

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

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SHOPS AT ELM VALLEY — SITE LAYOUT

Building I Groundbreaking October 2022

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 being 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

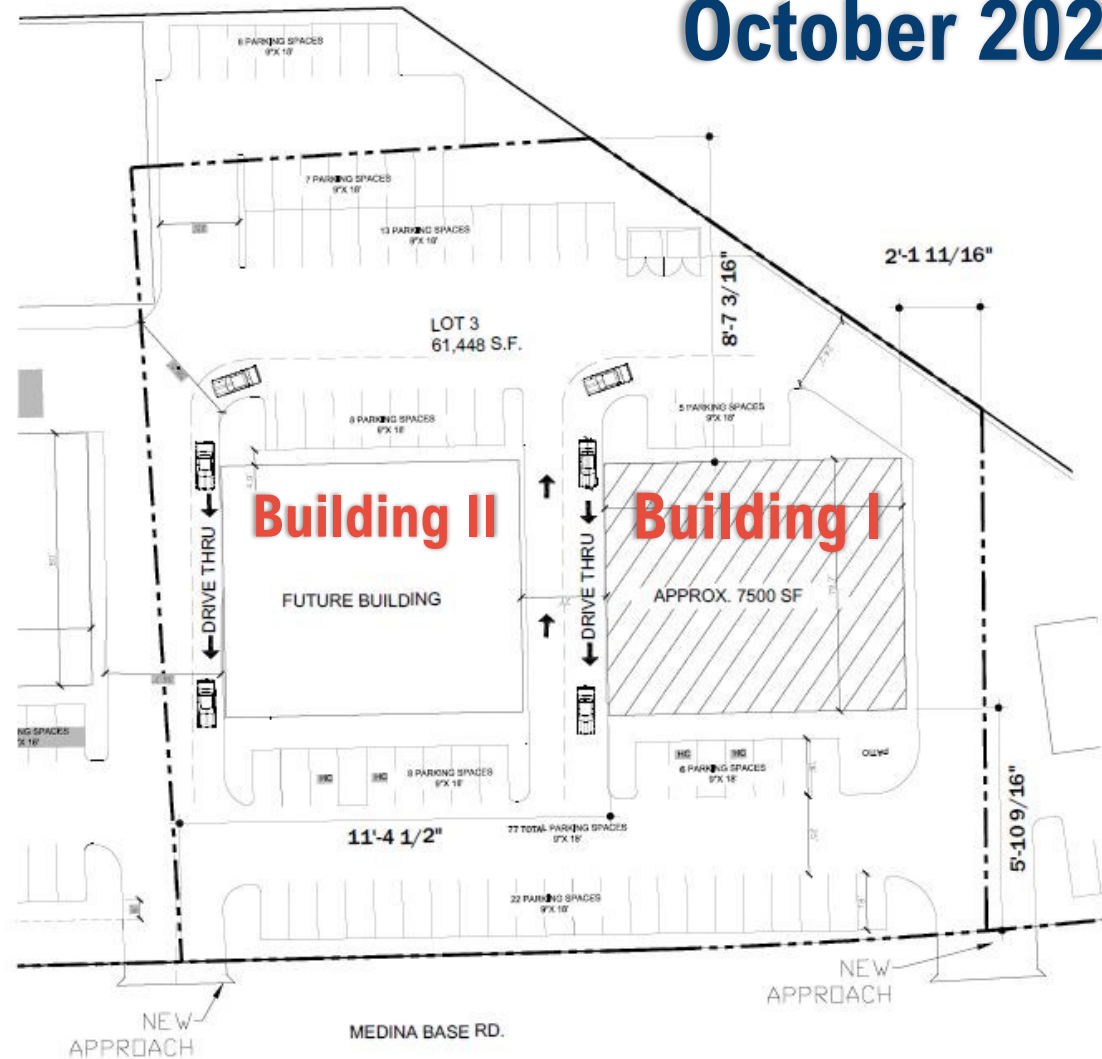
\$25.00 Finish Out Allowance, additional TI available based on final lease terms and business use.

