

SEC US-90 & MONTGOMERY

📍 San Antonio, Texas 78252

Pad Sites Available

PROPERTY HIGHLIGHTS

- Excellent visibility off U.S. Hwy 90 with multiple points of ingress/egress
- High traffic count on Hwy 90 with accelerating residential growth within the market area.
- Road Improvement projects underway to benefit the site
Expanding from 4-lane divided to 6-lane expressway with continuous one-way frontage
- Direct connect interchange at Loop 1604 & Hwy 90
- Surrounded by new developments; single family, apartments, and major retail

SALE PRICE: Contact Broker for Pricing



POPULATION 2023

3 mile	17,625
5 mile	82,666
7 mile	240,178



HOUSEHOLD INCOME 2023

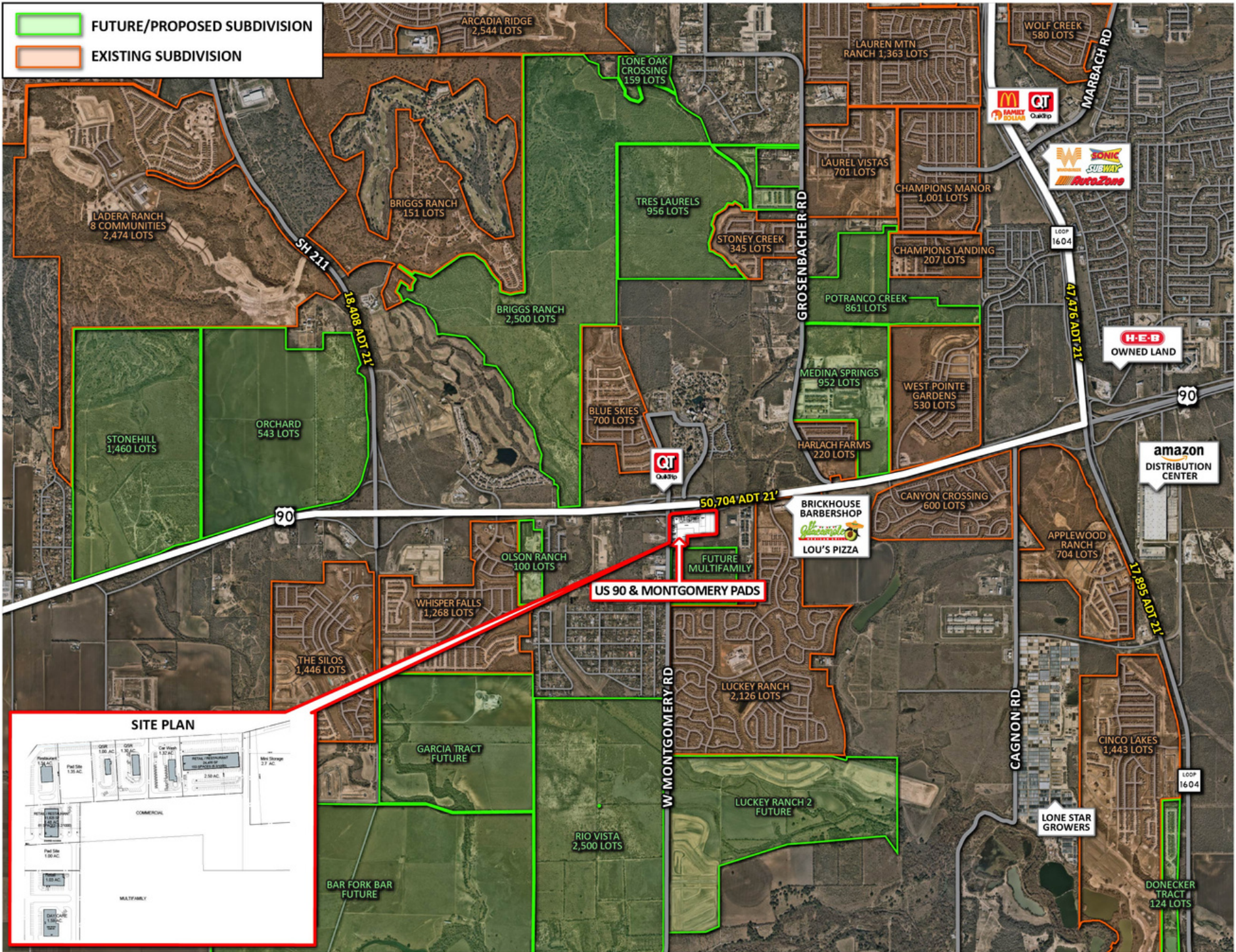
3 mile	\$188,872
5 mile	\$85,106
7 mile	\$82,851



