

1703

FREDERICKSBURG RD
SAN ANTONIO, TX 78201

FOR SALE



5,112 SF Store-front Office / Retail Building



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office
www.endurasa.com

DAVID HELD
210.918.6401 direct
210.846.6666 mobile
dheld@endurasa.com

ERIC LUNDBLAD
210.918.6402 direct
210.273.2946 mobile
elundblad@endurasa.com

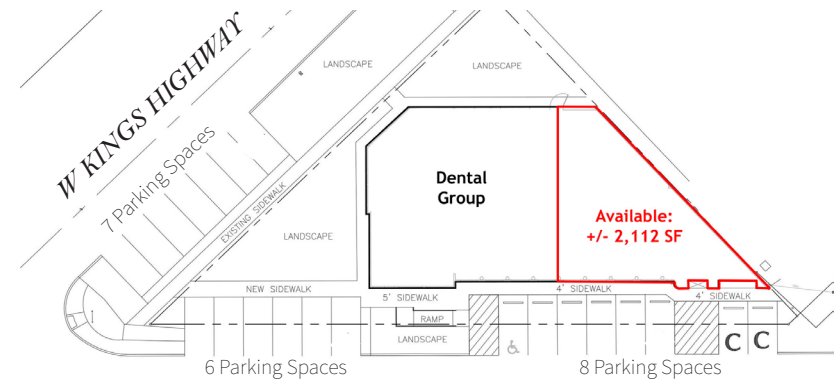
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Location:	Northwest San Antonio (NWC of Fredericksburg Rd & W Kings Hwy)
Building Size:	5,112 SF (on ±0.22 acres)
Vacant Space:	2,112 SF
Existing Tenant:	Shine Dental (3,000 SF) (recently commenced new lease)
Existing Rent:	Year 1: \$66,000 NNN Years 2 - 5: \$72,000 NNN Years 6 - 10: \$79,200 NNN
2023 Estimated NNN Expenses:	\$8.95/SF
Frontage:	±210 feet of frontage on Fredericksburg Rd ±183 feet of frontage on W Kings Hwy
Parking:	4.11/1,000
Zoning:	C-2 (commercial)



FREDERICKSBURG RD

11.6.23

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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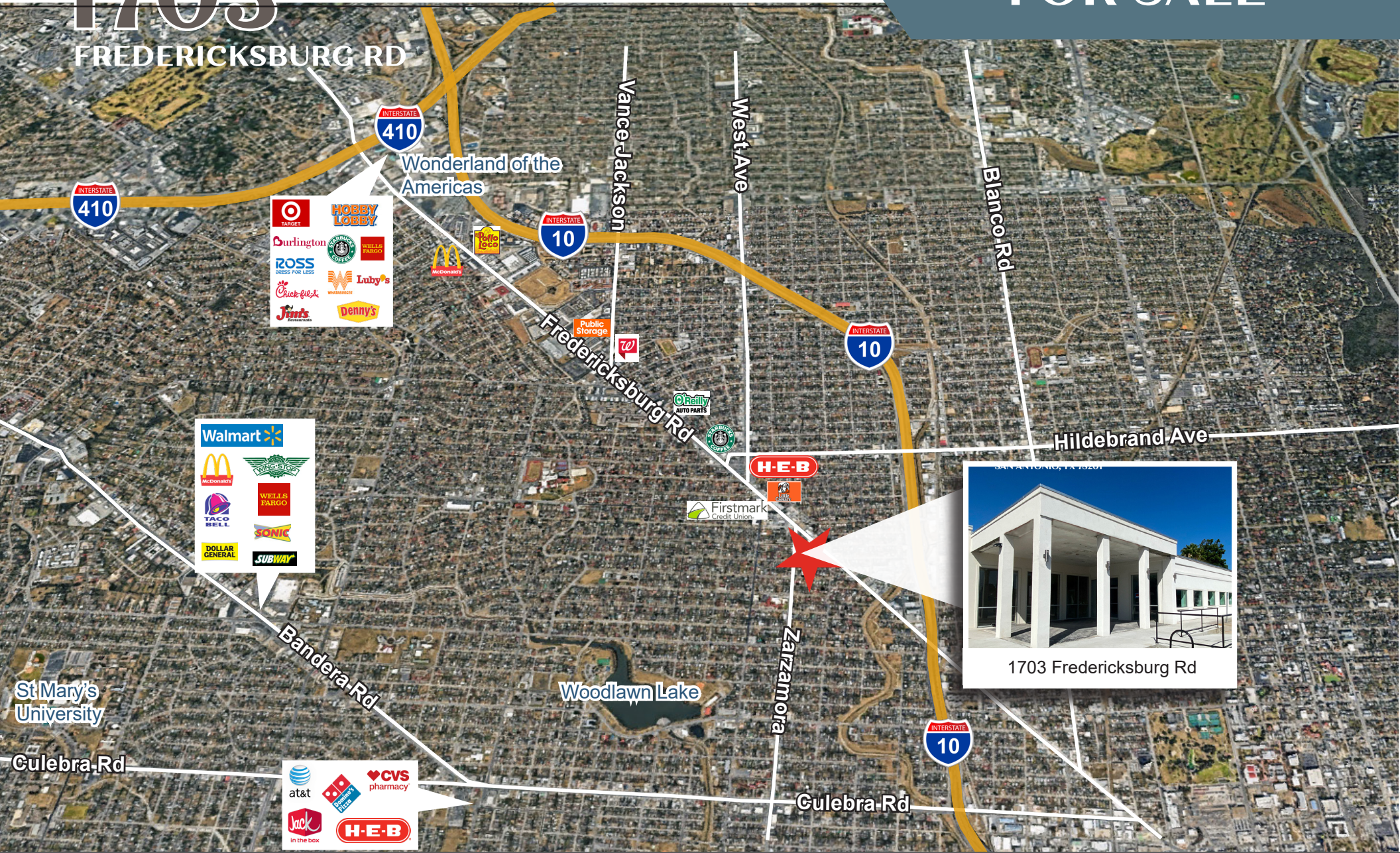
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ENDURA[®]
ADVISORY GROUP
 commercial real estate solutions
 CORFAC INTERNATIONAL *Locally Owned. Globally Connected.*