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

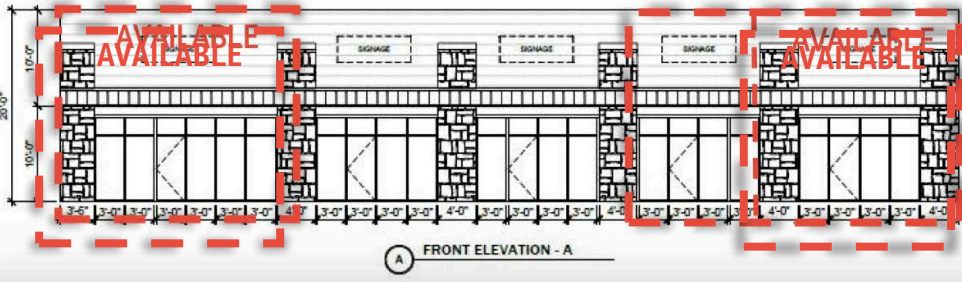
The site features access along Medina Based Road and Five Palms Drive. The project has shared ingress / egress throughout the entire Shopping Center. There are internal dedicated thoroughfares for easy access.



SHOPS AT ELM VALLEY—FOR LEASE
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SHOPS AT ELM VALLEY — BUILDING LAYOUT



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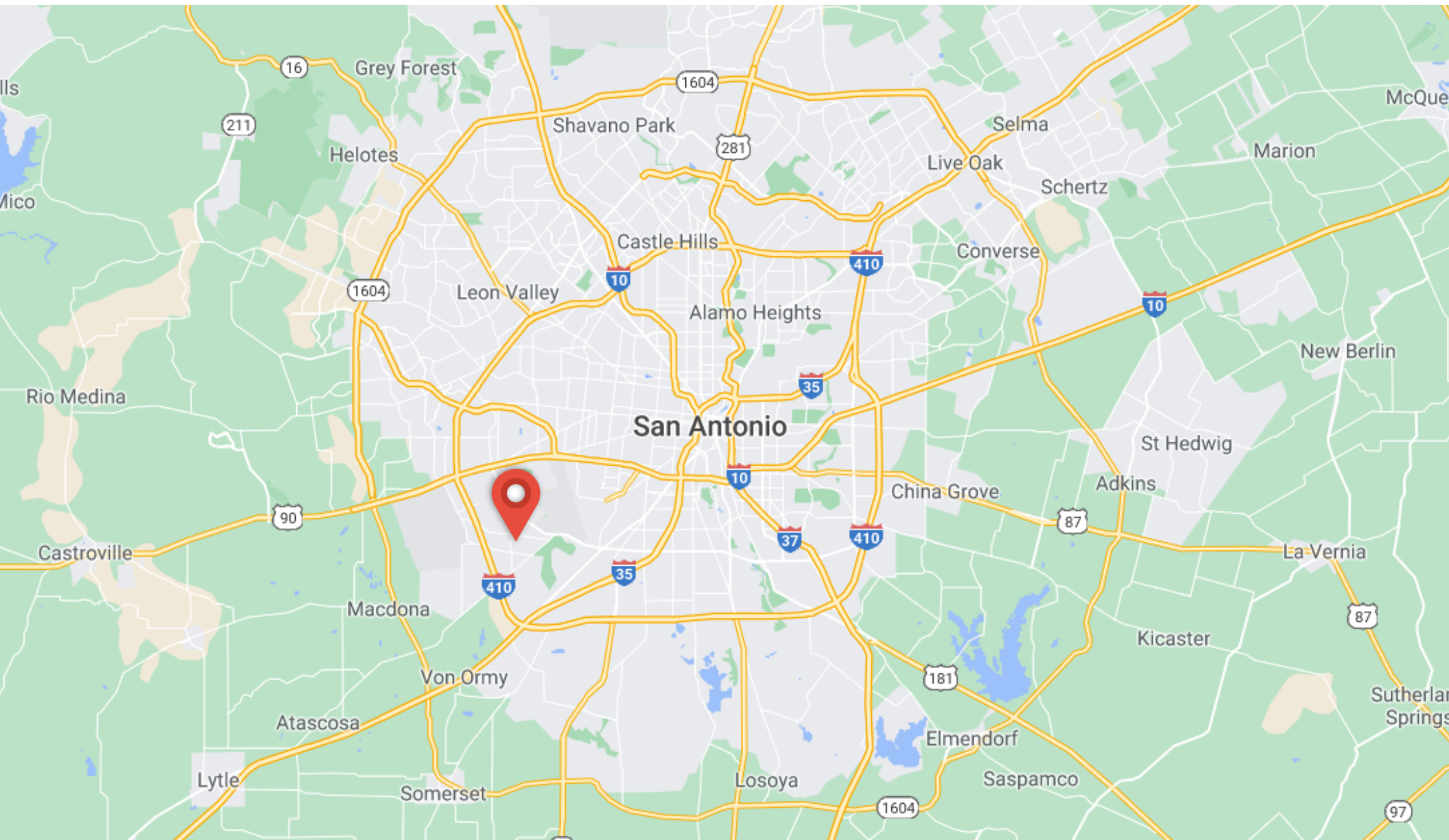
SHOPS AT ELM VALLEY — DEVELOPMENT PLAN



