

1100 Fredericksburg Road
San Antonio, TX 78201



For More Information Please Contact:
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Core
Commercial



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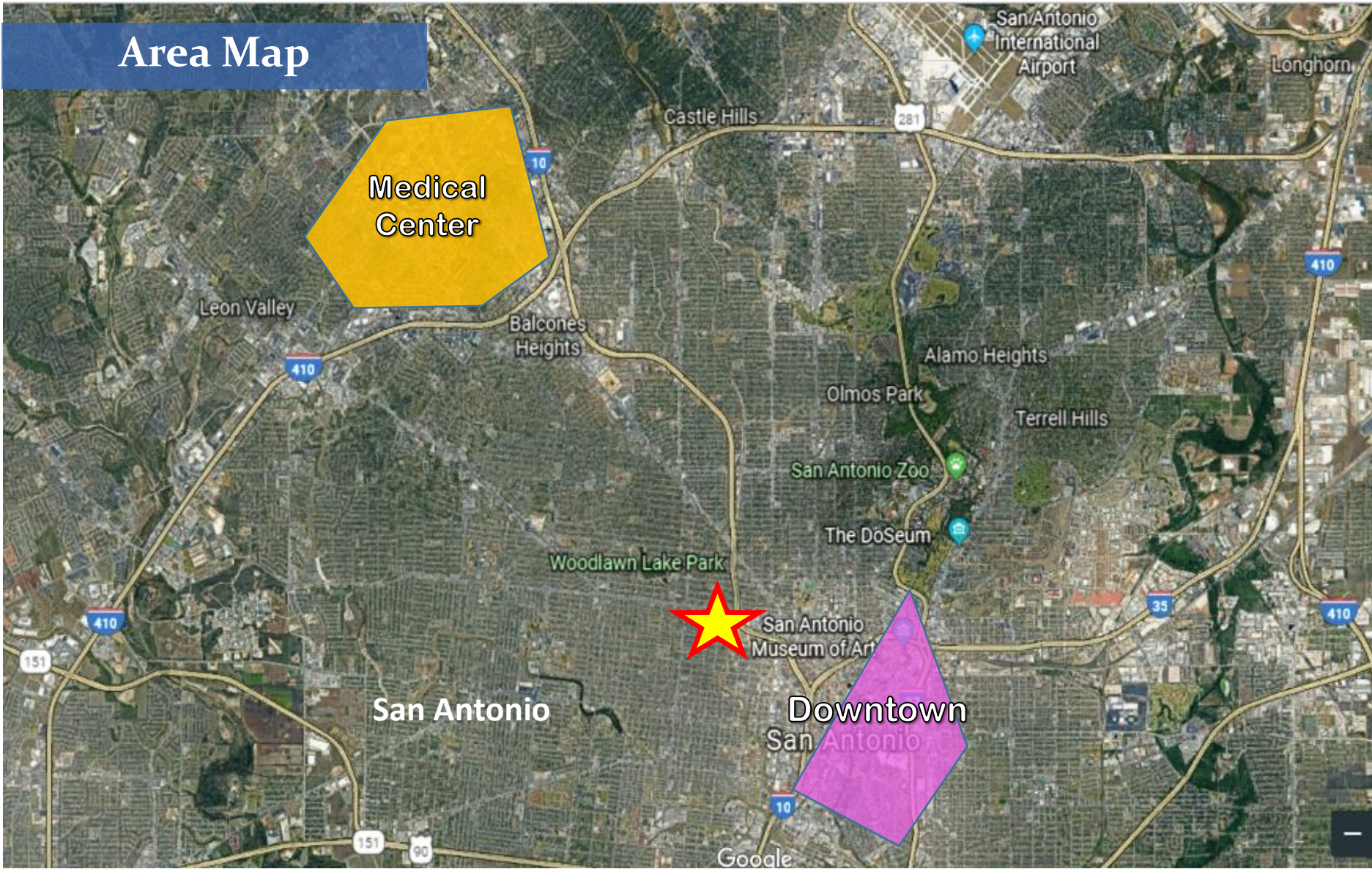
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Area Map

