FOR LEASE

Culebra & 211
San Antonio, TX 78253

±2.51 ACRES | LAND

NAI Excel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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SUMMARY

Property Specs

LEASE RATE	**Contact Broker For Pricing**
TOTAL ACREAGE	±2.51 Acres
TYPE	Land

- 65%+ corridor growth since 2020
- New flagship H-E-B anchoring the Culebra / Hwy 211 retail node
- Walmart is entering the corridor, reinforcing continued retail expansion
- Residential growth and infrastructure investment continue to outpace retail supply
- Flexible pad configurations, divisible to accommodate user requirements
- Ideal for QSR, drive-thru, retail, medical, or service users
- Direct Culebra Rd frontage, immediately adjacent to new H-E-B
- Utilities Available

FOR MORE INFO CLICK HERE

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.
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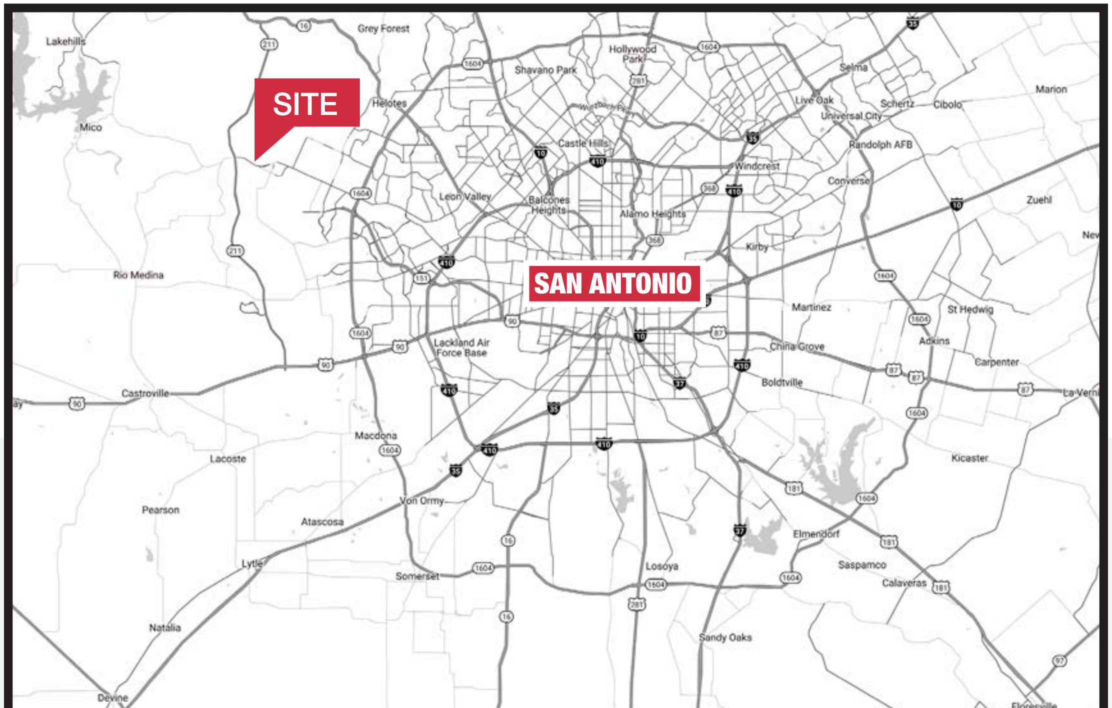


