

FOR LEASE OR SALE

San Antonio Re-development Opportunity

7353 NW Loop 410, San Antonio, TX 782451



Jones Lang LaSalle Brokerage, Inc.

SAN ANTONIO | 7353 NW LOOP 410

PROPERTY INFORMATION

Highlights

- Freestanding building located at the intersection of NW Loop 410 and Northwest Crossing
- Single story building with direct access to NW Loop 410 and within minutes of HWY 151
- Site is in close proximity to multiple retailers such as Ingram Park Mall, Walmart, Academy, Target and Lowe's
- Adjacent to the NSA Texas Cryptology Center, AWS, Microsoft, QTS and in close proximity to other corporate campuses in Westover Hills.
- Great potential for redevelopment
- Zoning: C-3 "General Commercial"

Available space



± 37,349 SF building



± 4 Acres



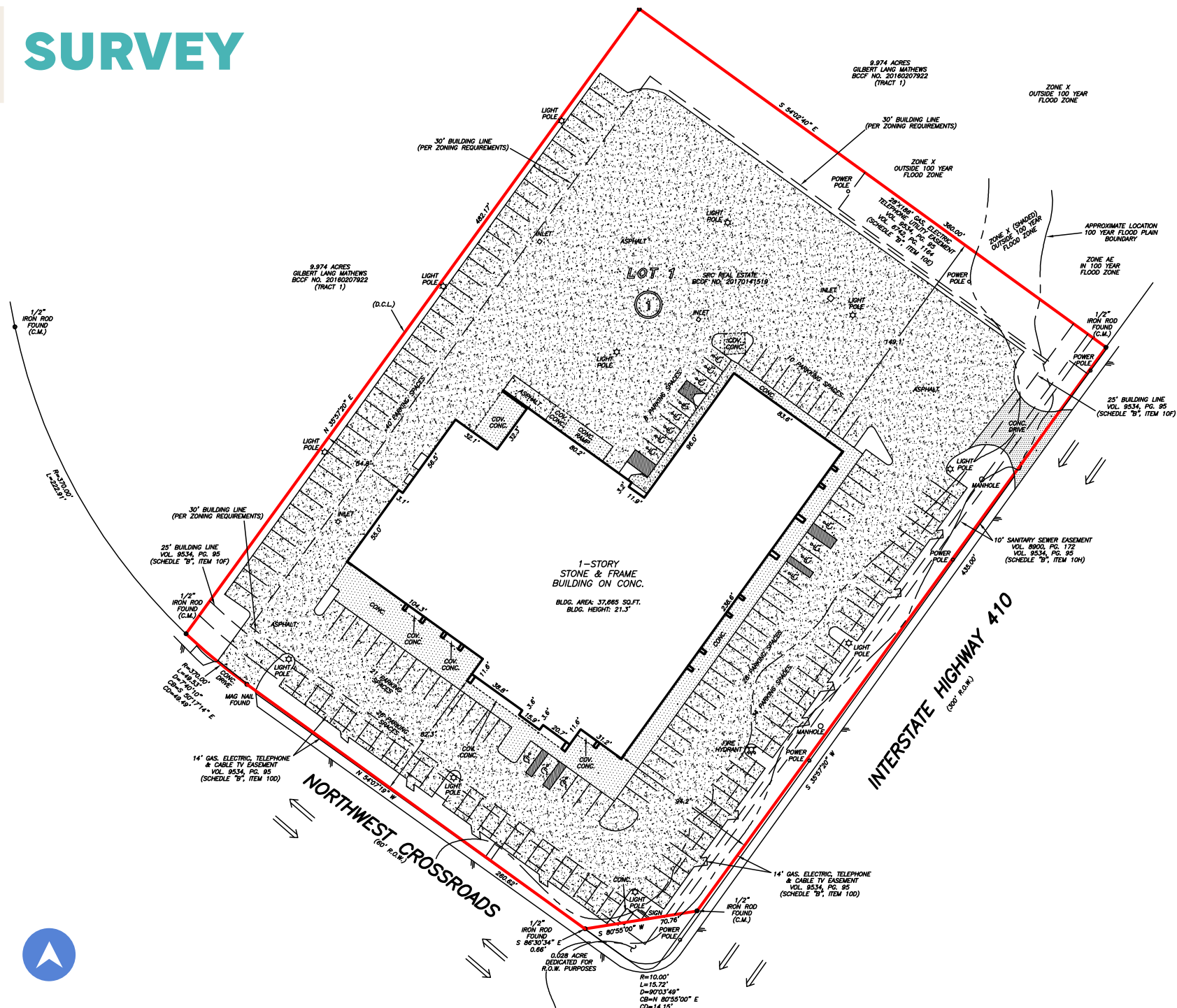


Demographics 2024

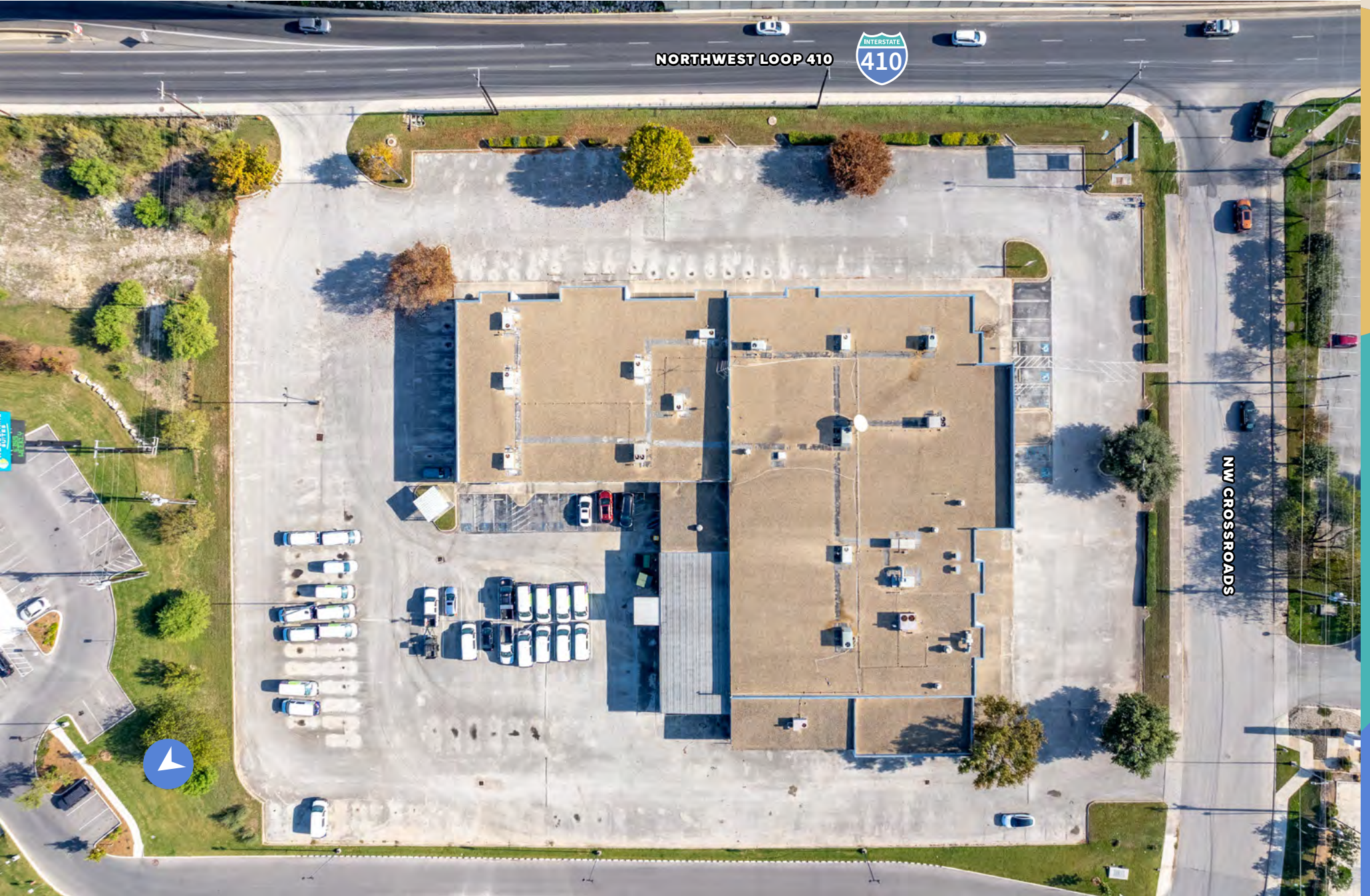
	1 MILE	3 MILES	5 MILES
Total Population	45,264	318,855	1,087,581
Households	17,541	111,802	391,303
Avg HH Income	\$67,299	\$71,775	\$78,029
Median Age	33.1	34.1	34.5

