

FOR LEASE HIGH-VISIBILITY RETAIL SPACE AT CULEBRA VILLAGE

11647 Culebra Rd, San Antonio, TX 78253

Prime Retail Space
1,000 -10,000 SF Available
End Cap with Drive Thru also Available



ELEVATE
ARCHITECTURE

FOR INTERIOR DESIGN
PROJECT # 25-007
DATE 02/21/25
CONTACT: SEAN FERRIS
PHONE: (210) 428-0204

CULEBRA RETAIL II
CULEBRA ROAD, SAN ANTONIO TEXAS

RENDERING

PROJECT #: 25-007
DATE 02/21/25
A5

Thriving commercial development!

Suite sizes available from 1,000 SF - 10,000 SF
Price: \$35 base rent per Sqft in line \$40 per Sqft, in cap, with drive-thru.

Property Highlights

- New development 10,000 SF of flexible, build-to-suit space
- Ideal for retail use
- Surrounded by thriving residential and commercial developments
- High-traffic area with strong demographics
- Anchored by established tenants and near key healthcare services
- Ample surface parking
- Easy access to Loop 1604 and Hwy 151
- Perfect location on the West Side of San Antonio.
- Groundbreaking in May of 2026
- For more information, contact Sean Ferris at (210) 428-0204



Sean Ferris, CCIM
210-824-3323
sferris@pfproperties.net

A.J. Murphy, CCIM
512-640-9984
ajmurphy@pfproperties.net

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SEAN FERRIS, CCIM

O: 210-824-3323

C: 210-428-0204

sferris@pfproperties.net

A.J. MURPHY, CCIM

O: 512-640-9984

ajmurphy@pfproperties.net

PROPERTY SUMMARY

11647 Culebra Rd, San Antonio, 78253
Culebra Village



Property Summary

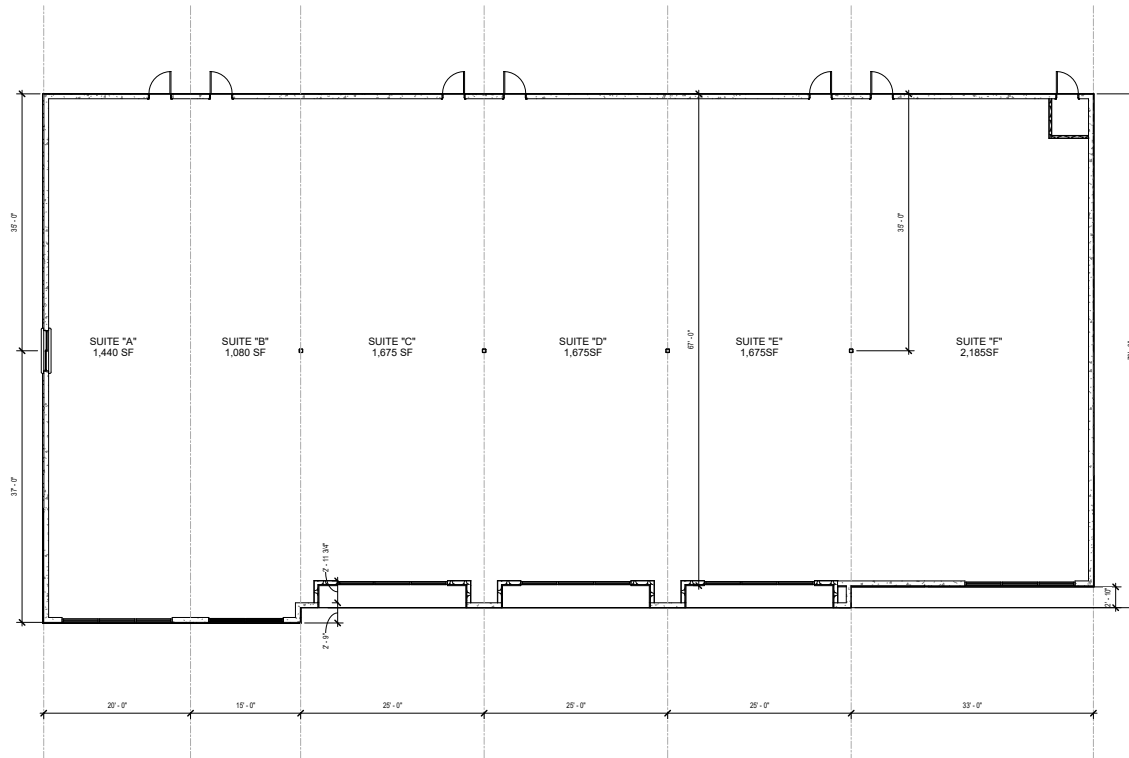
Available SF:	1,000 - 10,000 SF
Lease Rate:	\$35 PSF plus NNN
Price:	Call Agent
Type:	Retail

