



POWERED BY EXPERTS®



THE SHOPS AT SAWMILL GLADE

By SG INVESTORS, LLC

The Shops at Sawmill Glade is brought to you by **SG Investors, LLC**. Shell delivery estimated for **August, 2024**.

13722 Old FM 471 W. San Antonio, TX 78253

CHRIS CAMPBELL

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LREA: 732989



ABOUT OUR PROJECT



The Shops at Sawmill Glade will serve as a vital hub of resources for the community located near *the intersection of Old FM 471 and Sawmill Glade*, a stone's throw away from Culebra Rd. This expansive development endeavors to cater to diverse industries, ranging from general retail and hospitality to education and medical professionals.

With **Misty Baker** at the helm of this project, the community couldn't have hoped for a better developer. Her unwavering commitment to bringing a sustainable and aesthetically pleasing building to the area is truly commendable. Backed by her wealth of experience and expertise, the area is set to reap the benefits of this incoming development.

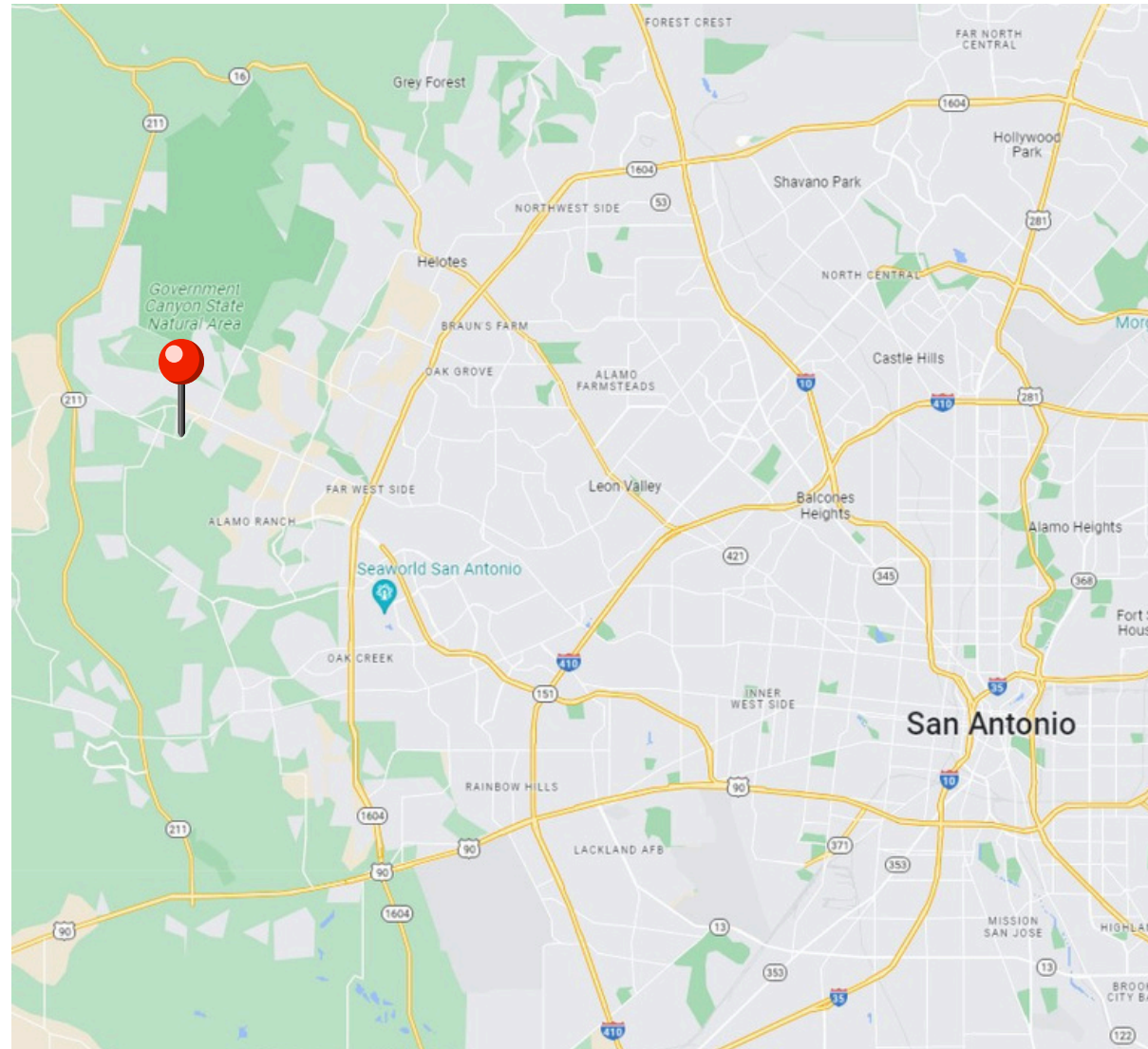
OVERVIEW

02

For SALE *or* LEASE

| | |
|------------------------|---------------------------|
| LOT SIZE: | +/- 3 Acres |
| UTILITIES: | Available To Site |
| BUILDING SIZE: | +/- 24,000 SF |
| AVAILABLE SIZE: | +/- 2,000 SF to 24,200 SF |
| ZONING: | OCL - Bexar |
| PARKING: | 4 1,000 |
| SPRINKLERED: | YES |

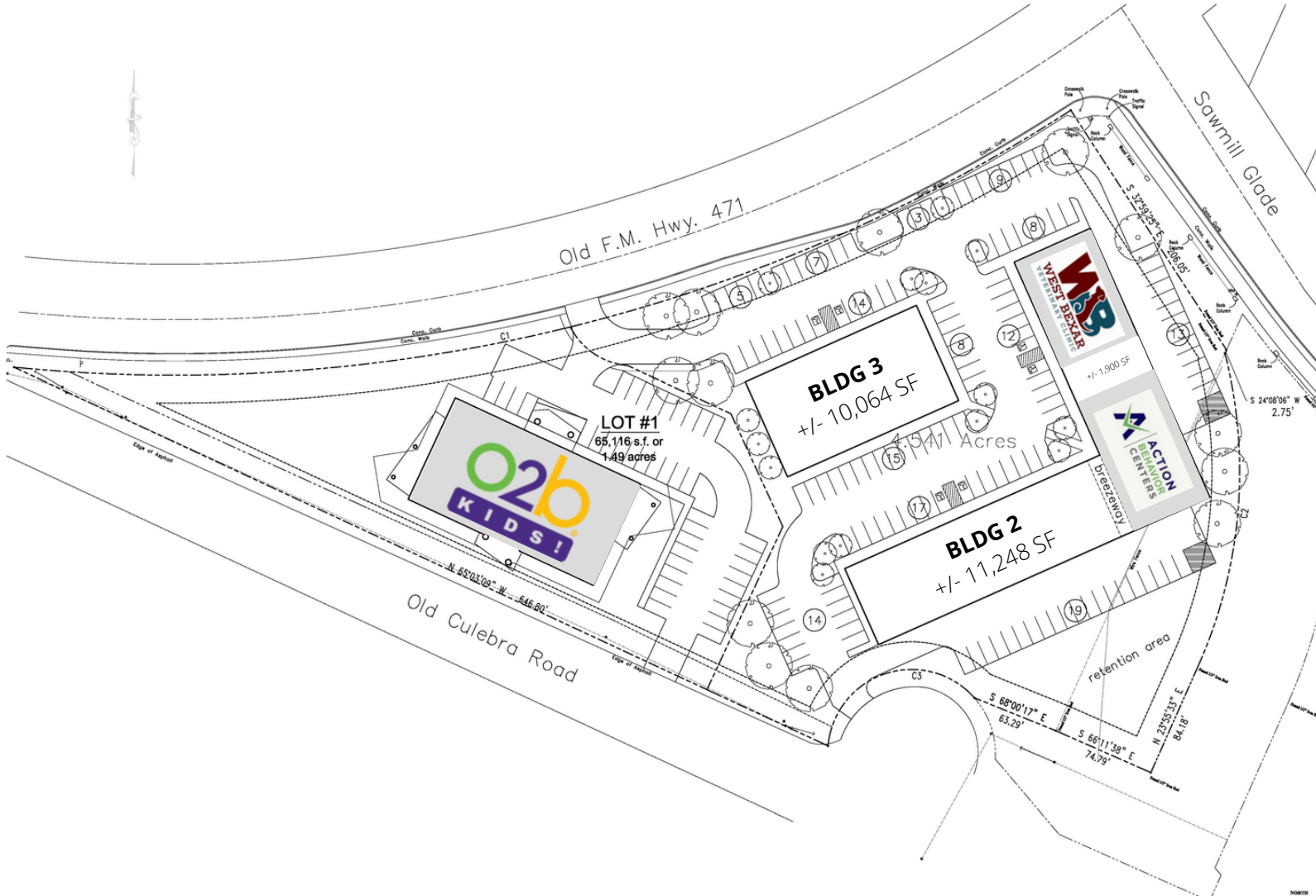
- Estimated over 7500 PK-12 students across 6 NISD schools with 3 miles of us. We're located directly next door to Katie Reed Elementary.
- Commercial frontage to a freshly developed residential subdivision
- **Lease-to-Purchase Options Available**



** The information contained in this report is deemed to be accurate but cannot be guaranteed. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Prospective buyers should retain an independent engineer to verify location, accessibility, and capacity of all utilities.

