

# FOR SALE

13389 US Hwy 90

NEQ of US Hwy 90 & SH-211  
San Antonio, Texas 78245

## LOCATION:

13389 US Hwy 90 in San Antonio, Texas; The subject tract is located on Hwy 90 between SH-211 & Mansion Blfs., just west of Loop 1604.

## AVAILABLE:

- 3 Pad Sites
- Lot 6: 1.05 Acres
- Lot 7: 1.17 Acres
- Lot 12: 1.433 Acres

## ZONING:

Outside City Limits  
(San Antonio ETJ)

## UTILITIES:

Water: SAWS  
Sewer: SAWS  
Electric: CPS

**SALE PRICE:** Please contact broker for pricing

## PROPOSED USES:

QSR's, Auto Parts Stores, Carwash, Other

## IMPROVEMENTS:

Water, Sewer, Storm Drain, Private Road, and Master Detention Infrastructure has been completed.

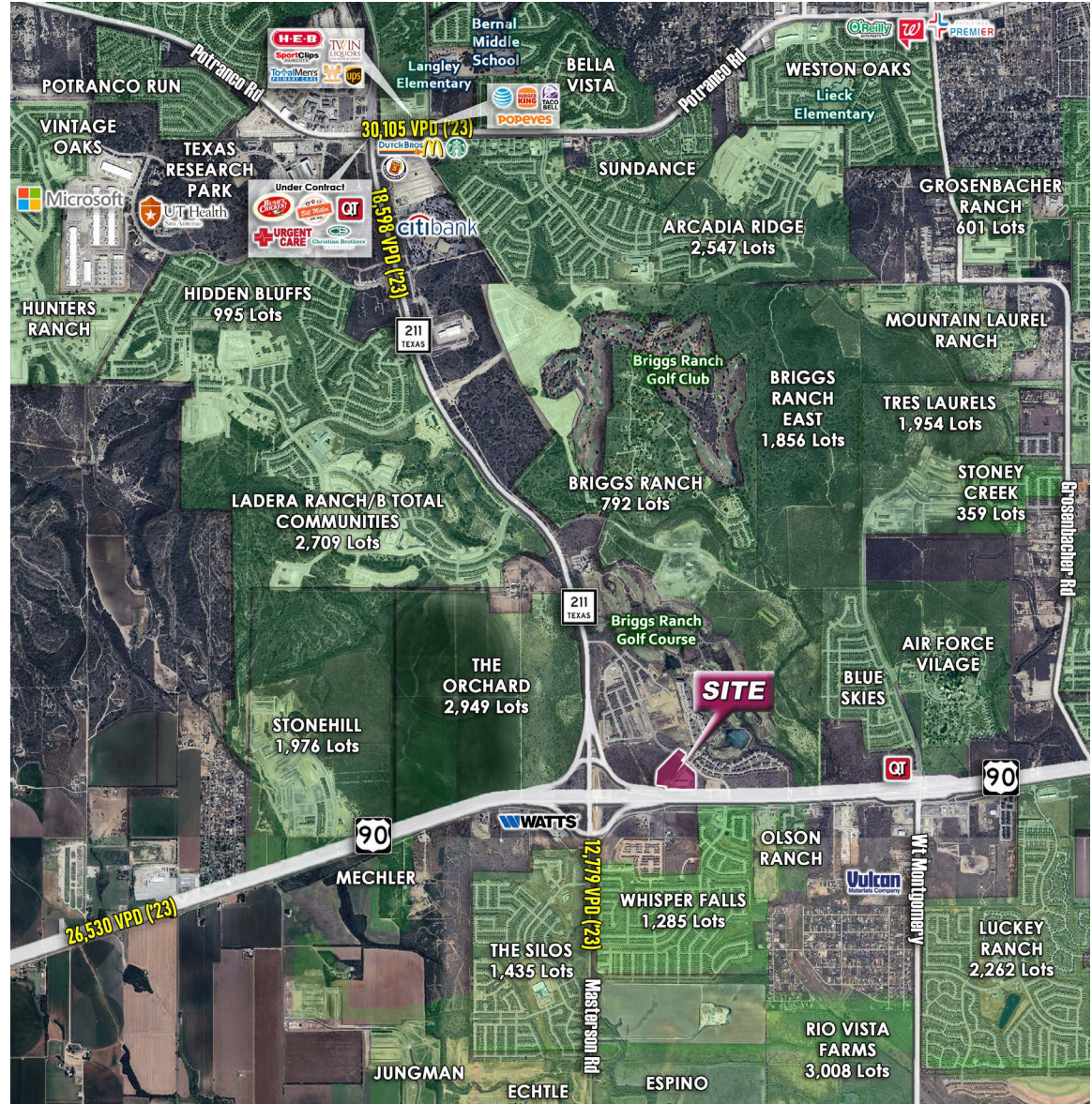
## TRAFFIC COUNTS:

