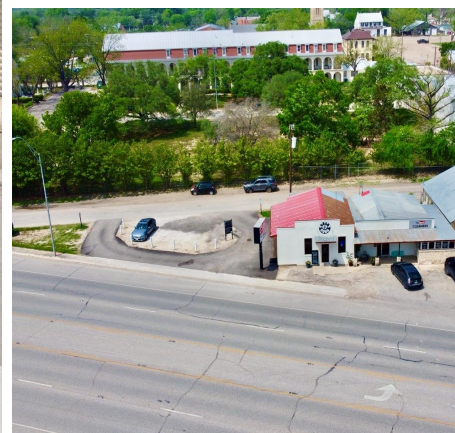
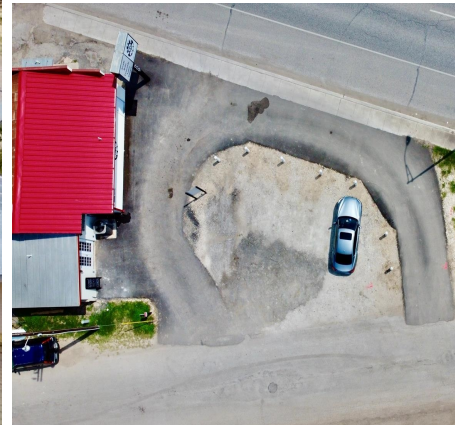


609 US Hwy 90 W



OFFERING MEMORANDUM

609 US Hwy 90 W
Castroville, TX 78009

Brian Curtis
JB Goodwin Realtors
Commercial Associate
(210) 708-7832
brian-curtis@jbgoodwin.com
Lic: 684313

Monique Briseno Brim
JB Goodwin Realtors
Commercial Associate
(210) 259-3331
monique-brim@jbgoodwin.com
Lic: 703242



609 US Hwy 90 W

CONTENTS

- 01 **Executive Summary**
 - Investment Summary
 - Location Summary
- 02 **Property Description**
 - Property Features
 - Aerial Map
 - Property Images
- 03 **Demographics**
 - Demographics
 - Demographic Charts
- 04 **Additional Information**
 - Traffic Count
 - ReportWizard.aspx copy CS

Exclusively Marketed by:



Brian Curtis

JB Goodwin Realtors
Commercial Associate
(210) 708-7832
brian-curtis@jbgoodwin.com
Lic: 684313



Monique Brisenno Brim

JB Goodwin Realtors
Commercial Associate
(210) 259-3331
monique-brim@jbgoodwin.com
Lic: 703242



609 US HWY 90 W

01 Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	609 US Hwy 90 W Castroville TX 78009
COUNTY	Medina
MARKET	Retail
SUBMARKET	QSR
GLA (SF)	2,400 SF
LAND ACRES	.16
LAND SF	6,980 SF
APN	13481
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$595,000
PRICE PSF	\$247.92