Traffic Counts 2024

STREET NAME	COUNT
NW Loop 410	16,391
W Military Dr	15,563
Northwest Loop 410	14,551



AERIAL

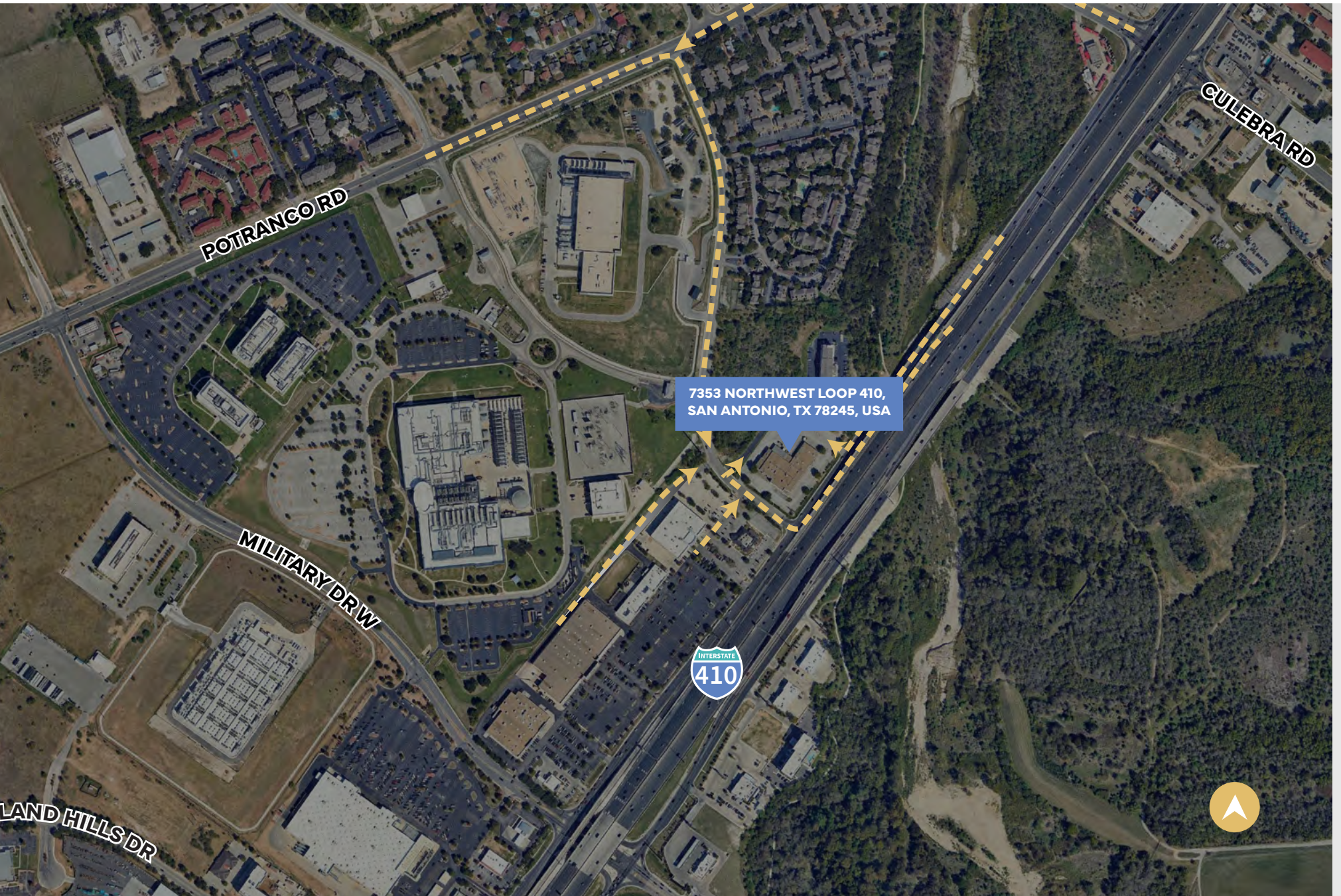


NORTHWEST LOOP 410



NW CROSSROADS

ACCESS



DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
2025 Population	8,831	121,776	322,780



