

FOR LEASE

FOR SALE



611 FREDERICKSBURG RD.

FLEX SPACE FOR SALE OR LEASE

611 FREDERICKSBURG RD, SAN ANTONIO, TX 78201

LEASE SUMMARY

Lease Rate:	Contact Broker for Pricing
Space Avail:	1,342 SF
Building SF:	1,342 SF
Lot Size:	0.0659 AC
Parking:	3 Spaces

SALE SUMMARY

Sales Price:	Contact Broker for Pricing
Building SF:	1,342 SF
Lot Size:	0.0659 AC
Year Built:	1930
Zoning:	C-3R R-6 NCD-5

PROPERTY DESCRIPTION

Take advantage of this unique owner-user or investment opportunity at 611 Fredericksburg Rd. This versatile 1,342 SF flex property features a functional layout with a 700 SF warehouse addition built in 2022, making it ideal for a variety of commercial uses including light industrial, service businesses, contractor operations, or showroom space.

LOCATION DESCRIPTION

Strategically located less than 5 minutes from Downtown San Antonio and within one mile of IH-10, the property provides excellent accessibility to major transportation routes. Surrounded by established retail and commercial businesses, with close proximity to San Pedro Springs Park and San Antonio College, this location offers convenience and strong long-term appeal.

Whether you're looking to lease a well-located commercial space or purchase a centrally located investment or owner-user property, this flex property presents an outstanding opportunity in one of San Antonio's established commercial corridors.

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Commercial Real Estate

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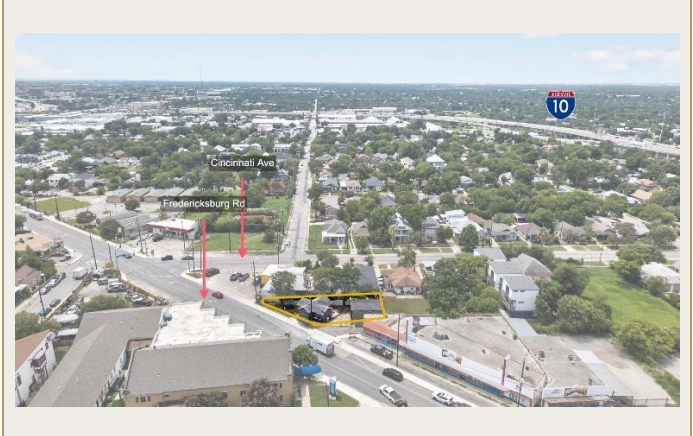
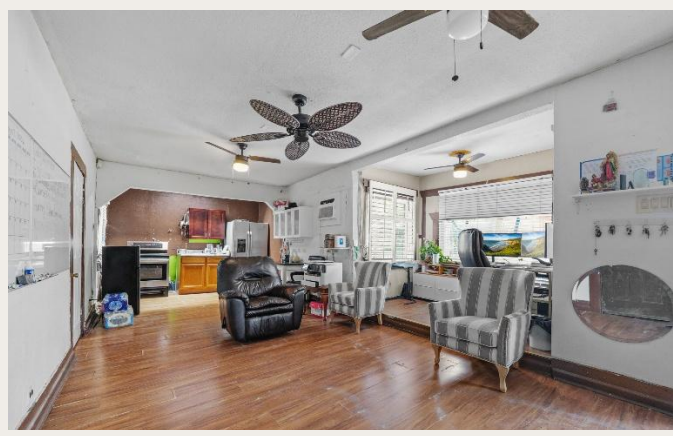
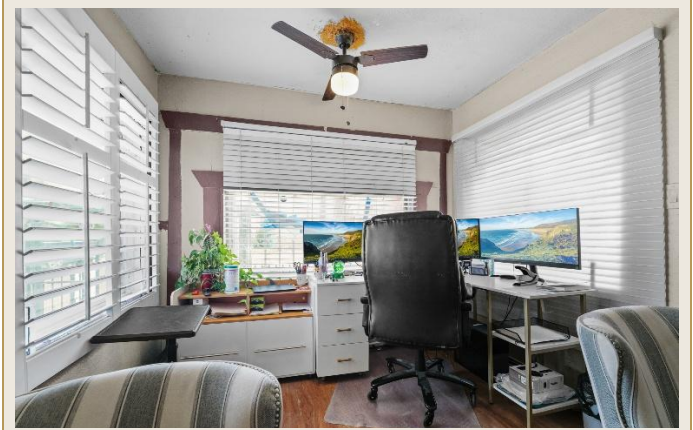




