



COMMERCIAL

FOR LEASE

The Shops at Sawmill Glade

13772 Old FM 471 W, San Antonio, TX 78253

Brand new mixed retail, medical, and professional office shell space in the booming Alamo Ranch area. Limited space remaining. See inside for more information.



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PRICING: By Request

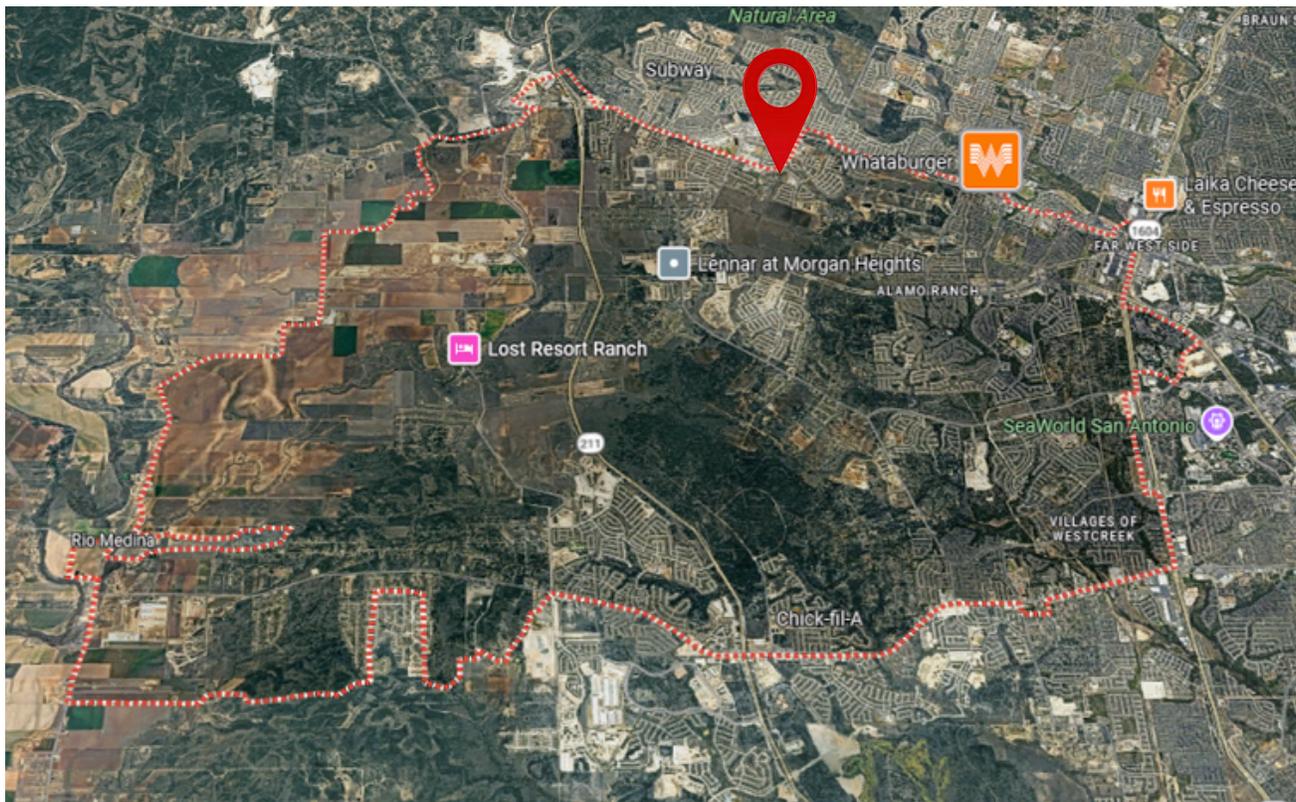
LEASE TYPE: NNN

- **Year Built:** 2025
- **Total SF:** (+/-) 34,100
- **Buildings:** 3
- **Stories:** 1
- **Zoning:** OCL
- **Lot Size:** (+/-) 3 Acres
- **Parking:** 5:1,000
- **Condition:** Shell
- **Prime Location**
- **Modern Aesthetic**
- **Limited Space Remaining**
- **Incentives Available**



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78253 is one of the fastest-growing areas in San Antonio, fueled by a massive push by subdivision developers and new home builders, investment into newer schools by NISD and Alamo Colleges, and the large, sustained, and continuing growth in population.



Population increased **over 50%** between 2018 and 2023.

According to the most recent US Census Data. There have been no signs of this trend slowing down anytime soon.