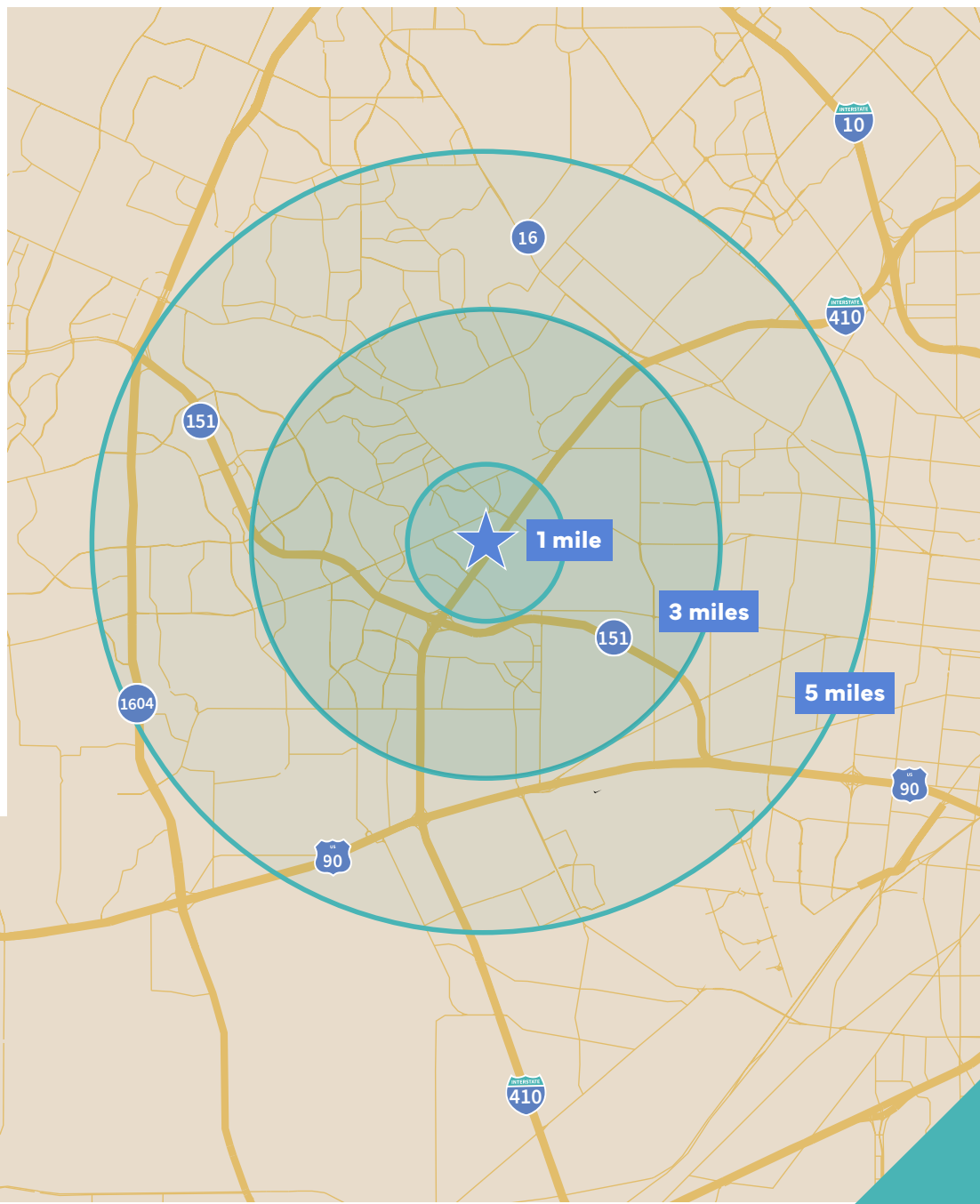
Median age

	1 Mile	3 Miles	5 Miles
2025 Median age	31.6	34.1	34.5



