

**NOW LEASING**

**NEW RETAIL CENTER**



**LOCATED ALONG  
MEDINA BASE ROAD  
AND FIVE PALMS DRIVE**

# **THE SHOPS AT ELM VALLEY**

**A 15,000 SQUARE FOOT SHOPPING CENTER DEVELOPMENT WITH 2 DRIVE-THRUS**

# SHOPS AT ELM VALLEY — SITE LAYOUT

## SHOPS AT ELM VALLEY

TC Austin is pleased to present the Shops at Elm Valley on the corner of Medina Base Road and Five Palms Drive. A prime development within a high growth area and growing traffic counts.

### Retail Center Details—Tenant Construction Ready!

Building 1: 1,200—2,700 SF Still Available

**1– Drive Thru locations available**

**Rental Rates:** Drive Thru—\$25.00 PSF  
Inline Space—\$23.50 PSF

### Lease Terms

5 Year Lease Term min.

### Tenant Finish-Out Allowance

\$25.00 Finish Out Allowance, **additional TI available along with immediate access to funds when using Landlord's approved contractor.** Contact Broker for additional information.

### Exposure

The pad sites are visible from Medina Base Road & Five Palms Drive with a combined traffic count of 30,000 vehicles per day.

### Access

The site features access along Medina Based Road and Five Palms Drive. The project has shared ingress / egress throughout the entire Shopping Center. There are internal dedicated thoroughfares for easy access.