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SITE PLAN



KYLE TOSTENSON ARCHITECT
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 San Antonio, TX 78253
 210-520-2222
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The Shops of Sawmill Glade

FM 471 & Sawmill Glade Road
 San Antonio, Texas 78253

REVISIONS:

PROJECT NUMBER
 C22-8000

Drawn By: KLT
 Checked By: KLT

Sheet Number:

A1.0

Site Plan

Issue Date:
March 2023



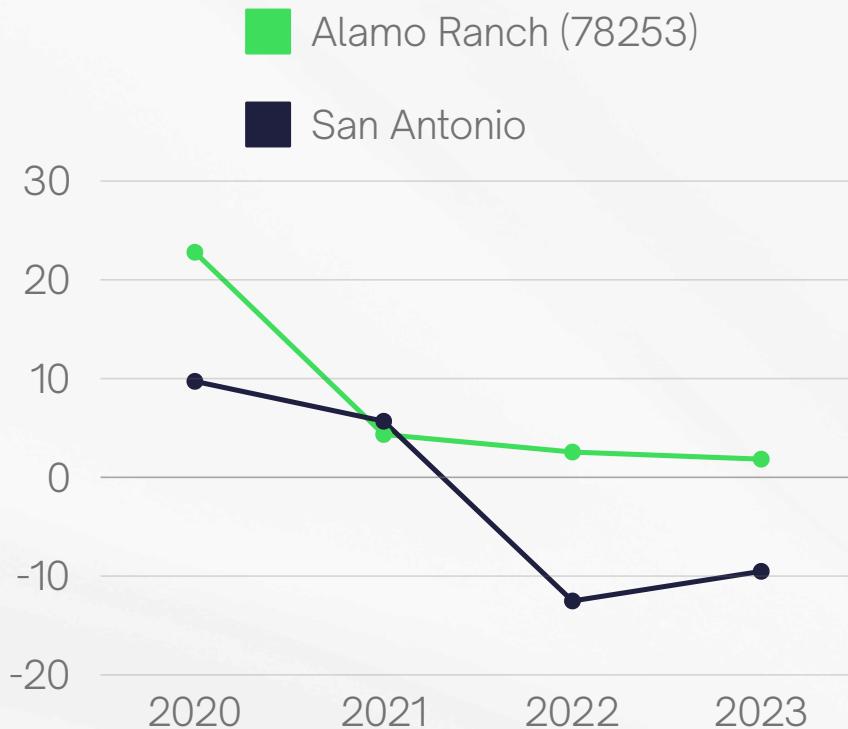
AERIAL VIEW



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GROWTH

05



Source: SABOR MLS

Despite a slight catchup in 2021, annual home sales in Alamo Ranch have outpaced San Antonio as a whole by an average of 9.5% from 2020 to 2023 and have remained positive over that time.

Alamo Ranch (78253) v. San Antonio

- The population in Alamo Ranch has increased by 10.5% since 2020 vs San Antonio's 0.7%
- From 2020-2023, on average, 26.55% of home sales in Alamo Ranch were built in the same year that they were sold vs 17.89% for all of San Antonio