US Highway 90: 67,544 VPD east of site (TXDOT 2023)

US Highway 90: 26,530 VPD west of site (TXDOT 2023)

## DEMOGRAPHICS:

	2 mile	3 mile	5 mile
2024 Population	19,670	38,664	117,074
2029 Proj. Pop.	27,598	53,622	143,948
Daytime Population	12,584	24,420	73,697
Average HH Income	\$86,742	\$100,496	\$107,732



All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

For more information, please contact **Peter Goff** or **Mellick Sykes**

210-391.6041 | [pgoff@dirdealers.com](mailto:pgoff@dirdealers.com) | [msykes@dirdealers.com](mailto:msykes@dirdealers.com)

18618 Tuscany Stone, San Antonio, Texas 78258 | [www.dirdealers.com](http://www.dirdealers.com)

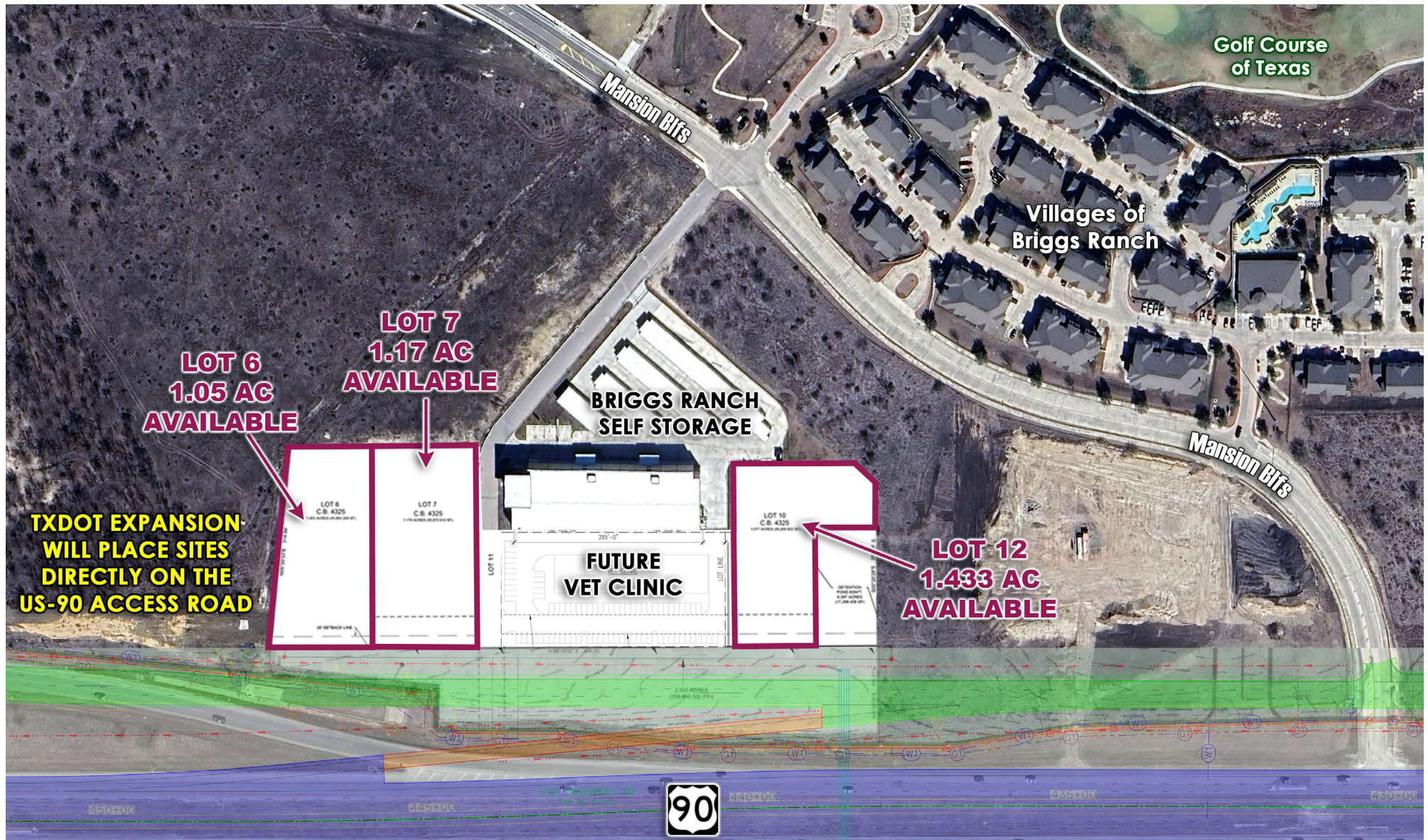


# Site Aerial

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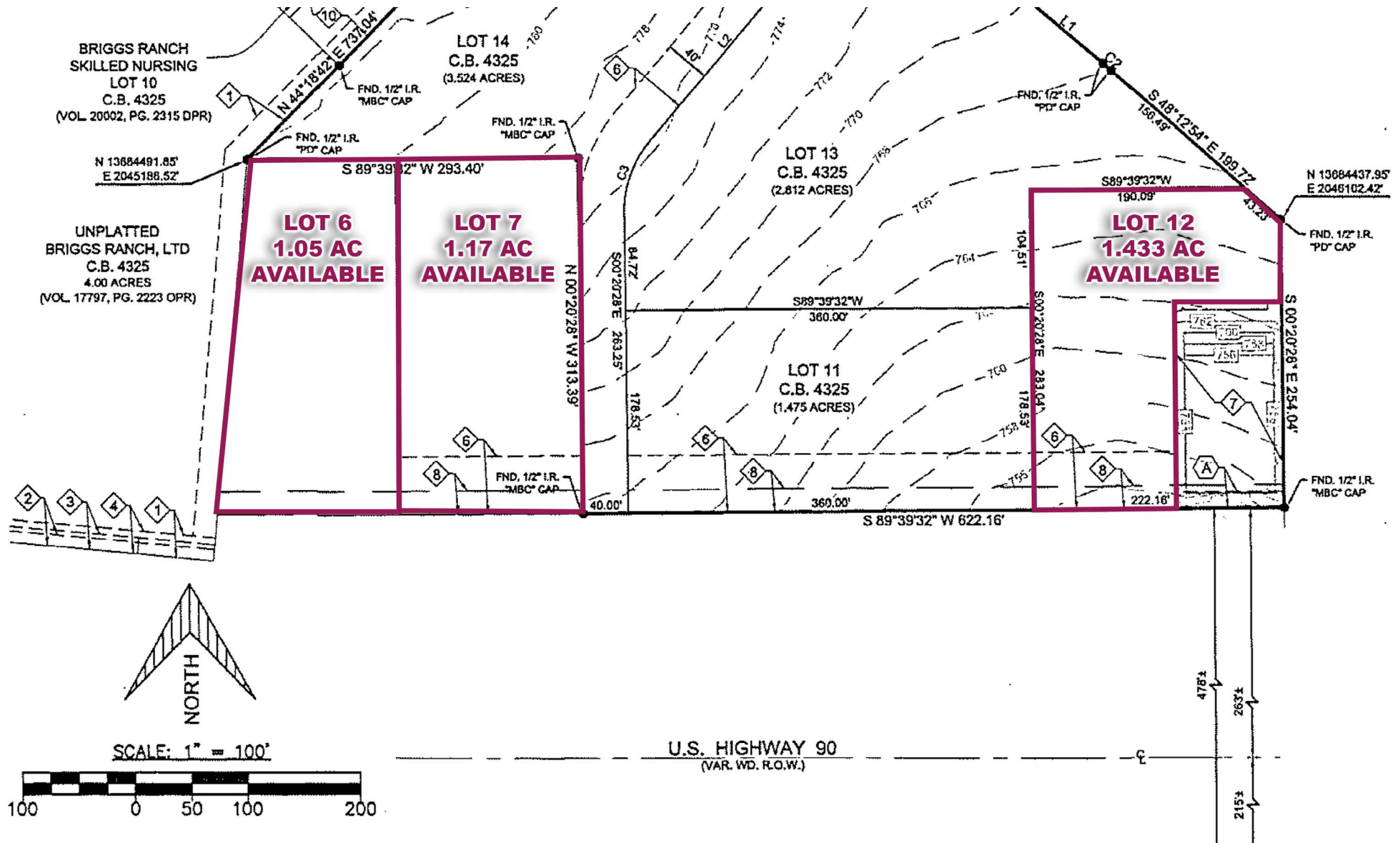