DEMOGRAPHICS

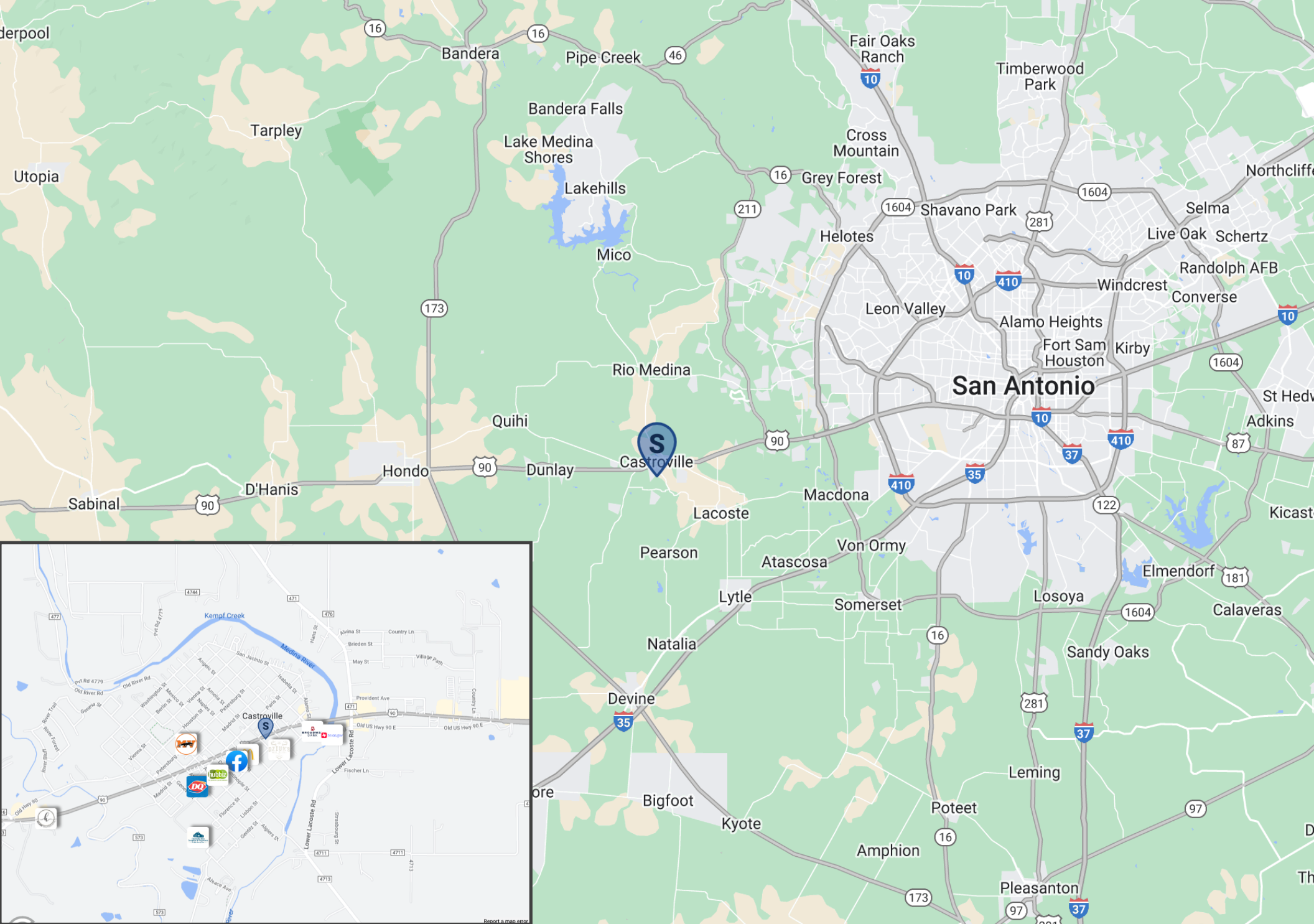
	1 MILE	3 MILE	5 MILE
2022 Population	2,756	5,632	8,569
2022 Median HH Income	\$67,940	\$71,063	\$74,288
2022 Average HH Income	\$91,316	\$96,833	\$100,927

- JB Goodwin Realtors Brian Curtis | Monique Briseno Brim have been exclusively retained to sell 609 US Highway 90 W, Castroville, TX 78009 a 2,400sqft retail commercial building that is 100% fully leased. Located in a growing corridor Castroville, TX this asset is perfect for any investment opportunity. Key features include: Drive-Thru, Hard Corner, 202" Interstate Hwy Frontage, Lot Size (.13Acres), High Traffic, Two HVAC Units , Metal Roof, 8"+ Ceilings, 10 Parking Spaces, Two Active Tenants.



Brian Curtis
Commercial Associate
(210) 708-7832
brian-curtis@jbgoodwin.com
Lic: 684313

JB Goodwin Realtors
607 E. Sonterra Blvd. Ste. 108, San Antonio, TX 78258



Brian Curtis
Commercial Associate
(210) 708-7832
brian-curtis@jbgoodwin.com
Lic: 684313



JB Goodwin Realtors
607 E. Sonterra Blvd. Ste. 108, San Antonio, TX 78258

609 US HWY 90 W

02 Property Description

Property Features

Aerial Map

Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	2
GLA (SF)	2,400
LAND SF	6,980
LAND ACRES	.16
# OF PARCELS	1
ZONING TYPE	Commercial
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	10
STREET FRONTAGE	202
CORNER LOCATION	Yes
TRAFFIC COUNTS	High
DRIVE-THRU	1