Property Overview

Now available for lease, 10,000 square feet of prime commercial space at 11647 Culebra Road, Phase II offers exceptional visibility, ample parking, and flexible layout options—ideal for retail use in one of San Antonio's fastest-growing corridors, surrounded by established healthcare providers and retail anchors.

Location Overview

Located in the heart of San Antonio's booming northwest side, 11647 Culebra Road, Phase II, sits along one of the city's most heavily traveled and rapidly developing commercial corridors. This strategic location places your business within minutes of Loop 1604 and major arterial roads, ensuring convenient access for customers from across the metro area.



1 LEASING PLAN
SCALE: 1/8" = 1'-0"



1846 N LOOP 1654 W STE 205
SAN ANTONIO, TEXAS 78248
210.460.7705 WWW.ELEVATE-ARCHITECTURE.COM

FOR INTERIM REVIEW
NOT FOR CONSTRUCTION,
BIDDING, REGULATORY
APPROVAL OR PERMITTING
PURPOSES
Architect: Hayley Serna
Seal No.: 27805
Date Issued: 5.21.25

CULEBRA RETAIL II

CULEBRA ROAD, SAN ANTONIO TEXAS

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LEASING PLAN

PROJECT #: 25-007
5.6.25

A3





1 FRONT ELEVATION
SCALE: 3/8" = 1'-0"



1846 N LOOP 1654 W STE 205
SAN ANTONIO, TEXAS 78248
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APPROVAL OR PERMITTING
PURPOSES
Architect: Hayley Serra
Seal No.: 27805
Date Issued: 5.21.25

CULEBRA RETAIL II

CULEBRA ROAD, SAN ANTONIO TEXAS

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SCHEMATIC ELEVATION

PROJECT #: 25-007
5.21.25

A4





1846 N LOOP 1654 W STE 205
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FOR INTERIM REVIEW
 NOT FOR CONSTRUCTION,
 BIDDING, REGULATORY
 APPROVAL OR PERMITTING
 PURPOSES
 Architect: Hayley Smith
 Seal No.: 27805
 Date Issued: 5.21.25

CULEBRA RETAIL II
 CULEBRA ROAD, SAN ANTONIO TEXAS

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RENDERING

PROJECT #: 25-007
 5.21.25
A5





11647 Culebra Rd, San Antonio, Texas, 78253
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.50162
Longitude: -98.72270

	1 mile	3 miles	5 miles
Population			
2010 Population	6,659	58,416	161,838
2020 Population	16,534	99,677	227,052
2024 Population	18,229	108,980	255,295
2029 Population	18,767	118,104	278,738
2010-2020 Annual Rate	9.52%	5.49%	3.44%
2020-2024 Annual Rate	2.32%	2.12%	2.80%
2024-2029 Annual Rate	0.58%	1.62%	1.77%
2020 Male Population	48.5%	48.4%	48.6%
2020 Female Population	51.5%	51.6%	51.4%
2020 Median Age	30.8	33.0	34.3
2024 Male Population	49.4%	49.4%	49.5%
2024 Female Population	50.6%	50.6%	50.5%
2024 Median Age	31.1	34.1	35.1