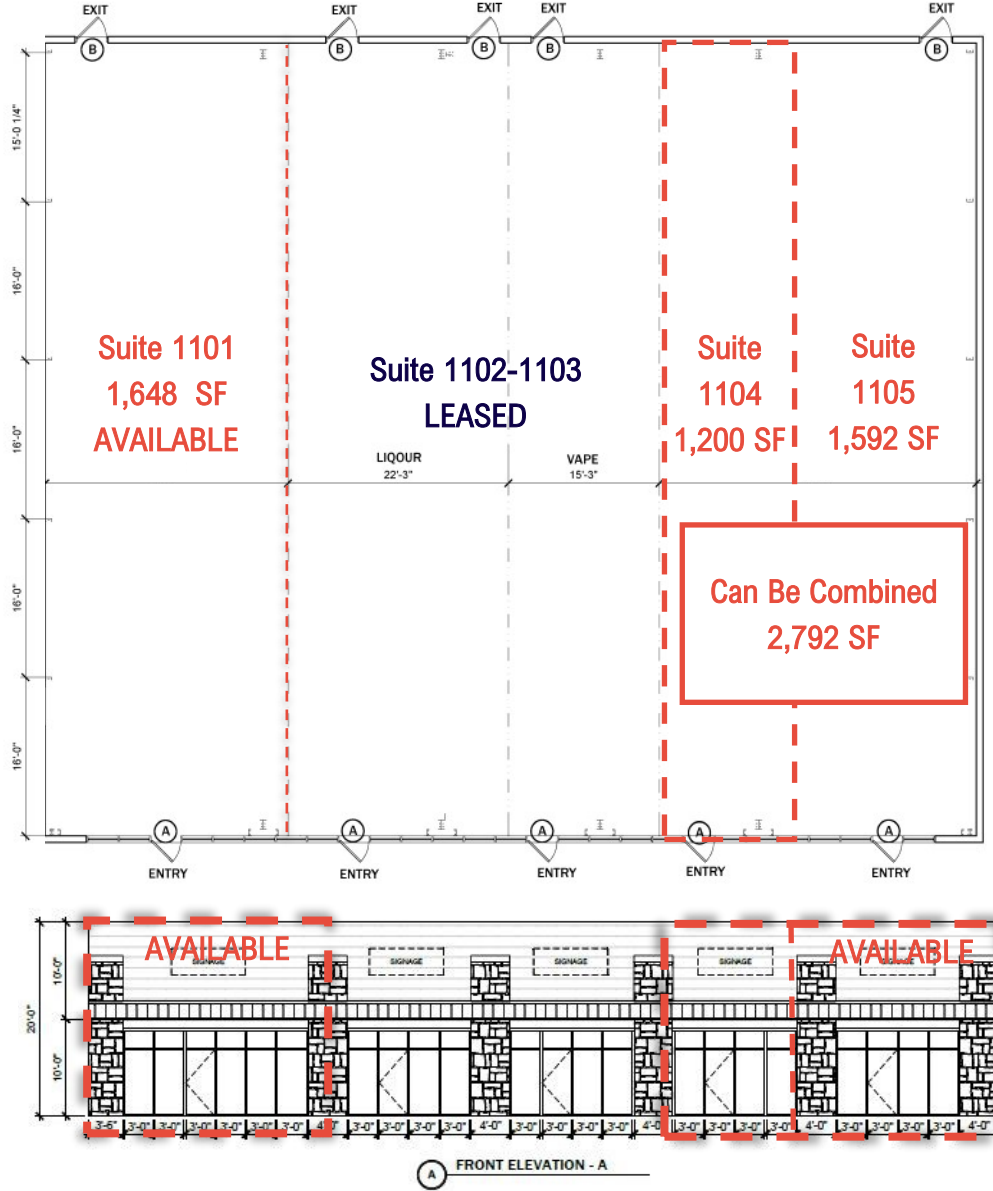


TC Austin Realty Advisors  
12950 Country Parkway Ste 180  
San Antonio, Texas 78216  
[www.tcaustin.com](http://www.tcaustin.com)

**SHOPS AT ELM VALLEY—FOR LEASE**  
**Medina Base Road & Five Palms Drive, San Antonio Texas**

 **TC AUSTIN**  
REALTY ADVISORS  
*Your Success Is Our Focus*

# SHOPS AT ELM VALLEY — BUILDING LAYOUT



TC Austin Realty Advisors  
12950 Country Parkway Ste 180  
San Antonio, Texas 78216  
[www.tcaustin.com](http://www.tcaustin.com)