Avg. Household Income

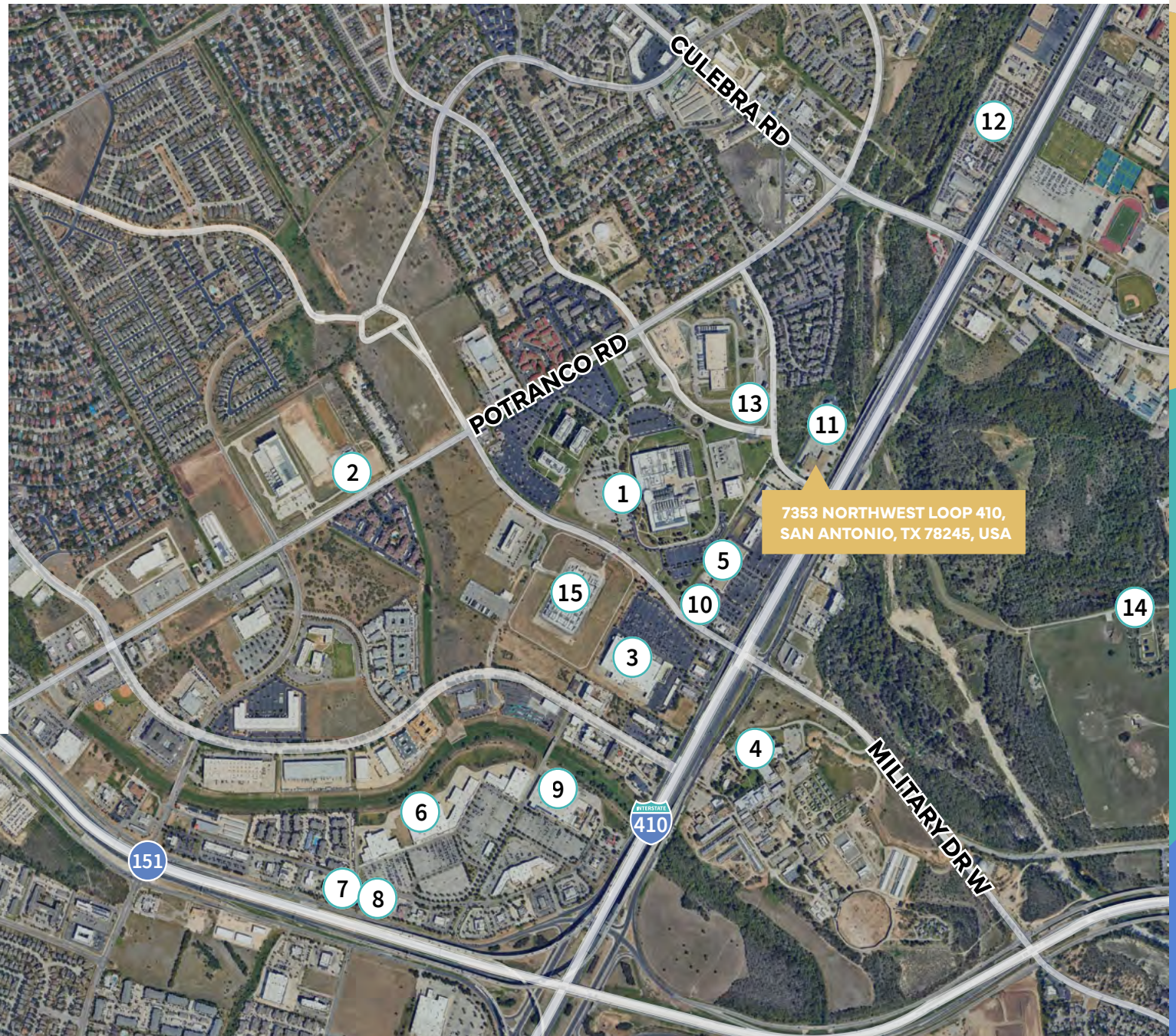
	1 Mile	3 Miles	5 Miles
Avg. HH Income	\$75,246	\$80,740	\$83,028



