



Hallie Pass

Ray Ellison Blvd

SITE
Lot 2

Walmart

SITE
Lot 5

SITE
Lot 6

410

I-410 Access Rd

Freedom Hill
Ranch Apartments
252 Units

Quantum Dr

FOR SALE

Walmart Anchored Outparcels - Store #999

7239 SW Loop 410 | San Antonio, TX 78252

 **SRS**

Walmart Anchored Outparcels

7239 SW Loop 410 | San Antonio, TX 78252



1.09± AC \$1,092,049
Available - Lot 2 List Price

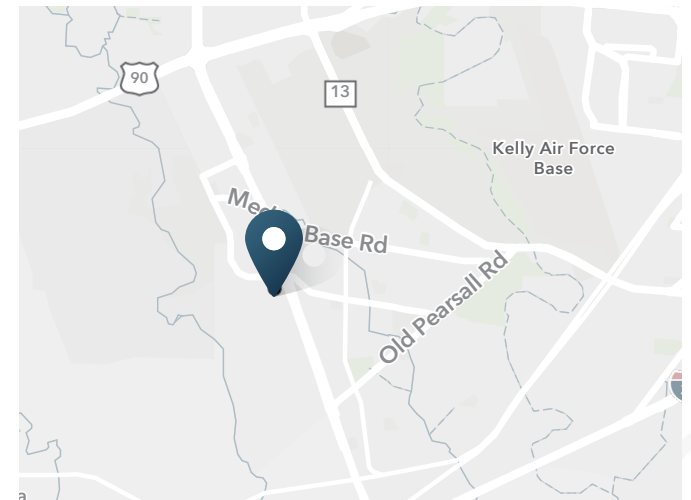
1.05± AC \$1,189,188
Available - Lot 5 List Price

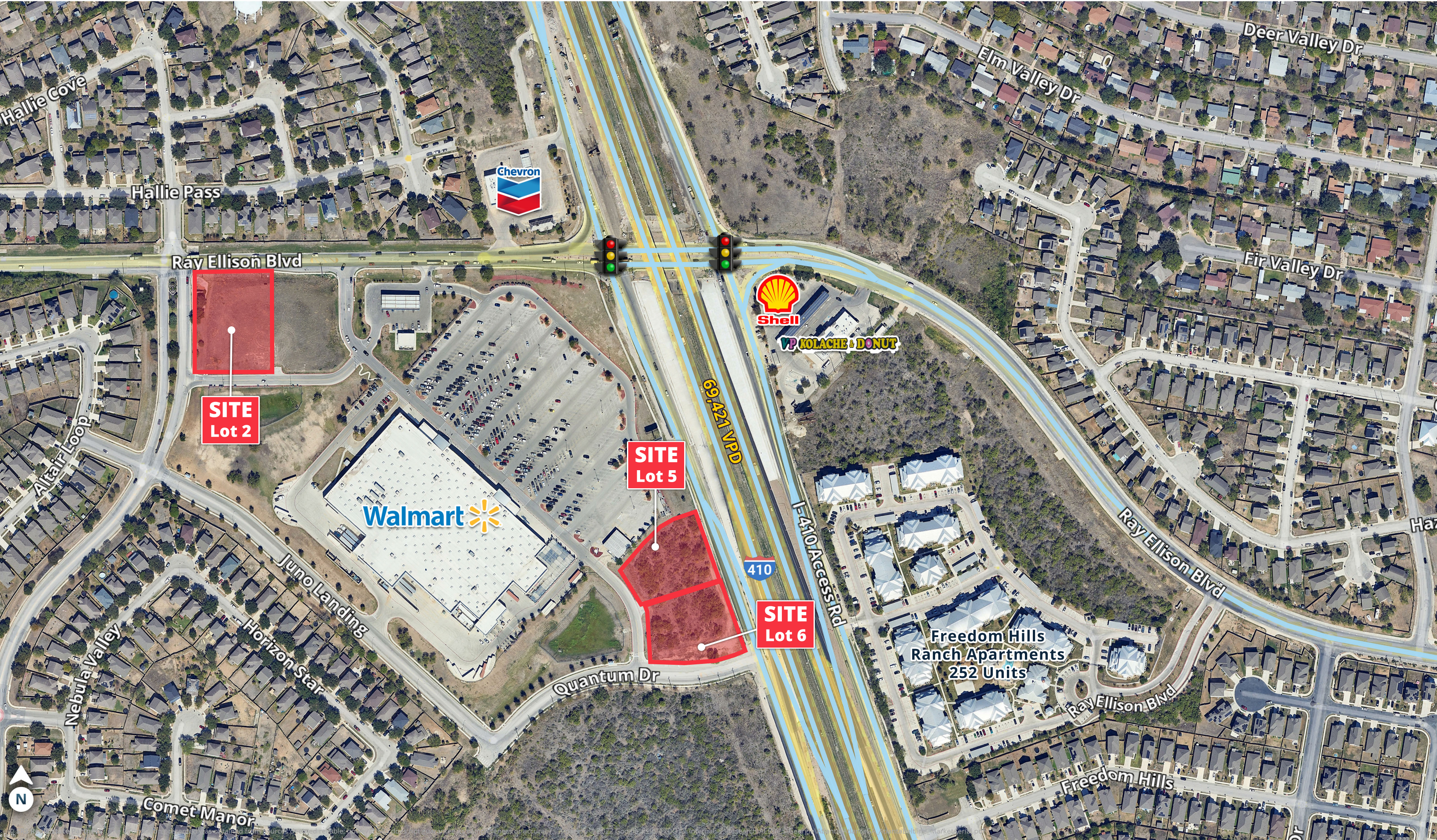
1± AC \$1,132,560
Available - Lot 6 List Price

