



COMMERCIAL

FOR LEASE
OR
FOR SALE

Wild Pine - Phase 2 (Buildings 3 & 4)

11207 Wild Pine, 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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WILD PINE - PHASE 2

11207 Wild Pine, San Antonio, TX 78253

PRICING: By Request

LEASE TYPE: NNN

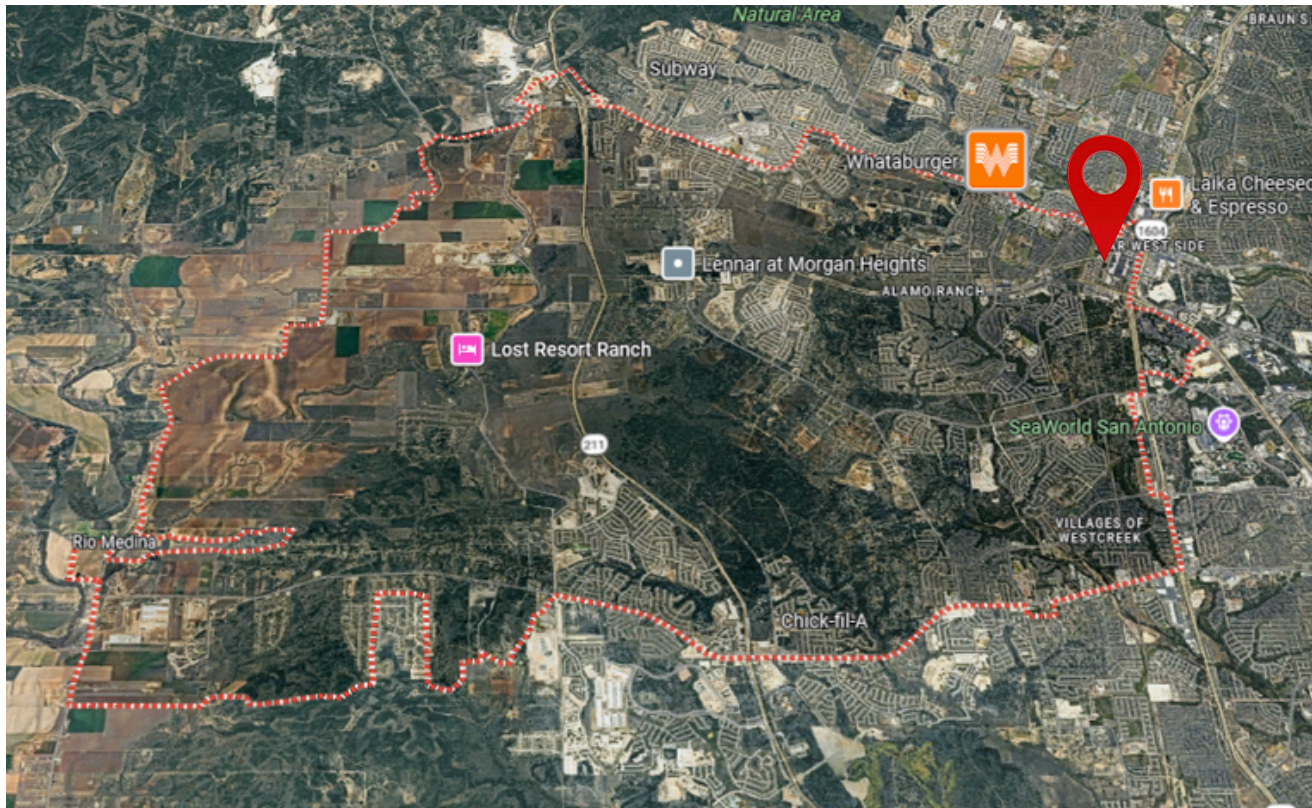
CONDO ASSOCIATION

- **Year Built:** 2025
- **Total SF:** (+/-) 26,400
- **Buildings:** 2
- **Stories:** 1
- **Zoning:** OCL
- **Lot Size:** (+/-) 2 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.

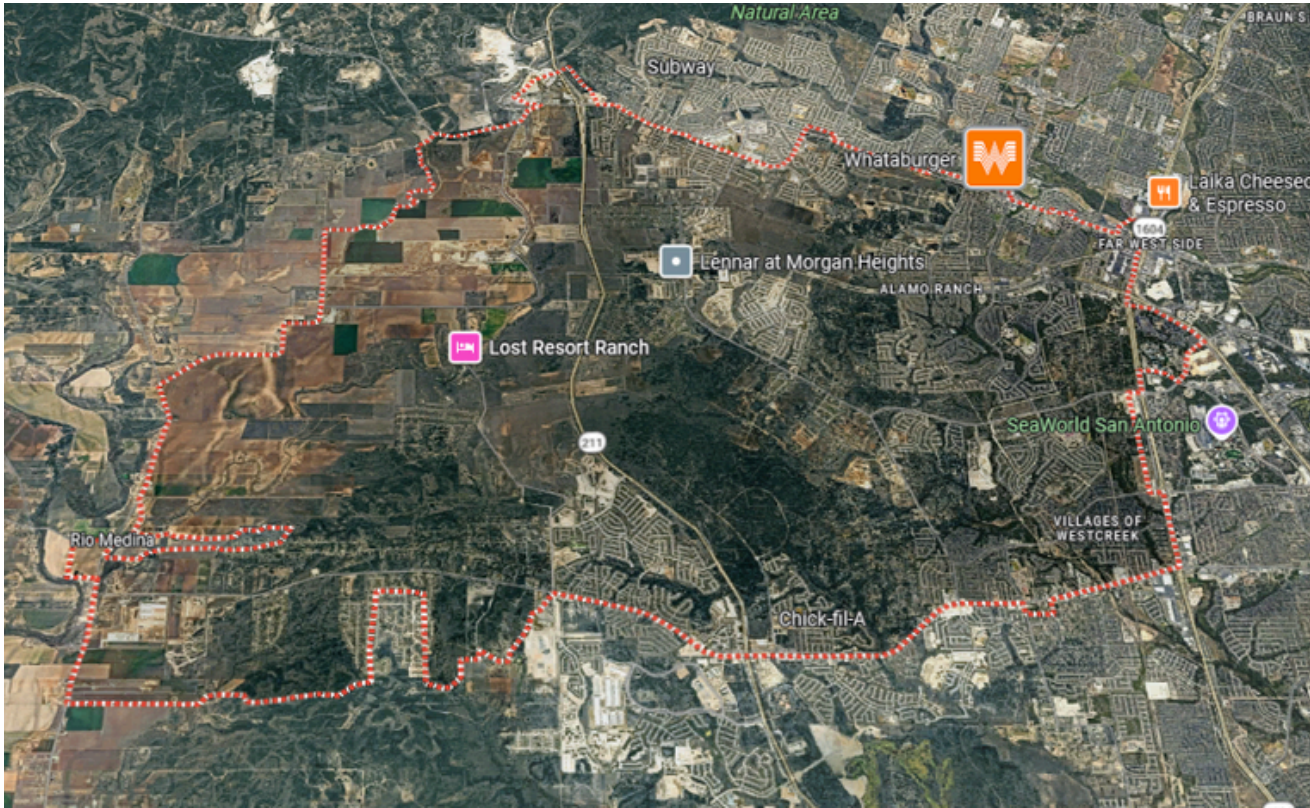
78253 has produced **roughly 20% more new home sales annually** than the whole of San Antonio has for the past 4 years.

