

2.84 Acres Commercial Land, Hwy 9...

1049 W OLD HWY 90, San Antonio, TX 78237

Presented by
Alamo Commercial Real Estate



2.84 Acres Commercial Land, Hwy 90 Frontage

1049 W OLD HWY 90, San Antonio, TX 78237

Confidentiality Agreement

Evan Jacobson

alamocre@gmail.com

(210) 504-2969

License: 521751

**Alamo Commercial Real
Estate**

11411 Rendezvous Dr, suite
200

San Antonio, TX 78216

Notes

2.84 Acres Commercial Land, Hwy 90 Frontage

1049 W OLD HWY 90, San Antonio, TX 78237

Property Details

Land, - two combined parcels for a total 2.84 Acres

Price: \$880.28 /AC/Month

View the full listing here: http://www.crelisting.net/Y1_5pMM6g/?StepID=107

Total Space Available:	2.84 AC
Rental Rate:	\$880.28 /AC/Month
Min. Divisible:	0.25 AC
Property Type:	Land
Property Sub-type:	Office (land)
Additional Sub-types:	Multifamily (land), Retail (land), Commercial/Other (land)
Lot Size:	2.84 AC
APN / Parcel ID:	429002

2.84 Acres Commercial Land, Hwy 90 Frontage

1049 W OLD HWY 90, San Antonio, TX 78237

Listing space

Space 1

Space Available:	2.84 AC
Rental Rate:	\$2,500 /Month
Space / Lot Type:	Office (land)
Additional Space / Lot Types:	Retail (land),Multifamily (land)
Min. Divisible:	0.25 AC
Lease Term:	36 Months
Pct. Procurement Fee:	3.00%

