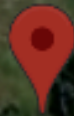


# Prime Development Opportunity

1311 E Main St, Fredericksburg, TX



1311 E Main St



**NOW**  
OFFERED AT  
**\$430K**  
*(Recently Reduced)*

KW COMMERCIAL | HERITAGE  
1717 N Loop 1604 E  
San Antonio, Texas 78232



PRESENTED BY: TODD HESS

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## DISCLAIMER

1311 E Main St, Fredericksburg, TX



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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Each Office Independently Owned and Operated

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#### DOUG CURTIS

Associate Broker Keller Williams Heritage  
O: (210) 493-3030  
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



1311 E Main St, Fredericksburg, TX

# PROPERTY INFORMATION

EXECUTIVE SUMMARY

PROPERTY PHOTOS

PHOTOS

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# EXECUTIVE SUMMARY

1311 E Main St, Fredericksburg, TX



## OFFERING SUMMARY

<b>PRICE:</b>	\$430,000
<b>ZONING:</b>	Commercial (Buyer to Verify)
<b>TOPOGRAPHY:</b>	Generally flat / usable
<b>ACCESS:</b>	Direct frontage on E Main St
<b>VISIBILITY:</b>	High, along major corridor

## TRAFFIC & EXPOSURE

- Located along E Main St / Hwy 290 corridor
- Strong daily vehicle traffic
- Direct visibility from roadway
- Easy ingress/egress

This is one of your strongest selling points

## LOCATION FEATURES

- Minutes from Downtown Fredericksburg
- Situated in Texas Wine Country
- Surrounded by retail, dining, and services
- Near national brands (Walmart, Whataburger, etc.)

## PROPERTY OVERVIEW

Positioned along Fredericksburg's primary growth corridor, this property offers exceptional visibility and development potential in one of Texas's most active tourism markets.

## INVESTMENT HIGHLIGHTS

- Prime frontage along E Main Street
- Direct access to Highway 290
- High daily traffic + tourism exposure
- Surrounded by established businesses
- Located in Texas Wine Country
- Strong appreciation potential
- Recently reduced pricing

