

# Building, Pad Site Available

4250 Fredericksburg Rd | San Antonio, TX 78201



FOR SALE OR FOR LEASE

1.07 AC

LOT SIZE

3,290 SF

BUILDING SIZE

Contact  
Broker

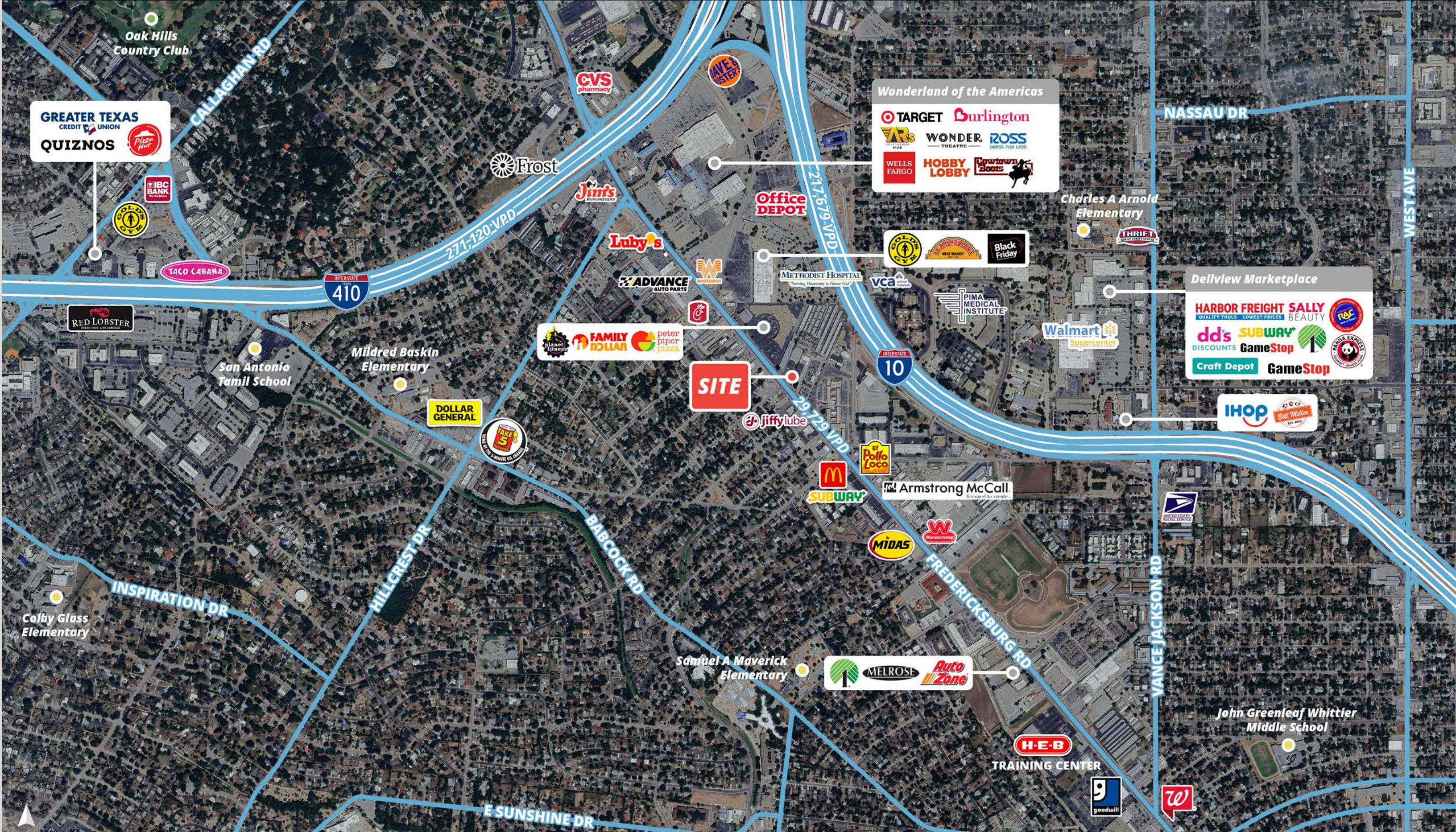
PRICE

## ABOUT THE PROPERTY

- Tenant still operating; please do not disturb
- Tenant has ability to vacate with 60 days' notice
- Contact Broker for additional details

