

FOR SALE

300 Fredericksburg Rd

@ Sandoval St & N San Marcos St
San Antonio, Texas 78201

LOCATION:

On the east side of Fredericksburg Rd between Sandoval St and N San Marcos St in San Antonio, Texas

AVAILABLE: 26,590 SF Building
0.54 Acre Lot

UTILITIES: All Utilities to site

Prospective Buyer should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use.

ZONING: C-3NA NCD-5

YEAR BUILT: 1927

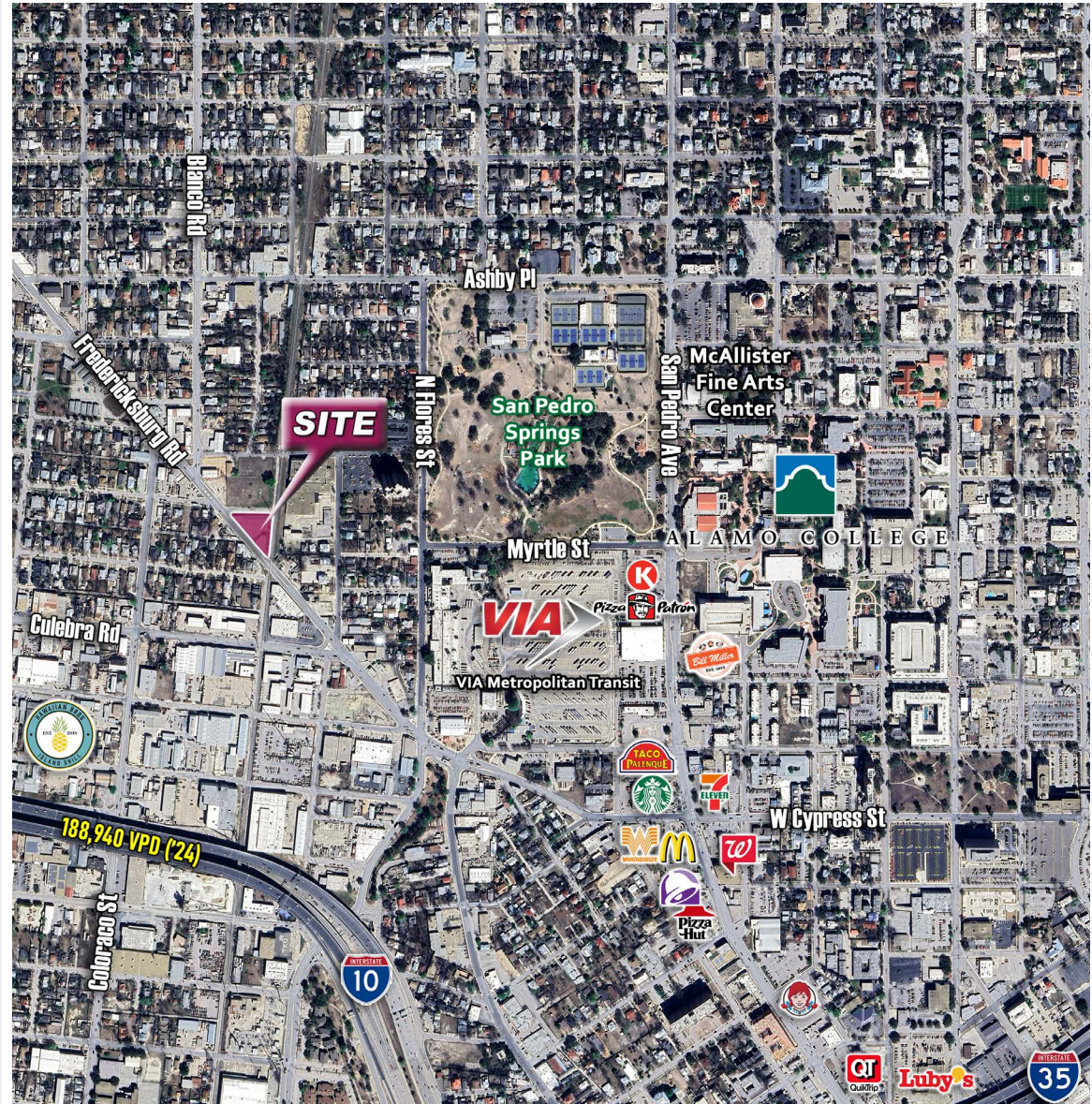
SALE PRICE: Contact Broker for Pricing

OVERVIEW:

The subject property is comprised of an industrial warehouse building with a GBA of 26,590 square feet, inclusive of 4,244 square feet of unused second story space in effectively "shell" condition, that is situated on a 0.536 acre site located at the east corner of the intersection of Fredericksburg Road and Sandoval Street within the inner north central submarket of San Antonio.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Population	16,069	140,889	357,961
Daytime Population	28,093	241,699	474,586
Average HH Income	\$62,906	\$79,775	\$80,503



For more information, please contact Jessica Siscos or Mellick Sykes

210-496-7775 | jsiscos@dirtydealers.com | msykes@dirtydealers.com

334 North Park Drive, San Antonio, Texas 78216 | www.dirtydealers.com

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

New Survey

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The subject building was constructed in 1927 and features a total GBA/NRA of 26,590 square feet.