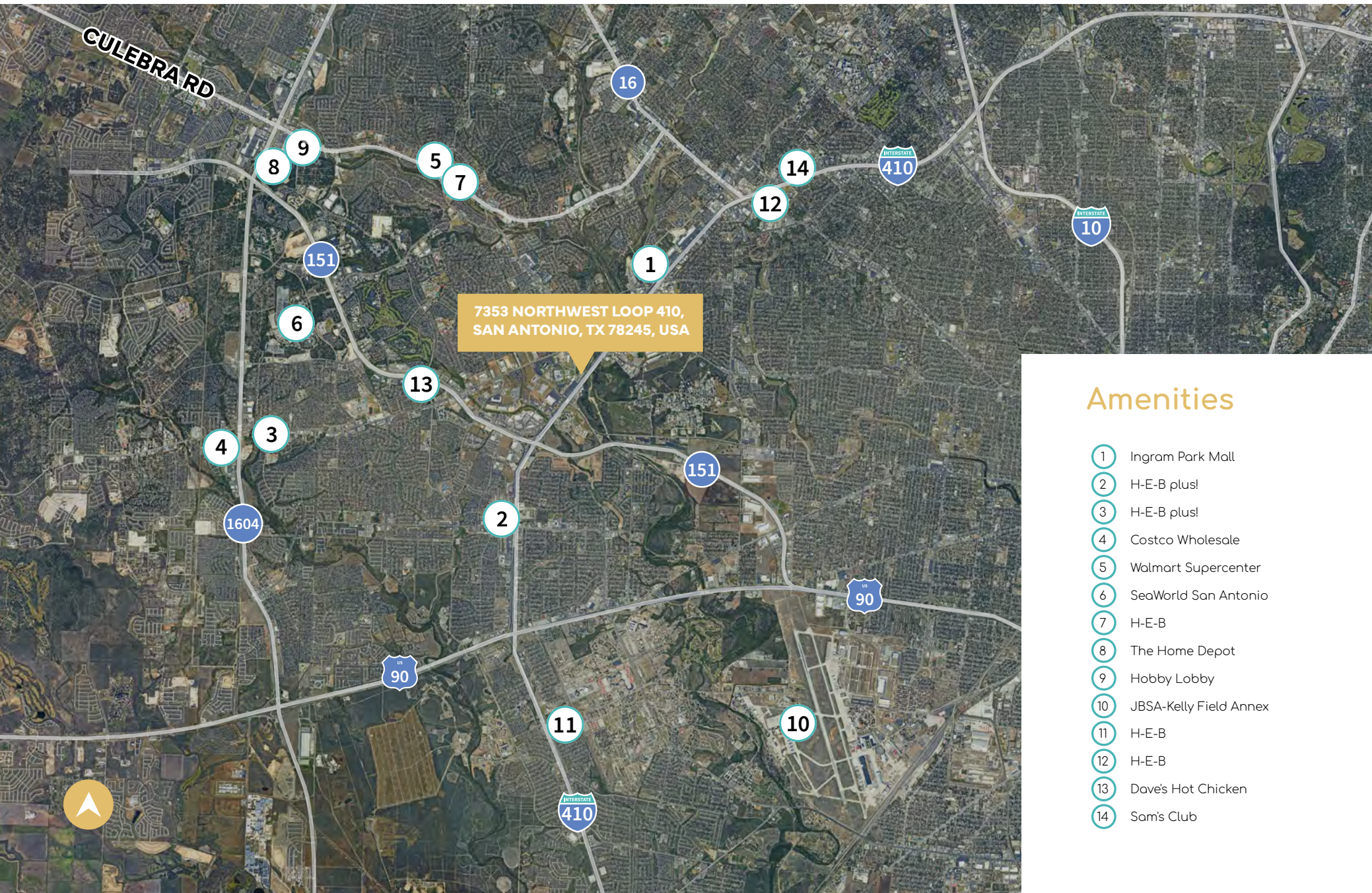
MICRO AERIAL

Amenities

- 1 NSA Texas Cryptology Center
- 2 QTS San Antonio Data Center
- 3 Walmart Supercenter
- 4 Texas Biomedical Research Institute
- 5 Academy Sports + Outdoors
- 6 Target
- 7 The UPS Store
- 8 Whataburger
- 9 Lowe's Home Improvement
- 10 Harbor Freight
- 11 WoodSpring Suites
Lackland near Sea World
- 12 McCombs Ford West
- 13 AWS
- 14 Southwest Research Institute
- 15 Microsoft



MACRO AERIAL



Amenities

- 1 Ingram Park Mall
- 2 H-E-B plus!
- 3 H-E-B plus!
- 4 Costco Wholesale
- 5 Walmart Supercenter
- 6 SeaWorld San Antonio
- 7 H-E-B
- 8 The Home Depot
- 9 Hobby Lobby
- 10 JBSA-Kelly Field Annex
- 11 H-E-B
- 12 H-E-B
- 13 Dave's Hot Chicken
- 14 Sam's Club



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Jones Lang LaSalle Americas, Inc.



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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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Alcide Longoria	524315	alcide.longoria@jll.com	210-293-6868
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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_____ Chuck King Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ 276776 License No.	_____ chuck.king@jll.com Email	_____ 210-293-6880 Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

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Date