TRAFFIC COUNTS 2022

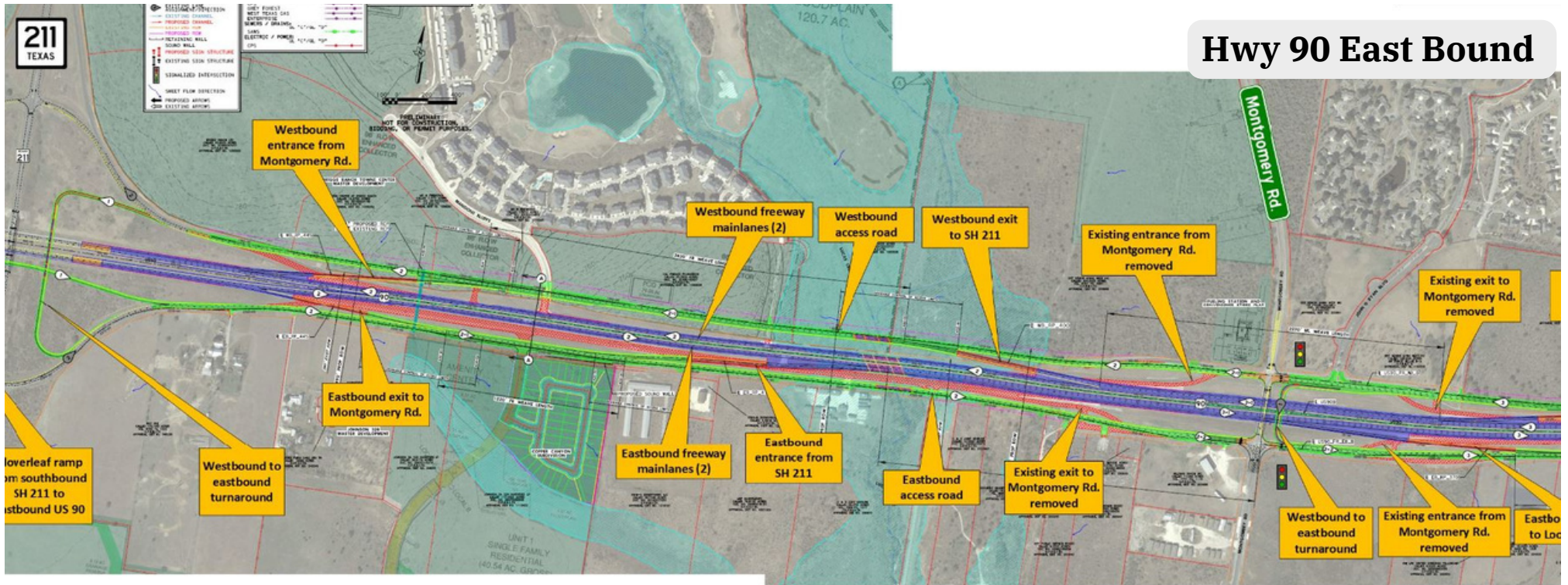
US 90	50,704 VPD
Montgomery	8,108 VPD

GROWTH MAP

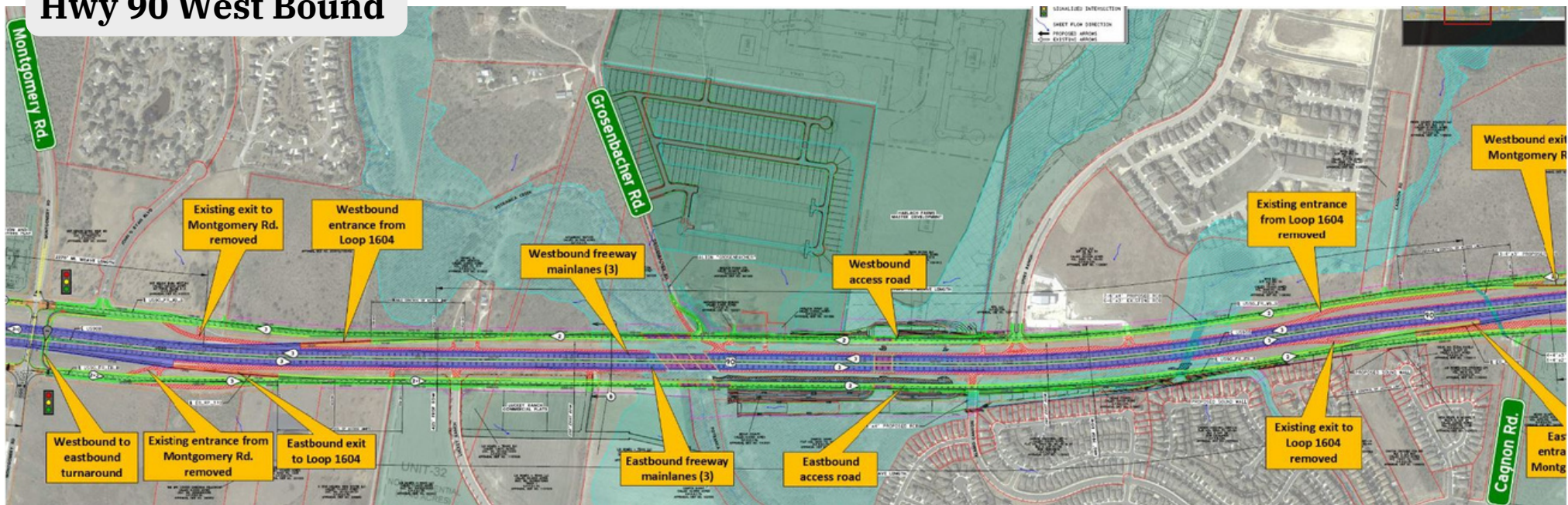


