



**8308 FREDERICKSBURG  
SOUTH TEXAS MEDICAL CENTER  
MIXED-USE DEVELOPMENT**

San Antonio, TX

8308 Fredericksburg, San Antonio, TX 78229

# 8308 FREDERICKSBURG

# PROJECT HIGHLIGHTS

SAN ANTONIO, TEXAS



## SITES

PAD A

PAD B

PAD C ±36,000 SF Space (Retail, Services, Medical, Restaurant)

## Traffic Counts

Fredricksburg Rd | 27,021 VPD ('23)

Wurzbach Rd | 21,819 VPD ('20)

## South Texas Medical Center Key Figures

- ▶ 6,000,000 Annual Patient Visits
- ▶ Over 30,000 Total Employment
- ▶ 75 Medically related institutions
- ▶ 60 Clinics
- ▶ 12 Major Hospitals
- ▶ UT Health Science Center
  - ▶ 3,250 Students
  - ▶ 1,730 Faculty
  - ▶ 5,400 Workforce

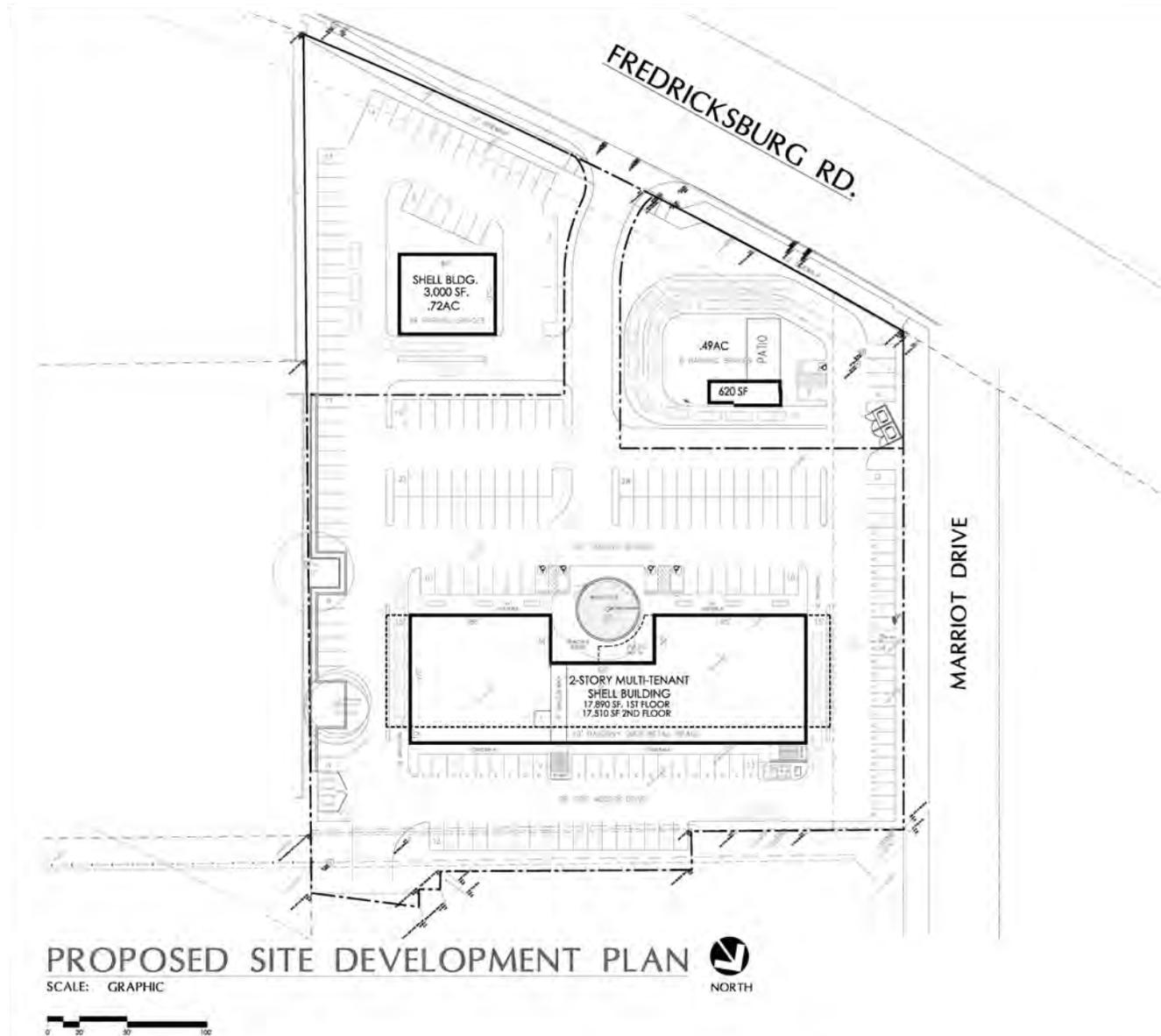
## MAJOR EMPLOYERS



210.593.0777x404  
benjamin@fulcrumsa.com

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## PROPOSED SITE DEVELOPMENT PLAN

