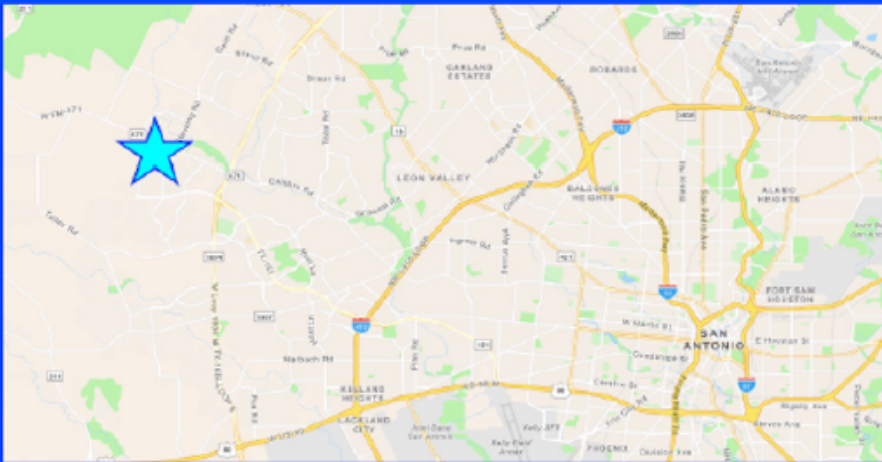


KEYSTONE ON CULEBRA RETAIL CENTER

13040 Culebra Road, SATX 78253

Prime Retail in Booming Far West SA - 2024Q4 Delivery



Rates: Contact Broker

Space Available: 1,250-7,480 RSF

Property Highlights

- New 11,098 SF retail development
- Now pre-leasing for 2024 Q4 Shell Delivery to Tenants
- Located on SWC of Culebra Road & Gass Road in Far West San Antonio
- Permitted uses based on COSA C-3 Zoning
- High traffic area with growing population and strong demographics suitable for vast range of retail options
- Call A.J. Murphy (512-640-9984) for more information



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Sean Ferris, CCIM
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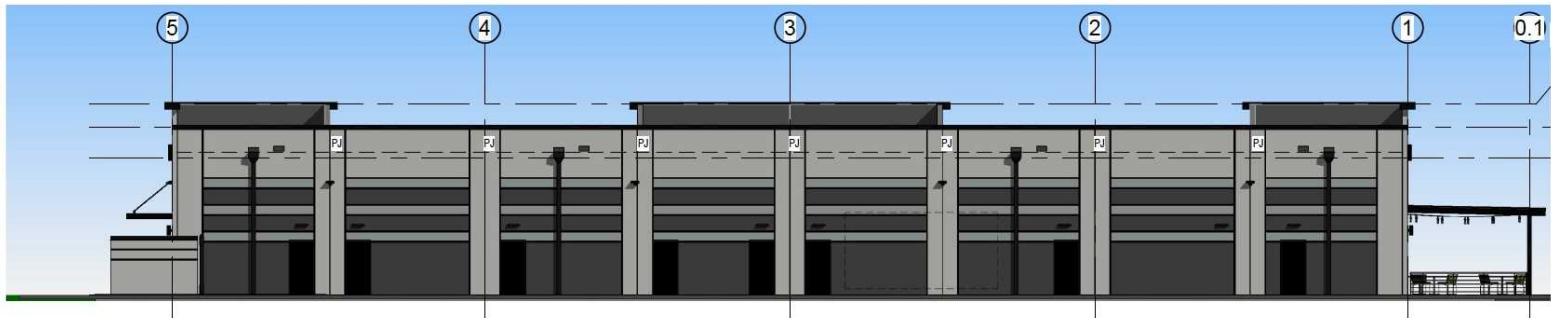
PROPERTY SUMMARY

Culebra & Gass Retail
13040 Culebra Road | San Antonio, TX 78253



NORTH ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

Property Summary

| | |
|----------------|--|
| Available RSF: | 1,250 - 7,480 |
| Building Size: | 11,098 SF |
| Lease Rate: | Contact Broker |
| Lot Size: | 1.5 Acres |
| Parking Ratio: | 8/1,000 SF |
| Type: | Retail |
| Zoning: | OCL (Deed Restricted to COSA C-3 Permitted Uses) |
| Sprinklers: | Yes |

Property Overview

New construction retail center with an estimated shell delivery to tenants in Q4 of 2024. Ideal location suitable for a tenant mix that is seeking to service the desirable Culebra & 1604 market, including general retail, QSR, medical, and office uses.