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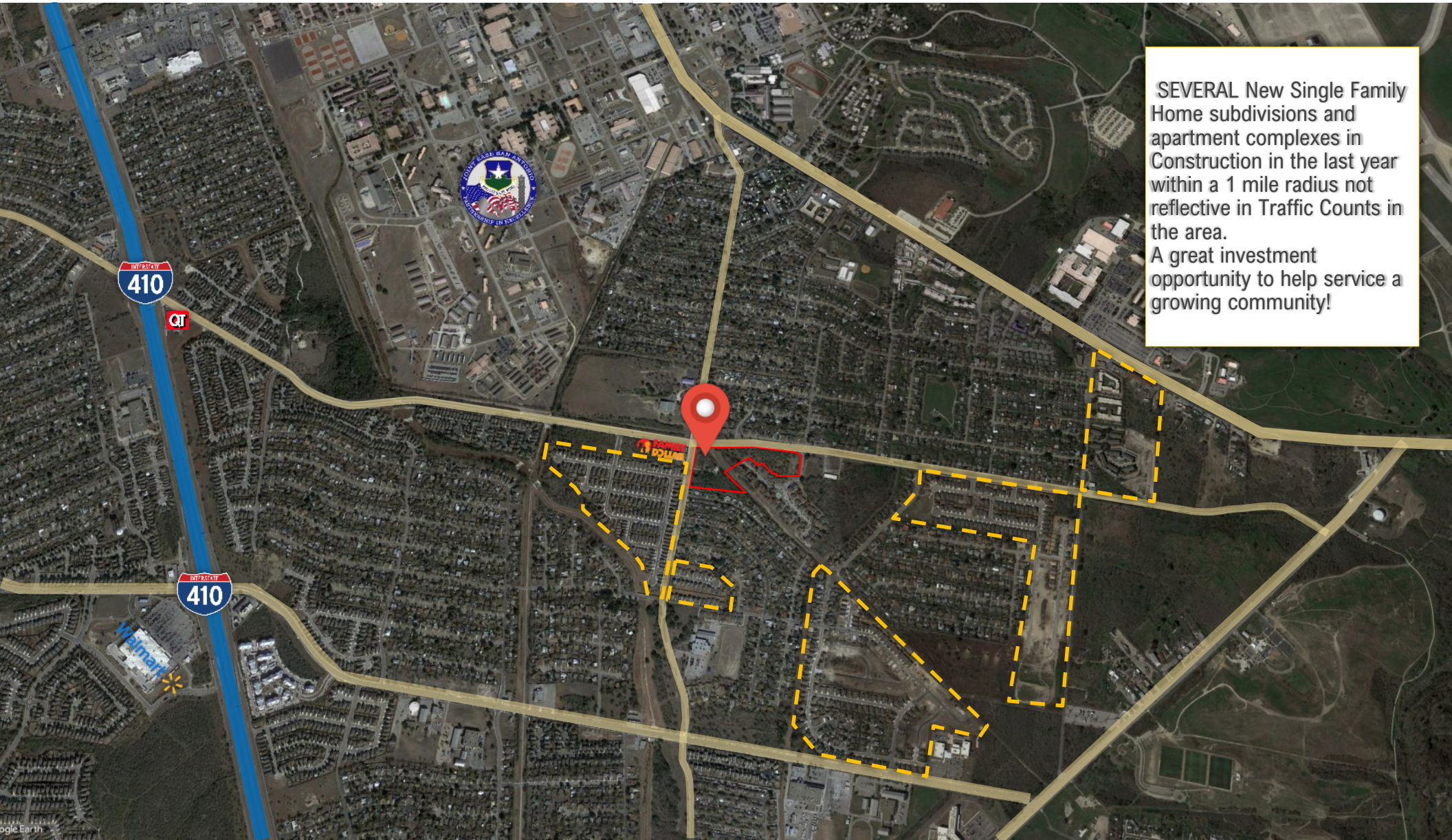
SHOPS AT ELM VALLEY — MAP LOCATION