New Housing has outpaced the rest of San Antonio.

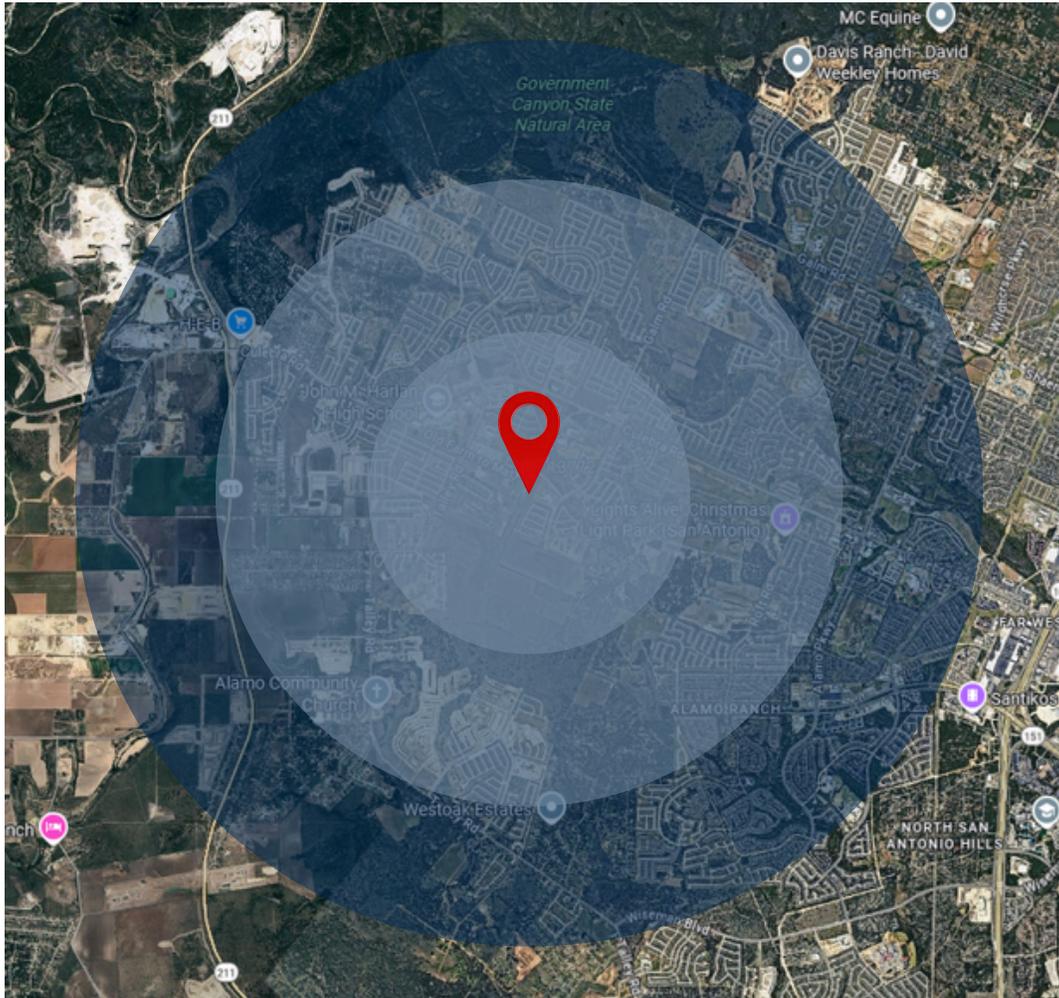
78253 has produced **roughly 20% more new home sales annually** than the whole of San Antonio has for the past 4 years.

