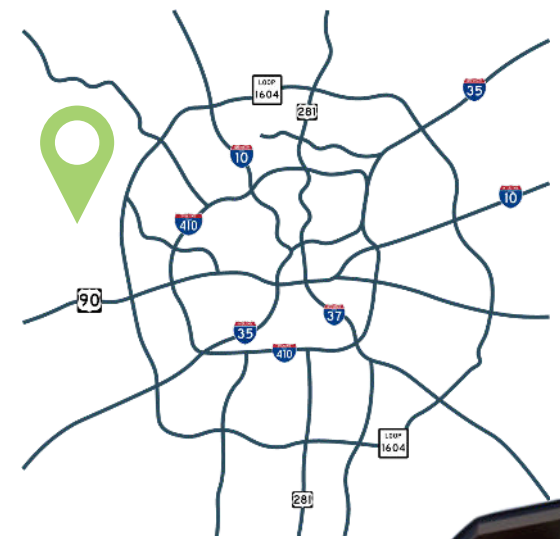


SPACE AVAILABLE

MERCADO AT CULEBRA

SEC CULEBRA RD & BLACKTAIL CREST DR | SAN ANTONIO | TX 78253

Located at the signalized SEC of Culebra Road and Blacktail Crest Drive, this proposed retail development sits at the center of NW San Antonio's fastest-growing submarket, with over 116,000 residents within three miles, an average household income of \$134,840, and 24,880 vehicles per day on Culebra Road. The project offers pad sites and two-story retail/office space within a new, high-quality development anchored by strong daytime traffic drivers, including John M. Harlan High School's 3,600-student enrollment. This is a premier opportunity to secure a position in one of San Antonio's highest-growth corridors before buildout.



ZACH PARRA
ASST. DIRECTOR OF LEASING
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MERCADO AT CULEBRA

SAN ANTONIO, TEXAS

PROPERTY HIGHLIGHTS

1

The NW San Antonio region is experiencing **rapid growth**, with more than **116,000 residents** within a three-mile radius.

2

In close proximity to **John M. Harlan High School**, which boasts an enrollment of **3,600 students**, lies a destination that can be easily reached on foot.

3

Located at the **signaled intersection** which offers excellent **visibility** and **exposure**.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,752	46,050	107,728
Household Income	\$142,336	\$145,555	\$140,943
Households	834	14,443	35,950
Median Age	33.8	35.3	34.5

JOIN AREA RETAILERS

- McDonalds
- Burger King
- HTeaO
- Las Palapas
- Slim Chickens
- Sonic

“

This project is situated in a prime location within one of SA's fastest-growing regions, offering convenient access to schools and emerging residential areas.

Z. PARRA

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MERCADO AT CULEBRA

SAN ANTONIO, TEXAS



"Serving Together, Achieving New Heights"

CULEBRA RD. (24,880 VPD)

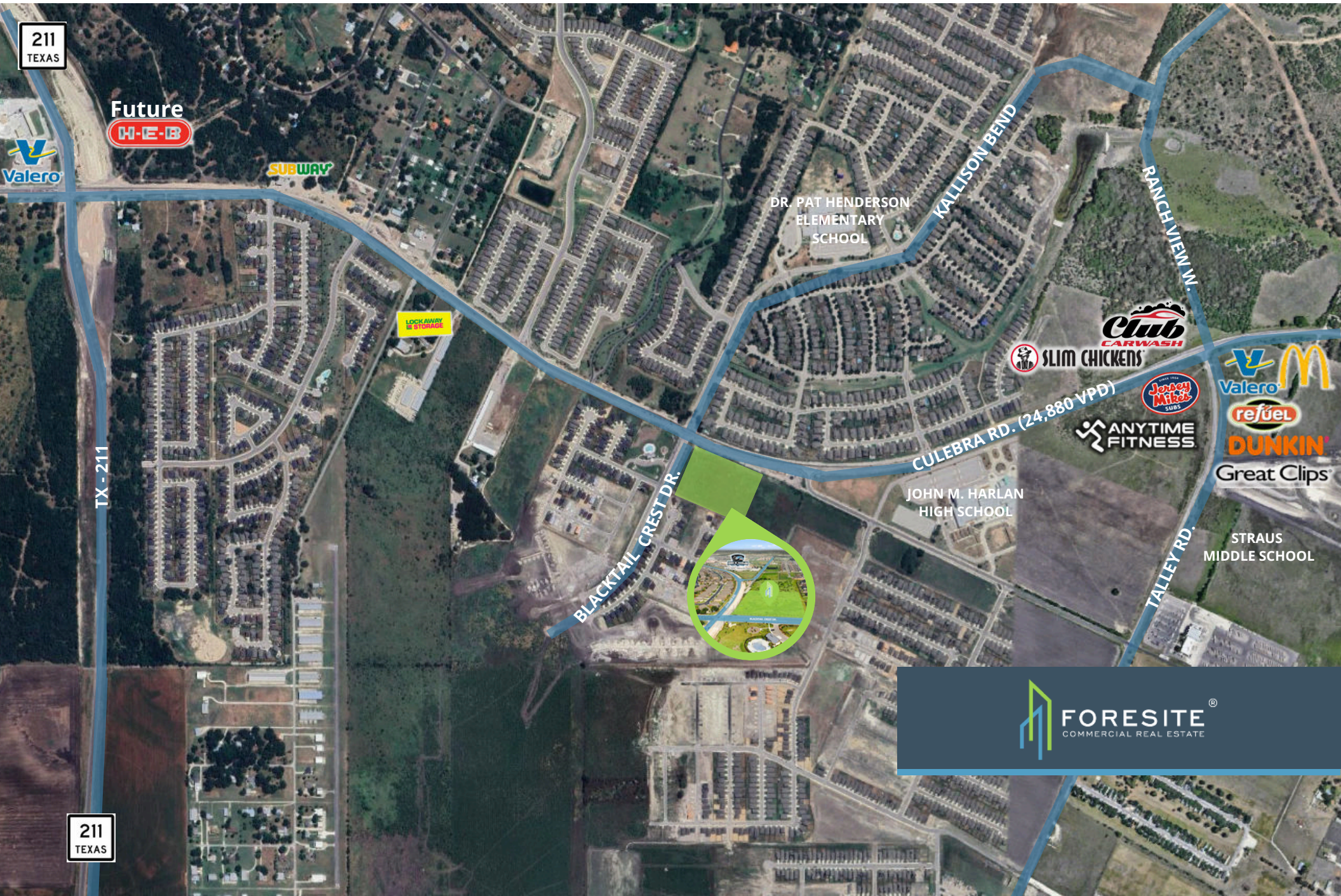
BLACKTAIL CREST DR.