Land, - two combined parcels for a total 2.84 Acres

2.84 Acres Commercial Land, Hwy 90 Frontage

1049 W OLD HWY 90, San Antonio, TX 78237

Location



Location Description

3 blocks east of 151 on old Hwy 90

2.84 Acres Commercial Land, Hwy 90 Frontage

1049 W OLD HWY 90, San Antonio, TX 78237

Property Photos



2.84 Acres Commercial Land, Hwy 90 Frontage

1049 W OLD HWY 90, San Antonio, TX 78237

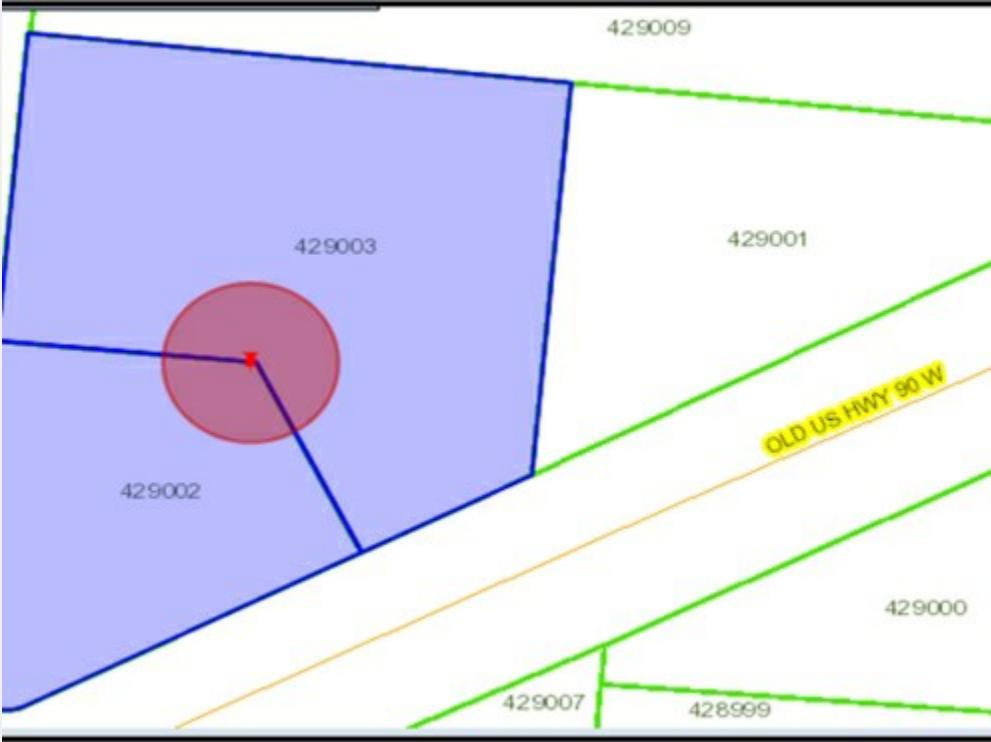
Property Photos



2.84 Acres Commercial Land, Hwy 90 Frontage

1049 W OLD HWY 90, San Antonio, TX 78237

Property Photos



2.84 Acres Commercial Land, Hwy 90 Frontage

1049 W OLD HWY 90, San Antonio, TX 78237

Demographics

Population	1-mi.	3-mi.	5-mi.
2013 Male Population	5,923	51,790	167,396
2013 Female Population	6,100	54,845	167,754
% 2013 Male Population	49.26%	48.57%	49.95%
% 2013 Female Population	50.74%	51.43%	50.05%
2013 Total Population: Adult	8,332	73,748	241,785
2013 Total Daytime Population	11,457	100,441	337,690
2013 Total Employees	3,637	29,870	126,178
2013 Total Population: Median Age	31	30	31
2013 Total Population: Adult Median Age	45	45	44
2013 Total population: Under 5 years	1,116	9,484	28,198
2013 Total population: 5 to 9 years	1,020	9,253	26,088
2013 Total population: 10 to 14 years	962	8,726	24,376
2013 Total population: 15 to 19 years	984	9,440	27,790
2013 Total population: 20 to 24 years	967	8,720	31,672
2013 Total population: 25 to 29 years	823	7,249	26,549
2013 Total population: 30 to 34 years	666	6,385	22,133
2013 Total population: 35 to 39 years	741	6,211	20,190
2013 Total population: 40 to 44 years	727	6,120	19,064
2013 Total population: 45 to 49 years	750	6,488	19,930
2013 Total population: 50 to 54 years	732	6,029	19,142
2013 Total population: 55 to 59 years	581	5,432	16,861

2.84 Acres Commercial Land, Hwy 90 Frontage

1049 W OLD HWY 90, San Antonio, TX 78237

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
2013 Total population: 60 to 64 years	546	4,731	14,627
2013 Total population: 65 to 69 years	418	3,523	11,052
2013 Total population: 70 to 74 years	336	3,024	9,091
2013 Total population: 75 to 79 years	307	2,595	7,641
2013 Total population: 80 to 84 years	228	1,863	5,731
2013 Total population: 85 years and over	119	1,362	5,015
% 2013 Total population: Under 5 years	9.28%	8.89%	8.41%
% 2013 Total population: 5 to 9 years	8.48%	8.68%	7.78%
% 2013 Total population: 10 to 14 years	8.00%	8.18%	7.27%
% 2013 Total population: 15 to 19 years	8.18%	8.85%	8.29%
% 2013 Total population: 20 to 24 years	8.04%	8.18%	9.45%
% 2013 Total population: 25 to 29 years	6.85%	6.80%	7.92%
% 2013 Total population: 30 to 34 years	5.54%	5.99%	6.60%
% 2013 Total population: 35 to 39 years	6.16%	5.82%	6.02%
% 2013 Total population: 40 to 44 years	6.05%	5.74%	5.69%
% 2013 Total population: 45 to 49 years	6.24%	6.08%	5.95%
% 2013 Total population: 50 to 54 years	6.09%	5.65%	5.71%
% 2013 Total population: 55 to 59 years	4.83%	5.09%	5.03%
% 2013 Total population: 60 to 64 years	4.54%	4.44%	4.36%
% 2013 Total population: 65 to 69 years	3.48%	3.30%	3.30%
% 2013 Total population: 70 to 74 years	2.79%	2.84%	2.71%