**SHOPS AT ELM VALLEY—FOR LEASE**  
Medina Base Road & Five Palms Drive, San Antonio Texas



# SHOPS AT ELM VALLEY — DEVELOPMENT PLAN

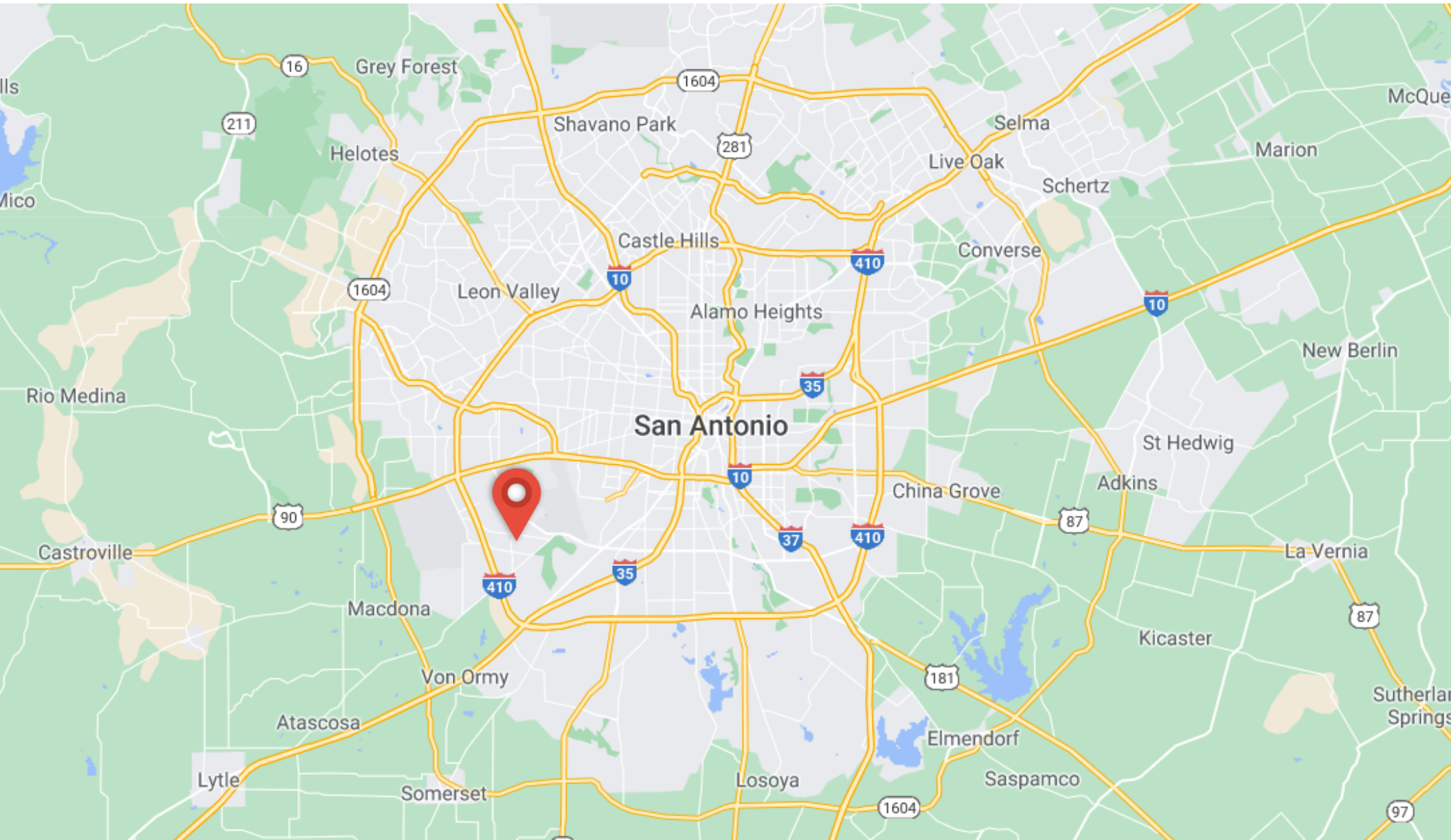


TC Austin Realty Advisors  
12950 Country Parkway Ste 180  
San Antonio, Texas 78216  
[www.tcaustin.com](http://www.tcaustin.com)