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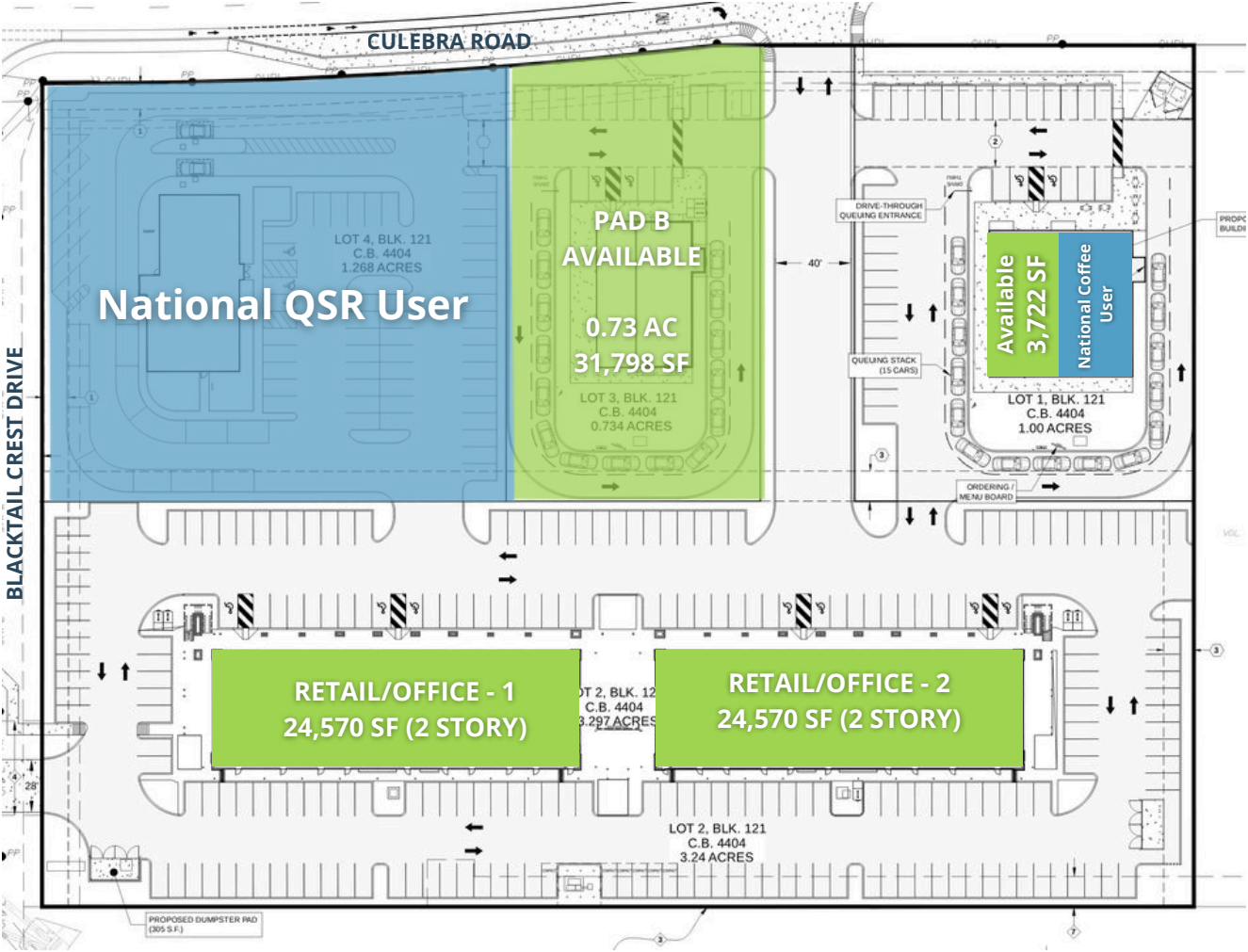
MERCADO AT CULEBRA

SAN ANTONIO, TEXAS



MERCADO AT CULEBRA

SAN ANTONIO, TEXAS



AVAILABLE SPACE

Pads	AC	Condition
B	0.73	Proposed QSR
Space	SF	Condition
Suite 2, Pad A	3,722	Proposed Retail
Retail / Office Building 1 - 2 Story	24,570	Proposed Retail
Retail / Office Building 2 - 2 Story	24,570	Proposed Retail



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