

# FOR SALE SHOPS AT ELM VALLEY PAD SITES

Multiple Commercial Lots With Build to Suite & Ground Lease Options Available



Located Along Medina Base Road and Five Palms Drive

## DEVELOPMENT HIGHLIGHTS

- Build-To-Suite Opportunities
- Ingress/Egress throughout project
- Lots can be combined
- Zoned C-2
- Utilities on Site



# SHOPS AT ELM VALLEY PAD SITES—DETAILS

## 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.

### Lot Details - All Lots Zoned C-2

Lot 1— 0.80 Acres

Lot 2— 0.50 Acres

Lot 3A— 0.57 Acres

***\*LOTS 1-3A CAN BE COMBINED\****

Lot 4— 0.9176 Acres (Net)

Lot 24 & 25—2.70 Acres (Net)

\*Ground Lease and Build to Suite Options Available\*

***\*CALL BROKER FOR PRICING\****

### Utilities

All Utilities on Site

### 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.

**DON'T MISS THE OPPORTUNITY**



TC Austin Realty Advisors  
12950 Country Parkway Ste 180  
San Antonio, Texas 78216  
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**SHOPS AT ELM VALLEY—PAD SITES FOR SALE**  
**Medina Base Road & Five Palms Drive, San Antonio Texas**

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# SHOPS AT ELM VALLEY PAD SITES—SITE LAYOUT



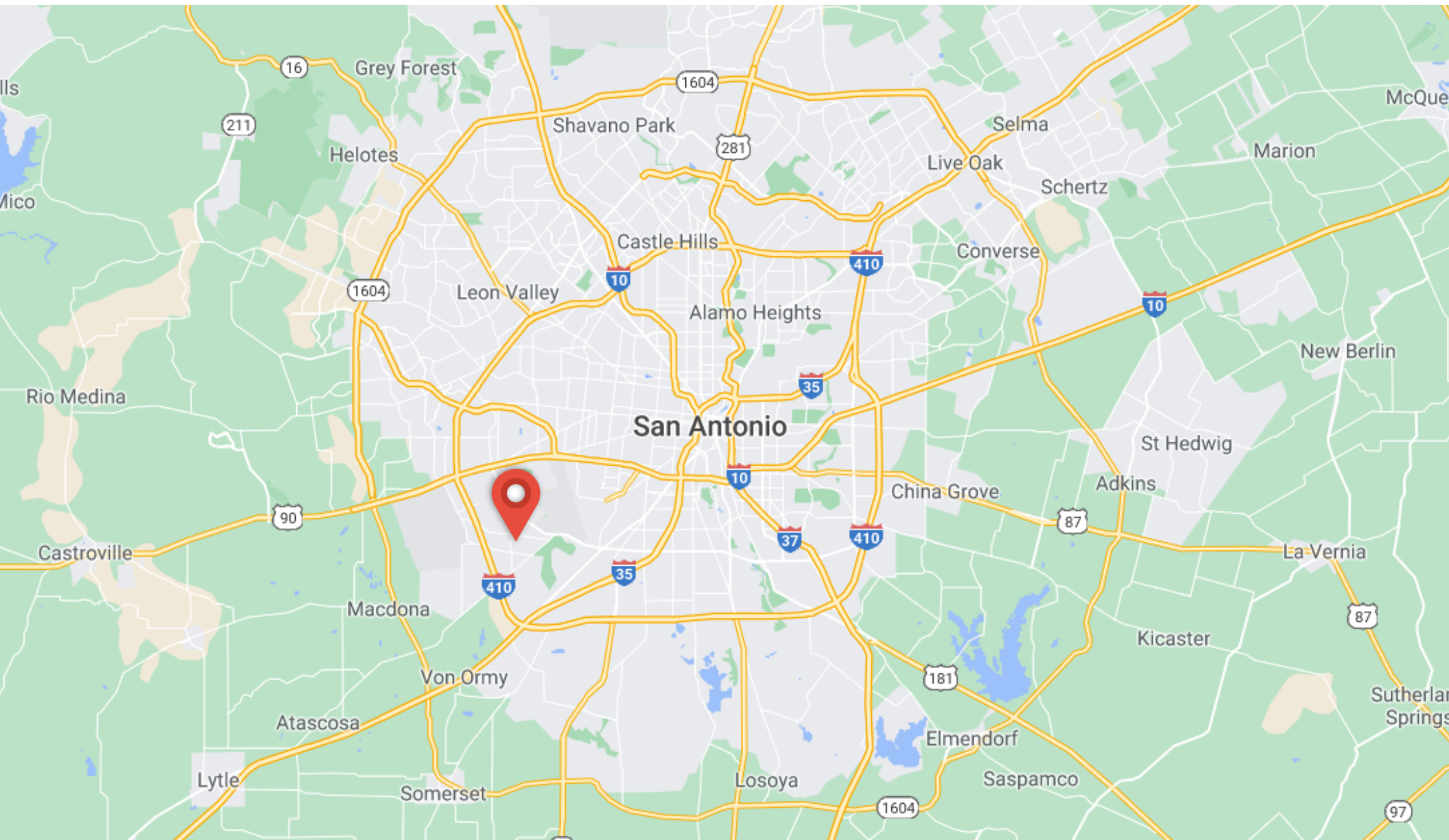
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## SHOPS AT ELM VALLEY PAD SITES—MAP LOCATION



