

FOR LEASE LONE STAR RETAIL CENTER WITH TOP CO-TENANTS

11310 Culebra Rd, San Antonio, TX 78253

2660 SF Endcap Space



Prime corner space in booming Alamo Ranch!

Property Highlights

- First-generation space in Lone Star Retail Center, ideal for retail or professional office use
- Prime corner location at Culebra Rd & Lone Star Parkway with high visibility and traffic
- Exploding Alamo Ranch area—easy access to the booming Far West Side of San Antonio
- Strong co-tenants: Trek Bicycle, Coco Nail Bar, Wingt Wings, Pho Viet SA & more — no vape/CBD
- Versatile layout perfect for insurance, legal, financial, medical, or boutique retail use
- For more information, contact Sean Ferris at (210) 428-0204



AVAILABLE AS 1 SUITE



Sean Ferris, CCIM
210-824-3323
sferris@pfproperties.net

TABLE OF CONTENTS

Property Summary	3
Executive Summary	4
Regional Map	6
Brokerage Info	7

SEAN FERRIS, CCIM

O: 210-824-3323

C: 210-428-0204

sferris@pfproperties.net

PROPERTY SUMMARY

11310 Culebra Road
Culebra and Lonestar | San Antonio, TX 78253

03



Property Summary

Available SF:	2660
Lease Rate:	Call Agent
Lot Size:	1.0 Acres
Type:	Retail

Property Overview

This 2,660 SF end cap retail space offers excellent visibility at the signalized intersection of Culebra Road and Lone Star Parkway. Featuring a convenient pickup window, it's ideal for quick-service restaurants, cafes, or retail concepts seeking high exposure and easy customer access in a rapidly growing area.

Location Overview

Strategically positioned at the busy, signalized intersection of Culebra Road and Lone Star Parkway, this location benefits from high daily traffic volumes and strong residential growth. Surrounded by established neighborhoods, schools, and national retailers, it offers excellent visibility and easy access for both local and commuter traffic.

EXECUTIVE SUMMARY

11310 Culebra Road
Culebra and Lonestar | San Antonio, TX 78253

04



11310 Culebra Rd, San Antonio, Texas, 78253
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.49800
Longitude: -98.71633

	1 mile	3 miles	5 miles
Population			
2010 Population	7,271	68,267	179,714
2020 Population	15,521	107,080	247,428
2024 Population	17,305	113,378	275,058
2029 Population	17,396	119,985	298,009
2010-2020 Annual Rate	7.88%	4.60%	3.25%
2020-2024 Annual Rate	2.59%	1.35%	2.52%
2024-2029 Annual Rate	0.10%	1.14%	1.62%
2020 Male Population	48.3%	48.4%	48.6%
2020 Female Population	51.7%	51.6%	51.4%
2020 Median Age	31.0	33.2	34.2
2024 Male Population	49.1%	49.4%	49.5%
2024 Female Population	50.9%	50.6%	50.5%
2024 Median Age	31.2	34.1	35.0

In the identified area, the current year population is 275,058. In 2020, the Census count in the area was 247,428. The rate of change since 2020 was 2.52% annually. The five-year projection for the population in the area is 298,009 representing a change of 1.62% annually from 2024 to 2029. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 35.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	42.4%	43.0%	43.8%
2024 Black Alone	9.8%	8.5%	8.3%
2024 American Indian/Alaska Native Alone	1.0%	1.1%	1.1%
2024 Asian Alone	5.4%	4.3%	4.0%
2024 Pacific Islander Alone	0.3%	0.2%	0.2%
2024 Other Race	13.2%	13.6%	13.1%
2024 Two or More Races	27.9%	29.3%	29.6%
2024 Hispanic Origin (Any Race)	56.5%	58.4%	57.7%

Persons of Hispanic origin represent 57.7% 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 84.4 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	77	95	97
2010 Households	2,631	22,495	59,904
2020 Households	5,888	36,208	83,767
2024 Households	6,597	38,798	93,421
2029 Households	6,704	42,100	102,767
2010-2020 Annual Rate	8.39%	4.87%	3.41%
2020-2024 Annual Rate	2.71%	1.64%	2.60%
2024-2029 Annual Rate	0.32%	1.65%	1.93%
2024 Average Household Size	2.62	2.92	2.94

The household count in this area has changed from 83,767 in 2020 to 93,421 in the current year, a change of 2.60% annually. The five-year projection of households is 102,767, a change of 1.93% annually from the current year total. Average household size is currently 2.94, compared to 2.95 in the year 2020. The number of families in the current year is 69,661 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.



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Mortgage Income			
2024 Percent of Income for Mortgage	23.8%	18.8%	19.2%
Median Household Income			
2024 Median Household Income	\$84,479	\$99,554	\$99,960
2029 Median Household Income	\$93,449	\$110,943	\$110,878
2024-2029 Annual Rate	2.04%	2.19%	2.09%
Average Household Income			
2024 Average Household Income	\$112,757	\$121,766	\$120,315
2029 Average Household Income	\$127,847	\$140,140	\$138,702
2024-2029 Annual Rate	2.54%	2.85%	2.89%
Per Capita Income			
2024 Per Capita Income	\$39,219	\$41,265	\$41,006
2029 Per Capita Income	\$44,981	\$48,521	\$47,973
2024-2029 Annual Rate	2.78%	3.29%	3.19%
GINI Index			
2024 Gini Index	37.5	32.3	32.7
Households by Income			

