

3603 Fredericksburg Road, San Antonio, TX 78201

Mixed Use Freestanding Building | Retail/Office

CANO & CO.

COMMERCIAL
REAL ESTATE



PRICE: \$1,600,000

FOR SALE

Zoning:	C-3	Cap Rate:	8.4%
Building Size:	+/- 32,000 SF (includes 2nd Floor)	NOI:	\$134,000 (2025)
Land:	1.192 Acres	Lease Type:	Gross

Cano and Company Commercial Real Estate is pleased to present the opportunity to acquire fee-simple ownership of a versatile retail and office building located at 3603 Fredericksburg Road, San Antonio, Texas 78201.

Strategic Location & Visibility

This property is well-positioned with prominent frontage along Fredericksburg Road, a major San Antonio thoroughfare seeing approximately 24,000 vehicles per day. The site benefits from excellent transit accessibility, as it is directly serviced by the VIA Metropolitan Transit Primo line.

Current Configuration

The building is currently optimized for a mix of retail and professional office use:

Retail Space: Approximately 3,000 square feet, currently divided among four tenants.

Office Suites: The remainder of the building features two floors of finished office space, consisting of both occupied and vacant suites. +/- 29,000 square feet.

Key Amenities: The site includes a high-visibility pylon sign and internal elevator access.

Leasing Flexibility: Most current tenants are on month-to-month or short-term leases, providing a new owner with immediate operational flexibility.

Value-Add & Repositioning Potential

Originally constructed as a flex-warehouse facility, the building offers a unique opportunity for conversion. The rear portion of the property features durable tilt-wall construction, and while personal entry doors currently occupy the original bays, the structure is well-suited for the reinstallation of dock-high roll-up doors. This makes the property an ideal candidate for an owner-user or investor looking to reposition the asset for modern flex or industrial use.

Highlights: 3603 Fredericksburg Road

Asset Type

Multi-Tenant Retail / Office (with Flex-Warehouse potential)

Total Visibility

High-profile pylon signage with 24,000 VPD (Vehicles Per Day)

Transit-Oriented

Located directly on the VIA Primo bus line

Fredericksburg Road Retail:

±3,000 SF divided into four active storefronts

Office Component

Two floors of finished suites with elevator access.

Investment Upside

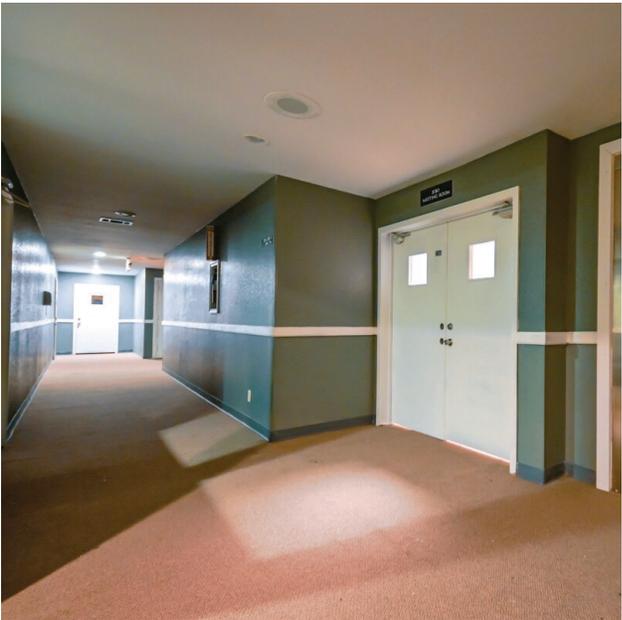
Short-term/MTM leases allow for immediate repositioning