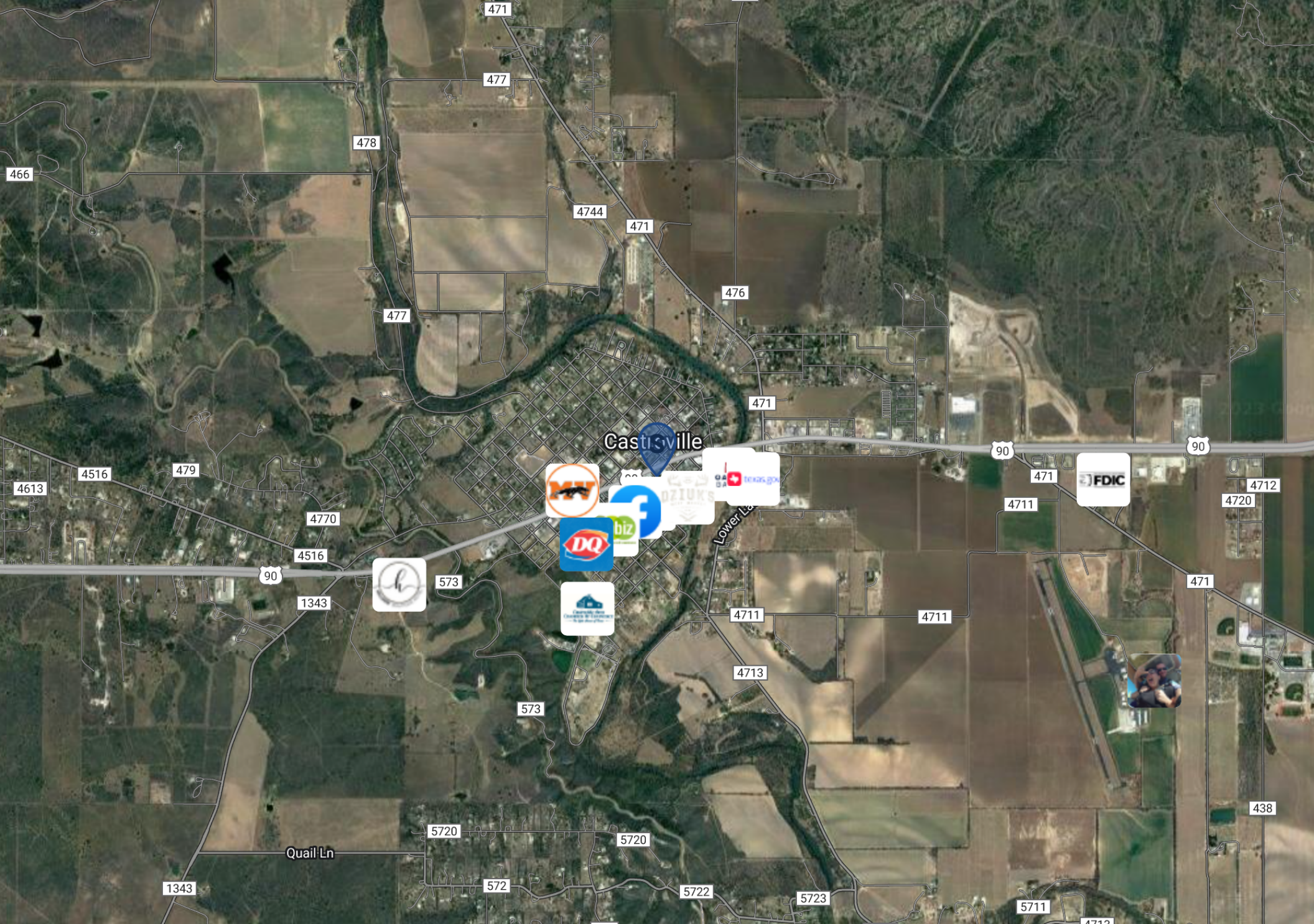
CONSTRUCTION

FOUNDATION	Slab
EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Metal

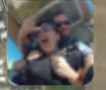


Brian Curtis
Commercial Associate
(210) 708-7832
brian-curtis@jbgoodwin.com
Lic: 684313

JB Goodwin Realtors
607 E. Sonterra Blvd. Ste. 108, San Antonio, TX 78258



Castorville











609 US HWY 90 W

03 Demographics

Demographics

Demographic Charts

03

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,308	4,374	6,529
2010 Population	2,405	4,890	7,417
2022 Population	2,756	5,632	8,569
2027 Population	2,743	5,671	8,637
2022 African American	48	108	178
2022 American Indian	18	48	78
2022 Asian	19	37	58
2022 Hispanic	1,180	2,399	3,811
2022 Other Race	259	497	767
2022 White	1,831	3,674	5,463
2022 Multiracial	580	1,264	2,018
2022-2027: Population: Growth Rate	-0.45 %	0.70 %	0.80 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	116	224	302
\$15,000-\$24,999	82	136	188
\$25,000-\$34,999	73	139	206
\$35,000-\$49,999	123	224	294
\$50,000-\$74,999	153	372	573
\$75,000-\$99,999	145	315	480
\$100,000-\$149,999	175	353	531
\$150,000-\$199,999	103	188	271
\$200,000 or greater	57	153	258
Median HH Income	\$67,940	\$71,063	\$74,288
Average HH Income	\$91,316	\$96,833	\$100,927