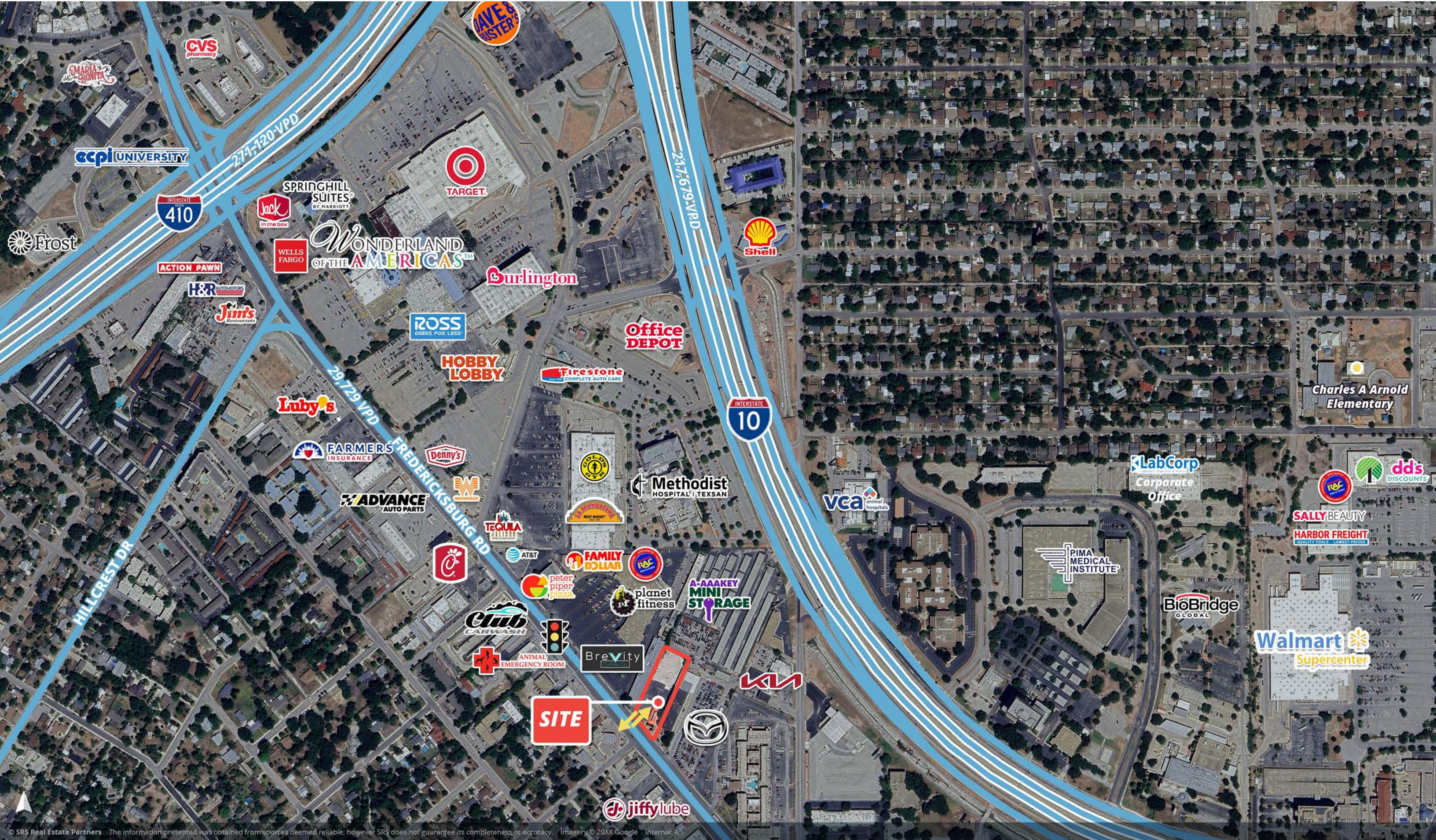
## JOIN THESE NEARBY RETAILERS





Site Aerial

4250 Fredericksburg Rd | San Antonio, TX 78201



# Survey

4250 Fredericksburg Rd | San Antonio, TX 78201

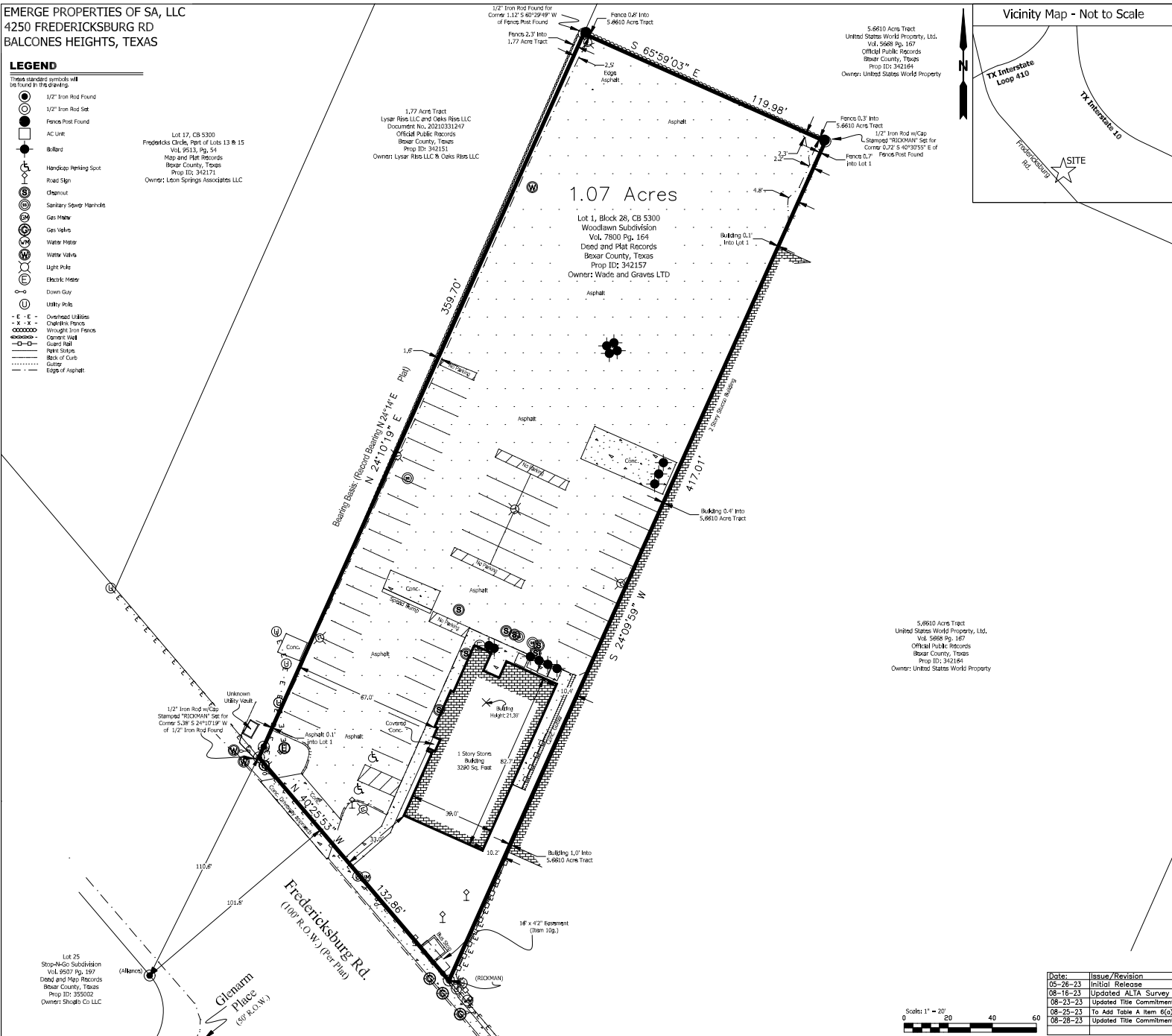


EMERGE PROPERTIES OF SA, LLC  
4250 FREDERICKSBURG RD  
BALCONES HEIGHTS, TEXAS

## LEGEND

These standard symbols will be found in this drawing.

- 1/2" Iron Rod Found
- 1/2" Iron Rod Set
- Fence Post Found
- AC Unit
- Billboard
- Handicap Parking Spot
- Road Sign
- Chaparral
- Sanitary Sewer Mainline
- Gas Meter
- Gas Valve
- Water Meter
- Water Valve
- Light Pole
- Electric Meter
- Down Gully
- Utility Pole
- Overhead Utilities
- Chaparral Poles
- Whirlpool Iron Poles
- Concrete Wall
- Reinforced Concrete
- Block of Curb
- Gutter
- Edges of Asphalt



Vicinity Map - Not to Scale

**ALTA/NSPS LAND TITLE SURVEY OF**  
TRACT 2: LOT 1, BLOCK 28, CB 5300, WOODLAWN SUBDIVISION, IN THE CITY OF BALCONES HEIGHTS, BEXAR COUNTY, TEXAS, ACCORDING TO VOLUME 7800, PAGE 164, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AS DESCRIBED IN WARRANTY DEED TO WADE AND GRAVES, LTD., OF RECORD IN VOLUME 7689, PAGES 181 - 183, AND DOCUMENT NO. 98-0191702, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

**Survey Notes:**  
1. Bearings Based on NAD83 Texas South Central Zone 4204: International Feet.  
2. Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents as may be promulgated by an Architectural Control Committee.

