

PRIME RETAIL NEAR CULEBRA & LOOP 1604

Second Phase Culebra Village Retail Center at 11647 Culebra Road, SATX 78253

10,000 SF Medical Development Coming Soon



1,000-10,000 SF Available

Rate: Contact Broker

Property Highlights

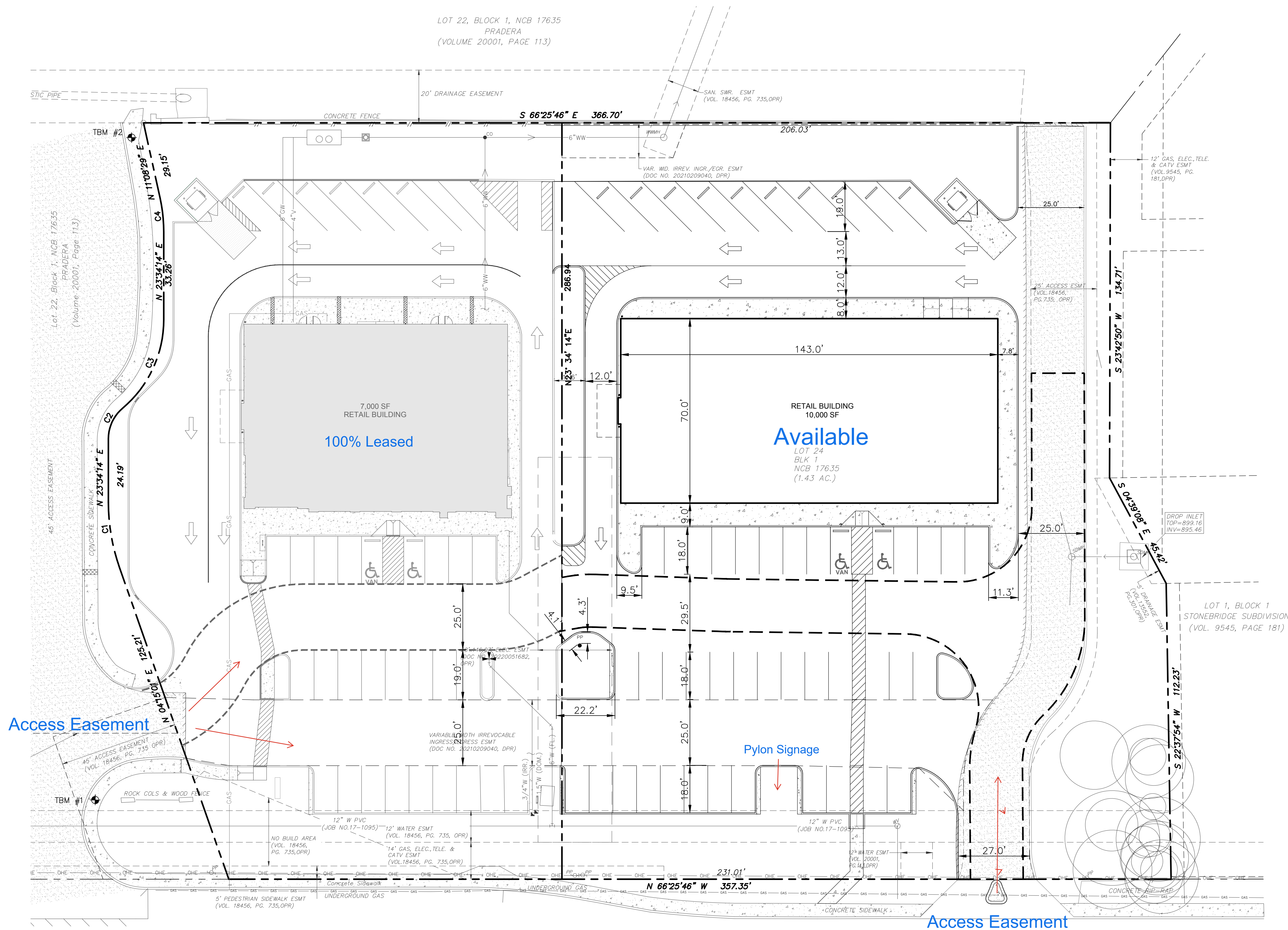
- New Medical Development Coming in 2nd quarter 2026
- Now Leasing
- Ideal set up for medical tenants
- Located in the hottest market in San Antonio
- 10,000 SF medical development
- High traffic area with growing population and great demographics
- Call Sean Ferris (210) 428-0204 for more information



