



PROPERTY HIGHLIGHTS:

- Located at NWC Hard Corner of Fredericksburg Rd and Vance Jackson Rd
- Excellent visibility from Fredericksburg Rd & Vance Jackson
- Curb cut on Vance Jackson and Fredericksburg.
- No median's
- 6-way intersection hard corner with a stop light at the corner of Vance Jackson and Fredericksburg
- Pylon Sign
- Building sign
- Cross access to Vance Jackson or Fredericksburg
- Strong storefront presence
- Excellent redevelopment pad site

DEMOGRAPHICS:	1 mile	3 mile	5 mile
2024 Population	17,422	147,492	385,003
Daytime Population	21,530	154,965	575,315
Average HH Income	\$64,891	\$66,943	\$75,449

PROPERTY SUMMARY:

Building Size: 5,197 SF
Office/Showroom: 1,250 SF
Shop/Garage/Storage: 4,000 SF
Lot Size: .393 acres or 17,113 SF
Parking: 14 Spaces
Zoning: C 3 Commercial
Insurance: TBD
2024 Assessed Property Taxes:
\$14,396.85

LEASE RATE: Please call, text, or email

TRAFFIC COUNTS:	
Fredericksburg Rd	19,846 VPD
Vance Jackson Rd	11,197 VPD

For More Information:

Trent Stein
trent@steinpropertysolutions.com

Stein Property Solutions LLC
14546 Brook Hollow #359 | San Antonio, Texas 78232
512-799-7680



PROPERTY OVERVIEW:

Introducing exceptional leasing or REDEVELOPMENT opportunities in the heart of San Antonio! Located at 3350 Fredericksburg Rd, this impressive 5100-square-foot commercial building, formerly occupied by Art's Tires and Mufflers, is now available for lease or redevelopment discussions.

Positioned in a bustling trade area, this property offers unparalleled visibility and exposure to a vibrant customer base. Major retailers surround the building, making it ideal for businesses seeking high foot traffic and optimal market reach.

This trade area is home to all the major retailers. The site will appeal to a diverse range of customers who frequent the location for their shopping needs. This property's strategic placement ensures that your business will benefit from the existing customer flow and the synergy of neighboring establishments.

Aside from its prime location, the building boasts several selling points that will entice prospective tenants. Its spacious 5100-square-foot interior provides ample room for various commercial purposes, accommodating many businesses, whether you're looking to establish a new auto shop or repurpose the building /property to suit your needs.

Furthermore, the property features ample parking, high-visibility pylon signage, easy access, and a purposeful storefront presence. These amenities ensure convenience and enhance the property's overall appeal, promising an excellent experience for tenants and customers.

Take advantage of this exceptional leasing opportunity in San Antonio's thriving commercial landscape. Contact me today to schedule a viewing and explore this property's immense potential for your business.

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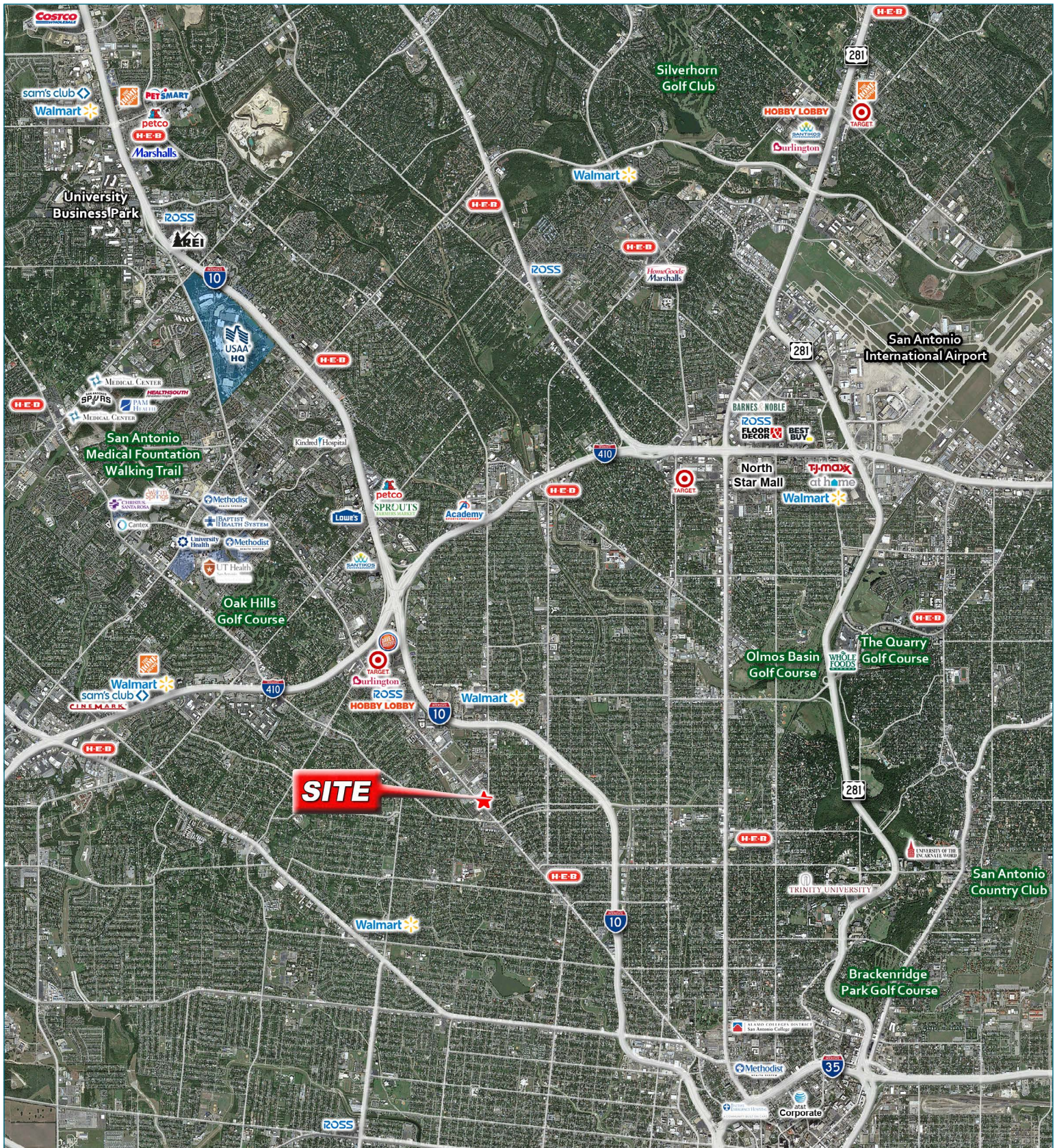
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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:
 - 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.

Stein Property Solutions LLC	9001401	trent@steinpropertysolutions.com	(512) 799-7680
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Trent Stein	0486033	trent@steinpropertysolutions.com	(512) 799-7680
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date