**COMMITMENT FOR TITLE INSURANCE**  
ISSUED BY: Fidelity National Title Insurance Company  
ISSUED: August 25, 2023  
G.F. NO. FT-24411-9001182300201-LW  
EFFECTIVE: August 9, 2023

### TITLE COMMITMENT AS IT PERTAINS ONLY TO TRACT 2: LOT 1, BLOCK 28, CB 5300

10f. Blanket Type Ingress & Egress Easement to City of San Antonio for Electric line right-of-way, per Vol. 1155, Pg. 705, Official Public Records, Bexar County, Texas; DOES AFFECT.  
10g. 15' x 42' Easement to VIA Metropolitan Transit for VIA Bus Stop Sign No. 42999c, per Vol. 14279, Pg. 770, Official Public Records, Bexar County, Texas; DOES AFFECT, AS SHOWN.

### TABLE A ITEMS

- Monuments placed as are shown on the survey.
- The address of the surveyed property is "4250 Fredericksburg Rd, San Antonio, Texas".
- According to the Flood Insurance Rate Map (FIRM) No. 48029C0381H, dated June 19, 2020, this property is located in Zone X; Areas determined to be outside the 0.2% annual chance floodplain.
- Gross Land Area is 1.07 acres, more or less.
- Per Zoning letter dated August 23, 2023 from City of Balcones Heights: This property is zoned "MXD" Mixed Use District.
- The exterior dimensions of all buildings at ground level are shown on the survey.
- The square footage of exterior footprint of all buildings on subject property is as shown on the survey.
- The building height of all buildings on subject property is as shown on the survey.
- All substantial features observed during the process of conducting the field work are shown on the survey.
- As shown on the survey, the number of parking spaces are as follows:
  - 2 Handicapped Parking Spaces
  - 46 Standard Parking Spacesfor a total of 48 Parking Spaces as shown on the survey.
- There are no Divisions or Party Walls to adjoining properties.
- Names of adjoining owners according to current tax records are as shown on the survey.
- Distances to the closest streets are shown on the survey.
- Any recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork are shown on survey.
- No information of proposed changes in street right-of-way lines was made available to the Surveyor at time of survey.
- No known plottable offsite easements were found applicable or have been provided by Title Company.
- Professional liability insurance policy certificate can be provided.

To: Prosperity Bank Prosperity Bank, as Administrative Agent for the benefit of the Secured Parties, and their successors and assigns; Emerge Plaza of San Antonio, LLC; Emerge Properties, LLC; Emerge Properties of SA, LLC, a Texas limited liability company; and Fidelity National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18, and 19 of Table A thereof. The fieldwork was completed on May 23, 2023, and July 10, 2023.

Marion Ruth Bolton

8-28-23

Marion Ruth Bolton  
Registered Professional Land Surveyor No. 4727  
Job No.: 23-056-02



**RICKMAN**  
LAND SURVEYING, LLC

TBPLS FIRM NO. 101919-00  
419 BIG BEND  
CANYON LAKE, TEXAS 78133  
PHONE (830) 935-2457  
WWW.RICKMANLANDSURVEYING.COM  
cheryl@rickmanlandsurveying.com

Date	Issue/Revision
05-26-23	Initial Release
08-16-23	Updated ALTA Survey
08-23-23	Updated Title Commitment
08-25-23	To Add Table A Item 6(c).
08-28-23	Updated Title Commitment



## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 Mile	3 Miles	5 Miles
2025 Estimated Population	15,052	143,041	374,308
2030 Projected Population	14,469	138,372	366,793
Proj. Annual Growth 2025 to 2030	-0.79%	-0.66%	-0.40%

### Daytime Population

2025 Daytime Population	21,687	203,004	504,731
Workers	13,598	129,320	316,745
Residents	8,089	73,684	187,986

### Income

2025 Est. Average Household Income	\$58,083	\$67,645	\$78,364
2025 Est. Median Household Income	\$42,484	\$51,012	\$54,335