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SHOPS AT ELM VALLEY — NEIGHBORHOOD MAP

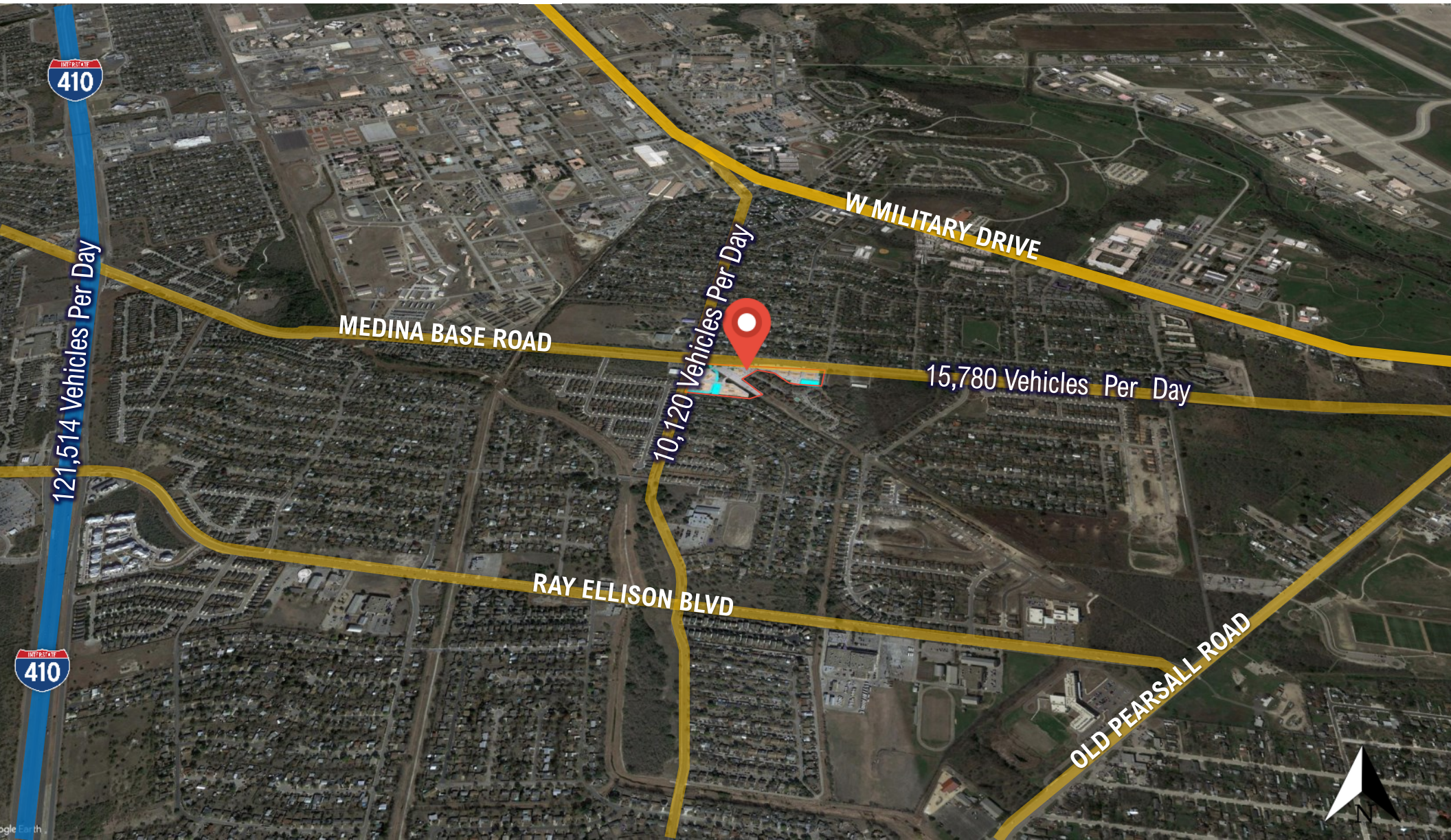


SEVERAL New Single Family Home subdivisions and apartment complexes in Construction in the last year within a 1 mile radius not reflective in Traffic Counts in the area.
A great investment opportunity to help service a growing community!

