



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.

*13722 Old FM 471 W. San Antonio, TX 78253*

**CHRIS CAMPBELL**

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Realty Executives of San Antonio

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.

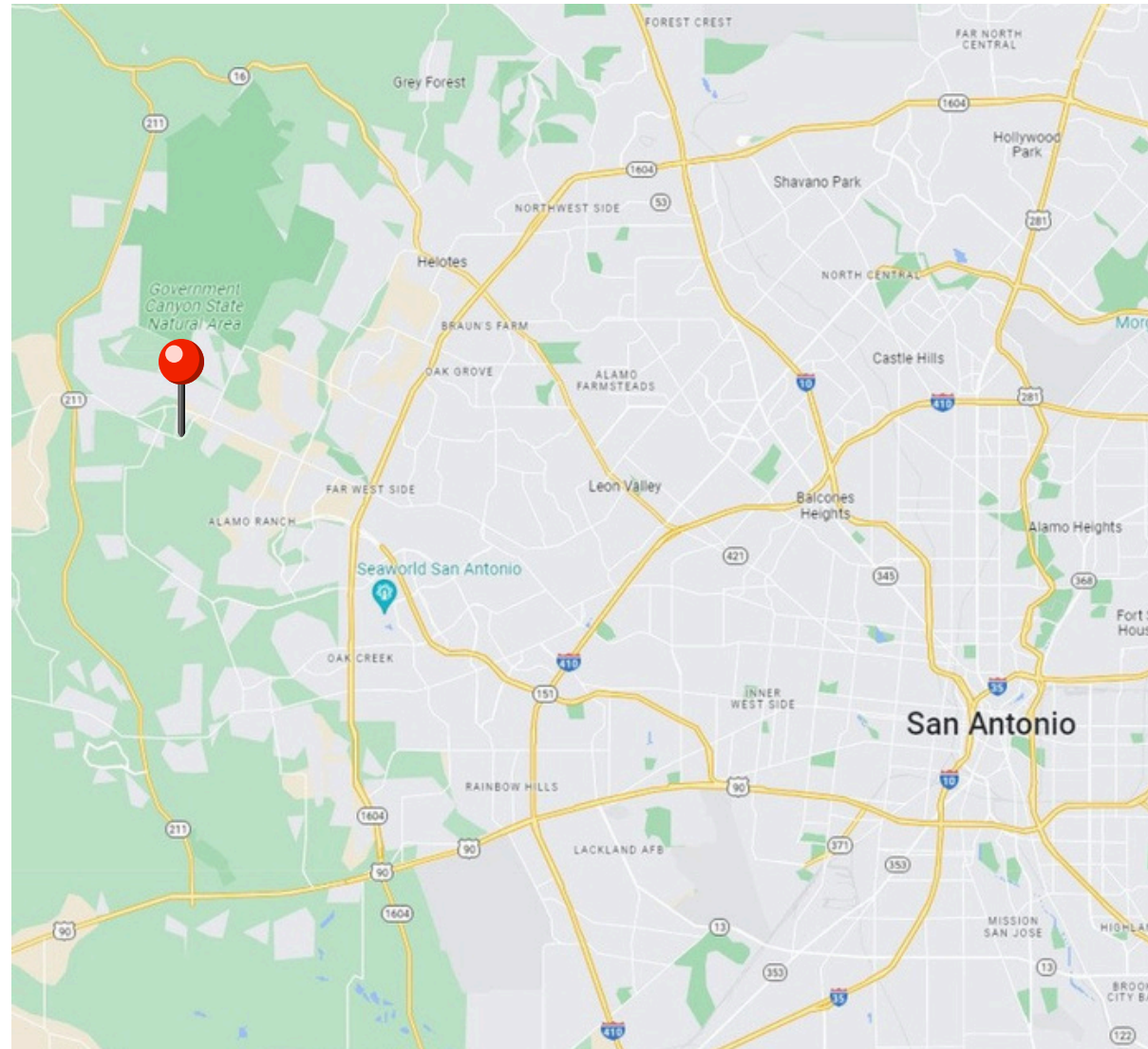
With **Misty Baker** at the helm of this project, the community couldn't have hoped for a better developer. Her unwavering commitment to bringing a sustainable and aesthetically pleasing building to the area is truly commendable. Backed by her wealth of experience and expertise, the area is set to reap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



# FOR LEASE

|                 |                          |
|-----------------|--------------------------|
| LOT SIZE:       | +/- 3 Acres              |
| UTILITIES:      | Available To Site        |
| BUILDING SIZE:  | +/- 34,100 SF            |
| AVAILABLE SIZE: | +/- 1,780 SF to 8,148 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
- **Call for pricing and availability.**