## WHY FREDERICKSBURG?

### A PREMIER TEXAS DESTINATION:

- 3M+ annual visitors
- Top U.S. wine region
- Affluent tourism base

### ECONOMIC GROWTH

- Rapid development
- Rising property values
- Strong business demand

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# PROPERTY PHOTOS

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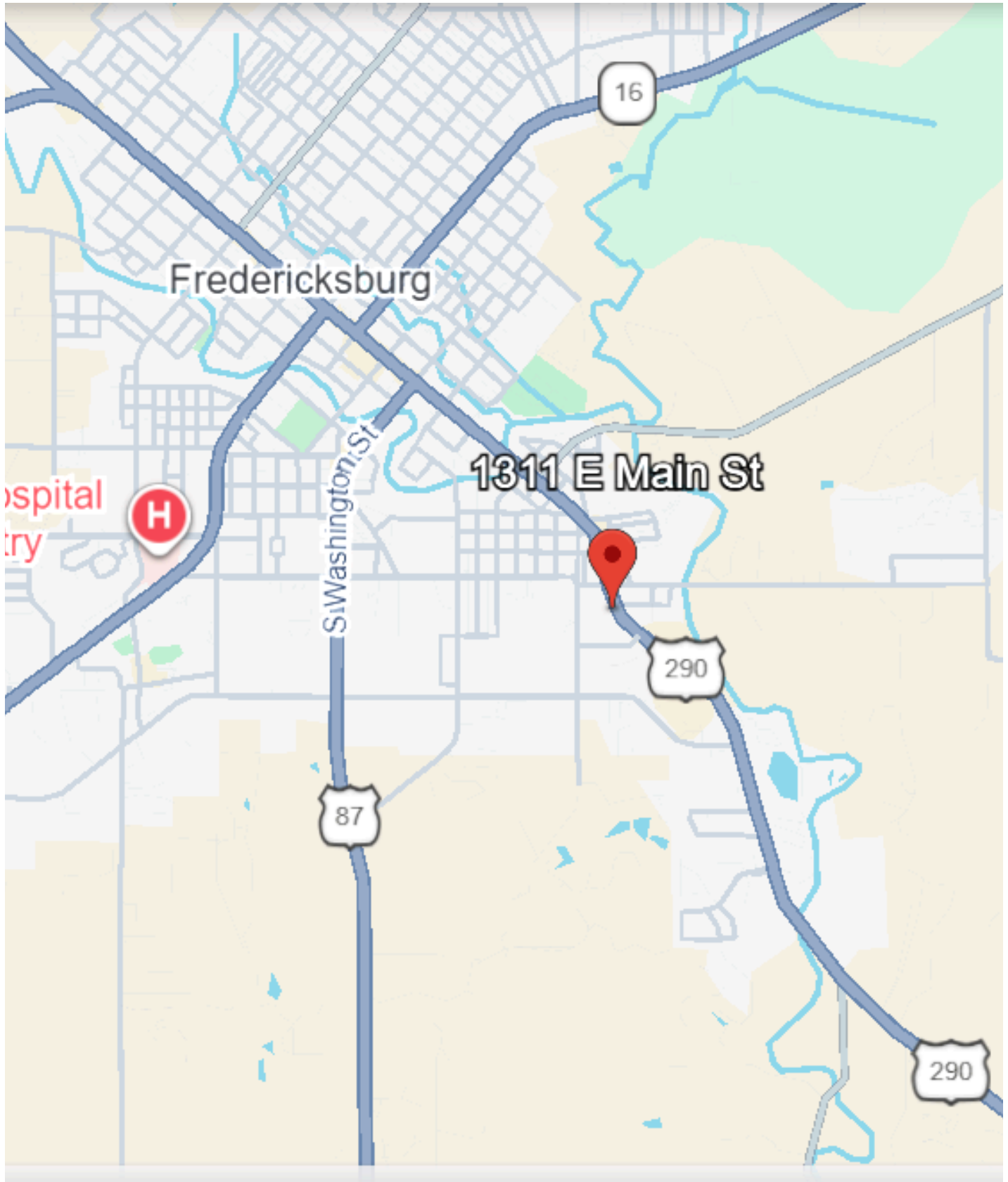
# LOCATION INFORMATION

# 2

REGIONAL MAP  
LOCATION MAPS  
SURVEY AND SITE PLAN

## REGIONAL MAP

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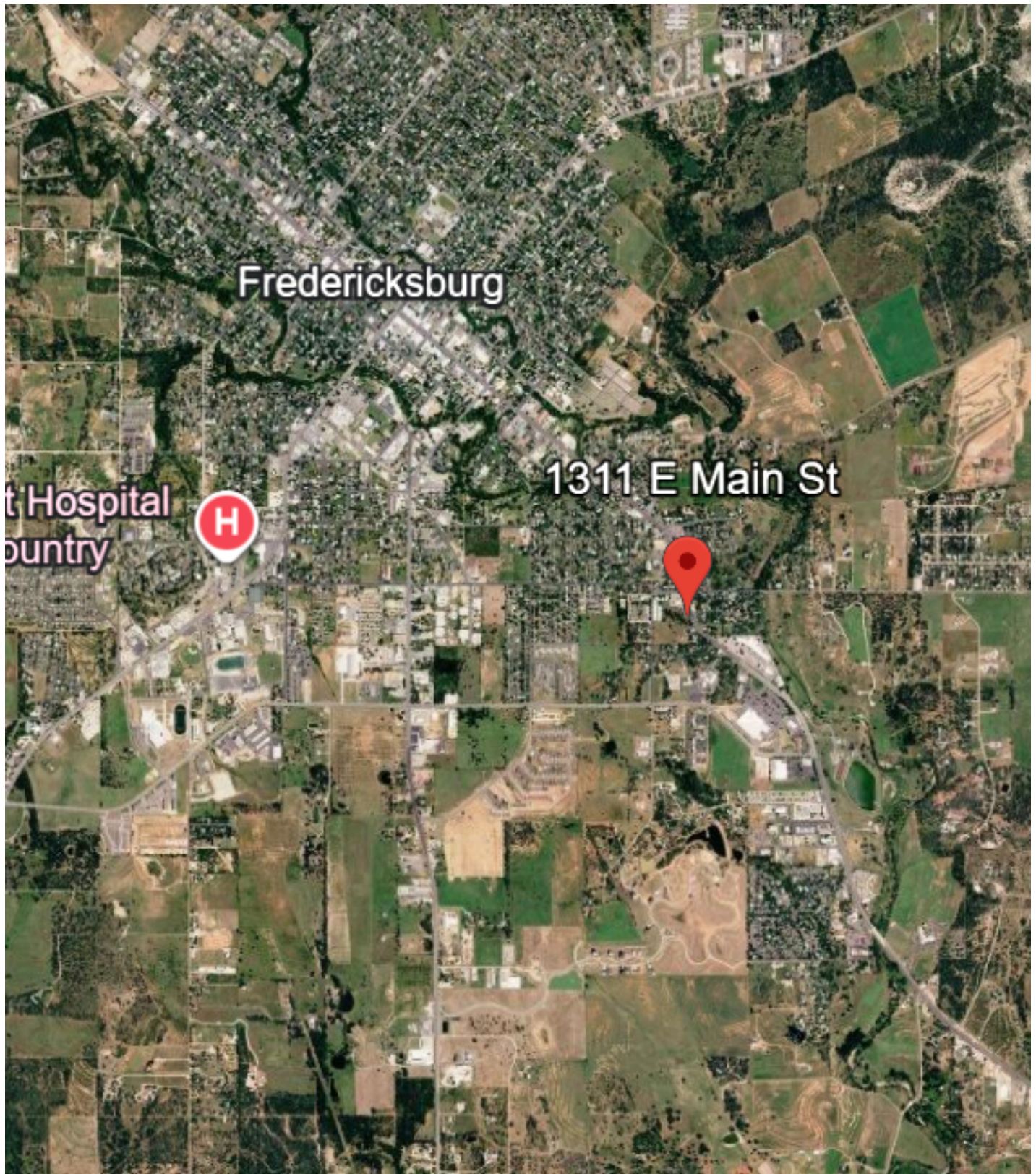