**SHOPS AT ELM VALLEY—FOR LEASE**  
Medina Base Road & Five Palms Drive, San Antonio Texas

 **TC AUSTIN**  
REALTY ADVISORS  
*Your Success Is Our Focus*

# SHOPS AT ELM VALLEY — MAP LOCATION

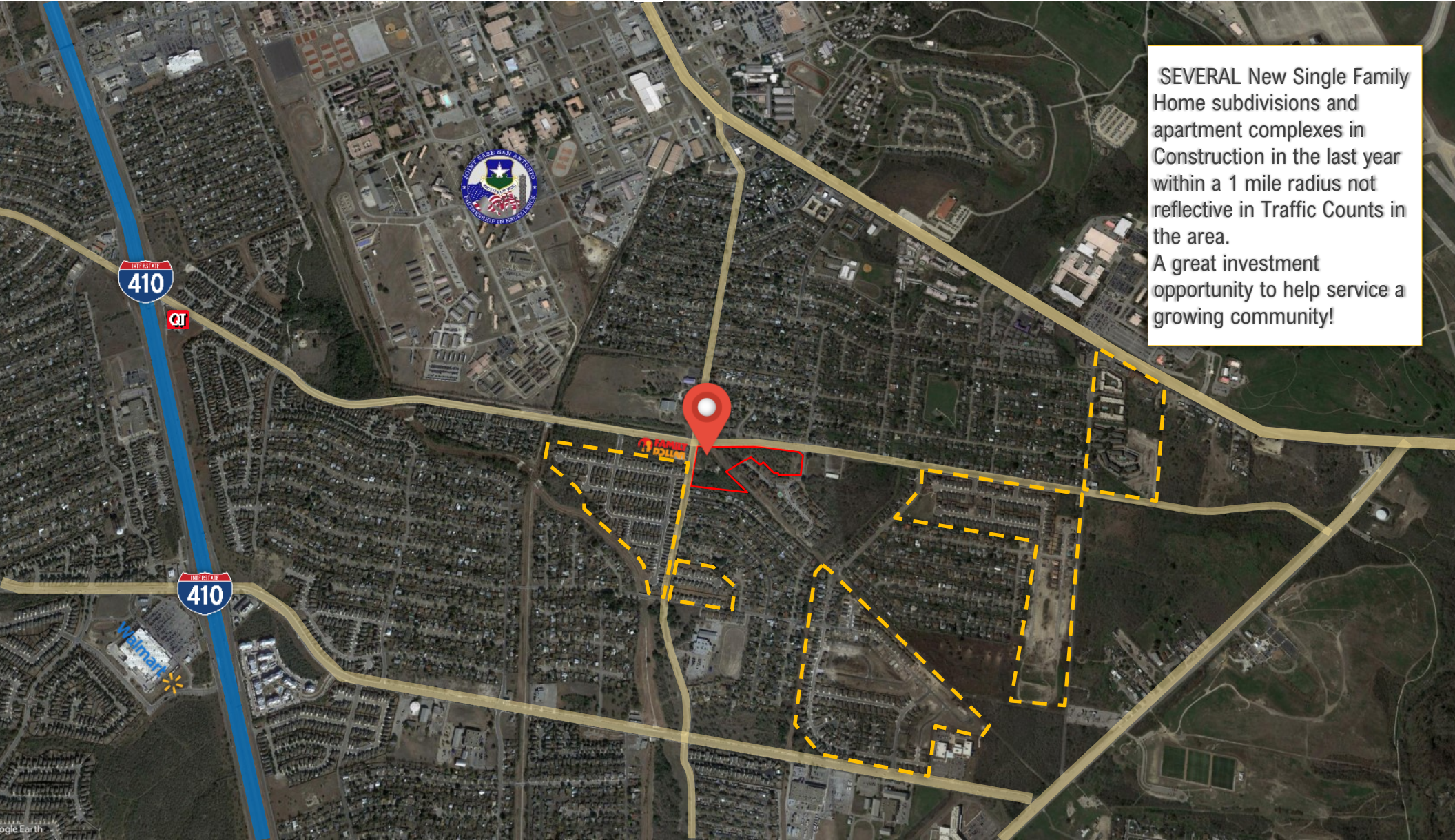


TC Austin Realty Advisors  
12950 Country Parkway Ste 180  
San Antonio, Texas 78216  
[www.tcaustin.com](http://www.tcaustin.com)