Construction details include a concrete slab foundation, CMU construction, wood trusses/framing in portions of the office/AC warehouse, steel framed roof in the warehouse, some corrugated metal siding, and flat roof.

Approximately 5,240 square foot office/workshop area which is entirely cooled via window unit and mini split AC.

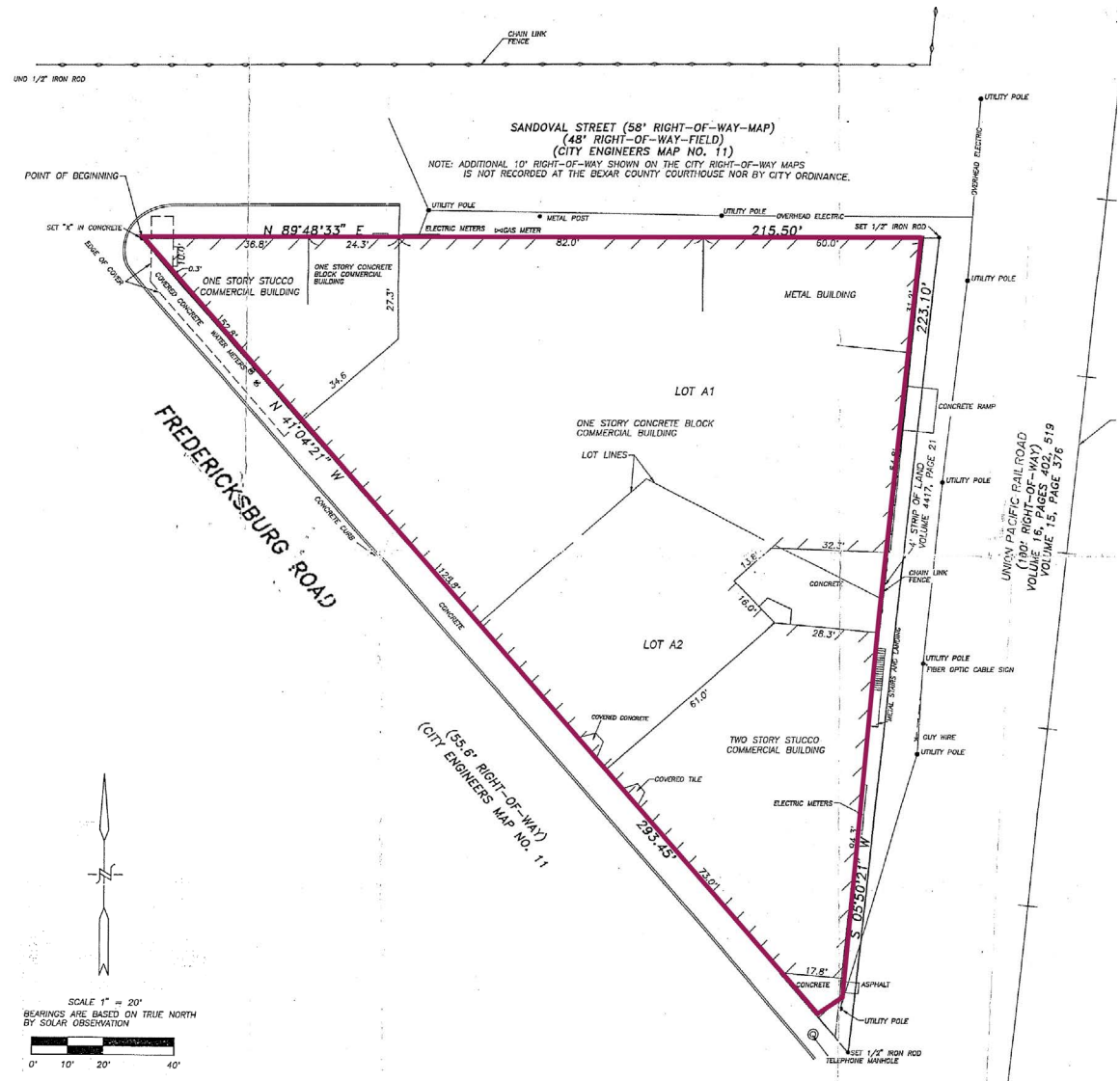
Approximately 1,500 square feet of the warehouse area is also air conditioned.