Source: NAR RPR

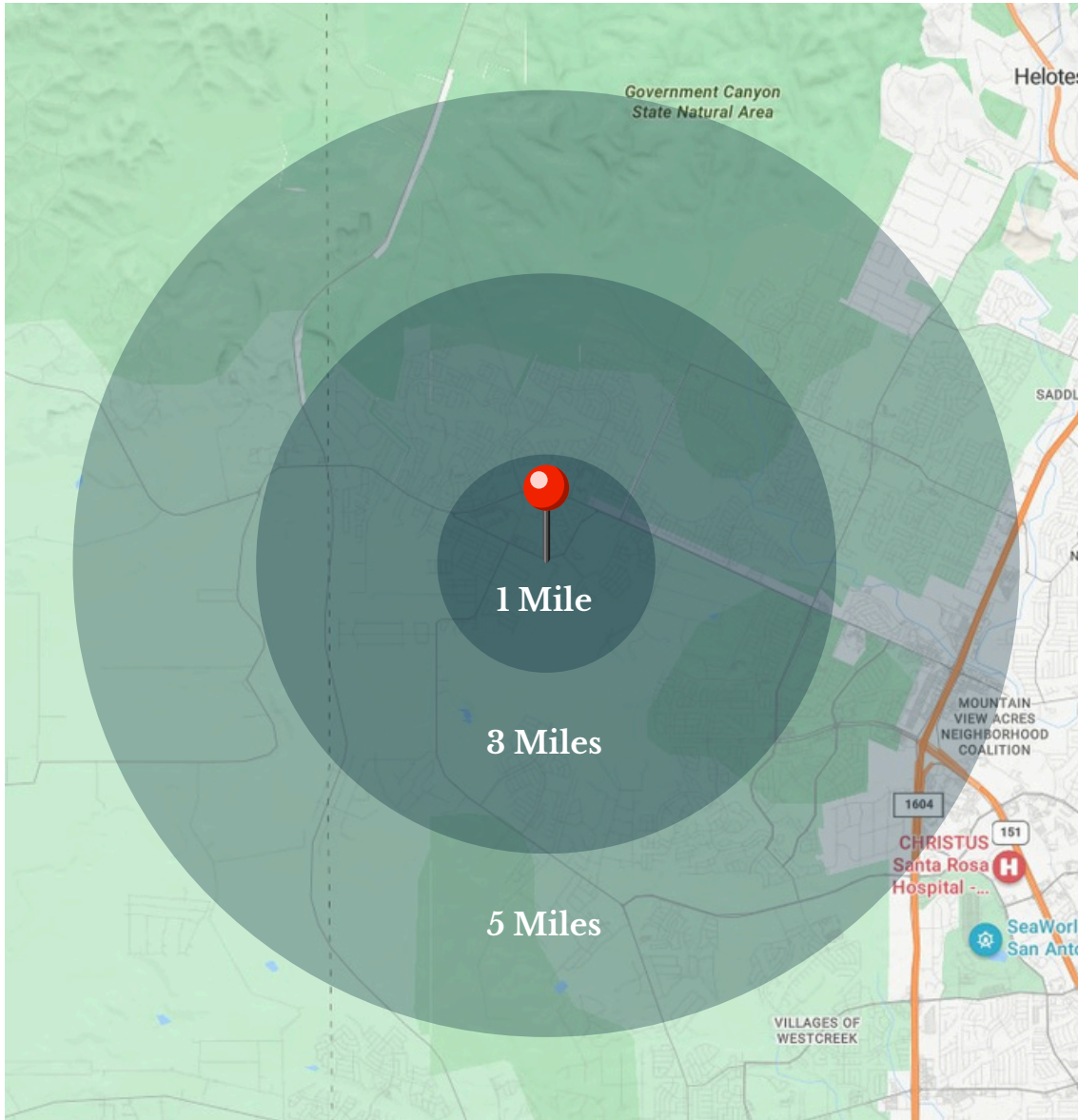
Source: SABOR MLS

- CoStar research estimates a 14.7% growth within a mile of our location by 2027.
- 59% of the population in Alamo Ranch owns their property vs 52% for all of San Antonio.