**SHOPS AT ELM VALLEY—FOR LEASE**  
**Medina Base Road & Five Palms Drive, San Antonio Texas**



# SHOPS AT ELM VALLEY — NEIGHBORHOOD MAP



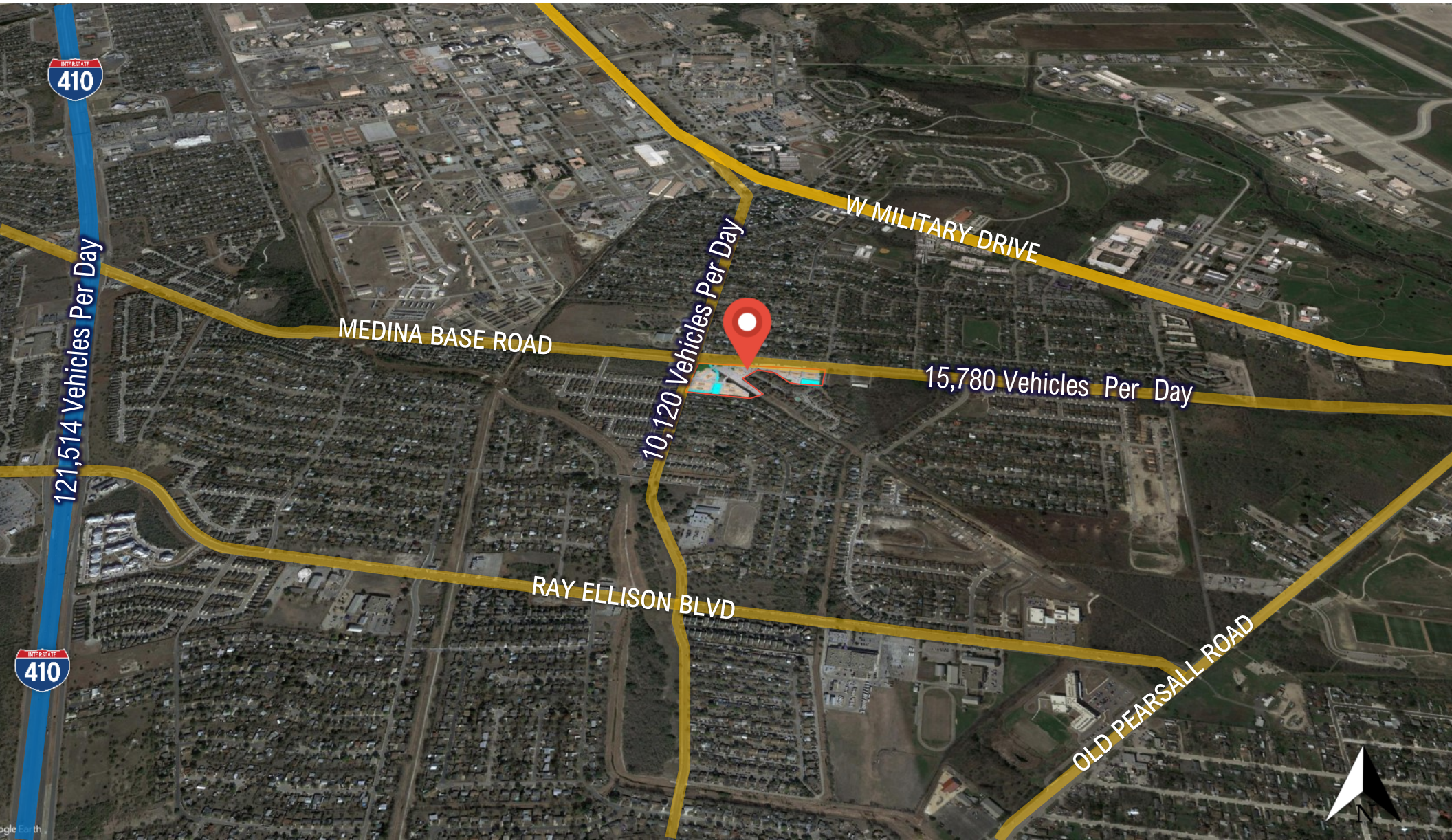
SEVERAL New Single Family Home subdivisions and apartment complexes in Construction in the last year within a 1 mile radius not reflective in Traffic Counts in the area.  
A great investment opportunity to help service a growing community!

TC Austin Realty Advisors  
12950 Country Parkway Ste 180  
San Antonio, Texas 78216  
[www.tcaustin.com](http://www.tcaustin.com)