### Households & Growth

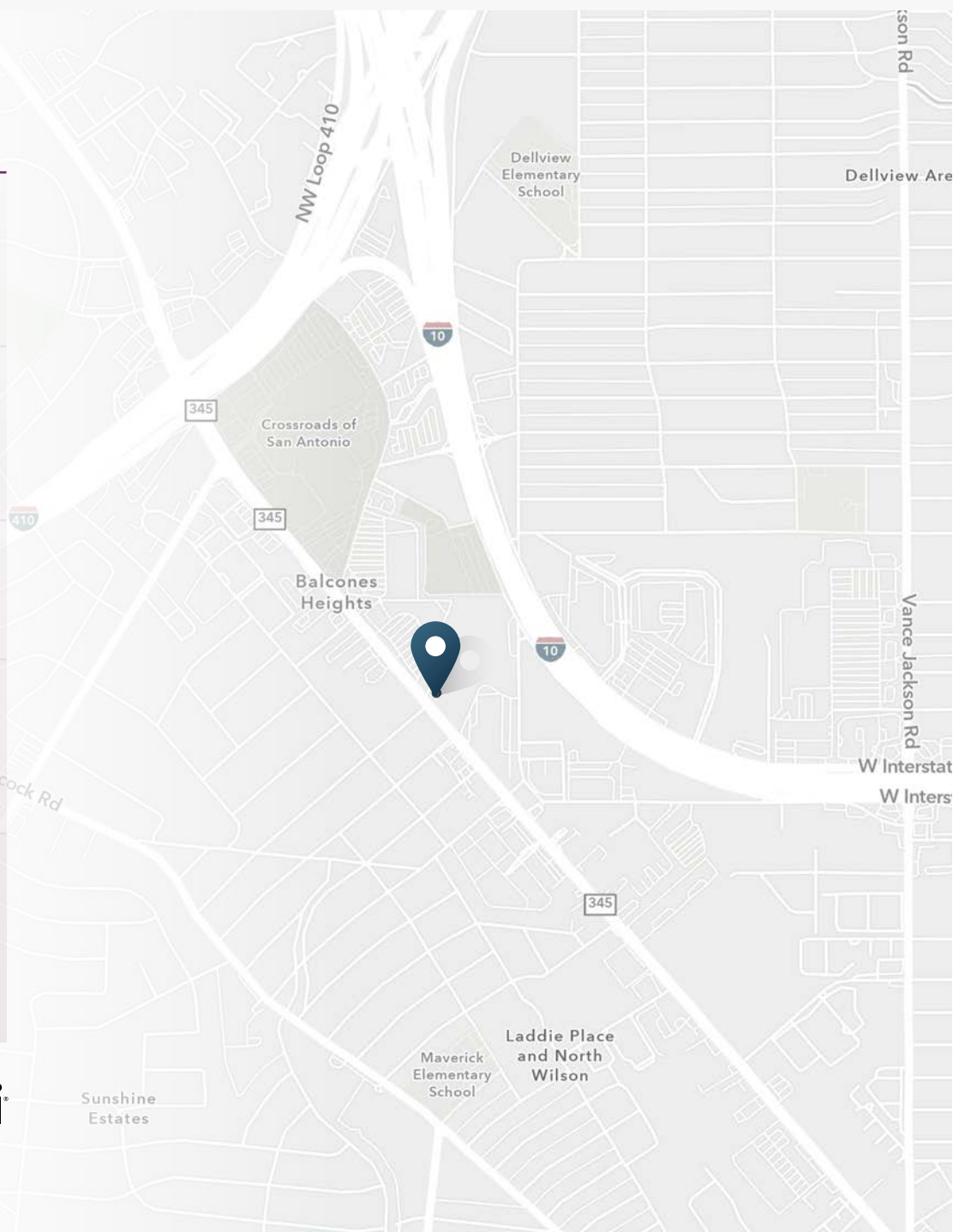
2025 Estimated Households	6,744	59,857	155,595
2030 Estimated Households	6,634	59,301	156,174
Proj. Annual Growth 2025 to 2030	-0.33%	-0.19%	0.07%

### Race & Ethnicity

2025 Est. White	37%	38%	41%
2025 Est. Black or African American	6%	5%	5%
2025 Est. Asian or Pacific Islander	2%	4%	4%
2025 Est. American Indian or Native Alaskan	2%	2%	1%
2025 Est. Other Races	53%	52%	48%
2025 Est. Hispanic (Any Race)	78%	74%	70%

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

SOURCE



# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



**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 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.

SRS Real Estate Partners	9005621	ryan.johnson@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.540.3285

Webb Sellers	589055	webb.sellers@srsre.com	210.504.2781
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Drew Allen	656732	drew.allen@srsre.com	210.504.1242
Sales Agent/Associate's Name	License No.	Email	Phone



**SRS Real Estate Partners**  
2101 McCullough Ave  
San Antonio, TX 78212

**Drew Allen**  
210.504.1242  
[drew.allen@srsre.com](mailto:drew.allen@srsre.com)

**SRSRE.COM**

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