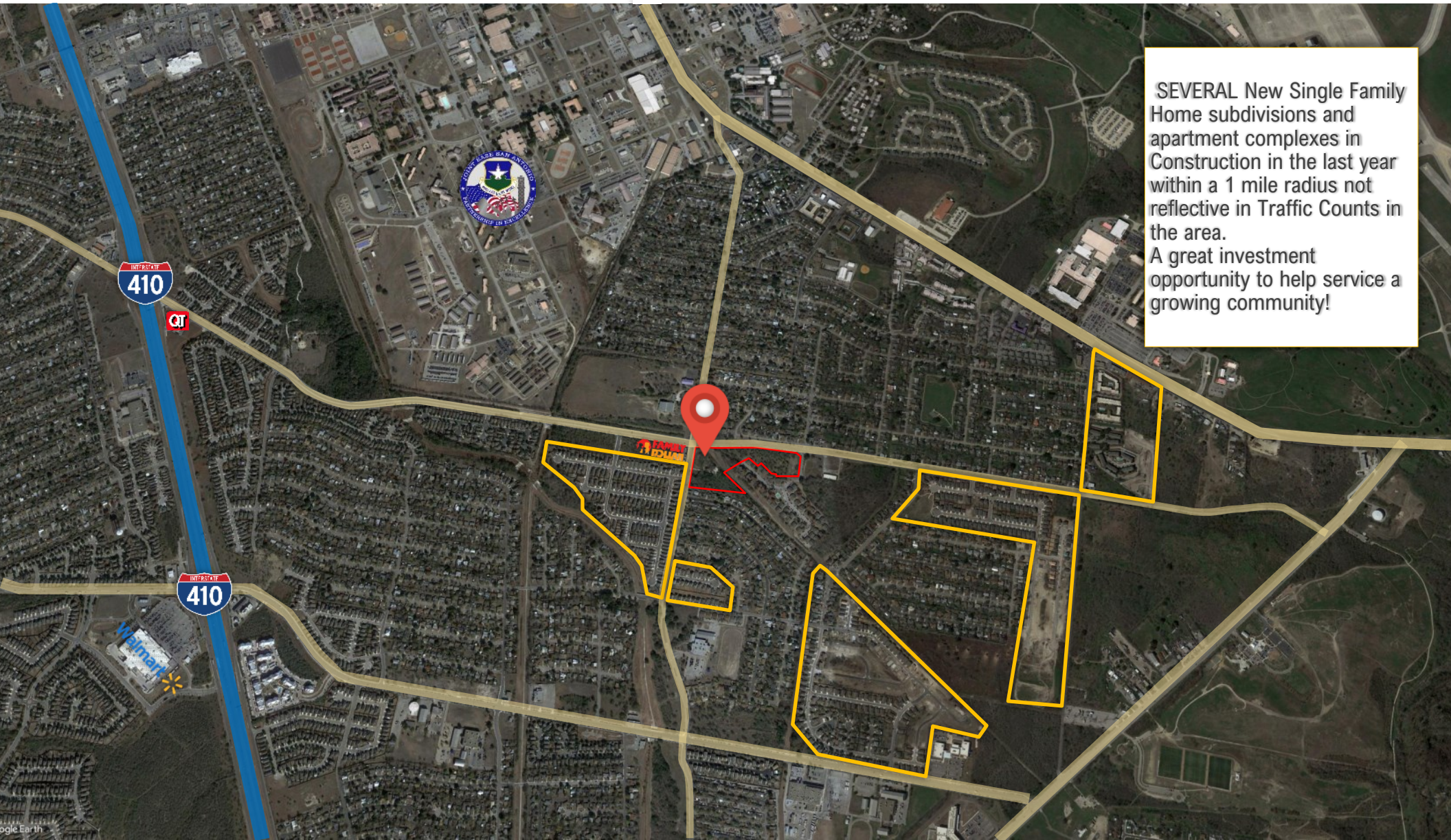
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## SHOPS AT ELM VALLEY PAD SITES—NEIGHBORHOOD MAP



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!

