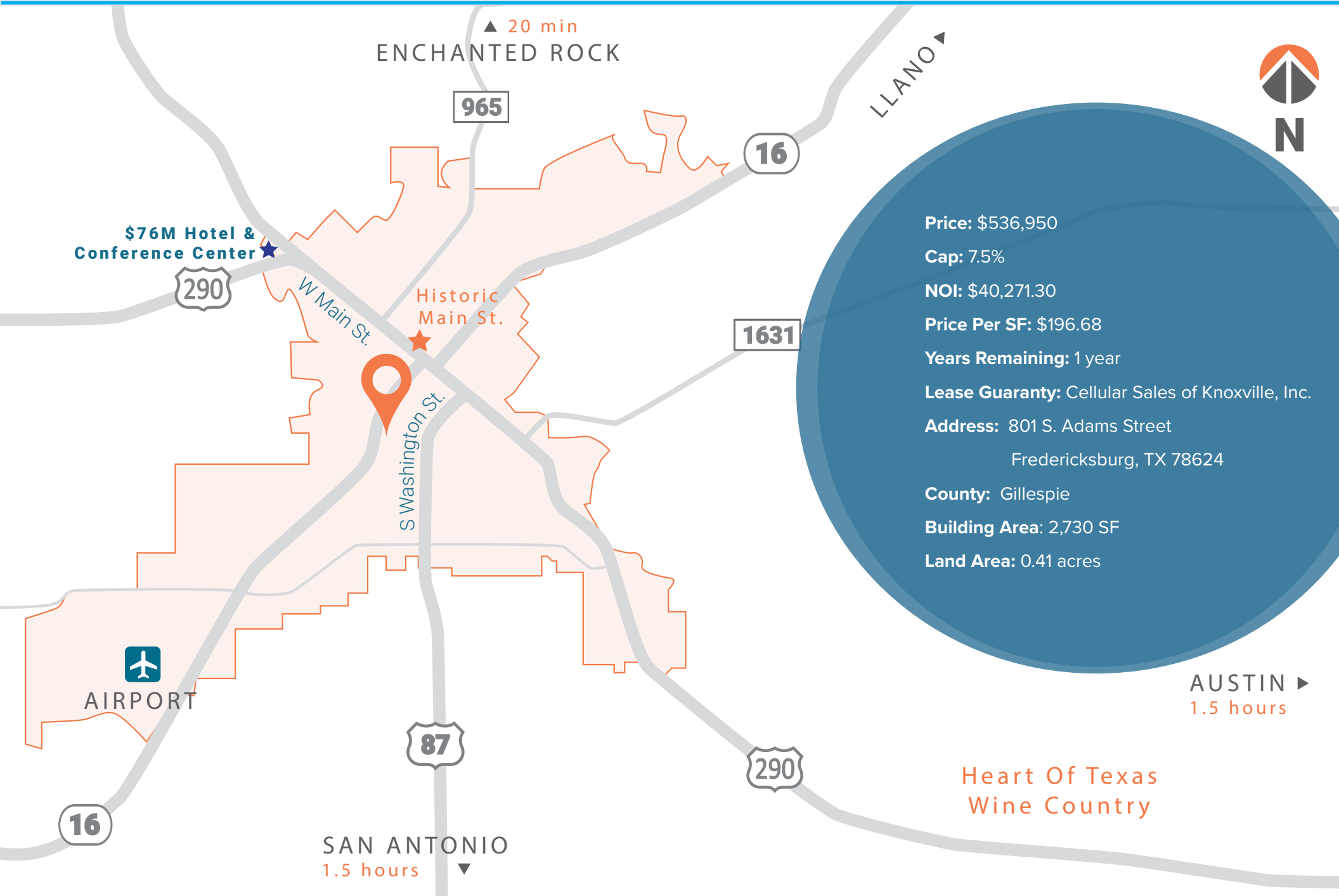


# 801 S. ADAMS

FREDERICKSBURG, TX 78624



# OFFERING SUMMARY



# Investment Summary

Income Producing Investment or Owner-User Opportunity

3% Rent Increases Each Year

Neighboring Tenants: H-E-B, Little Caesars, Subway, Walgreens, Sunset Grill, with Additional Redevelopment of the Area Underway

Excellent Demographics with Over 110,000 Residents Within a 5-Mile Radius and Over 128,000 VPD Along Pecan Park Blvd and Hwy 183

1 Mile to Downtown Fredericksburg, 1.8 Miles to New \$76M Hilton Resort and Conference Center

Contact ECR for additional sales information, including financial information.