SCALE: GRAPHIC



NORTH

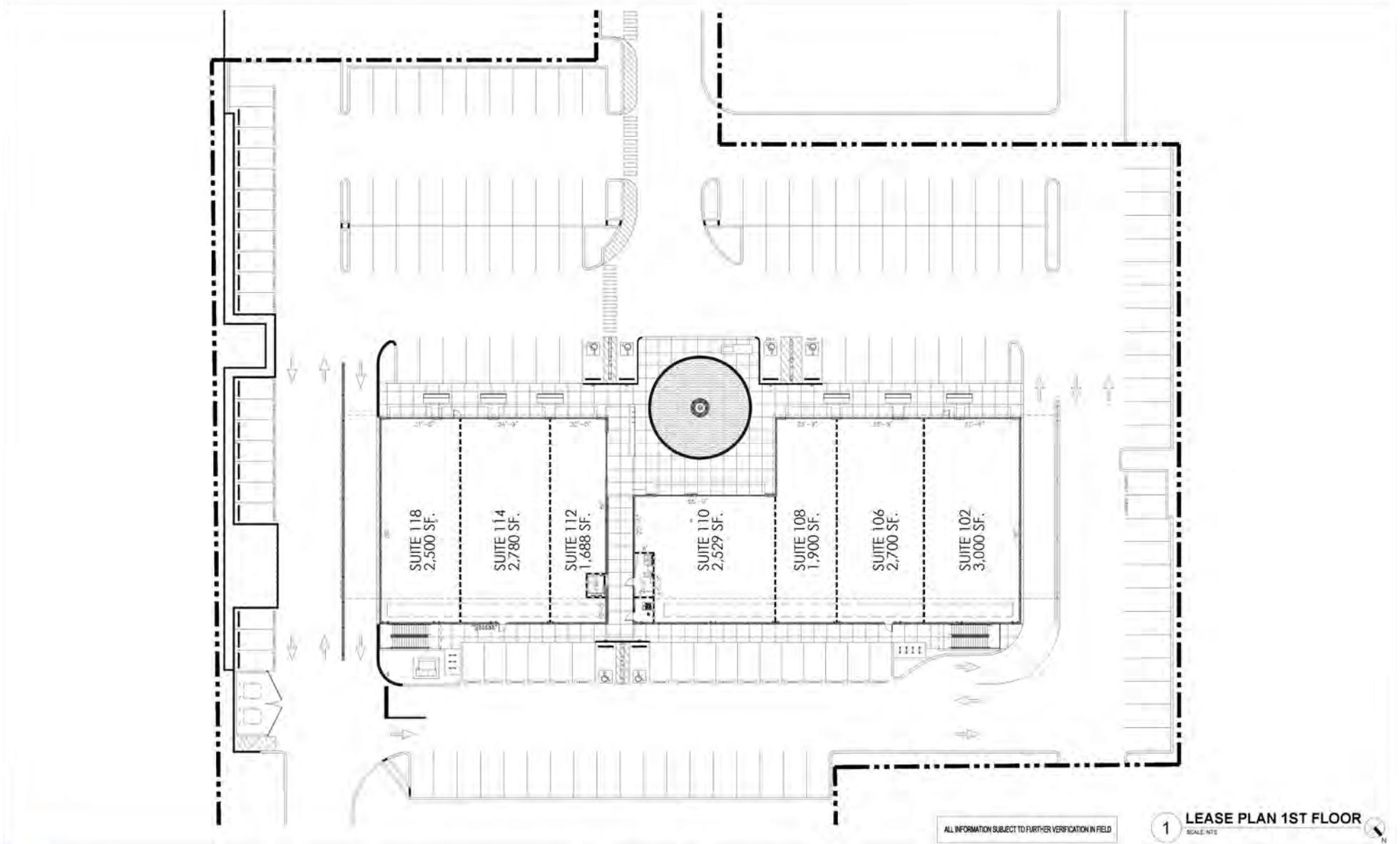
CONCEPTUAL SITE PLAN  
For marketing purposes only