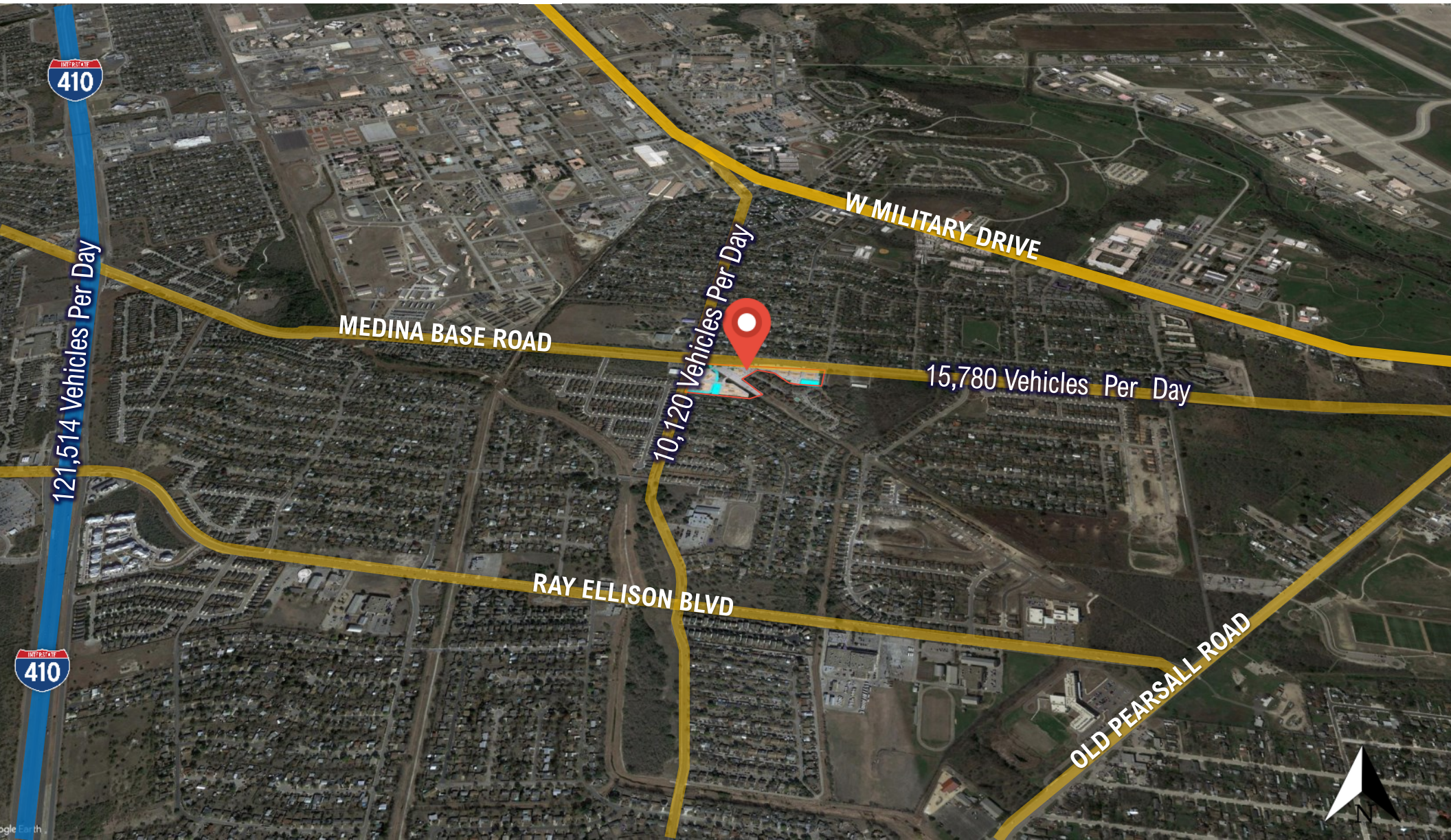
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## SHOPS AT ELM VALLEY PAD SITES—NORTH AERIAL