HWY 90 PLANNED IMPROVEMENTS

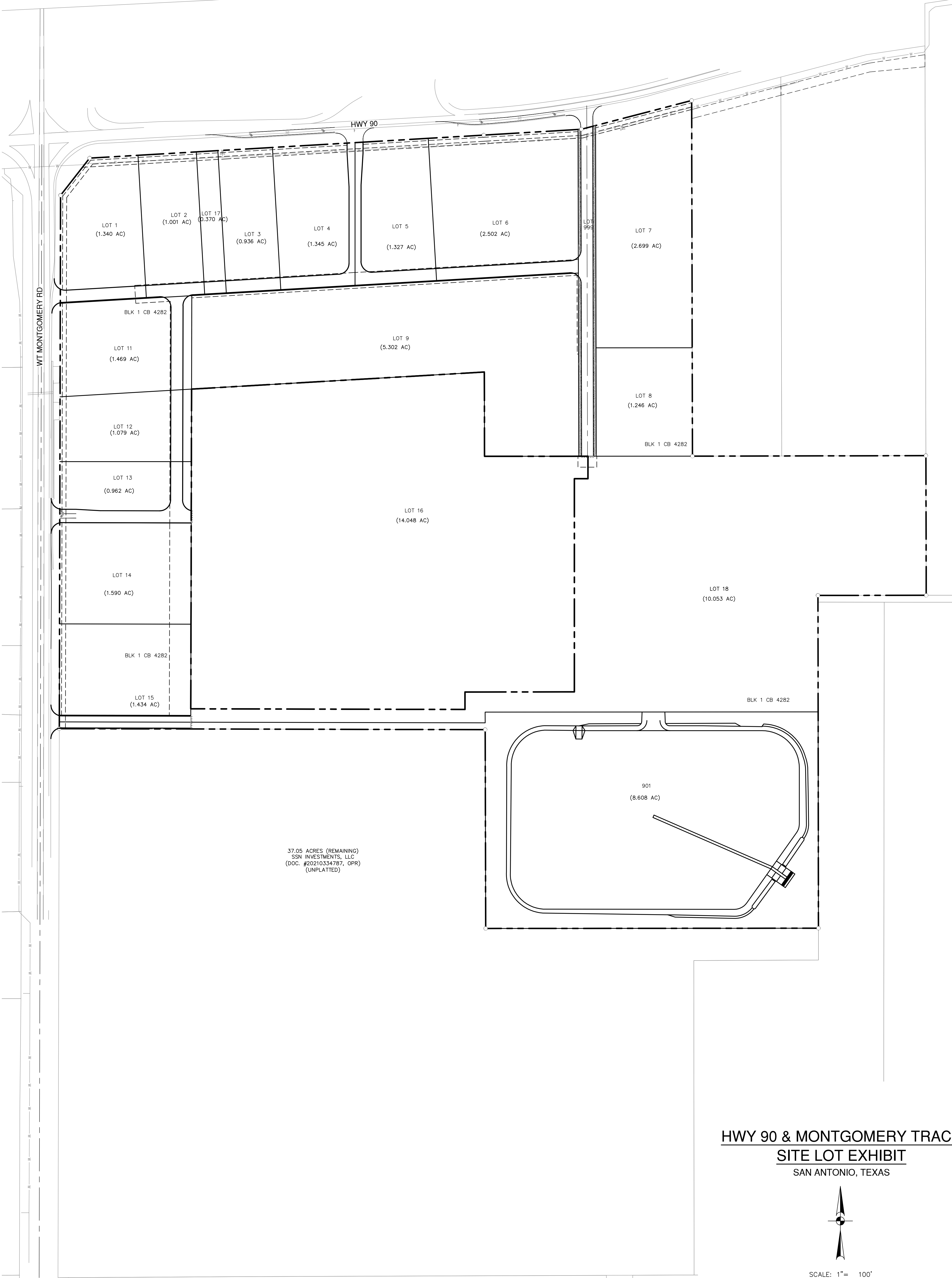
Hwy 90 East Bound



Hwy 90 West Bound

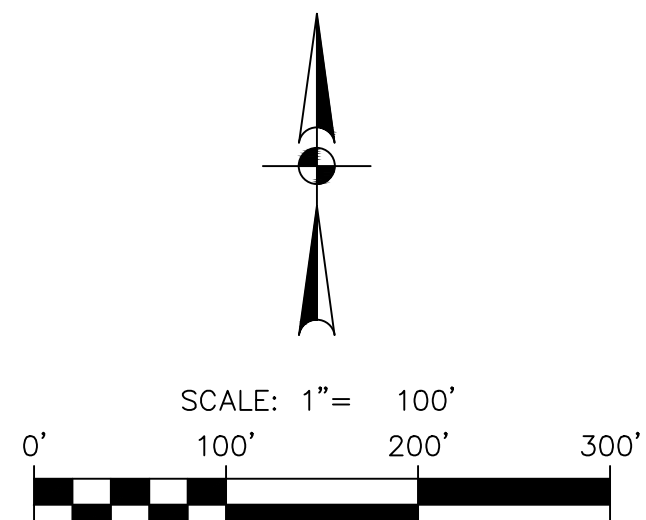


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37.05 ACRES (REMAINING)
SSN INVESTMENTS, LLC
(DOC. #20210334787, OPR)
(UNPLATTED)

