



FOR LEASE

505 US-90,
Castroville, TX 78009

±3,595 SF | RETAIL/OFFICE

NAI Excel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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SUMMARY

Property Specs

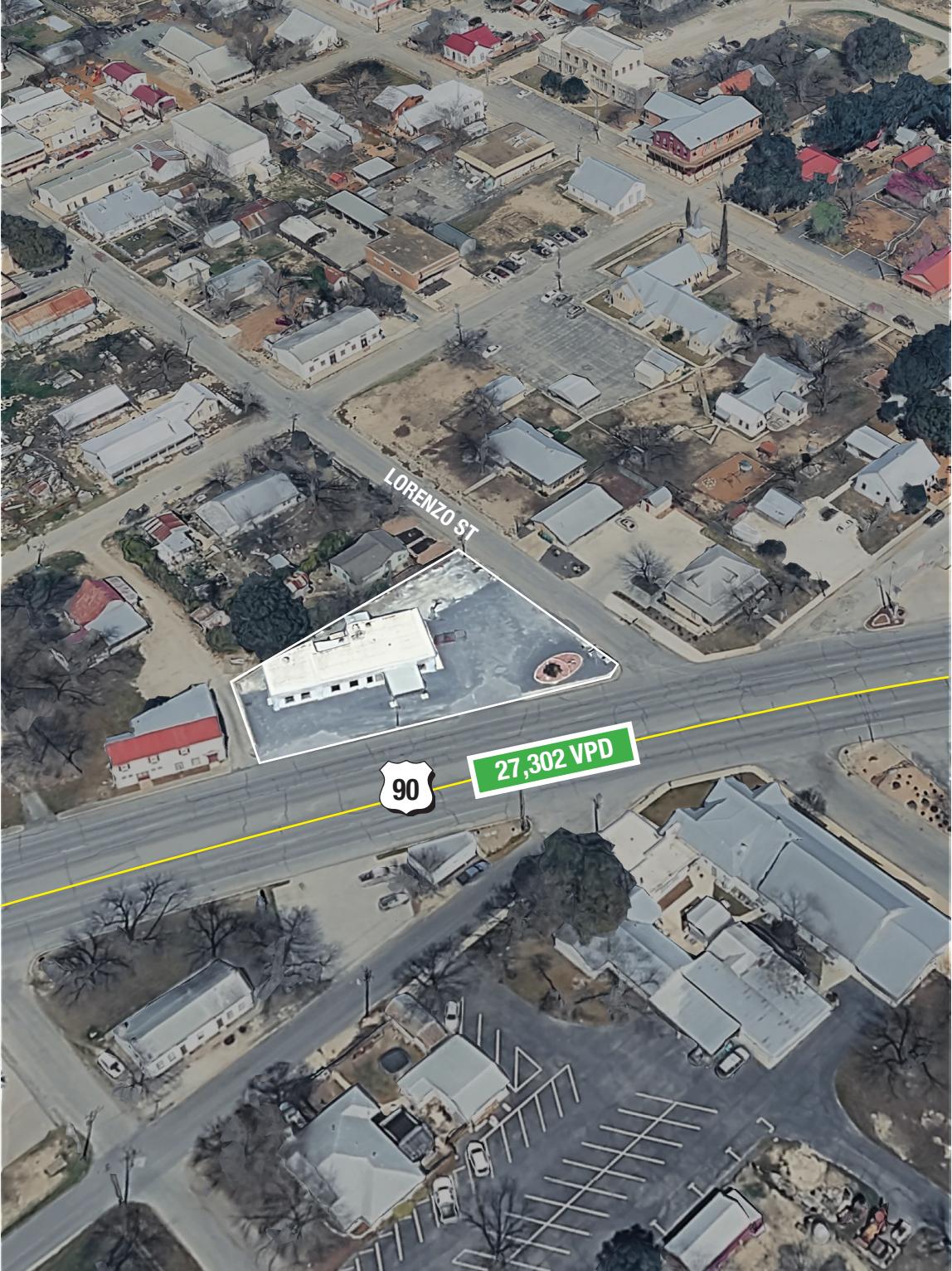
LEASE RATE	Contact Agent
LOT SIZE	±3,595 SF
ZONING	CH-C
TYPE	Retail/Office

- Strategic location advantages in Castroville and Medina County
- Serves both local rooftops and regional pass-through traffic
- Positioned to capture workforce, military, logistics, and residential demand common along Hwy 90 corridors
- Hard corner site

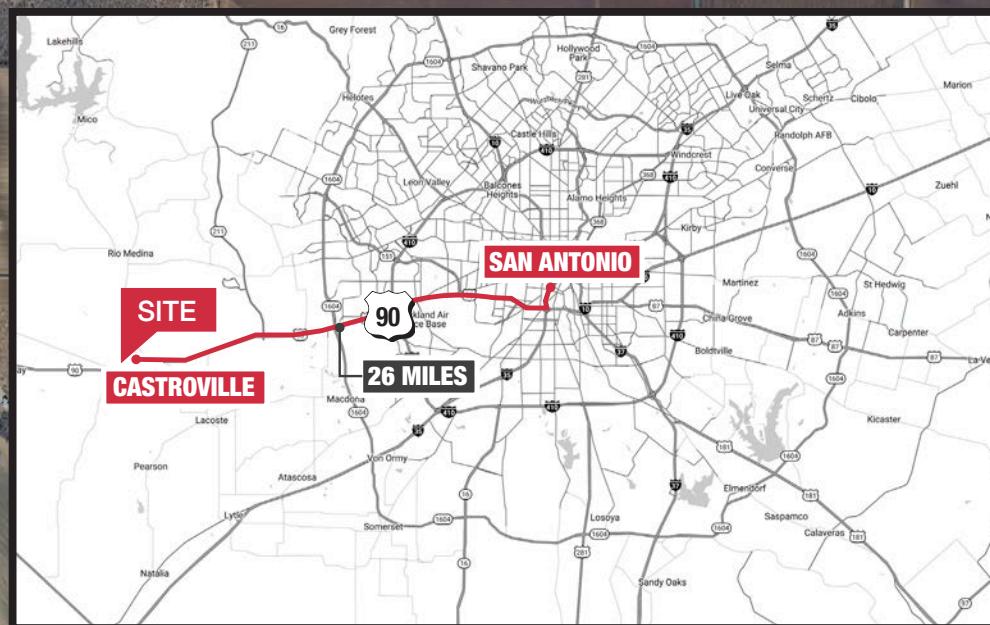


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AREA MAP



DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2025 Population	2,662	6,178	8,845
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	993	2,322	3,226
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$97,766	\$108,563	\$110,107

Traffic Counts

STREET	AADT
US Highway 90 West	27,302
FM 471	22,458

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.

Financial Information

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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No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

Confidentiality

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OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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