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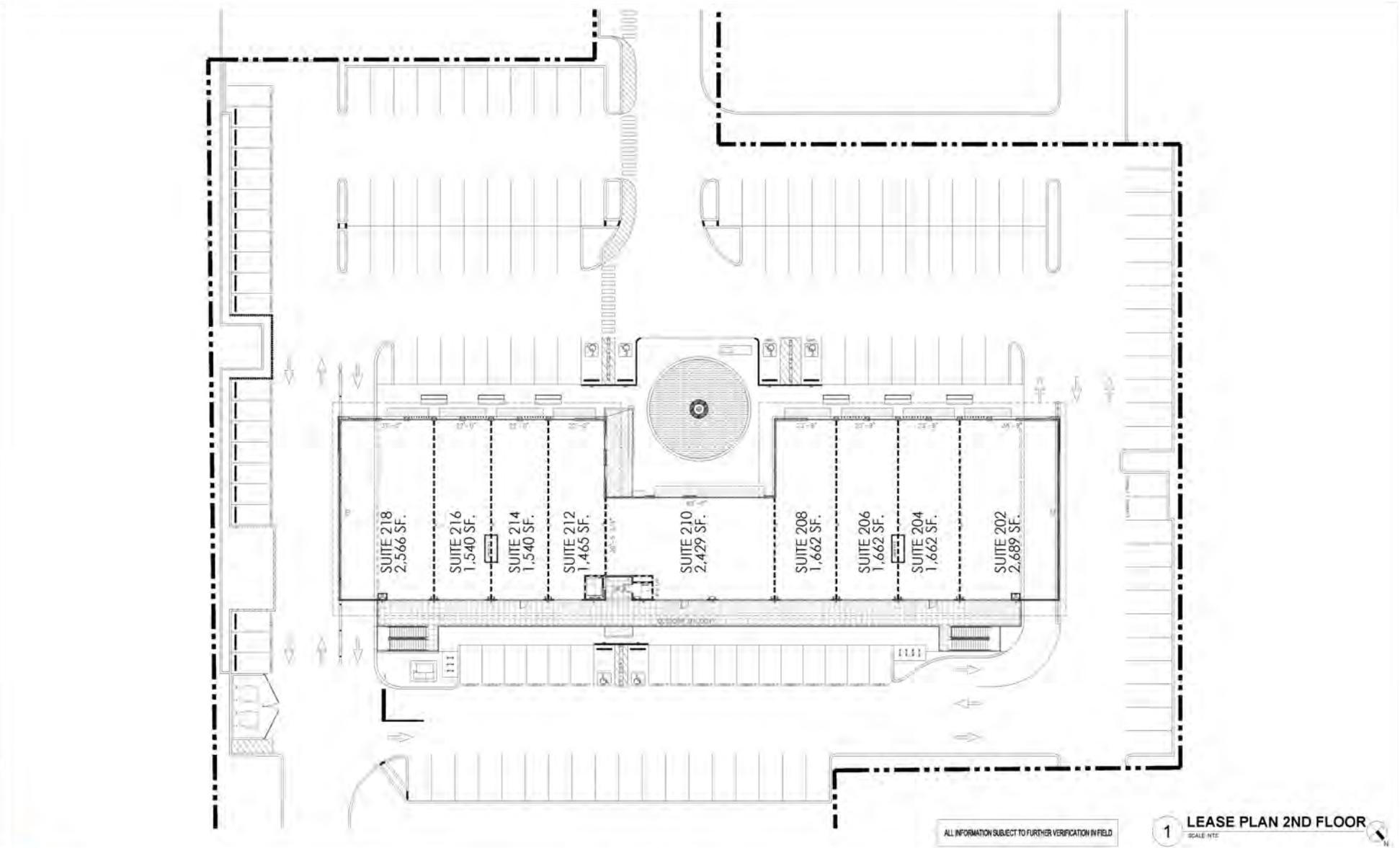
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# FIRST FLOOR LEASE PLAN