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## LOCATION MAPS

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## PROFESSIONAL BIO

1311 E Main St, Fredericksburg, TX



### TODD HESS

todd-hess@att.net

Direct: (830) 660-0999 | Cell: (830) 660-0999

### Professional Journey

Todd holds a Bachelor's degree from San Diego State University, where he excelled both academically and athletically as a baseball player. He also earned a lifetime Teaching Credential and a Master's in Education from the University of Southern California (USC). During his 10-year tenure as a teacher and coach at Orange High School in Orange County, California, Todd coached football and baseball while obtaining an Administrative Credential from the University of California, Irvine.

In 1979, Todd embarked on his real estate career with Valentine and Associates. Within five years, he became co-owner of the company. Simultaneously, he founded Public Land Consultants, a firm specializing in advising school districts on the management of their surplus land. His expertise extended to working with Occidental Research through its bankruptcy proceedings.

Todd's entrepreneurial spirit led him to invest in VisionArt Design and Animation, where he soon became President of Santa Monica Studios and VisionArt. Under his leadership, the company expanded to over 250 employees and contributed to major films, including Independence Day, Dr. Doolittle, and Godzilla. Following the company's acquisition, Todd returned to commercial real estate, serving as Vice President of Acquisitions at Beitler Commercial.

Throughout his extensive career, Todd has conducted real estate transactions in more than 28 states, amassing vast expertise in property management, development, and commercial transactions. Includes over \$600 million in completed transactions.

Relocating to Texas to be closer to his grandchildren, Todd obtained his Texas broker's license and joined Keller Williams Commercial and Keller Williams Heritage in San Antonio as Senior Director. He has also served on the Executive Council of Keller Williams Commercial National, the staff at Keller Williams Heritage, and the Agent Leadership Council (ALC).

Beyond his professional achievements, Todd has been deeply involved in community service, holding leadership roles on numerous nonprofit boards. He was elected President of both the Newport-Mesa Unified School District Board of Education and the Santa Monica-Malibu Unified School District Board of Education.

A devoted family man, Todd has been married for 52 years and has three children (one deceased) and four grandchildren. He resides in New Braunfels, Texas, where he continues to exemplify leadership and commitment to excellence.

KW Commercial | Heritage  
1717 N Loop 1604 E  
San Antonio, Texas 78232  
2103813722



# 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:
  - 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.

Keller Williams Heritage	434367	broker@mykwsa.com	210.493.3030
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Todd Hess	576181	toddhess@kwcommercial.com	830-660-0999
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Keller Williams - Heritage