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LOT 22, BLOCK 1, NCB 17635
PRADERA
(VOLUME 20001, PAGE 113)



CULEBRA ROAD (F.M. HWY. 471)
(PUBLIC RIGHT OF WAY)

PROPERTY SUMMARY

Culebra Village Retail Center
11647 Culebra Road | San Antonio, TX 78253



3D VIEW - FRONT FACADE
SCALE: NOT TO SCALE



CULEBRA RETAIL

11647 CULEBRA ROAD
SAN ANTONIO, TX 78254

3D VIEW

project #: 20.050
04.06.2021

A10

Property Summary

Available SF:	10,000
Lease Rate:	Contact Broker
Type:	Retail
Zoning:	C-3

Property Overview

10,000 SF Retail Medical Space – Brand New Development!

Now leasing! Be part of a brand-new, high-traffic retail medical development ideal for urgent care, dental, physical therapy, or specialty clinics. This 10,000 SF space offers modern construction, excellent visibility, and flexible layout options.

Highlights:

- New construction with customizable interiors
- Prime retail frontage with strong daily traffic
- Ample parking and easy access
- Zoned for medical/retail use
- Perfect for single or multi-tenant medical users

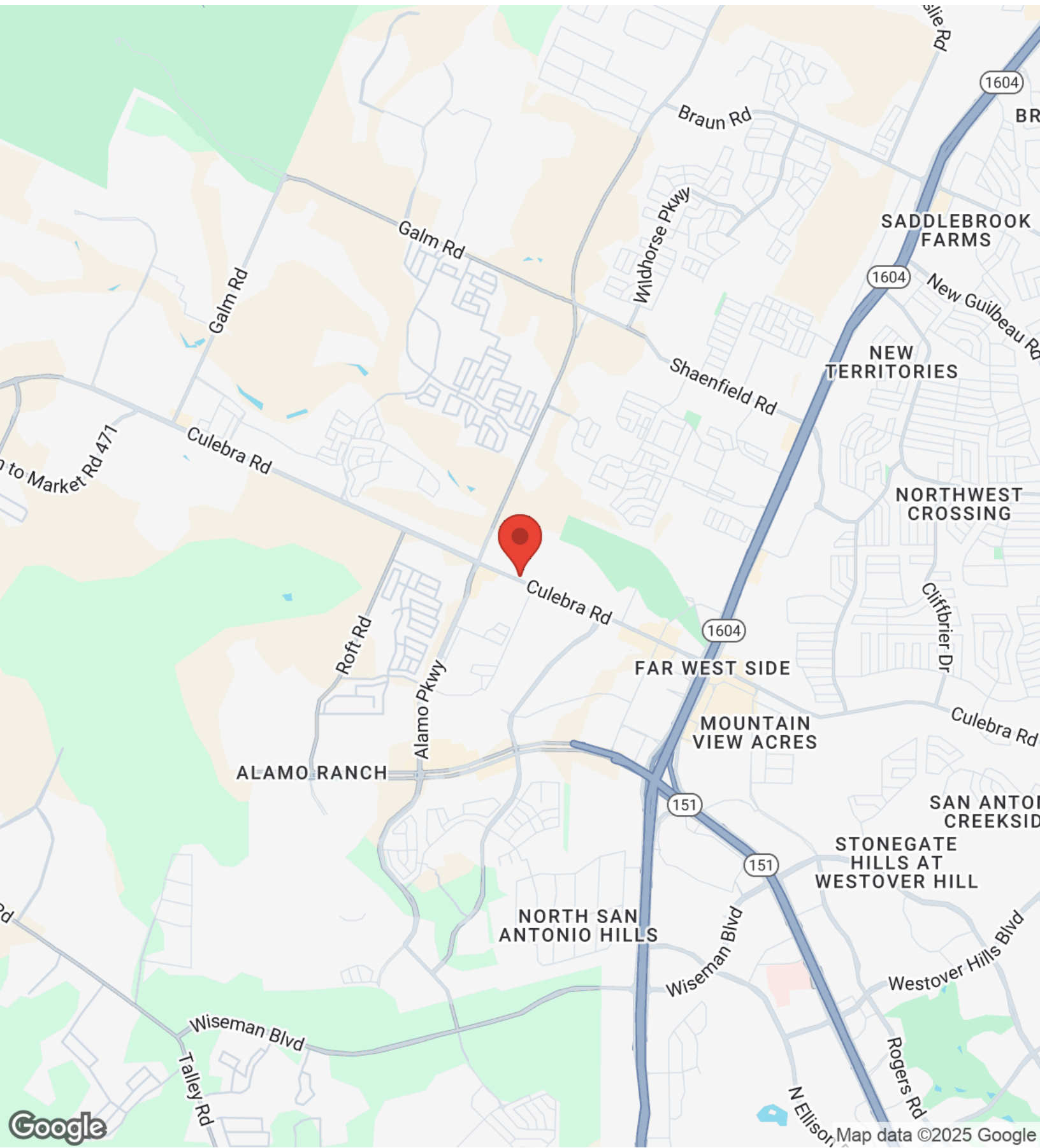
Location Overview

Located on Culebra road outside of 1604, this is one of the best areas in San Antonio and seeing a lot of retail development.



SITE MAP

Culebra Village Retail Center
11647 Culebra Road | San Antonio, TX 78253





Executive Summary

11647 Culebra Rd, San Antonio, Texas, 78253
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.50162
Longitude: -98.72270

	1 mile	3 miles	5 miles
Population			
2010 Population	6,659	58,416	161,838
2020 Population	16,534	99,677	227,052
2024 Population	18,229	108,980	255,295
2029 Population	18,767	118,104	278,738
2010-2020 Annual Rate	9.52%	5.49%	3.44%
2020-2024 Annual Rate	2.32%	2.12%	2.80%