Current median household income is \$99,960 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$110,878 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$120,315 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$138,702 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$41,006 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$47,973 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	92	117	115
2010 Total Housing Units	2,804	23,459	62,568
2010 Owner Occupied Housing Units	1,627	17,677	45,842
2010 Renter Occupied Housing Units	1,004	4,818	14,062
2010 Vacant Housing Units	173	964	2,664
2020 Total Housing Units	6,622	38,235	88,190
2020 Owner Occupied Housing Units	3,111	26,167	61,240
2020 Renter Occupied Housing Units	2,777	10,041	22,527
2020 Vacant Housing Units	633	1,992	4,262
2024 Total Housing Units	7,408	41,054	99,021
2024 Owner Occupied Housing Units	3,197	27,873	70,084
2024 Renter Occupied Housing Units	3,400	10,925	23,337
2024 Vacant Housing Units	811	2,256	5,600
2029 Total Housing Units	7,510	44,440	108,954
2029 Owner Occupied Housing Units	3,350	30,380	78,287
2029 Renter Occupied Housing Units	3,355	11,720	24,480
2029 Vacant Housing Units	806	2,340	6,187
Socioeconomic Status Index			
2024 Socioeconomic Status Index	57.3	55.1	54.0

Currently, 70.8% of the 99,021 housing units in the area are owner occupied; 23.6%, renter occupied; and 5.7% 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 88,190 housing units in the area and 4.8% vacant housing units. The annual rate of change in housing units since 2020 is 2.76%. Median home value in the area is \$305,848, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.35% annually to \$360,696.

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.

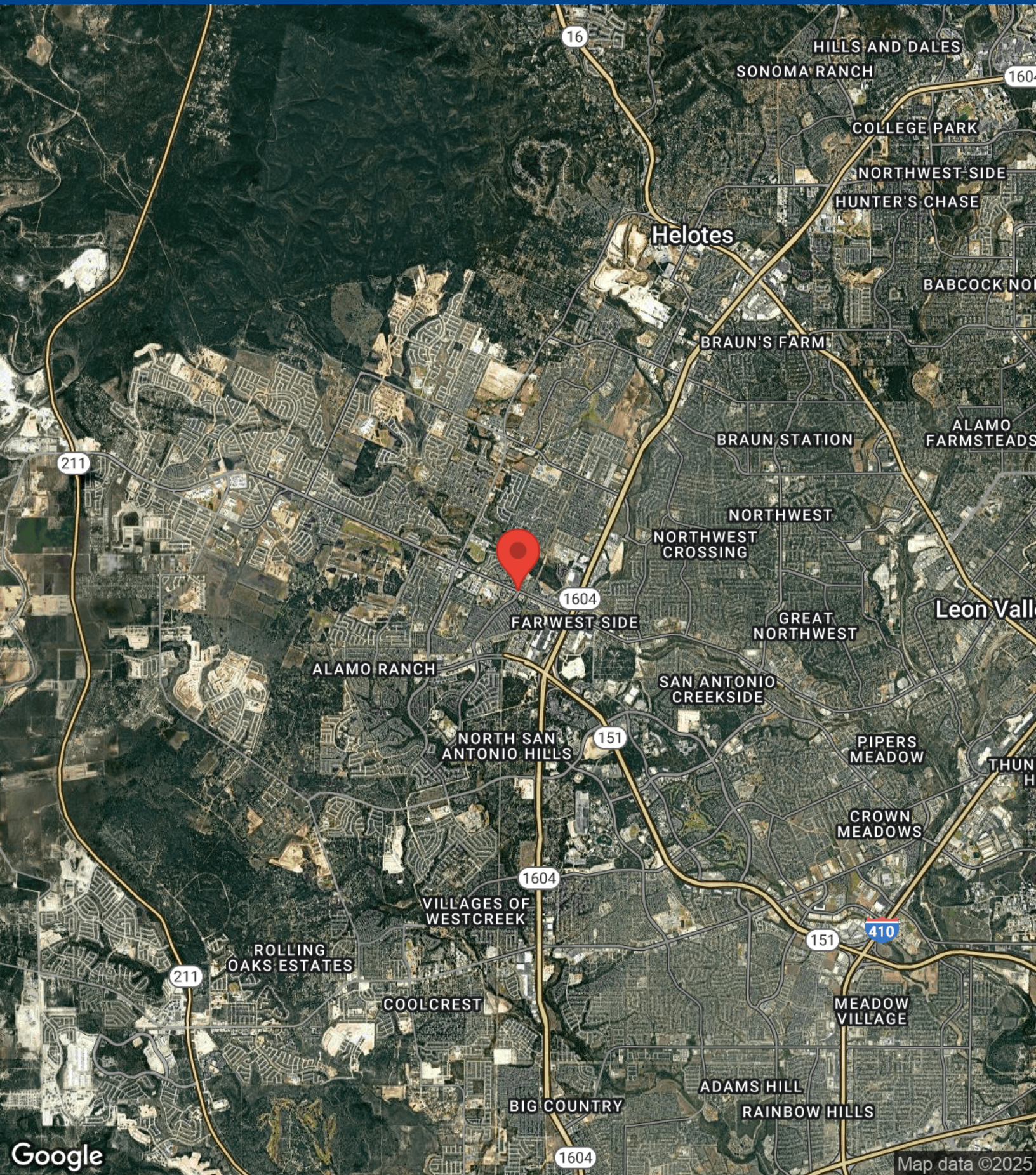
Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



REGIONAL MAP

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06





Information About Brokerage Services

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

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.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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	592395	sferris@pfproperties.net	(210)824-3323
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sean Ferris	671522	sferris@pfproperties.net	(210)428-0204
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sean Ferris	671522	sferris@pfproperties.net	(210)824-3323
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date