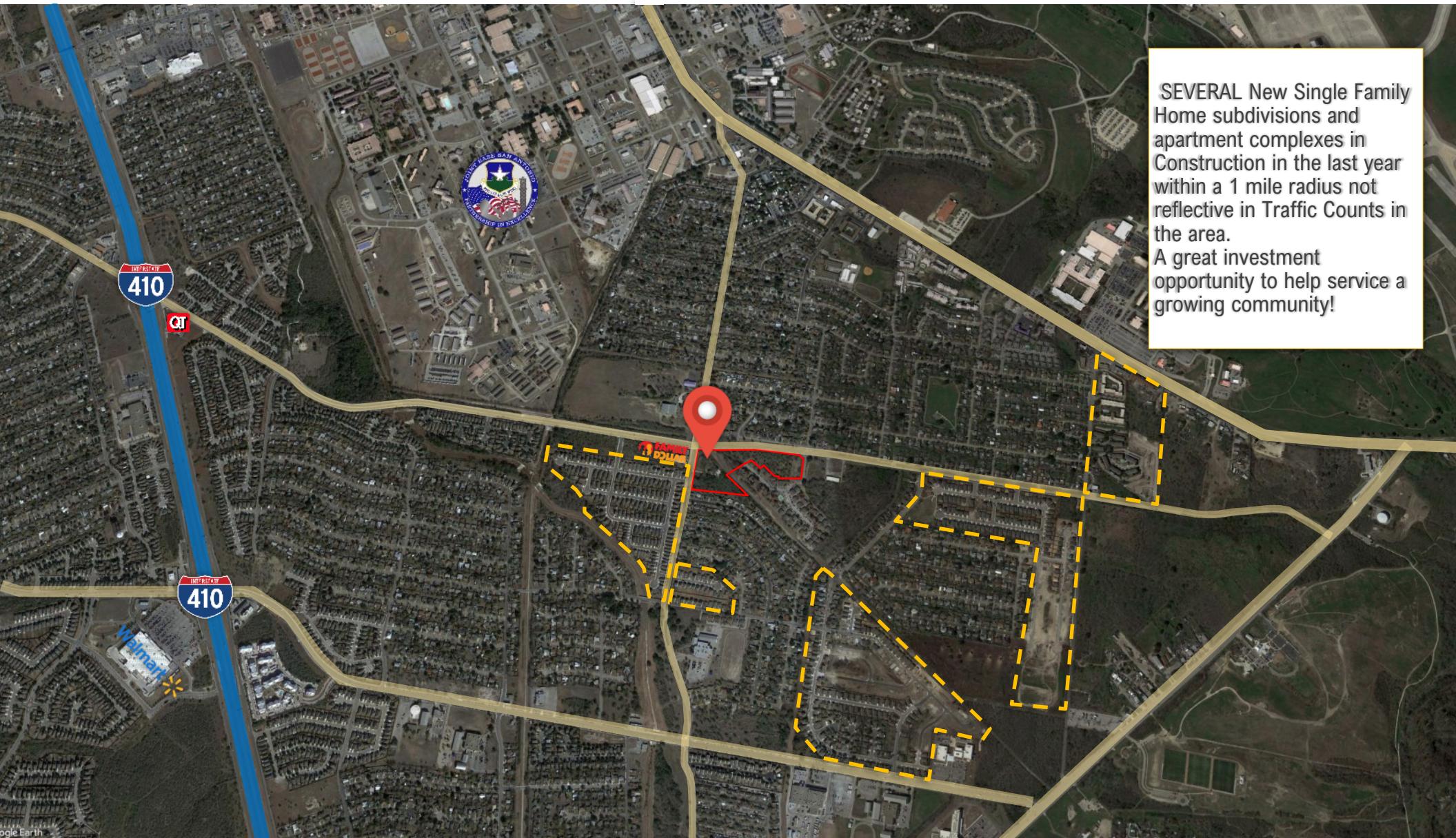
# SHOPS AT ELM VALLEY — MAP LOCATION



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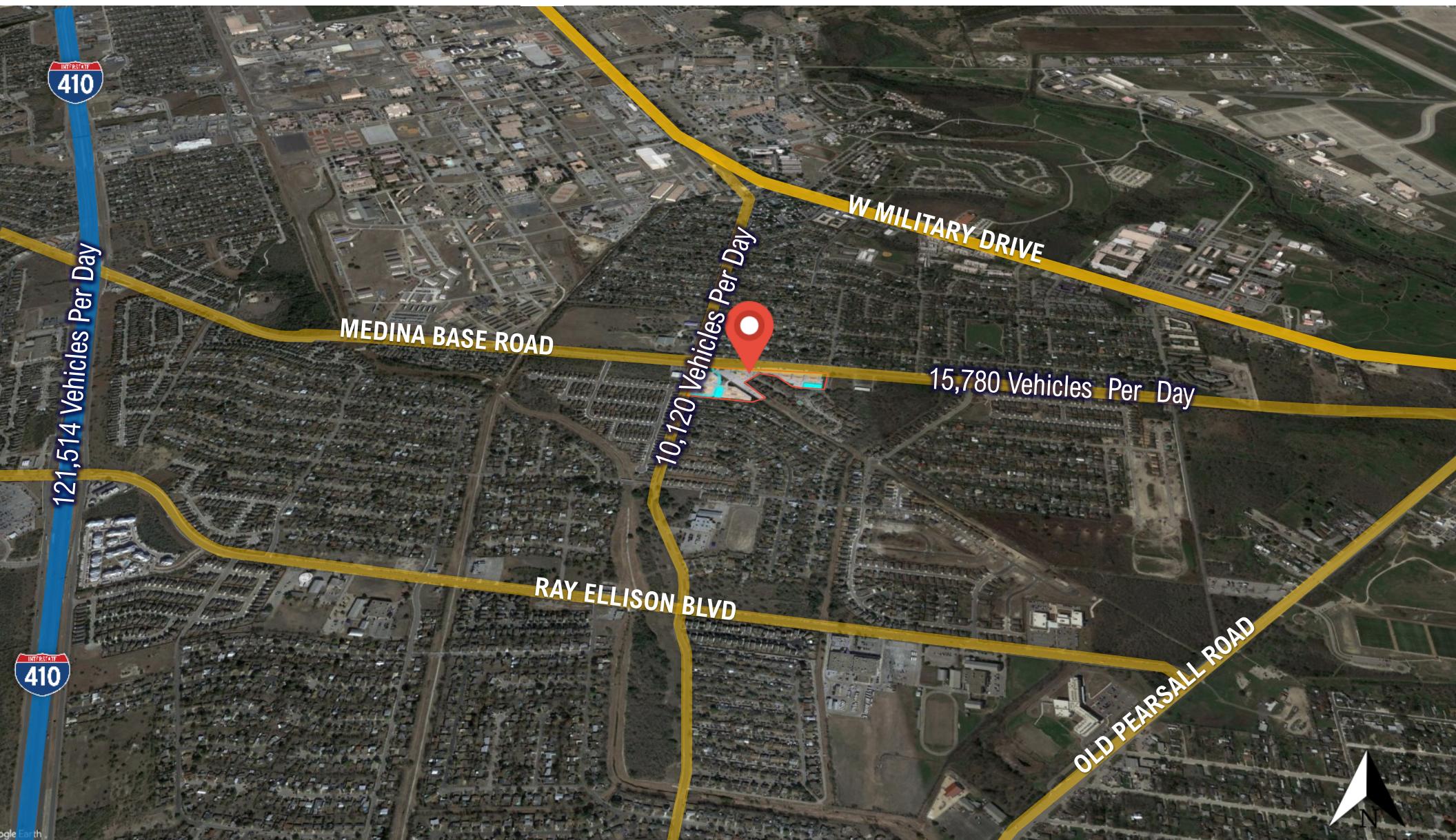
# SHOPS AT ELM VALLEY — NEIGHBORHOOD MAP