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	917	1,681	2,431
2010 Total Households	940	1,836	2,663
2022 Total Households	1,027	2,105	3,105
2027 Total Households	1,021	2,124	3,135
2022 Average Household Size	2.62	2.64	2.73
2000 Owner Occupied Housing	668	1,266	1,842
2000 Renter Occupied Housing	169	265	352
2022 Owner Occupied Housing	856	1,730	2,546
2022 Renter Occupied Housing	171	374	559
2022 Vacant Housing	102	173	253
2022 Total Housing	1,129	2,278	3,358
2027 Owner Occupied Housing	855	1,754	2,584
2027 Renter Occupied Housing	166	370	552
2027 Vacant Housing	115	173	256
2027 Total Housing	1,136	2,297	3,391
2022-2027: Households: Growth Rate	-0.60 %	0.90 %	0.95 %

Source: esri



Brian Curtis
Commercial Associate
(210) 708-7832
brian-curtis@jbgoodwin.com
Lic: 684313

JB Goodwin Realtors
607 E. Sonterra Blvd. Ste. 108, San Antonio, TX 78258

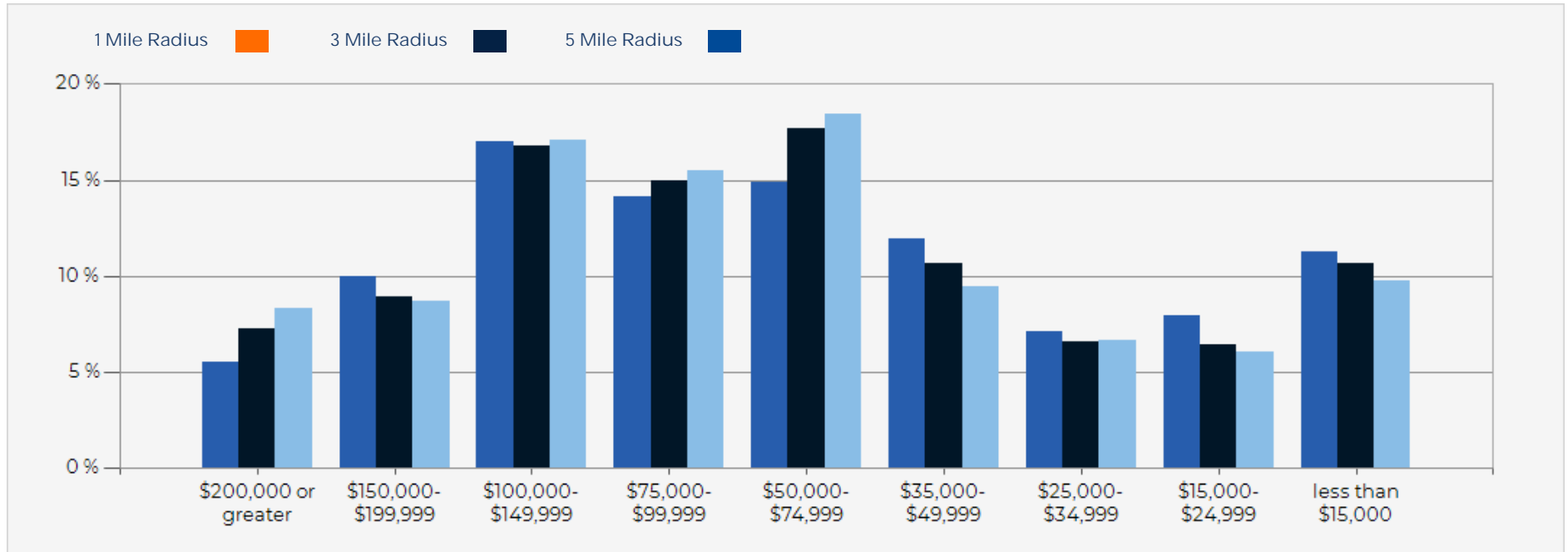
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	144	313	497
2022 Population Age 35-39	139	306	481
2022 Population Age 40-44	138	307	478
2022 Population Age 45-49	153	310	476
2022 Population Age 50-54	174	357	551
2022 Population Age 55-59	215	447	682
2022 Population Age 60-64	185	398	612
2022 Population Age 65-69	189	361	533
2022 Population Age 70-74	174	322	471
2022 Population Age 75-79	134	218	300
2022 Population Age 80-84	95	145	190
2022 Population Age 85+	97	128	157
2022 Population Age 18+	2,179	4,365	6,596
2022 Median Age	46	43	42