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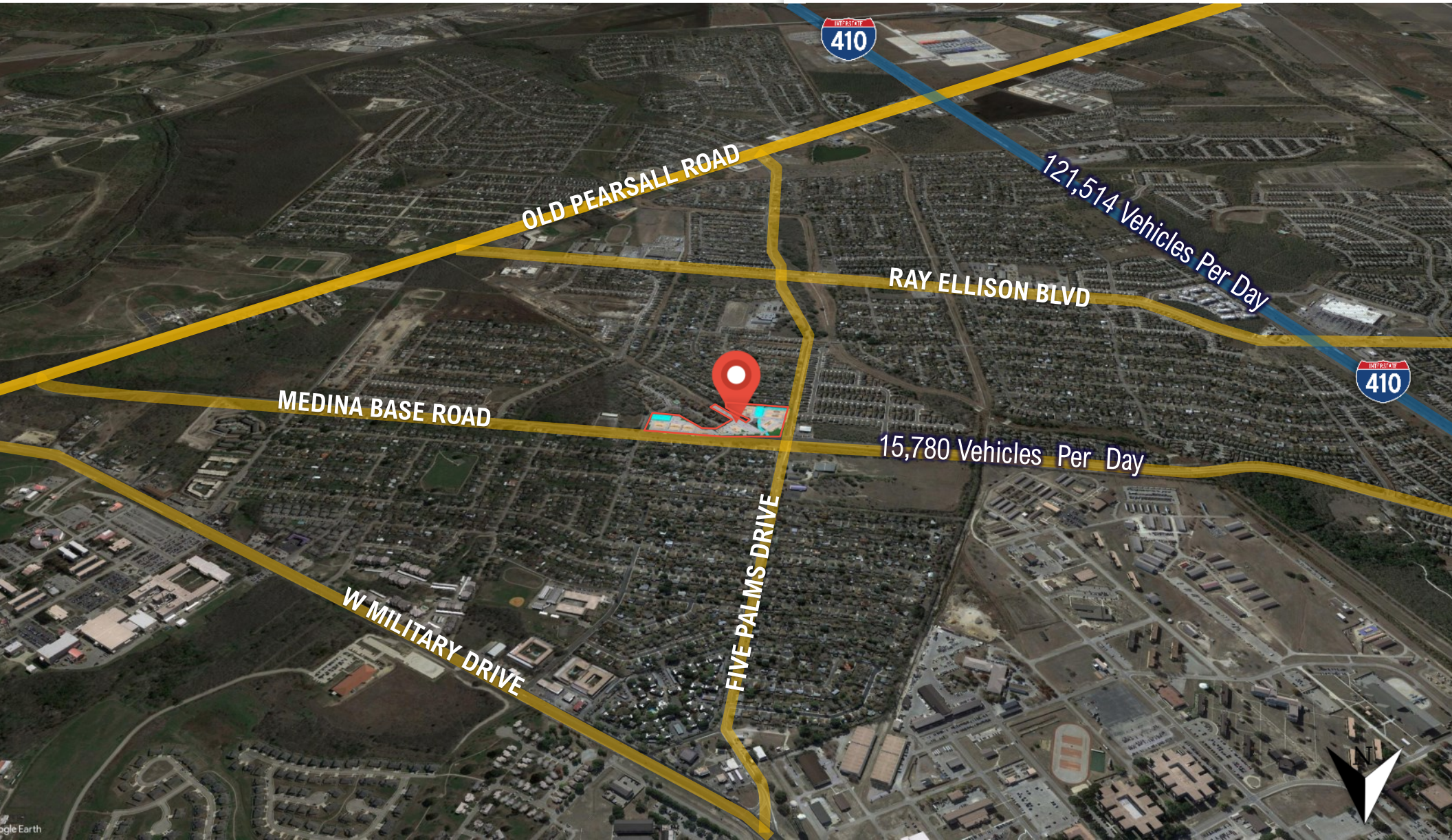
SHOPS AT ELM VALLEY — NORTH AERIAL



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SHOPS AT ELM VALLEY — SOUTH AERIAL