HWY 90 & MONTGOMERY TRACT
SITE LOT EXHIBIT
SAN ANTONIO, TEXAS



Pape-Dawson
ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

Consumer Spending Report

6250 WT Montgomery Rd, San Antonio, TX 78252

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



2023 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$68,009	\$299,478	\$1,056,038
Total Apparel	\$3,671	\$16,675	\$58,544
Women's Apparel	1,286	5,931	21,503
Men's Apparel	845	3,592	11,881
Girl's Apparel	264	1,290	4,632
Boy's Apparel	206	1,006	3,570
Infant Apparel	183	877	3,067
Footwear	886	3,979	13,892
Total Entertainment & Hobbies	\$8,992	\$39,406	\$140,549
Entertainment	888	4,377	17,364
Audio & Visual Equipment/Service	2,434	10,498	36,172
Reading Materials	81	338	1,264
Pets, Toys, & Hobbies	1,483	6,518	23,114
Personal Items	4,107	17,674	62,635
Total Food and Alcohol	\$18,734	\$82,287	\$285,405
Food At Home	9,658	42,592	147,217
Food Away From Home	7,842	34,450	120,047
Alcoholic Beverages	1,234	5,245	18,140
Total Household	\$11,437	\$50,044	\$174,761
House Maintenance & Repair	2,823	12,280	42,086
Household Equip & Furnishings	4,653	20,055	69,309
Household Operations	2,921	13,121	46,888
Housing Costs	1,040	4,589	16,479

Consumer Spending Report

6250 WT Montgomery Rd, San Antonio, TX 78252

2023 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$18,555	\$81,846	\$292,086
Vehicle Purchases	9,735	43,117	156,596
Gasoline	5,150	22,744	78,540
Vehicle Expenses	300	1,289	4,593
Transportation	1,224	5,408	19,785
Automotive Repair & Maintenance	2,146	9,289	32,572
Total Health Care	\$3,069	\$12,812	\$44,770
Medical Services	1,742	7,463	26,345
Prescription Drugs	984	3,927	13,499
Medical Supplies	343	1,422	4,927
Total Education/Day Care	\$3,551	\$16,409	\$59,923
Education	2,304	10,765	39,346
Fees & Admissions	1,247	5,644	20,576

Daytime Employment Report

1 Mile Radius

6250 WT Montgomery Rd, San Antonio, TX 78252

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	52	327	6
Retail & Wholesale Trade	5	56	11
Hospitality & Food Service	1	13	13
Real Estate, Renting, Leasing	1	3	3
Finance & Insurance	3	8	3
Information	0	0	0
Scientific & Technology Services	3	86	29
Management of Companies	0	0	0
Health Care & Social Assistance	26	66	3
Educational Services	1	40	40
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	0	0	0
Utilities & Waste Management	0	0	0
Construction	4	22	6
Manufacturing	3	20	7
Agriculture, Mining, Fishing	0	0	0
Other Services	5	13	3

Demographic Detail Report

6250 WT Montgomery Rd, San Antonio, TX 78252

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	7,580	32,474	103,444
2023 Estimate	6,912	29,849	97,546
2010 Census	2,676	13,139	59,268
Growth 2023 - 2028	9.66%	8.79%	6.05%
Growth 2010 - 2023	158.30%	127.18%	64.58%
2023 Population by Age			
	6,912	29,849	97,546
Age 0 - 4	366 5.30%	1,856 6.22%	6,535 6.70%
Age 5 - 9	395 5.71%	2,006 6.72%	7,061 7.24%
Age 10 - 14	408 5.90%	2,098 7.03%	7,547 7.74%
Age 15 - 19	393 5.69%	2,047 6.86%	7,586 7.78%
Age 20 - 24	378 5.47%	1,932 6.47%	7,185 7.37%
Age 25 - 29	447 6.47%	2,085 6.99%	7,143 7.32%
Age 30 - 34	604 8.74%	2,534 8.49%	7,612 7.80%
Age 35 - 39	731 10.58%	2,918 9.78%	8,126 8.33%
Age 40 - 44	709 10.26%	2,814 9.43%	7,853 8.05%
Age 45 - 49	593 8.58%	2,372 7.95%	6,881 7.05%
Age 50 - 54	481 6.96%	1,933 6.48%	5,824 5.97%
Age 55 - 59	387 5.60%	1,562 5.23%	4,921 5.04%
Age 60 - 64	294 4.25%	1,198 4.01%	4,019 4.12%
Age 65 - 69	214 3.10%	861 2.88%	3,105 3.18%
Age 70 - 74	162 2.34%	621 2.08%	2,359 2.42%
Age 75 - 79	119 1.72%	411 1.38%	1,594 1.63%
Age 80 - 84	87 1.26%	263 0.88%	1,007 1.03%
Age 85+	144 2.08%	338 1.13%	1,188 1.22%
Age 65+	726 10.50%	2,494 8.36%	9,253 9.49%
Median Age	38.20	35.60	33.80
Average Age	37.60	35.00	34.40