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PROPERTY PHOTOS

611 FREDERICKSBURG RD, SAN ANTONIO, TX 78201

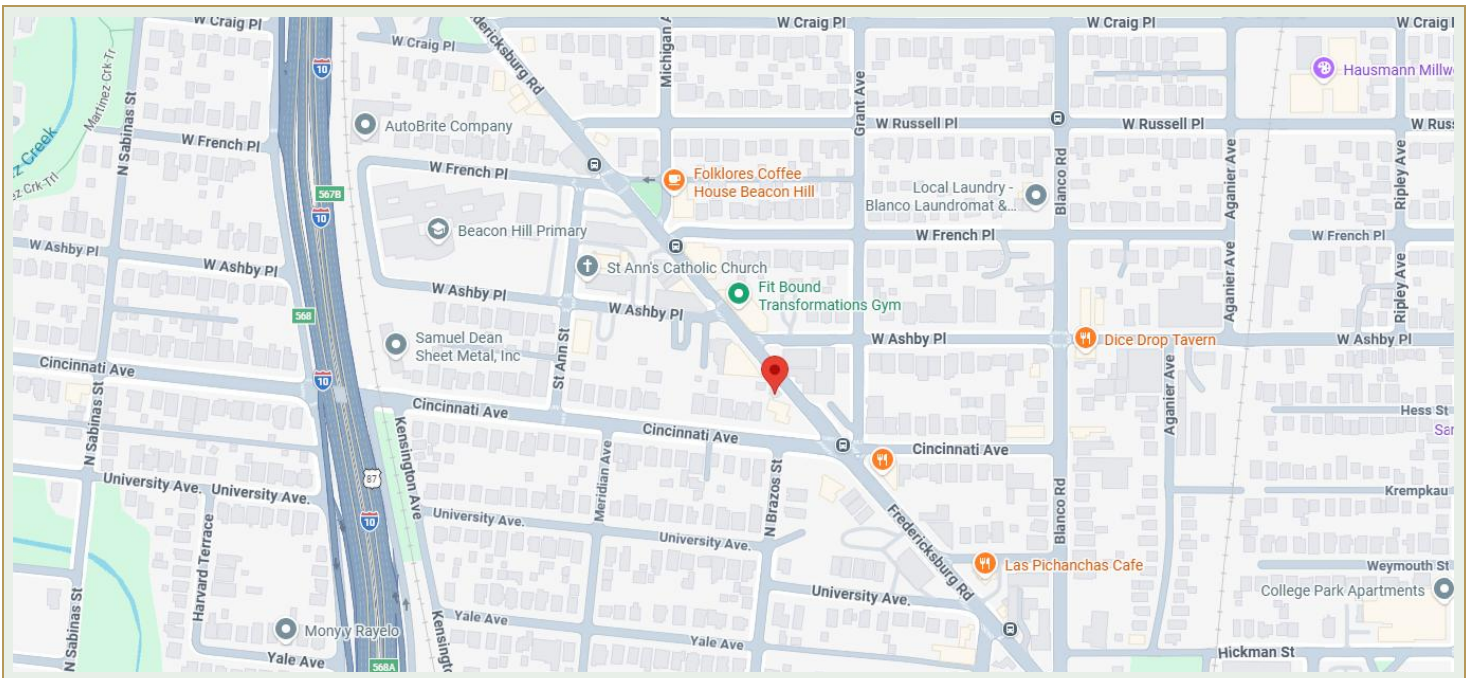
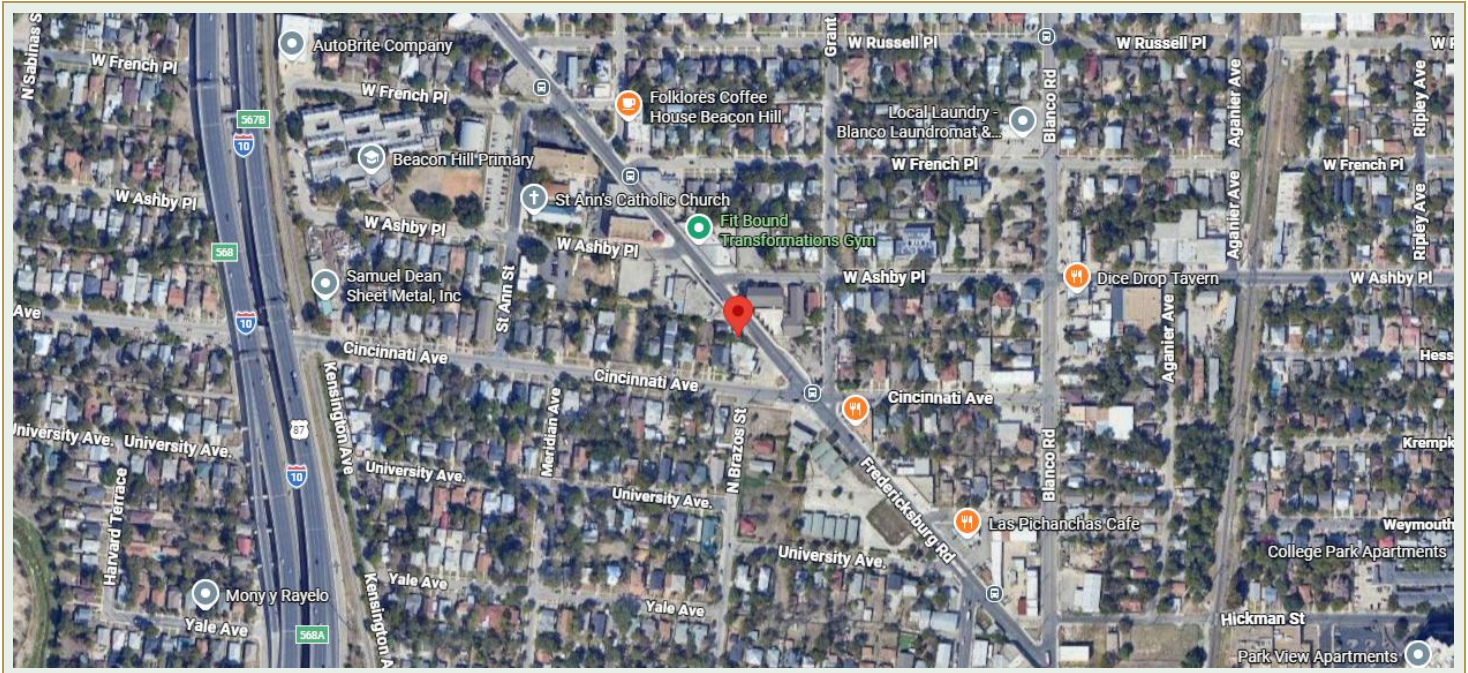