In the identified area, the current year population is 255,295. In 2020, the Census count in the area was 227,052. The rate of change since 2020 was 2.80% annually. The five-year projection for the population in the area is 278,738 representing a change of 1.77% annually from 2024 to 2029. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 35.1, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	42.4%	43.5%	44.3%
2024 Black Alone	10.6%	8.7%	8.2%
2024 American Indian/Alaska Native Alone	0.8%	1.0%	1.0%
2024 Asian Alone	5.7%	4.5%	4.0%
2024 Pacific Islander Alone	0.3%	0.2%	0.2%
2024 Other Race	12.6%	13.2%	12.8%
2024 Two or More Races	27.6%	28.8%	29.4%
2024 Hispanic Origin (Any Race)	54.1%	56.9%	57.0%

Persons of Hispanic origin represent 57.0% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 84.3 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	82	100	100
2010 Households	2,291	19,152	53,947
2020 Households	5,805	33,359	76,791
2024 Households	6,381	36,861	86,549
2029 Households	6,623	40,921	95,968
2010-2020 Annual Rate	9.74%	5.71%	3.59%
2020-2024 Annual Rate	2.25%	2.38%	2.85%
2024-2029 Annual Rate	0.75%	2.11%	2.09%
2024 Average Household Size	2.86	2.95	2.94

The household count in this area has changed from 76,791 in 2020 to 86,549 in the current year, a change of 2.85% annually. The five-year projection of households is 95,968, a change of 2.09% annually from the current year total. Average household size is currently 2.94, compared to 2.95 in the year 2020. The number of families in the current year is 64,975 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.





11647 Culebra Rd, San Antonio, Texas, 78253
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.50162
Longitude: -98.72270

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	22.5%	19.4%	19.1%
Median Household Income			
2024 Median Household Income	\$91,786	\$102,178	\$102,057
2029 Median Household Income	\$103,728	\$114,488	\$113,736
2024-2029 Annual Rate	2.48%	2.30%	2.19%
Average Household Income			
2024 Average Household Income	\$118,015	\$125,150	\$123,207
2029 Average Household Income	\$136,061	\$144,525	\$141,943
2024-2029 Annual Rate	2.89%	2.92%	2.87%
Per Capita Income			
2024 Per Capita Income	\$39,997	\$42,213	\$41,856
2029 Per Capita Income	\$46,413	\$49,859	\$48,959
2024-2029 Annual Rate	3.02%	3.39%	3.18%
GINI Index			
2024 Gini Index	35.7	32.0	32.3
Households by Income			

Current median household income is \$102,057 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$113,736 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$123,207 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$141,943 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$41,856 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$48,959 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	98	114	115
2010 Total Housing Units	2,445	20,006	56,207
2010 Owner Occupied Housing Units	1,527	15,060	42,029
2010 Renter Occupied Housing Units	764	4,092	11,918
2010 Vacant Housing Units	154	854	2,260
2020 Total Housing Units	6,480	35,322	80,566
2020 Owner Occupied Housing Units	3,362	24,397	57,096
2020 Renter Occupied Housing Units	2,443	8,962	19,695
2020 Vacant Housing Units	590	1,880	3,771
2024 Total Housing Units	7,121	39,088	91,469
2024 Owner Occupied Housing Units	3,494	27,044	65,947
2024 Renter Occupied Housing Units	2,887	9,817	20,602
2024 Vacant Housing Units	740	2,227	4,920
2029 Total Housing Units	7,320	43,188	101,390
2029 Owner Occupied Housing Units	3,635	30,345	74,288
2029 Renter Occupied Housing Units	2,988	10,576	21,681
2029 Vacant Housing Units	697	2,267	5,422

Socioeconomic Status Index			
2024 Socioeconomic Status Index	59.1	55.4	54.6

Currently, 72.1% of the 91,469 housing units in the area are owner occupied; 22.5% are renter occupied; and 5.4% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 80,566 housing units in the area and 4.7% vacant housing units. The annual rate of change in housing units since 2020 is 3.03%. Median home value in the area is \$310,946, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.26% annually to \$365,003.

