

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

Building I Groundbreaking May 2023

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—Construction set to being May 2023.

Building 1: 1,800—2,500 SF Still Available

1— Drive Thru locations available

Building 2: 1,280-7,500 SF Available

2— 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

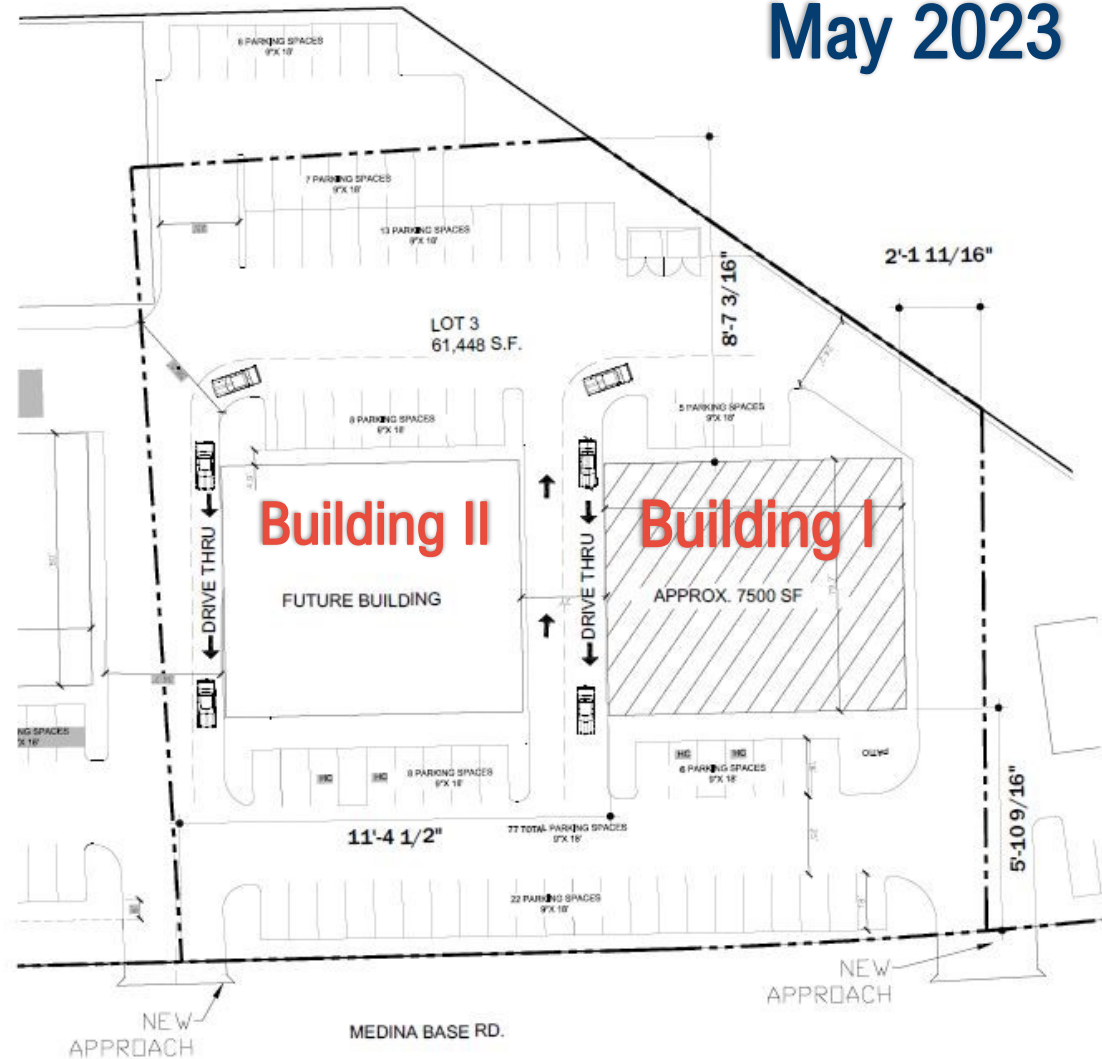
\$25.00 Finish Out Allowance, additional TI available based on final lease terms and business use.