With permitted uses based on City of San Antonio C-3 Zoning, this development is well suited for a wide range of retail uses. The surrounding population and household income growth rates continue to steadily rise.

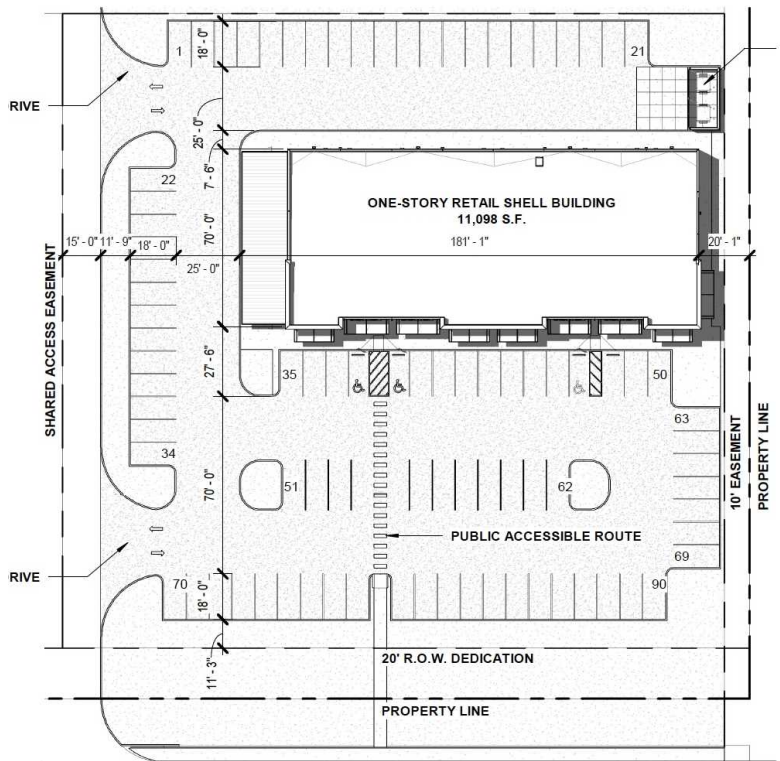
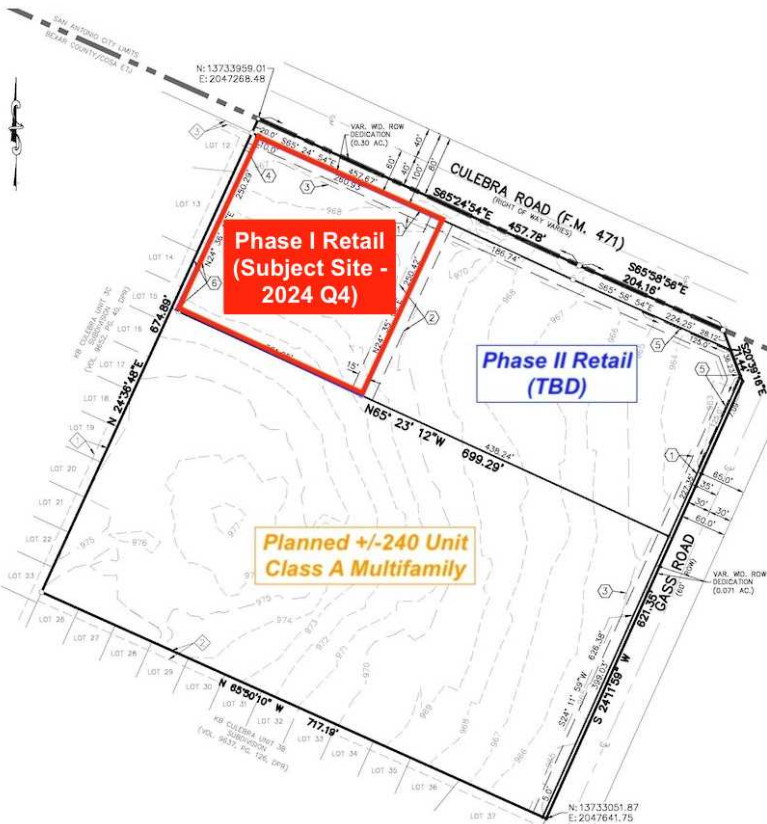
