

FOR LEASE

± 0.4154 Acres | Land

826 Rayburn Drive
San Antonio, TX 78221



Rayburn Drive

Rayburn Drive

Rayburn Drive

Commercial Avenue

Tacoma Avenue

Commercial Avenue

SW Military Drive

SW Military Drive

SW Military Drive

Property Summary

LEASE RATE **\$250.00/month + NNN**

TOTAL AVAILABLE **±18,094.82 SF**

LOT SIZE **±0.4154 Acres**

TYPE **Land | Retail/Office**

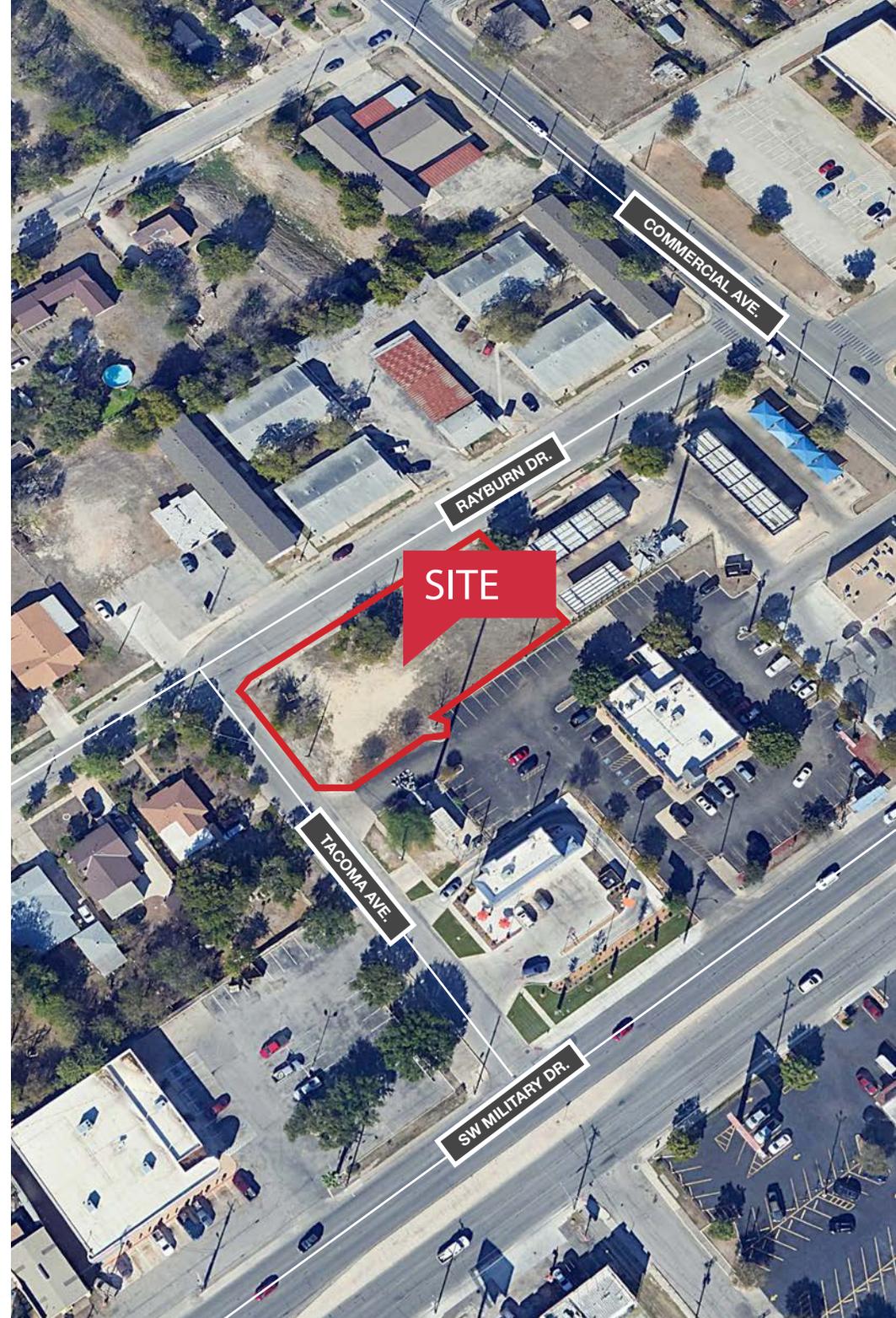
ZONING **C-3**

- Vacant land with access to SW Military Drive
- Zoned C-3, allowing a myriad of uses
- All utilities available, have an engineer verify capacities
- Abundance of traffic flowing through the property
- Great visibility from SW Military Drive

