



FOR LEASE OR BUILD-TO-SUIT

# ± 30 ACRES HIGHWAY 90 DEVELOPMENT TRACT

999 W. US HWY 90, SAN ANTONIO, TX 78252

**SETH PRESCOTT**

210.478.8999

[seth.prescott@expcommercial.com](mailto:seth.prescott@expcommercial.com)



# ± 30 ACRES FOR LEASE | EXECUTIVE SUMMARY

999 W. US HWY 90, SAN ANTONIO, TX 78252



## RAW LAND FOR LEASE OR SALE – BUILD-TO-SUIT OPPORTUNITY VON ORMY, TX

±1.5–30 acres available for ground lease or build-to-suit at 10206 W US Highway 90, San Antonio, TX 78252. Positioned just east of Loop 1604 with direct frontage along Hwy 90, the property offers excellent access and visibility within a growing industrial corridor.

Tracts can be divided to accommodate user requirements. The site is well-suited for truck and trailer parking, contractor yards, storage, or other industrial and commercial operations. Located in unincorporated Bexar County (OCL zoning), allowing flexibility for a range of uses.

## PROPERTY DETAILS:

Size:	± 1.5-30 acres
Zoning:	OCL
Location:	East of 1604 Fronting Hwy 90
Lease Rate:	2,500 - 3,500 NNN per acre

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# ± 30 ACRES FOR LEASE | SITE PLAN

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\*CONCEPTUAL SITE PLAN—MEASUREMENTS ARE NOT EXACT\*

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# ± 30 ACRES FOR LEASE | EXAMPLE BUILDINGS

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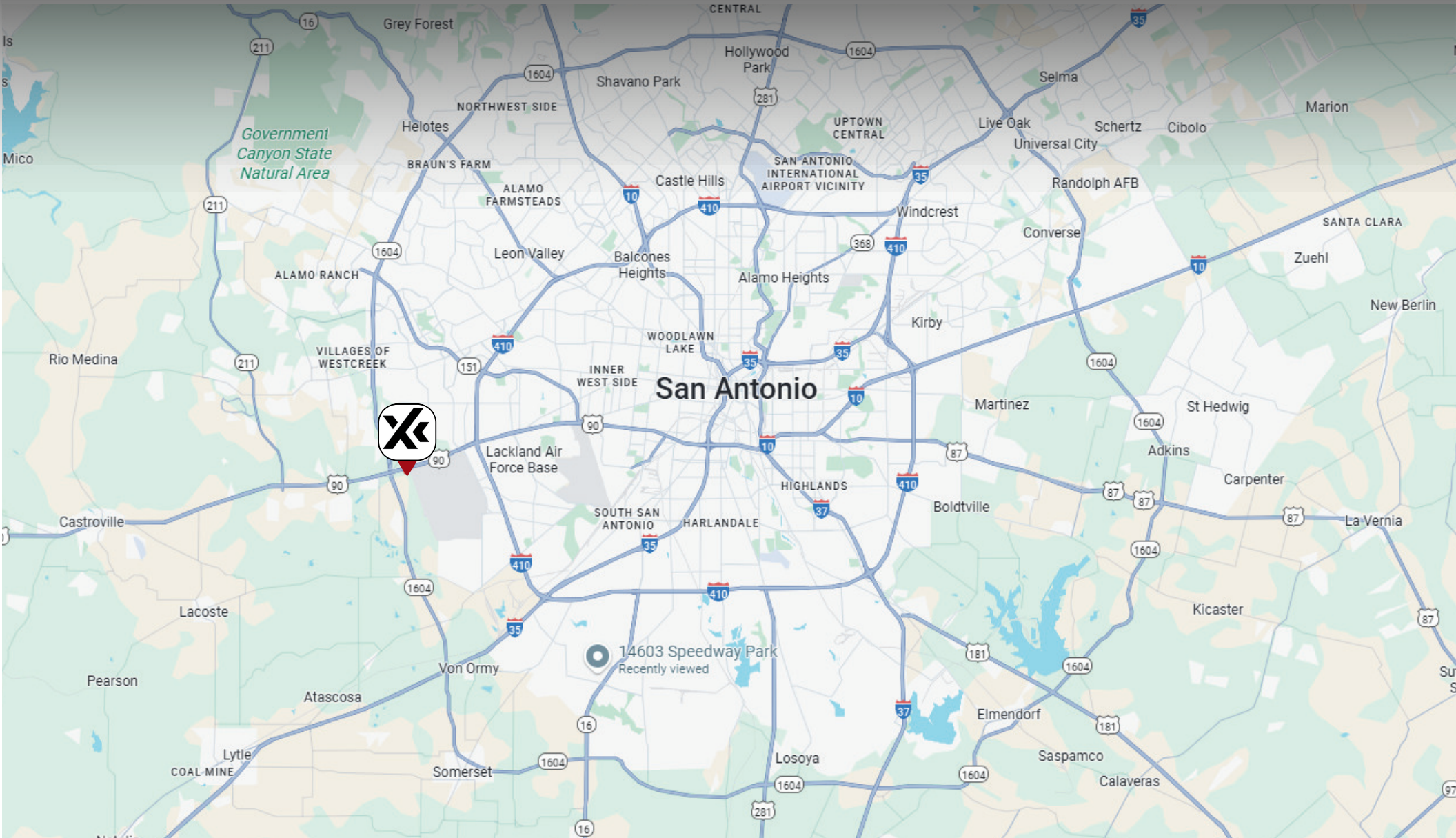
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# ± 30 ACRES FOR LEASE | REGIONAL MAP