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

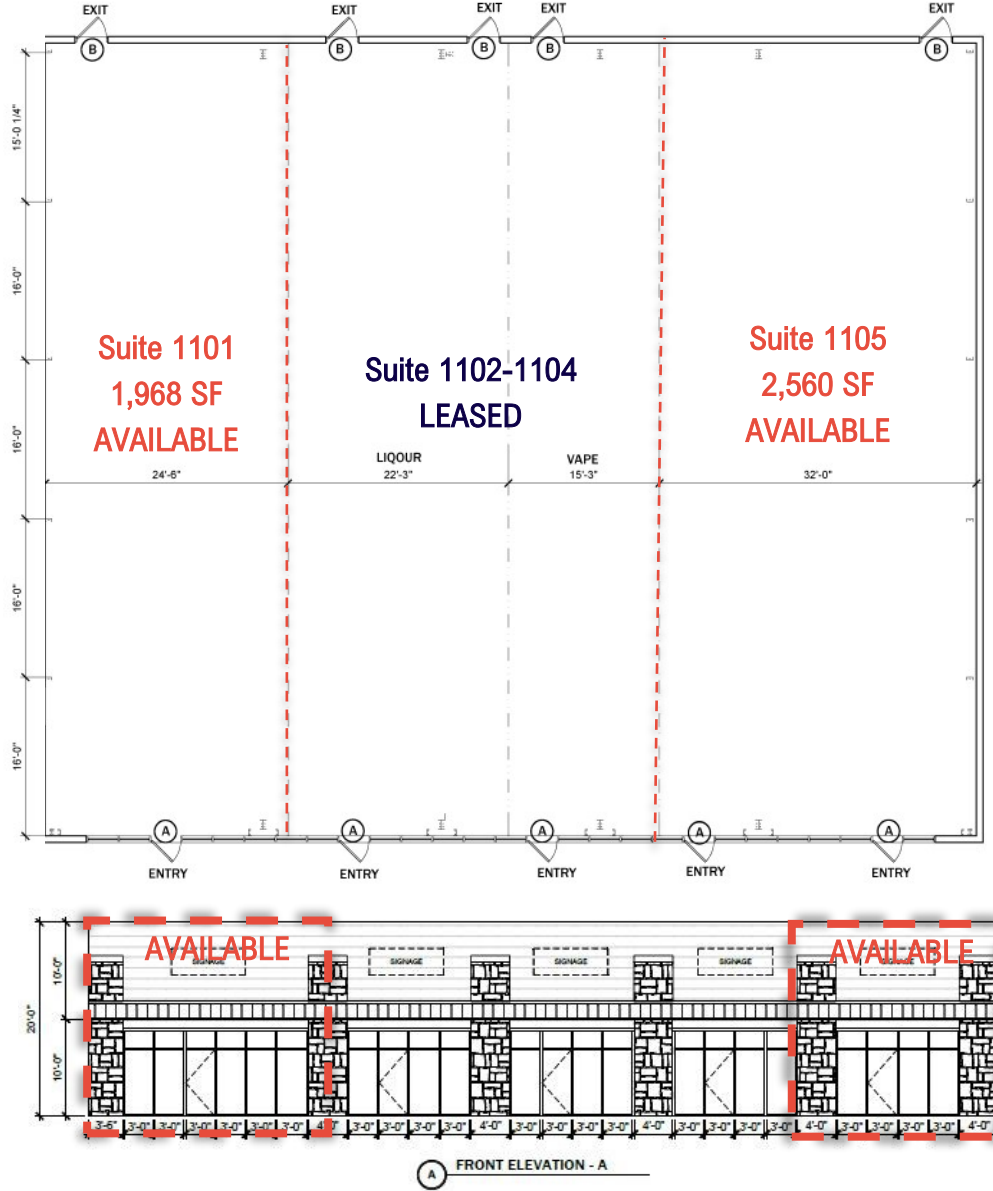


TC Austin Realty Advisors
12950 Country Parkway Ste 180
San Antonio, Texas 78216
www.tcaustin.com

