

Ground Lease Opportunity



9489 O'Connor Rd, San Antonio, TX 78233

- Strong NE San Antonio trade area with an estimated 120,000 residents in a 3-mile radius, driven by family households and working-class professionals.
- Middle-income neighborhood: median HH income mid-\$70Ks, above citywide levels; solid demand for value-oriented QSR and services.
- Regional visibility along I-35 N with freeway counts around 100k–110k AADT, plus local arterial volumes on O'Connor.
- Established retail corridor with existing strip centers at I-35 & O'Connor, O'Connor Crossing, and additional neighborhood retail nodes.
- Growing, stable housing base: 49k residents just in 78233, with median home values around \$200k–\$205k and a strong share of owner-occupants.



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