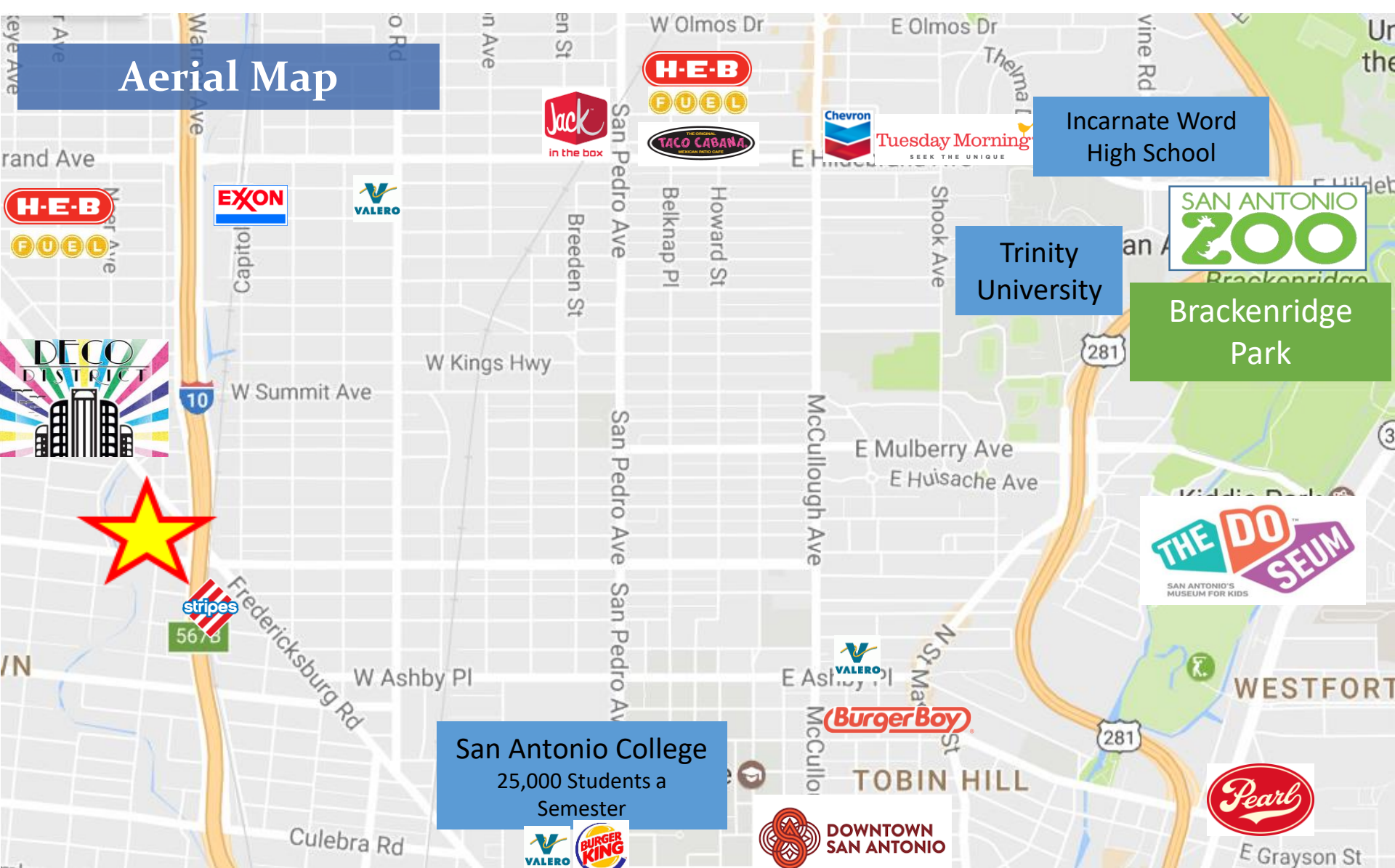


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Aerial Map



Incarnate Word
High School

Trinity
University

Brackenridge
Park

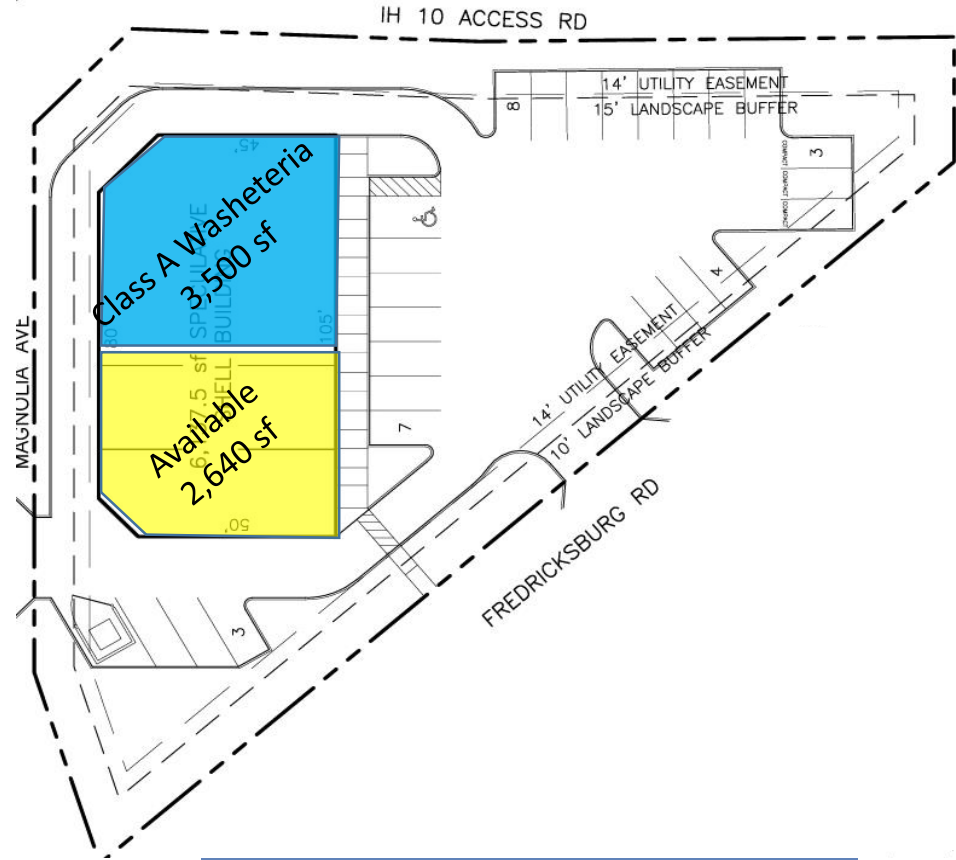
SAN ANTONIO
ZOO

San Antonio College
25,000 Students a
Semester

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Site Plan

- Located on Fredericksburg & IH-10 frontage road with easy on and off highway access through one of San Antonio's major arteries to Downtown & NW San Antonio.
- Great highway visibility going to and from Downtown. End-cap drive thru also available.
- Approximately 2 miles from Downtown
