

# Fredericksburg Town Center

1455 E Main Street



Fredericksburg  
Community Preschool

DOWNTOWN  
FREDERICKSBURG

J P Liquor Domino's  
cricket wireless  
US Nails US  
O'Reilly AUTO PARTS

BEALLS ANYTIME FITNESS  
MATTRESS FIRM STARBUCKS

WALDORF ASTORIA  
HOTELS & RESORTS  
**COMING SOON**  
60 Hotel Rooms/Suites  
37 Multi-bedroom Resort Villas  
50 Private Residences

FRIENDSHIP LN 7,800 VPD

11,839 VPD E MAIN ST

Walmart  
Supercenter

Auto Zone

290

**SITE**  
Fredericksburg  
Town Center

SHERWIN WILLIAMS Great Clips  
A2 NAILS SPA

HOME 2

Sutherlands

FRIENDSHIP LN

LA QUINTA  
INN & SUITES

HTeaO

**WEBB SELLERS**  
210.504.2781 | webb.sellers@srsre.com  
TX License No. 589055

**DREW ALLEN**  
210.504.1242 | drew.allen@srsre.com  
TX License No. 656732

## Space Available

1455 E Main St  
Fredericksburg, TX 78624

### Property Specifications

SPACE AVAILABLE

± 2,560 SF

SPACE AVAILABLE

± 1,561 SF

ESTIMATED NNN

\$9.80 PSF

RENTAL RATE

### Contact Broker

### Traffic Counts

Hwy 290 15,643 VPD

Friendship Lane 7,800 VPD

Year: 2024 | Source: TxDot

#### WEBB SELLERS

210.504.2781 | webb.sellers@srsre.com

#### DREW ALLEN

210.504.1242 | drew.allen@srsre.com



### About the Property

- Premier retail opportunity at the gateway to historic downtown Fredericksburg
- Prime Highway 290 frontage with outstanding visibility and easy access from E. Main Street
- Located within the Walmart Supercenter shopping center, attracting more than 1.3 million annual visitors
- New construction shopping center designed to accommodate a variety of retail, restaurant, service, and medical users
- Surrounded by a strong mix of national retailers, local businesses, hotels, and tourist destinations, creating consistent daily traffic
- Positioned along Fredericksburg's primary commercial corridor

### Join These Nearby Retailers



# Trade Area | 1455 E Main Street

Fredericksburg, TX



Main Street

- Fischer & Wieser
- James Avery Jewelry
- Burger Burger
- Natural Baby
- Lauren Bade
- Carquest Auto Parts
- August E's

- National Museum Pacific War
- Rathskeller Restaurant
- Andreucci Wines
- Vaudeville
- Wheeler's

