



FOR LEASE

3455 Hwy US-90
Castroville, TX 78009

±1.99 ACRES | LAND

SUMMARY

Property Specs

LEASE RATE	Contact Agent
LOT SIZE	±1.99 Ac
TYPE	Land Industrial
ZONING	OCL

- Newly constructed mechanic shop one property over already leased.
- Contact Agent for further details.
- Potential laydown yard.



FOR MORE INFO
[CLICK HERE](#)

OR TEXT 22177 TO 39200
Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

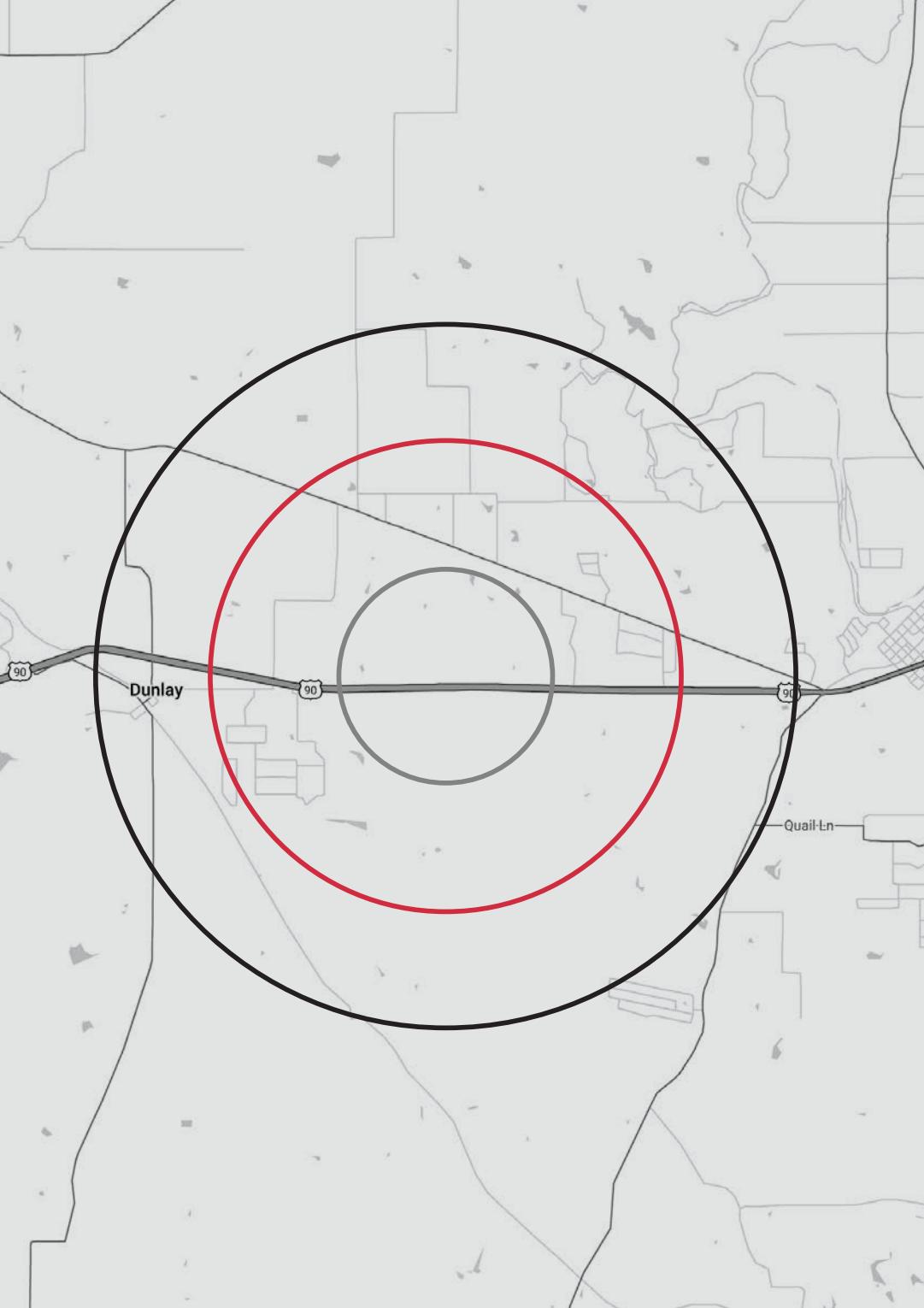
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AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS



	1-mile	3-mile	5-mile
2025 Population	258	2,571	8,023
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	91	938	2,900
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$163,935	\$125,383	\$99,142

Traffic Counts

STREET	AADT
US Highway 90 West	23,567

Cities Nearby

Waco, Texas	187 miles
Austin, Texas	86 miles
Houston, Texas	207 miles
Dallas, Texas	280 miles
Fort Worth, Texas	275 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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