Adaptive Reuse

Tilt-wall construction ideal for conversion back to dock-high warehouse



Property Pictures



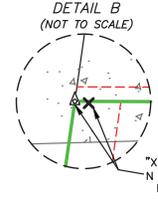
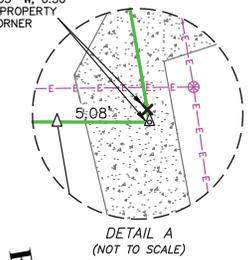
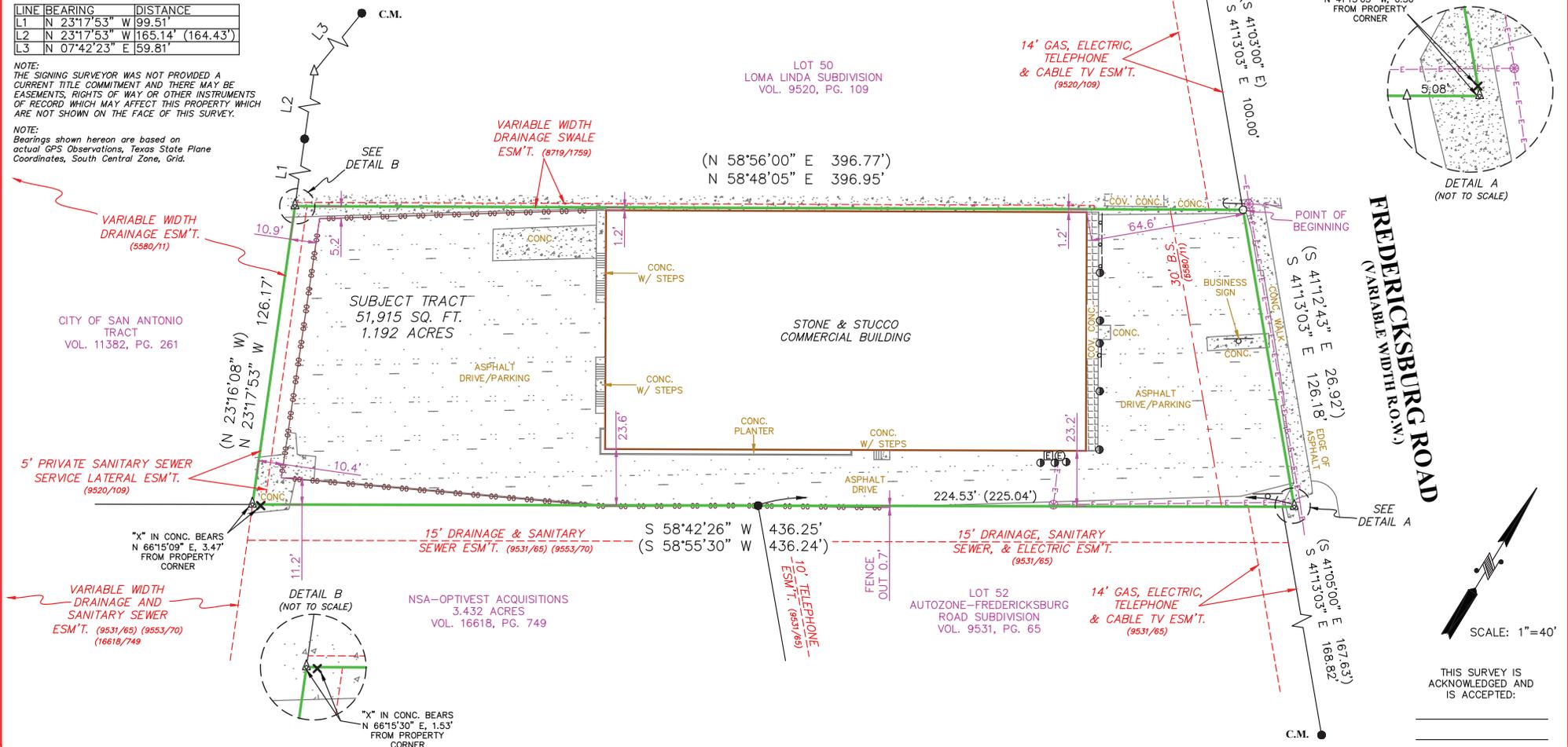
FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 450293C, Panel No. 033811, which is Dated 8/19/2020. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X5A. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.

NOTE: THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 5580, PAGE 11, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, PAGE 1759, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

LINE	BEARING	DISTANCE
L1	N 23°17'53" W	99.51'
L2	N 23°17'53" W	165.14' (164.43')
L3	N 07°42'23" E	59.81'

NOTE: THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

NOTE: Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.



FIRM REGISTRATION NO. 1011700

Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- = CALCULATED POINT
 - = FOUND 1/2" IRON ROD
 - = SET 1/2" IRON ROD CAPPED WALLS
 - = SET MAG NAIL W/ WASHER
 - = "X" ON CONCRETE
 - = RECORD INFORMATION
 - = BUILDING SETBACK
 - = RECORD DIGNITY MONUMENT
 - = CHAIN LINK FENCE
 - = ELECTRIC METER
 - = POWER POLE
 - = GUY WIRE
 - = ELECTRIC BOX
 - = ROLLARD
 - = OVERHEAD ELECTRIC
 - = SIGN

Property Address:
3603 FREDERICKSBURG ROAD
Property Description:
Being 1.192 acres of land, more or less, out of Lot 36, New City Block 8406, Loma Linda Subdivision, a subdivision situated in the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 5580, Page 11, Deed and Plat Records, Bexar County, Texas, and being that same property conveyed in a Substitute Trustee's Deed recorded in Document No. 20210119205, Official Public Records, Bexar County, Texas, and being described in a Warranty Deed recorded in Volume 16869, Page 2298, Official Public Records, Bexar County, Texas, TOGETHER WITH a Variable Width Drainage Swale Easement recorded in Volume 8719, Page 1759, Official Public Records, Bexar County, Texas; said 1.192 acres being more particularly described by metes and bounds attached hereto.

Owner:
T.B.D.



STATE OF TEXAS
REGISTERED
MARK J. EWALD
PROFESSIONAL
LAND SURVEYOR
5095

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Mark J. Ewald
MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095



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 counteroffer from the client; and
- Treat all parties to a real estate transaction honestly and fairly."

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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:
 - o! that the owner will accept a price less than the written asking price;
 - o! that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o! 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."

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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."



Eric Andrade
Sales Agent

Dennis Cano
Broker



3463 Magic Dr., Ste T-10
San Antonio, TX 78229



Mobile
956-437-7865

Dennis Cano	613595	Dennis@canoandcompany.com	210-591-9115
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email"	Phone"
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email"	Phone!"
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No."	Email"	Phone"
Eric Alberto Andrade	834871	eric@laurelcre.com	956-437-7865
Sales Agent/Associate's Name!"	License No.	Email"	Phone"
Buyer/Tenant/Seller/Landlord Initials!			Date!

Regulated by the Texas Real Estate Commission!

Information available at www.trec.texas.gov!