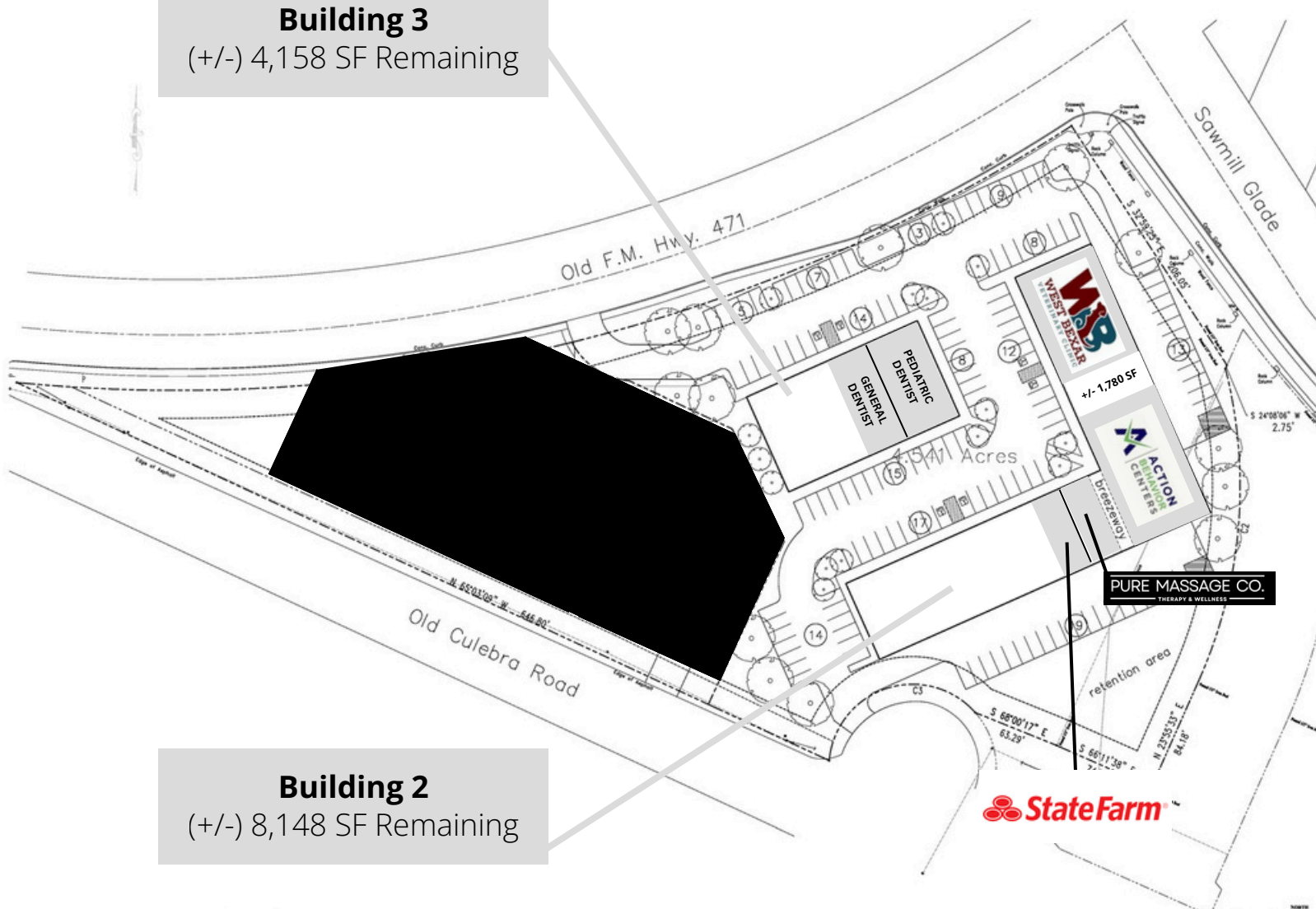
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# SITE MAP

**Building 3**  
(+/-) 4,158 SF Remaining

**Building 2**  
(+/-) 8,148 SF Remaining



**The Shops of Sawmill Glade**

FM 471 & Sawmill Glade Road  
San Antonio, Texas 78253

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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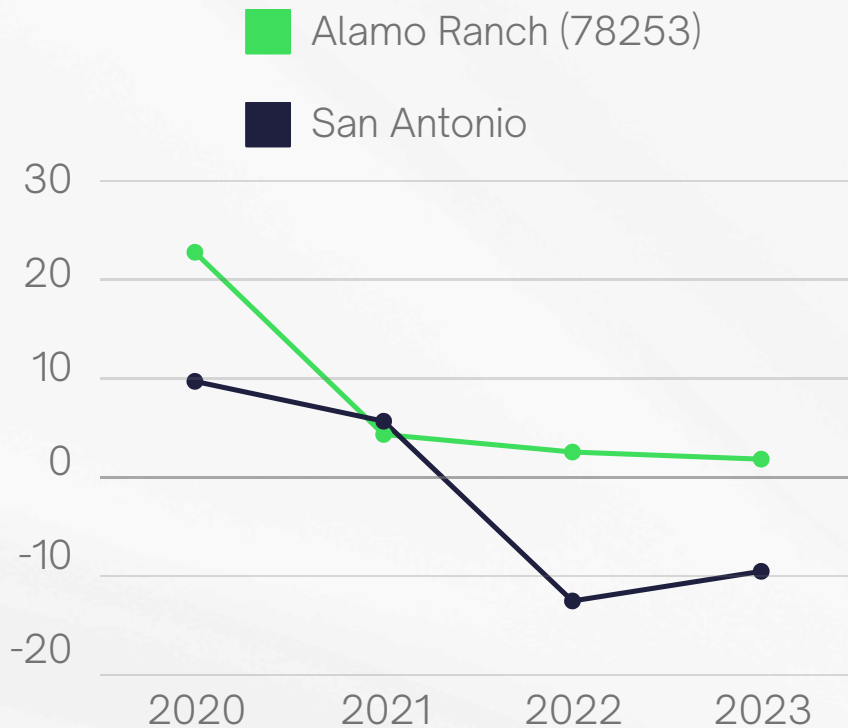