**SHOPS AT ELM VALLEY—FOR LEASE**  
Medina Base Road & Five Palms Drive, San Antonio Texas

 **TC AUSTIN**  
REALTY ADVISORS  
*Your Success Is Our Focus*

# SHOPS AT ELM VALLEY — NORTH AERIAL

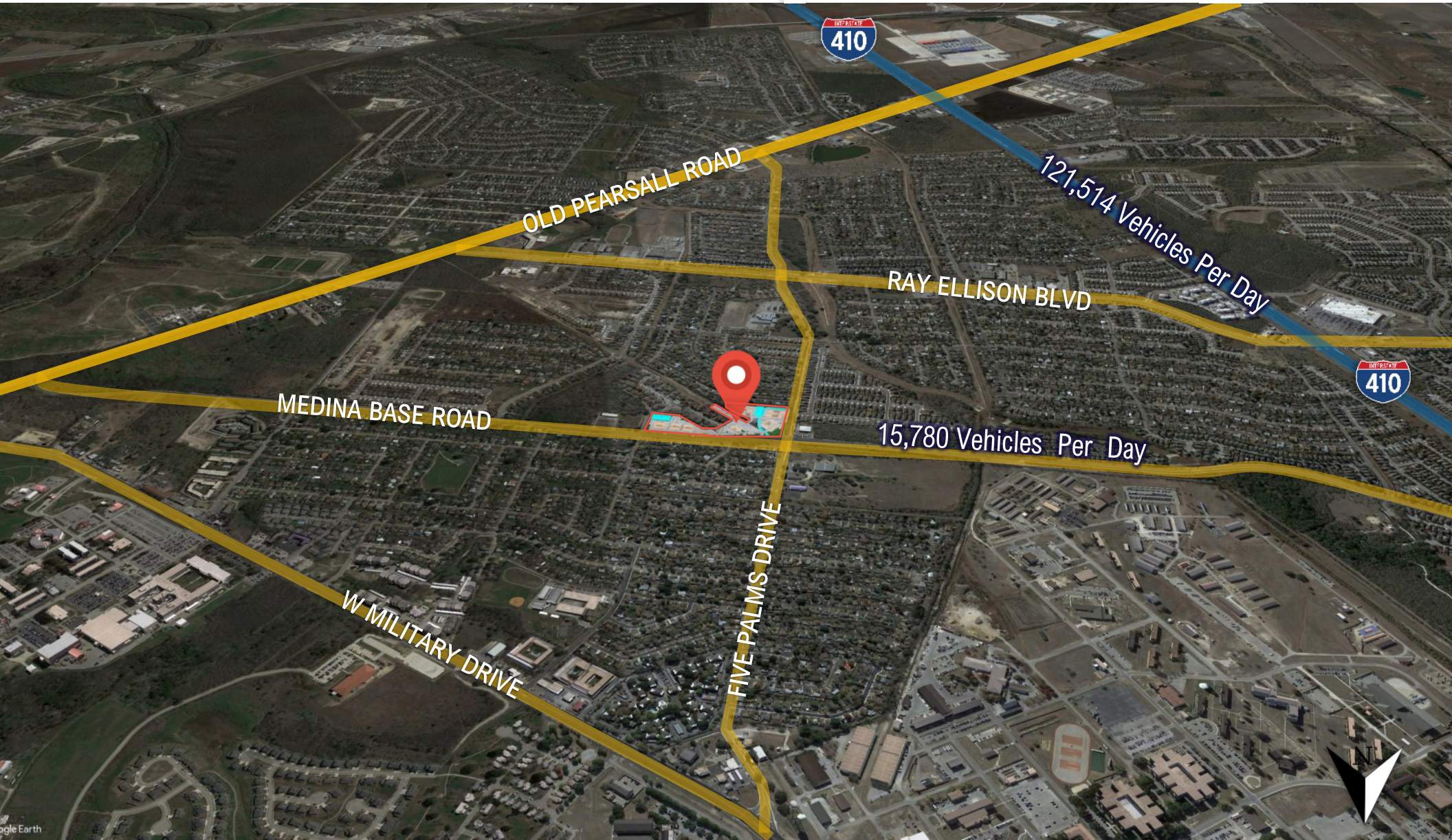


TC Austin Realty Advisors  
12950 Country Parkway Ste 180  
San Antonio, Texas 78216  
[www.tcaustin.com](http://www.tcaustin.com)