AREA MAP

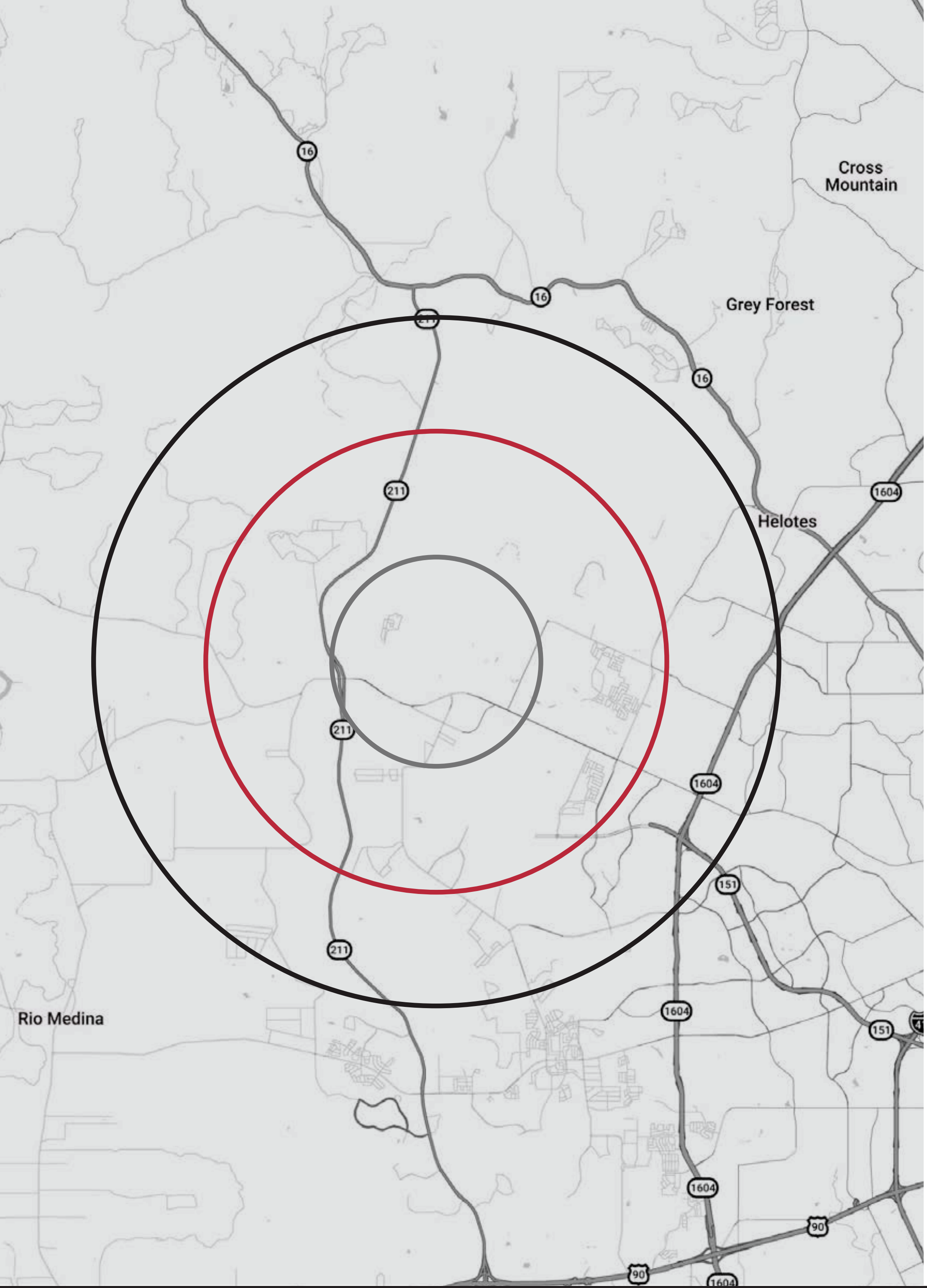
- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

SITE MAP


TEXAS MATERIALS
READY MIX
INGRAM
READY MIX
211
H-E-B
TWIN LIQUORS FINE WINE & SPIRITS
FastAid URGENT CARE
AT&T
SMOOTHIE KING
SUBWAY
PACIFIC DENTAL SERVICES
orangetheory
Great Clips
CIRCLE K
SITE
WATERWHEEL
ESTATES
WELLS
FARGO
CULEBRA RD
KALLISON
RANCH
1283
FUTURE
RETAIL
DEVELOPMENT
FALCON
LANDING
Domino's Pizza
471
211

SITE SURVEY


0.636 ACRES
CLERK'S FILE NO.
20220092428, OPR
8.264 ACRES
VOLUME 4316,
PAGE 1017, OPR
S 46° 16' 16" E
91.00'
N 25° 22' 02" E
150.32'
S 46° 16' 00" E
130.05'
CITY OF SAN ANTONIO
SAN ANTONIO WATER SYSTEM
VOLUME 15414,
PAGE 1147, OPR
L1
L2
L3
S 46° 21' 07" E
115.42'
LIGHT
POLE
WATER
METER
SEPTIC AREA
CLEAN
OUTS
LIGHT
POLE
STORE
N 25° 39' 41" E
286.22'
2.51 ACRES
0.638 ACRES
VOLUME 8660
PAGE 0307, OPR
1.87 ACRES
VOLUME 9167
PAGE 1354, OPR
ASPHALT
AREAS
(TYP.)
CONCRETE
AREAS
(TYP.)
CRUSHED
ROCK BASE
AREAS (TYP.)
260.06'
S 1° 32' 31" W
C1
FARM TO MARKET HWY NO 471
P.O.B.



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2026 Population	3,157	41,774	99,206
HOUSEHOLDS	**1-mile**	**3-mile**	**5-mile**
2026 Households	949	13,031	32,652
INCOME	**1-mile**	**3-mile**	**5-mile**
2026 Average HH Income	$150,071	$156,340	$155,386

Traffic Counts

STREET	AADT
Culebra Road	715
FM 471	12,673

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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