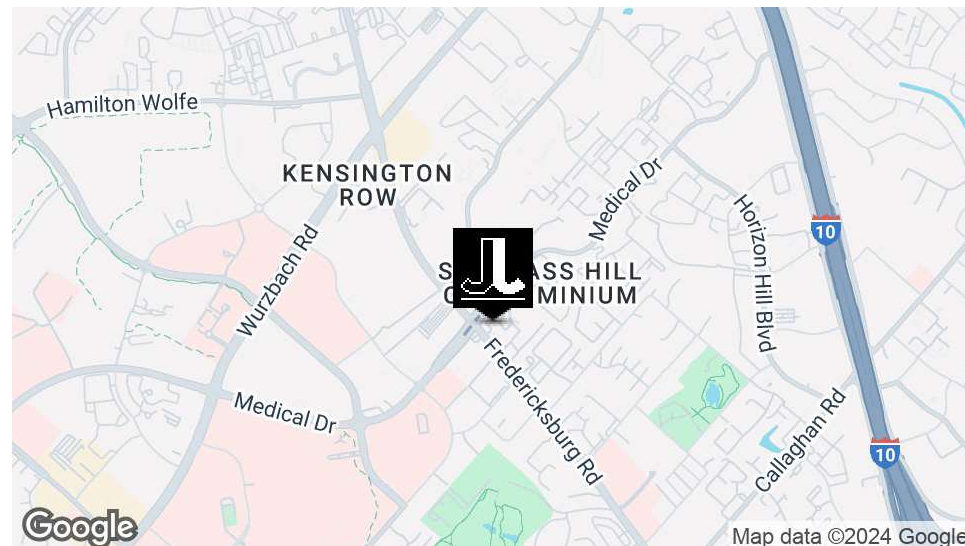




Executive Summary



OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	6,500 SF
Number of Units:	3
Price / SF:	-
Year Built:	2000
Renovated:	2012
Zoning:	C-3
Market:	Medical Center

PROPERTY OVERVIEW

Introducing 7970 Fredericksburg Rd, San Antonio, TX, 78229, a premier investment opportunity in the thriving Medical Center area. This well-maintained 6,500 SF free-standing building, boasting 3 units, was built in 2000 and underwent renovations in 2012. Zoned C-3, it offers a prime location for retail and commercial ventures. With a 100% occupancy rate, this property presents a lucrative investment with stable income potential. Don't miss the chance to add this prime commercial asset to your portfolio.

PROPERTY HIGHLIGHTS

- 6,500 SF free-standing building
- 3 units for flexible rental options
- Zoned C-3 for versatile commercial use
- Located in the bustling Medical Center area
- 100% occupancy for immediate income potential

JEREMY JESSOP

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Tenancy



UNITED PARCEL SERVICE-1,647SF

United Parcel Service, Inc. is an American multinational shipping & receiving and supply chain management company founded in 1907. Originally known as the American Messenger Company specializing in telegraphs, UPS has expanded to become a Fortune 500 company and one of the world's largest shipping couriers

BRIDENT DENTAL & ORTHODONTICS-3,472SF

With over 80 locations in Texas, Brident dental focuses on providing quality, affordable, comprehensive care for any and all dental needs from braces to dental implants, from pediatrics to periodontics in one place.



JERSEY MIKE'S SUB-1,381SF

With over 3,500 locations in 3 countries, Jersey Mike's Subs, is an American submarine sandwich chain headquartered in Manasquan, New Jersey. The Jersey Mike's franchise has about 3,500 locations. Outside of the United States, there are 3 locations in Canada and one location in Guadalajara, Jalisco, Mexico.