**SHOPS AT ELM VALLEY—FOR LEASE**  
Medina Base Road & Five Palms Drive, San Antonio Texas

 **TC AUSTIN**  
REALTY ADVISORS  
*Your Success Is Our **Focus***

# SHOPS AT ELM VALLEY — SOUTH AERIAL



TC Austin Realty Advisors  
12950 Country Parkway Ste 180  
San Antonio, Texas 78216  
[www.tcaustin.com](http://www.tcaustin.com)

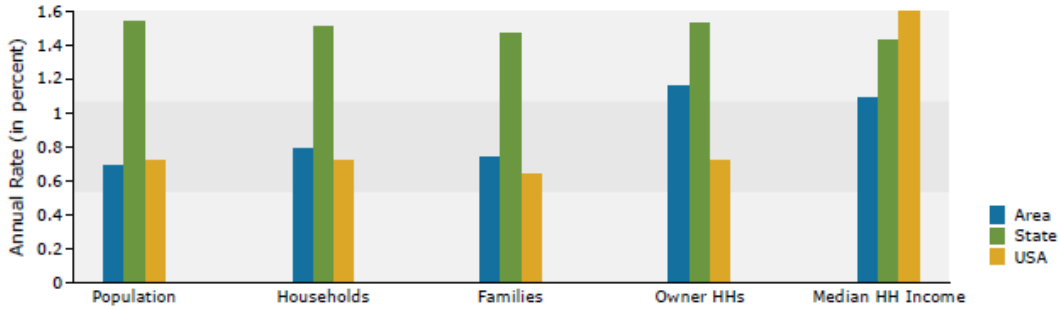
**SHOPS AT ELM VALLEY—FOR LEASE**  
Medina Base Road & Five Palms Drive, San Antonio Texas

