

# 12734 W US Highway 90 - Commercial Land Opportunity

## San Antonio, TX 78245

Prime commercial land opportunity featuring approximately 200 feet of frontage on US Highway 90 in the growing west San Antonio corridor. The site offers strong visibility, development flexibility, and multiple potential commercial uses including self storage, pad retail, quick service restaurant, automotive services, and flex or light industrial development.

### Location Highlights

Address: US Highway 90, San Antonio, TX 78245

Frontage: Approx. 200 feet along US Highway 90

Corridor: Major east west route connecting San Antonio to Castroville

Market: Expanding west San Antonio residential and commercial development

### Traffic Counts

Estimated traffic volumes along US Highway 90 in this section of west San Antonio average approximately 40,000 to 55,000 vehicles per day. This level of exposure supports retail visibility, service businesses, and destination commercial uses.

## Concept Development Uses and Rough Economics

Concept Use	Typical Build Size	Estimated Revenue or Rent Potential
Self Storage	75,000 to 90,000 SF	\$900K to \$1.08M gross annual revenue potential
Pad Retail or QSR	0.75 to 1.25 acre pads	\$80K to \$120K potential annual ground lease
Flex or Light Industrial	30,000 to 60,000 SF	\$8.50 to \$11.00 per SF annual lease rates

### Utilities and Zoning

Located outside San Antonio city limits (buyer to verify ETJ status)

Electric service available nearby

Water service available in area

Sewer availability to be confirmed or septic feasibility evaluated

### Investment Highlights

200 feet of frontage on US Highway 90

Strong daily traffic exposure (40K to 55K vehicles per day)

Multiple development use cases

Growing west San Antonio corridor

Flexible development potential outside city limits

Report by Vortex Realty