# SECOND FLOOR LEASE PLAN



ALL INFORMATION SUBJECT TO FURTHER VERIFICATION IN FIELD

1 LEASE PLAN 2ND FLOOR  
SCALE: NTC

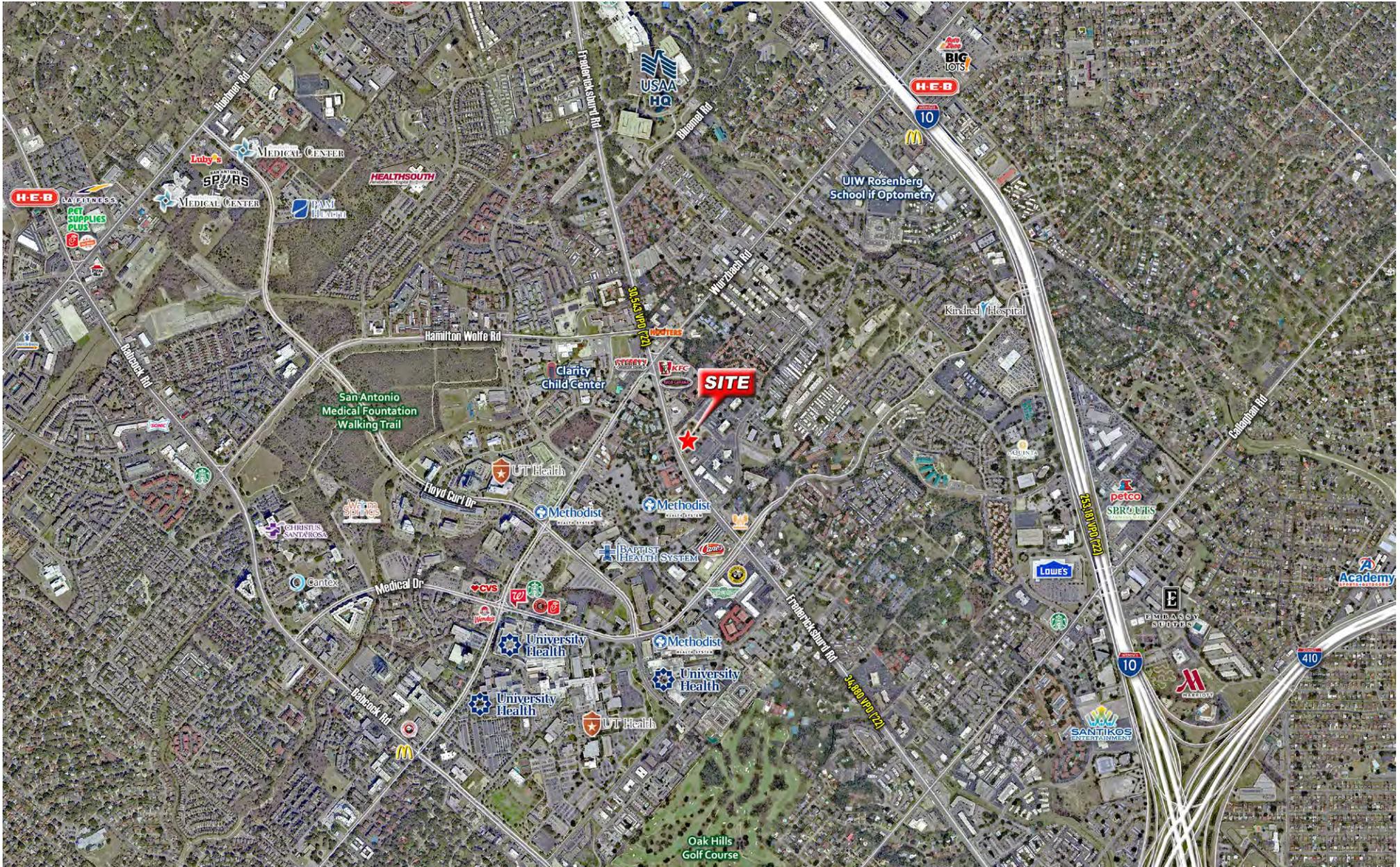
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# MARKET AERIAL