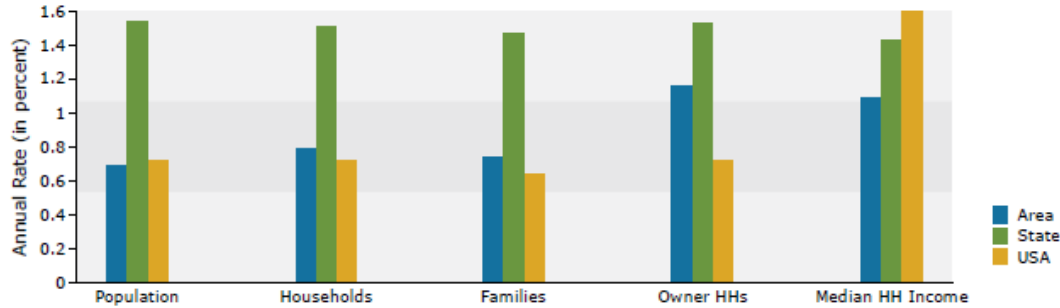


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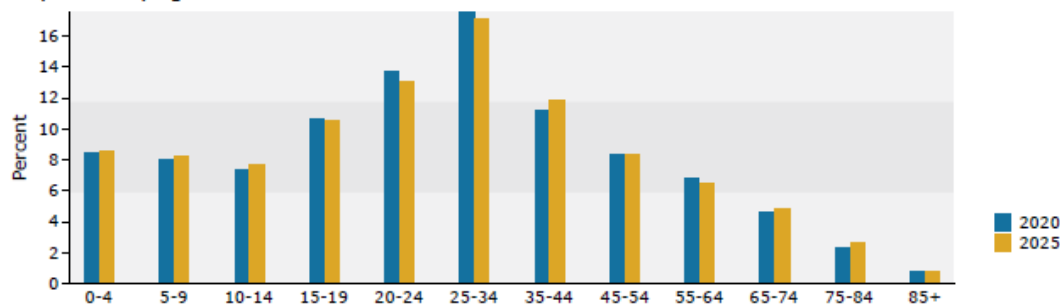
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SHOPS AT ELM VALLEY — DEMOGRAPHICS

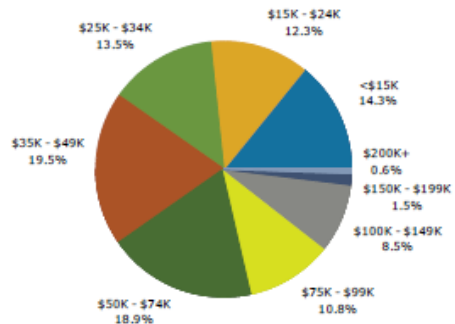
Trends 2020-2025



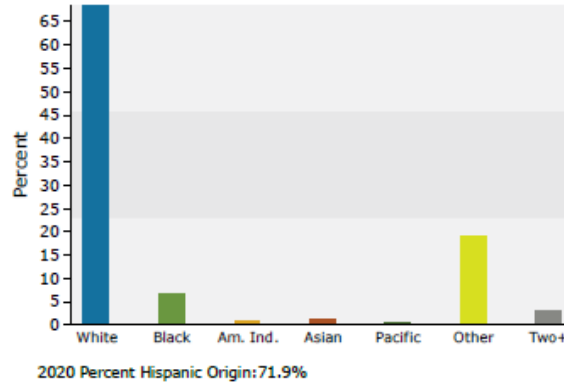
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 71.9%