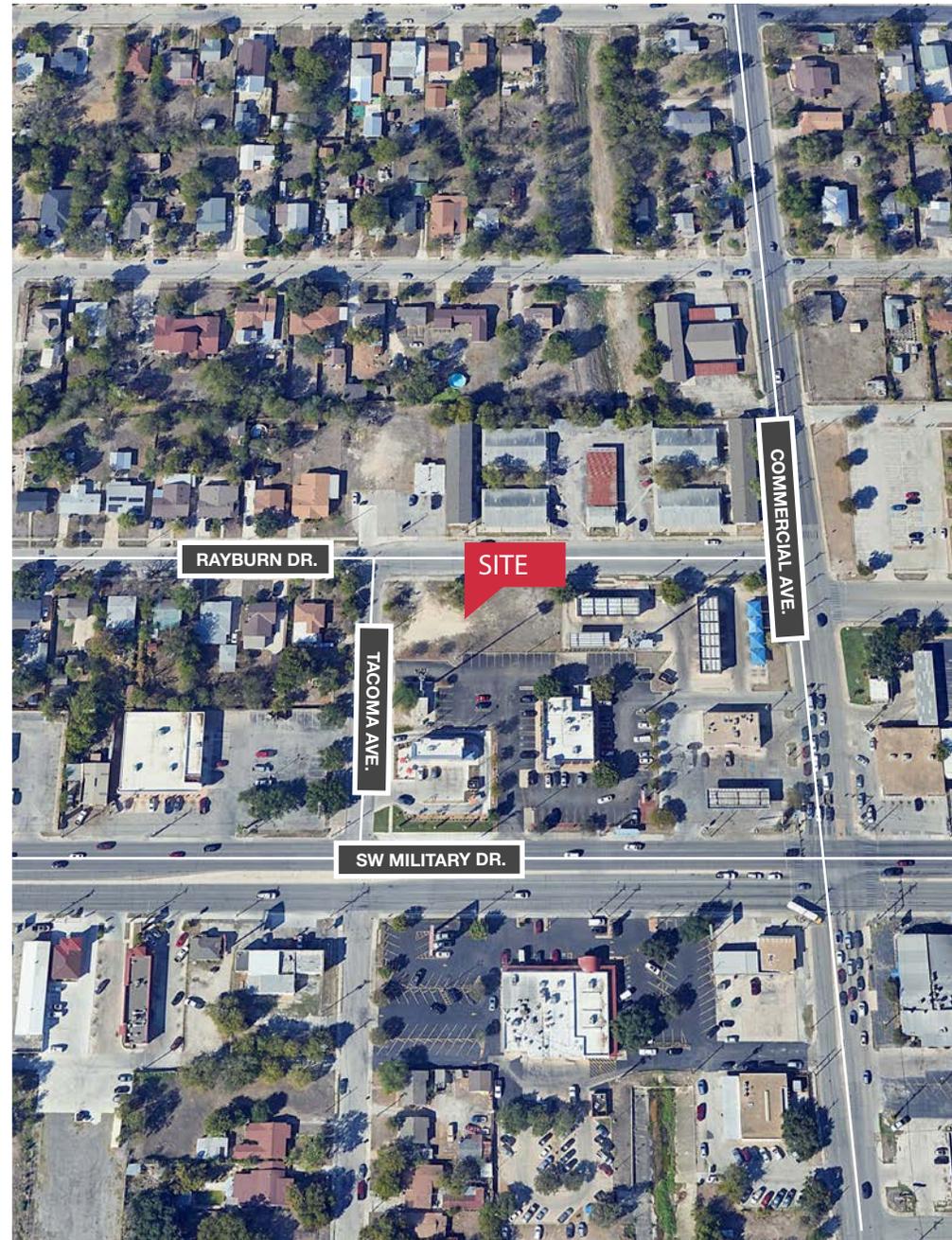