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LOCATION MAPS

611 FREDERICKSBURG RD, SAN ANTONIO, TX 78201

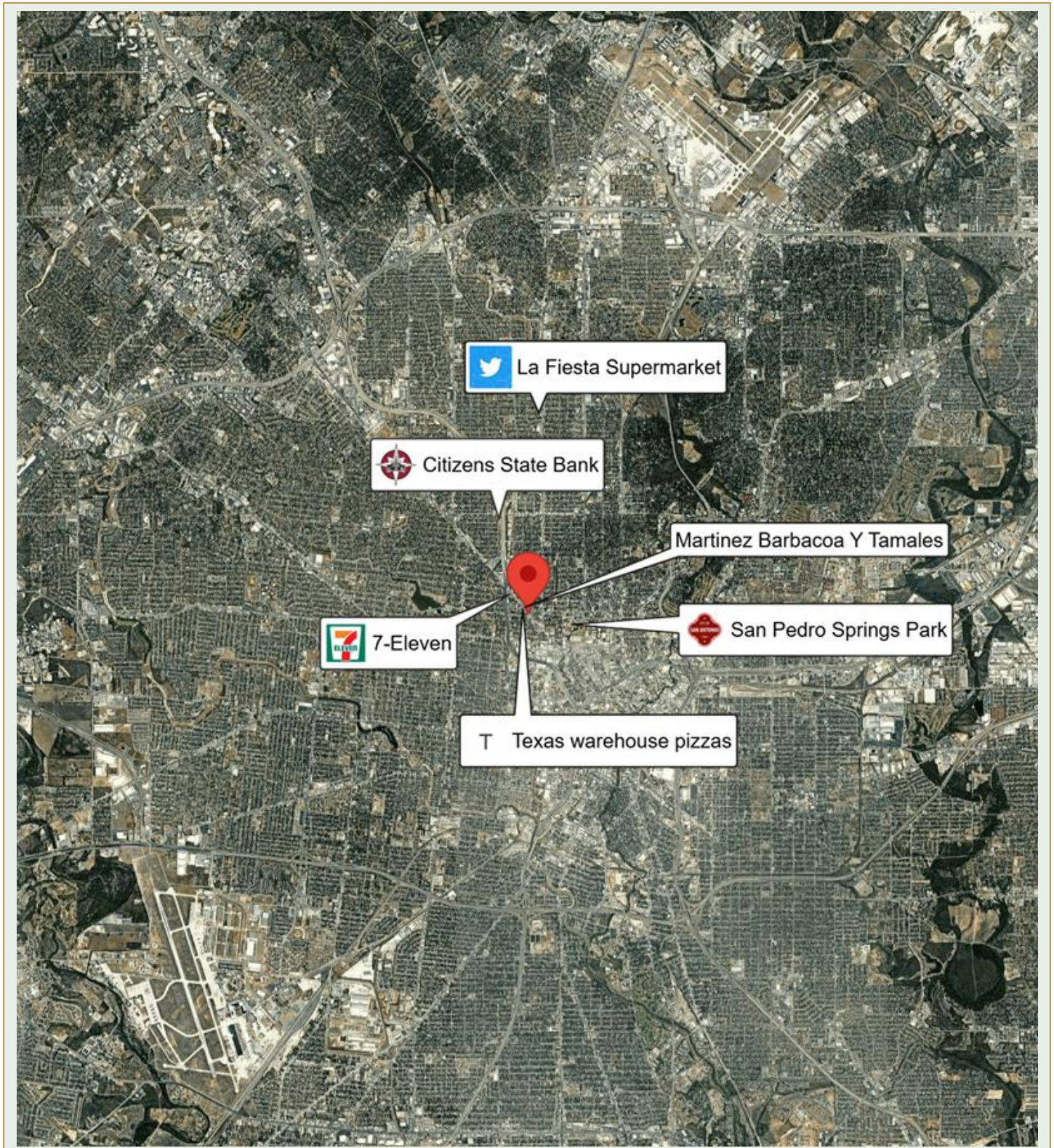




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BUSINESS MAP

611 FREDERICKSBURG RD, SAN ANTONIO, TX 78201





DEMOGRAPHICS

611 FREDERICKSBURG RD, SAN ANTONIO, TX 78201

611 Fredericksburg Rd, San Antonio, TX 78201 is located in a diverse urban area just northwest of downtown San Antonio. Within a 5-minute drive, the population is 28,363 with a median household income of \$49,828 and average household size of 2.24. The diversity index is 79.4 with a median home value of \$287,204. The area expands to 373,818 population and \$53,931 median household income at the 15-minute radius.

DEMOGRAPHICS BY DRIVE TIME

5-MINUTE	10-MINUTE	15-MINUTE
Population: 28,363 Daytime Pop: 36,038 Diversity Idx: 79.4 Households: 11,618 Avg HH Size: 2.24 Med HH Income: \$49,828 Avg HH Income: \$73,167 Per Capita: \$30,180 Owner Occ: 5,563 Renter Occ: 6,055 Med Home Val: \$287,204	Population: 167,118 Daytime Pop: 248,026 Diversity Idx: 79.9 Households: 67,938 Avg HH Size: 2.37 Med HH Income: \$54,354 Avg HH Income: \$78,043 Per Capita: \$31,710 Owner Occ: 31,841 Renter Occ: 36,097 Med Home Val: \$218,330	Population: 373,818 Daytime Pop: 483,735 Diversity Idx: 82.6 Households: 149,415 Avg HH Size: 2.46 Med HH Income: \$53,931 Avg HH Income: \$80,201 Per Capita: \$32,156 Owner Occ: 68,089 Renter Occ: 81,326 Med Home Val: \$217,676

HOUSING (BY DRIVE TIME)

5-MIN	10-MIN	15-MIN
Owner Occ: 5,563 Renter Occ: 6,055 Med Home Val: \$287,204	Owner Occ: 31,841 Renter Occ: 36,097 Med Home Val: \$218,330	Owner Occ: 68,089 Renter Occ: 81,326 Med Home Val: \$217,676



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DISCLAIMER

611 FREDERICKSBURG RD, SAN ANTONIO, TX 78201

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Crossed Sabers Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Crossed Sabers Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Crossed Sabers Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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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.

11-03-2025



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.

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Will Curtis	627466B	Will@crosedsaberscre.com	(210)201-5444
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Erik Hernandez	760176-SA	Erik@Crosedsaberscre.com	(210)792-3992
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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