

Former Taco Cabana Available

6867 W US Hwy 90 | San Antonio, TX



± 4,298 SF
Building Size Available

1.025 AC
Land Size Available

Contact
Broker
Rate

ABOUT THE PROPERTY

- Hard corner 2nd generation restaurant with drive-thru
- Located across from Lackland Air Force Base
- Strong nearby restaurant sales
- Adjacent to newly redeveloped Gateway Plaza that includes new tenant Ollie's Bargain Outlet, dd's Discounts and Dollar Tree

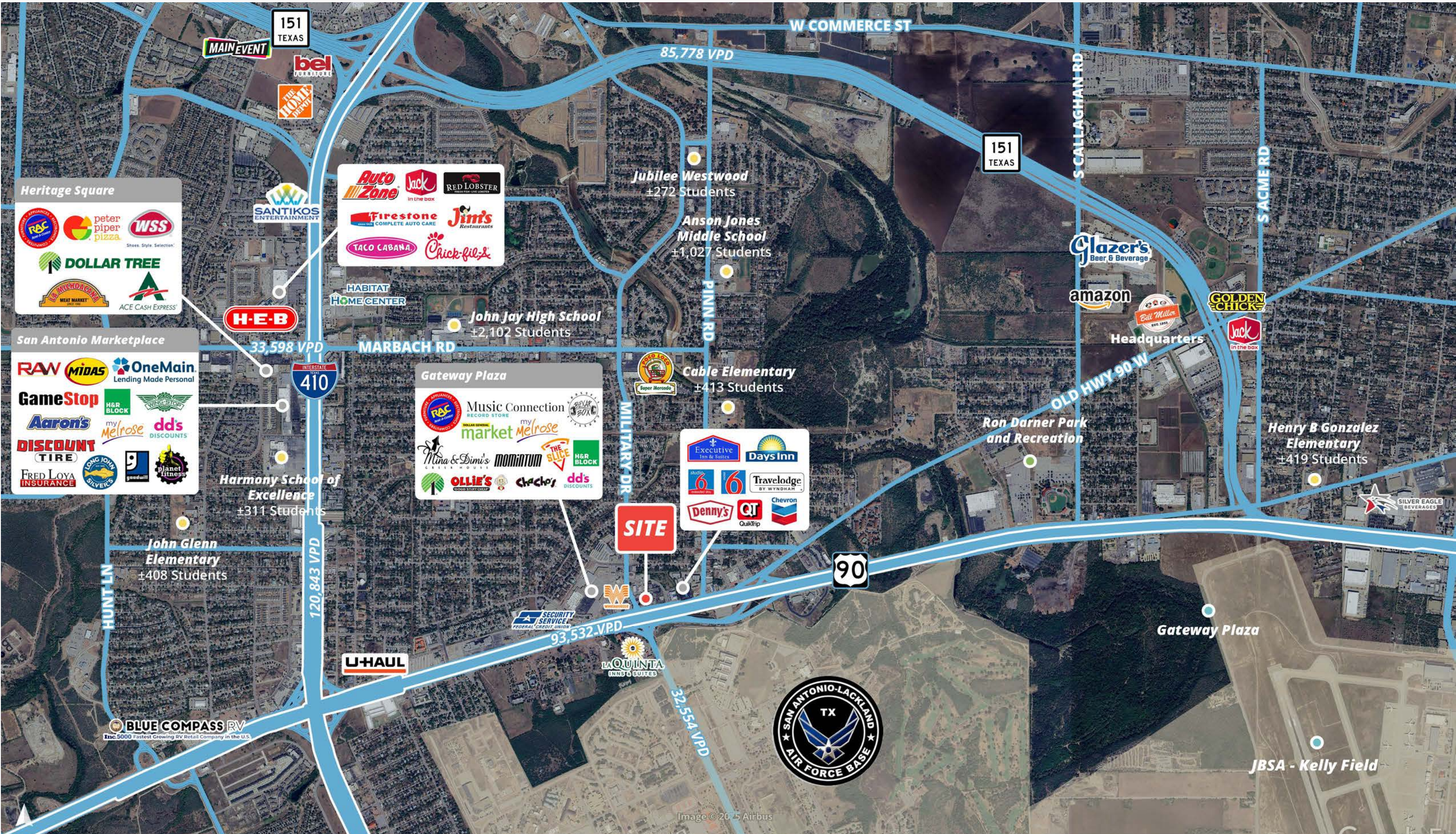
JOIN THESE RETAILERS



TRAFFIC COUNTS

Hwy 90
IH 410

93,532 VPD
120,843 VPD



Heritage Square

- RBC
- peter piper pizza
- WSS
- DOLLAR TREE
- ACE CASH EXPRESS

San Antonio Marketplace

- RAW
- MIDAS
- OneMain Lending Made Personal
- GameStop
- Aaron's
- DISCOUNT TIRE
- FRED LOYA INSURANCE
- my Melrose
- dd's DISCOUNTS
- planet fitness

Auto Zone

- Jack
- RED LOBSTER
- Firestone COMPLETE AUTO CARE
- Jim's Restaurants
- TACO CABANA
- Chick-fil-A

