



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 2025

3 mile	38,809
5 mile	118,308
7 mile	250,874



HOUSEHOLD INCOME 2025

3 mile	\$98,784
5 mile	\$105,670
7 mile	\$98,782



TRAFFIC COUNTS 2024

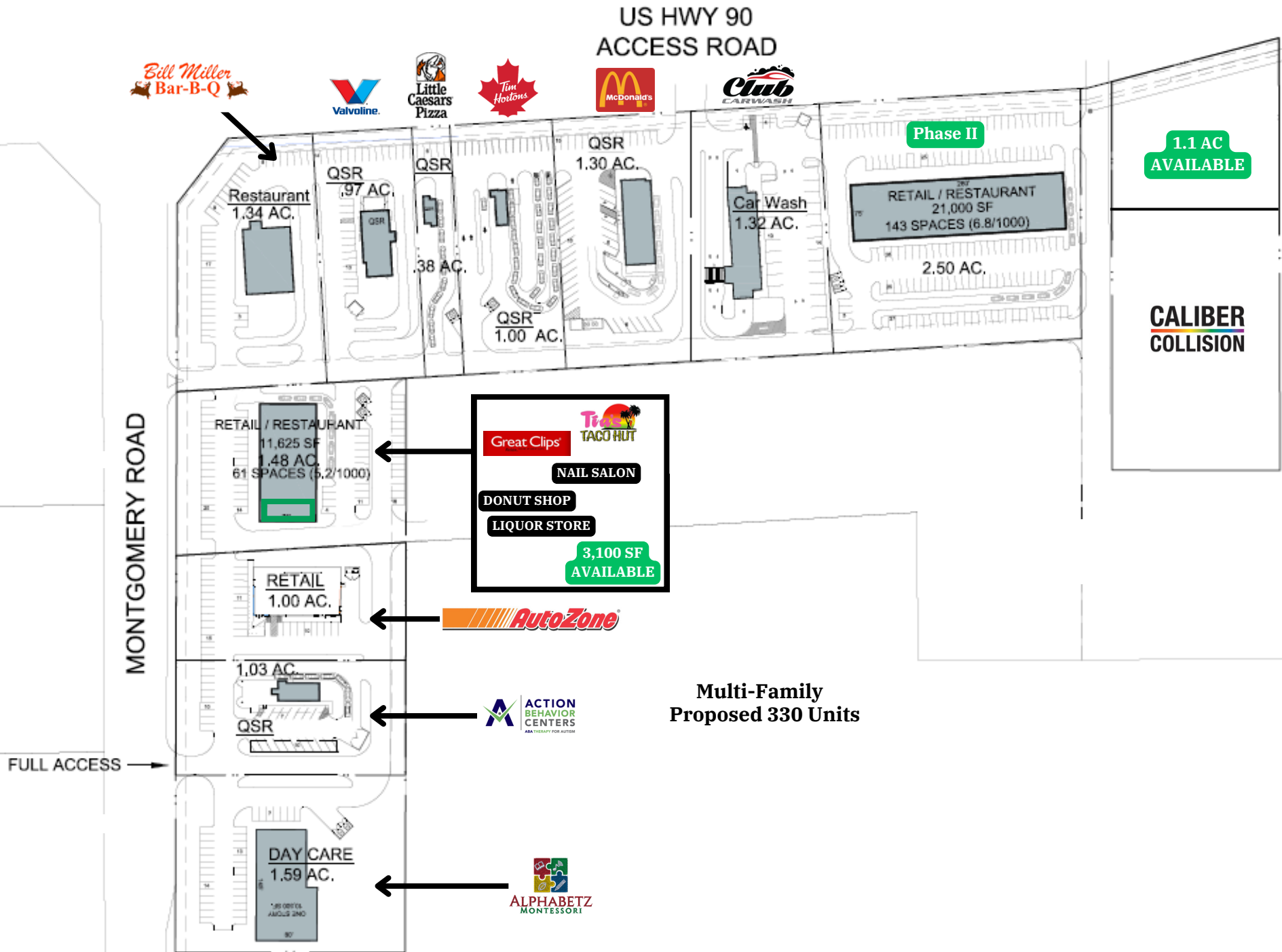
US 90	67,544 VPD
Montgomery	8,108 VPD



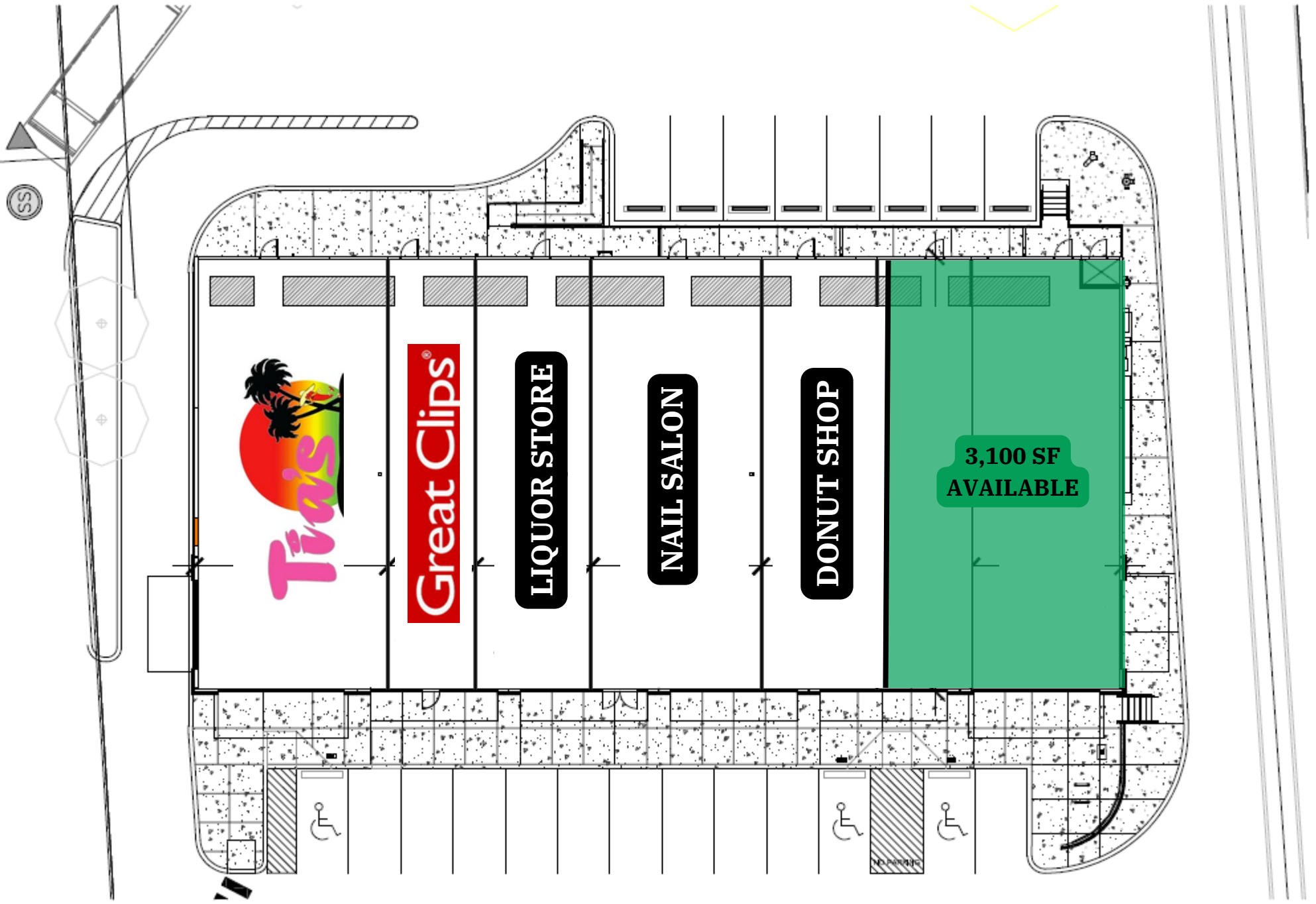
BIRNBAUM PROPERTY COMPANY

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HWY 90 & MONTGOMERY



RETAIL SITE PLAN



DEMOGRAPHICS

Pop-Facts® Demographics | Household Quick Facts



Trade Area: WT Montgomery Rd. & US 90 - 3 mi., WT Montgomery Rd. & US 90 - 5 mi., WT Montgomery Rd. & US 90 - 7 mi.