Source: SABOR MLS



Student count within 1.5 miles of this location is **5,700+**

There are 4 established NISD Schools close to this location. The total student count estimate between these 4 schools is 5,700 + (PK-12).



POPULATION

2024 Total Population	88,680
2029 Projection	112,750
Growth Est. 2024-2029	27.14%
2024 Census	88,680

HOUSEHOLDS

2024 Total Households	78,810
Growth Est. 2022-2027	3.3%
Med Household Income	\$111,900
Avg Household Size	3.04
Median Age	33.9

#1 - Up and Coming Families

HOUSING

Median Home Value	\$339,870
Median Year Built	2010

DAYTIME EMPLOYMENT

Total Businesses	1,063
Total Employees	9,040

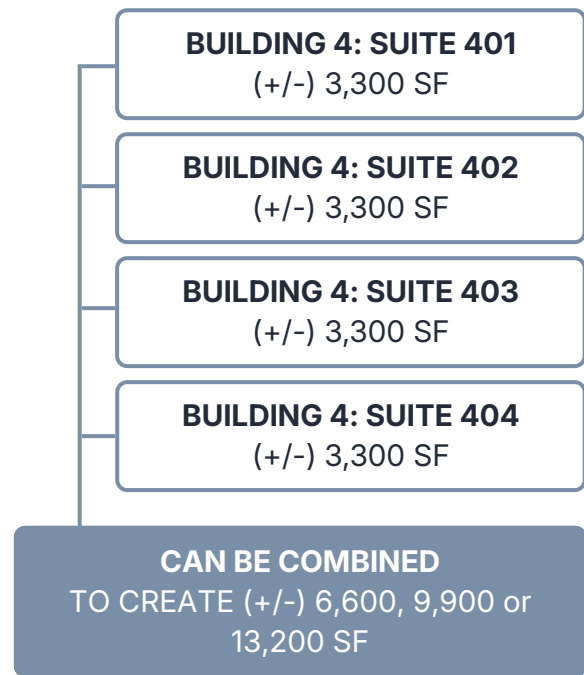
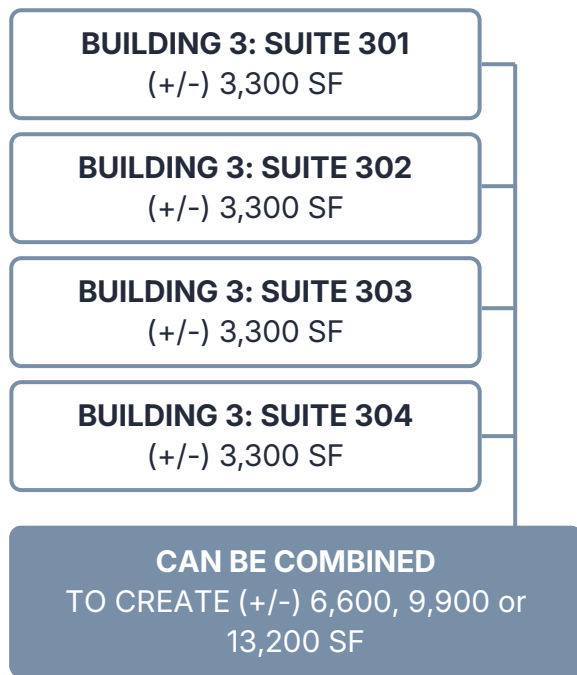
VEHICLE TRAFFIC

Culebra @ 1604	43,886 vpd
@ Westwood Loop	15,515 vpd



Available Suites

View the interactive 3D rendering on the website.



Current Tenants

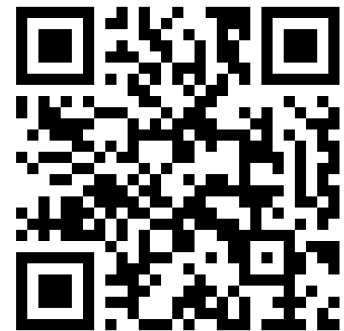


ENDODONTIST



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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