CENSUS

Households

	2010	2020	2025
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

Median Age

	2010	2020	2025
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

Families

	2010	2020	2025
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

Population

	2010	2020	2025
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

Average Income

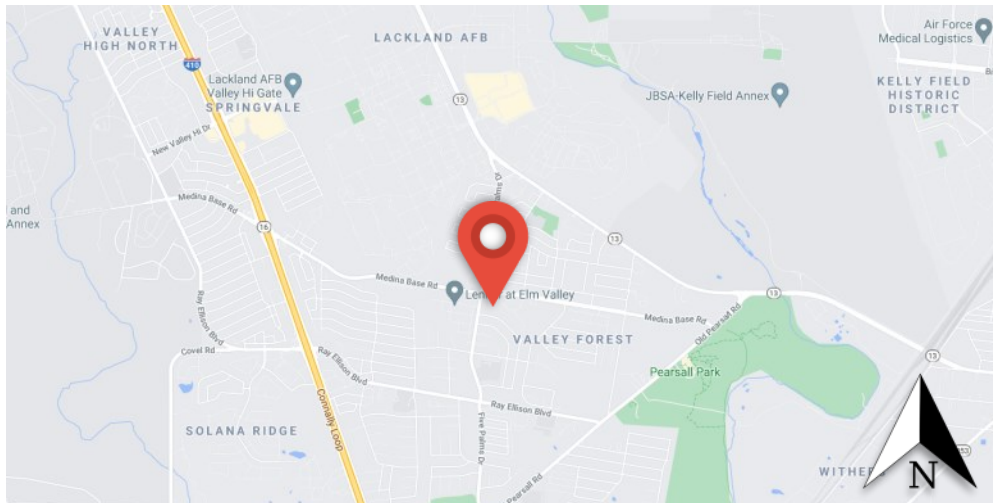
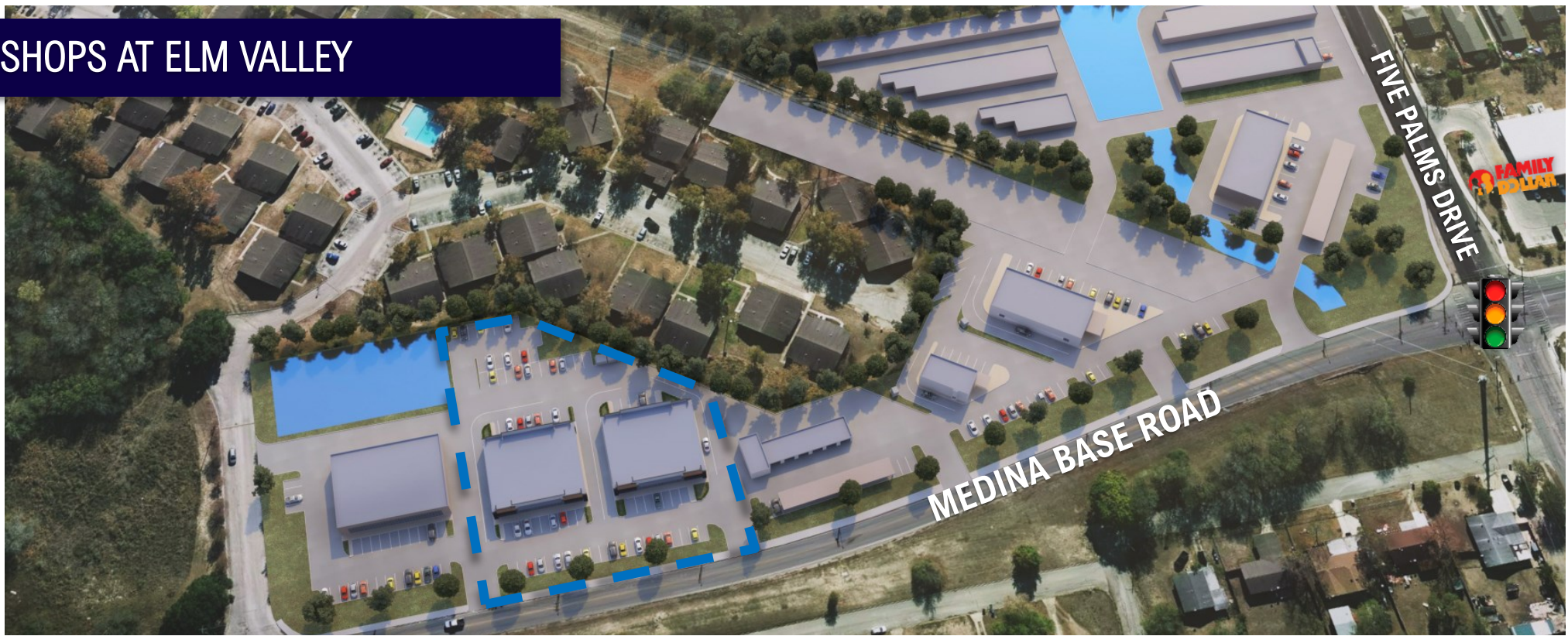
	2010	2020	2025
1 Mile Radius		\$47,946	\$51,564
2 Mile Radius		\$51,880	\$56,349
3 Mile Radius		\$52,070	\$56,644

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

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