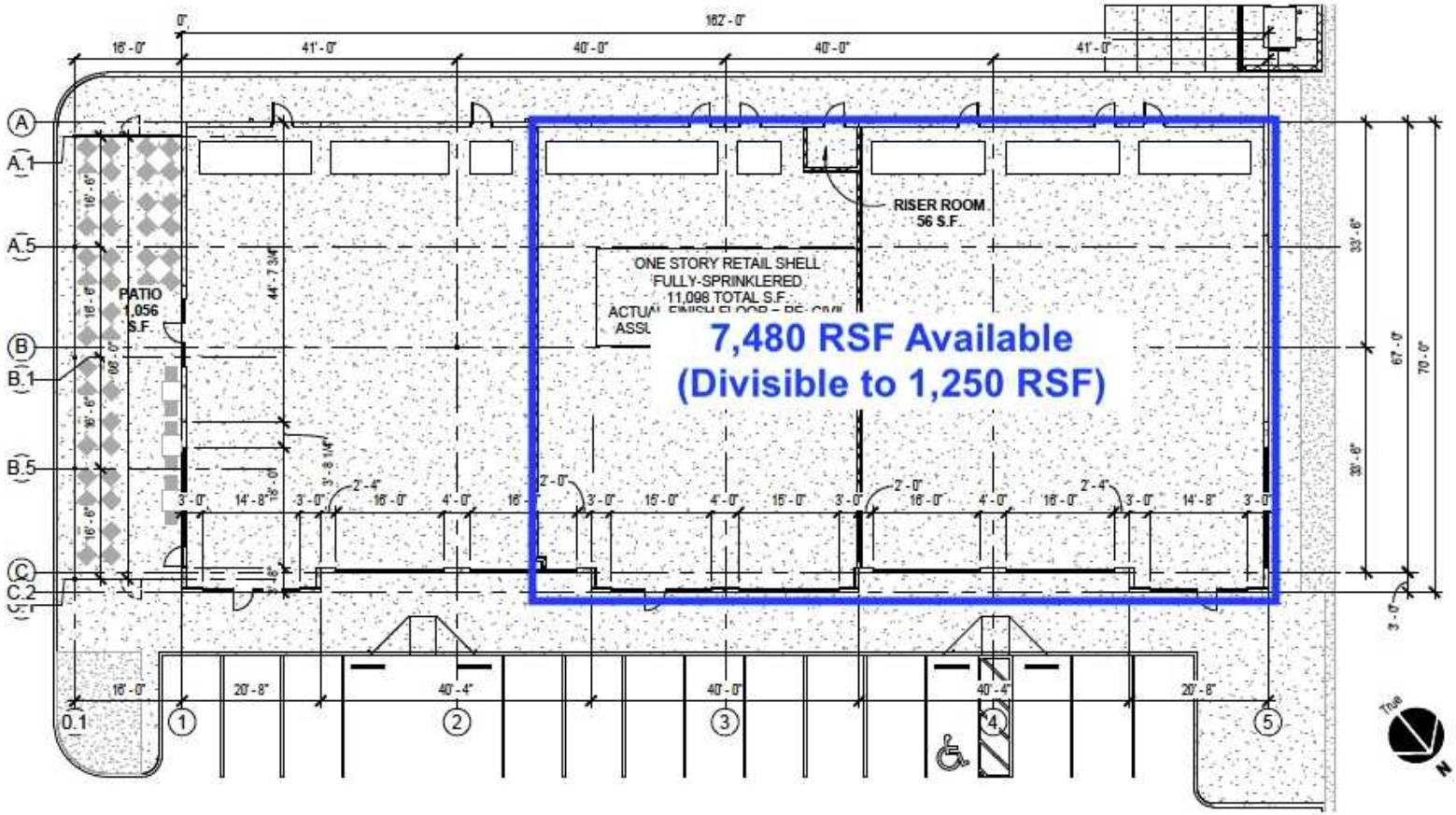
This retail center will be the first of a two phase retail development. There is a planned +/-240 unit Class A multifamily development immediately behind the site. A shared access drive between Phase I and Phase II retail centers will lead to the multifamily development.