FREDERICKSBURG

290

15-643 VPD

N OLIVE ST

HAPPY

DOLLAR GENERAL

McDonald's

TEXAS REGIONAL BANK

Panda

ACE Hardware

SONIC

Chevron

Pizza Hut

WALDORF ASTORIA<sup>®</sup>  
HOTELS & RESORTS

**COMING SOON**

60 Hotel Rooms/Suites  
37 Multi-bedroom Resort Villas  
50 Private Residences

HCM HILL COUNTRY MEMORIAL

16 TEXAS

Fredericksburg Primary  
±478 Students

Fredericksburg High School  
±1,024 Students

Builders FirstSource

Botanica  
148 MF Units  
Proposed

O'Reilly Auto Parts

US

JP Liquor

Auto Zone

Goodwill

UPS

Hibbett Sports

Fredericksburg Medical Equipment

Anytime Fitness

Burkes Outlet

Joan's Garden

Mattress Firm

Dollar Tree

AT&T

FRIENDSHIP LN

7,800 VPD

17-839 VPD

Prometheus Pizza

OT

Fairfield Inn & Suites by Marriott

Mixed Use Development  
Retail  
354 MF Units  
61 Homes  
Proposed

Walmart Supercenter

**SITE**  
Fredericksburg Town Center

Sherwin Williams

Great Clips

Jersey Mike's Subs

A2 Nails Spa

Ford

Friendship Oaks Ranch  
