

4514 Fredericksburg Rd

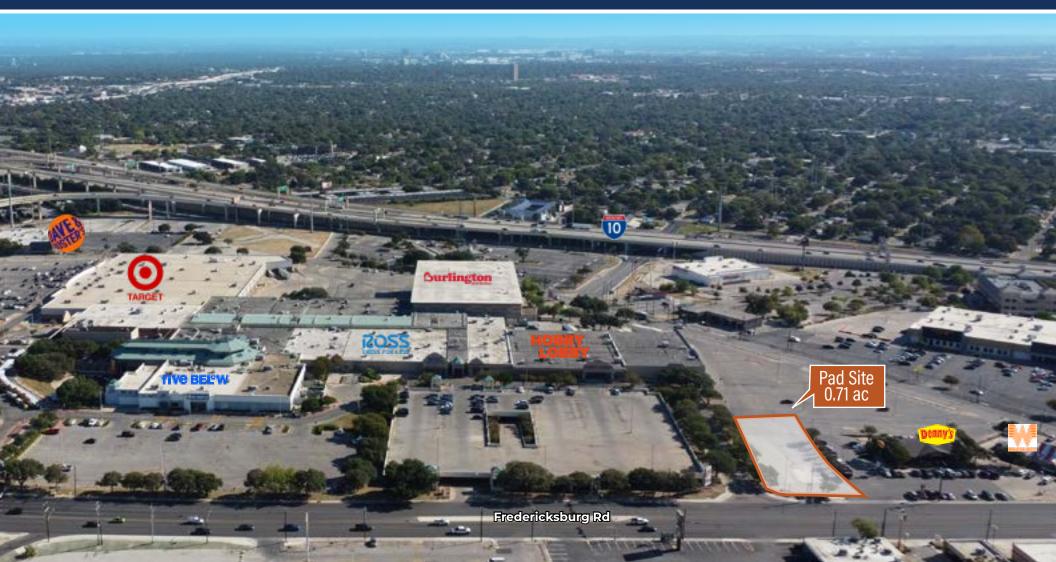
### **PAD SITE AVAILABLE**

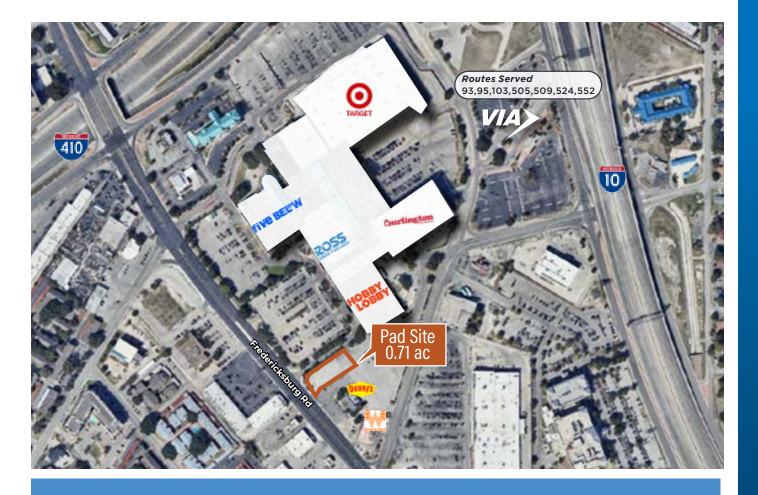
±0.71 acre ground lease at Target anchored shopping center with convenient access to IH-10, Loop 410 and South Texas Medical Center



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#### **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, /23
INTERSTATE LOOP 410/
FREDERICKSBURG RD



### 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

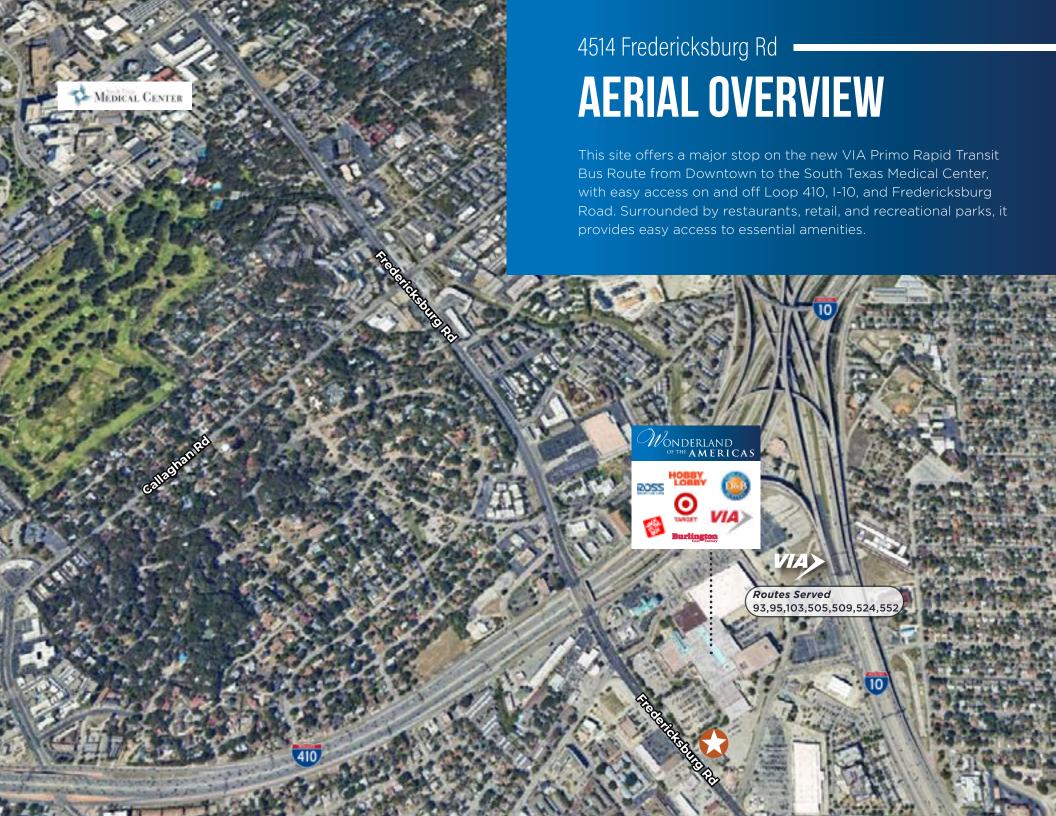
Signage opportunities

## SITE PLAN

±0.71 acres











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# CONTACT -

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