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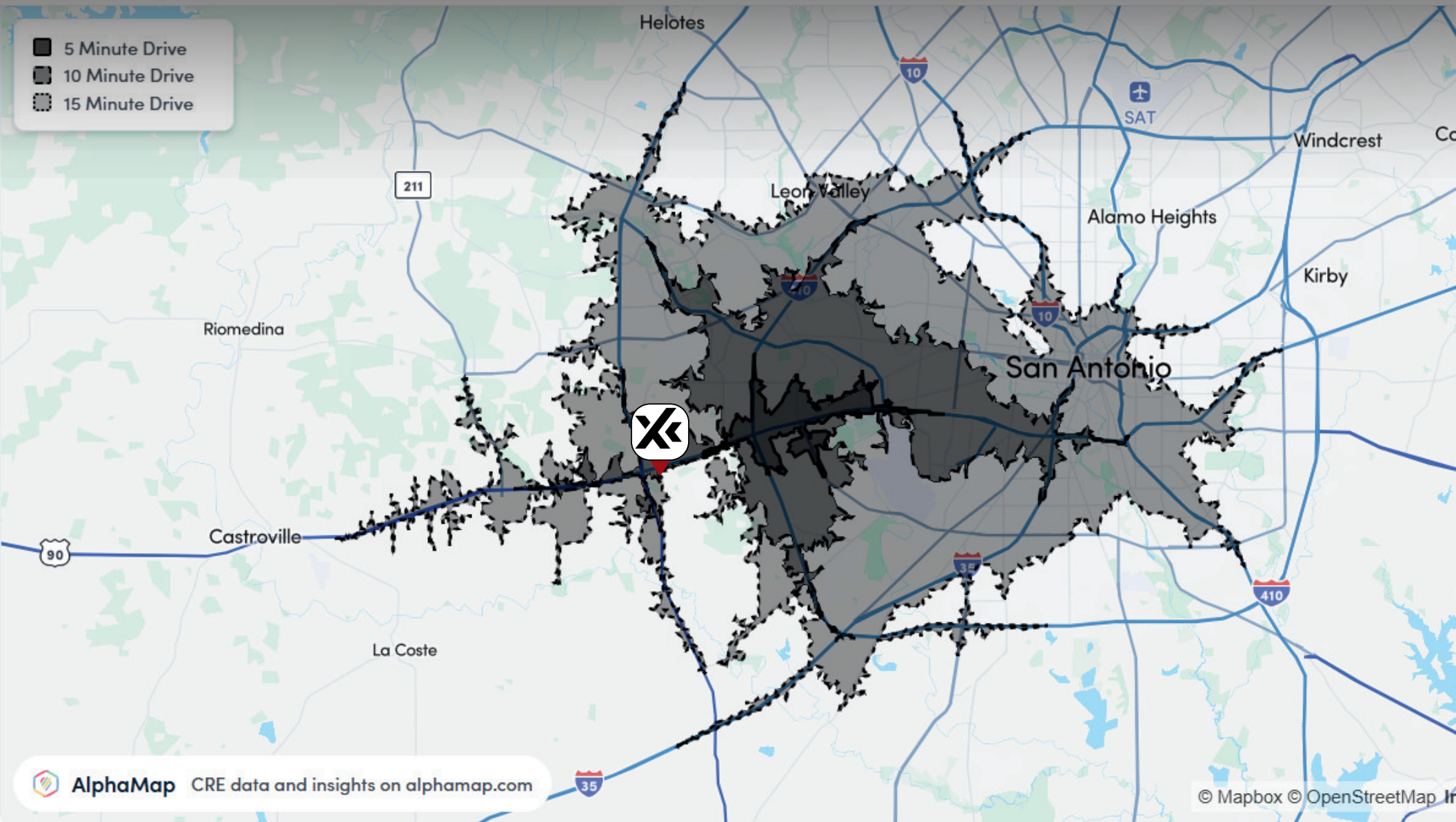
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# ± 30 ACRES FOR LEASE | DRIVE TIME