- Easy access to HWY I-10 on and off ramps
- Anchored by Class A Washeteria
- Landlord willing to deliver a "White Box" for Tenant Credit



Available Premises
2,640 Square Feet w/Drive Thru
Option
Minimum 1,000 Square Feet



Demographics

Property Overview

Population (10 mile)	1,261,009
2023 Population	1,366,509
Population Growth	8.37%
Average Age	36

Households

	1 Mile	2 Mile	10 Mile
Total Households	7,685	30,011	455,285
HH Growth (%)	6.79%	7.10%	8.13%
Median HH Income	\$39,257	\$36,938	\$45,032
Median Home Value	\$99,999	\$87,555	\$121,316



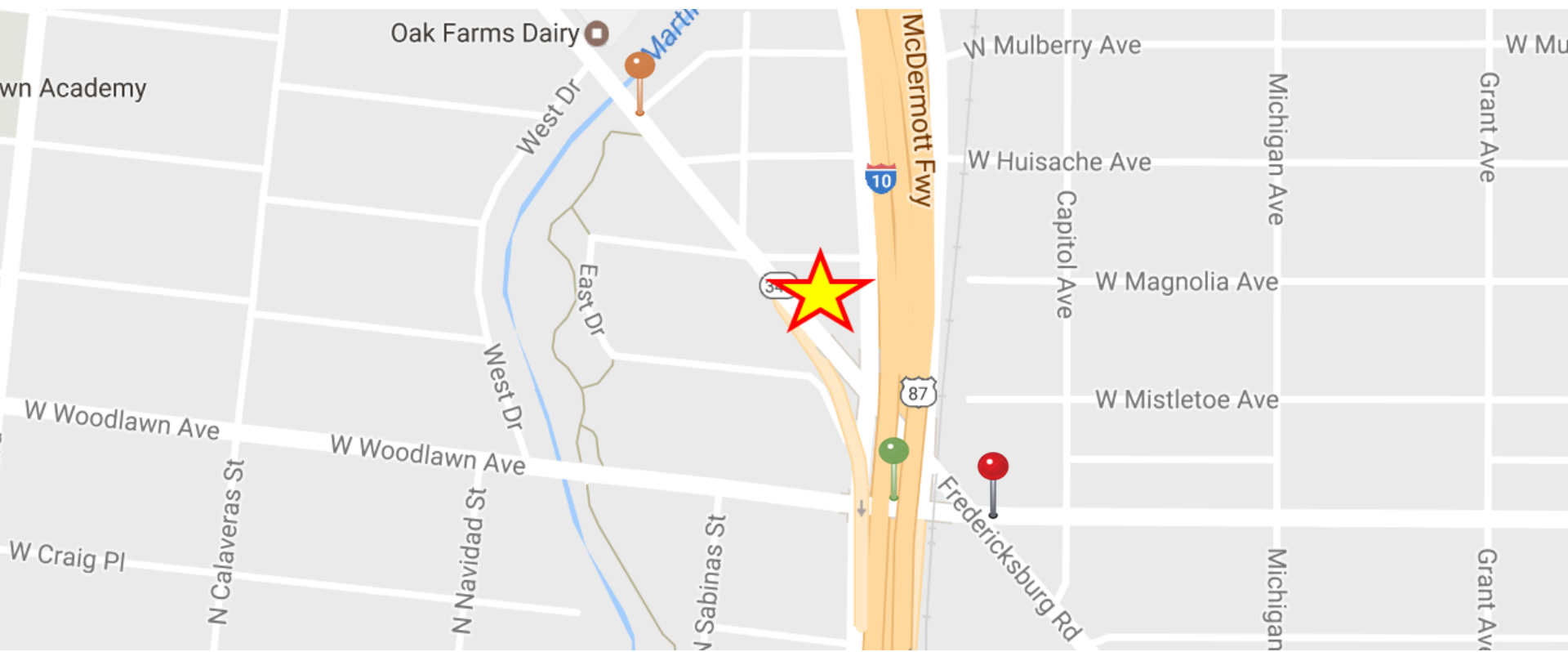
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Traffic Counts

