

# CULEBRA CREEK PLAZA

## NWC CULEBRA & TALLEY RD.

AVAILABLE NOW: 0.606 AC PAD SITE FOR SALE



### CONTACT US →

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# ABOUT CULEBRA CREEK PLAZA



- Located on the **far west side of San Antonio**, one of the fastest-growing areas in the city.
- **High traffic counts** due to nearby residential growth and major roadways.
- Surrounded by **high to medium-income households**, making it an attractive location for retailers.
- **Strong population growth**, driving demand for retail, dining, and service businesses.
- 12,000 SF pad for lease -**9,200 SF available**
- Excellent visibility and access, positioned in a prime retail corridor.
- Close proximity to **new master-planned communities**, schools, and other major developments.
- Growing demand for **convenience-oriented businesses** to serve the expanding community.

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# SITE PLAN

## SUMMARY

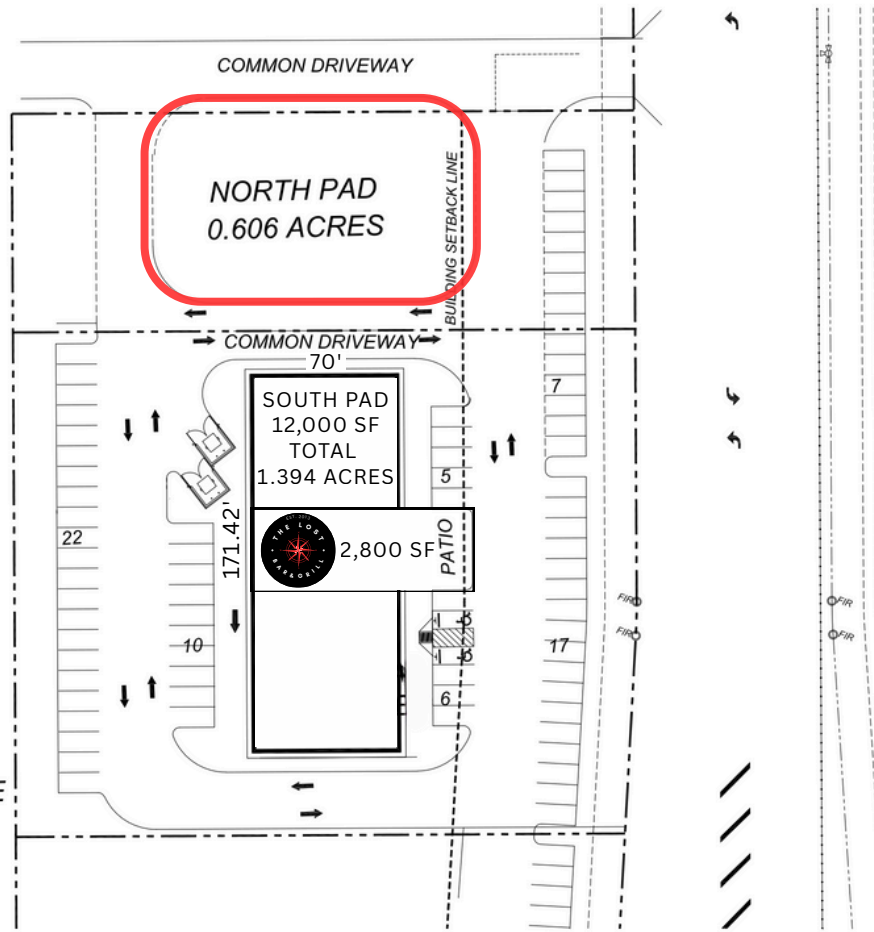
RESTAURANT 2,800 SF  
PARKING-2,800/100=28

RETAIL 9,200 SF  
PARKING-7,200/300=31

PARKING-REQUIRED  
59 SPACES  
PARKING-PROVIDED  
67 SPACES  
TOTAL BUILDING AREA  
12,000 SF

NORTH PAD 26,427 SF  
SOUTH PAD 60,723 SF

TOTAL SITE AREA  
87,120 SF  
SOUTH PAD  
19.76% LAND COVERAGE  
SP5-051125



- 0.606 ACRES FOR SALE
- IDEAL FOR QSR, QUICK LUBE, OR OTHER RETAIL

Population growth in the area is driving the demand for commercial services within a 4-mile radius.