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

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



SHOPS AT ELM VALLEY — DEVELOPMENT PLAN

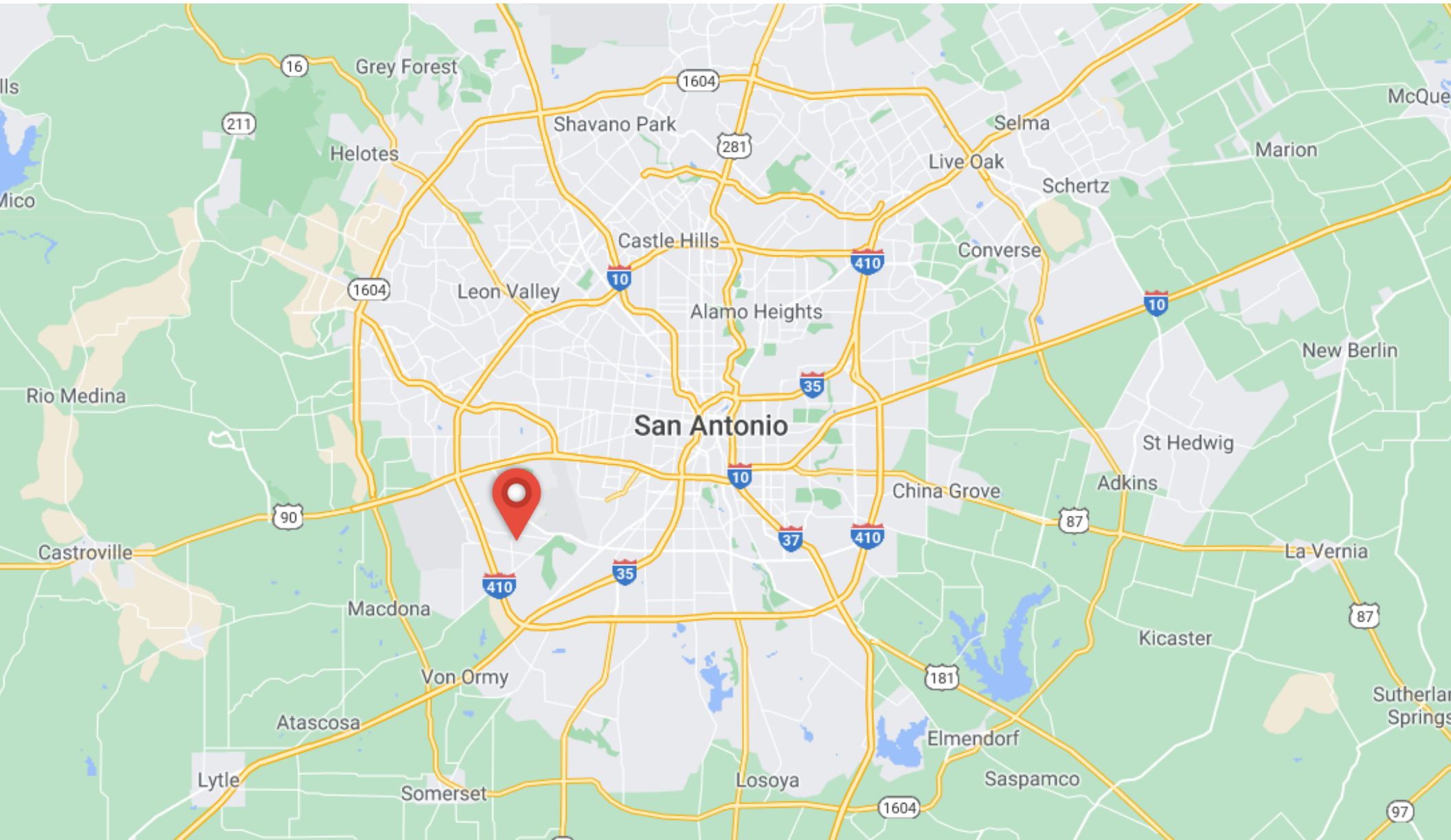


TC Austin Realty Advisors
12950 Country Parkway Ste 180
San Antonio, Texas 78216
www.tcaustin.com