Demographic Detail Report

6250 WT Montgomery Rd, San Antonio, TX 78252						
Radius	1 Mile		3 Mile		5 Mile	
2023 Population By Race	6,912		29,849		97,546	
White	5,802	83.94%	24,157	80.93%	79,265	81.26%
Black	733	10.60%	3,656	12.25%	10,664	10.93%
Am. Indian & Alaskan	86	1.24%	427	1.43%	1,277	1.31%
Asian	164	2.37%	844	2.83%	3,045	3.12%
Hawaiian & Pacific Island	12	0.17%	55	0.18%	298	0.31%
Other	115	1.66%	709	2.38%	2,998	3.07%
Population by Hispanic Origin	6,912		29,849		97,546	
Non-Hispanic Origin	2,448	35.42%	10,407	34.87%	34,915	35.79%
Hispanic Origin	4,463	64.57%	19,441	65.13%	62,631	64.21%
2023 Median Age, Male	39.70		37.10		33.90	
2023 Average Age, Male	38.50		35.80		34.10	
2023 Median Age, Female	34.50		33.10		33.60	
2023 Average Age, Female	36.20		34.10		34.70	
2023 Population by Occupation Classification	5,664		23,480		74,889	
Civilian Employed	3,072	54.24%	13,948	59.40%	47,257	63.10%
Civilian Unemployed	75	1.32%	443	1.89%	1,765	2.36%
Civilian Non-Labor Force	2,430	42.90%	8,572	36.51%	23,746	31.71%
Armed Forces	87	1.54%	517	2.20%	2,121	2.83%
Households by Marital Status						
Married	1,182		5,301		18,568	
Married No Children	610		2,297		8,102	
Married w/Children	572		3,004		10,466	
2023 Population by Education	5,193		21,059		66,214	
Some High School, No Diploma	978	18.83%	3,144	14.93%	7,659	11.57%
High School Grad (Incl Equivalency)	1,429	27.52%	5,284	25.09%	15,375	23.22%
Some College, No Degree	1,558	30.00%	6,901	32.77%	22,103	33.38%
Associate Degree	221	4.26%	1,150	5.46%	4,583	6.92%
Bachelor Degree	730	14.06%	3,274	15.55%	11,414	17.24%
Advanced Degree	277	5.33%	1,306	6.20%	5,080	7.67%

Demographic Detail Report

6250 WT Montgomery Rd, San Antonio, TX 78252

Radius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation	5,636		25,639		86,394	
Real Estate & Finance	339	6.01%	1,193	4.65%	4,687	5.43%
Professional & Management	1,381	24.50%	6,298	24.56%	21,730	25.15%
Public Administration	139	2.47%	939	3.66%	3,286	3.80%
Education & Health	692	12.28%	3,509	13.69%	11,463	13.27%
Services	401	7.11%	1,953	7.62%	7,990	9.25%
Information	42	0.75%	204	0.80%	875	1.01%
Sales	770	13.66%	3,562	13.89%	11,463	13.27%
Transportation	6	0.11%	12	0.05%	262	0.30%
Retail	341	6.05%	1,563	6.10%	5,451	6.31%
Wholesale	103	1.83%	229	0.89%	568	0.66%
Manufacturing	172	3.05%	796	3.10%	2,354	2.72%
Production	389	6.90%	1,771	6.91%	5,372	6.22%
Construction	424	7.52%	1,752	6.83%	5,175	5.99%
Utilities	175	3.11%	831	3.24%	2,878	3.33%
Agriculture & Mining	117	2.08%	439	1.71%	828	0.96%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	5	0.01%
Other Services	145	2.57%	588	2.29%	2,007	2.32%
2023 Worker Travel Time to Job	2,993		13,939		47,169	
<30 Minutes	1,158	38.69%	6,154	44.15%	21,015	44.55%
30-60 Minutes	1,631	54.49%	6,855	49.18%	22,183	47.03%
60+ Minutes	204	6.82%	930	6.67%	3,971	8.42%
2010 Households by HH Size	620		3,477		17,676	
1-Person Households	129	20.81%	538	15.47%	2,483	14.05%
2-Person Households	181	29.19%	899	25.86%	4,502	25.47%
3-Person Households	107	17.26%	694	19.96%	3,521	19.92%
4-Person Households	94	15.16%	669	19.24%	3,531	19.98%
5-Person Households	57	9.19%	389	11.19%	2,121	12.00%
6-Person Households	27	4.35%	162	4.66%	880	4.98%
7 or more Person Households	25	4.03%	126	3.62%	638	3.61%
2023 Average Household Size	2.70		3.00		3.00	
Households						
2028 Projection	2,503		10,250		33,782	
2023 Estimate	2,246		9,333		31,633	
2010 Census	619		3,478		17,676	
Growth 2023 - 2028	11.44%		9.83%		6.79%	
Growth 2010 - 2023	262.84%		168.34%		78.96%	