Fredericksburg Rd & W Woodlawn Ave	22,130
W Woodlawn & I-10 HWY	10,129
Fredericksburg Rd & W Mulberry Ave.....	21,930



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San Antonio Overview

Population

San Antonio is the 7th most populous city in the United States, and the 3rd largest city in Texas, with about 1.4 million residents. San Antonio ranks among the Top 5 in fastest growing cities and is expected to continue to grow.

Industry

San Antonio has many successful industries such as, manufacturing, healthcare, and hospitality. Among these is tourism. San Antonio employs over 112,000 people in this industry and accounts for more than \$12 billion in revenue for the city.

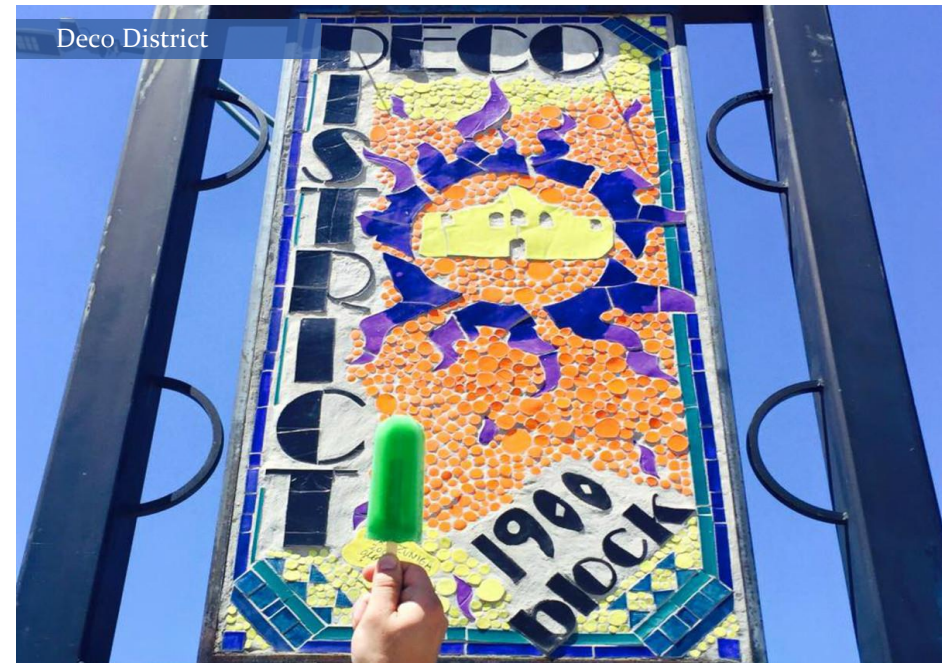


Deco District Overview

Convenient Attractions

Rich in history, art and culture – past and present. That’s the westside. Dating back to middle of the 18th century, this community is where San Antonio’s famed Tex-Mex cuisine emerged. It’s also home to magnificent murals that offer a unique glimpse into the city’s Mexican-American heritage. The area’s Deco District is part of the historic Old Spanish Trail, the first paved coast-to-coast U.S. highway. And, nearby Monticello Park was one the city’s most exclusive neighborhoods when it was developed in the 1920s; home styles here still range from Spanish Eclectic to Tudor Revival.

[-www.visitsanantonio.com](http://www.visitsanantonio.com)



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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.

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

SA Core Commercial, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Amanda Concha	578245	amanda.concha@corecommercialsa.com	210-201-0061
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

Buyer/Tenant/Seller/Landlord Initials

Date

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