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

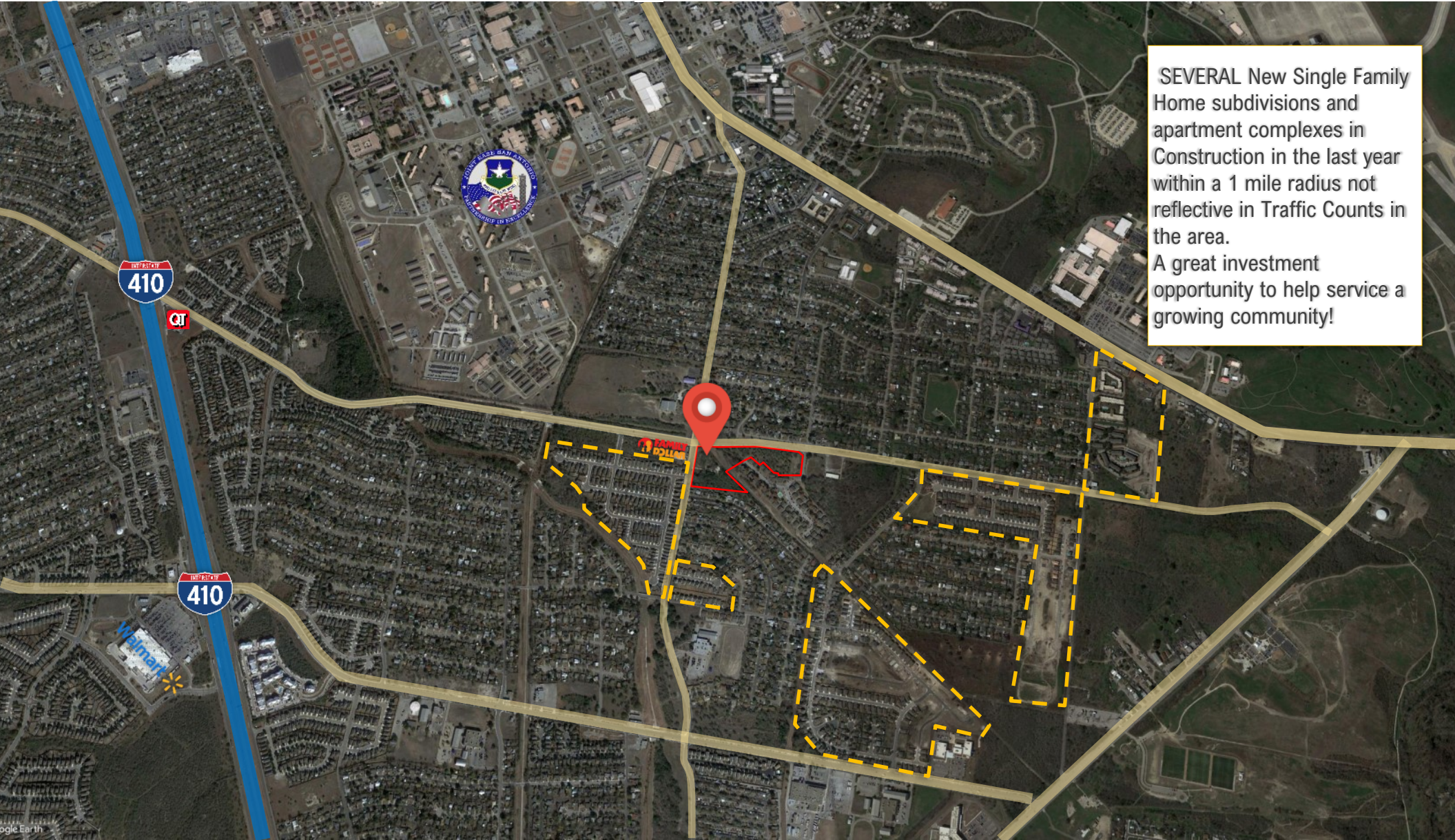


TC Austin Realty Advisors
12950 Country Parkway Ste 180
San Antonio, Texas 78216
www.tcaustin.com

