

KEYSTONE ON CULEBRA RETAIL CENTER

13040 Culebra Road, SATX 78253

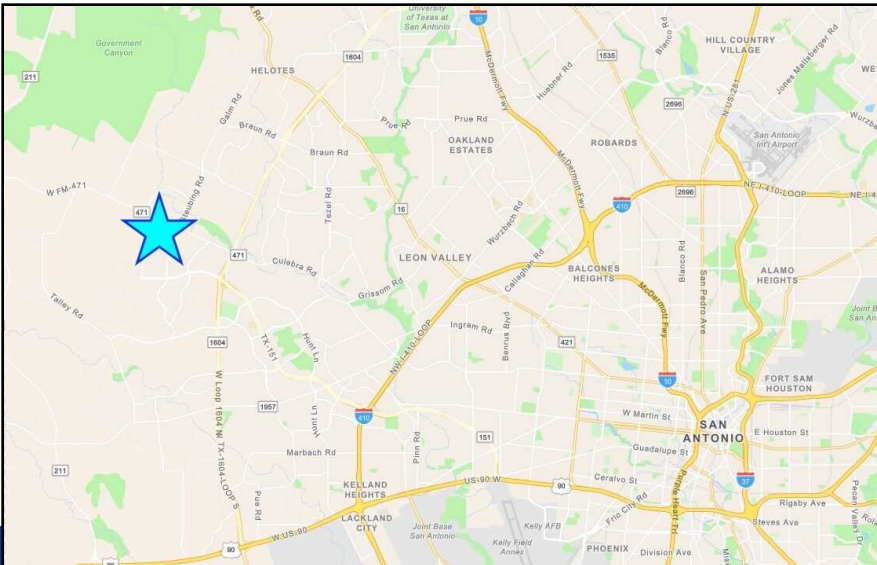
Retail Center at Culebra & Gass Rd | Phase II Pre-Leasing Now | Q1 2026 Delivery



Phase I: 11,098 Leases Pending
Phase II: Available 1,000SF - 20,000 SF

Property Highlights

- End Cap with Drive-Thru Available – perfect for QSR or convenience-focused retail
- Prime Corner Location at high-traffic intersection of Culebra Rd & Gass Rd
- Shared Access with Planned 240-Unit Class A Multifamily Community
- Shell Delivery Estimated Q1 2026
- High Visibility and Accessibility along major commercial corridor
- Call Sean Ferris (210-428-0204) for more information



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PROPERTY SUMMARY

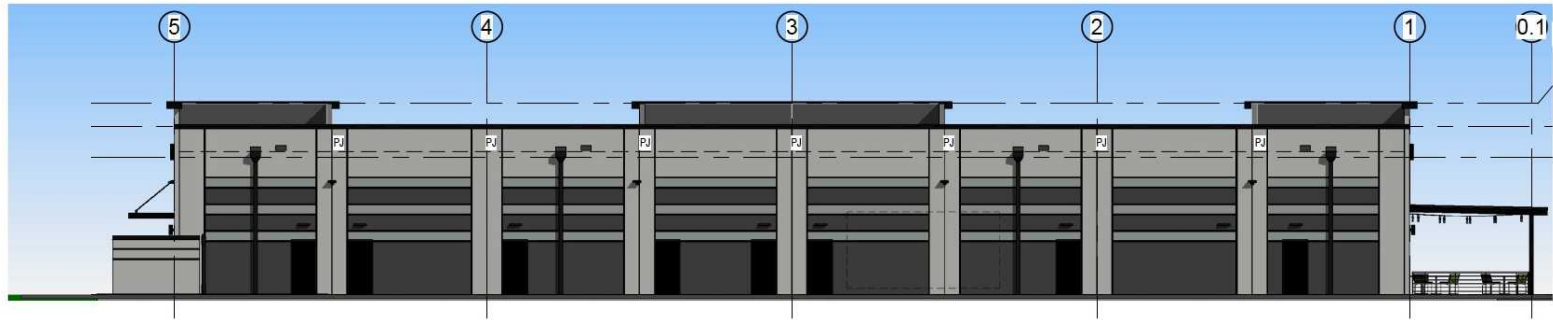
Culebra & Gass Retail
13040 Culebra Road | San Antonio, TX 78253

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NORTH ELEVATION

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



SOUTH ELEVATION

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

Property Summary

Available RSF:	1,000SF - 20,000 SF
Building Size:	20,000 SF
Lease Rate:	Contact Broker
Type:	Retail
Zoning:	OCL (Deed Restricted to COSA C-3 Permitted Uses)
Sprinklers:	Yes
Estimated Shell Delivery:	1st Quarter 2026

Property Overview

New retail development at the prominent corner of Culebra Road and Gass Road, ideally positioned to serve the high-demand Culebra & Loop 1604 corridor. Suitable for a mix of retail, QSR, medical, and office users.

Phase I: 11,098 SF – Leases Pending

Phase II: 1,000–20,000 SF Available

End Cap with Drive-Thru Available

Estimated Shell Delivery: Q1 2026

Zoned C-3 (City of San Antonio), allowing a broad range of commercial uses. Located in a rapidly growing area with strong population and income growth. A planned ±240-unit Class A multifamily development directly behind the site will be connected via a shared access drive between Phase I and II.

Location Overview

Prominently located on Culebra Road at the southwest corner of Culebra Rd and Gass Rd, just outside Loop 1604 in San Antonio's rapidly growing Far West Side.

PROPERTY PHOTOS

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

03



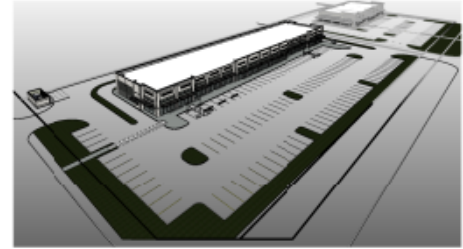
PROPERTY PHOTOS

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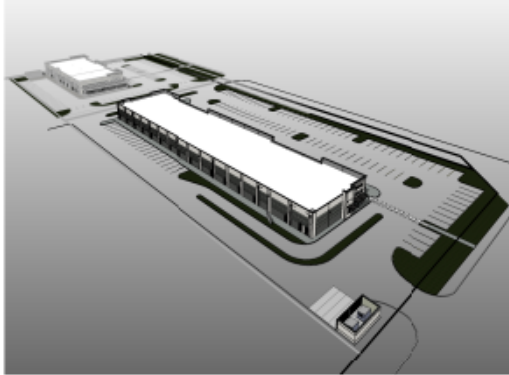
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SOUTHEAST VIEW



BIRD'S EYE VIEW @ FRONT



BIRD'S EYE VIEW @ DRIVE THRU



SOUTHWEST VIEW



NORTHEAST VIEW



GASS ROAD RETAIL - BLDG 22k

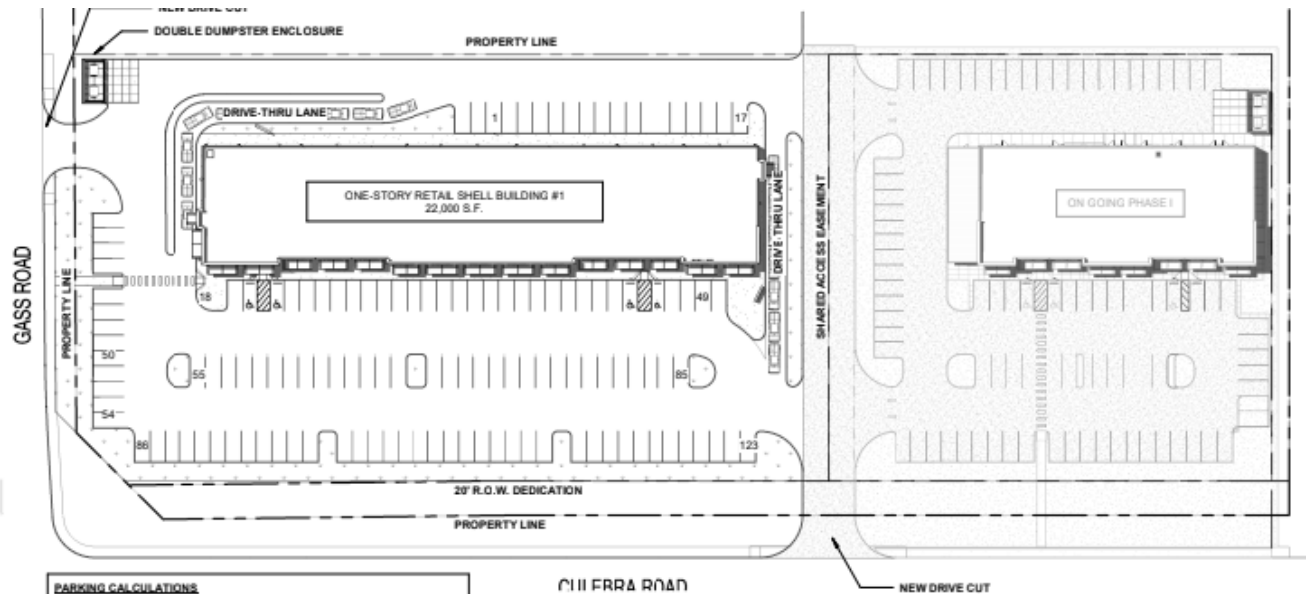
GASS RD. & CULEBRA RD.
SAN ANTONIO, TX 78253

SCHEMATIC PERSPECTIVE

project #: 21.178

6.23.25

A1.0



PARKING CALCULATIONS

ONE - STORY RETAIL SHELL BLDG.	24,004 S.F.
TOTAL PARKING:	123 STALLS (1:195 RATIO)
TOTAL H/C STALLS REQ'D:	5 STALLS (1 VAN)
TOTAL H/C PROVIDED:	5 STALLS (2 VAN)
6,000 SF. RESTAURANT / 100:	60 STALLS
18,004 SF. RETAIL / 300:	60 STALLS



GASS ROAD RETAIL - BLDG 22k

GASS RD. & CULEBRA RD.
SAN ANTONIO, TX 78253

SCHEMATIC SITE

project #: 21.178

6.23.25

A1.1

13040 Culebra Rd, San Antonio, Texas, 78253
Ring of 3 miles



Up and Coming Families

Dominant Tapestry Segment

KEY FACTS



88,767

Total Population



\$361,268

Median Home Value



655

Businesses



55,737

Daytime Population



33.7

Median Age



7.22%

2024-2029
Pop Growth
Rate



\$44,131

Per Capita
Income



3.1

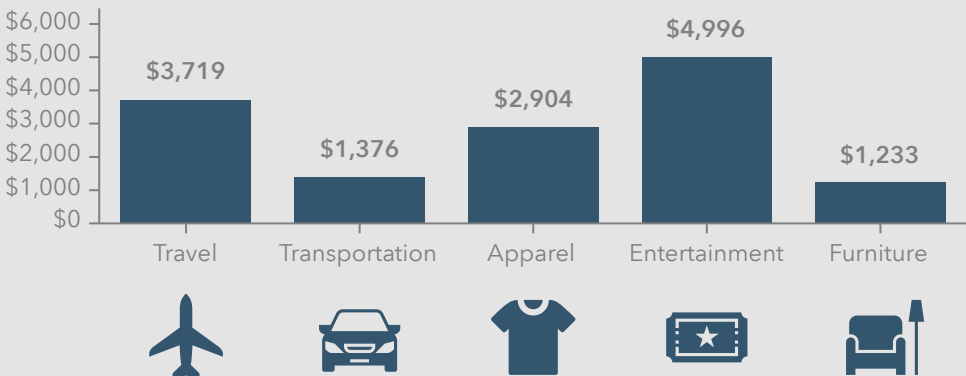
Avg Household
Size



\$111,464

Median Household
Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

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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: 29.51324
Longitude: -98.75424

	1 mile	3 miles	5 miles
Population			
2010 Population	866	23,584	76,678
2020 Population	7,554	65,995	134,578
2024 Population	8,885	88,767	163,785
2029 Population	9,528	100,880	186,771
2010-2020 Annual Rate	24.18%	10.84%	5.79%
2020-2024 Annual Rate	3.89%	7.22%	4.73%
2024-2029 Annual Rate	1.41%	2.59%	2.66%
2020 Male Population	49.1%	48.8%	48.6%
2020 Female Population	50.9%	51.2%	51.4%
2020 Median Age	32.5	32.3	33.2
2024 Male Population	49.9%	49.7%	49.6%
2024 Female Population	50.1%	50.3%	50.4%
2024 Median Age	33.7	33.7	34.4