2.84 Acres Commercial Land, Hwy 90 Frontage

1049 W OLD HWY 90, San Antonio, TX 78237

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2013 Total population: 75 to 79 years	2.55%	2.43%	2.28%
% 2013 Total population: 80 to 84 years	1.90%	1.75%	1.71%
% 2013 Total population: 85 years and over	0.99%	1.28%	1.50%
2013 White alone	7,929	75,967	242,199
2013 Black or African American alone	789	2,811	14,246
2013 American Indian and Alaska Native alone	186	1,349	3,695
2013 Asian alone	22	275	2,659
2013 Native Hawaiian and OPI alone	3	57	390
2013 Some Other Race alone	2,724	23,015	61,602
2013 Two or More Races alone	370	3,161	10,359
2013 Hispanic	10,904	99,501	280,300
2013 Not Hispanic	1,119	7,134	54,850
% 2013 White alone	65.95%	71.24%	72.27%
% 2013 Black or African American alone	6.56%	2.64%	4.25%
% 2013 American Indian and Alaska Native alone	1.55%	1.27%	1.10%
% 2013 Asian alone	0.18%	0.26%	0.79%
% 2013 Native Hawaiian and OPI alone	0.02%	0.05%	0.12%
% 2013 Some Other Race alone	22.66%	21.58%	18.38%
% 2013 Two or More Races alone	3.08%	2.96%	3.09%
% 2013 Hispanic	90.69%	93.31%	83.63%
% 2013 Not Hispanic	9.31%	6.69%	16.37%

2.84 Acres Commercial Land, Hwy 90 Frontage

1049 W OLD HWY 90, San Antonio, TX 78237

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
2000 Not Hispanic: White alone	301	5,083	41,439
2000 Not Hispanic: Black or African American alone	985	2,664	11,441
2000 Not Hispanic: American Indian and Alaska Native alone	33	170	670
2000 Not Hispanic: Asian alone	26	279	2,072
2000 Not Hispanic: Native Hawaiian and OPI alone	5	22	125
2000 Not Hispanic: Some Other Race alone	n/a	40	240
2000 Not Hispanic: Two or More Races	33	322	2,117
% 2000 Not Hispanic: White alone	2.72%	4.94%	13.20%
% 2000 Not Hispanic: Black or African American alone	8.89%	2.59%	3.64%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.30%	0.17%	0.21%
% 2000 Not Hispanic: Asian alone	0.23%	0.27%	0.66%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.05%	0.02%	0.04%
% 2000 Not Hispanic: Some Other Race alone	0.00%	0.04%	0.08%
% 2000 Not Hispanic: Two or More Races	0.30%	0.31%	0.67%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a

2.84 Acres Commercial Land, Hwy 90 Frontage

1049 W OLD HWY 90, San Antonio, TX 78237

Demographics

Population Change (Cont.)	1-mi.	3-mi.	5-mi.
2013 Total Population	12,023	106,635	335,150
2013 Households	3,502	31,002	104,677
Population Change 2010-2013	250	2,202	7,794
Household Change 2010-2013	-10	-82	-435
% Population Change 2010-2013	2.12%	2.11%	2.38%
% Household Change 2010-2013	-0.28%	-0.26%	-0.41%
Population Change 2000-2013	941	3,685	21,197
Household Change 2000-2013	276	1,544	6,658
% Population Change 2000 to 2013	8.49%	3.58%	6.75%
% Household Change 2000 to 2013	8.56%	5.24%	6.79%
Housing	1-mi.	3-mi.	5-mi.
2000 Housing Units	3,408	30,905	104,424
2000 Occupied Housing Units	3,226	29,458	98,019
2000 Owner Occupied Housing Units	2,173	19,071	54,847
2000 Renter Occupied Housing Units	1,053	10,387	43,172
2000 Vacant Housings Units	182	1,447	6,405
% 2000 Occupied Housing Units	94.66%	95.32%	93.87%

2.84 Acres Commercial Land, Hwy 90 Frontage

1049 W OLD HWY 90, San Antonio, TX 78237

Demographics

Housing (Cont.)