 **TC AUSTIN**  
REALTY ADVISORS  
*Your Success Is Our **Focus***

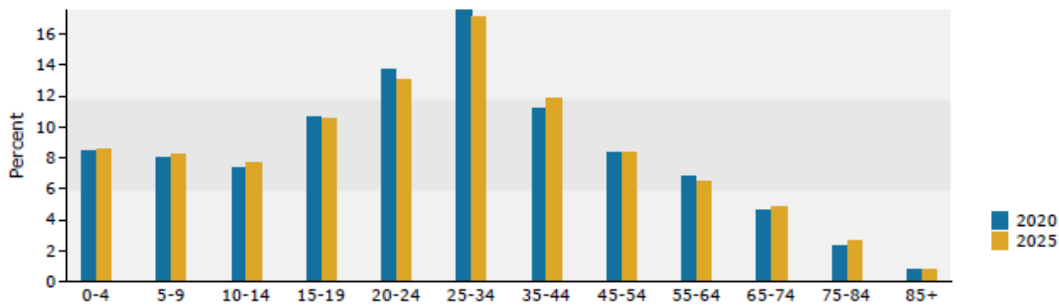


# SHOPS AT ELM VALLEY — DEMOGRAPHICS

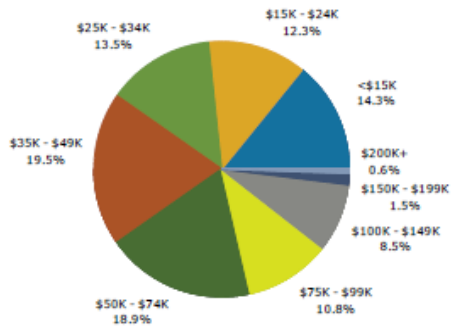
Trends 2020-2025



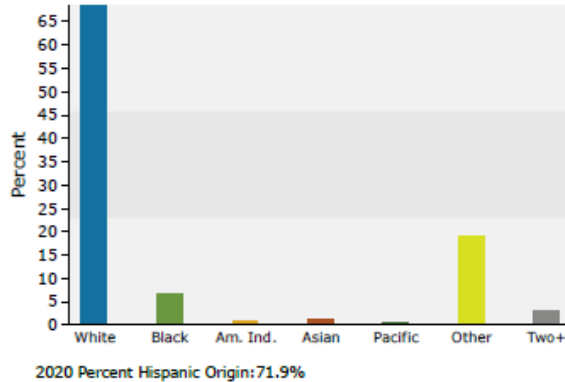
Population by Age



2020 Household Income



2020 Population by Race



CENSUS	2010	2020	2025
<b>Households</b>			
1 Mile Radius	3,972	4,410	4,360
2 Mile Radius	9,292	10,911	11,441
3 Mile Radius	14,505	16,267	16,919
<b>Median Age</b>			
1 Mile Radius	24.5	24.9	25.0
2 Mile Radius	24.9	26.3	26.5
3 Mile Radius	24.6	25.8	26.0
<b>Families</b>			
1 Miles Radius	2,908	3,008	3,162
2 Mile Radius	7,395	8,636	9,031
3 Mile Radius	11,600	12,917	13,399
<b>Population</b>			
1 Mile Radius	16,284	16,992	17,701
2 Mile Radius	37,187	43,245	45,109
3 Mile Radius	59,849	66,618	68,951
<b>Average Income</b>			
1 Mile Radius		\$47,946	\$51,564
2 Mile Radius		\$51,880	\$56,349
3 Mile Radius		\$52,070	\$56,644

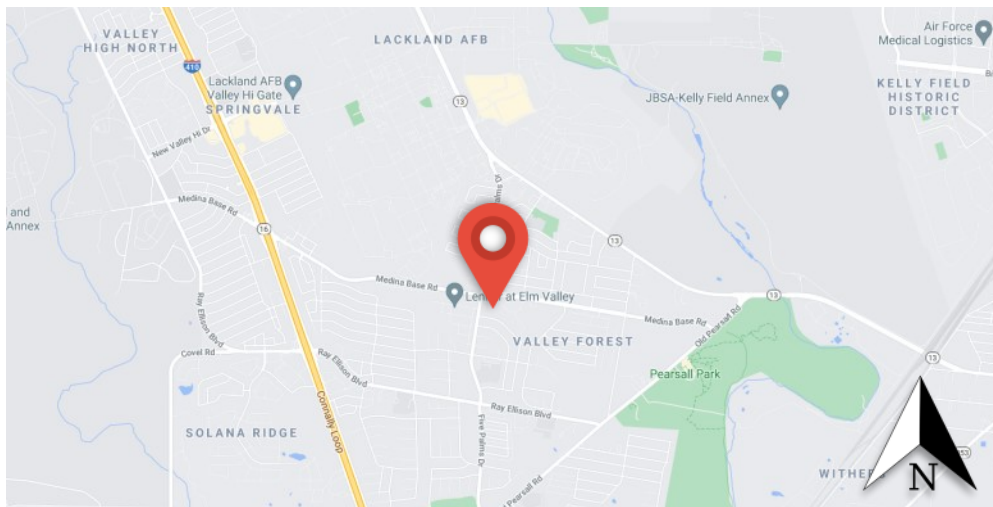
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

TC Austin Realty Advisors  
 12950 Country Parkway Ste 180  
 San Antonio, Texas 78216  
[www.tcaustin.com](http://www.tcaustin.com)

SHOPS AT ELM VALLEY—FOR LEASE  
 Medina Base Road & Five Palms Drive, San Antonio Texas



# SHOPS AT ELM VALLEY



TC Austin Realty Advisors  
12950 Country Parkway Ste 180  
San Antonio, Texas 78216  
[www.tcaustin.com](http://www.tcaustin.com)

Phone  
210-495-5015  
Fax

Mike Reyna, CCIM CPM, CRE  
210-325-3397  
[mike@tcaustin.com](mailto:mike@tcaustin.com)  
TREC Lic. #34959

Troy Van Brunt  
210-495-5015  
[troy@tcaustin.com](mailto:troy@tcaustin.com)  
TREC Lic. # 529793

 **TC AUSTIN**  
REALTY ADVISORS  
*Your Success Is Our Focus*