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



SHOPS AT ELM VALLEY — NEIGHBORHOOD MAP



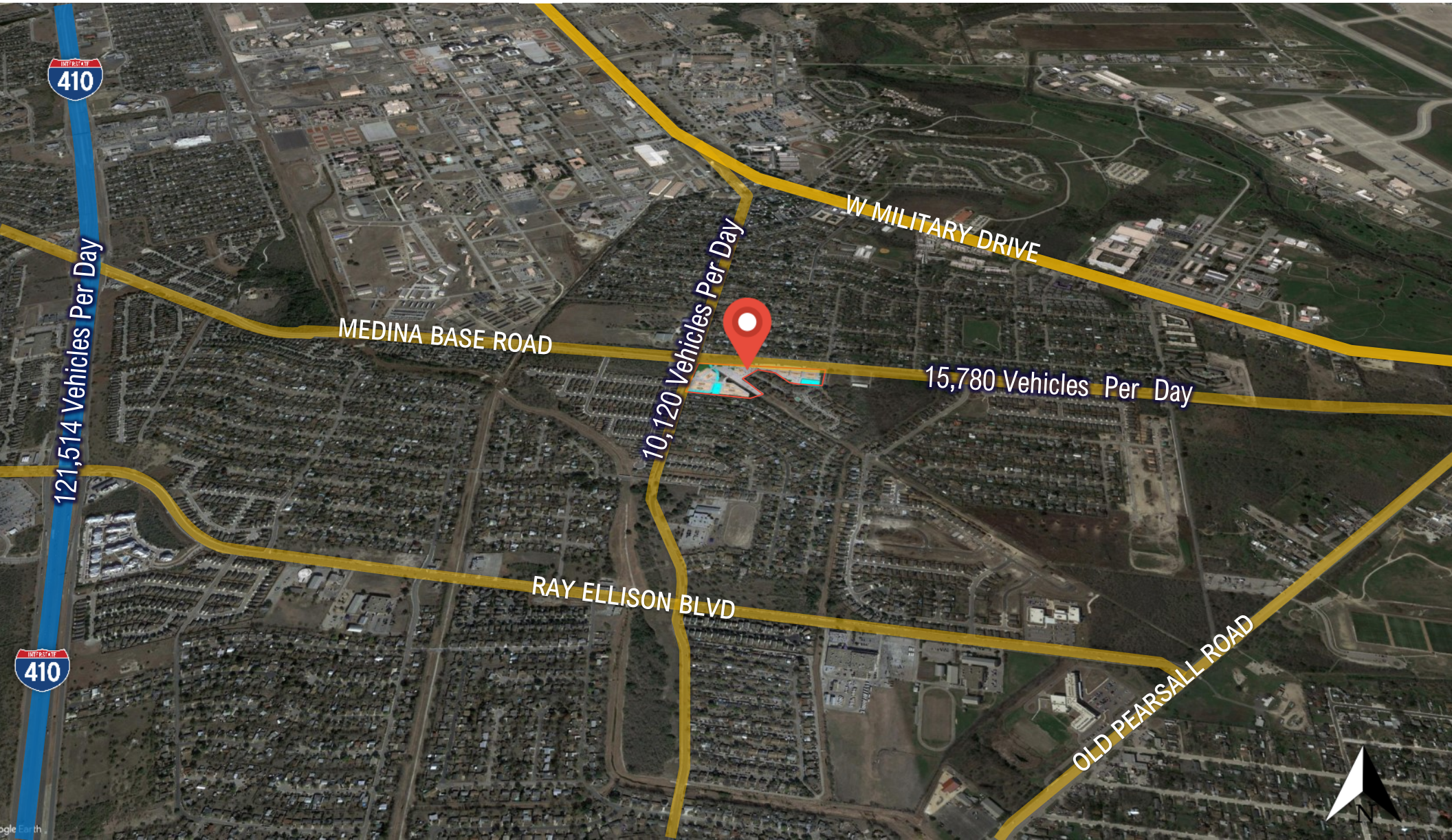
SEVERAL New Single Family Home subdivisions and apartment complexes in Construction in the last year within a 1 mile radius not reflective in Traffic Counts in the area.
A great investment opportunity to help service a growing community!

TC Austin Realty Advisors
12950 Country Parkway Ste 180
San Antonio, Texas 78216
www.tcaustin.com