	WT Montgomery Rd. & US 90 - 3 mi.		WT Montgomery Rd. & US 90 - 5 mi.		WT Montgomery Rd. & US 90 - 7 mi.	
	Total	%	Total	%	Total	%
2025 Est. Households by Household Income						
Income < \$15,000	375	3.35	1,228	3.47	4,076	5.23
Income \$15,000 - \$24,999	518	4.63	1,737	4.91	4,657	5.97
Income \$25,000 - \$34,999	399	3.56	1,567	4.43	4,637	5.95
Income \$35,000 - \$49,999	1,296	11.57	3,195	9.03	8,331	10.69
Income \$50,000 - \$74,999	1,996	17.82	5,875	16.61	14,137	18.14
Income \$75,000 - \$99,999	1,767	15.78	5,798	16.39	11,808	15.15
Income \$100,000 - \$124,999	2,045	18.26	5,859	16.56	10,171	13.05
Income \$125,000 - \$149,999	1,176	10.50	3,538	10.00	6,707	8.60
Income \$150,000 - \$199,999	1,000	8.93	3,754	10.61	7,603	9.75
Income \$200,000 - \$249,999	372	3.32	1,526	4.31	2,968	3.81
Income \$250,000 - \$499,999	217	1.94	1,097	3.10	2,342	3.00
Income \$500,000+	39	0.35	201	0.57	515	0.66
2025 Est. Average Household Income	--	98,784.00	--	105,670.00	--	98,782.00
2025 Est. Median Household Income	--	89,472.96	--	92,621.38	--	81,231.12
2025 Median HH Income by Single-Classification Race						
White Alone	--	76,756.85	--	90,996.16	--	79,919.41
Black/African American Alone	--	73,621.43	--	92,652.95	--	79,355.10
American Indian/Alaskan Native Alone	--	115,735.63	--	113,889.54	--	97,945.73
Asian Alone	--	94,665.66	--	93,908.64	--	91,452.15
Native Hawaiian/Pacific Islander Alone	--	41,353.69	--	63,414.06	--	64,365.53
Some Other Race Alone	--	107,187.80	--	97,466.48	--	81,614.82
Two or More Races	--	91,622.23	--	90,053.25	--	82,521.38
2025 Est. Population by Ethnicity (Hispanic or Latino)						
Hispanic/Latino	--	86,722.43	--	87,982.93	--	76,998.38
Not Hispanic/Latino	--	96,386.82	--	101,781.10	--	88,173.33
2025 Est. Households by Household Type						
Total Households	11,201	100.00	35,376	100.00	77,952	100.00
Family Households	8,654	77.26	28,617	80.89	59,463	76.28
Other Households	2,547	--	6,759	--	18,489	--
2025 Est. Group Quarters Population						
2025 Est. Group Quarters Population	3,224	8.31	3,279	2.77	10,117	4.03
2025 Est. Households by Household Size						
1-Person Household	1,749	15.62	4,583	12.96	13,599	17.45
2-Person Household	2,727	24.35	8,712	24.63	20,561	26.38
3-Person Household	2,218	19.80	7,090	20.04	14,363	18.43
4-Person Household	2,176	19.43	7,415	20.96	14,462	18.55
5-Person Household	1,416	12.64	4,574	12.93	8,758	11.23
6-Person Household	515	4.60	1,781	5.04	3,613	4.63
7+ Person Household	400	3.57	1,221	3.45	2,595	3.33
2025 Est. Average Household Size	--	3.17	--	3.25	--	3.07
2025 Est. HHs by Type by Presence of Own Children						
Married Couple, With Own Children	2,375	21.20	9,561	27.03	18,436	23.65
Married Couple, Without Own Children	3,655	32.63	10,784	30.48	20,992	26.93
Female Householder, With Own Children	854	7.62	2,703	7.64	5,876	7.54
Female Householder, Without Own Children	435	3.88	1,750	4.95	4,928	6.32
Male Householder, With Own Children	136	1.21	816	2.31	1,778	2.28
Male Householder, Without Own Children	241	2.15	855	2.42	2,126	2.73

Benchmark: USA

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<https://claritas.easptlight.com/Spotlight/About/3/2025>



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.



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

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Designated Broker of Firm

License No.

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Phone