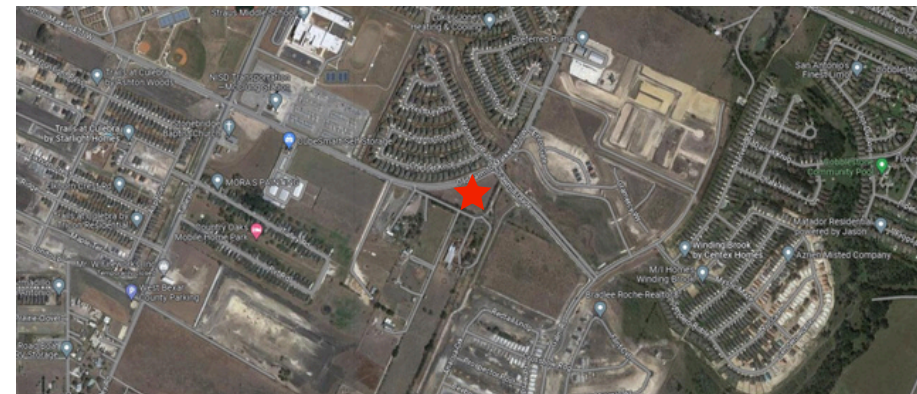
Source: NAR RPR

06

DEMOGRAPHICS



| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|------------|-----------|-----------|
| Population | | | |
| 2022 Total Population: | 9,938 | 70,257 | 210,747 |
| 2027 Population Projection: | 11,396 | 77,700 | 228,955 |
| Pop. Growth 2022-2027: | 14.69% | 10.59% | 8.64% |
| 2010 Census: | 4,183 | 47,320 | 167,370 |
| Households | | | |
| 2022 Total Households: | 1,209 | 6,162 | 20,959 |
| Household Growth '22-'27: | 3.3% | 3.0% | 2.5% |
| Median Household Income: | \$105,405 | \$103,741 | \$95,906 |
| Average Household Size: | 3.1 | 3 | 3 |
| Average Household Vehicles: | 2.0 | 2.0 | 2.0 |
| Housing | | | |
| Median Home Value: | \$311,730 | \$284,370 | \$268,316 |
| Median Year Built: | 2011 | 2010 | 2009 |
| Daytime Employment | | | |
| Total Businesses: | 29 | 143 | 1,063 |
| Total Employees: | 235 | 861 | 9,040 |
| Vehicle Traffic | | | |
| Culebra Rd @ Kallison Rd: | 10,962 vpd | | |
| Old FM 471 W @ Talley Rd: | 5,573 vpd | | |



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SCHOOLS AROUND US



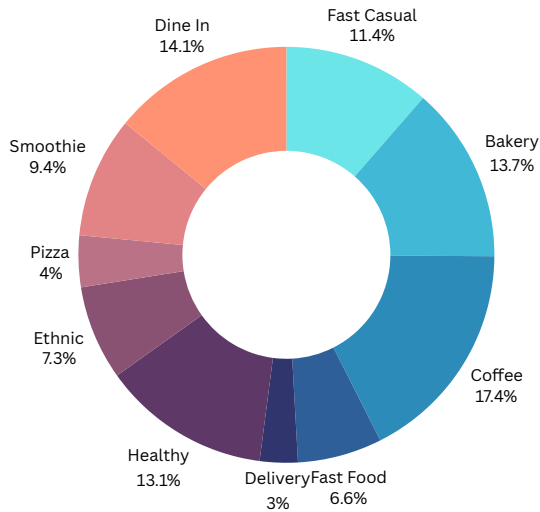
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COMMUNITY FEEDBACK

1796

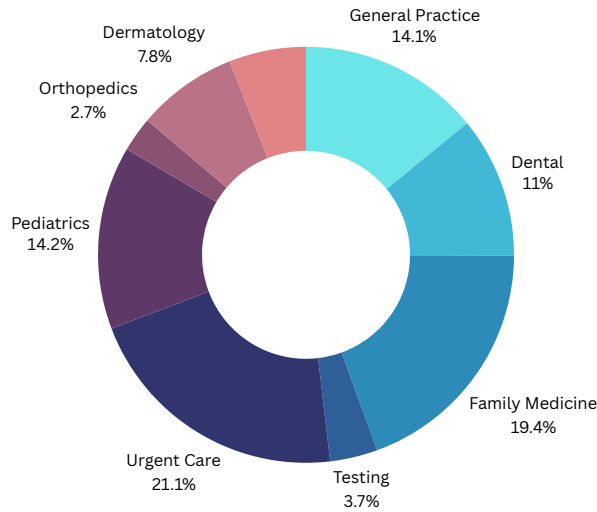
VOTES FOR FOOD & BEVERAGE



- COFFEE -- 313
- DINE IN -- 253
- BAKERY -- 246

702

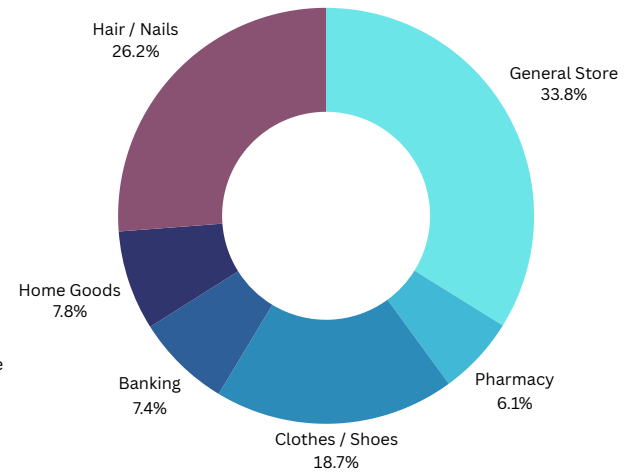
VOTES FOR MEDICAL PROFESSIONAL



- URGENT CARE -- 148
- FAMILY MEDICINE -- 136
- PEDIATRICS -- 100

851

VOTES FOR GENERAL SHOPPING



- GENERAL STORE -- 288
- HOME GOODS -- 223
- CLOTHES / SHOES -- 159

** This information comes from the www.shopsatsawmillglade.com survey advertised to the communities surrounding this development. The vote totals are accurate as of July, 2024. To stay up to date on the survey results please visit the website where the results will be updated as more survey results come in.



CONTACT

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