2024-2029 Annual Rate	0.58%	1.62%	1.77%
2020 Male Population	48.5%	48.4%	48.6%
2020 Female Population	51.5%	51.6%	51.4%
2020 Median Age	30.8	33.0	34.3
2024 Male Population	49.4%	49.4%	49.5%
2024 Female Population	50.6%	50.6%	50.5%
2024 Median Age	31.1	34.1	35.1

In the identified area, the current year population is 255,295. In 2020, the Census count in the area was 227,052. The rate of change since 2020 was 2.80% annually. The five-year projection for the population in the area is 278,738 representing a change of 1.77% 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 35.1, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	42.4%	43.5%	44.3%
2024 Black Alone	10.6%	8.7%	8.2%
2024 American Indian/Alaska Native Alone	0.8%	1.0%	1.0%
2024 Asian Alone	5.7%	4.5%	4.0%
2024 Pacific Islander Alone	0.3%	0.2%	0.2%
2024 Other Race	12.6%	13.2%	12.8%
2024 Two or More Races	27.6%	28.8%	29.4%
2024 Hispanic Origin (Any Race)	54.1%	56.9%	57.0%

Persons of Hispanic origin represent 57.0% 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 84.3 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	82	100	100
2010 Households	2,291	19,152	53,947
2020 Households	5,805	33,359	76,791
2024 Households	6,381	36,861	86,549
2029 Households	6,623	40,921	95,968
2010-2020 Annual Rate	9.74%	5.71%	3.59%
2020-2024 Annual Rate	2.25%	2.38%	2.85%
2024-2029 Annual Rate	0.75%	2.11%	2.09%
2024 Average Household Size	2.86	2.95	2.94

The household count in this area has changed from 76,791 in 2020 to 86,549 in the current year, a change of 2.85% annually. The five-year projection of households is 95,968, a change of 2.09% 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 64,975 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.