Demographic Detail Report

6250 WT Montgomery Rd, San Antonio, TX 78252			
Radius	1 Mile	3 Mile	5 Mile
2023 Households by HH Income	2,247	9,335	31,632
<\$25,000	310 13.80%	877 9.39%	2,969 9.39%
\$25,000 - \$50,000	401 17.85%	1,833 19.64%	5,452 17.24%
\$50,000 - \$75,000	575 25.59%	2,020 21.64%	6,964 22.02%
\$75,000 - \$100,000	435 19.36%	1,802 19.30%	5,546 17.53%
\$100,000 - \$125,000	92 4.09%	1,069 11.45%	4,317 13.65%
\$125,000 - \$150,000	283 12.59%	1,086 11.63%	3,074 9.72%
\$150,000 - \$200,000	97 4.32%	431 4.62%	2,336 7.38%
\$200,000+	54 2.40%	217 2.32%	974 3.08%
2023 Avg Household Income	\$78,589	\$83,546	\$88,219
2023 Med Household Income	\$66,200	\$74,188	\$76,943
2023 Occupied Housing	2,246	9,333	31,633
Owner Occupied	1,634 72.75%	7,091 75.98%	24,176 76.43%
Renter Occupied	612 27.25%	2,242 24.02%	7,457 23.57%
2010 Housing Units	2,388	10,198	34,426
1 Unit	2,066 86.52%	9,505 93.20%	32,058 93.12%
2 - 4 Units	20 0.84%	75 0.74%	311 0.90%
5 - 19 Units	98 4.10%	220 2.16%	817 2.37%
20+ Units	204 8.54%	398 3.90%	1,240 3.60%
2023 Housing Value	1,634	7,091	24,176
<\$100,000	283 17.32%	848 11.96%	3,042 12.58%
\$100,000 - \$200,000	717 43.88%	3,299 46.52%	11,129 46.03%
\$200,000 - \$300,000	496 30.35%	2,524 35.59%	8,103 33.52%
\$300,000 - \$400,000	138 8.45%	416 5.87%	1,452 6.01%
\$400,000 - \$500,000	0 0.00%	0 0.00%	395 1.63%
\$500,000 - \$1,000,000	0 0.00%	4 0.06%	31 0.13%
\$1,000,000+	0 0.00%	0 0.00%	24 0.10%
2023 Median Home Value	\$174,476	\$181,766	\$181,282
2023 Housing Units by Yr Built	2,553	10,576	36,030
Built 2010+	1,885 73.83%	6,896 65.20%	17,510 48.60%
Built 2000 - 2010	327 12.81%	1,774 16.77%	9,319 25.86%
Built 1990 - 1999	89 3.49%	536 5.07%	3,116 8.65%
Built 1980 - 1989	105 4.11%	947 8.95%	3,683 10.22%
Built 1970 - 1979	57 2.23%	191 1.81%	1,693 4.70%
Built 1960 - 1969	36 1.41%	78 0.74%	355 0.99%
Built 1950 - 1959	28 1.10%	103 0.97%	199 0.55%
Built <1949	26 1.02%	51 0.48%	155 0.43%
2023 Median Year Built	2011	2010	2009

