

**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

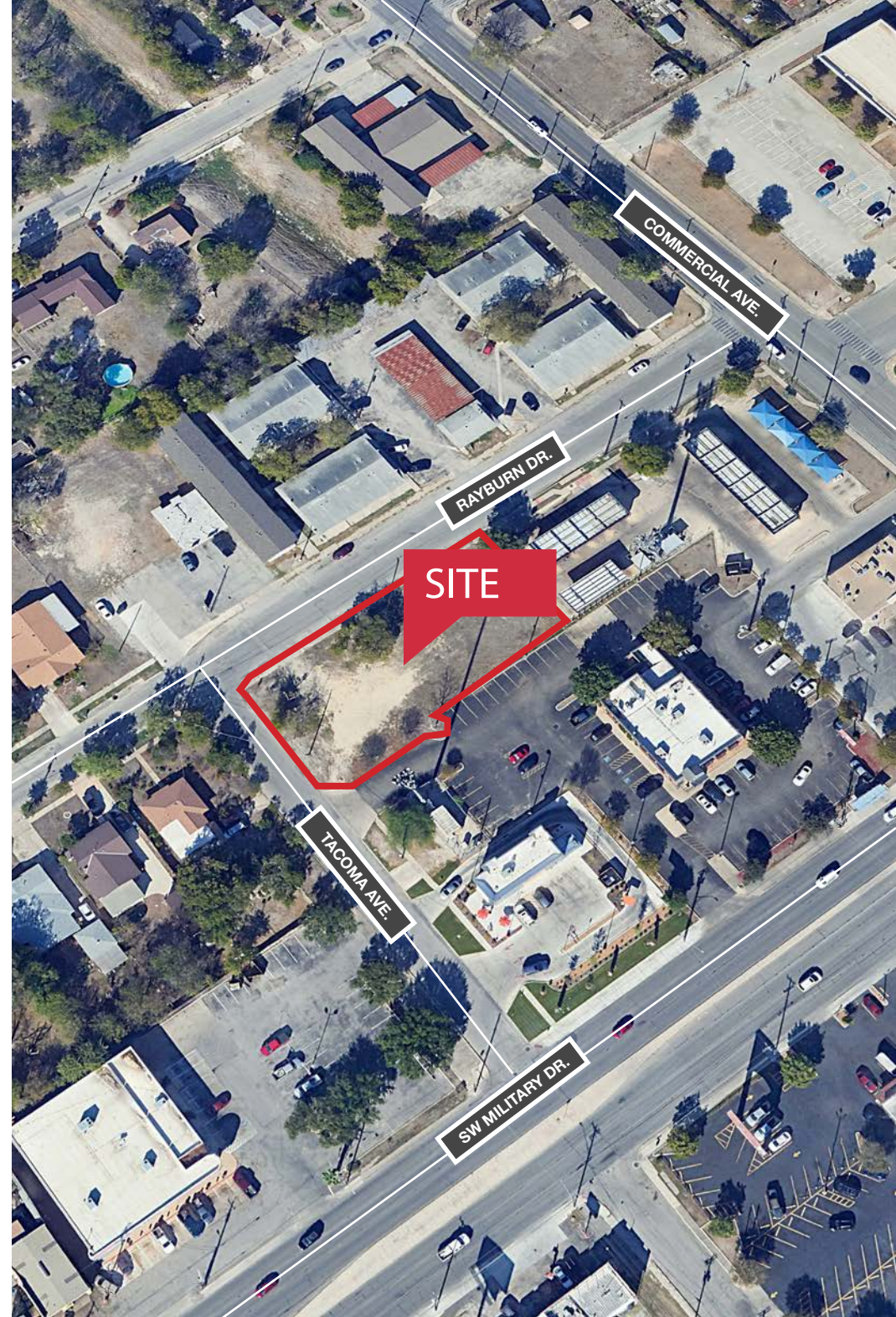
LEASE RATE	<b>\$2,500.00/month + NNN</b>
TOTAL AVAILABLE	<b>±18,094.82 SF</b>
LOT SIZE	<b>±0.4154 Acres</b>
TYPE	<b>Land   Retail/Office</b>
ZONING	<b>C-3</b>