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,183	\$69,263	\$73,785
Average Household Income 25-34	\$92,287	\$94,880	\$99,744
Median Household Income 35-44	\$93,926	\$94,908	\$96,777
Average Household Income 35-44	\$111,528	\$126,757	\$130,384
Median Household Income 45-54	\$88,940	\$88,129	\$89,516
Average Household Income 45-54	\$109,214	\$115,568	\$119,509
Median Household Income 55-64	\$83,492	\$78,628	\$79,269
Average Household Income 55-64	\$105,487	\$101,855	\$104,051
Median Household Income 65-74	\$59,828	\$60,684	\$62,342
Average Household Income 65-74	\$77,321	\$82,203	\$85,980
Average Household Income 75+	\$60,242	\$61,723	\$64,660

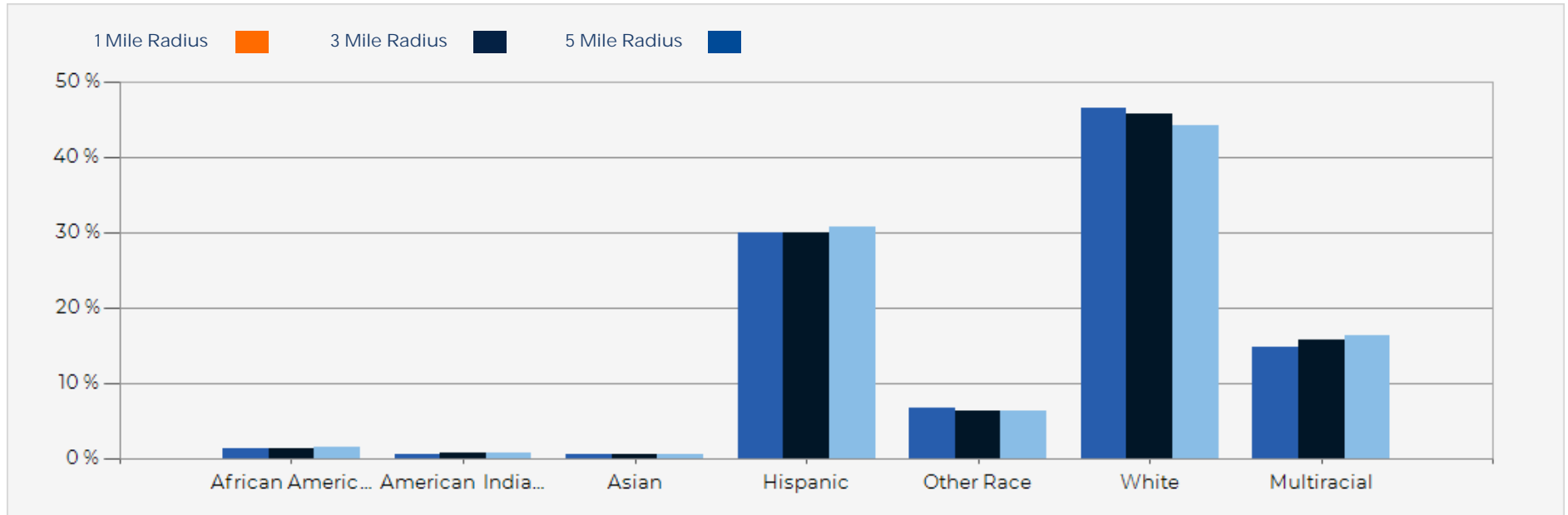
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	154	338	522
2027 Population Age 35-39	154	335	530
2027 Population Age 40-44	143	318	497
2027 Population Age 45-49	142	316	491
2027 Population Age 50-54	150	308	474
2027 Population Age 55-59	170	356	552
2027 Population Age 60-64	203	429	654
2027 Population Age 65-69	174	376	575
2027 Population Age 70-74	174	326	476
2027 Population Age 75-79	154	278	401
2027 Population Age 80-84	112	177	239
2027 Population Age 85+	108	151	189
2027 Population Age 18+	2,183	4,411	6,665
2027 Median Age	46	43	42

