

# 802 W Main Street

FREDERICKBURG, TX



FOR LEASE

PROMINENT  
INTERSECTION OF  
CHERRY AND MAIN

1,800 SQFT  
RETAIL/OFFICE SPACE

\$6,500 TOTAL RENT  
(BASE + NNN)



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# OVERVIEW



Located at 802 W Main Street in Fredericksburg, Texas, this property has undergone a comprehensive renovation to present a modern, open, and expansive space ideal for retail or office use.

Spanning over 1,800 square feet at the prominent intersection of Cherry and Main, this location is perfectly suited for a variety of businesses, including a retail store, professional office, or a tasting room.

This property benefits from its prestigious Main Street address and is in an area where quality office spaces are scarce, enhancing its appeal. Additionally, the availability of ample parking in the vicinity further increases its attractiveness, making it a highly sought-after option in Fredericksburg.

# LISTING DETAILS



GILLSEPIE

COUNTY

27,477

POPULATION

49.7

MEDIAN  
AGE

COMMERCIAL

PROPERTY  
SUBTYPE

1,800

SQFT

## MARKETING FACTORS + AREA RESEARCH

### FREDERICKSBURG, TX

Fredericksburg, Texas, is a charming and historic town located in the heart of the Texas Hill Country. Known for its rich German heritage, Fredericksburg was founded by German immigrants in 1846, and this influence is still prominently seen in the town's architecture, festivals, and cuisine.

The town is famous for its picturesque Main Street, lined with boutiques, art galleries, and traditional German eateries. Fredericksburg is also a hub for wine enthusiasts, surrounded by numerous vineyards and wineries that offer tastings and tours.

The area boasts beautiful natural surroundings, including Enchanted Rock State Natural Area, which offers opportunities for hiking, rock climbing, and enjoying panoramic views of the countryside. With its blend of cultural history, natural beauty, and modern amenities, Fredericksburg provides a unique and delightful experience for visitors and residents alike.

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# LOCATION DETAILS

## FREDERICKSBURG, TX

Investing in commercial real estate in Fredericksburg, TX, can be a strategic decision due to several key factors:

### 1. TOURISM AND HOSPITALITY OPPORTUNITIES

Fredericksburg is a popular tourist destination known for its historic German heritage, wineries, and picturesque Hill Country scenery. This drives a consistent flow of visitors to the area, benefiting retail, hospitality, and entertainment sectors. Investing in properties that cater to tourists, such as hotels, restaurants, and retail shops, could yield significant returns.

### 2. GROWING LOCAL ECONOMY

The local economy in Fredericksburg is robust and diversified, encompassing agriculture, retail, and a growing arts scene. This economic stability makes it a safe environment for investment, particularly in commercial spaces that support these industries.

### 3. DEMOGRAPHIC TRENDS

The population in Fredericksburg is growing, with an influx of both retirees and professionals working remotely. This demographic shift is increasing demand for services, healthcare, and lifestyle amenities, which commercial real estate investments can capitalize on.

### 4. LIMITED SUPPLY

Fredericksburg's strict zoning laws and the preservation of its historic character limit new construction, which can reduce the supply of available commercial properties. This scarcity can drive up property values and rental rates, benefiting property owners.

### 5. TAX ADVANTAGES

Texas offers several tax advantages for commercial real estate owners, such as no state income tax and potential breaks on property taxes, particularly if the property is used for certain agricultural purposes.



# LOCATION DETAILS

## PROXIMITY TO MAJOR CITIES

Fredericksburg is strategically located within reasonable driving distances from several major Texas cities, enhancing its accessibility for business and tourism:

- **Austin:** Approximately 75 miles east, roughly a 1.5-hour drive. This proximity to the state capital allows easy access to a larger metropolitan area and its business networks.
- **San Antonio:** About 70 miles southeast, around a 1-hour drive. Close to another major market, this offers additional opportunities for business and leisure.
- **Houston:** Roughly 240 miles east, which is about a 4-hour drive. Being accessible to Houston allows businesses in Fredericksburg to tap into the larger Gulf Coast economic region.
- **Dallas/Fort Worth:** Approximately 250 miles northeast, around a 4 to 5-hour drive. This links Fredericksburg to the bustling North Texas region, expanding potential business and consumer markets.