Location Overview

Located on Culebra Road at the southwest corner of the Culebra Rd & Gass Road intersection just outside of Loop 1604 in the thriving Far West San Antonio.

SITE PLAN

Culebra & Gass Retail
13040 Culebra Road | San Antonio, TX 78253



CULEBRA ROAD

Keystone on Culebra (13040 Culebra Rd, SATX 78253)
Ring of 3 miles

Up and Coming Families

Dominant Tapestry Segment

KEY FACTS



91,953

Total Population



\$313,083

Median Home Value



729

Businesses



59,103

Daytime Population



37.3

Median Age



7.80%

2020-2023
Pop Growth Rate



\$43,152

Per Capita Income



3.0

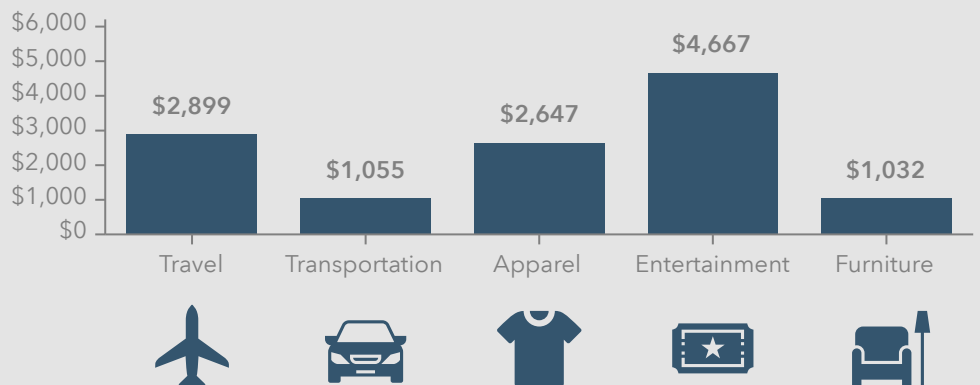
Avg Household Size



\$106,669

Median Household Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023).

© 2024 Esri

Spending facts are average annual dollars per household



Executive Summary

13040 Culebra Rd, San Antonio, Texas, 78253
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.51089
Longitude: -98.75235

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2010 Population | 1,008 | 26,297 | 83,805 |
| 2020 Population | 6,975 | 72,034 | 143,999 |
| 2023 Population | 8,254 | 91,953 | 168,157 |
| 2028 Population | 9,705 | 113,721 | 200,160 |
| 2010-2020 Annual Rate | 21.34% | 10.60% | 5.56% |
| 2020-2023 Annual Rate | 5.32% | 7.80% | 4.89% |
| 2023-2028 Annual Rate | 3.29% | 4.34% | 3.55% |
| 2020 Male Population | 49.1% | 48.8% | 48.6% |
| 2020 Female Population | 50.9% | 51.2% | 51.4% |
| 2020 Median Age | 32.5 | 32.4 | 33.3 |
| 2023 Male Population | 49.1% | 49.3% | 49.0% |
| 2023 Female Population | 50.9% | 50.7% | 51.0% |
| 2023 Median Age | 35.9 | 37.3 | 36.2 |

In the identified area, the current year population is 168,157. In 2020, the Census count in the area was 143,999. The rate of change since 2020 was 4.89% annually. The five-year projection for the population in the area is 200,160 representing a change of 3.55% annually from 2023 to 2028. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 36.2, compared to U.S. median age of 39.1.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2023 White Alone | 43.3% | 44.7% | 44.3% |
| 2023 Black Alone | 11.2% | 10.0% | 8.9% |
| 2023 American Indian/Alaska Native Alone | 1.1% | 0.9% | 1.0% |
| 2023 Asian Alone | 5.2% | 5.2% | 4.5% |
| 2023 Pacific Islander Alone | 0.4% | 0.3% | 0.2% |
| 2023 Other Race | 11.0% | 11.7% | 12.9% |
| 2023 Two or More Races | 27.9% | 27.2% | 28.3% |
| 2023 Hispanic Origin (Any Race) | 51.9% | 51.4% | 55.4% |

Persons of Hispanic origin represent 55.4% of the population in the identified area compared to 19.4% 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 84.7 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|--------|--------|--------|
| 2023 Wealth Index | 166 | 138 | 120 |
| 2010 Households | 306 | 8,760 | 27,474 |
| 2020 Households | 1,962 | 23,648 | 47,518 |
| 2023 Households | 2,403 | 30,184 | 55,596 |
| 2028 Households | 2,852 | 38,242 | 67,486 |
| 2010-2020 Annual Rate | 20.42% | 10.44% | 5.63% |
| 2020-2023 Annual Rate | 6.44% | 7.80% | 4.95% |
| 2023-2028 Annual Rate | 3.49% | 4.85% | 3.95% |
| 2023 Average Household Size | 3.43 | 3.05 | 3.02 |