Source: SABOR MLS



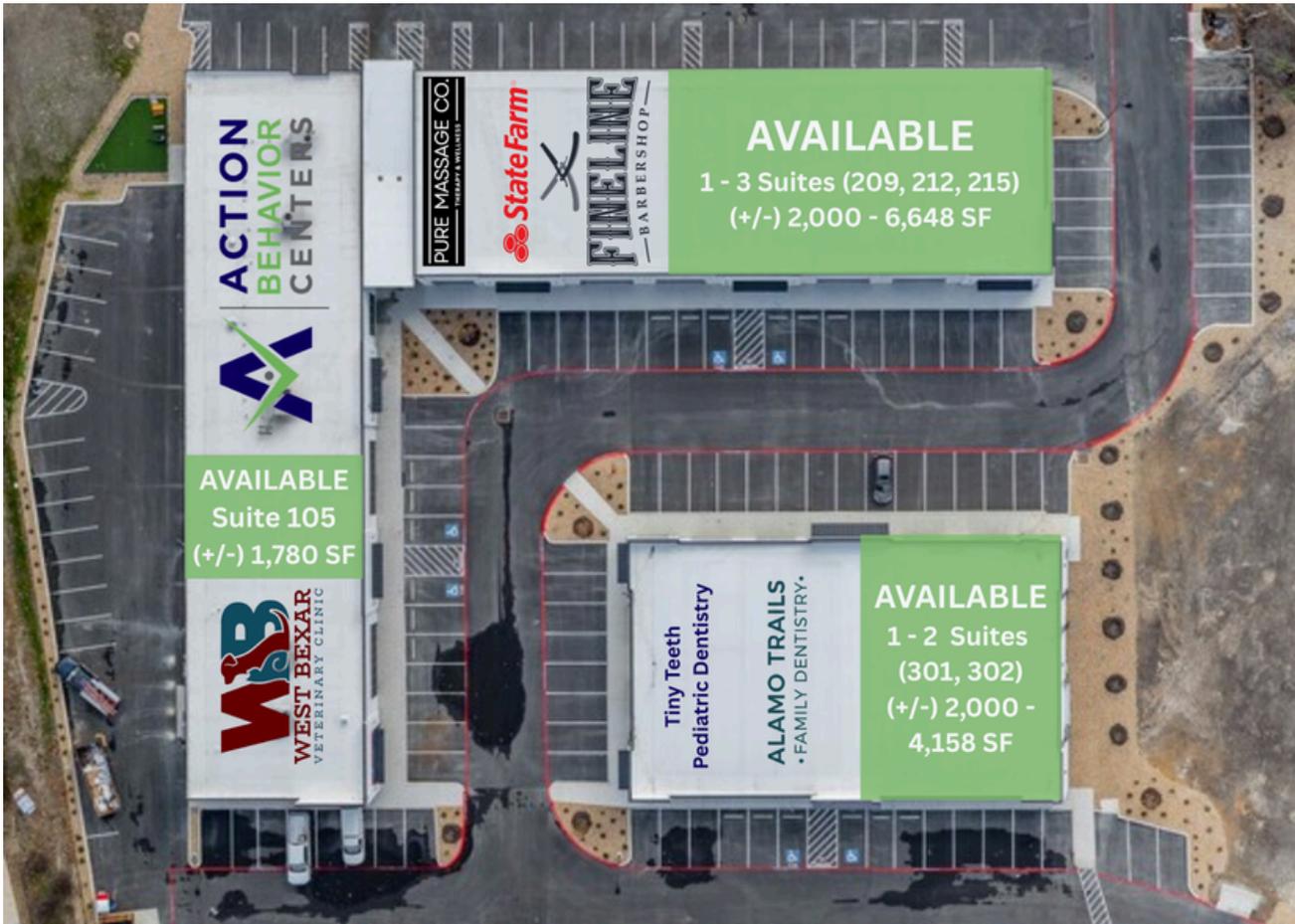
Student count within 1.5 miles of this location is **7,500+**

There are 4 newer NISD schools within a half mile of us and 6 within 1.5 miles, with a total student count (PK-12) of over 7,500. Katie Reed Elementary is our next-door neighbor.



	1 MILE	3 MILES	5 MILES
POPULATION			
2022 Total Population	9,938	70,257	210,747
2027 Projection	11,396	77,700	228,955
Growth Est. 2022-2027	14.67%	10.59%	8.64%
2010 Census	4,183	47,320	167,370
HOUSEHOLDS			
2022 Total Households	1,209	6,162	20,959
Growth Est. 2022-2027	3.3%	3.0%	2.5%
Med Household Income	\$105,405	\$103,741	\$95,906
Avg Household Size	3.1	3.0	3.0
Avg 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 @ Kallison Rd	10,962 vpd		
Old FM 471 @ Talley Rd	5,573 vpd		

Source: CoStar



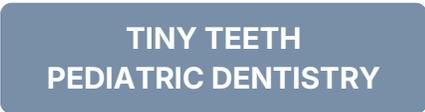
Available Suites



Current Tenants



ALAMO TRAILS
• FAMILY DENTISTRY •





Take advantage of this location while there is still space remaining. Call or email for immediate assistance.

Use this QR Code to visit our website for all kinds of helpful information about Alamo Ranch and these new buildings. Click the share button at the top of the page to quickly and easily put it in front of your friends or colleagues.



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