- 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

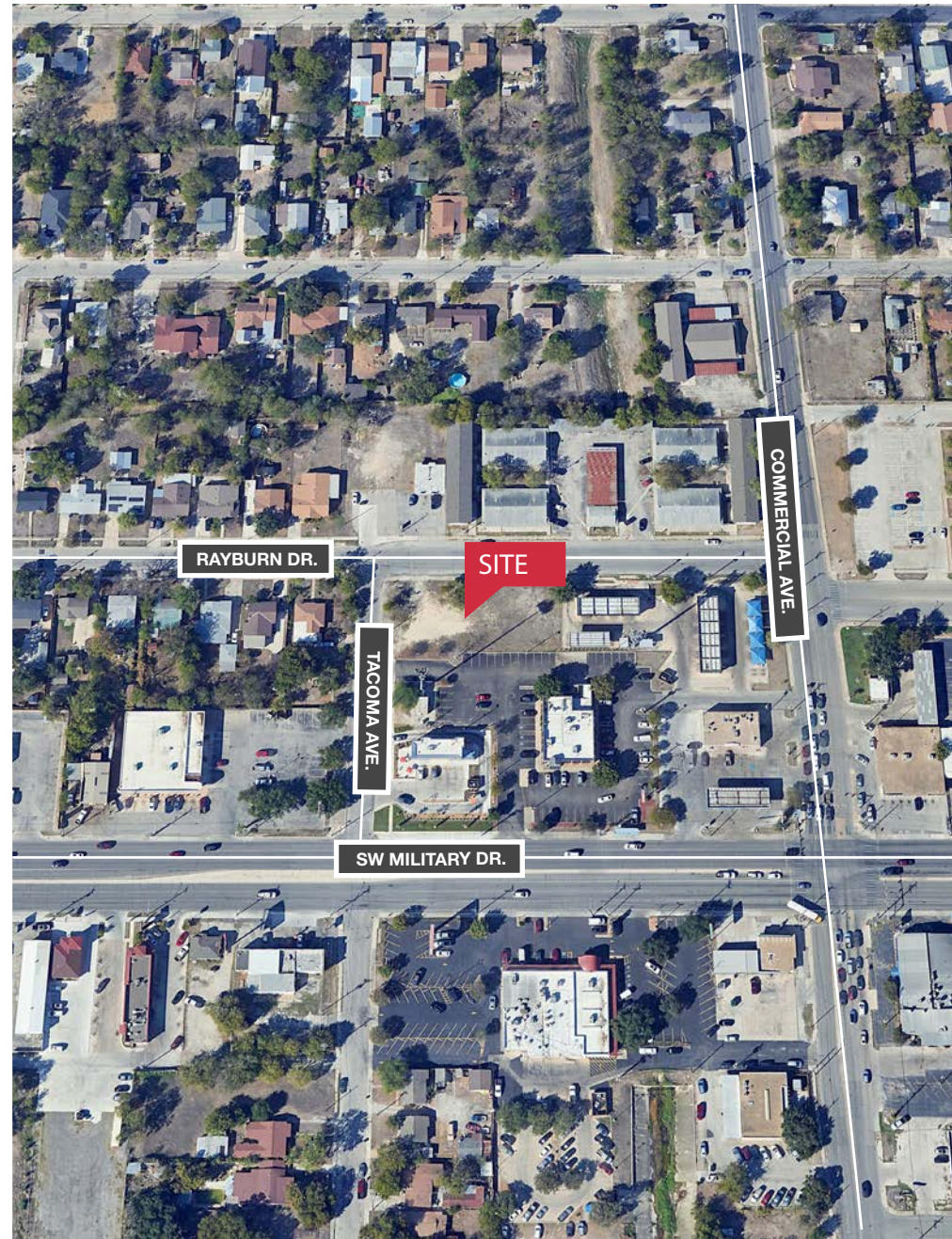


CLICK HERE





# Area Map





# Area Map

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



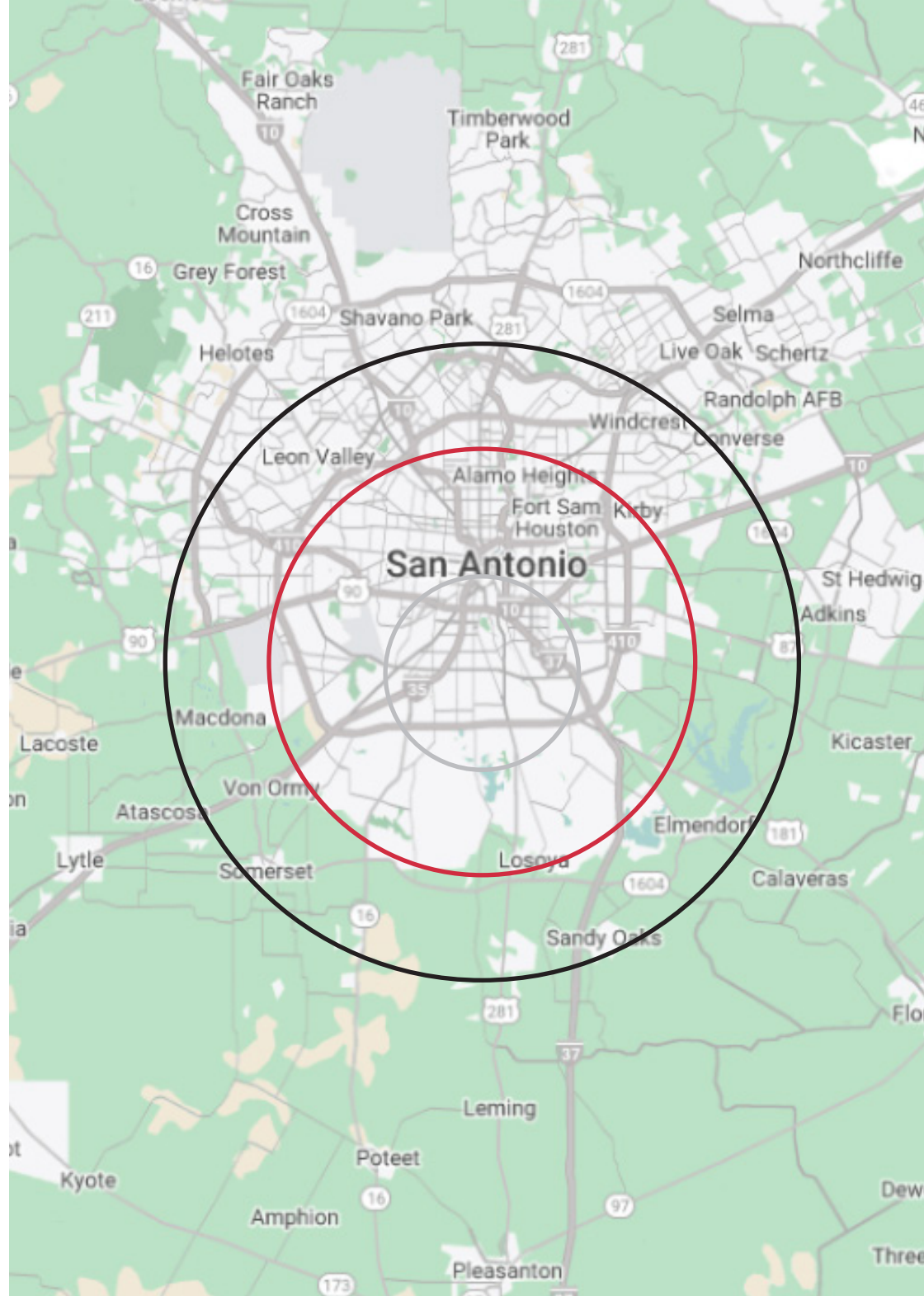


# Demographics

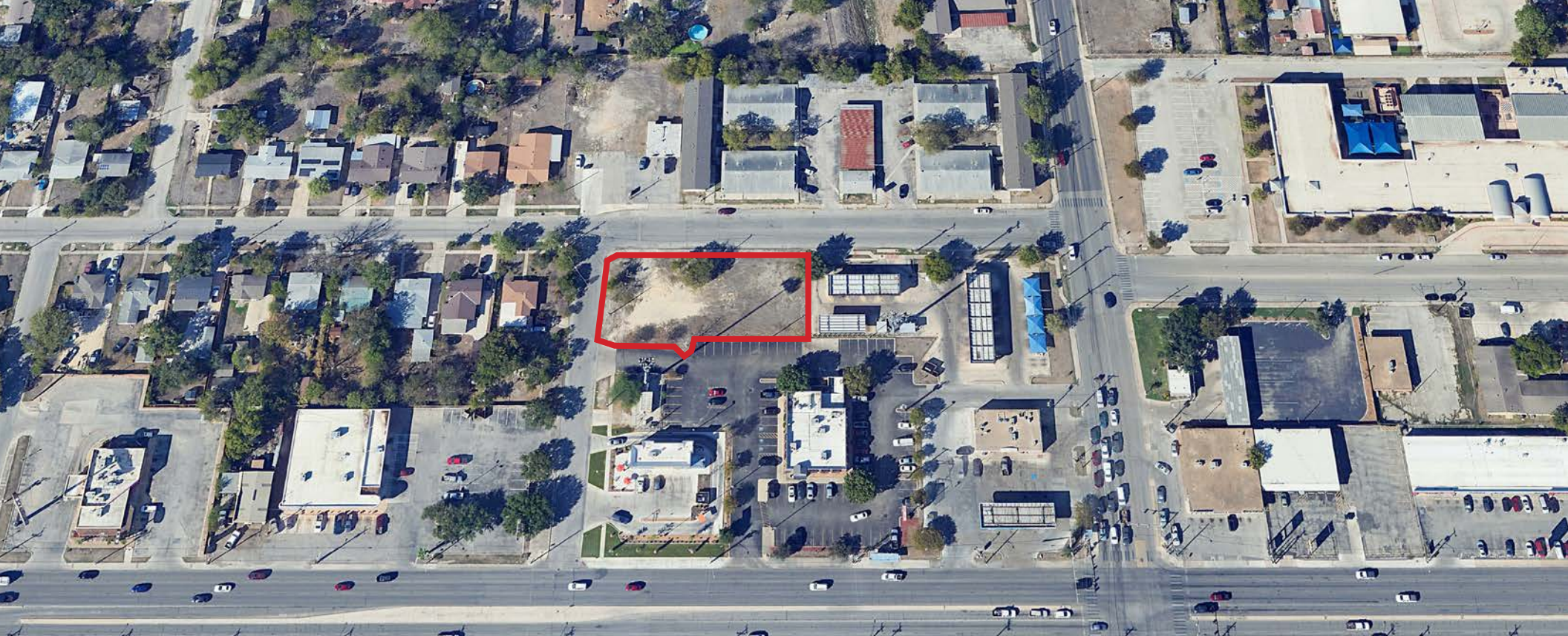
<b>POPULATION</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2024 Population	14,741	109,811	242,292
<b>HOUSEHOLDS</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2024 Households	4,789	36,745	83,539
<b>INCOME</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2024 Average HH Income	\$61,529	\$61,182	\$61,067

## Traffic Counts

<b>STREET</b>	<b>AADT</b>
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.

**CLICK HERE**



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

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



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

11503 NW Military Hwy #330  
San Antonio, TX 78231  
210.366.1400 | [naixel.com](http://naixel.com)

**Rick Thompson**

C: 210.823.9456  
O: 210.366.1400 ext. 116  
Rthompson@naixel.com