ABOUT THE PROPERTY

- Excellent visibility from the busy I-410
- Premier location at intersection of I-410 and Ellison Blvd
- Anchored by Walmart Supercenter
- Located in close proximity to JBSA Lackland with a dense residential and workforce population

JOIN THESE RETAILERS





7239 SW Loop 410, San Antonio, TX 78252



DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2024 Estimated Population	12,665	63,773	152,883
2029 Projected Population	12,810	63,977	156,672
Proj. Annual Growth 2024 to 2029	0.23%	0.06%	0.49%

Daytime Population

2024 Daytime Population	9,038	60,908	136,361
Workers	1,303	28,326	56,274
Residents	7,735	32,582	80,087

Income

2024 Est. Average Household Income	\$66,543	\$64,321	\$70,209
2024 Est. Median Household Income	\$51,291	\$51,251	\$54,939

Households & Growth

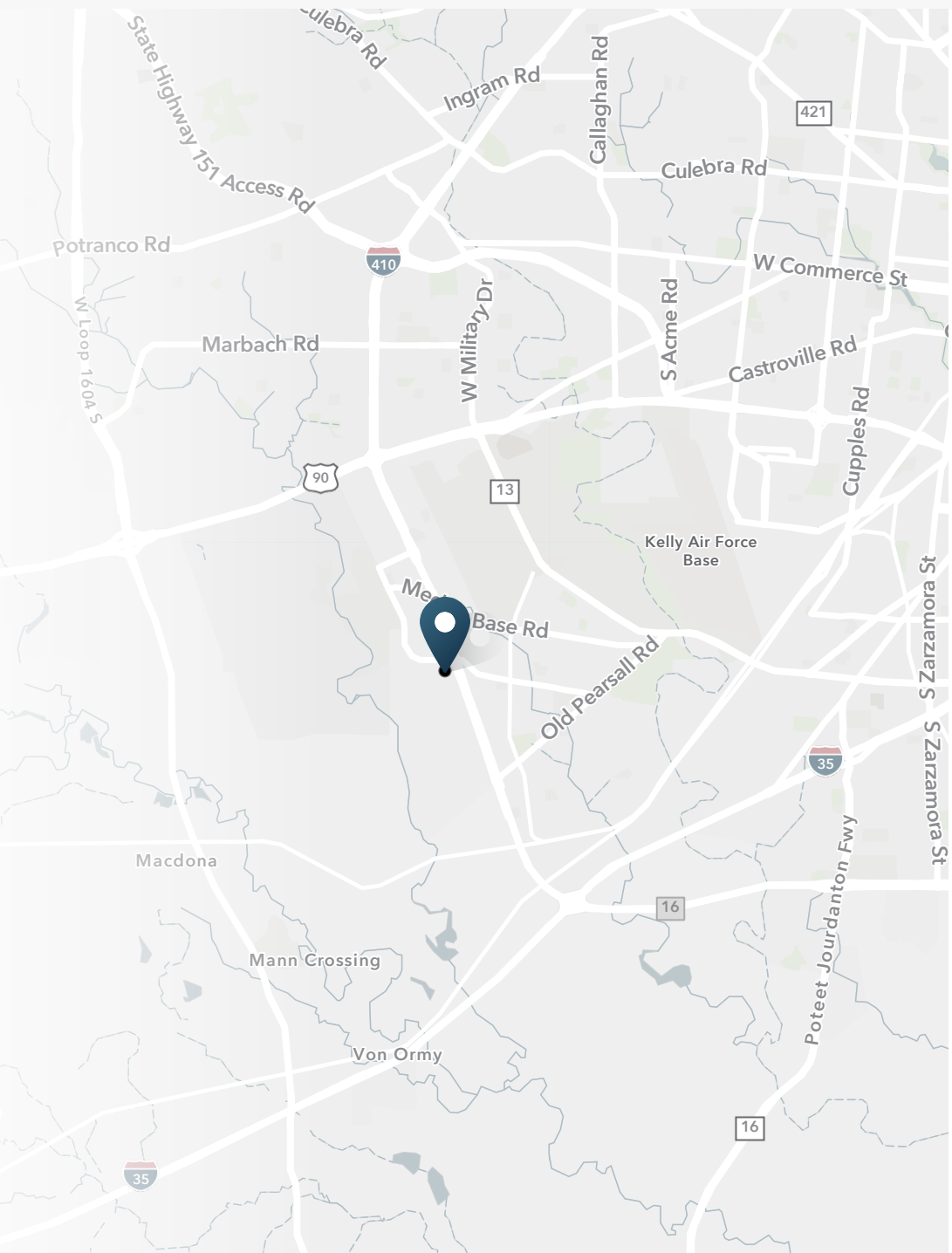
2024 Estimated Households	3,755	17,108	45,472
2029 Estimated Households	3,849	17,462	47,244
Proj. Annual Growth 2024 to 2029	0.50%	0.41%	0.77%

Race & Ethnicity

2024 Est. White	39%	43%	40%
2024 Est. Black or African American	5%	7%	7%
2024 Est. Asian or Pacific Islander	2%	2%	2%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	53%	47%	50%
2024 Est. Hispanic (Any Race)	82%	74%	77%

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

SOURCE



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.

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.

SRS Real Estate Partners-Southwest, LLC	600324	ryan.johnson@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Webb Sellers	589055	webb.sellers@srsre.com	214.504.2781
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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SRS Real Estate Partners
8144 Walnut Hill Lane, Suite 1200
Dallas, TX 75231
214.560.3200

Ryan Johnson

214.560.3285

ryan.johnson@srsre.com

Webb Sellers

210.504.2781

webb.sellers@srsre.com

Drew Allen

210.504.1242

drew.allen@srsre.com

SRSRE.COM

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