

# 9489 O'Connor Rd, San Antonio, TX 78233

## 3-Mile Radius Analysis and Supporting Data

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### A. Location Overview

- 1; Address: 9489 O'Connor Rd, San Antonio, TX 78233
  - 2: Coordinates (approx.): 29.5186° N, 98.3693° W
  - 3: Property Type: Ground-lease pad for single-tenant QSR or drive-thru use
  - 4: Zoning: C-2 Commercial District – permits retail and restaurant operations (subject to site-plan approval for drive-thru use)
  - 5: Land Area: Approximately 0.8 acres (verify via Bexar CAD or survey)
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### B. Traffic and Accessibility

- 1: Road Frontage: Direct frontage on O'Connor Rd with interchange access to I-35
  - 2: Traffic Counts (2025 estimates):
    - O'Connor Rd – approximately 13,000–13,500 vehicles per day
    - I-35 at O'Connor interchange – over 100,000 vehicles per day
  - 3: Key Intersections within 3 miles: Kitty Hawk Rd, Crestway Rd, Loop 1604
  - 4: Accessibility: Full ingress and egress on O'Connor Rd with visibility to north- and south-bound traffic
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### C. Demographics (3-Mile Radius – Estimates)

- 1: Total Population: Approximately 77,000–78,000
  - 2: Households: Approximately 28,000–29,500
  - 3: Median Household Income: \$72,000–\$74,000
  - 4: Median Age: 34–35 years
  - 5: Population Growth (2020–2025): Approximately +3 to +4 percent
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### D. Retail and Competitive Landscape

- 1: Major Retail Anchors within 3 miles: Walmart Supercenter, H-E-B, Home Depot, Lowe's
- 2: QSR and Fast-Casual Operators in Proximity: Chick-fil-A, Starbucks, McDonald's, Raising Cane's, Dutch Bros, Sonic, Whataburger
- 3: Co-Tenancy Benefit: Established national brands drive consistent traffic and consumer visibility

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## **E. Residential and Employment Base**

- 1: Housing Composition: Primarily single-family with select multifamily developments
- 2: Median Home Value (San Antonio 2025): Approximately \$248,000–\$250,000
- 3: Top Regional Employers: Randolph Air Force Base, Amazon Fulfillment Center, Northeast and Judson Independent School Districts, Methodist Healthcare System

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## **F. Highlights and Key Takeaways**

- 1: Excellent visibility and access along the I-35 corridor
- 2: Growing residential base and strong daytime employment support QSR performance
- 3: Cluster of complementary national retail tenants enhances site viability
- 4: Well-positioned for high-volume drive-thru concepts

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## **G. Zoning and Entitlements**

- 1: Zoning Classification: C-2 Commercial District – supports retail and restaurant uses
- 2: Drive-Thru Requirements: Site-plan approval and standard setback compliance are required for drive-thru operations
- 3: Utilities: City water and sewer service available in corridor; confirm connection points with utility providers

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## **H. Surrounding Land Use (3-Mile Snapshot)**

- 1: North – Residential subdivisions and neighborhood-serving retail
- 2: East – Light industrial and logistics facilities along I-35
- 3: South – Retail corridor with medical and service tenants
- 4: West – Emerging housing developments and multifamily nodes

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## **I. Economic and Demographic Overview**

- 1: Median Household Income (Zip 78233): Approximately \$73,700
  - 2: San Antonio City Median Household Income (2023): \$62,900
  - 3: Median Home Value (San Antonio 2025): Approximately \$248,000–\$250,000
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## **J. Market Activity and Pricing Benchmarks**

- 1: Typical Ground Lease Rate Range: \$5.00–\$7.50 per sq ft NNN
  - 2: Retail Vacancy Rate (Local Estimate): Approximately 6 percent
  - 3: Recent Drive-Thru Developments: Dutch Bros (2024), Raising Cane's (2023), Popeyes (2022)
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## **K. Consumer Profile (3-Mile Radius Estimate)**

- 1: Household Spending Index: Approximately 106 (above U.S. average)
  - 2: Dominant Age Cohorts: 25–44 (42 percent), 45–64 (27 percent)
  - 3: Primary Spending Categories: Dining out, fuel, and home improvement
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