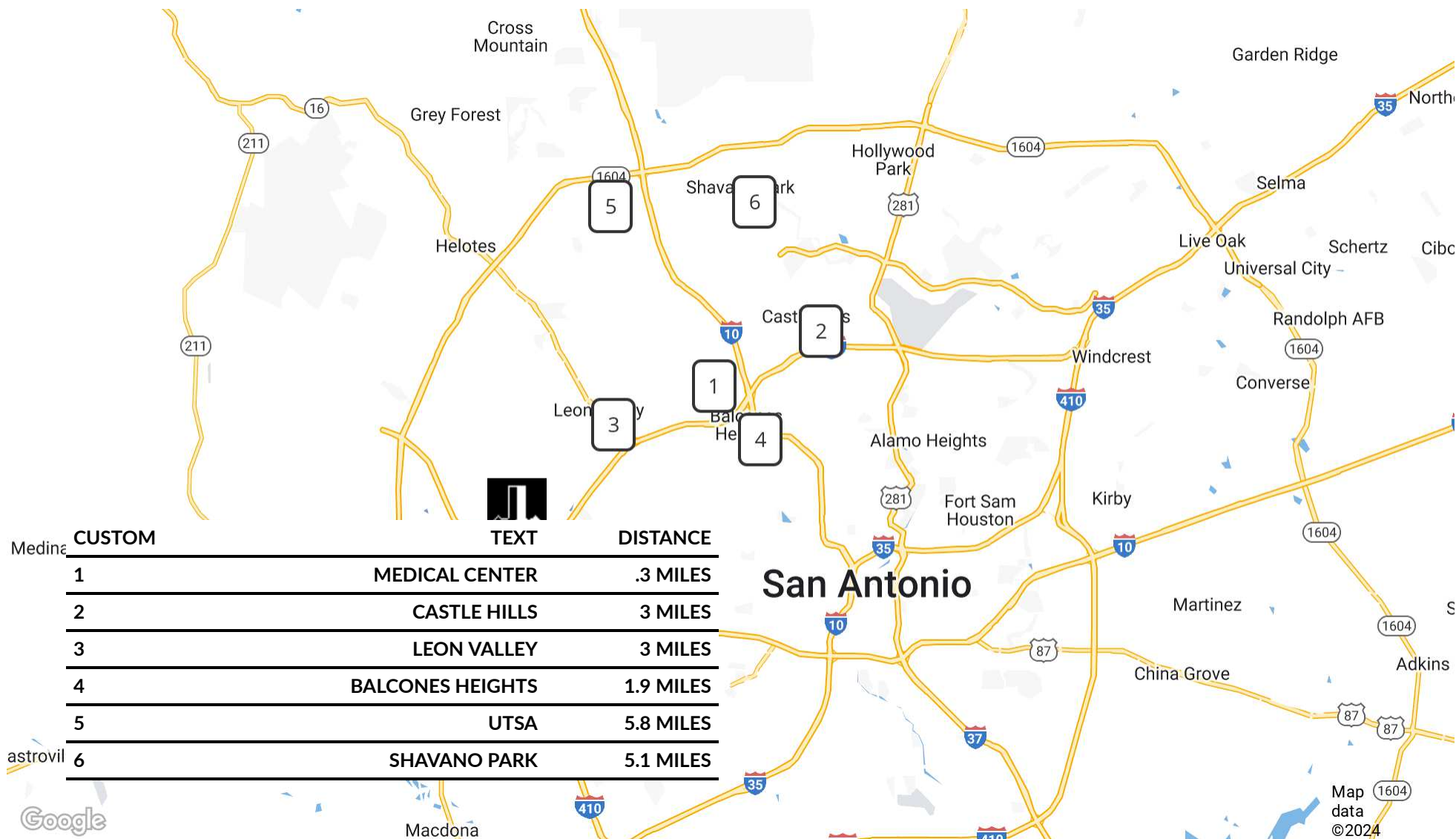


Exterior Photos





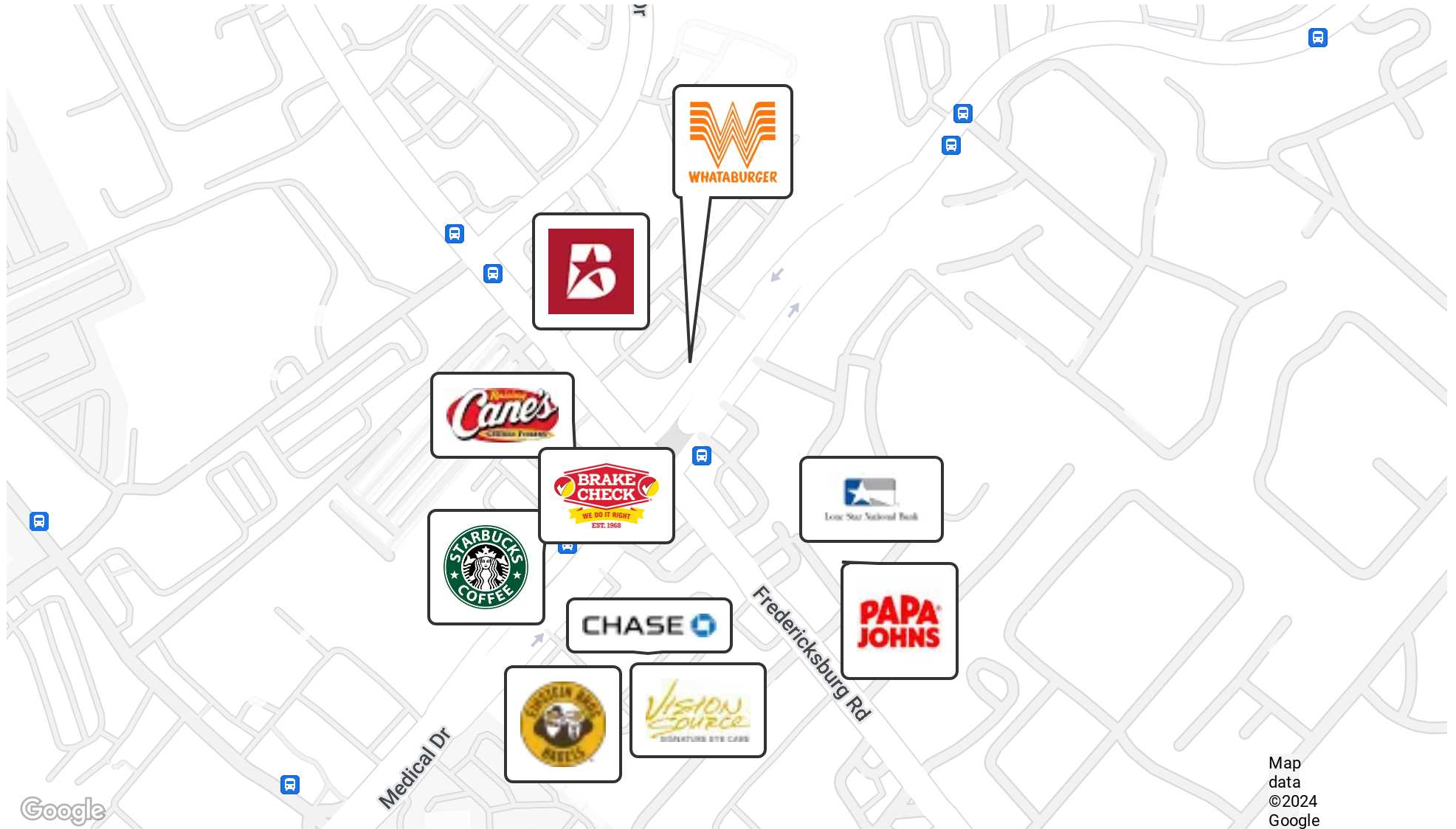
Location Map



CUSTOM	TEXT	DISTANCE
1	MEDICAL CENTER	.3 MILES
2	CASTLE HILLS	3 MILES
3	LEON VALLEY	3 MILES
4	BALCONES HEIGHTS	1.9 MILES
5	UTSA	5.8 MILES
6	SHAVANO PARK	5.1 MILES



Major Retailers Map

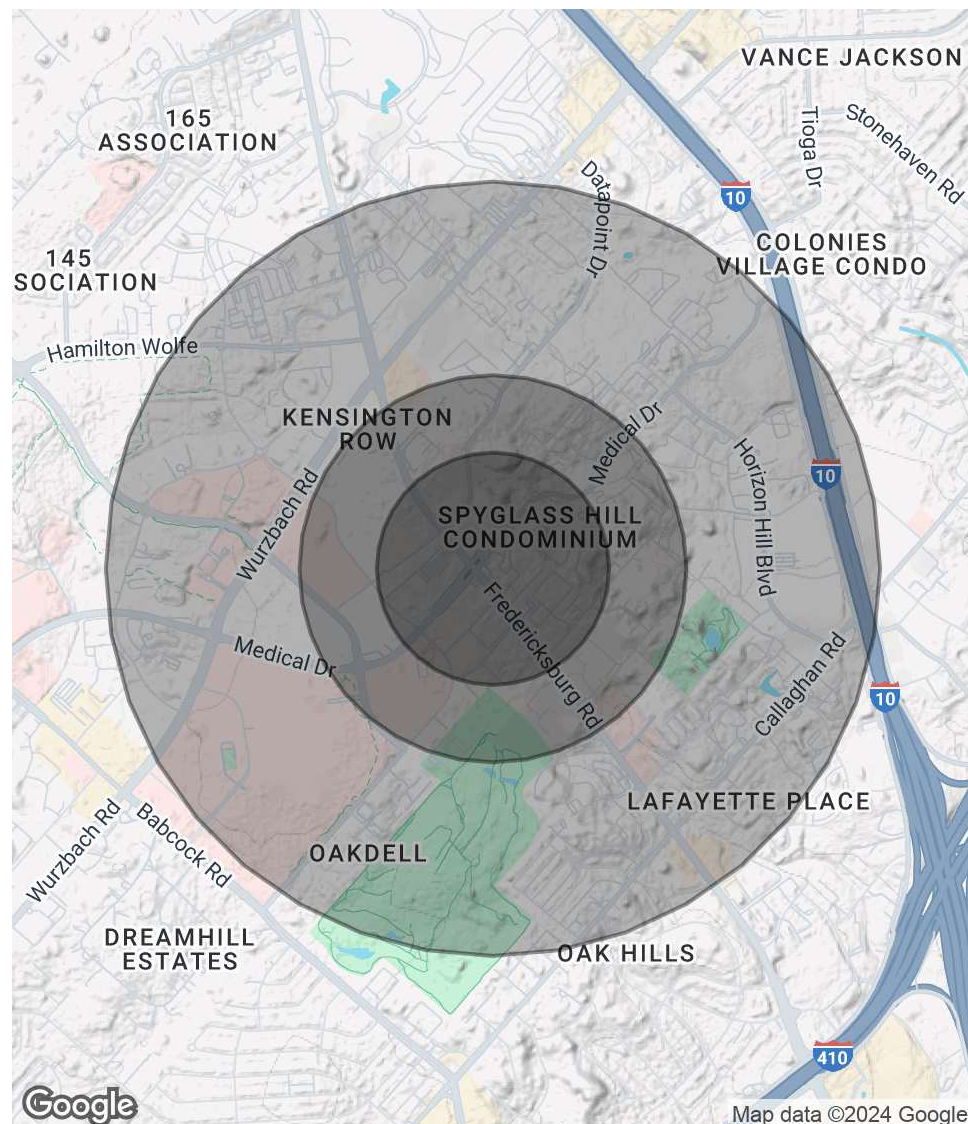




Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,752	6,621	21,311
Average Age	36	36	34
Average Age (Male)	35	35	34
Average Age (Female)	36	36	35
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	902	3,374	10,228
# of Persons per HH	1.9	2	2.1
Average HH Income	\$54,725	\$52,472	\$54,499
Average House Value	\$355,896	\$353,599	\$317,648

Demographics data derived from AlphaMap





Broker Info



JEREMY JESSOP

jj@jjrealco.com

Direct: 210.386.3970

PROFESSIONAL BACKGROUND

JJ Real Co is a boutique real estate firm and brokerage based in San Antonio, Texas, with a rich history spanning over 20 years. Founded by Jeremy Jessop, the firm has built a reputation for prioritizing client relationships above all else, valuing quality over quantity when it comes to transactions.

Specializing in the neighborhoods surrounding San Antonio's central business district, including Pearl, Southtown, King William, Alamo Heights, Tobin Hill, and Dignowity Hill, Jessop has established he and his firm as a trusted partner in the local real estate market.

One of their key areas of expertise lies in adaptive reuse development, focusing on transforming industrial, retail, and mixed-use projects into vibrant spaces that contribute to the community's growth and revitalization. They have a strong emphasis on historic tax credit projects, leveraging public-private incentives to bring new life to historic buildings and neighborhoods.

Throughout their two-decade journey, Jessop has demonstrated a commitment to excellence, innovation, and sustainable growth in the real estate sector, making them a sought-after partner for clients looking for personalized, high-quality real estate services in the San Antonio and Downtown area.

JJ Real Co
824 Broadway S, Suite 110
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Disclosures



Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDER(S):

- 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 come 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 obtained 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 licensee 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 licensee holder acts as a subagent when acting as 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.

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Licensee Broker/Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>JEREMY JESSOP</u>	<u>537746</u>	<u>jeremy.jessop@gmail.com</u>	<u>(210) 386-3970</u>
Designated Broker of Firm	License No.	Email	Phone
<u>JEREMY JESSOP</u>	<u>537746</u>	<u>jeremy.jessop@gmail.com</u>	<u>(210) 386-3970</u>
Licensee Salesperson or Sales Agent/	License No.	Email	Phone
Associate			
<u>Mariela Monagas</u>	<u>676145</u>	<u>mariela@jrealco.com</u>	<u>(210) 687-7067</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IAB 5.1-0 Date

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