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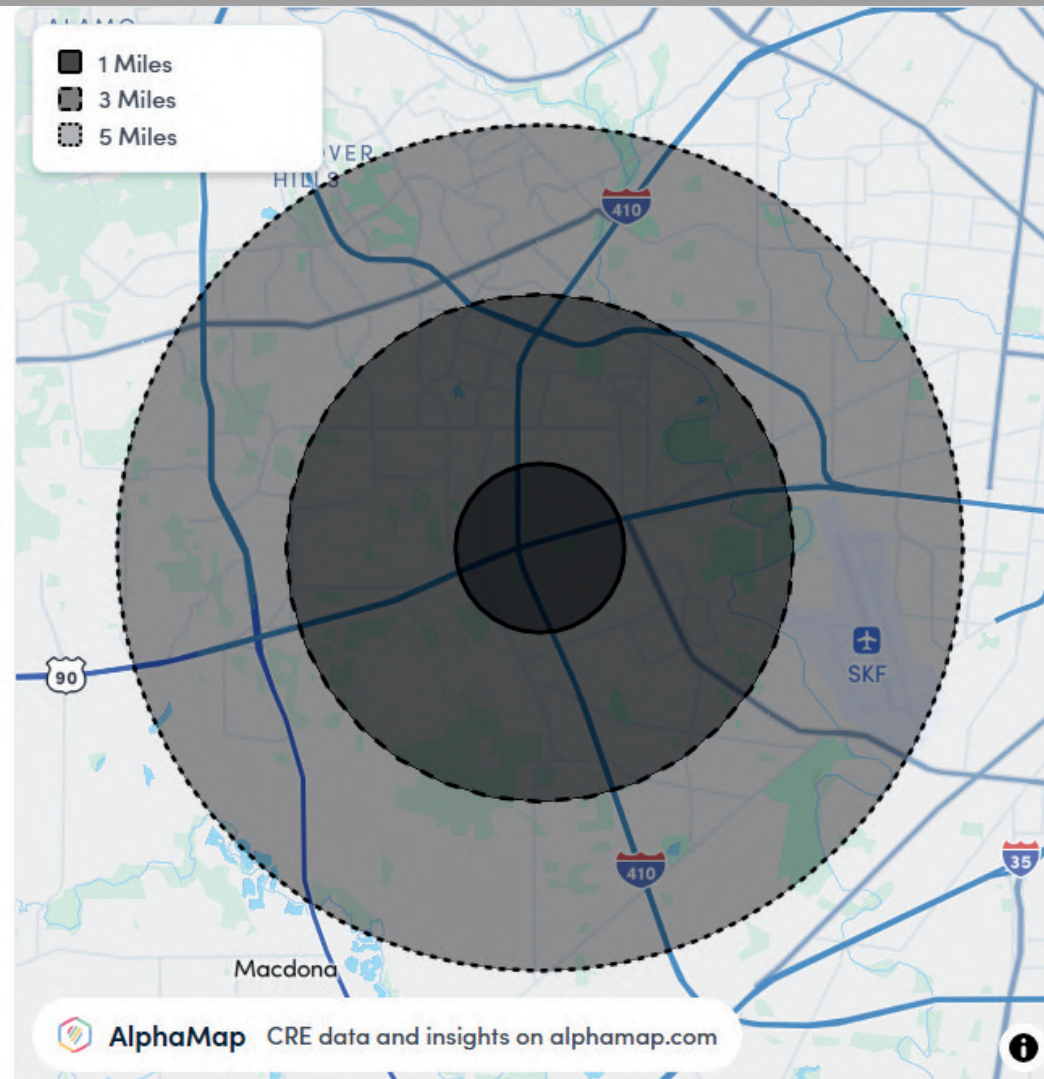
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# ± 30 ACRES FOR LEASE | DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,278	107,473	263,490
Average Age	35	34	34
Average Age (Male)	34	33	34
Average Age (Female)	36	35	35
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,689	32,742	83,700
Persons per HH	3.3	3.3	3.1
Average HH Income	\$63,026	\$70,632	\$75,931
Average House Value	\$197,462	\$211,010	\$215,815
Per Capita Income	\$19,098	\$21,403	\$24,493