Patrick Ley, SIOR, CCIM  
ECR

☎ 512.505.0002

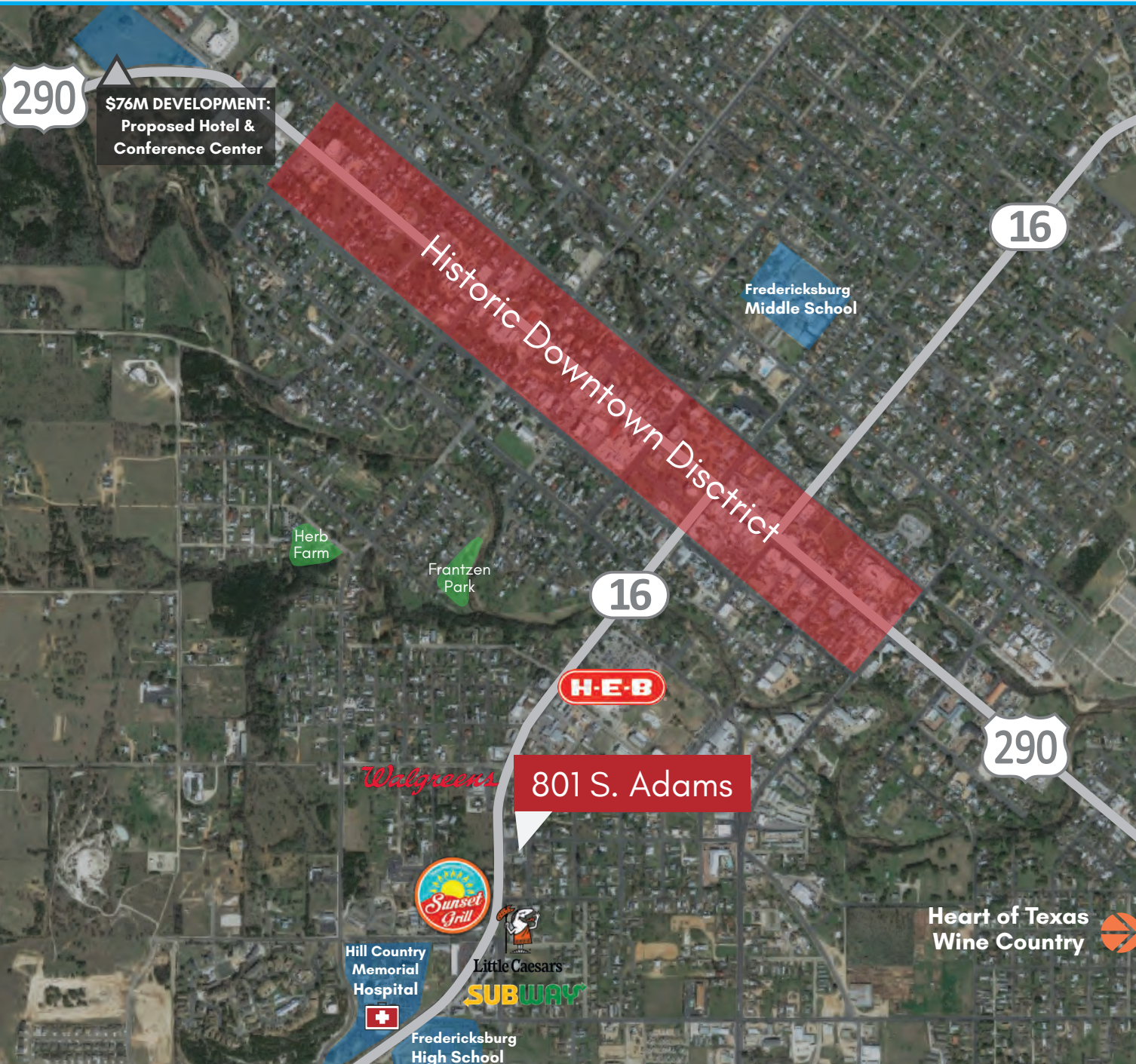
✉ pley@ecrtx.com

Matt Fain  
ECR

☎ 512.505.0011

✉ mfain@ecrtx.com





**\$76M DEVELOPMENT:**  
Proposed Hotel &  
Conference Center

Historic Downtown District

Fredericksburg  
Middle School

Herb  
Farm

Frantzen  
Park

H-E-B

801 S. Adams

Walgreens



Hill Country  
Memorial  
Hospital



Fredericksburg  
High School

Little Caesars  
SUBWAY

Heart of Texas  
Wine Country



## Visitor Stats

- + Over 1.2M visitors annually
- + Over 1,100 hotel/motel rooms
- + More than 400 B&Bs, guest houses, guest ranches, and inns
- + Distinctive off-site venues
- + Unique conference facilities and meeting spaces
- + 80+ restaurants and more than two dozen wineries
- + Some of the best one-of-a-kind shopping anywhere
- + Central TX location with easy access via U.S. and interstate highways
- + Airport for private aircraft
- + 1 1/2 hours from San Antonio's and Austin's International Airports
- + #3 on Popsugar's "12 of the Best Wine Destinations in the World"
- + Listed on Expedia's "America's Ultimate Wine Regions" list

## Area Overview

- + **S. Adams / E. Main**  
15,500 Avg Vehicles per Day
- + **S. State Hwy 16 / S. Milam**  
15,000 Avg Vehicles per Day
- + **Demographics - 1 Mile**  
Population: 5,378  
Avg HH Income: \$76,318
- + **Demographics - 3 Mile**  
Population: 14,661  
Avg HH Income: \$78,076
- + **Demographics - 5 Mile**  
Population: 16,306  
Avg HH Income: \$78,588

# Lease Summary

**Tenant:** Cellular Sales of South Texas 1, LTD

**Use:** Cellular Services/Sales

**Premises:** 2,730 SF

**Lease Commencement:** 8/27/2011

**Lease Expiration:** 12/31/2019

**Lease Term Remaining:** 1 year

**Renewal Options:** 2 x 5 years

**Rent Increases:** 3% each year

**Lease Type:** Gross

**Property Taxes:** Landlord's responsibility

**Insurance:** Landlord's responsibility

**Roof and Structure:** Landlord's responsibility

**Foundation:** Landlord's responsibility

**Repairs and Maintenance:** Tenant's responsibility

**HVAC:** Tenant's responsibility

**Utilities:** Tenant's responsibility





# RENT ROLL

- + **TENANT NAME:** Cellular Sales of South Texas 1, LP
- + **SQUARE FOOTAGE:** 2,730 SF
- + **% OF TOTAL:** 100%
- + **MONTHLY BASE RENT:** \$4,200
- + **RENT/SF:** \$18.46
- + **INCREASE DATES:** Annual
- + **RENTAL INCREASE:** 3%
- + **LEASE BEGIN:** 8/27/2011
- + **LEASE END:** 12/31/2019
- + **OPTIONS:** 2 x 5 years