Demographic Trend Report

1 Mile Radius

6250 WT Montgomery Rd, San Antonio, TX 78252

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Description	2010	2023	2028
Population	2,676	6,912	7,580
Age 0 - 4	183 6.84%	366 5.30%	383 5.05%
Age 5 - 9	146 5.46%	395 5.71%	403 5.32%
Age 10 - 14	146 5.46%	408 5.90%	425 5.61%
Age 15 - 19	119 4.45%	393 5.69%	432 5.70%
Age 20 - 24	205 7.66%	378 5.47%	423 5.58%
Age 25 - 29	376 14.05%	447 6.47%	439 5.79%
Age 30 - 34	377 14.09%	604 8.74%	520 6.86%
Age 35 - 39	217 8.11%	731 10.58%	646 8.52%
Age 40 - 44	184 6.88%	709 10.26%	730 9.63%
Age 45 - 49	232 8.67%	593 8.58%	713 9.41%
Age 50 - 54	103 3.85%	481 6.96%	621 8.19%
Age 55 - 59	74 2.77%	387 5.60%	509 6.72%
Age 60 - 64	73 2.73%	294 4.25%	400 5.28%
Age 65 - 69	57 2.13%	214 3.10%	302 3.98%
Age 70 - 74	44 1.64%	162 2.34%	220 2.90%
Age 75 - 79	42 1.57%	119 1.72%	157 2.07%
Age 80 - 84	36 1.35%	87 1.26%	107 1.41%
Age 85+	63 2.35%	144 2.08%	149 1.97%
Age 15+	2,202 82.29%	5,743 83.09%	6,368 84.01%
Age 20+	2,083 77.84%	5,350 77.40%	5,936 78.31%
Age 65+	242 9.04%	726 10.50%	935 12.34%
Median Age	32	38	41
Average Age	34.20	37.60	39.40
Population By Race	2,676	6,912	7,580
White	2,304 86.10%	5,802 83.94%	6,365 83.97%
Black	260 9.72%	733 10.60%	800 10.55%
Am. Indian & Alaskan	35 1.31%	86 1.24%	94 1.24%
Asian	34 1.27%	164 2.37%	180 2.37%
Hawaiian & Pacific Islander	3 0.11%	12 0.17%	14 0.18%
Other	34 1.27%	115 1.66%	127 1.68%

Demographic Trend Report

1 Mile Radius

6250 WT Montgomery Rd, San Antonio, TX 78252

Description	2010	2023	2028
Population by Race (Hispanic)	1,721	4,463	4,896
White	1,646 95.64%	4,223 94.62%	4,631 94.59%
Black	22 1.28%	91 2.04%	100 2.04%
Am. Indian & Alaskan	31 1.80%	75 1.68%	82 1.67%
Asian	6 0.35%	17 0.38%	18 0.37%
Hawaiian & Pacific Islander	1 0.06%	6 0.13%	7 0.14%
Other	14 0.81%	51 1.14%	57 1.16%
Household by Household Income	618	2,247	2,502
<\$25,000	136 22.01%	310 13.80%	343 13.71%
\$25,000 - \$50,000	225 36.41%	401 17.85%	437 17.47%
\$50,000 - \$75,000	137 22.17%	575 25.59%	639 25.54%
\$75,000 - \$100,000	67 10.84%	435 19.36%	486 19.42%
\$100,000 - \$125,000	35 5.66%	92 4.09%	104 4.16%
\$125,000 - \$150,000	11 1.78%	283 12.59%	322 12.87%
\$150,000 - \$200,000	7 1.13%	97 4.32%	110 4.40%
\$200,000+	0 0.00%	54 2.40%	61 2.44%
Average Household Income	\$51,460	\$78,589	\$79,149
Median Household Income	\$43,382	\$66,200	\$66,818