In the identified area, the current year population is 163,785. In 2020, the Census count in the area was 134,578. The rate of change since 2020 was 4.73% annually. The five-year projection for the population in the area is 186,771 representing a change of 2.66% annually from 2024 to 2029. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 34.4, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	43.4%	44.7%	44.3%
2024 Black Alone	11.0%	9.8%	8.7%
2024 American Indian/Alaska Native Alone	1.1%	0.9%	1.0%
2024 Asian Alone	4.9%	5.1%	4.3%
2024 Pacific Islander Alone	0.4%	0.3%	0.2%
2024 Other Race	11.1%	11.7%	12.8%
2024 Two or More Races	28.2%	27.5%	28.6%
2024 Hispanic Origin (Any Race)	52.4%	51.7%	55.6%

Persons of Hispanic origin represent 55.6% 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 84.6 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	140	113	107
2010 Households	252	7,725	25,135
2020 Households	2,093	21,295	44,320
2024 Households	2,562	28,748	54,088
2029 Households	2,780	33,330	62,818
2010-2020 Annual Rate	23.58%	10.67%	5.84%
2020-2024 Annual Rate	4.87%	7.32%	4.80%
2024-2029 Annual Rate	1.65%	3.00%	3.04%
2024 Average Household Size	3.47	3.09	3.03

The household count in this area has changed from 44,320 in 2020 to 54,088 in the current year, a change of 4.80% annually. The five-year projection of households is 62,818, a change of 3.04% annually from the current year total. Average household size is currently 3.03, compared to 3.03 in the year 2020. The number of families in the current year is 41,627 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.



Executive Summary

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

Prepared by Esri
Latitude: 29.51324
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	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	17.7%	20.3%	19.5%
Median Household Income			
2024 Median Household Income	\$130,068	\$111,464	\$106,494
2029 Median Household Income	\$147,615	\$126,000	\$119,424
2024-2029 Annual Rate	2.56%	2.48%	2.32%
Average Household Income			
2024 Average Household Income	\$159,689	\$136,123	\$129,649
2029 Average Household Income	\$181,279	\$157,171	\$149,141
2024-2029 Annual Rate	2.57%	2.92%	2.84%
Per Capita Income			
2024 Per Capita Income	\$48,753	\$44,131	\$42,831
2029 Per Capita Income	\$56,361	\$51,826	\$50,160
2024-2029 Annual Rate	2.94%	3.27%	3.21%
GINI Index			
2024 Gini Index	24.6	29.8	31.4
Households by Income			

Current median household income is \$106,494 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$119,424 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$129,649 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$149,141 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$42,831 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$50,160 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	124	109	113
2010 Total Housing Units	302	8,108	26,234
2010 Owner Occupied Housing Units	242	6,355	20,301
2010 Renter Occupied Housing Units	10	1,370	4,833
2010 Vacant Housing Units	50	383	1,099
2020 Total Housing Units	2,260	22,722	46,845
2020 Owner Occupied Housing Units	1,844	16,613	34,202
2020 Renter Occupied Housing Units	249	4,682	10,118
2020 Vacant Housing Units	132	1,399	2,417
2024 Total Housing Units	2,698	30,651	57,314
2024 Owner Occupied Housing Units	2,332	23,482	43,055
2024 Renter Occupied Housing Units	230	5,266	11,033
2024 Vacant Housing Units	136	1,903	3,226
2029 Total Housing Units	2,871	35,048	66,268
2029 Owner Occupied Housing Units	2,550	27,933	51,066
2029 Renter Occupied Housing Units	230	5,397	11,752
2029 Vacant Housing Units	91	1,718	3,450
Socioeconomic Status Index			
2024 Socioeconomic Status Index	66.6	58.5	55.6

Currently, 75.1% of the 57,314 housing units in the area are owner occupied; 19.3%, renter occupied; and 5.6% 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 46,845 housing units in the area and 5.2% vacant housing units. The annual rate of change in housing units since 2020 is 4.86%. Median home value in the area is \$331,205, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.19% annually to \$387,486.

