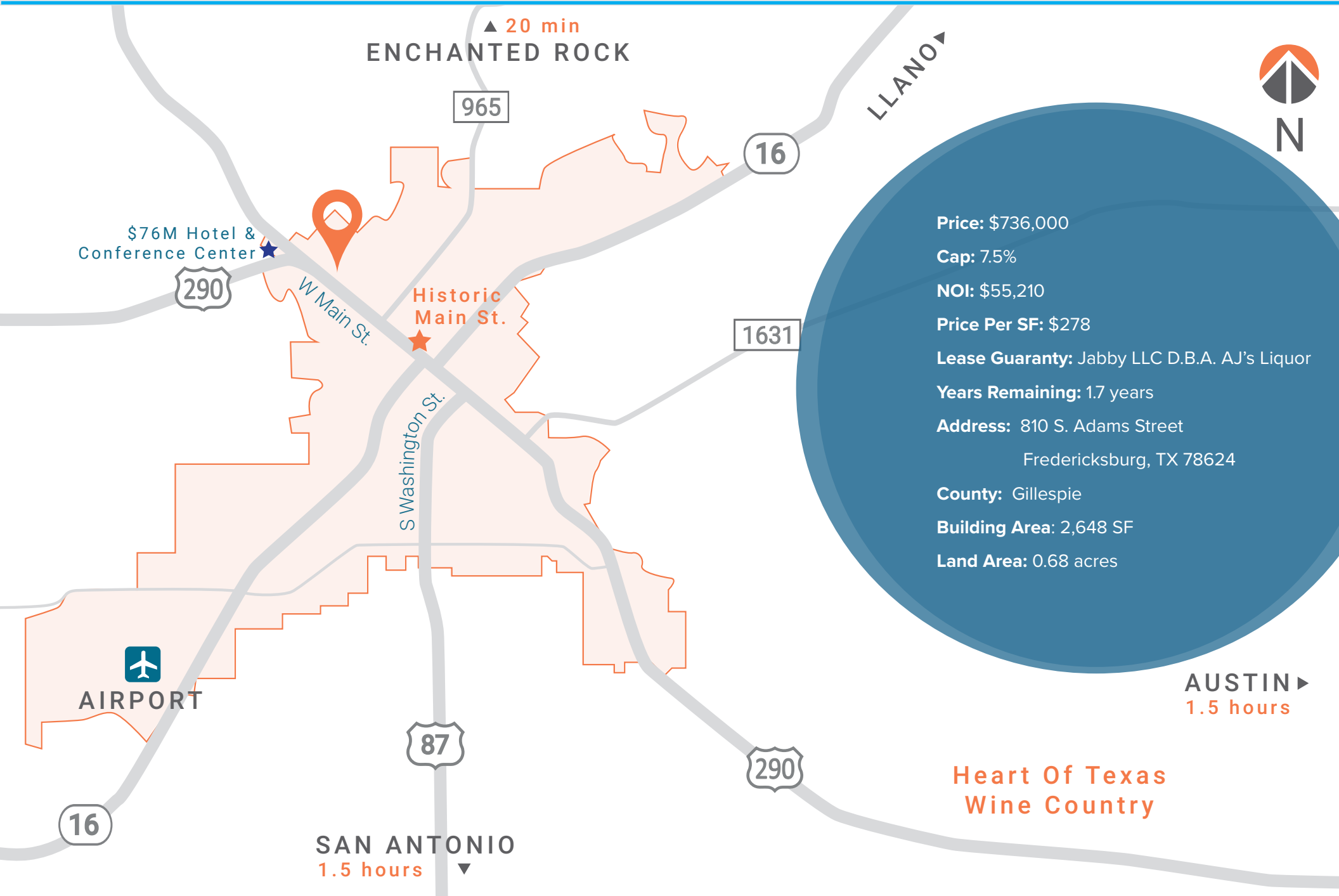


# 810 W. MAIN

FREDERICKSBURG, TX 78624



# OFFERING SUMMARY



**Price:** \$736,000

**Cap:** 7.5%

**NOI:** \$55,210

**Price Per SF:** \$278

**Lease Guaranty:** Jabby LLC D.B.A. AJ's Liquor

**Years Remaining:** 1.7 years

**Address:** 810 S. Adams Street

Fredericksburg, TX 78624

**County:** Gillespie

**Building Area:** 2,648 SF

**Land Area:** 0.68 acres

**Heart Of Texas  
Wine Country**



# Investment Summary

Income Producing Investment or Owner-User Opportunity

4% Rent Increases Each Year

Neighboring Historic Downtown District  
Other Nearby 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

Downtown Fredericksburg, 0.2 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

