

Wonderland
OF THE AMERICAS

4514 Fredericksburg Rd

 **TRANSWESTERN**

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PAD SITE AVAILABLE

±0.71 acre ground lease at Target anchored shopping center with
convenient access to IH-10, Loop 410 and South Texas Medical Center





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SITE HIGHLIGHTS

Major anchored
shopping center

Adjacent to Via
Park & Ride

Prime location at
IH-10/410 interchange

24/7 Security
surveillance

Food court

Weekly family events

Signage opportunities

DEMOGRAPHICS

3-MILE



62,559

2024 HOUSEHOLDS



150,809

2024 POPULATION



\$65,628

AVERAGE HH INCOME



Traffic Counts
500K+ VPD

35,313

FREDERICKSBURG RD/
HILLCREST RD

215,139

INTERSTATE 10/
CROSSROADS BLVD

250,723

INTERSTATE LOOP 410/
FREDERICKSBURG RD

SITE PLAN

±0.71 acres

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AERIAL OVERVIEW

This site offers a major stop on the new VIA Primo Rapid Transit Bus Route from Downtown to the South Texas Medical Center, with easy access on and off Loop 410, I-10, and Fredericksburg Road. Surrounded by restaurants, retail, and recreational parks, it provides easy access to essential amenities.



Routes Served
93,95,103,505,509,524,552



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