



GUIDO RETAIL CENTER: OFFICE/RETAIL SPACE FOR LEASE

1328 S STATE HWY 16, FREDERICKSBURG, TEXAS

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GOLD TIER

EXCLUSIVELY LISTED BY

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SUITE 200
1,239 SQFT
SHELL CONDITION

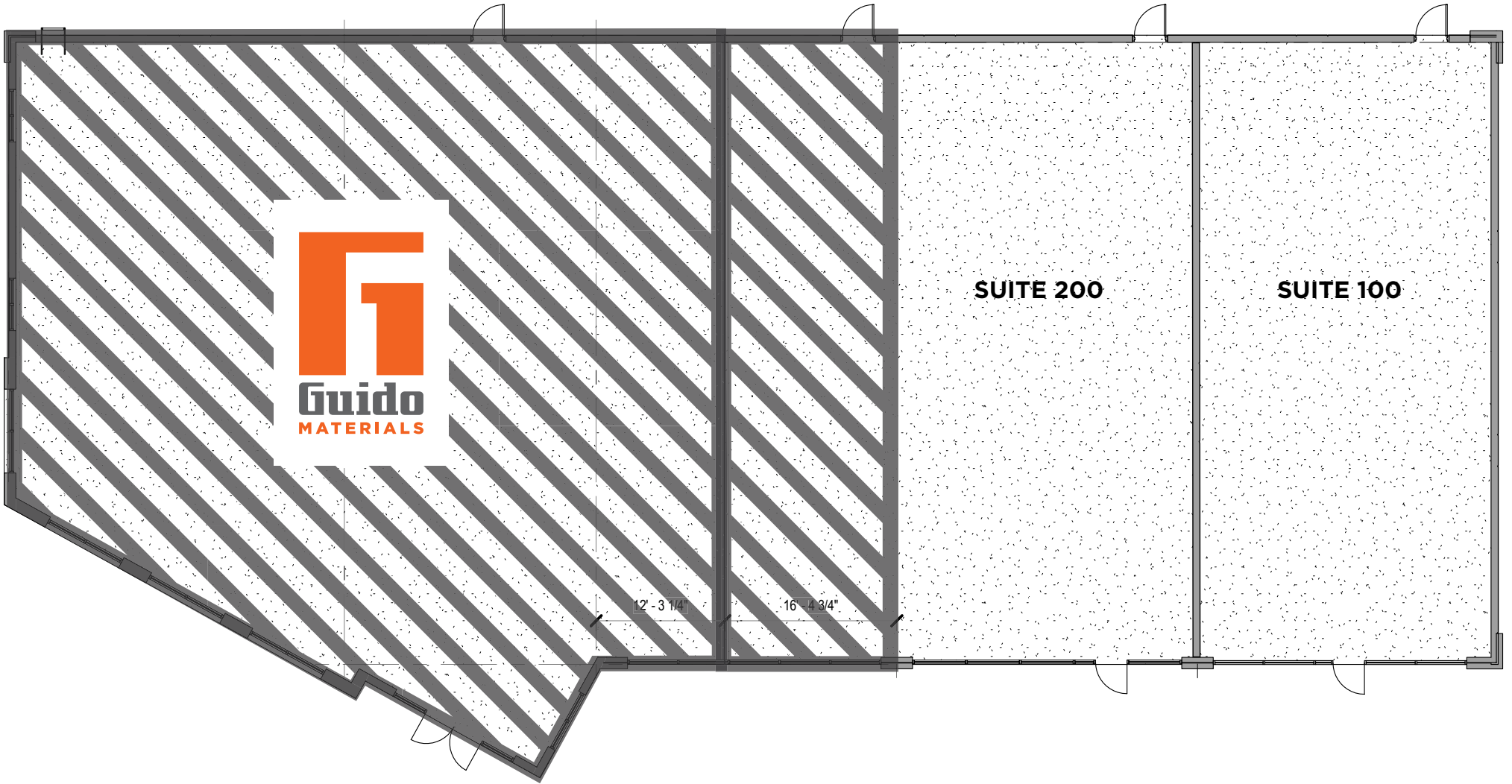
SUITE 100
1,239 SQFT
2ND GEN RETAIL/OFFICE

S STATE HWY 16: 11,261 VPD (TX DOT)



MAIN STREET
FIVE MINS
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SUITE 200

SUITE 100

12' - 3 1/4"

16' - 4 3/4"

PROPERTY HIGHLIGHTS

ADDRESS: 1328 S State Hwy 16, Fredericksburg, Texas

PRICING: \$30/sqft/yr + \$7.50/sqft/yr NNN

AVAILABLE SPACE:

Suite 200: 1,239 Sqft

Suite 100: 1,239 Sqft

CONDITION:

Suite 200: Shell Condition; Landlord Will Build Out the Space for the Tenant

Suite 100: 2nd Gen Retail/Office

FRONTAGE: 300' S State Hwy 16 Frontage

PARKING: 22 Parking Spaces

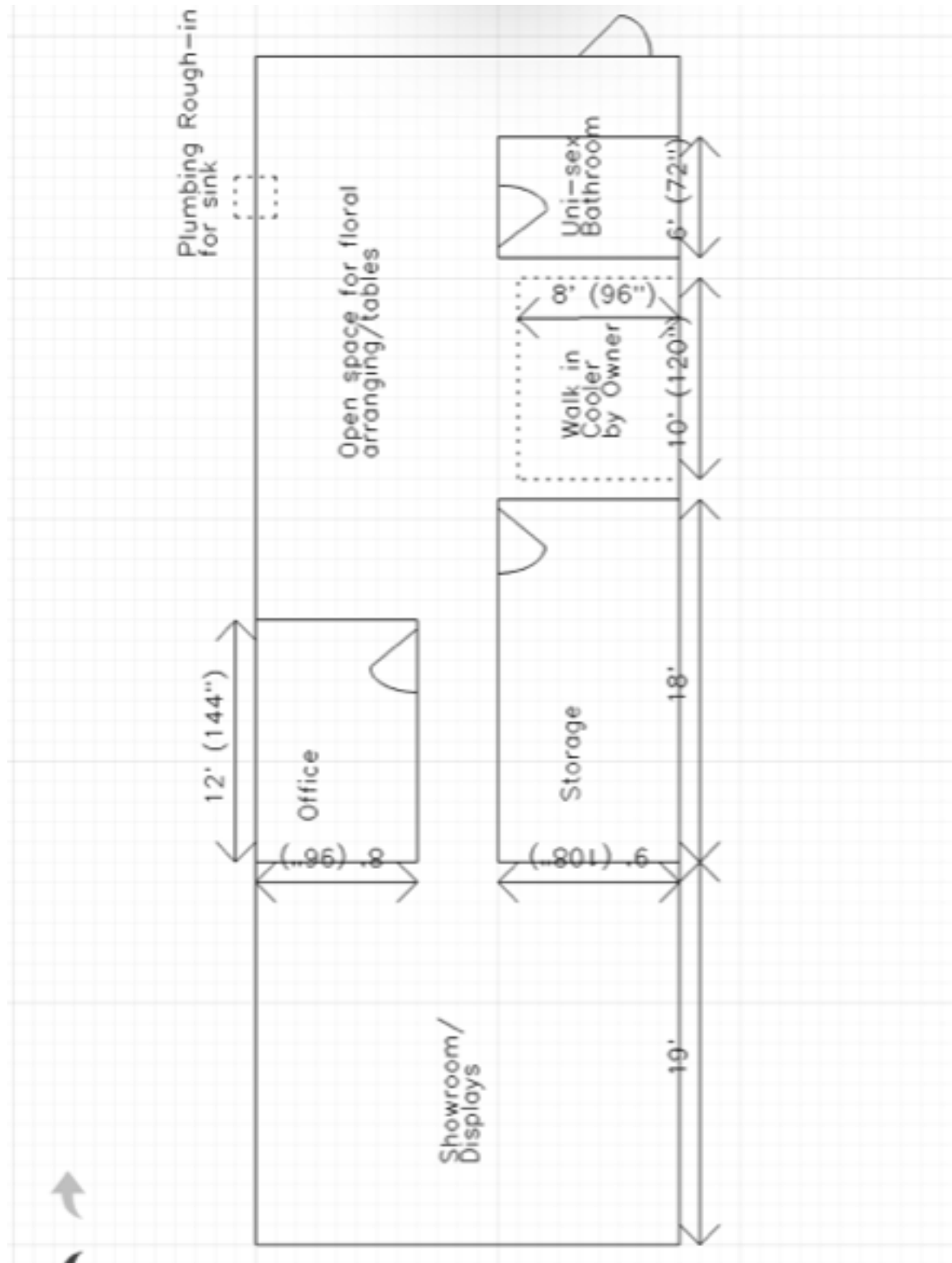
REMARKS:

- » Near Main Street, Fredericksburg
- » Building & Monument Signage Opportunities
- » Built in 2022
- » Rare Landlord Build Out Option
- » Local Ownership and Management



SUITE 100

- 1,239 Square Foot End cap Space
- Second Generation Retail/Office Space
- Prime End cap Space
- Walk In Cooler not Included in Space





CABERNET GRILL
IMAGINE COOK BY FERDINANT

Inside Story
RESTAURANT & BAR

Chuckwagon Inn
BED & BREAKFAST



COTTON GIN
VILLAGE

OAKWOOD
RV RESORT
Fredericksburg, Texas

Hilda's
TORTILLAS
RESTAURANT & BAR

Mr. Gatti's
Pizza

THE BRIDGE

BACKWOODS
BBQ
FREDERICKSBURG, TX

HEARTLAND



HILL
COUNTRY

U-HAUL



HCM
HILL COUNTRY MEMORIAL

First United
SPEND LIFE WISELY

Chicken
EXPRESS

SUBJECT SITE

FREDERICKSBURG
BUICK GMAAC

enterprise
rent-a-car

TIVYDALE RD: VPD 4,557 (TX DOT)

FRIENDSHIP LN: VPD 7,036



GILLESPIE COUNTY
FAIRGROUNDS

HILL COUNTRY
2025 WALK TOUR

16
TEXAS

VPD: 10,062 (TX DOT)



Discover Fredericksburg, Texas—a charming historic town nestled in the heart of the Hill Country. Known for its German heritage, Fredericksburg offers a unique blend of small-town hospitality and vibrant cultural experiences. With a thriving Main Street featuring boutique shops, art galleries, and acclaimed restaurants, it attracts visitors year-round. Surrounded by picturesque vineyards and natural beauty, it's an ideal location for retail or office space. Lease this prime commercial property in Fredericksburg to be part of a community celebrated for its scenic beauty, rich history, and warm Texan welcome.



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:
 - 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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date