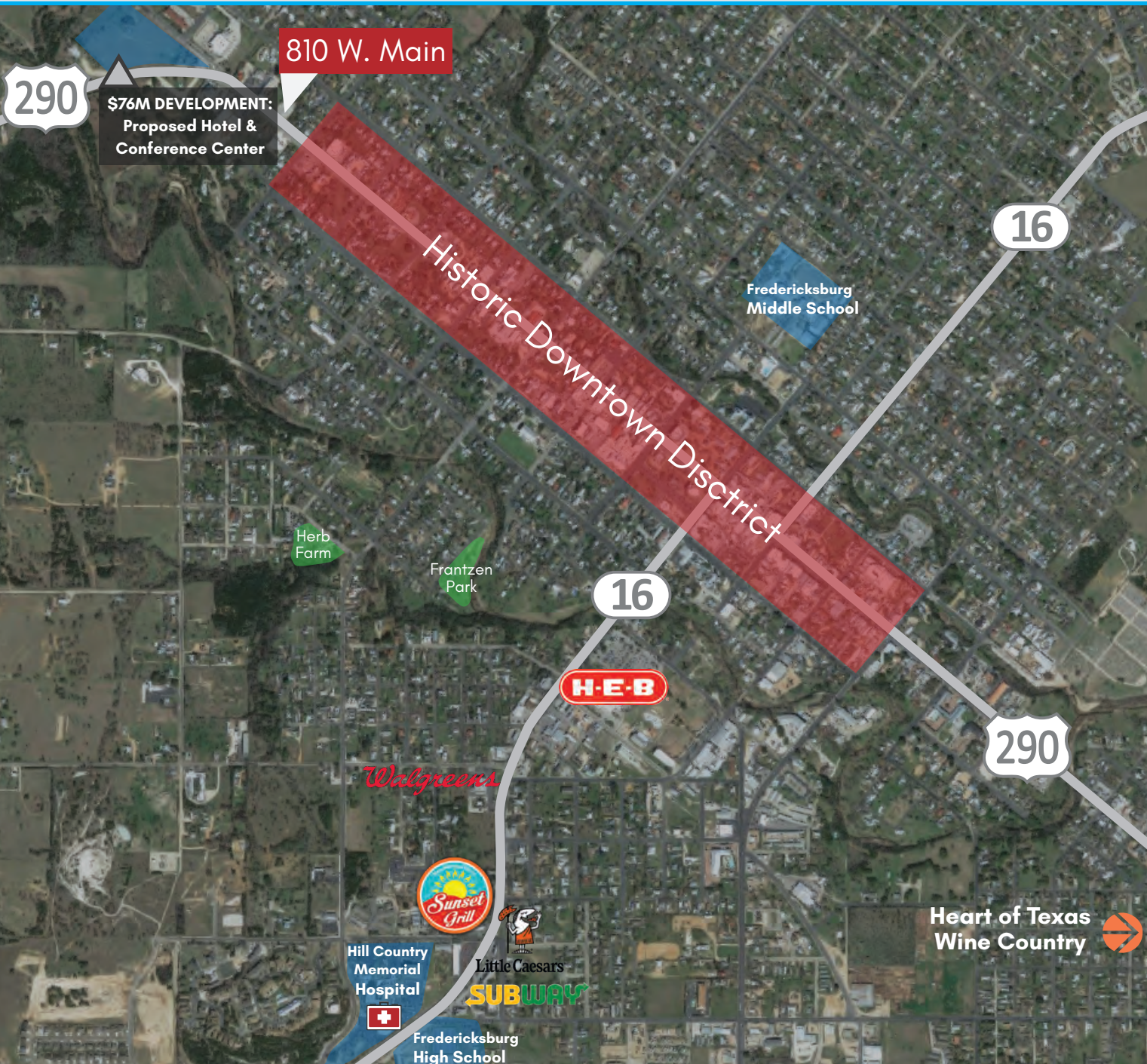
**Matt Fain**  
ECR

☎ 512.505.0011

✉ mfain@ecrtx.com







## 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

- + **W. Main**  
13,600 Avg Vehicles per Day
- + **Demographics - 1 Mile**  
Population: 3,672  
Avg HH Income: \$88,421
- + **Demographics - 3 Mile**  
Population: 14,127  
Avg HH Income: \$78,556
- + **Demographics - 5 Mile**  
Population: 16,261  
Avg HH Income: \$78,548



# Lease Summary

**Tenant:** Jabby LLC D.B.A. AJ's Liquor

**Premises:** 2,648 SF

**Lease Commencement:** 6/1/2015

**Lease Expiration:** 8/31/2020

**Lease Term Remaining:** 1.7 years

**Renewal Options:** 2 x 5 years

**Rent Increases:** 4% 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:** Jabby LLC D.B.A. AJ's Liquor
- + **SQUARE FOOTAGE:** 2,648 SF
- + **% OF TOTAL:** 100%
- + **INCREASE DATES:** Annual
- + **RENTAL INCREASE:** 4%
- + **LEASE BEGIN:** 6/1/2015
- + **LEASE END:** 8/31/2020
- + **OPTIONS:** 2 x 5 years