

# SEC US-90 & MONTGOMERY

📍 San Antonio, Texas 78252

Pad Sites Available

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# PROPERTY HIGHLIGHTS

- Excellent visibility off U.S. Hwy 90 with multiple points of ingress/egress
- High traffic count on Hwy 90 with accelerating residential growth within the market area.
- Road Improvement projects underway to benefit the site  
Expanding from 4-lane divided to 6-lane expressway with continuous one-way frontage
- Direct connect interchange at Loop 1604 & Hwy 90
- Surrounded by new developments; single family, apartments, and major retail

LOT SIZE: 16 AC

AVAILABLE: 1 - 2.5 AC Pads Available

SALE PRICE: Contact Broker for Pricing



## POPULATION 2023

3 mile	17,625
5 mile	82,666
7 mile	240,178



## HOUSEHOLD INCOME 2023

3 mile	\$188,872
5 mile	\$85,106
7 mile	\$82,851



## TRAFFIC COUNTS 2022

US 90	50,704 VPD
Montgomery	8,108 VPD



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# SITE PLAN



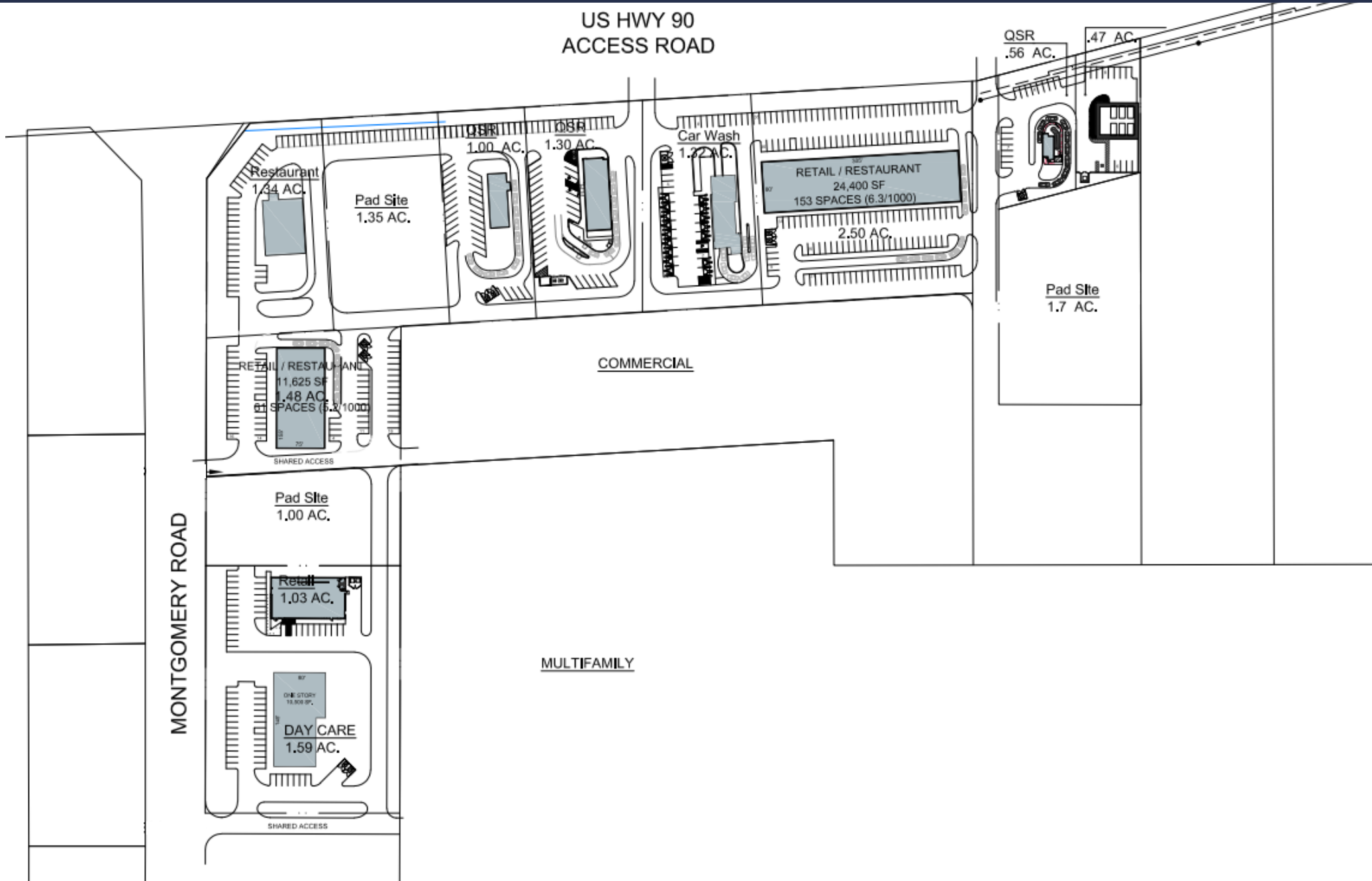
Developed By:



