

2nd Gen Express Car Wash For Sale

10919 Fredericksburg Rd | San Antonio, TX



DREW ALLEN
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TX License No. 656732



2nd Gen Express Car Wash For Sale

10919 Fredericksburg Rd
San Antonio, TX 78240

Property Specifications

BUILDING SIZE

± 4,840 SF

LOT SIZE

± 0.898 SF

PRICE

\$1,750,000

Traffic Counts

Fredericksburg Rd 20,663 VPD

Huebner Rd 48,661 VPD

Year: 2024 | Source: TxDot

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About the Property

- 2nd Generation Express Tunnell Car Wash For Sale
- Priced to sell
- Densely populated area with high traffic
- Close proximity to USAA Corporate Headquarters (17,000 employees)
- Surrounded by apartments, hotels, retail and medical developments
- Easy access to Huebner Road and IH-10, one of San Antonio's busiest corridors
- Multiple ingress, egress points allows for full signalized access

Join These Nearby Retailers

TRADER JOE'S

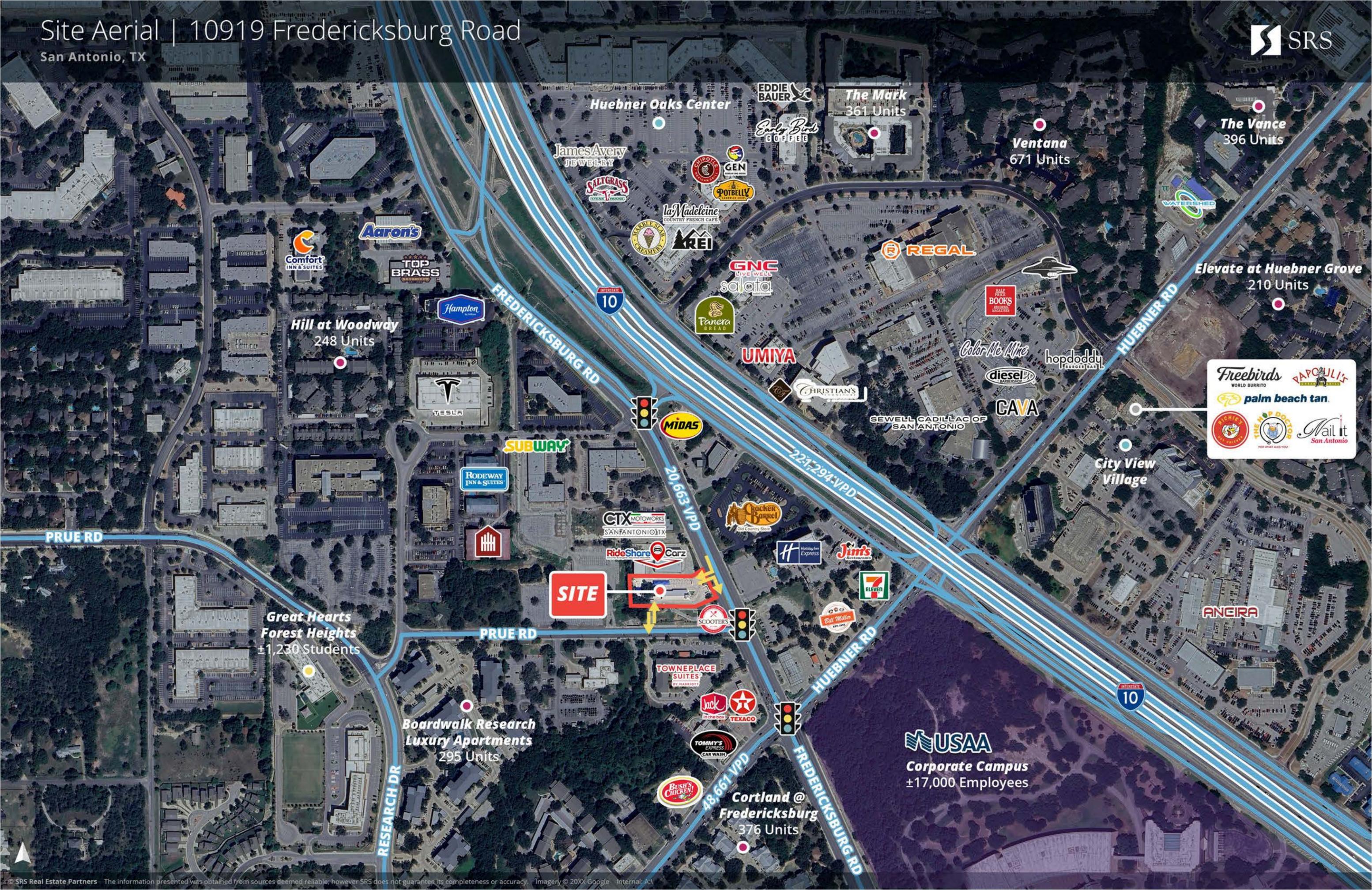






Site Aerial | 10919 Fredericksburg Road

San Antonio, TX



Huebner Oaks Center

The Mark
361 Units

The Vance
396 Units

Ventana
671 Units

Elevate at Huebner Grove
210 Units

Hill at Woodway
248 Units

Great Hearts
Forest Heights
±1,230 Students

Boardwalk Research
Luxury Apartments
295 Units

Cortland @
Fredericksburg
376 Units

USAA
Corporate Campus
±17,000 Employees

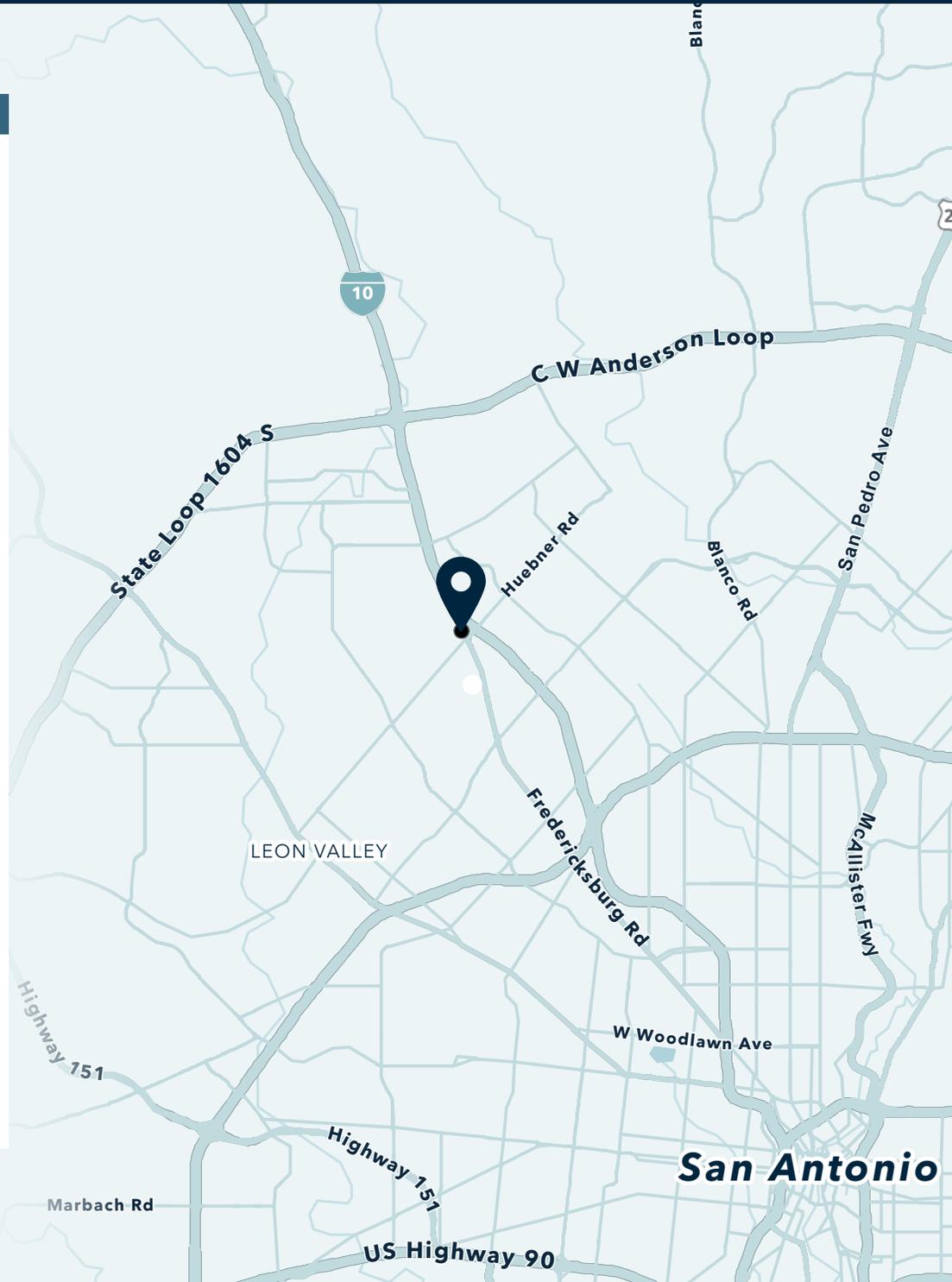
Freebirds WORLD BURRITO
palm beach tan
Nail it San Antonio