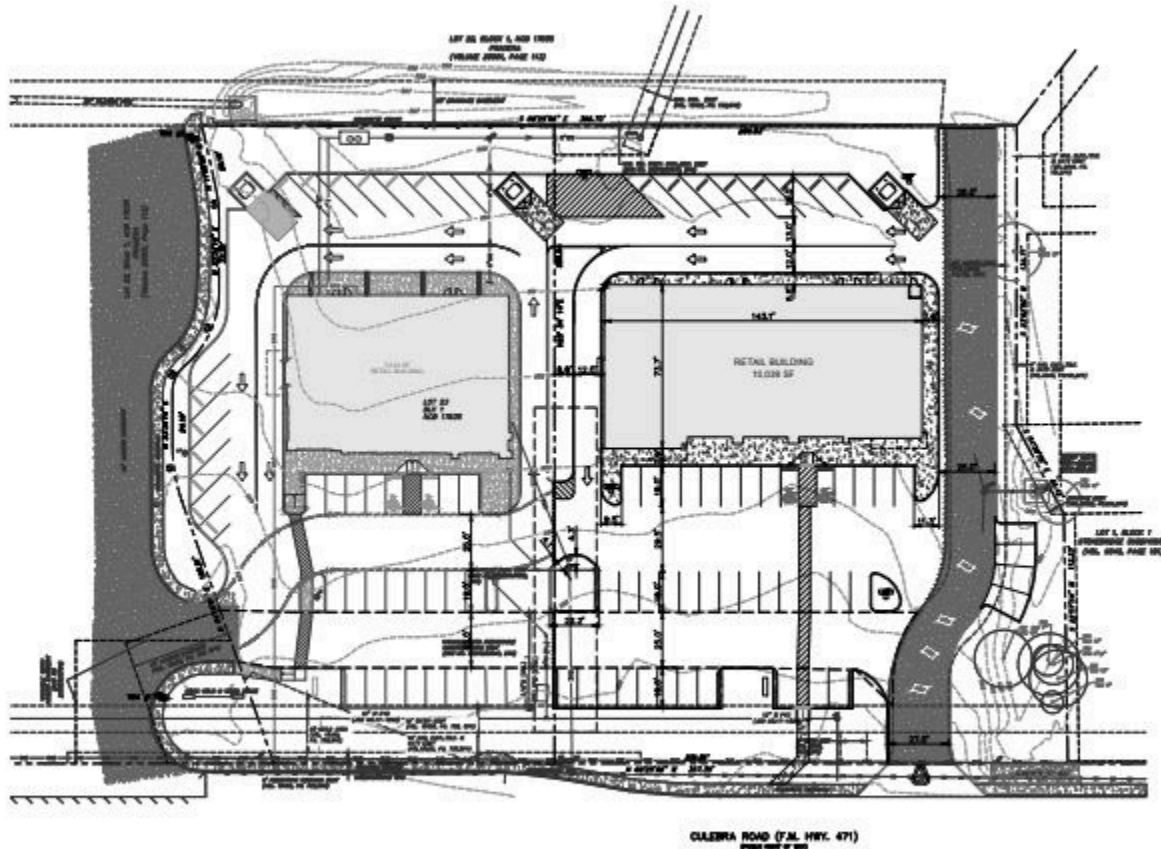
Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



SITE PLAN

11647 Culebra Rd, San Antonio, 78253





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:

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

ABROKER'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 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.

PF Properties	592395	sferris@pfproperties.net	(210)824-3323
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	LicenseNo.	Email	Phone
Sean Ferris	671522	sferris@pfproperties.net	(210)428-0204
Designated Broker of Firm	LicenseNo.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	LicenseNo.	Email	Phone
Sean Ferris	671522	sferris@pfproperties.net	(210)428-0204
Sales Agent/Associate's Name	LicenseNo.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov

Regulated by the Texas Real Estate Commission