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$73,612	\$79,090	\$84,709
Average Household Income 25-34	\$100,210	\$108,844	\$114,641
Median Household Income 35-44	\$108,766	\$109,965	\$110,577
Average Household Income 35-44	\$126,642	\$144,689	\$148,880
Median Household Income 45-54	\$107,671	\$105,478	\$105,012
Average Household Income 45-54	\$127,021	\$136,296	\$139,656
Median Household Income 55-64	\$101,235	\$90,817	\$90,870
Average Household Income 55-64	\$119,965	\$117,678	\$120,127
Median Household Income 65-74	\$63,036	\$69,244	\$73,026
Average Household Income 65-74	\$87,755	\$97,572	\$102,932
Average Household Income 75+	\$64,023	\$70,017	\$75,913

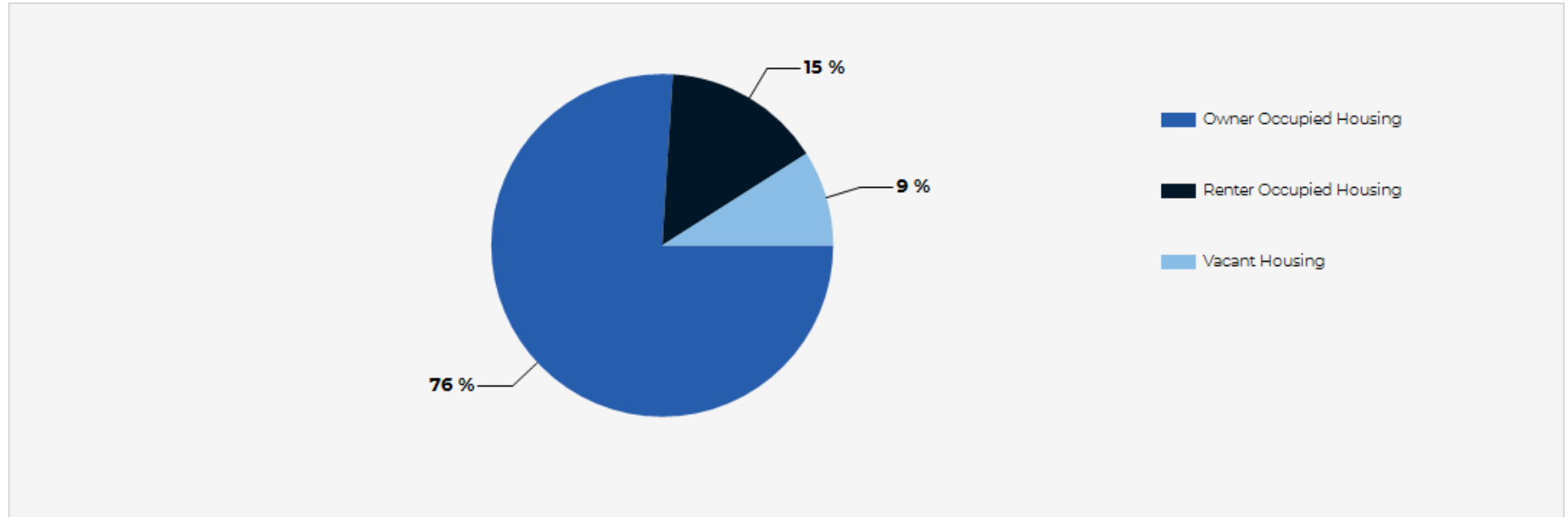
2022 Household Income



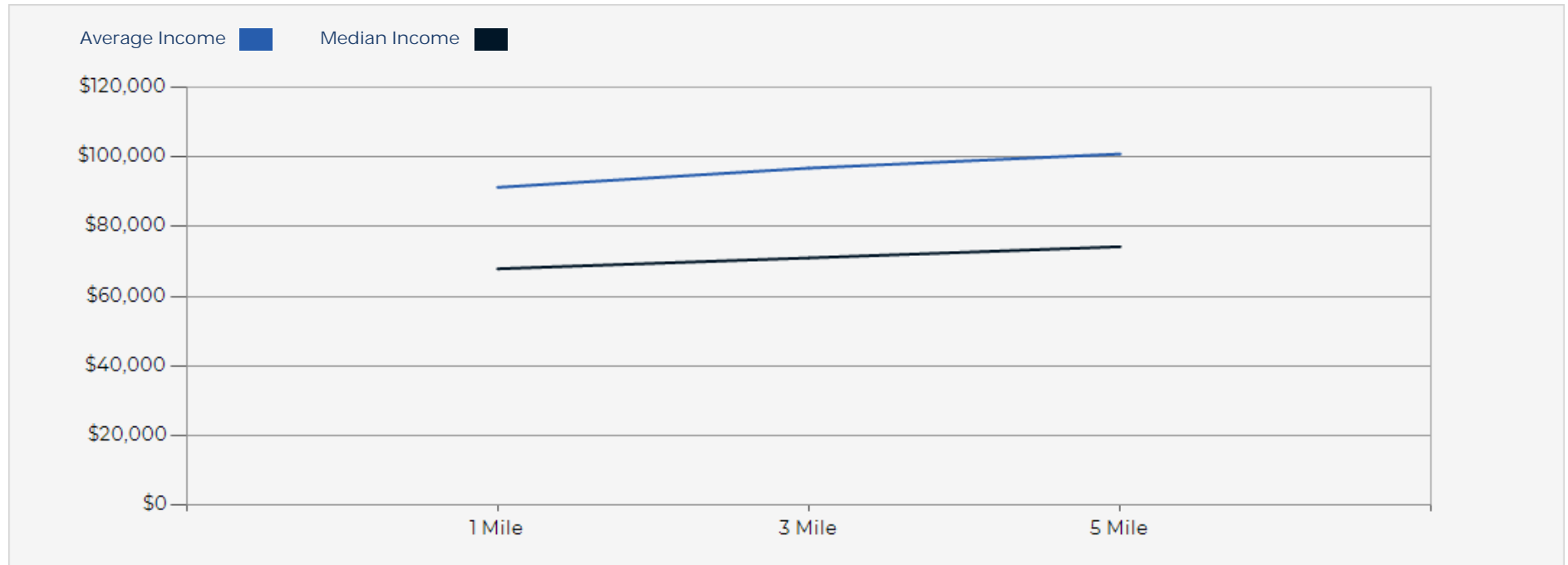
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