SITE



Area Snapshot

Population	3 MILES	5 MILES	10 MILES
2025 Estimated Population	17,638	132,119	313,894
2030 Projected Population	18,765	132,880	312,536
Proj. Annual Growth 2025 to 2030	1.25%	0.11%	-0.09%
Daytime Population			
2025 Daytime Population	25,628	188,589	394,635
Workers	18,828	133,310	257,684
Residents	6,800	55,279	136,951
Income			
2025 Est. Average Household Income	\$77,195	\$90,546	\$92,984
2025 Est. Median Household Income	\$63,613	\$66,168	\$66,527
Households & Growth			
2025 Estimated Households	9,013	62,858	139,665
2030 Estimated Households	9,805	64,731	142,520
Proj. Annual Growth 2025 to 2030	1.70%	0.59%	0.41%
Race & Ethnicity			
2025 Est. White	39%	44%	45%
2025 Est. Black or African American	8%	8%	7%
2025 Est. Asian or Pacific Islander	16%	10%	7%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	36%	37%	39%
2025 Est. Hispanic (Any Race)	48%	49%	54%

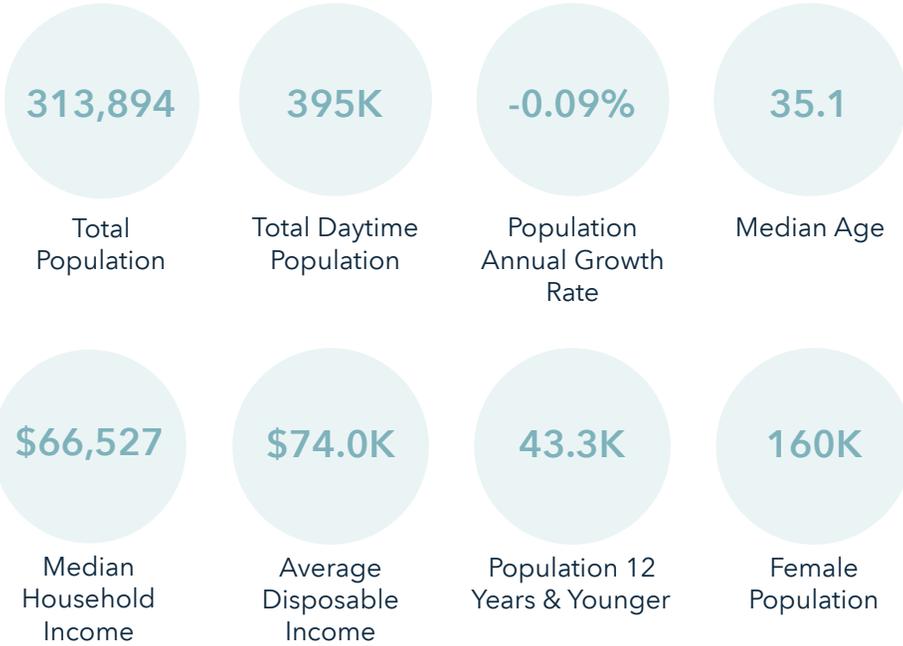


Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Ring of 5 Miles

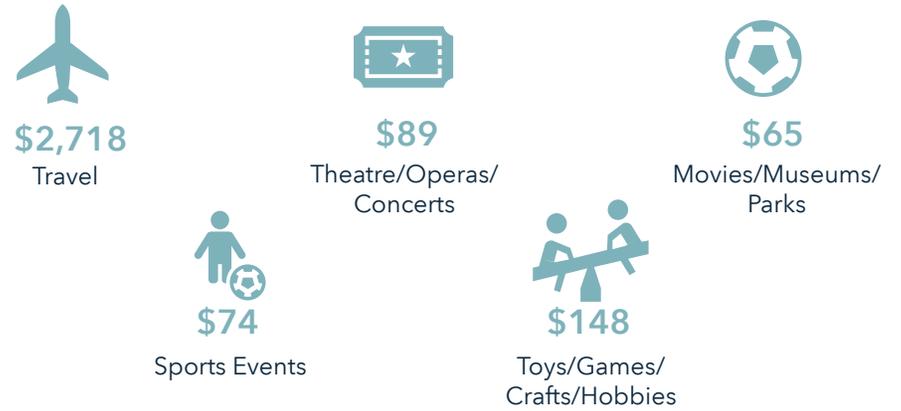
Key Facts



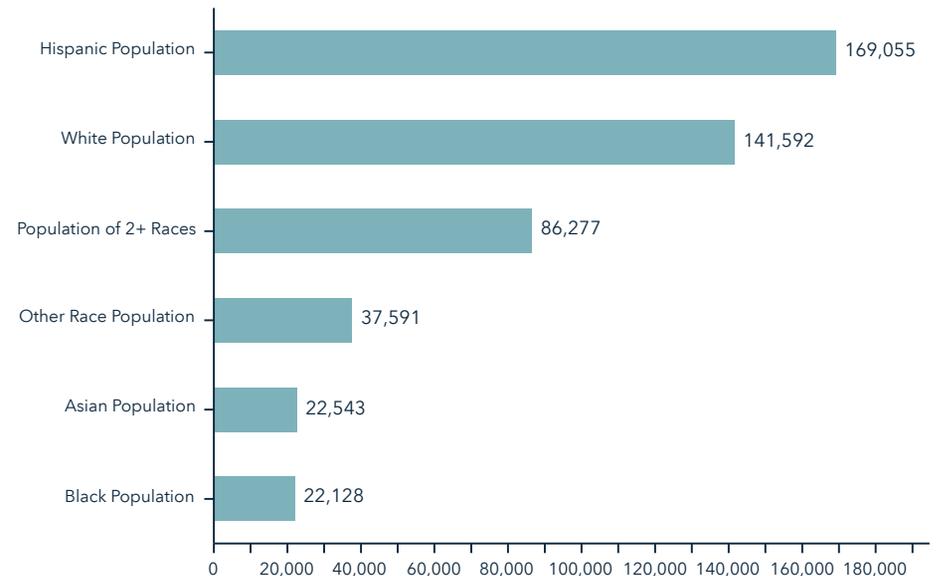
Annual Household Spending



Annual Lifestyle Spending



Race





Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



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 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:
 - 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	214.540.3285
<i>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.540.3285
<i>Designated Broker of Firm</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>

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

<i>Buyer Initials</i>	<i>Tenant Initials</i>	<i>Seller Initials</i>	<i>Landlord Initials</i>	<i>Date</i>
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SRS REAL ESTATE PARTNERS

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