# Plat

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# Intersection Aerial

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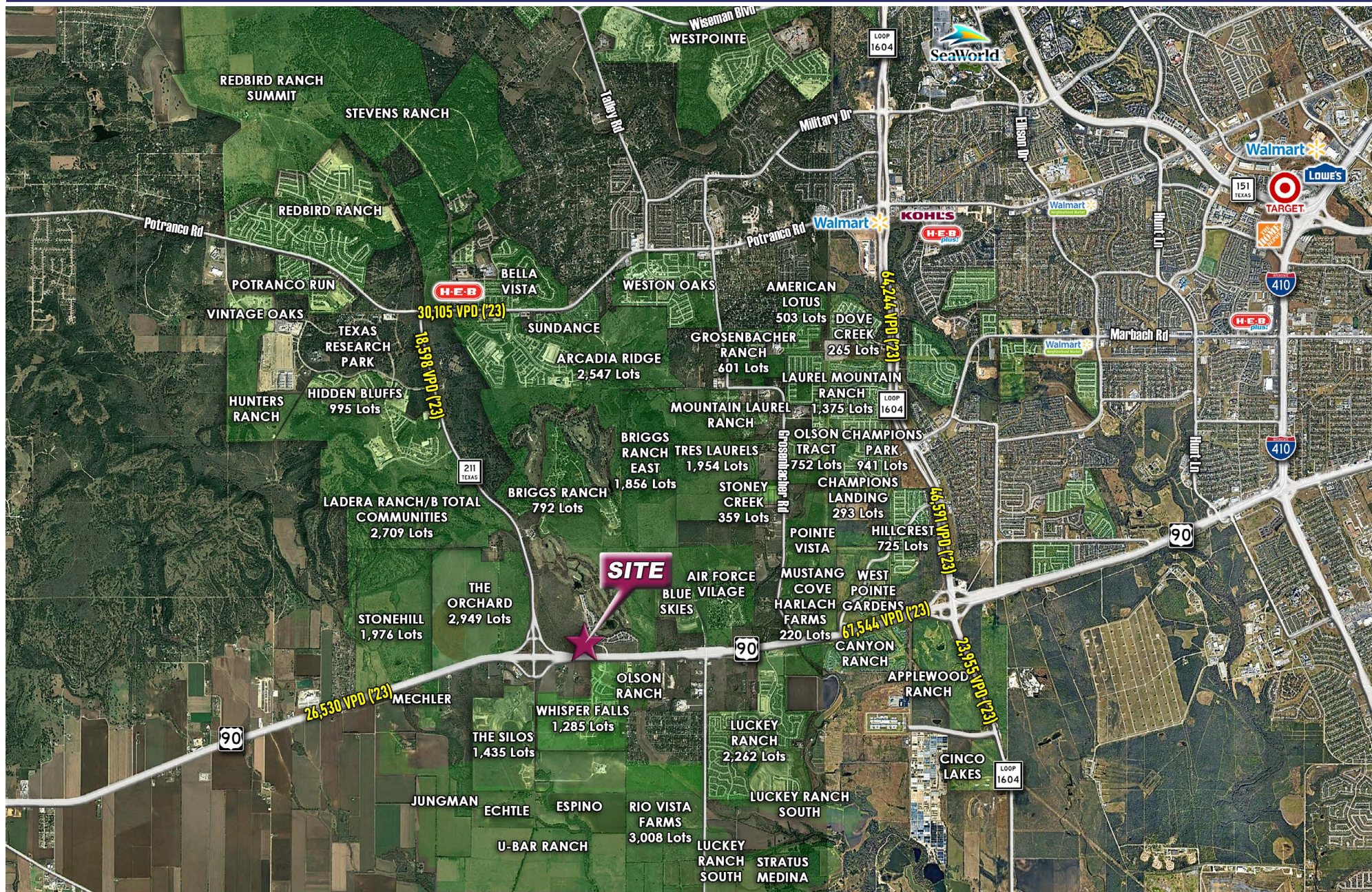


# Wide Aerial

# 13389 US Hwy 90

## NEQ of US Hwy 90 & SH-211

**San Antonio, Texas 78245**



COMMERCIAL PROPERTY GROUP

18618 Tuscany Stone, San Antonio, Texas 78258 | [www.dirtdealers.com](http://www.dirtdealers.com)

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# Castroville Demographics

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**78009**  
**ZIP CODE**

Average Household Income:

**\$98,732**

Average Age:

**42.3**

Total Population:

**8,715**

**78245**  
**ZIP CODE**

Average Household Income:

**\$83,005**

Average Age:

**30.8**

Total Population:

**93,031**



Heaviest Market Reach

U.S. Census Data

471

211

1604

90

471

35

Potranco Road

**78253**

Population: 66,589  
Population Visits: 72,700

**78245**

Population: 93,031  
Population Visits: 148,000

**78252**

Population: 17,156  
Population Visits: 107,000

**78039**

Population: 8,715  
Population Visits: 64,500

**78009**

Population: 8,715  
Population Visits: 460,000

**78861**

Population: 13,298  
Population Visits: 160,000

Hondo

**78039**  
**ZIP CODE**

Average Household Income:

**\$69,669**

Average Age:

**44.6**

Total Population:

**8,715**

**78252**  
**ZIP CODE**

Average Household Income:

**\$83,005**

Average Age:

**31.6**

Total Population:

**107,000**

Total Market  
Population 2023

**132,678**

Placer.ai Data

Market Population  
Projections 2028

**154,605**

Market Population  
Projections 2033

**172,891**



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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.

A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

Put the interests of the client above all others, including the broker's own interests;

Inform the client of any material information about the property or transaction received by the broker;

Answer the client's questions and present any offer to or counter-offer from the client; and

Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

The broker's duties and responsibilities to you, and your obligations under the representation agreement.

Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

#### Dirt Dealers V LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

562388

License No.

cscott@dirdealers.com

Email

210.496.7775

Phone

#### First American Property Group

Designated Broker of Firm

562388

License No.

cscott@dirdealers.com

Email

210.496.7775

Phone

#### Craig Scott

Licensed Supervisor of Sales Agent/Associate

501123

License No.

cscott@dirdealers.com

Email

210.496.7775

Phone

#### Peter Goff

Sales Agent/Associate's Name

698535

License No.

pgoff@dirdealers.com

Email

210.496.7775

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)