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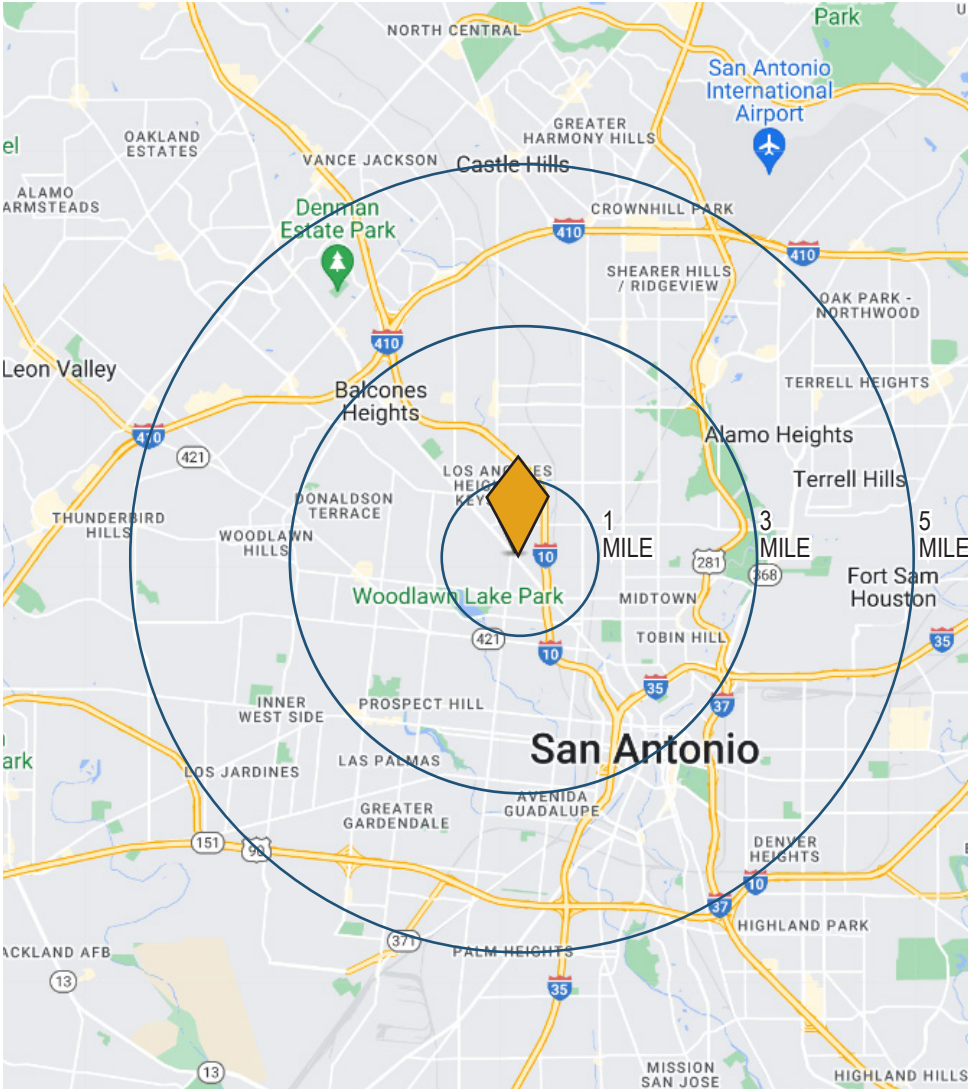
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	1 Mile	3 Mile	5 Mile
Population			
2022 Total Population:	19,788	175,885	441,411
2027 Population Projection:	20,953	187,705	473,835
Population Growth 2022-2027:	0.3%	0.8%	1.2%
Average Age:	38	35.8	35.4
Households			
2022 Total Households:	7,123	59,869	156,031
Household Growth 2022-2027:	1.1%	1.3%	1.4%
Median Household Income:	\$46,367	\$40,733	\$43,156
Average Household Size:	2.7	2.7	2.6
Average Household Vehicles:	2	2	2
Housing			
Median Home Value:	\$159,337	\$124,230	\$136,225
Median Year Built:	1948	1956	1962
Daytime Employment			
Total Businesses:	975	8,681	24,969
Total Employees:	11,679	102,984	272,881
Vehicle Traffic			
Fredericksburg Rd @ San Antonio Blvd:	22,569 vpd		
Fredericksburg Rd @ W Mulberry Ave:	17,671 vpd		

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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.

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:
 - 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.

Endura Advisory Group, GP, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	581037 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Designated Broker of Firm	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Licensed Supervisor of Sales Agent/ Associate	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
David Held Sales Agent/Associate's Name	319600 License No.	dheld@endurasa.com Email	(210) 366-2222 Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Eric Lundblad Sales Agent/Associate's Name	584796 License No.	elundblad@endurasa.com Email	(210) 366-2222 Phone

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