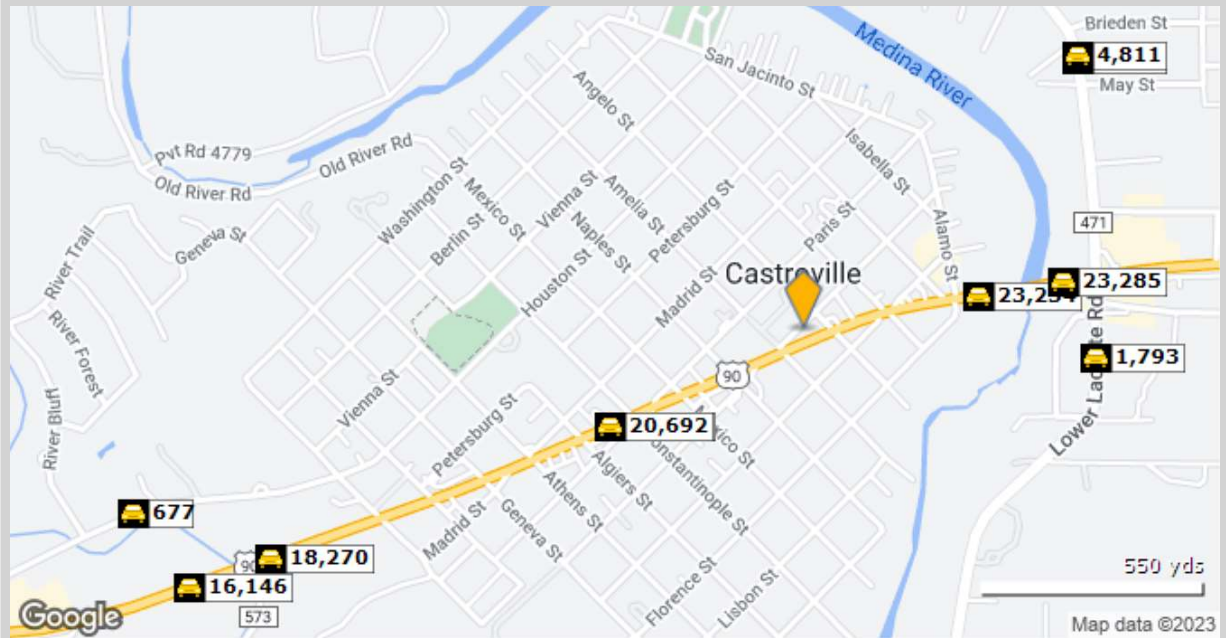
609 US HWY 90 W

04 Additional Information

Traffic Count
ReportWizard.aspx copy CS

609 US Highway 90 W, Castroville, TX 78009

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **XXXXXX**
 Year Built: **1950**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 TX 360	FM 471	0.05 E	2020	23,234	AADT	.26
2 US Hwy 90	Constantinople St	0.03 NE	2022	20,129	MPSI	.30
3 West Highway 90	Constantinople St	0.03 NE	2020	20,692	AADT	.31
4 US Hwy 90	FM 471	0.05 E	2022	23,285	MPSI	.38
5 Lower Lacoste Rd	Karm St	0.06 N	2022	1,793	MPSI	.42
6 I 20-N Business	May St	0.04 S	2020	5,272	AADT	.56
7 FM 471	May St	0.04 S	2022	4,811	MPSI	.56
8 West Highway 90	Houston St	0.15 NE	2022	18,270	MPSI	.83
9 US Hwy 90	Alsace Ave	0.29 E	2022	16,146	MPSI	.95
10 Old US Hwy 90	River Bluff	0.08 SW	2022	677	MPSI	.99



Brian Curtis
 Commercial Associate
 (210) 708-7832
 brian-curtis@jbgoodwin.com
 Lic: 684313

© 2023 CoStar Group - Licensed to JB Goodwin Realtors - 1098159.



JB Goodwin Realtors
 607 E. Sonterra Blvd. Ste. 108, San Antonio, TX 78258

Consumer Spending Report

609 US Highway 90 W, Castroville, TX 78009

Building Type: **General Retail**

Secondary: **Freestanding**

Year Built: **1950**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: -



2022 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$35,903	\$73,719	\$104,415
Total Apparel	\$1,874	\$3,863	\$5,444
Women's Apparel	725	1,481	2,084
Men's Apparel	384	787	1,109
Girl's Apparel	134	280	396
Boy's Apparel	97	206	294
Infant Apparel	85	180	256
Footwear	449	928	1,306
Total Entertainment & Hobbies	\$5,250	\$10,731	\$15,164
Entertainment	565	1,232	1,823
Audio & Visual Equipment/Service	1,220	2,468	3,458
Reading Materials	65	123	169
Pets, Toys, & Hobbies	882	1,766	2,471
Personal Items	2,517	5,143	7,244
Total Food and Alcohol	\$9,577	\$19,570	\$27,508
Food At Home	4,999	10,312	14,483
Food Away From Home	3,939	7,984	11,236
Alcoholic Beverages	638	1,274	1,789
