



For Lease - Fourwinds Tower

±81,556 SF Office Building | Full Floor Availabilities
8940 & 8930 Fourwinds Dr, Windcrest , TX 78239



TRANSWESTERN
REAL ESTATE
SERVICES

Property Overview



Availabilities

North Tower

- 2nd Floor: 908 - 1,947 SF
- 3rd Floor: 968 - 1,984 SF
- 4th Floor: Up to 16,803 SF
- 5th Floor: Up to 16,803 SF

South Tower

- Floors 2-5: 16,803 - 67,212 SF

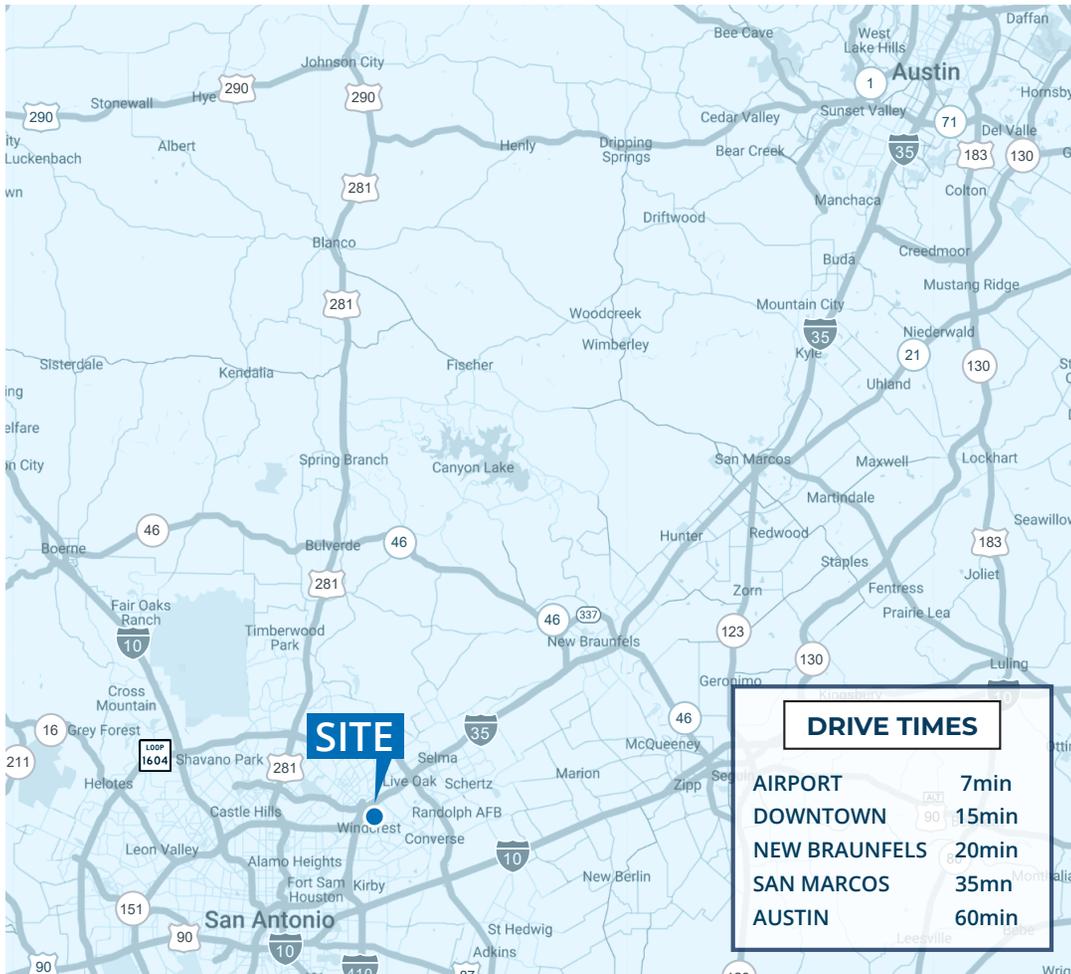


Specs

- Two 81,556 RSF Five-Story Office Buildings
- Class A on-site amenities including tenant lounge, four conference facilities, fitness center and mother's room
- Abundant parking, solar covered parking

Location Overview

- Immediate access to I-35/410 Corridor
- Abundant nearby retail amenities
- Close proximity to Randolph AFB, Downtown, San Antonio Int'l Airport & New Braunfels growth corridor



Demographics

	1-Mile Radius	3-Mile Radius	10-Mile Radius
Population	7,892	115,387	739,634
Households	3,105	43,584	325,622
Median Age	40	35	36
Average HH income	\$67,293	\$64,946	\$81,928
Daytime Employees	8,663	38,057	419,038
Pop. Growth	1.5% ↑	1.3% ↑	1.7% ↑



Image Gallery



Move-in Ready Suites
(Click to View)