	1-mi.	3-mi.	5-mi.
% 2000 Owner occupied housing units	67.36%	64.74%	55.96%
% 2000 Renter occupied housing units	32.64%	35.26%	44.04%
% 2000 Vacant housing units	5.34%	4.68%	6.13%

Income

	1-mi.	3-mi.	5-mi.
2013 Household Income: Median	\$27,012	\$29,591	\$32,729
2013 Household Income: Average	\$35,616	\$37,406	\$41,154
2013 Per Capita Income	\$10,489	\$11,069	\$13,551
2013 Household income: Less than \$10,000	468	4,511	13,439
2013 Household income: \$10,000 to \$14,999	398	3,693	9,601
2013 Household income: \$15,000 to \$19,999	518	2,974	8,276
2013 Household income: \$20,000 to \$24,999	307	2,363	8,277
2013 Household income: \$25,000 to \$29,999	149	2,134	8,658
2013 Household income: \$30,000 to \$34,999	294	2,304	7,486
2013 Household income: \$35,000 to \$39,999	207	1,873	6,396
2013 Household income: \$40,000 to \$44,999	131	1,568	5,879
2013 Household income: \$45,000 to \$49,999	128	1,555	5,599
2013 Household income: \$50,000 to \$59,999	332	2,109	8,102
2013 Household income: \$60,000 to \$74,999	261	2,820	9,633
2013 Household income: \$75,000 to \$99,999	138	1,835	7,773
2013 Household income: \$100,000 to \$124,999	152	744	3,021
2013 Household income: \$125,000 to \$149,999	n/a	230	1,154
2013 Household income: \$150,000 to \$199,999	19	174	903

2.84 Acres Commercial Land, Hwy 90 Frontage

1049 W OLD HWY 90, San Antonio, TX 78237

Demographics

Income (Cont.)

	1-mi.	3-mi.	5-mi.
2013 Household income: \$200,000 or more	n/a	115	480
% 2013 Household income: Less than \$10,000	13.36%	14.55%	12.84%
% 2013 Household income: \$10,000 to \$14,999	11.36%	11.91%	9.17%
% 2013 Household income: \$15,000 to \$19,999	14.79%	9.59%	7.91%
% 2013 Household income: \$20,000 to \$24,999	8.77%	7.62%	7.91%
% 2013 Household income: \$25,000 to \$29,999	4.25%	6.88%	8.27%
% 2013 Household income: \$30,000 to \$34,999	8.40%	7.43%	7.15%
% 2013 Household income: \$35,000 to \$39,999	5.91%	6.04%	6.11%
% 2013 Household income: \$40,000 to \$44,999	3.74%	5.06%	5.62%
% 2013 Household income: \$45,000 to \$49,999	3.66%	5.02%	5.35%
% 2013 Household income: \$50,000 to \$59,999	9.48%	6.80%	7.74%
% 2013 Household income: \$60,000 to \$74,999	7.45%	9.10%	9.20%
% 2013 Household income: \$75,000 to \$99,999	3.94%	5.92%	7.43%
% 2013 Household income: \$100,000 to \$124,999	4.34%	2.40%	2.89%
% 2013 Household income: \$125,000 to \$149,999	0.00%	0.74%	1.10%
% 2013 Household income: \$150,000 to \$199,999	0.54%	0.56%	0.86%
% 2013 Household income: \$200,000 or more	0.00%	0.37%	0.46%

Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2013 Childrens/Infants clothing stores	\$949,427	\$8,705,595	\$30,349,586
2013 Jewelry stores	\$538,638	\$4,854,890	\$16,745,436
2013 Mens clothing stores	\$864,463	\$7,756,847	\$30,234,564
2013 Shoe stores	\$1,581,580	\$13,540,902	\$38,624,526

2.84 Acres Commercial Land, Hwy 90 Frontage

1049 W OLD HWY 90, San Antonio, TX 78237

Demographics

Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2013 Womens clothing stores	\$2,123,165	\$18,211,617	\$60,592,786
2013 Automobile dealers	\$13,699,169	\$121,584,292	\$401,396,273
2013 Automotive parts and accessories stores	\$2,968,438	\$26,383,409	\$87,495,856
2013 Other motor vehicle dealers	\$512,553	\$4,797,644	\$14,928,852
2013 Tire dealers	\$1,352,246	\$11,935,797	\$39,810,603
2013 Hardware stores	\$24,565	\$183,348	\$739,616
2013 Home centers	\$187,111	\$1,648,818	\$6,494,442
2013 Nursery and garden centers	\$265,069	\$2,397,051	\$8,769,239
2013 Outdoor power equipment stores	\$608,005	\$5,226,322	\$14,920,611
2013 Paint andwallpaper stores	\$17,868	\$146,194	\$621,739
2013 Appliance, television, and other electronics stores	\$1,737,194	\$15,638,146	\$56,148,152
2013 Camera andphotographic supplies stores	\$336,874	\$2,882,881	\$7,539,990
2013 Computer andsoftware stores	\$4,619,053	\$41,174,853	\$140,265,494
2013 Beer, wine, and liquor stores	\$781,120	\$6,792,514	\$23,275,995
2013 Convenience stores	\$4,010,928	\$34,697,913	\$113,729,572
2013 Restaurant Expenditures	\$3,377,895	\$30,495,690	\$106,719,748
2013 Supermarkets and other grocery (except convenience) stores	\$13,929,726	\$123,162,171	\$405,215,647
2013 Furniture stores	\$1,194,457	\$10,979,623	\$39,038,598
2013 Home furnishings stores	\$3,278,371	\$29,334,404	\$102,201,166
2013 General merchandise stores	\$17,973,236	\$159,178,675	\$539,948,708
2013 Gasoline stations with convenience stores	\$11,857,762	\$104,161,357	\$346,416,742

2.84 Acres Commercial Land, Hwy 90 Frontage

1049 W OLD HWY 90, San Antonio, TX 78237

Demographics

Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2013 Other gasoline stations	\$8,160,652	\$72,345,827	\$243,759,430
2013 Department stores (excl leased depts)	\$17,434,598	\$154,323,784	\$523,203,272
2013 General merchandise stores	\$17,973,236	\$159,178,675	\$539,948,708
2013 Other health and personal care stores	\$1,228,792	\$11,000,346	\$36,565,727
2013 Pharmacies and drug stores	\$3,617,191	\$32,309,647	\$108,410,626
2013 Pet and pet supplies stores	\$1,118,022	\$9,872,343	\$31,720,253
2013 Book, periodical, and music stores	\$286,240	\$2,555,748	\$8,944,980
2013 Hobby, toy, and game stores	\$392,167	\$3,559,305	\$11,592,173
2013 Musical instrument and supplies stores	\$76,731	\$642,374	\$2,996,977
2013 Sewing, needlework, and piece goods stores	\$107,233	\$980,920	\$4,200,265
2013 Sporting goods stores	\$244,876	\$2,281,923	\$8,609,501

2.84 Acres Commercial Land, Hwy 90 Frontage

1049 W OLD HWY 90, San Antonio, TX 78237

Broker Profile

alamocre@gmail.com

(210) 504-2969

License: 521751

Evan Jacobson

Located next to the San Antonio International International Airport. Over 20 years experience in commercial

Alamo Commercial Real Estate

11411 Rendezvous Dr.
San Antonio, TX 78216

Website:

<http://Alamocre.com>