Total Household	\$5,958	\$12,104	\$17,093
House Maintenance & Repair	1,529	3,121	4,372
Household Equip & Furnishings	2,273	4,653	6,559
Household Operations	1,576	3,180	4,516
Housing Costs	580	1,149	1,646



© 2023 CoStar Group - Licensed to JB Goodwin Realtors - 1098159.



Brian Curtis
 Commercial Associate
 (210) 708-7832
 brian-curtis@jbgoodwin.com
 Lic: 684313

Consumer Spending Report

609 US Highway 90 W, Castroville, TX 78009

2022 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$9,352	\$19,616	\$28,145
Vehicle Purchases	4,916	10,472	15,178
Gasoline	2,439	5,096	7,214
Vehicle Expenses	199	391	564
Transportation	718	1,434	2,054
Automotive Repair & Maintenance	1,080	2,223	3,135
Total Health Care	\$1,876	\$3,779	\$5,274
Medical Services	1,038	2,101	2,945
Prescription Drugs	634	1,274	1,766
Medical Supplies	204	404	563
Total Education/Day Care	\$2,017	\$4,055	\$5,788
Education	1,294	2,617	3,735
Fees & Admissions	723	1,438	2,054



© 2023 CoStar Group - Licensed to JB Goodwin Realtors - 1098159.



Brian Curtis
 Commercial Associate
 (210) 708-7832
 brian-curtis@jbgoodwin.com
 Lic: 684313

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from JB Goodwin Realtors and it should not be made available to any other person or entity without the written consent of JB Goodwin Realtors .

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to JB Goodwin Realtors . This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. JB Goodwin Realtors has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, JB Goodwin Realtors has not verified, and will not verify, any of the information contained herein, nor has JB Goodwin Realtors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



Brian Curtis

JB Goodwin Realtors
Commercial Associate
(210) 708-7832
brian-curtis@jbgoodwin.com
Lic: 684313



Monique Briseno Brim

JB Goodwin Realtors
Commercial Associate
(210) 259-3331
monique-brim@jbgoodwin.com
Lic: 703242

