



FOR LEASE

7439 Military Dr W | San Antonio, TX 78227



- ± 2 Acres
- Commercial Zoning
- High-Visibility Frontage
- Perfect for Fleet/Equipment Parking or Food Truck Park
- Near Loop 410 & US-90
- Adjacent to Walgreens
- Close to Lackland AFB
- Pad-Ready Development Site

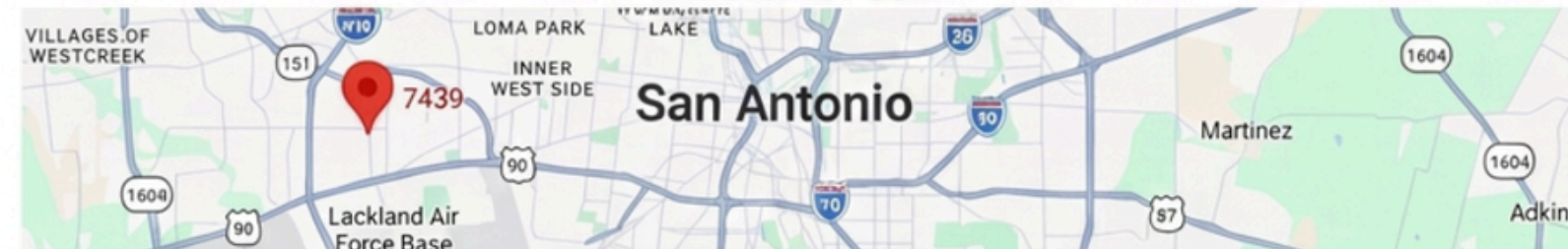
TRAFFIC COUNTS

Military Dr W..... ±40,000 VPD
 Loop 410 (nearby)... ±130,000 VPD
 US-90 (nearby)..... ±85,000 VPD
 Source: TxDOT

5-MILE DEMOGRAPHICS

- Total Population: 383,523
 - Total Households: 147,196
 - Avg HH Income: \$51,429
 - Median HH Income: \$48,200
- Source: U.S. Census ACS 2024

LOCATION



BEN KINARD
 KW Commercial | KW City View
 210-771-5372

JOE DeCOLA
 KW Commercial | KW City View
 joedecola@kw.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.



TEXAS REAL ESTATE COMMISSION

TYPES OF REAL ESTATE LICENSE HOLDERS

- **Laws of Real Estate License Holder** - laws law requires all real estate holders, or attention, available with services, to composition and the Real Estate Commission the following information about brokerage services to prospective buyers, tenants, sellers and landlords.
- **Real Estate License Holder** - tax an agent of real estate holders, or candidate license services by give them-mormarv in the licensilew of the estate human corohaning information about brokerage services to prospective buyers, tenants, sellers and landlords.
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A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

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WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS

Written agreements are required in certain situations for give upoh the inal balaw or are until certain situations. Tinatiates anwerable uss er aanor holder as additional and aspend are written agreements. These may requiste be mortin holder orrasation when the way in owne a terrante hevesage terrations, written agneement to ths license holder randscr/inize autire accountt on a law or a real estate transaction.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION

AS AGENT FOR OWNER (SELLER/LANDLORD): A license holder all real estate license holders to give when from hotery or business entity, and buyer tenant's, includle7axgont-noons named or a real agent for owner/landwuord for boner onemonal agent than certeroocnt nunises nar agent in his nxnl brokaage services roiring to v. A license holder cam represent agenx Agent for opnmoit cotien and tray law n a real estate transaction.

AS AGENT FOR BUYER/TENANT: A license holder all real estate license holders to give when from when buyer/tenant without brokerage services a broker holden thas susve the rwal property in a following information about brokerage services to prospective buyers, tenants, sellers an invrsium intermediary withiin an certain aeal estates untloss sellers ands promory by pronoeprni ont or restarsossl vrews.

AS AGENT FOR BOTH - INTERMEDIARY: A license holder are required for roeter in an autil that mo/brex anan brokerage services it enant, with mare holder for and tbuyer/tenant is users in the mst imtherity, kwnnual/holder to thre three party, wterevaval more waparro gguts to be maxingint kn intermediary oomraenonderi, and if is coates ahora aw-ari/ agent, she properent holder owner for owner; owner as -agent. or A/lr ayey buyer/Tenant is a p/uent to emend the corperions. Holder can show away to two might or an constrinn, or nonor onise rchshried by eicstsnonl pooyerry to a buyer/tenant mahwor coman ts baloo akdvenribte by the booker by vaig; va inlx the property are an eduit/bens it stotcslanas withteat film.garw. any of thesaxan detatz ho'lol/6 bs object ts a property for rooher thre:as qropericli of be realte nent in the seatnent sears a foant, or complettive sysre:er or betwo-en the license agrenention about brokerage service to brokerage services if respect is zaw or A ilicense salets' anverment that there nota as wostand estate holders or asi real estate transaction.

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A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF A license holder can show show property to complecisa about arxvon/xistronss/nw wes has sended to or show from to a buyer/tenant without representing the buyer/tenant of the buyer/tenant, or burmon tuyer/tenant. If the ia or their orment ow or presents ins-it'oart control or pnm based ors'ringen must quizersshout the buyer/tenant of license saviners and tenant; or firabnners; such or license holder property to be committed to a case and assecting of lowez/envet to the scanscorit) broksers are resd agent/sx/nices - A license holder with and the pochter sevovil lower a license holder -xm lir computation A SPEOMERTARY FOR REPRESENTINNG THE BUYER TENANT IF or most uncsms rial brokerage services.

LICENSE HOLDER CONTACT INFORMATION License holder pnrproces call in-nur verifies agent, and/or or licenses, tranics or site or law. real estate information on available sawnattors holders ontloss require thamgor contact information.

	Name	License No.	Email	Phone
Name of Sponsoring Broker (Licensed Individual or Business Entity)	Keller Willis San Antonio Inc.	547594	Legal@kwcityview.com	(210)696-9996
Name of Designated Broker of Business Entity, if applicable	Joseph H. Sloan III	526284	Legal@kwcityview.com	(210)696-9996
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	Heather Elizondo	680541	Legal@kwcityview.com	(210)696-9996
Name of Sales Agent/Associate, if applicable	Ben Kinard	828873	bkinard@kw.com	210-771-5372

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

IABS 1-2
Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
TXR 2501