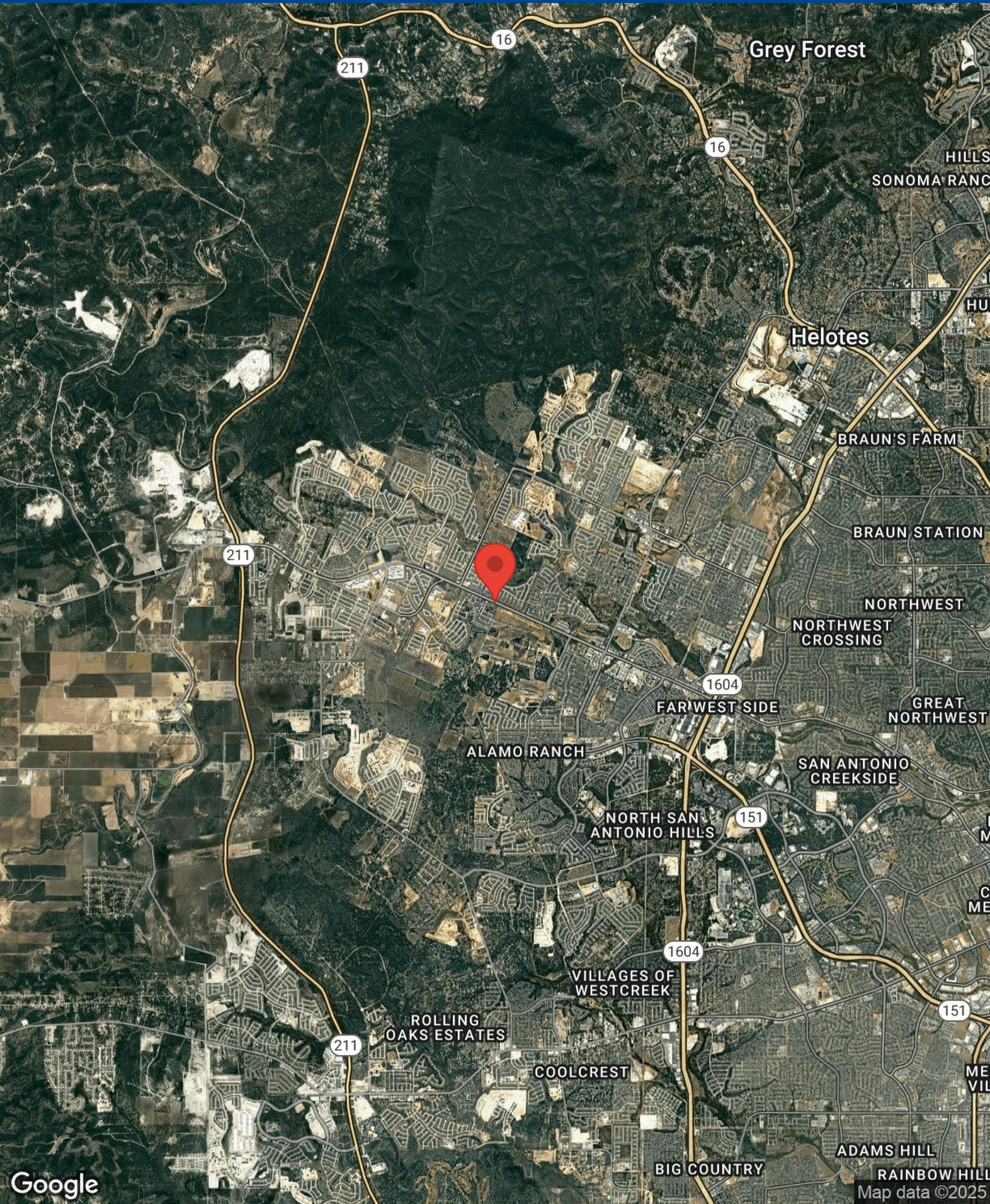
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Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

REGIONAL MAP

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

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **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:
 - 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 Licensed Broker /Broker Firm Name or Primary Assumed Business Name	592395 License No.	sferris@pfproperties.net Email	(210)824-3323 Phone
Sean Ferris Designated Broker of Firm	671522 License No.	sferris@pfproperties.net Email	(210)428-0204 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sean Ferris Sales Agent/Associate's Name	671522 License No.	sferris@pfproperties.net Email	(210)428-0204 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

TXR 2501