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2nd Level Floorplan | North

8940 Fourwinds Dr, Windcrest , TX 78239

908 - 1,947 SF



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3rd Level Floorplan | North

8940 Fourwinds Dr, Windcrest , TX 78239

968 - 1,984 SF



Suite 311
968 SF
Available on 8/1/25

**Suite 305
1,808 SF

*Suite 303
992 SF

*Suite 302
992 SF

**up to 1,984 contiguous SF
**available 30 day notice*

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4th and 5th Level Floorplan | North

8940 Fourwinds Dr, Windcrest, TX 78239

±16,803 SF Each | Up to ±33,606 SF

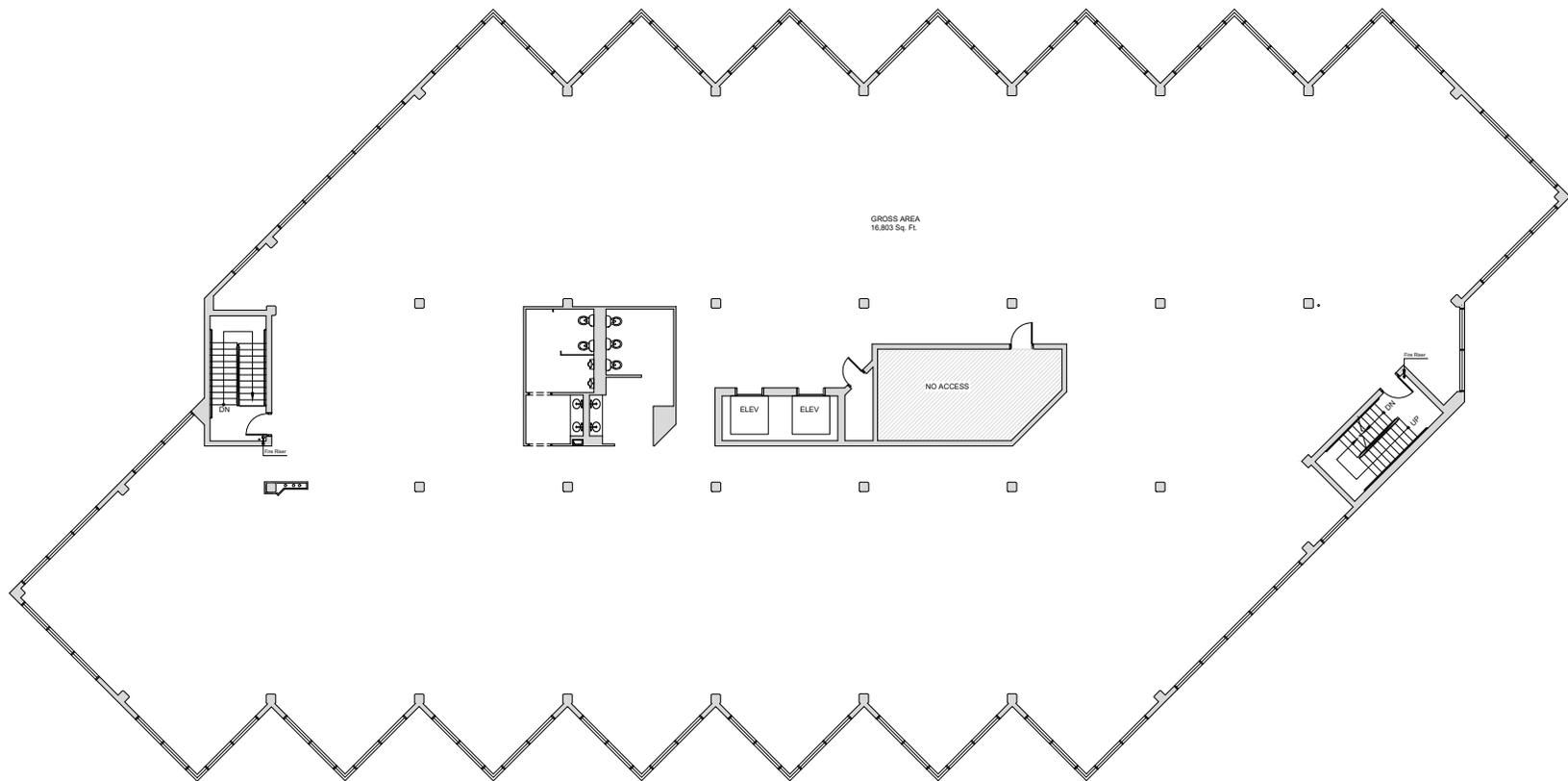
Conceptual Plan



Levels 2-5 Floorplan | South Tower

8930 Fourwinds Dr, Windcrest, TX 78239

±16,803 SF Each | Up to ±67,212 SF



Fourwinds Tower

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TRANSWESTERN

REAL ESTATE
SERVICES



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 and 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Transwestern Property Company SW GP LLC	466196		210-341-1344
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Mason Pollard	672364	mason.pollard@transwestern.com	210-341-1344
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Christopher Thompson	760513	chris.thompson@transwestern.com	210-341-1344
Name of Sales Agent/Associate	License No.	Email	Phone

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