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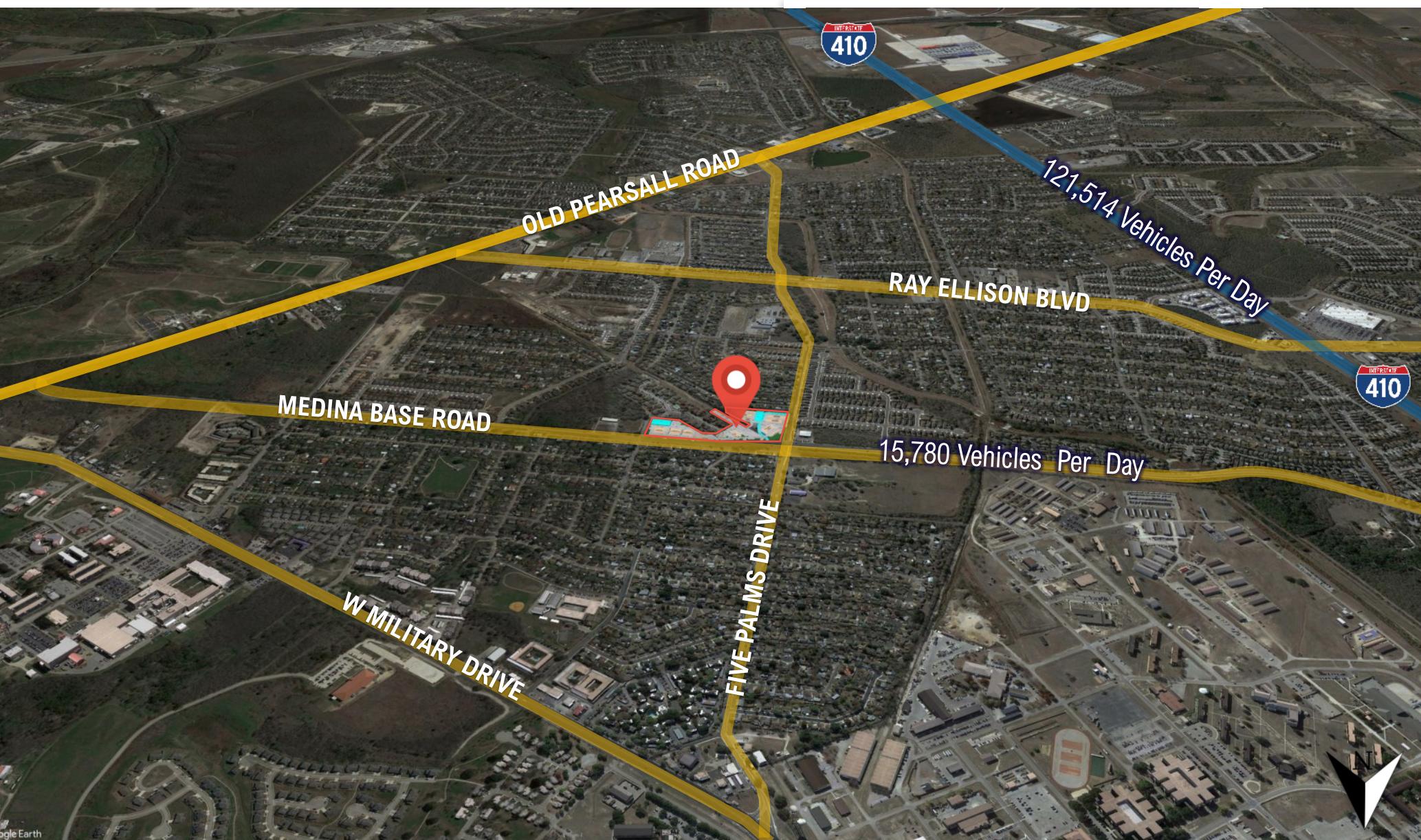
# SHOPS AT ELM VALLEY — NORTH AERIAL



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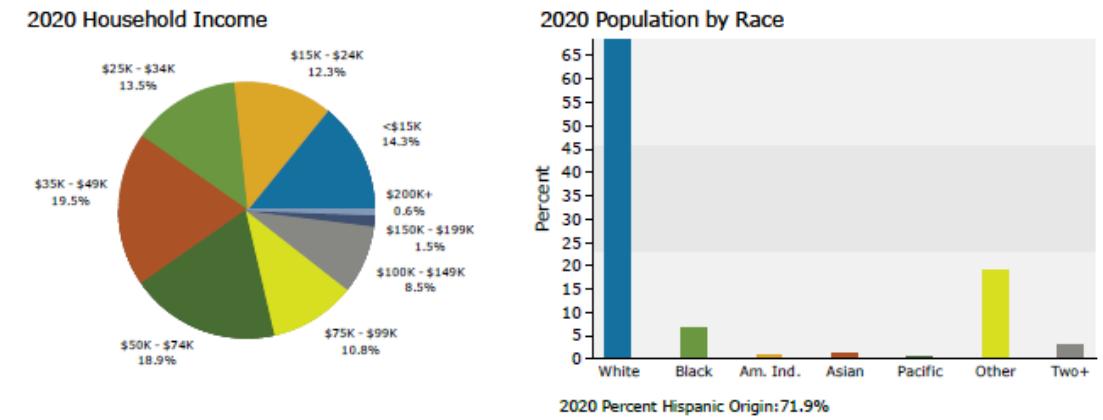
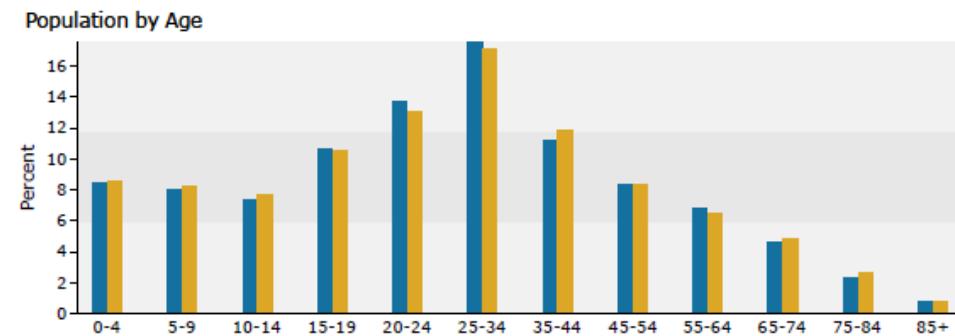
