



# 9489 O'Connor Rd

GROUND LEASE OPPORTUNITY | 1.37 ± ACRES

## PROPERTY DESCRIPTION

Prime ground lease opportunity in Northeast San Antonio, positioned along O'Connor Rd near the I-35 corridor. This 1.37 ± acre site offers approximately 160' of frontage and sits within a growing residential and commuter trade area.

The property is well-suited for a single-tenant drive-thru concept, QSR, coffee user, fast-casual restaurant, or service-based retail operator looking for strong visibility, convenient access, and long-term positioning in an active growth corridor.

With 113,000+ residents within 3 miles and 278,000+ residents within 5 miles, the surrounding trade area offers the residential density and daily traffic exposure attractive to franchisees and national/regional operators. Nearby QSR and retail activity further supports the site's potential for a McDonald's, Starbucks, Whataburger, Dutch Bros, Chick-fil-A, Raising Cane's, or similar drive-thru user.

## PROPERTY DETAILS

Address: 9489 O'Connor Rd, San Antonio, TX 78233

Land Size: 1.37 ± acres

Frontage: ±160' along O'Connor Rd

Location: Northeast San Antonio near I-35

Use Potential: QSR, coffee, drive-thru, franchise, or service retail

3-Mile Population: 113,000+

5-Mile Population: 278,000+

Traffic Exposure: O'Connor Rd + nearby I-35 corridor