Gateway Plaza

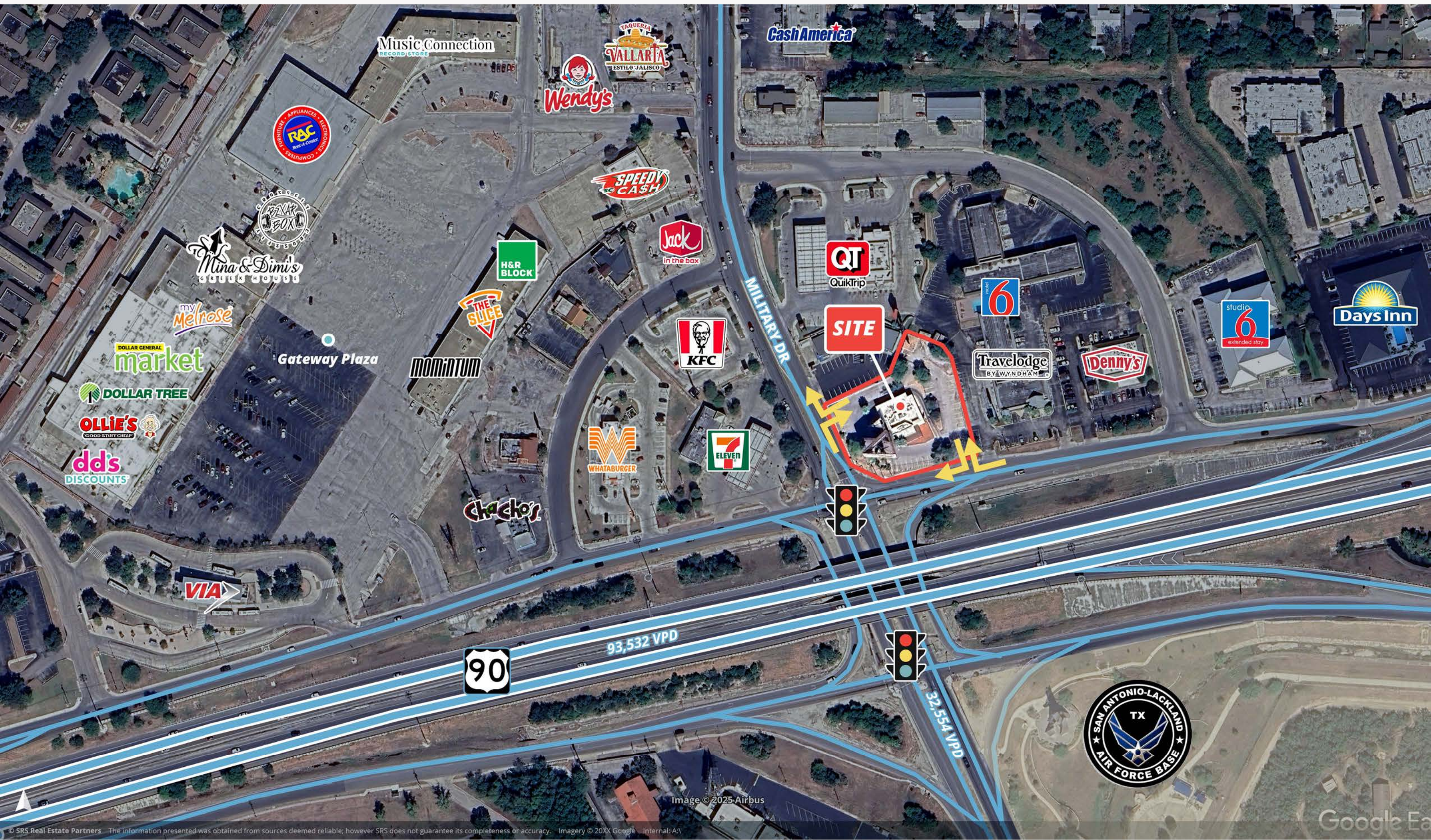
- RBC
- Music Connection RECORD STORE
- my Melrose
- Mina & Dimi's
- MOMENTUM
- THE SLICE
- H&R BLOCK
- OLLIE'S
- Chicko's
- dd's DISCOUNTS

- Executive Inn & Suites
- Days Inn
- Travelodge BY WYNDHAM
- Penny's
- QT
- Chevron



Site Aerial

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Music Connection
RECORD STORE