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

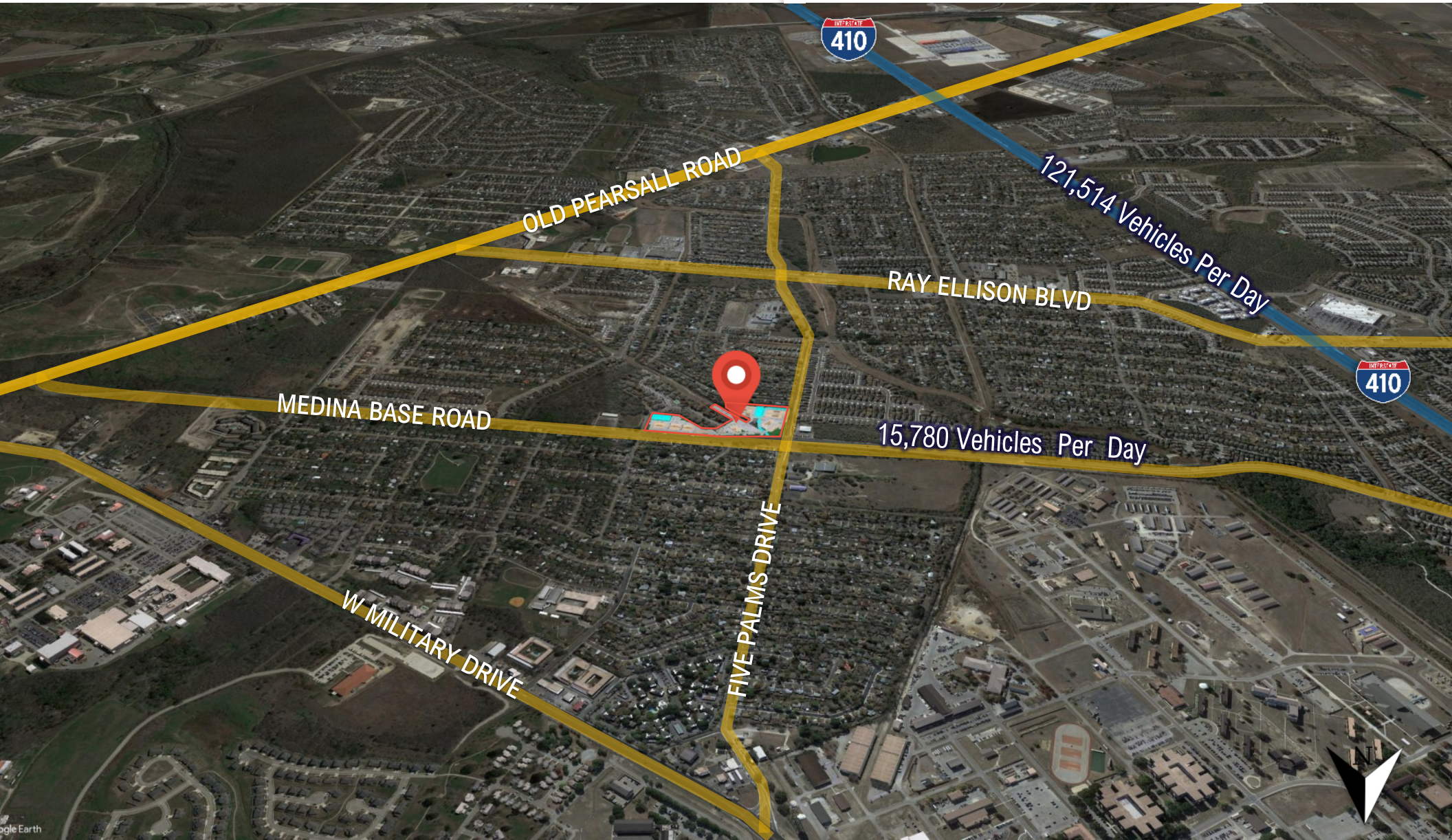


TC Austin Realty Advisors
12950 Country Parkway Ste 180
San Antonio, Texas 78216
www.tcaustin.com

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



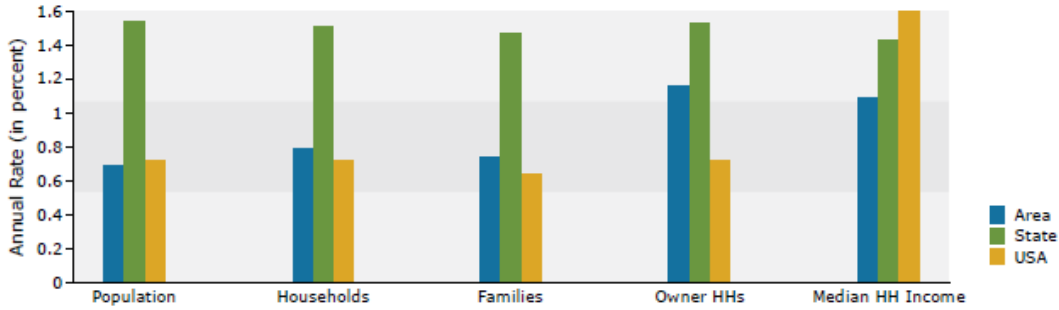
TC Austin Realty Advisors
12950 Country Parkway Ste 180
San Antonio, Texas 78216
www.tcaustin.com