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# EXTERIOR VIEW

**CULEBRA CREEK PLAZA  
NWC CULEBRA & TALLEY RD**



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## About Culebra Creek Plaza:

- Approximately 0.606-acre pad site for sale
- One of the last available sites at the booming intersection of Culebra and Talley Rd
- Close proximity to Alamo PKWY, Talley Rd, Loop 1604, and the new stretch of SH211

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# TRADE AREA INFORMATION



## LOCATION DETAILS

### CULEBRA CREEK PLAZA NWC CULEBRA & TALLEY RD

- Culebra RD 30,393 VPD 
- Talley RD 5,917 VPD 

## NEARBY BUSINESSES

- H-E-B Hub
- Pharmacies
- Banks
- Restaurants
- Elementary Schools
- High Schools
- Department Stores
- Automotive Repair
- Entertainment

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# DEMOGRAPHICS

CULEBRA CREEK PLAZA  
NWC CULEBRA & TALLEY RD

	<i>1 mile</i>	<i>3 miles</i>	<i>5 miles</i>
Estimated Population	12,689	49,201	115,773
Estimated Households	3,828	15,333	37,476

	<i>2 Miles</i>	<i>5 miles</i>	<i>10 miles</i>
Average Household Income	\$128,329	\$124,318	\$104,307

- Single family growth in this region has exploded in the last 2 years as San Antonio's sprawl stretches towards Medina County.
- The population boom required 3 large High Schools within a 3 mile radius of the property

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# SAN ANTONIO OVERVIEW



TECH PORT CENTER & ARENA



SAN ANTONIO RIVERWALK



SAN ANTONIO SPURS



SIX FLAGS OVER TEXAS FIESTA TEXAS

## POPULATION

San Antonio is the 7th most populous city in the United States, and the 3rd largest city in Texas, with about 1.4 million residents. San Antonio ranks among the Top 5 in fastest growing cities and is expected to continue to grow.

## INDUSTRY

San Antonio has many successful industries such as, manufacturing, healthcare, and hospitality. Among these is tourism. San Antonio employs over 112,000 people in this industry and accounts for more than \$12 billion in revenue for the city

## CITY ATTRACTIONS

The home of the 5 time champion NBA team, San Antonio Spurs. The Spurs bring an average of \$1.1 billion to the city yearly by way of games, merchandise, and tourism. San Antonio is also one of the most historic cities in Texas. The Alamo attracts over 1 million visitors every year and brings in hundreds of thousands of visitors to other attractions such as Six Flags Fiesta Texas and Sea World.

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# Information About Brokerage Services

Texas Real Estate Commission (02/10/2025)



**Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.**

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker.
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH- INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.

- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker Broker Firm Name or Primary Assumed Name	License No.	Email Address	Phone No.
Core Commercial Brokerage SA, LLC	578245	<a href="mailto:info@corecommercialsa.com">info@corecommercialsa.com</a>	210-201-0061
Amanda Concha Designated Broker of Firm	578245	<a href="mailto:Amanda@corecommercialsa.com">Amanda@corecommercialsa.com</a>	210-201-0061
Moises Hernandez Senior Associate	783405	<a href="mailto:Moises@corecommercialsa.com">Moises@corecommercialsa.com</a>	210-324-2684
Guadalupe "Gabby" Tintori Associate	805001	<a href="mailto:Gabby@corecommercialsa.com">Gabby@corecommercialsa.com</a>	210-396-0587
Buddy Fisher Associate	824535	<a href="mailto:Buddy@corecommercialsa.com">Buddy@corecommercialsa.com</a>	210-454-7424
Ginger Toy Director of Administration/Associate	735223	<a href="mailto:Ginger@corecommercialsa.com">Ginger@corecommercialsa.com</a>	210-201-0061
An Tran Associate	817323	<a href="mailto:Antran@corecommercialsa.com">Antran@corecommercialsa.com</a>	210-975-2566
Fernando Agurcia Associate	719215	<a href="mailto:Fernando@corecommercialsa.com">Fernando@corecommercialsa.com</a>	305-799-4592

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
Regulated by the Texas Real Estate Commission			Information available at <a href="http://www.trec.texas.gov">www.trec.texas.gov</a>	



# TRADE AREA INFORMATION

## BRAND-NEW HEB AT CULEBRA ROAD & HWY 211

ONLY ≈ 2 MILES FROM SITE



HEB AT

15489 CULEBRA RD,  
SAN ANTONIO, TX 78253

- H-E-B opening 01/07/2026 at Culebra Rd & Hwy 211
- Located approximately 2 miles from Kallison Ranch
- Immediate boost to daily traffic counts and consumer draw