Executive Summary

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Mortgage Income			
2024 Percent of Income for Mortgage	22.5%	19.4%	19.1%
Median Household Income			
2024 Median Household Income	\$91,786	\$102,178	\$102,057
2029 Median Household Income	\$103,728	\$114,488	\$113,736
2024-2029 Annual Rate	2.48%	2.30%	2.19%
Average Household Income			
2024 Average Household Income	\$118,015	\$125,150	\$123,207
2029 Average Household Income	\$136,061	\$144,525	\$141,943
2024-2029 Annual Rate	2.89%	2.92%	2.87%
Per Capita Income			
2024 Per Capita Income	\$39,997	\$42,213	\$41,856
2029 Per Capita Income	\$46,413	\$49,859	\$48,959
2024-2029 Annual Rate	3.02%	3.39%	3.18%
GINI Index			
2024 Gini Index	35.7	32.0	32.3

Households by Income

Current median household income is \$102,057 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$113,736 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$123,207 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$141,943 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$41,856 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$48,959 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	98	114	115
2010 Total Housing Units	2,445	20,006	56,207
2010 Owner Occupied Housing Units	1,527	15,060	42,029
2010 Renter Occupied Housing Units	764	4,092	11,918
2010 Vacant Housing Units	154	854	2,260
2020 Total Housing Units	6,480	35,322	80,566
2020 Owner Occupied Housing Units	3,362	24,397	57,096
2020 Renter Occupied Housing Units	2,443	8,962	19,695
2020 Vacant Housing Units	590	1,880	3,771
2024 Total Housing Units	7,121	39,088	91,469
2024 Owner Occupied Housing Units	3,494	27,044	65,947
2024 Renter Occupied Housing Units	2,887	9,817	20,602
2024 Vacant Housing Units	740	2,227	4,920
2029 Total Housing Units	7,320	43,188	101,390
2029 Owner Occupied Housing Units	3,635	30,345	74,288
2029 Renter Occupied Housing Units	2,988	10,576	21,681
2029 Vacant Housing Units	697	2,267	5,422