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

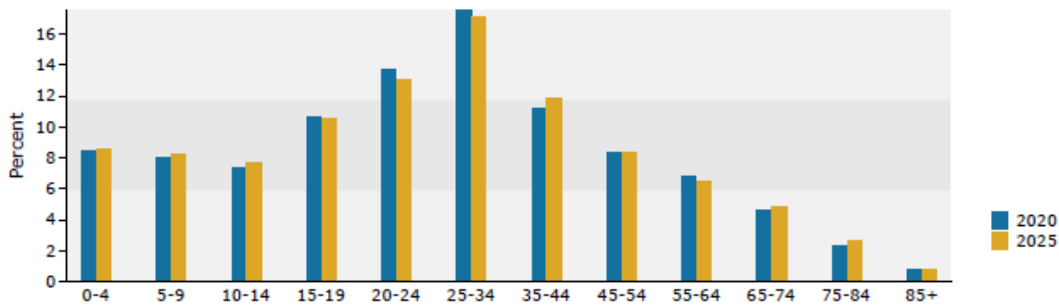
 **TC AUSTIN**
REALTY ADVISORS
Your Success Is Our Focus

SHOPS AT ELM VALLEY — DEMOGRAPHICS

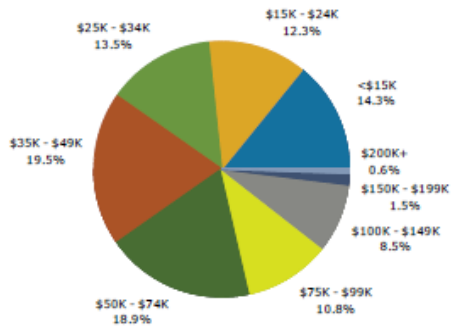
Trends 2020-2025



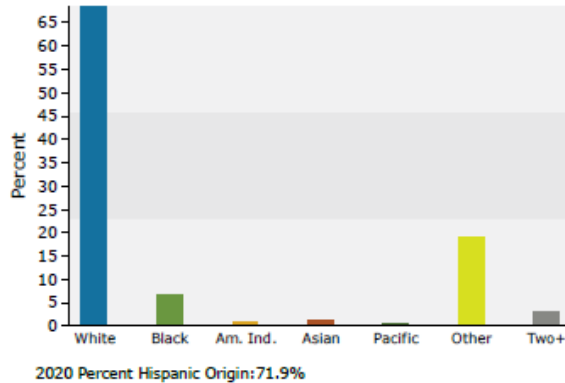
Population by Age



2020 Household Income



2020 Population by Race



CENSUS	2010	2020	2025
Households			
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
Median Age			
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
Families			
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
Population			
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
Average Income			
1 Mile Radius		\$47,946	\$51,564
2 Mile Radius		\$51,880	\$56,349
3 Mile Radius		\$52,070	\$56,644