## CONCLUSION

Investing in commercial real estate in Fredericksburg offers several benefits, from capitalizing on the strong local tourism market to leveraging the town's growing demographic trends. Its strategic location relative to major Texas cities enhances its appeal as a center for commerce and leisure, making it an attractive option for real estate investors.



# MEET THE TEAM

## MARK BUKOWSKI

DIRECTOR OF LAND & RANCH SALES, PARTNER

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Mark's profound respect for and expertise in the realm of ranching were cultivated through the ownership and operation of numerous ranch properties spanning from Texas to Colorado. These endeavors have endowed him with an extensive reservoir of knowledge and profound insights into the management, valuation, ownership, and cultural aspects of these lands.

His participation in Ranch Horse & Reined Cow Horse competitions, coupled with his tenure on various boards including his role as the former vice president of the Working Ranch Cowboy Association, further enhances his capacity to provide comprehensive insights.

Mark's acumen extends to intricate domains such as water and mineral rights, bolstered by a robust network of contacts and resources. His unparalleled commitment to customer service and his involvement in numerous successful real estate transactions substantiate his unmatched expertise.

Additionally, Mark's experience within his family's century-old construction enterprise, where he steered multi-million dollar projects from conception to fruition, has engendered his reverence for principled, enduring business relationships.

This ethos propels his unwavering commitment to equipping and advising his clients in navigating intricate real estate transactions.

Holding valid real estate licenses in both Colorado and Texas, Mark stands as a trailblazer in issues pertaining to water rights and other land-specific matters in both states. His nuanced comprehension of factors influencing the acquisition and conservation of land, ranches, and diverse property types enriches his guidance.

# MEET THE TEAM

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With a deep-seated enthusiasm inspired by Boerne's distinctive heritage and promising future, Charlie infuses a contemporary allure into his community, all the while paying homage to its rich cultural legacy.

This fervor is prominently displayed in the noteworthy commercial ventures where Charlie serves as the creative visionary, guided by his commitment to fostering sustainable growth of the highest quality in Boerne and the surrounding Texas hill country.

In addition to his aspiration to incorporate the best of Boerne's history into his ongoing projects and commercial listings throughout the state, Charlie's results-oriented business acumen empowers him to adeptly handle intricate deals and projects, all while arming his clients with the knowledge to make well-informed decisions throughout the process.

Ultimately, Charlie's multifaceted drive centers around closing deals and simultaneously enabling his clients to embark on a stress-free, fulfilling journey, allowing them to actively participate in building a legacy for both themselves and their community.

## RIDDLE & BUKOWSKI | LEGACY BROKER GROUP

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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.

11-2-2015



**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.

**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:
  - 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.

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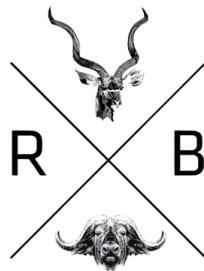


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**NOTABLE TRANSACTIONS/PROJECTS**

- The Boerne Mercantile: Acquisition/Buyer
- The William "Crescent Quarters": Acquisition/Buyer
- Historic Bergmann Lumber Property: Master Lease/Owners
- 17 Herff: 26 Acre Master Planned Mixed Use Development
- 470 Main Street "The Historic Sach's Garage"
- Historic 325 S Main Street/110 Theissen: multi prop acquisition for renovation
- 134 Oak Park- Harz Gas Station: off market/owners/buyers
- Historic 35 Old San Antonio Rd: Sale/Owner
- The Dienger Trading Co.
- Wheeler's Outfitters & Feed

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