The household count in this area has changed from 47,518 in 2020 to 55,596 in the current year, a change of 4.95% annually. The five-year projection of households is 67,486, a change of 3.95% annually from the current year total. Average household size is currently 3.02, compared to 3.03 in the year 2020. The number of families in the current year is 43,217 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 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Executive Summary

13040 Culebra Rd, San Antonio, Texas, 78253
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.51089
Longitude: -98.75235

| | 1 mile | 3 miles | 5 miles |
|-------------------------------------|-----------|-----------|-----------|
| Mortgage Income | | | |
| 2023 Percent of Income for Mortgage | 16.5% | 17.6% | 16.6% |
| Median Household Income | | | |
| 2023 Median Household Income | \$120,160 | \$106,669 | \$101,408 |
| 2028 Median Household Income | \$124,964 | \$111,958 | \$106,781 |
| 2023-2028 Annual Rate | 0.79% | 0.97% | 1.04% |
| Average Household Income | | | |
| 2023 Average Household Income | \$155,377 | \$132,598 | \$124,306 |
| 2028 Average Household Income | \$167,784 | \$147,418 | \$138,781 |
| 2023-2028 Annual Rate | 1.55% | 2.14% | 2.23% |
| Per Capita Income | | | |
| 2023 Per Capita Income | \$47,717 | \$43,152 | \$41,127 |
| 2028 Per Capita Income | \$52,635 | \$49,007 | \$46,826 |
| 2023-2028 Annual Rate | 1.98% | 2.58% | 2.63% |
| GINI Index | | | |
| 2023 Gini Index | 24.9 | 30.9 | 32.1 |

Households by Income

Current median household income is \$101,408 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$106,781 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$124,306 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$138,781 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$41,127 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$46,826 in five years, compared to \$47,525 for all U.S. households

| | | | |
|------------------------------------|-------|--------|--------|
| Housing | | | |
| 2023 Housing Affordability Index | 126 | 119 | 126 |
| 2010 Total Housing Units | 359 | 9,187 | 28,621 |
| 2010 Owner Occupied Housing Units | 292 | 7,176 | 22,154 |
| 2010 Renter Occupied Housing Units | 18 | 1,583 | 5,321 |
| 2010 Vacant Housing Units | 53 | 427 | 1,147 |
| 2020 Total Housing Units | 2,107 | 25,228 | 50,124 |
| 2020 Owner Occupied Housing Units | 1,718 | 18,274 | 36,479 |
| 2020 Renter Occupied Housing Units | 244 | 5,374 | 11,039 |
| 2020 Vacant Housing Units | 123 | 1,560 | 2,588 |
| 2023 Total Housing Units | 2,530 | 32,414 | 59,245 |
| 2023 Owner Occupied Housing Units | 2,250 | 24,635 | 44,174 |
| 2023 Renter Occupied Housing Units | 153 | 5,549 | 11,422 |
| 2023 Vacant Housing Units | 127 | 2,230 | 3,649 |
| 2028 Total Housing Units | 2,949 | 40,510 | 71,422 |
| 2028 Owner Occupied Housing Units | 2,700 | 32,650 | 55,112 |
| 2028 Renter Occupied Housing Units | 153 | 5,592 | 12,374 |
| 2028 Vacant Housing Units | 97 | 2,268 | 3,936 |

Socioeconomic Status Index

| | | | |
|---------------------------------|------|------|------|
| 2023 Socioeconomic Status Index | 63.7 | 57.5 | 55.3 |
|---------------------------------|------|------|------|

Currently, 74.6% of the 59,245 housing units in the area are owner occupied; 19.3%, renter occupied; and 6.2% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 50,124 housing units in the area and 5.2% vacant housing units. The annual rate of change in housing units since 2020 is 5.28%. Median home value in the area is \$279,936, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 3.10% annually to \$326,113.

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 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 | License No. | Email | Phone |
| Sean Ferris | 671522 | sferris@pfproperties.net | (210)428-0204 |
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| Sean Ferris | 671522 | sferris@pfproperties.net | (210)428-0204 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| A.J. Murphy | 743437 | ajmurphy@pfproperties.net | (512)640-9984 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

PF Properties, 901 NE Loop 410 Ste 830 San Antonio TX 78209
Sean Ferris

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IABS 1-0 Date

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