The remainder of the first floor of the building comprises ambient temperature warehouse storage space with clear heights of 11'x13'.

The second story, which is effectively in "shell" condition is located above the office/workshop area and contains approximately 4,244 square feet.

Recent upgrades and repairs to the property include the following:

- new exterior security doors
- one new 10' x 10' roll up warehouse door
- rebuilt surrounding CMU block wall
- mini split AC unit in the carburetor shop
- new LED light fixtures in the warehouse
- new roof
- upgraded electrical



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Intersection Aerial

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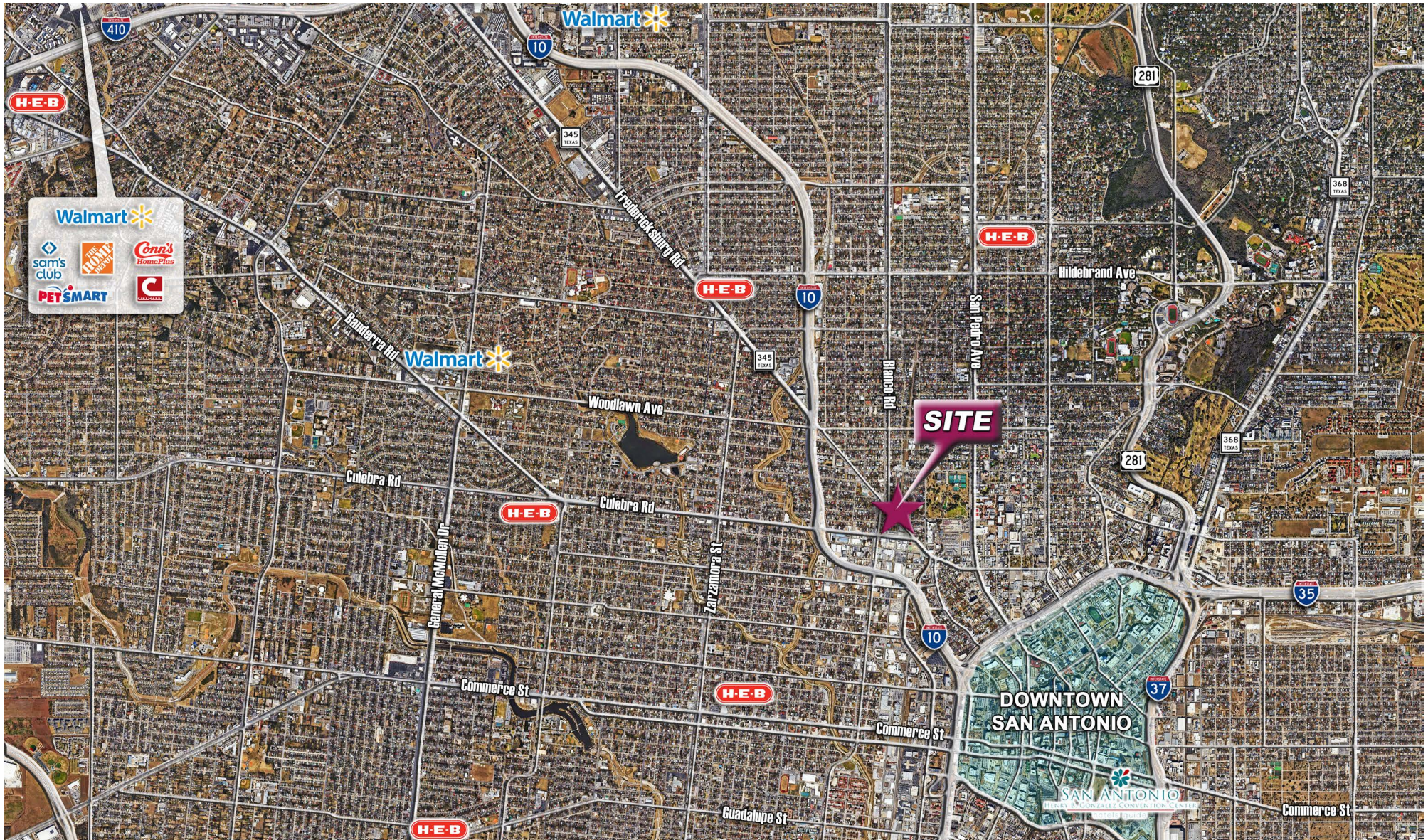
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Wide Aerial

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COMMERCIAL PROPERTY GROUP

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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.

Dirt Dealers V LLC

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name

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Designated Broker of Firm

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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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov