

FRITZTOWN CINEMA & THE BACKYARD AMPHITHEATER



14,000 SF CINEMA HOUSE & 1.25-ACRE LIVE MUSIC VENUE ON ±5 ACRES

2253 US HWY 87, FREDERICKSBURG, TX

FREDERICKSBURG ISD

◀ DOWNTOWN
FREDERICKSBURG



FREIDEN MASTER-PLANNED
COMMUNITY DEVELOPMENT

Victor Eckhardt Rd

±5 ACRES

Frieden Pkwy

Otto Exkhardt Rd

87

10,700 VPD 22

CBRE

O F F E R I N G M E M O R A N D U M

The Offering

CBRE, as exclusive advisor, is pleased to present to qualified investors and developers the opportunity to acquire the former Fritztown Cinema & The Backyard Amphitheater, situated on ±5 acres in the City of Fredericksburg. Fredericksburg has become the most sought-after location within the Texas Hill Country due to the combination of beautiful countryside and old-world charm. With 1.5 million visitors each year Fredericksburg and Gillespie County have jumped to the forefront of growth in the Texas Hill Country as many of these visitors are permanently moving to the area.

Potential for Multiple Creative Uses:



**MOVIE HOUSE &
LIVE MUSIC VENUE**



**DINE-IN
THEATER**



**WINERY W/ TASTING
ROOM & LIVE MUSIC**



**EVENT/WEDDING
RECEPTION VENUE**



Property Description

PROPERTY ADDRESS

2253 US-87
FREDERICKSBURG, TX 78624

FRITZTOWN CINEMA BUILDING SIZE

14,000 SF

THE BACKYARD AMPHITHEATER

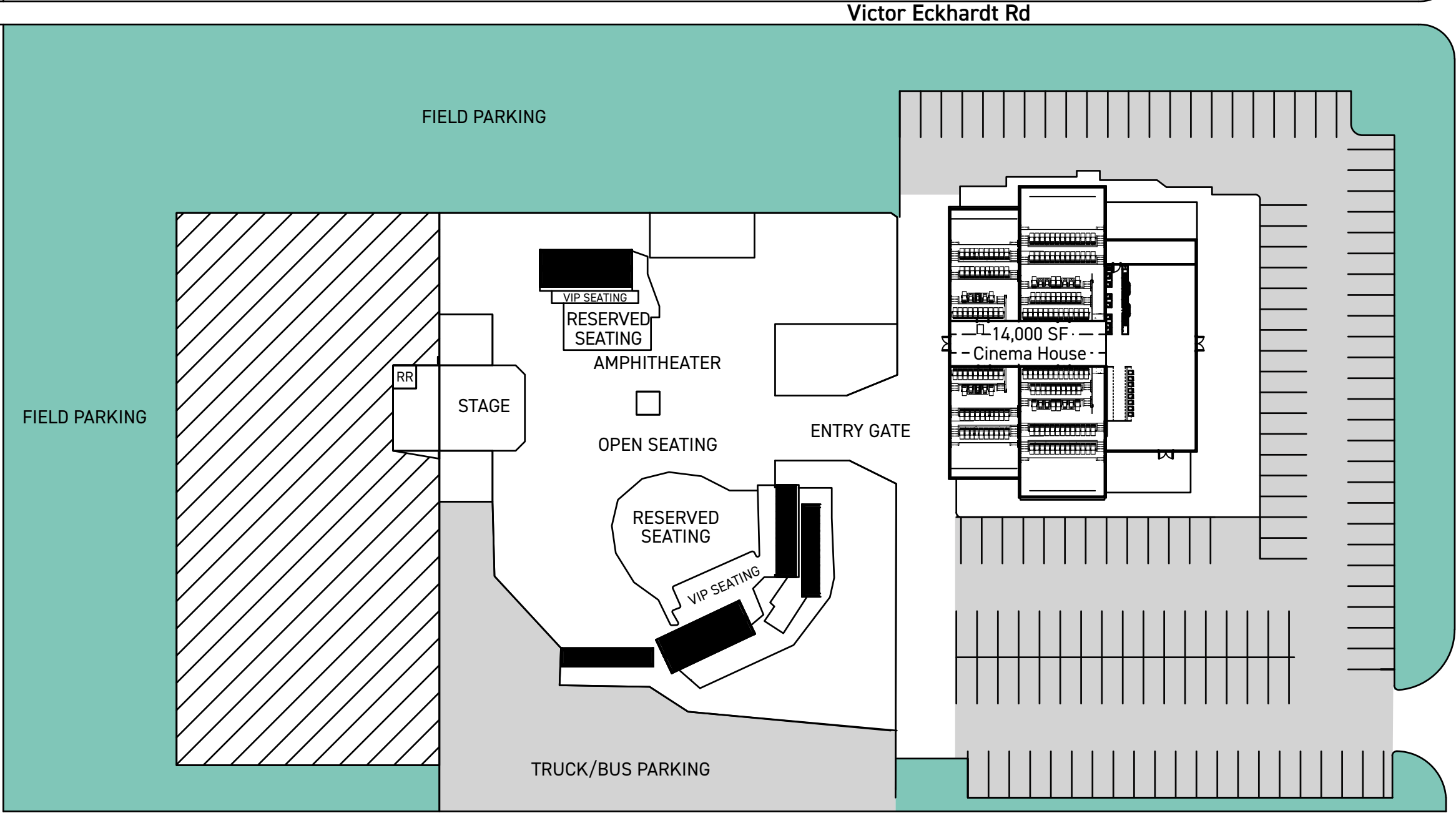
1.25 ACRES

LAND SIZE

±5 ACRES



Site Plan



Location

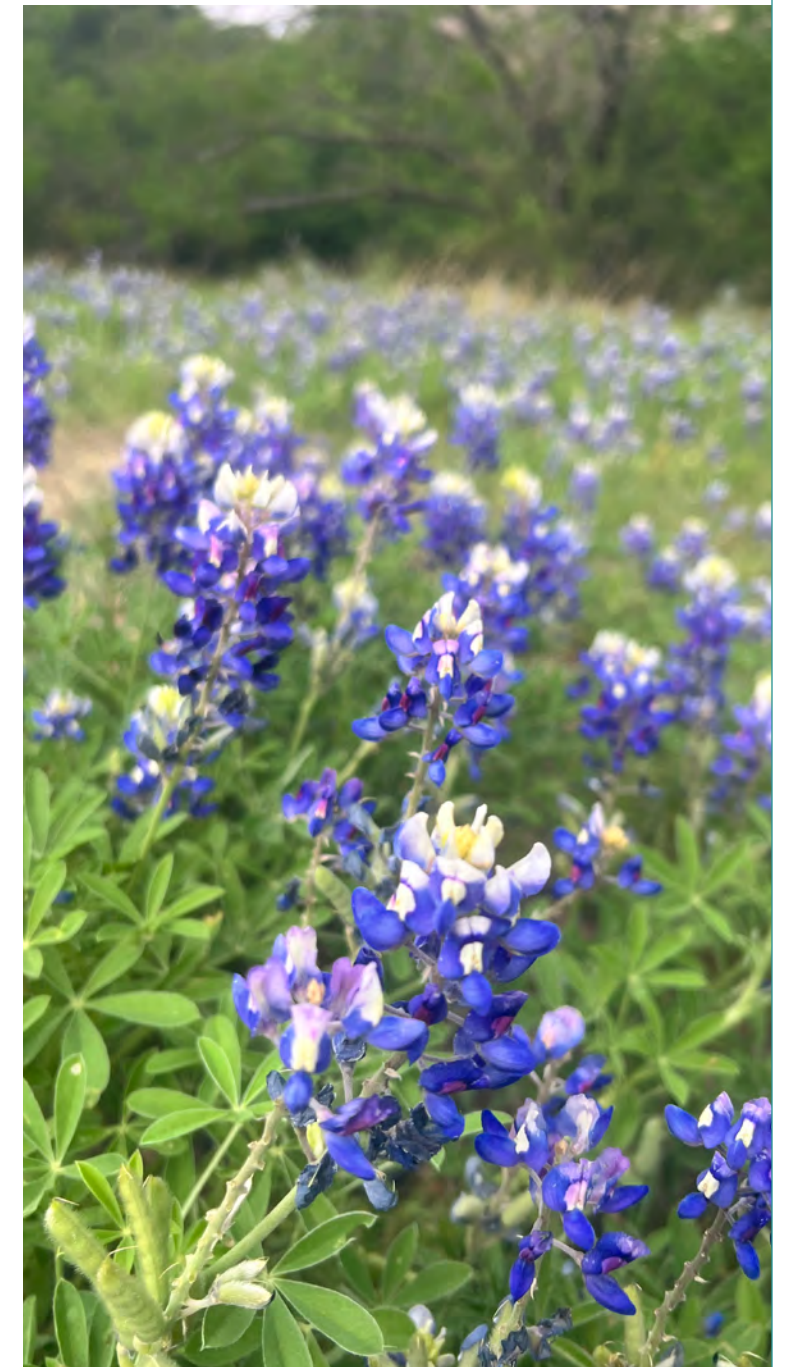
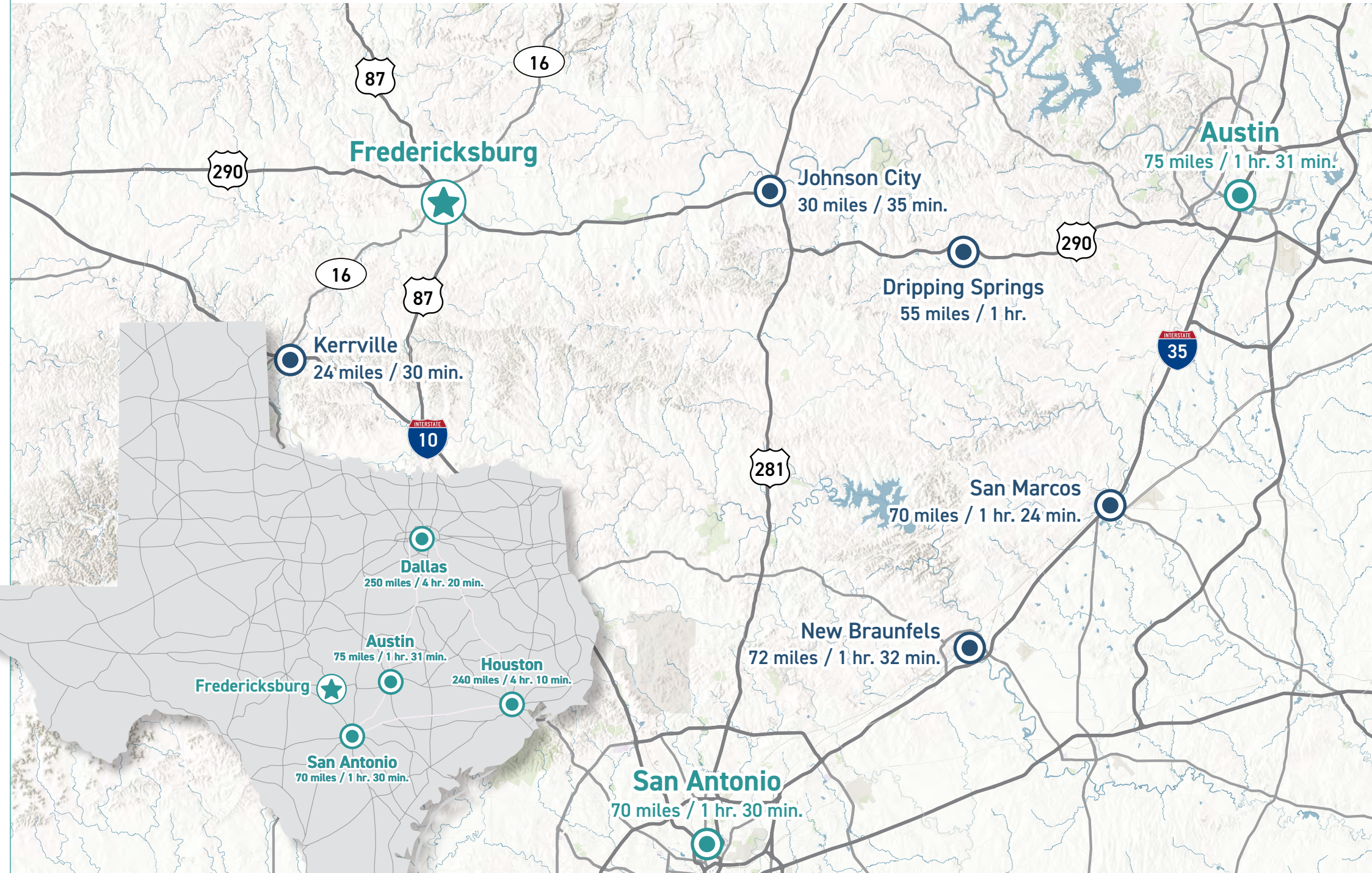
Located along US Hwy 87, the major North-South thoroughfare through Fredericksburg

Victor Eckhardt Rd

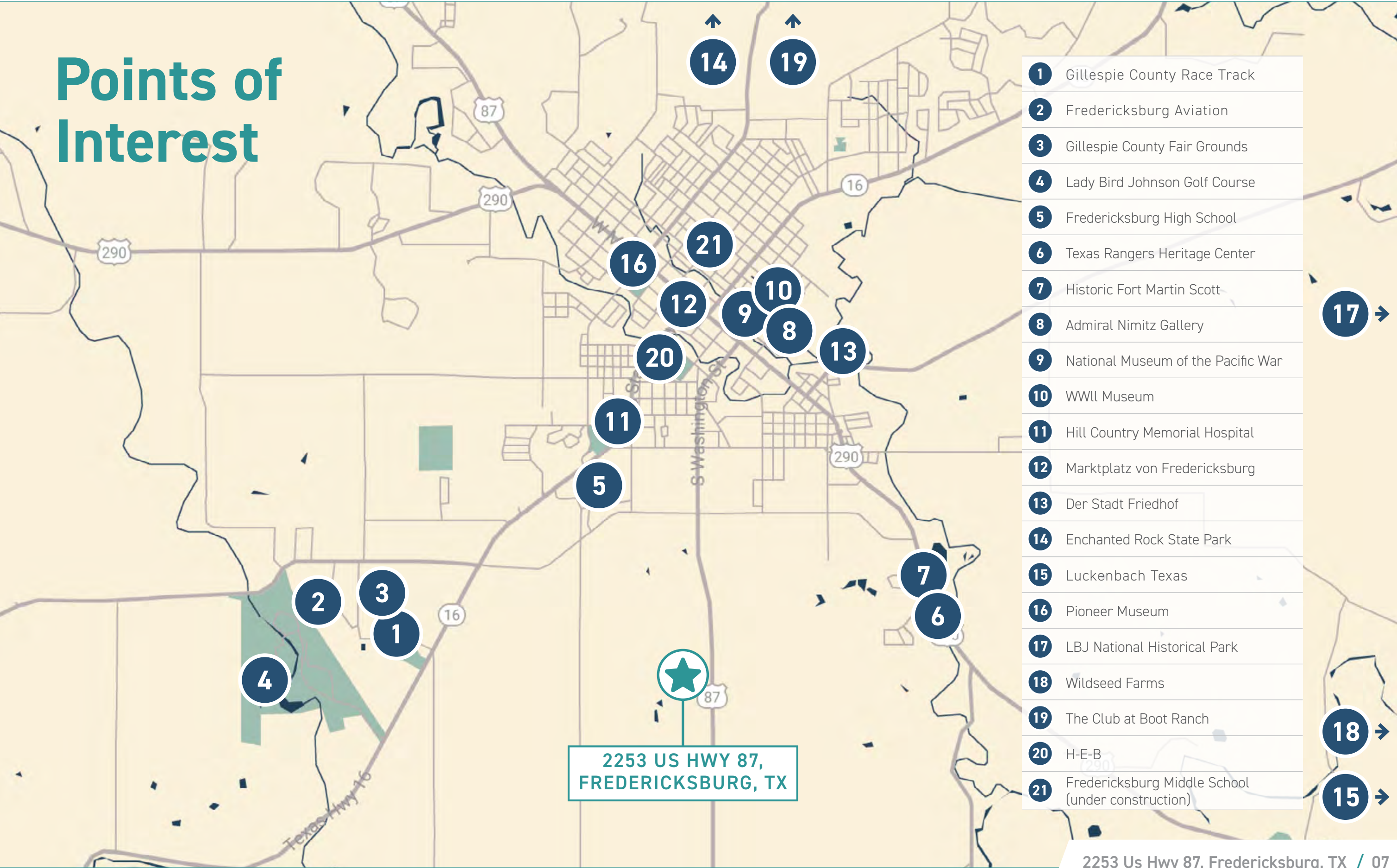


10,700 VPD 22

Drive Times



Points of Interest



Small town charm meets big city sophistication

Close to both Austin and San Antonio, Fredericksburg has become the jewel of the state, blending German heritage with Texas hospitality. Dubbed the Aspen of Texas, Fredericksburg is a quaint small town with upscale restaurants, shopping, and hospitality

| 2023 DEMOS | 1 MILE | 3 MILES | 5 MILES |
|----------------------------------|-----------|-----------|-----------|
| 2023 Population | 1,526 | 10,932 | 15,352 |
| 2023-2028 Population Growth Rate | 2.23% | 0.48% | 0.42% |
| Median Age | 52.20 | 48.60 | 50.00 |
| Average Household Income | \$103,335 | \$96,640 | \$97,879 |
| Average House Value | \$474,533 | \$422,542 | \$429,039 |



Fredericksburg means business

With the addition a select golf development and an exclusive wine industry, the town is fueled by a constant stream of prosperous patrons. The city's high growth and development have paved the way for a variety of amenities such as:

- A lively arts community, with opportunities to study, perform, mentor or volunteer.
- A wine industry that is approaching world-class status.
- Unique and high-end shopping.
- A short commute (within 1.5 hours) to two international airports.
- A rapidly growing regional airport with an extended runway and complete terminal services.
- Mild weather and abundant outdoor activities.
- Top-ranked public and private schools.
- A thriving tourism industry attracting more than 1.5 million visitors each year.
- An independent health care system that consistently ranks among the best in the nation.



Affiliated Business Disclosure

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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2253 US HWY 87, FREDERICKSBURG, TX

For additional information, please contact:

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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.

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. **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.

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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Date