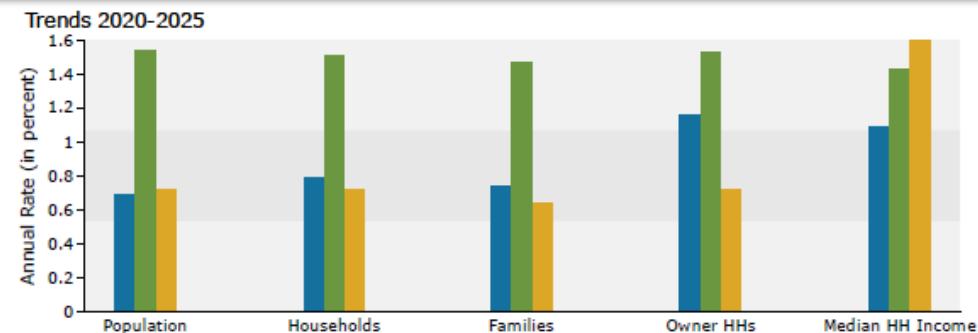
# SHOPS AT ELM VALLEY — SOUTH AERIAL



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# SHOPS AT ELM VALLEY — DEMOGRAPHICS



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

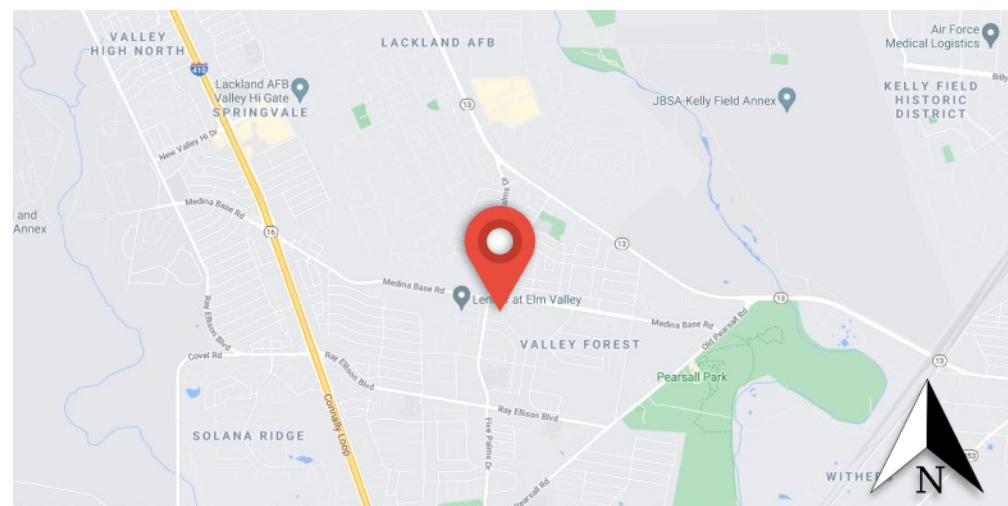
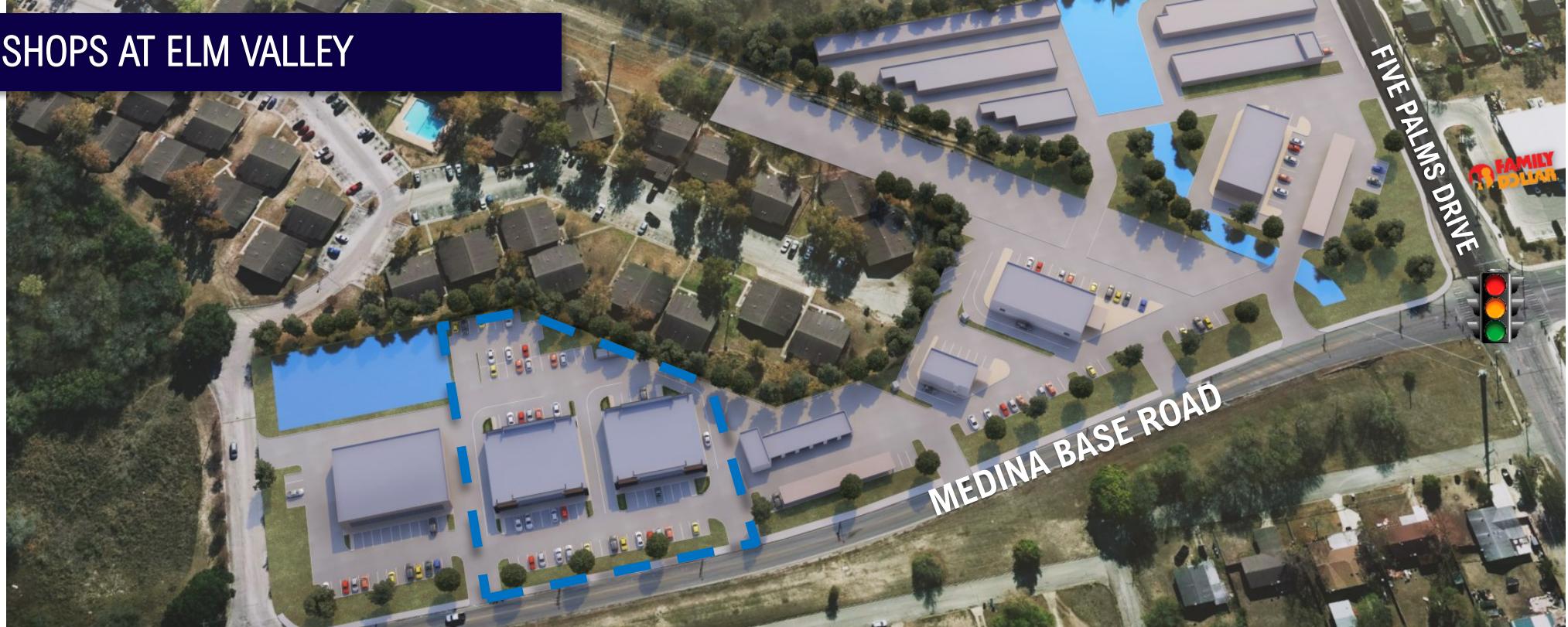


CENSUS	2010	2020	2025
<b>Households</b>			
1 Mile Radius	3,972	4,410	4,360
2 Mile Radius	9,292	10,911	11,441
3 Mile Radius	14,505	16,267	16,919
<b>Median Age</b>			
1 Mile Radius	24.5	24.9	25.0
2 Mile Radius	24.9	26.3	26.5
3 Mile Radius	24.6	25.8	26.0
<b>Families</b>			
1 Miles Radius	2,908	3,008	3,162
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	

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