Wendy's

Cash America

TAQUERIA
VALLARTA
ESTILO JALISCO

RAC
REPAIR & CENTERS

SPEEDY
CASH

Mina & Dimit's
CATERING HOUSE

H&R
BLOCK

Jack
in the box

QT
QuikTrip

my
Melrose

THE
SLICE

KFC

6

studio
6
extended stay

Days Inn

DOLLAR GENERAL
market

Gateway Plaza

MOMENTUM

SITE

Travelodge
BY WYNDHAM

Denny's

DOLLAR TREE

OLLIE'S
GOOD STUFF CHEAP

dds
DISCOUNTS

WHATABURGER

7-ELEVEN

Chicko's

VIA

90

93,532 VPD

32,554 VPD



Image © 2025 Airbus

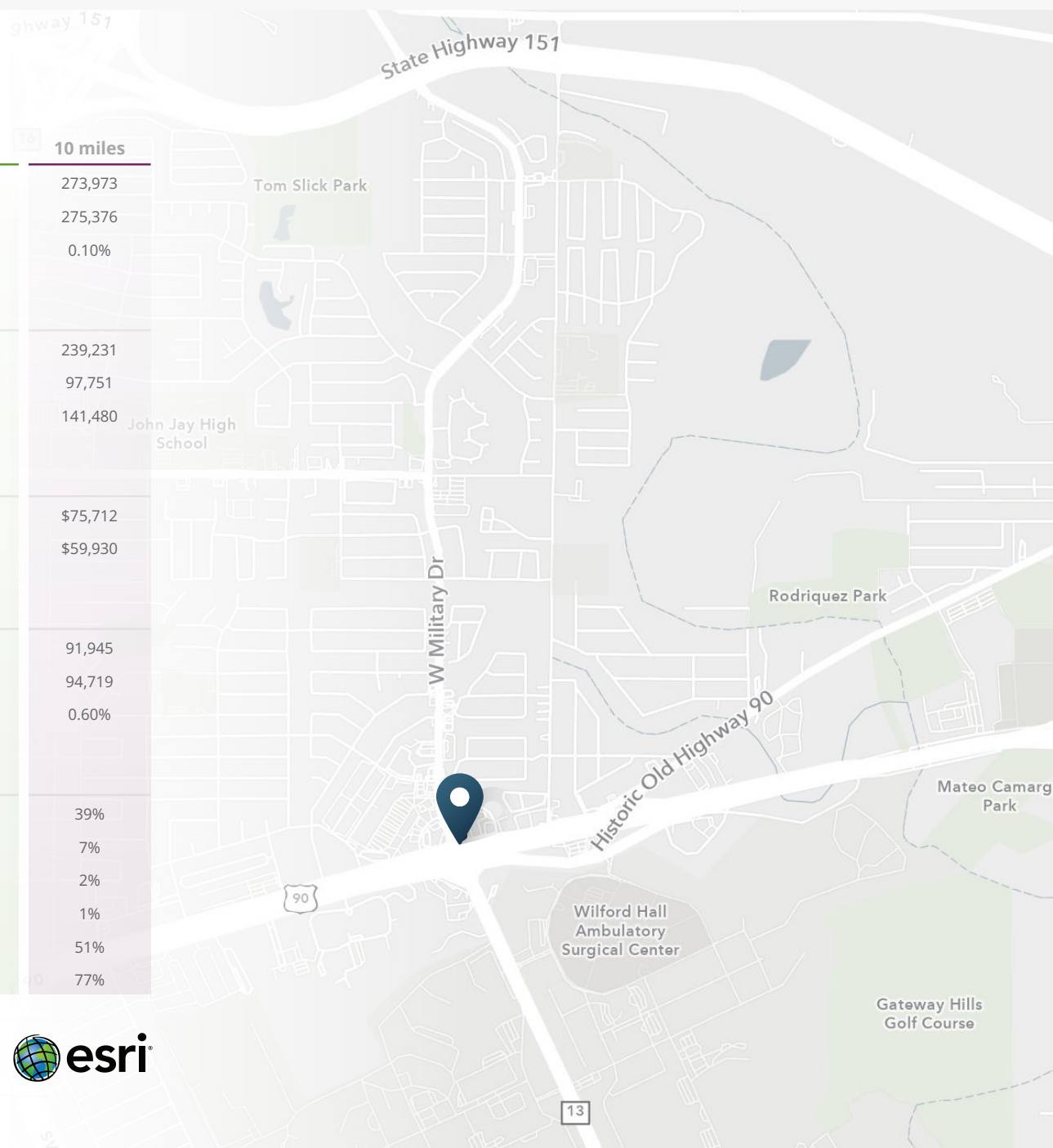
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DEMOGRAPHIC HIGHLIGHTS

Population	2 miles	5 miles	10 miles
2025 Estimated Population	14,729	85,357	273,973
2030 Projected Population	14,197	86,007	275,376
Proj. Annual Growth 2025 to 2030	-0.73%	0.15%	0.10%
Daytime Population			
2025 Daytime Population	13,023	80,970	239,231
Workers	7,098	39,367	97,751
Residents	5,925	41,603	141,480
Income			
2025 Est. Average Household Income	\$62,608	\$68,516	\$75,712
2025 Est. Median Household Income	\$44,495	\$53,124	\$59,930
Households & Growth			
2025 Estimated Households	3,812	26,563	91,945
2030 Estimated Households	3,711	27,431	94,719
Proj. Annual Growth 2025 to 2030	-0.54%	0.65%	0.60%
Race & Ethnicity			
2025 Est. White	44%	40%	39%
2025 Est. Black or African American	10%	9%	7%
2025 Est. Asian or Pacific Islander	2%	2%	2%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	43%	47%	51%
2025 Est. Hispanic (Any Race)	65%	72%	77%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.540.3285

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 or 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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