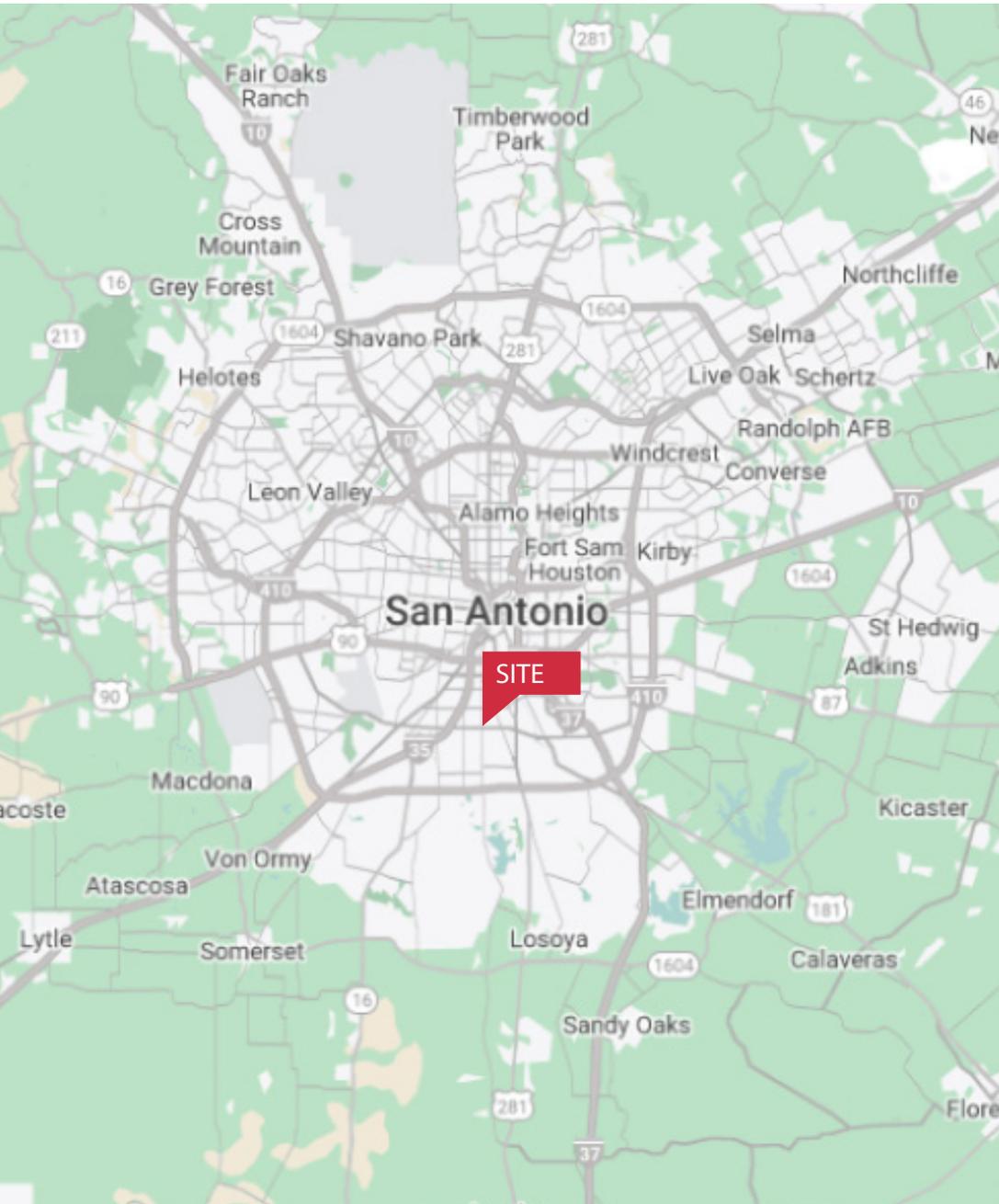
FOR MORE INFORMATION