Map and demographics data derived from [AlphaMap](#)



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# ± 30 ACRES FOR LEASE | LOCATION MAP

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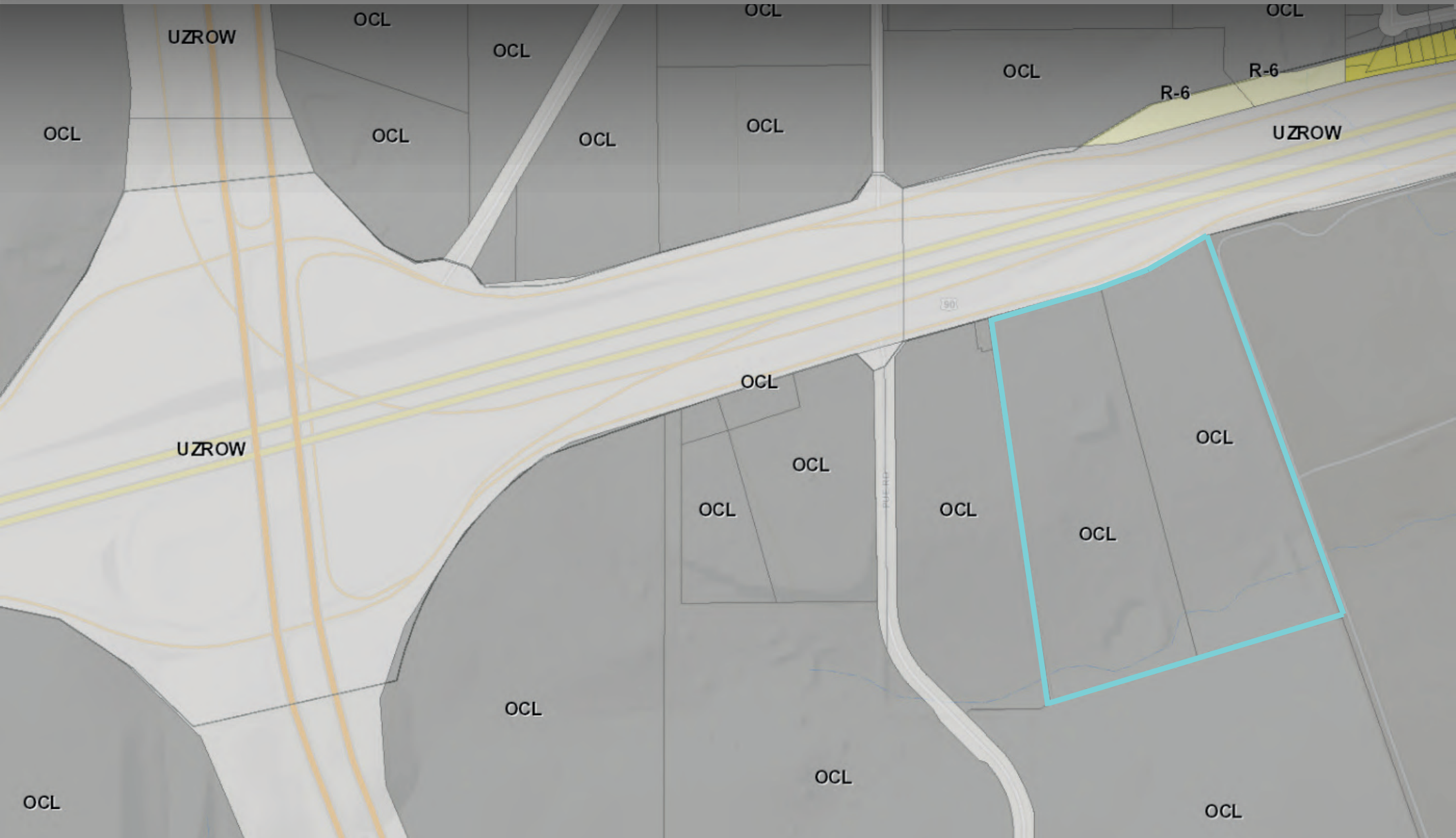
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# ± 30 ACRES FOR LEASE | ZONING

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Alamo Concrete  
Products (Plant 29)

H-E-B

Megastore/Stand  
Temporarily closed



U.S. 90 Access Rd

90

U.S. 90 Access Rd



eXp  
COMMERCIAL

Liquid Environmental  
Solutions - San Antonio

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