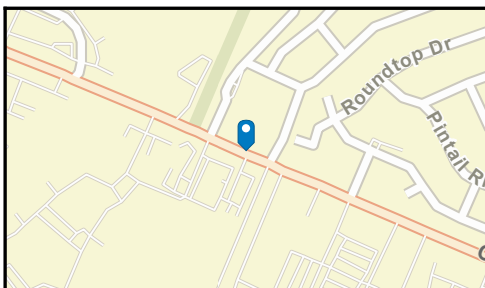
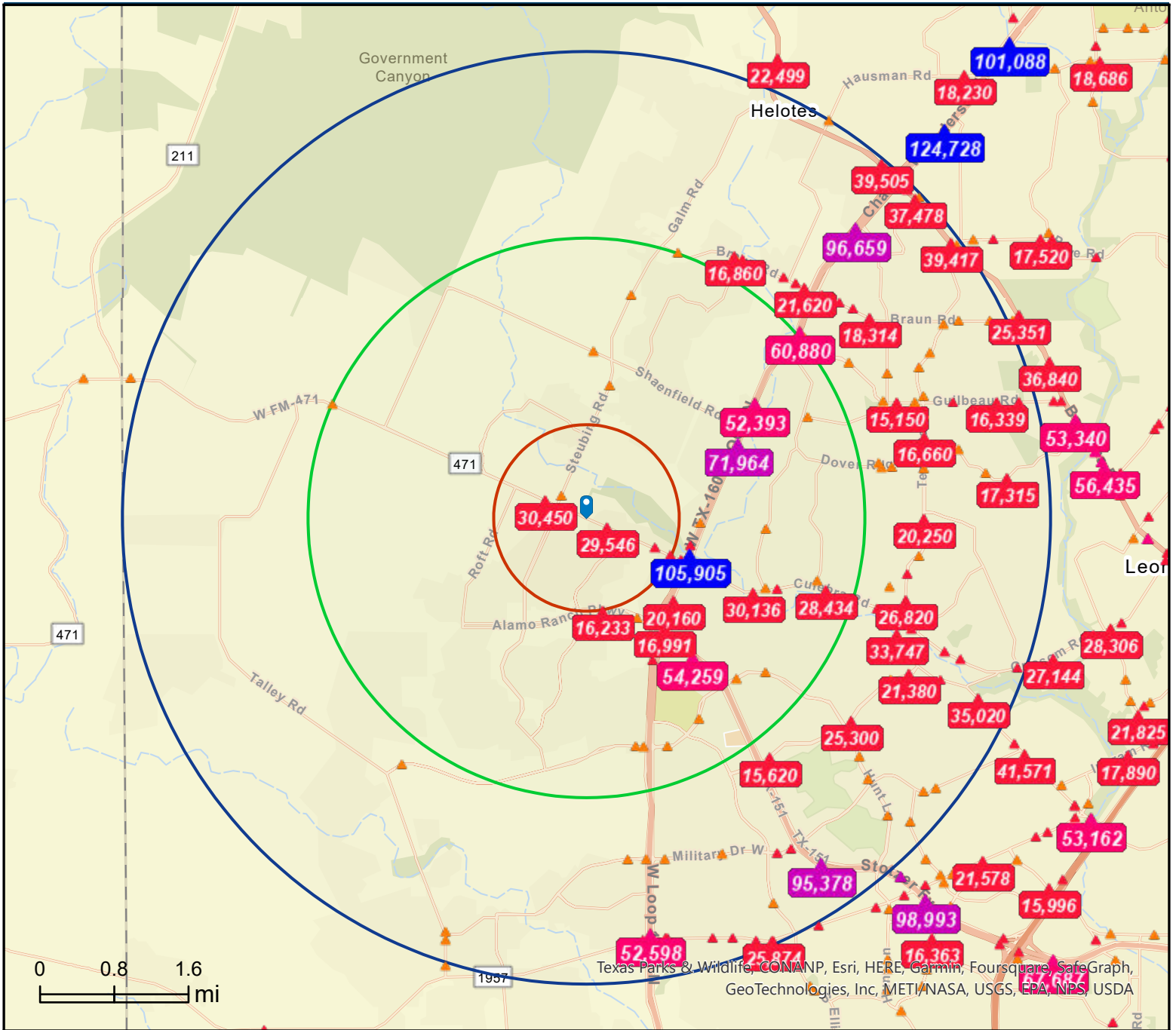
Socioeconomic Status Index

2024 Socioeconomic Status Index	59.1	55.4	54.6
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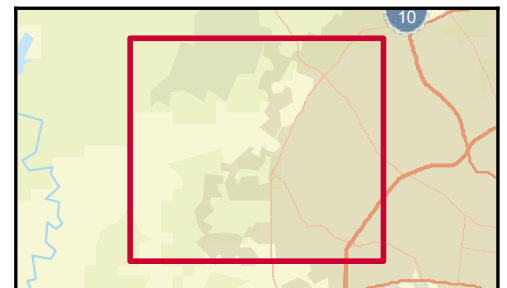
Currently, 72.1% of the 91,469 housing units in the area are owner occupied; 22.5% are renter occupied; and 5.4% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 80,566 housing units in the area and 4.7% vacant housing units. The annual rate of change in housing units since 2020 is 3.03%. Median home value in the area is \$310,946, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.26% annually to \$365,003.

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



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).