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# GROWTH

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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%

Source: NAR RPR

- 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: SABOR MLS

- CoStar research estimates a 14.7% growth within a mile of our location by 2027.

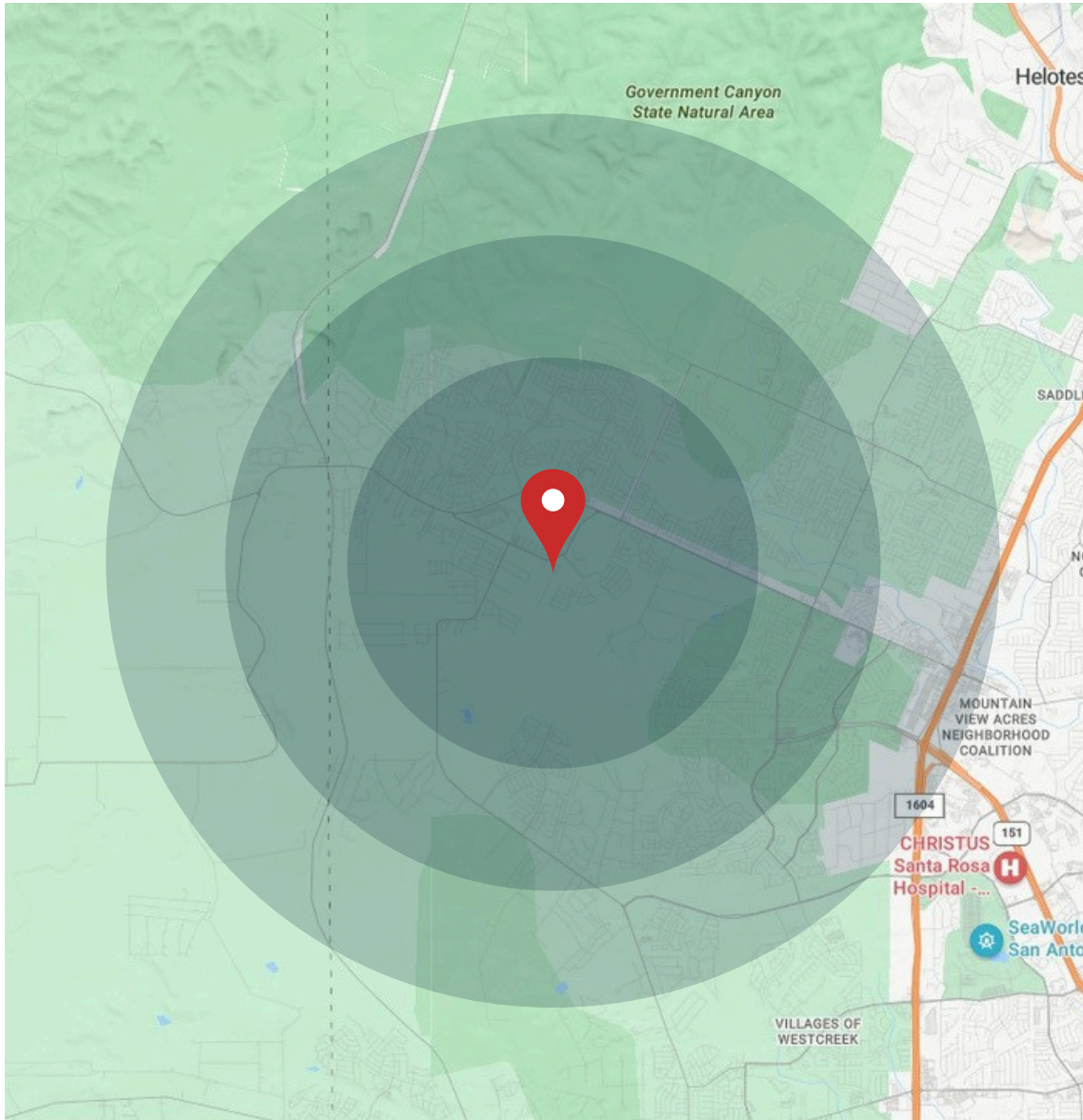
Source: CoStar Research. See Page 6 - Demographics

- 59% of the population in Alamo Ranch owns their property vs 52% for all of San Antonio.

Source: NAR RPR

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# DEMOGRAPHICS



## Population

|                             | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|--------|---------|---------|
| 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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