60 Duplexes  
Proposed

**FUTURE DEVELOPMENT**

Friendship Oaks  
474 Single-Family Homes  
Under Construction

AQUINTA INN & SUITES

Sutherlands

Frieden  
240 Homes  
88 AC Commerical  
Under Construction

Sonoma Oaks  
52 Single Family Homes  
Under Construction

HTeaO

**WALDORF ASTORIA**  
HOTELS & RESORTS

**COMING SOON**  
60 Hotel Rooms/Suites  
37 Multi-bedroom Resort Villas  
50 Private Residences

**SITE**  
Fredericksburg  
Town Center

SHERWIN WILLIAMS Great Clips Jersey Mike's

**A2 NAILS SPA**



Fredericksburg  
Community Preschool

FRIENDSHIP LN 7,800 VPD

BEALS  
ANYTIME FITNESS  
DOLLAR TREE  
Goodwill

O'Reilly  
cricket  
JP Liquor  
Domino's  
US 22

STARBUCKS COFFEE  
MATTRESS FIRM  
Auto Zone

290

Walmart  
Supercenter

LA QUINTA  
INN & SUITES

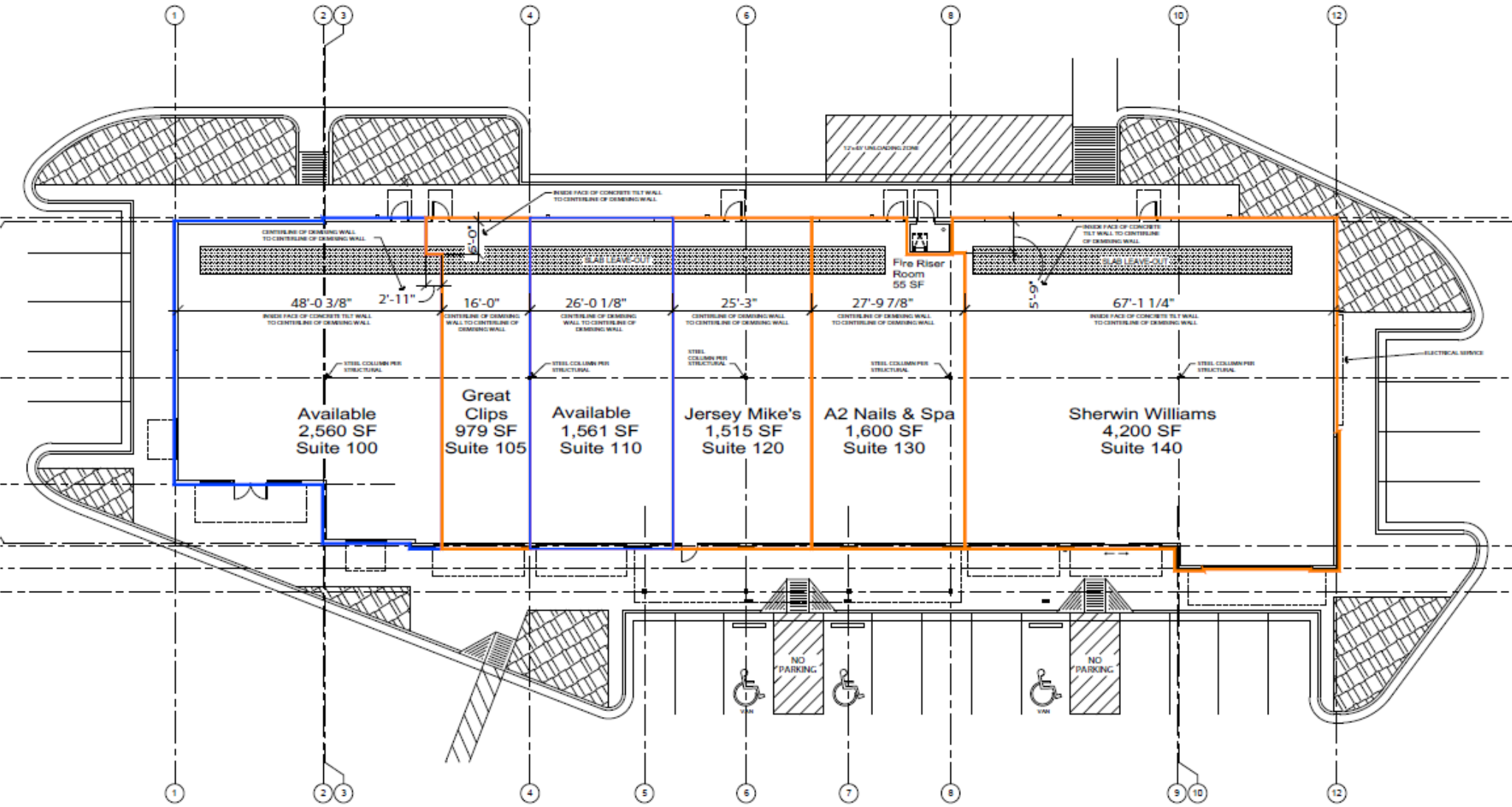
FRIENDSHIP LN

HOME2  
SUITES BY HILTON

Sutherlands

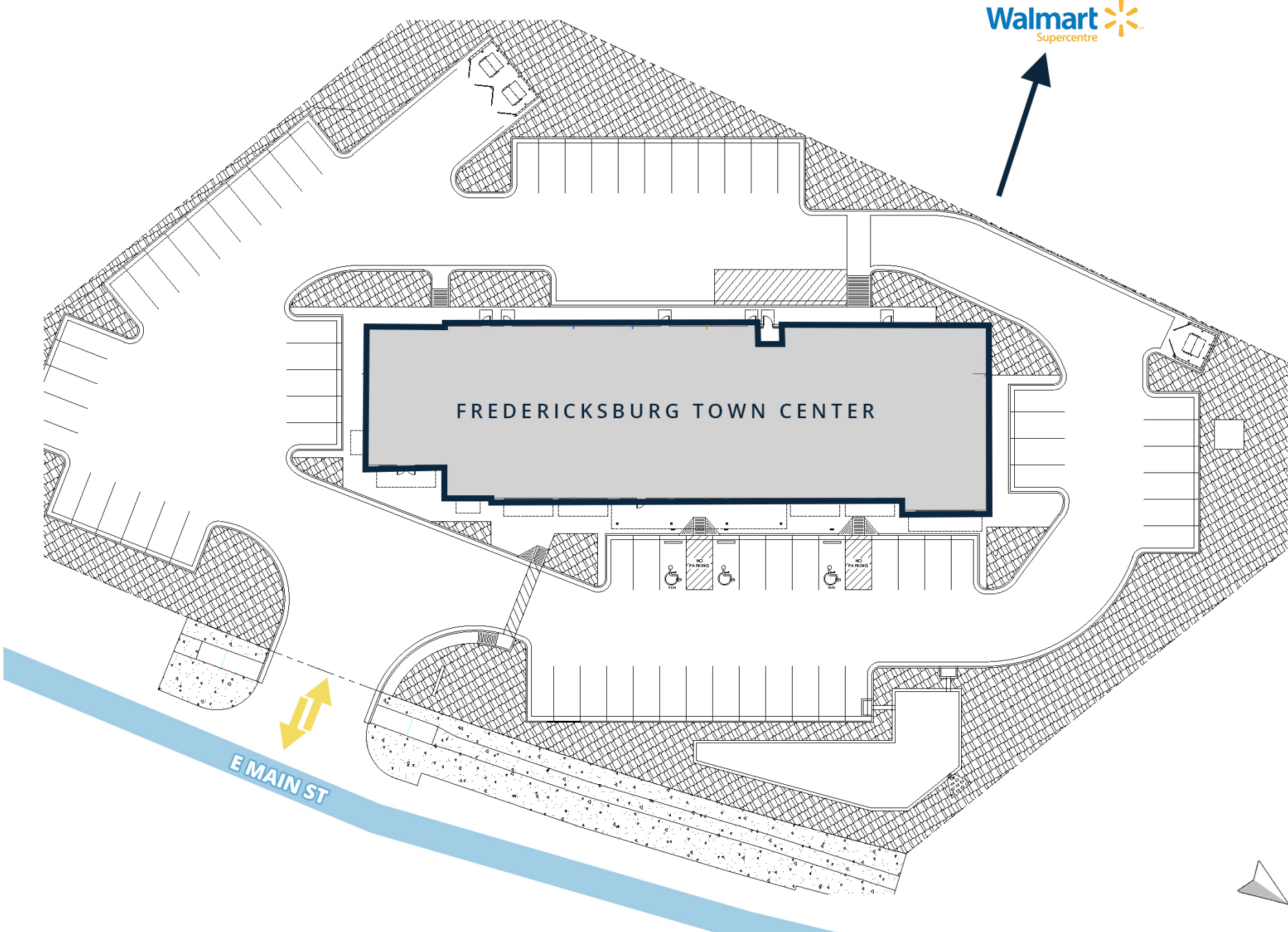
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Hill Country  
RV Park