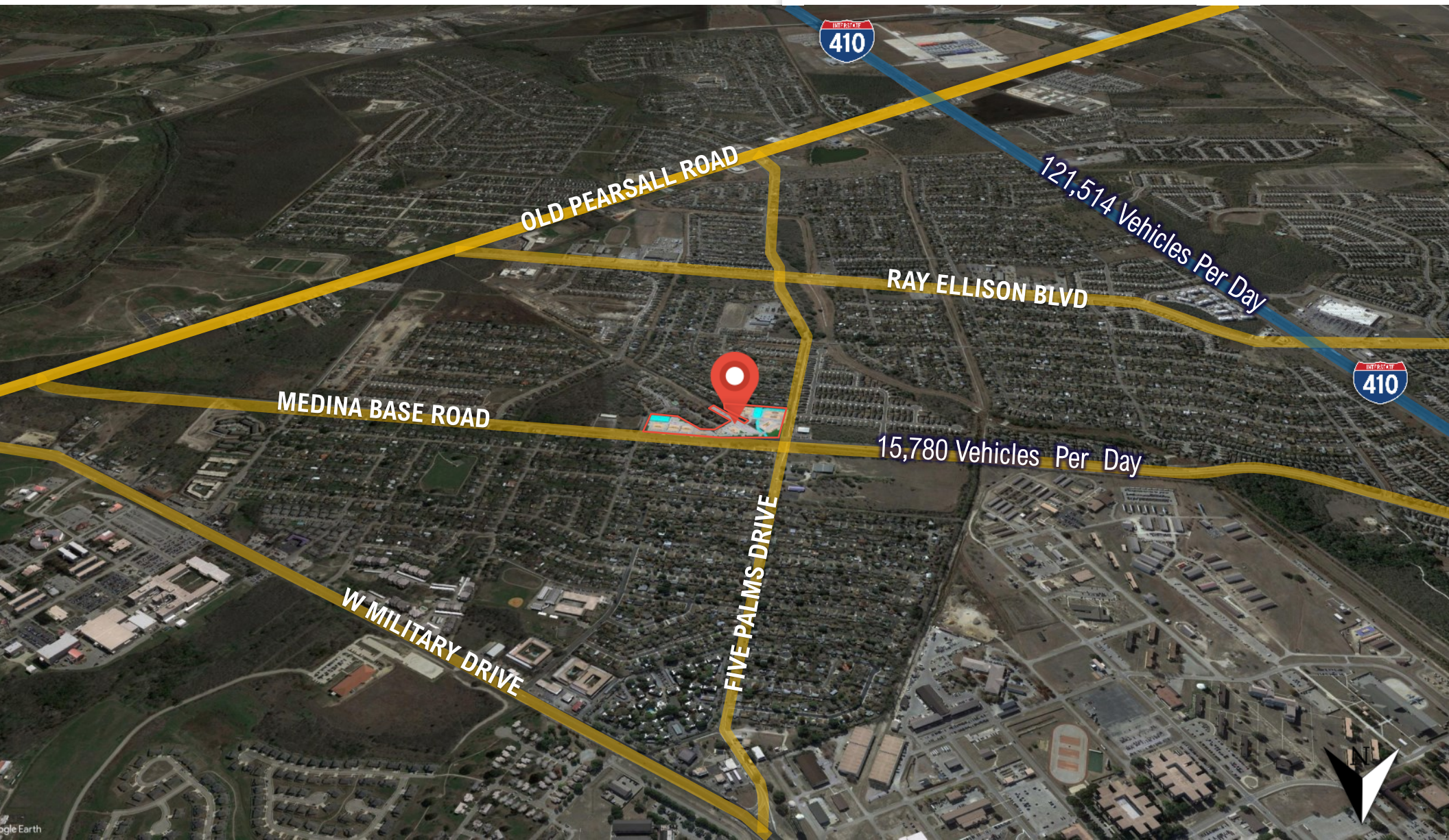
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## SHOPS AT ELM VALLEY PAD SITES—SOUTH AERIAL