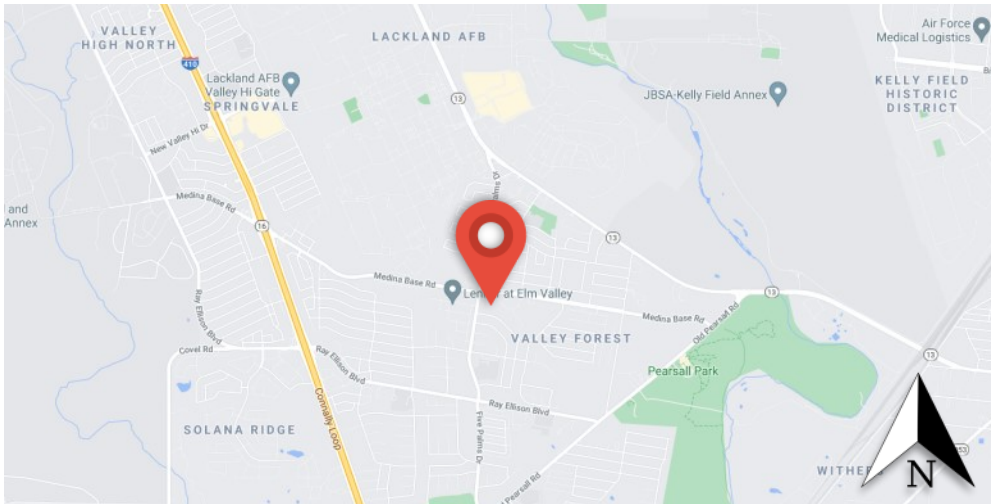
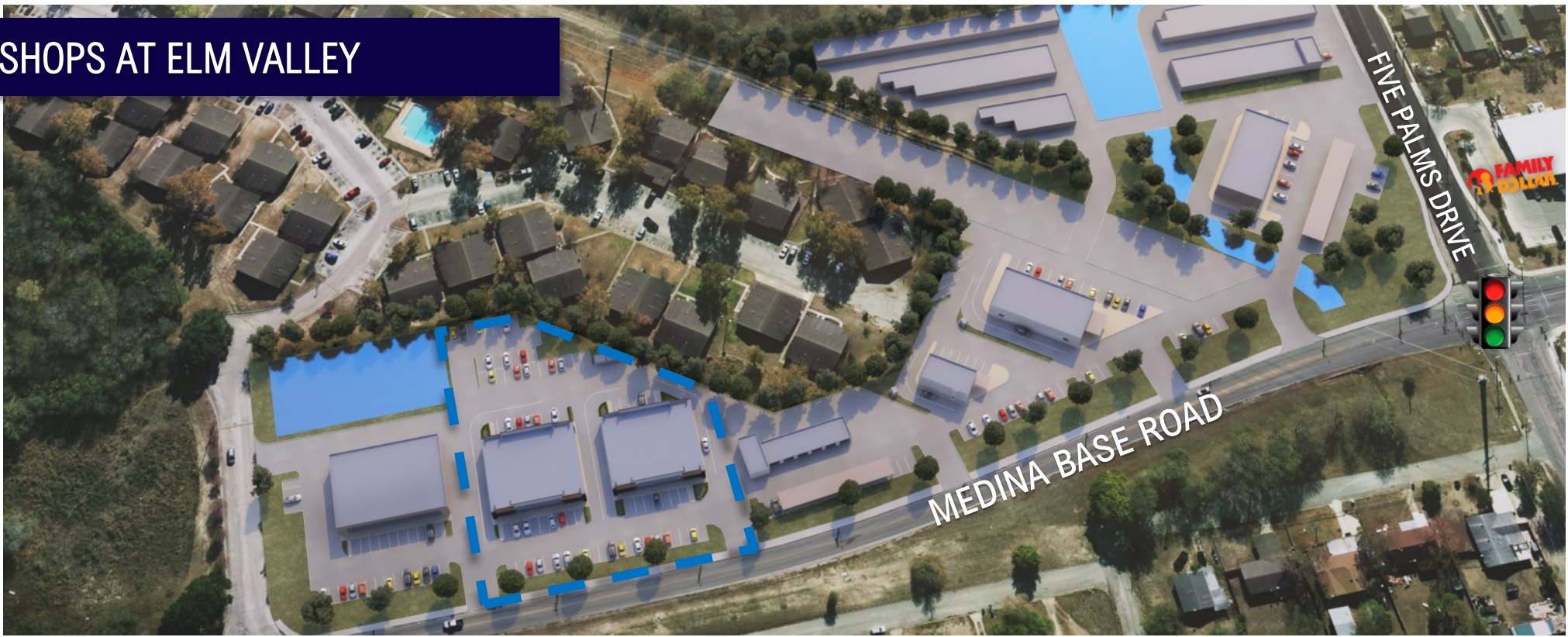
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

TC Austin Realty Advisors
 12950 Country Parkway Ste 180
 San Antonio, Texas 78216
www.tcaustin.com

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

Phone
 210-495-5015
 Fax

Mike Reyna, CCIM CPM, CRE
 210-325-3397
mike@tcaustin.com
 TREC Lic. #34959

Troy Van Brunt
 210-495-5015
troy@tcaustin.com
 TREC Lic. # 529793

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