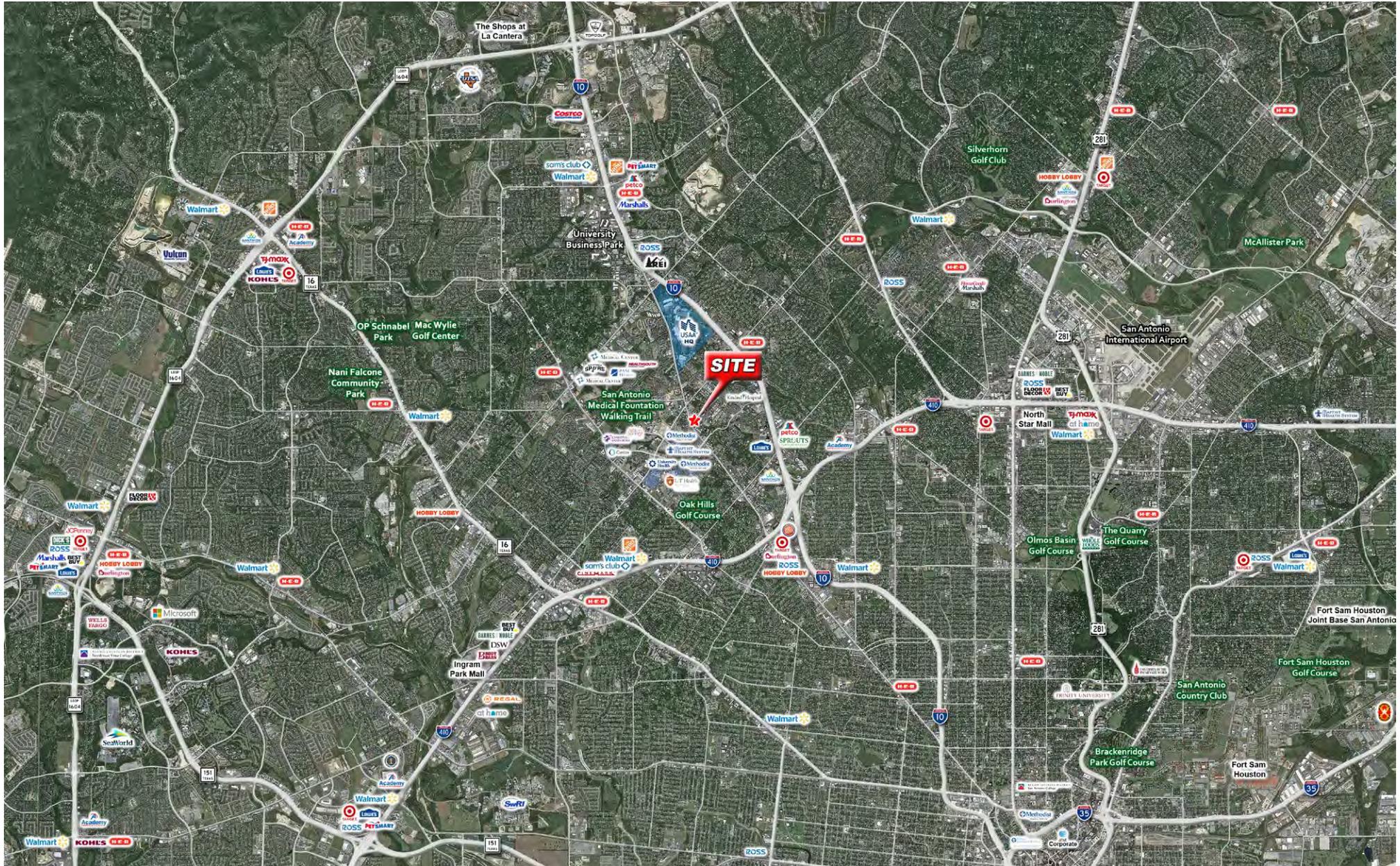


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# WIDE MARKET AERIAL



210.593.0777x404  
benjamin@fulcrumsa.com

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<b>Population</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>7 Miles</b>
Current Households	63,712	153,012	254,728
Current Population	139,027	361,618	628,116
Daytime Population	211,036	357,348	622,203
2024 Median Age	34.7	36.0	36.2
<b>Income</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>7 Miles</b>
Average Household Income	\$75,782	\$81,990	\$90,043
Median Household Income	\$54,910	\$58,310	\$62,359
Per Capita Income	\$34,771	\$34,636	\$36,602
<b>Race and Ethnicity</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>7 Miles</b>
White	39.6%	41.0%	42.9%
Black or African American	7.7%	5.9%	5.5%
Asian or Pacific Islander	8.6%	5.6%	4.9%
Other Races	42.8%	46.2%	45.4%
Hispanic	58.6%	65.2%	64.8%
<b>Census Households</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>7 Miles</b>
1 Person Household	39.1%	33.4%	31.3%
2 Person Households	30.5%	30.9%	30.3%
3+ Person Households	13.5%	15.1%	15.6%
Owner-Occupied Housing Units	33.2%	44.4%	49.4%
Renter - Occupied Housing Units	66.8%	55.6%	50.6%