## SITE PLAN

HWY 90 AND MONTGOMERY ROAD  
SAN ANTONIO, TEXAS

# SITE PLAN

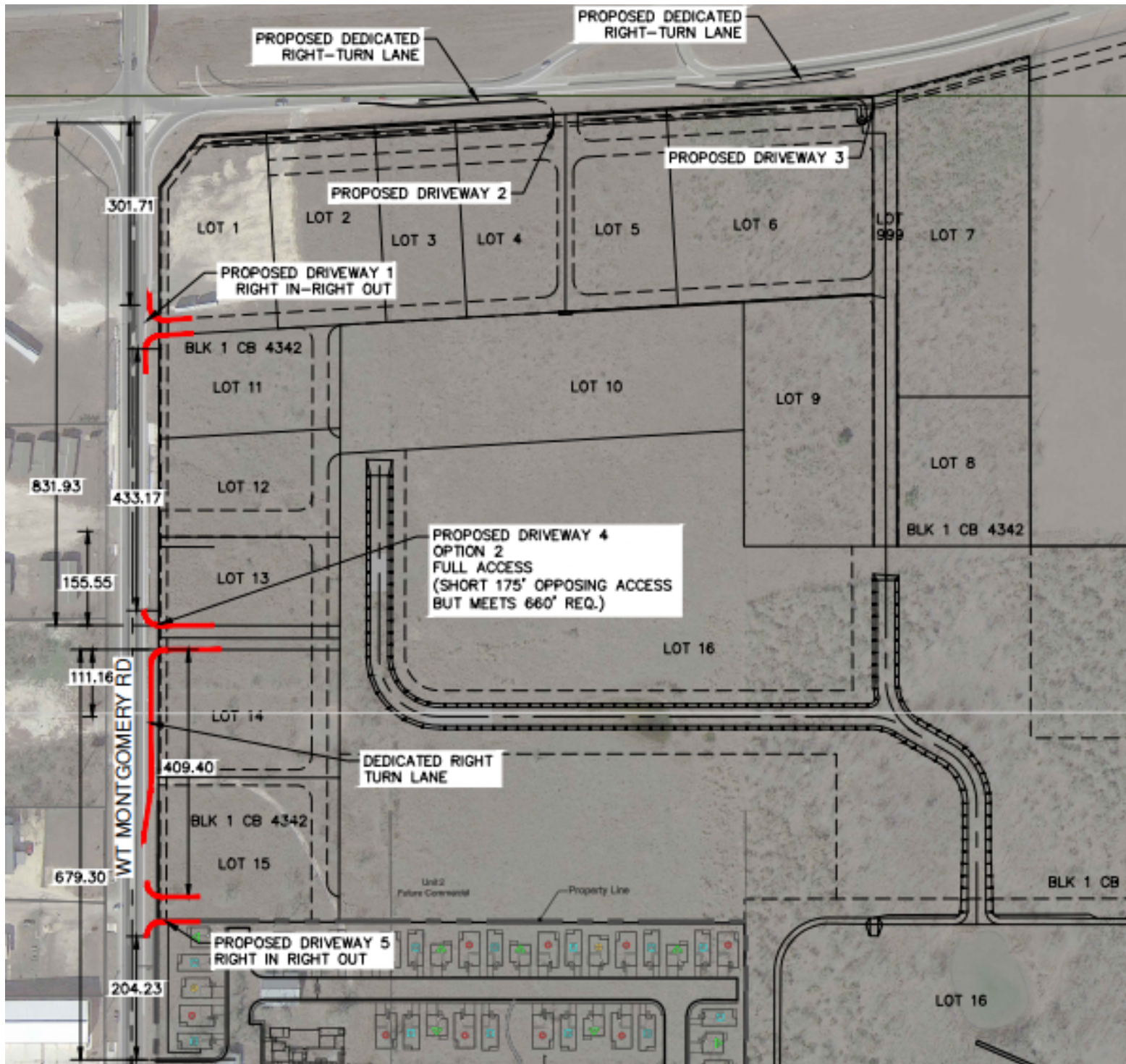


Developed By:

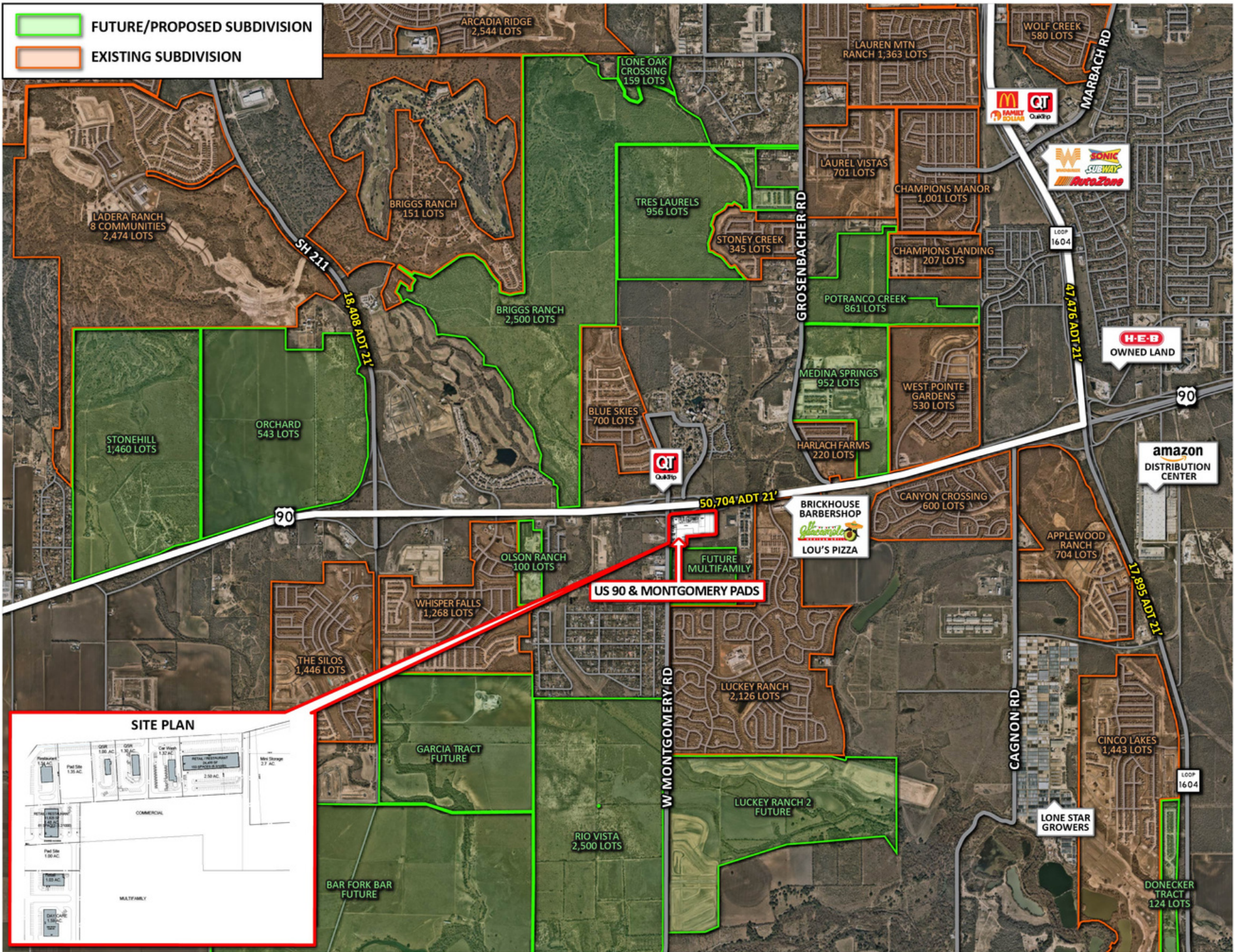


SITE PLAN

# CONCEPTUAL SITE PLAN

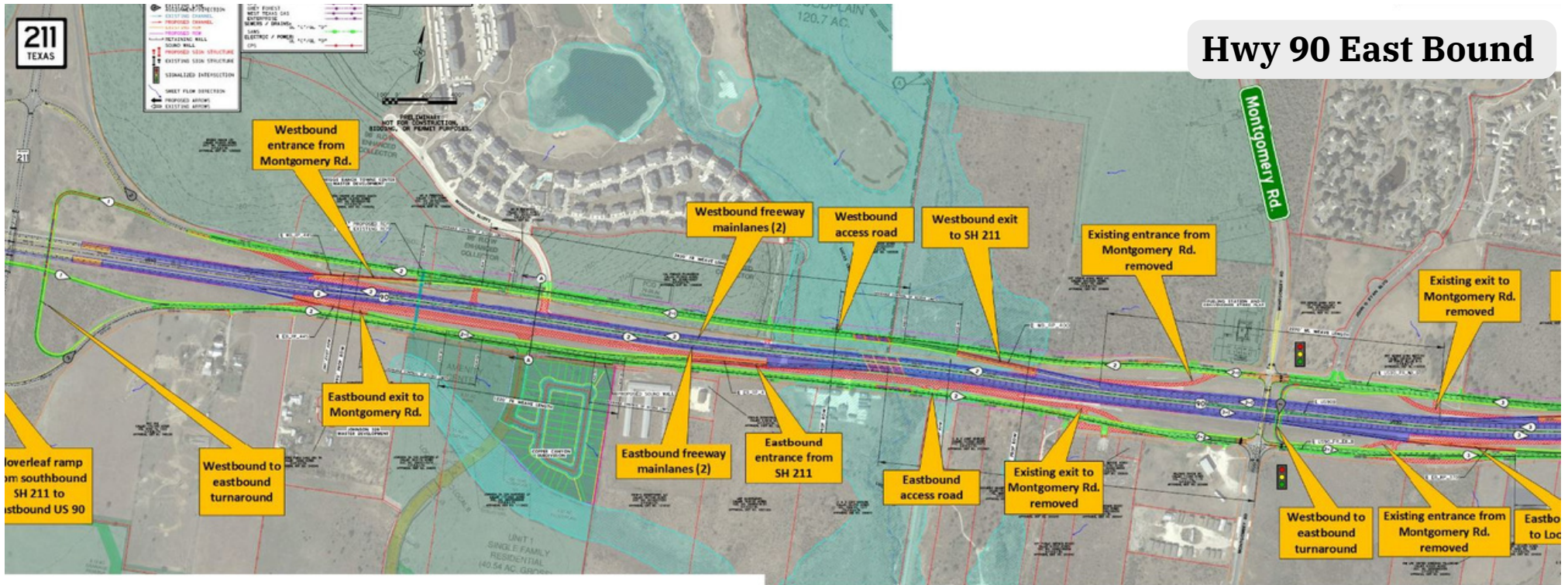


# GROWTH MAP

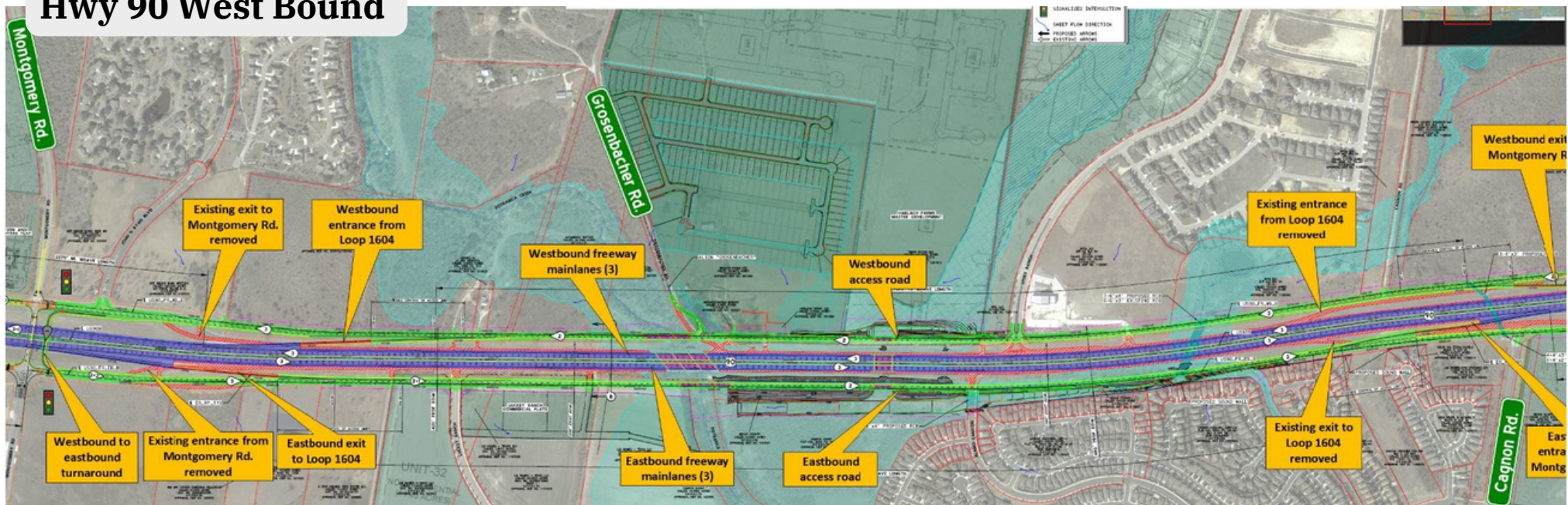


# HWY 90 PLANNED IMPROVEMENTS

## Hwy 90 East Bound



## Hwy 90 West Bound



# DEMOGRAPHICS

## Pop-Facts® Demographics | Demographic Quick Facts



Trade Area: US 90 & Montgomery Rd - 1 mi., US 90 & Montgomery Rd - 3 mi., US 90 & Montgomery Rd - 5 mi.

	US 90 & Montgomery Rd - 1 mi.		US 90 & Montgomery Rd - 3 mi.		US 90 & Montgomery Rd - 5 mi.	
	Total	%	Total	%	Total	%
<b>2023 Est. Population by Single-Classification Race</b>						
White Alone	6	37.50	6,276	40.48	29,519	39.29
Black/African American Alone	1	6.25	1,251	8.07	6,136	8.17
American Indian/Alaskan Native Alone	0	0.00	185	1.19	1,080	1.44
Asian Alone	0	0.00	238	1.53	1,406	1.87
Native Hawaiian/Pacific Islander Alone	0	0.00	36	0.23	269	0.36
Some Other Race Alone	5	31.25	3,930	25.35	15,048	20.03
Two or More Races	3	18.75	3,586	23.13	21,680	28.85
Hispanic/Latino	11	68.75	10,499	67.73	52,461	69.82
Not Hispanic/Latino	5	31.25	5,003	32.27	22,678	30.18