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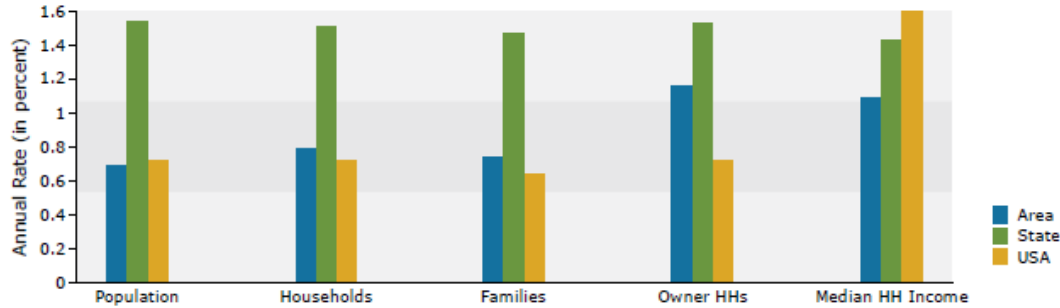
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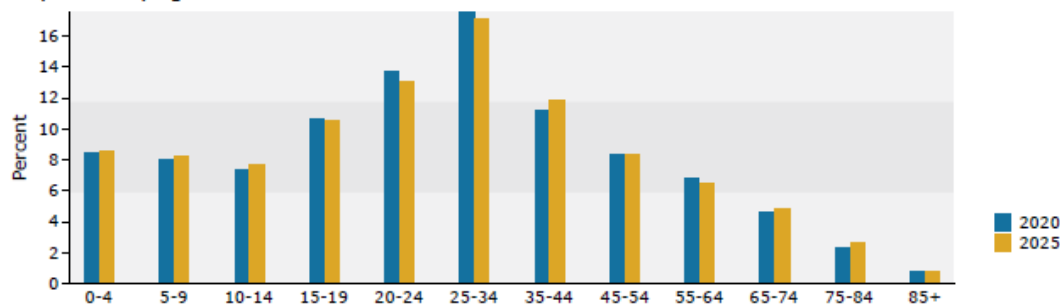


# SHOPS AT ELM VALLEY PAD SITES—DEMOGRAPHICS

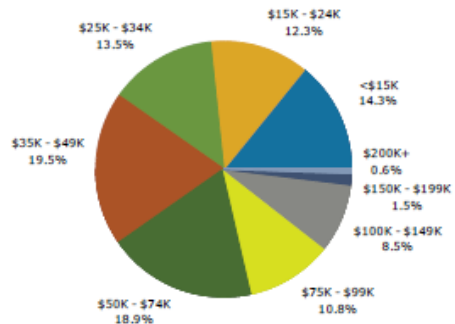
Trends 2020-2025



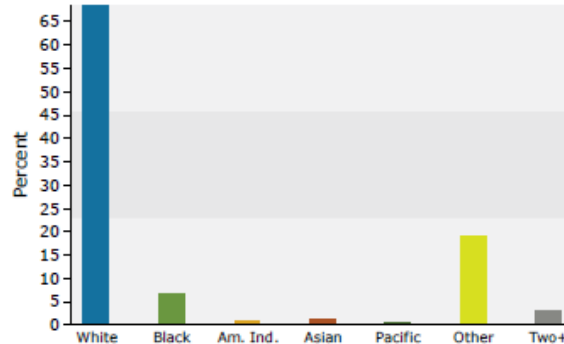
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 71.9%



## CENSUS

### Households

	2010	2020	2025
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

	2010	2020	2025
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

	2010	2020	2025
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

	2010	2020	2025
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

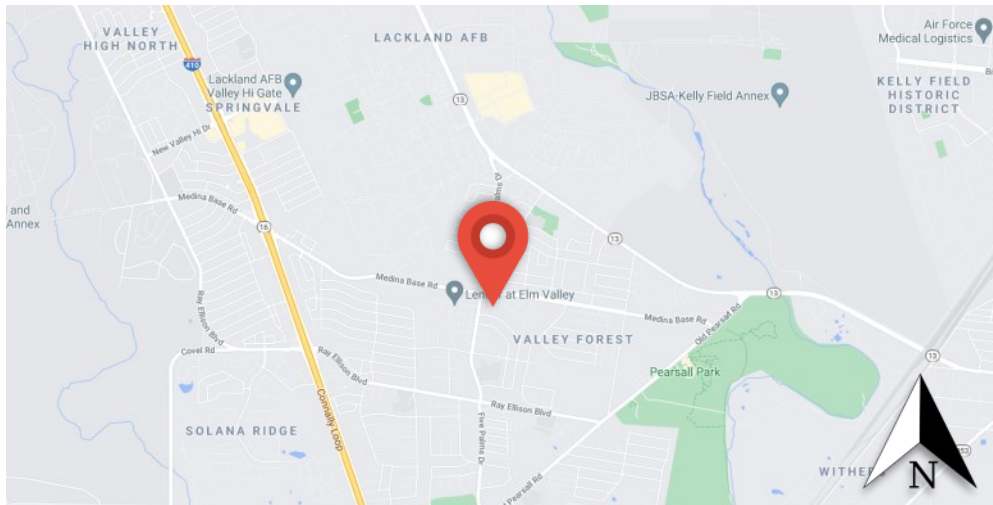
### Average Income

	2010	2020	2025
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.



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