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Area Map



Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

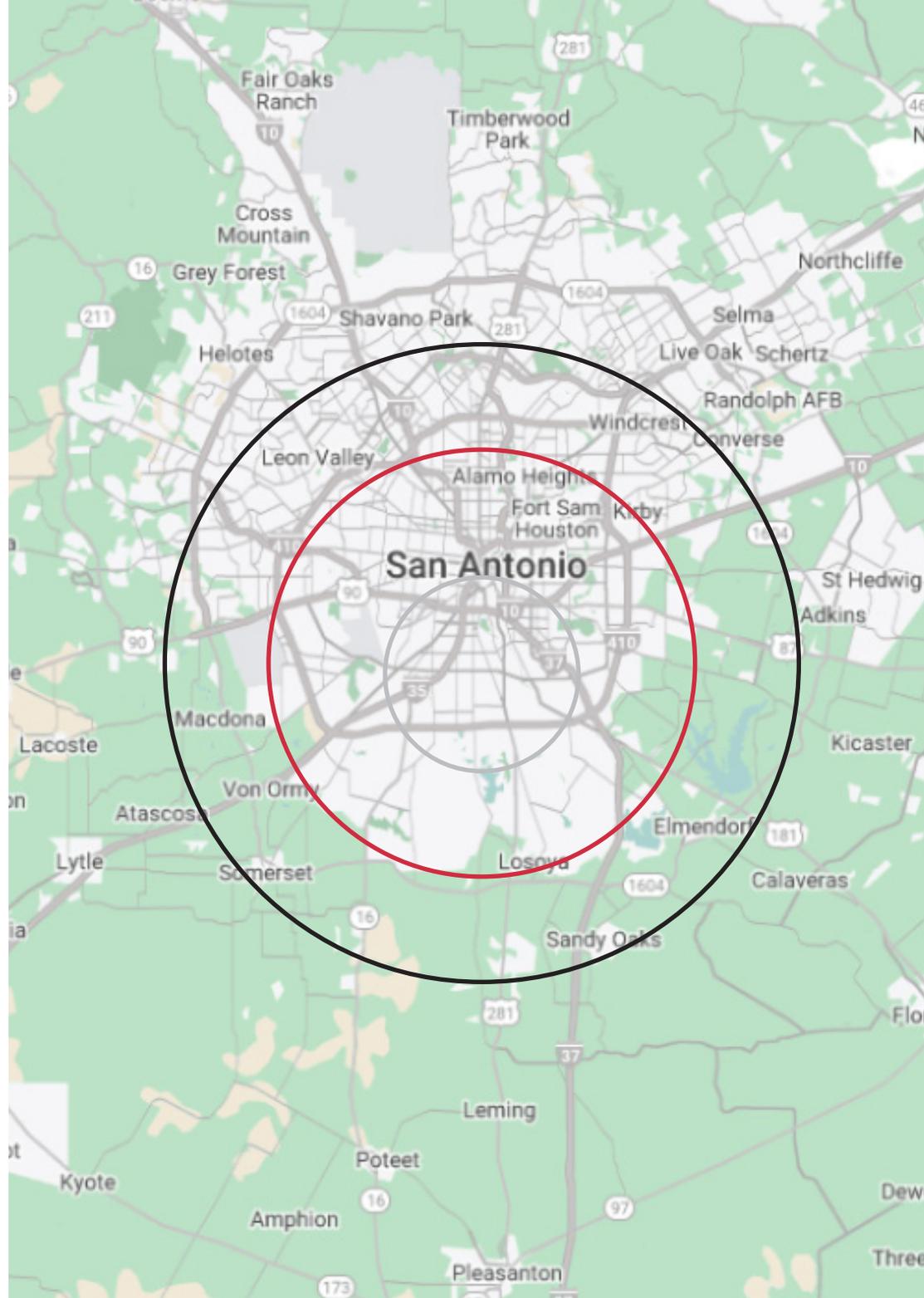


Demographics

| POPULATION | 1-mile | 3-mile | 5-mile |
|------------------------|---------------|---------------|---------------|
| 2024 Population | 14,741 | 109,811 | 242,292 |
| HOUSEHOLDS | 1-mile | 3-mile | 5-mile |
| 2024 Households | 4,789 | 36,745 | 83,539 |
| INCOME | 1-mile | 3-mile | 5-mile |
| 2024 Average HH Income | \$61,529 | \$61,182 | \$61,067 |

Traffic Counts

| STREET | AADT |
|-------------------|-------------|
| Rayburn Drive | 2,704 |
| SW Military Drive | 39,646 |
| Commercial Avenue | 11,750 |





Distance to Major Cities

| | |
|-------------------|-----------|
| Waco, Texas | 202 miles |
| Austin, Texas | 104 miles |
| Houston, Texas | 200 miles |
| Dallas, Texas | 294 miles |
| Fort Worth, Texas | 289 miles |

Market Research

Our offices publish commercial and residential market research across Utah, Nevada and Texas. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City and from San Antonio to Austin, through our affiliate.

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**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Rick Thompson

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Rthompson@naixel.com



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.

2-10-2025



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.

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. **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.

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.

| | | | |
|--------------------------------------------------------------------|-------------|-------|-------|
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
|--------------------------------------------------------------------|-------------|-------|-------|

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| Designated Broker of Firm | License No. | Email | Phone |
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| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
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| Sales Agent/Associate’s Name | License No. | Email | Phone |
|------------------------------|-------------|-------|-------|

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|---------------------------------------|------|
| Buyer/Tenant/Seller/Landlord Initials | Date |
|---------------------------------------|------|