<b>2023 Occupied Housing Units by Tenure</b>						
Owner-Occupied	3	75.00	2,978	73.86	15,853	72.07
Renter-Occupied	1	25.00	1,054	26.14	6,143	27.93
Average Household Size	--	3.29	--	3.25	--	3.27
<b>2023 Households by Household Income</b>						
Income < \$15,000	0	0.00	262	6.50	1,279	5.82
Income \$15,000 - \$24,999	0	0.00	227	5.63	1,145	5.21
Income \$25,000 - \$34,999	0	0.00	92	2.28	1,358	6.17
Income \$35,000 - \$49,999	0	0.00	448	11.11	3,233	14.70
Income \$50,000 - \$74,999	1	25.00	935	23.19	4,201	19.10
Income \$75,000 - \$99,999	1	25.00	798	19.79	3,770	17.14
Income \$100,000 - \$124,999	1	25.00	489	12.13	2,779	12.63
Income \$125,000 - \$149,999	0	0.00	299	7.42	2,003	9.11
Income \$150,000 - \$199,999	0	0.00	307	7.61	1,411	6.42
Income \$200,000 - \$249,999	0	0.00	102	2.53	489	2.22
Income \$250,000 - \$499,999	0	0.00	64	1.59	283	1.29
Income \$500,000+	0	0.00	10	0.25	45	0.20
Average Household Income	--	95,498.00	--	88,872.00	--	85,106.00
Median Household Income	--	87,500.00	--	76,480.84	--	73,593.97
<b>2023 Est. Median HH Income by Single-Classification Race</b>						
White Alone	--	62,893.72	--	64,885.08	--	67,386.37
Black/African American Alone	--	--	--	63,992.89	--	69,171.36
American Indian/Alaskan Native Alone	--	--	--	92,296.73	--	75,287.15
Asian Alone	--	--	--	74,244.08	--	66,098.68
Native Hawaiian/Pacific Islander Alone	--	--	--	65,213.08	--	72,763.37
Some Other Race Alone	--	--	--	90,636.34	--	77,293.03
Two or More Races	--	--	--	84,111.77	--	84,088.00
Hispanic/Latino	--	75,000.00	--	76,635.41	--	73,675.42
Not Hispanic/Latino	--	--	--	76,201.54	--	73,471.68

Benchmark: USA

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<https://claritas.easspotlight.com/Spotlight/About/3/2023>





# 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.

11-2-2015



## 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.

**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.

**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.

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Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

License No.

Email

Phone

**Michael Birnbaum**

**161284**

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Designated Broker of Firm

License No.

Email

Phone