**LEASE OUTLINE DRAWING**

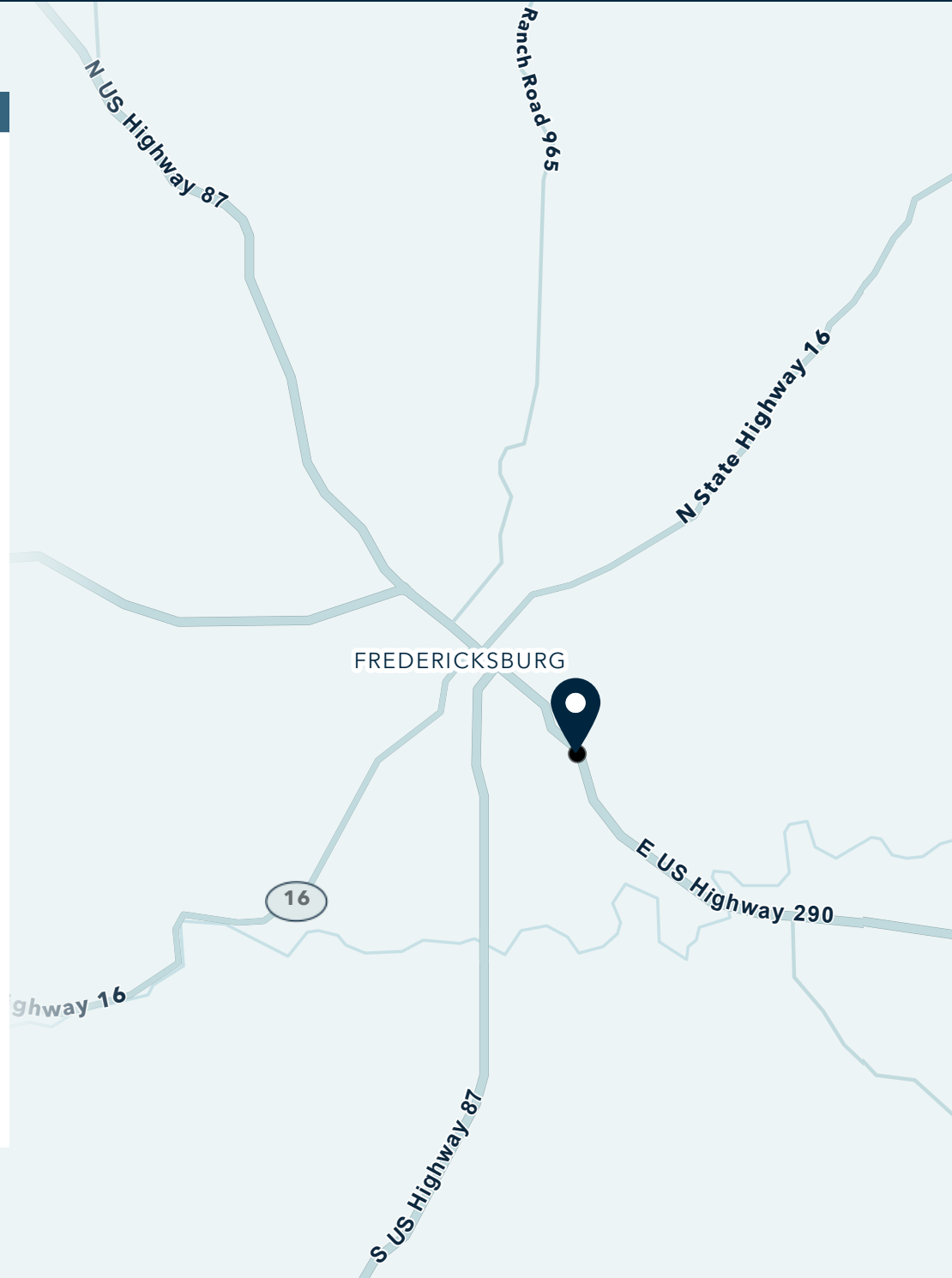






## Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2026 Estimated Population	2,857	13,043	16,617
2031 Projected Population	2,942	13,409	17,124
Projected Annual Growth Rate 2026 to 2031	0.59%	0.56%	0.60%
<b>Daytime Population</b>			
2026 Daytime Population	3,950	17,994	20,917
Workers	2,476	11,032	12,069
Residents	1,474	6,962	8,848
<b>Income</b>			
2026 Est. Average Household Income	\$100,545	\$108,342	\$111,344
2026 Est. Median Household Income	\$63,272	\$69,045	\$71,965
<b>Households &amp; Growth</b>			
2026 Estimated Households	1,235	5,825	7,282
2031 Estimated Households	1,288	6,081	7,621
Projected Annual Growth Rate 2026 to 2031	0.84%	0.86%	0.91%
<b>Race &amp; Ethnicity</b>			
2026 Est. White	63%	74%	74%
2026 Est. Black or African American	1%	1%	1%
2026 Est. Asian or Pacific Islander	1%	1%	1%
2026 Est. American Indian or Native Alaskan	1%	1%	1%
2026 Est. Other Races	12%	8%	7%
2026 Est. Hispanic	41%	28%	27%

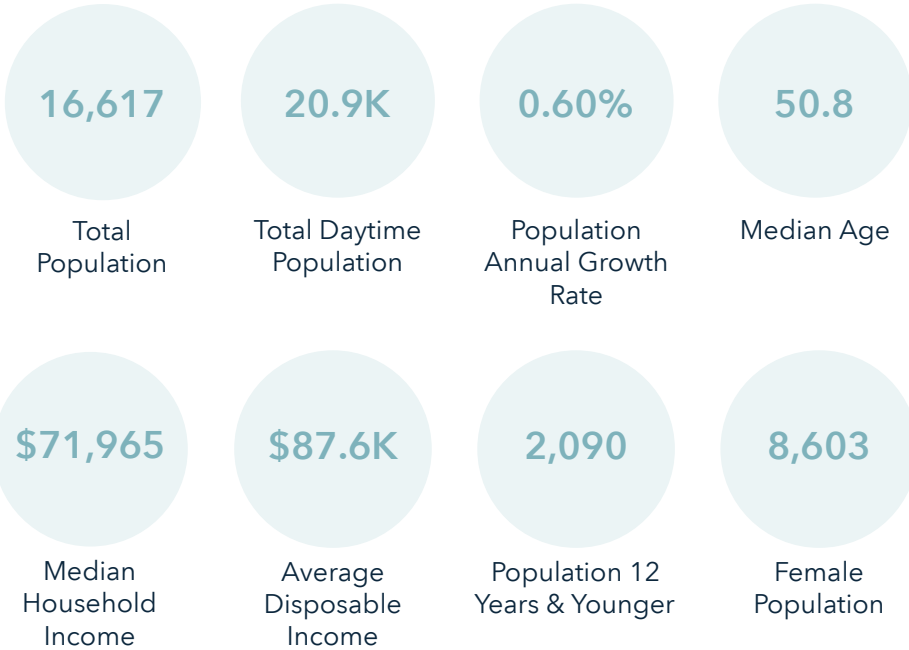


**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



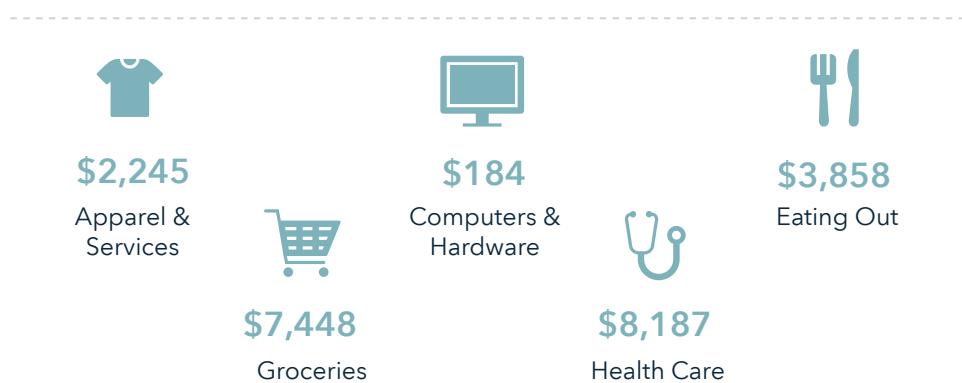
## Ring of 5 Miles

### Key Facts

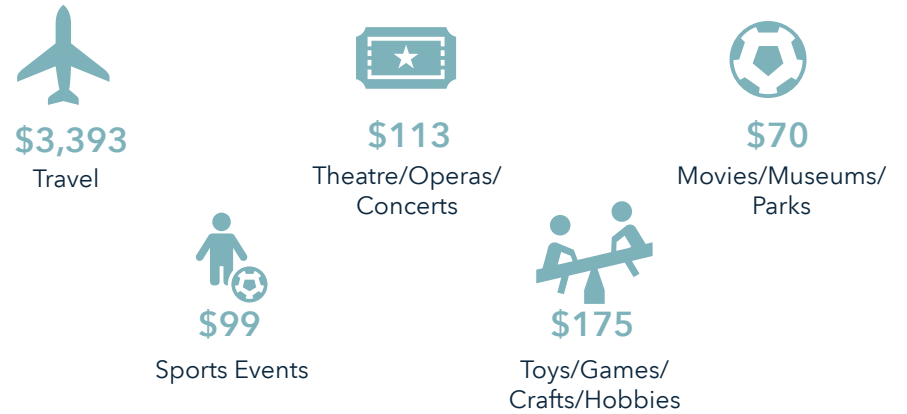


### Annual Household Spending

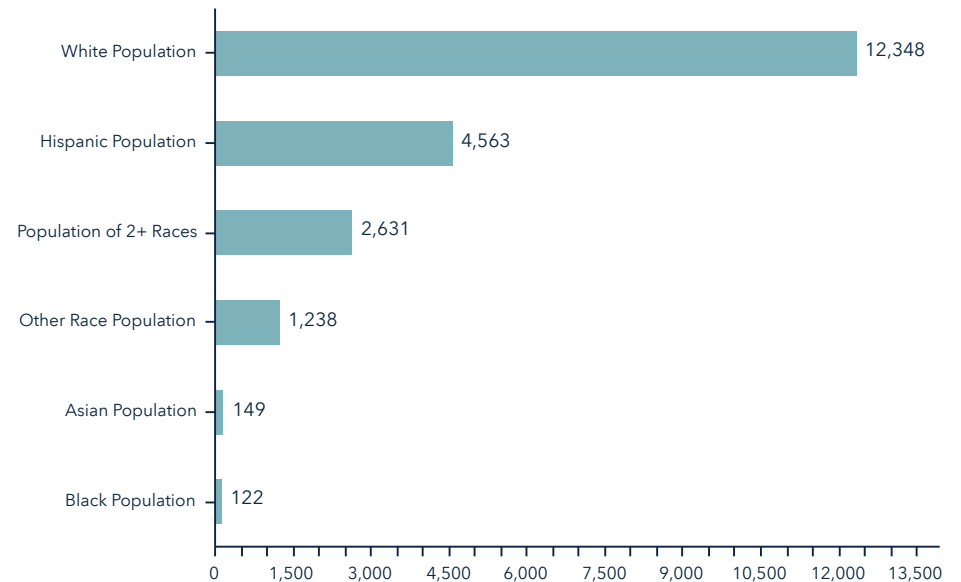
#### ANNUAL HOUSEHOLD SPENDING



### Annual Lifestyle Spending



### Race





# Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



**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 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. 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:
  - 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 license holder acts as a subagent when aiding 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.

SRS Real Estate Partners	9005621	louie.tijerina@srsre.com	512.236.4600
<i>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Louie Tijerina	655302	louie.tijerina@srsre.com	956.455.7807
<i>Designated Broker of Firm</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>

Webb Sellers	589055	webb.sellers@srsre.com	210.504.2781
<i>Licensed Supervisor of Sales Agent/Associate</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Drew Allen	656732	drew.allen@srsre.com	210.504.1242
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<i>Buyer Initials</i>	<i>Tenant Initials</i>	<i>Seller Initials</i>	<i>Landlord Initials</i>
			<i>Date</i>



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**SRS REAL ESTATE PARTNERS**

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