

FOR LEASE

# Fredericksburg Retail Center

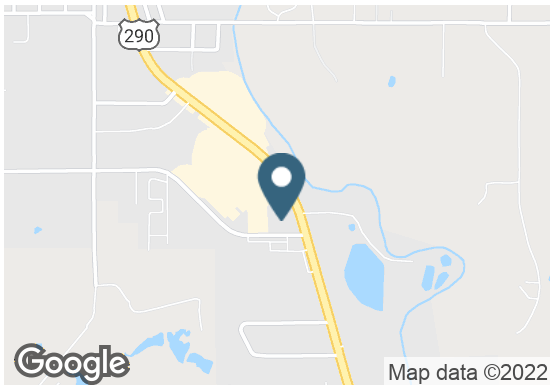
1455 E. Main St. | Fredericksburg, TX



## Overview

AVAILABLE 5,700 SF

LEASE PRICE \$36.00 PSF, NNN



## Description

- End cap available
- 11,000 square foot shopping center
- Space available between 1,200 and 4,400 sf
- 1.91 Acre Walmart Supercenter outparcel with 290 frontage
- One of last developable pads in Fredericksburg
- Utilities to site
- Walmart Supercenter has over 1.3 million visitors annually

## Nearby Retailers



## Contact

### WILL MAJORS

512.236.4646 | will.majors@srsre.com

### WEBB SELLERS

210.504.2781 | webb.sellers@srsre.com

### CARSON HAWLEY

512.236.4620 | carson.hawley@srsre.com

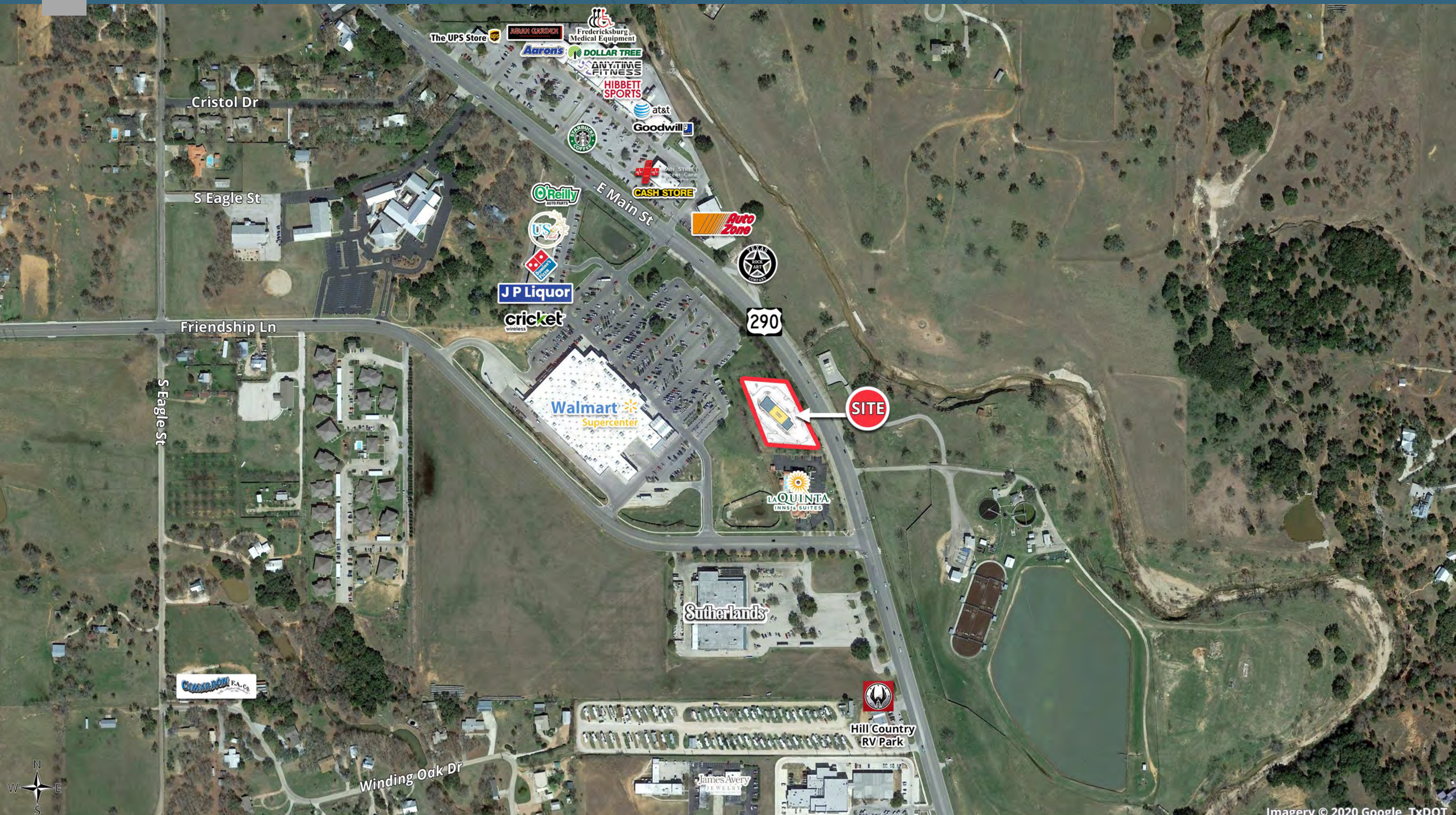
## Demographics

	1 MILES	3 MILES	5 MILES
Population	2,868	12,668	16,379
Average Income	\$83,609	\$85,225	\$85,399
Total Households	1,207	5,592	7,086

Year: 2021 | Source: Esri

# Fredericksburg Retail Center

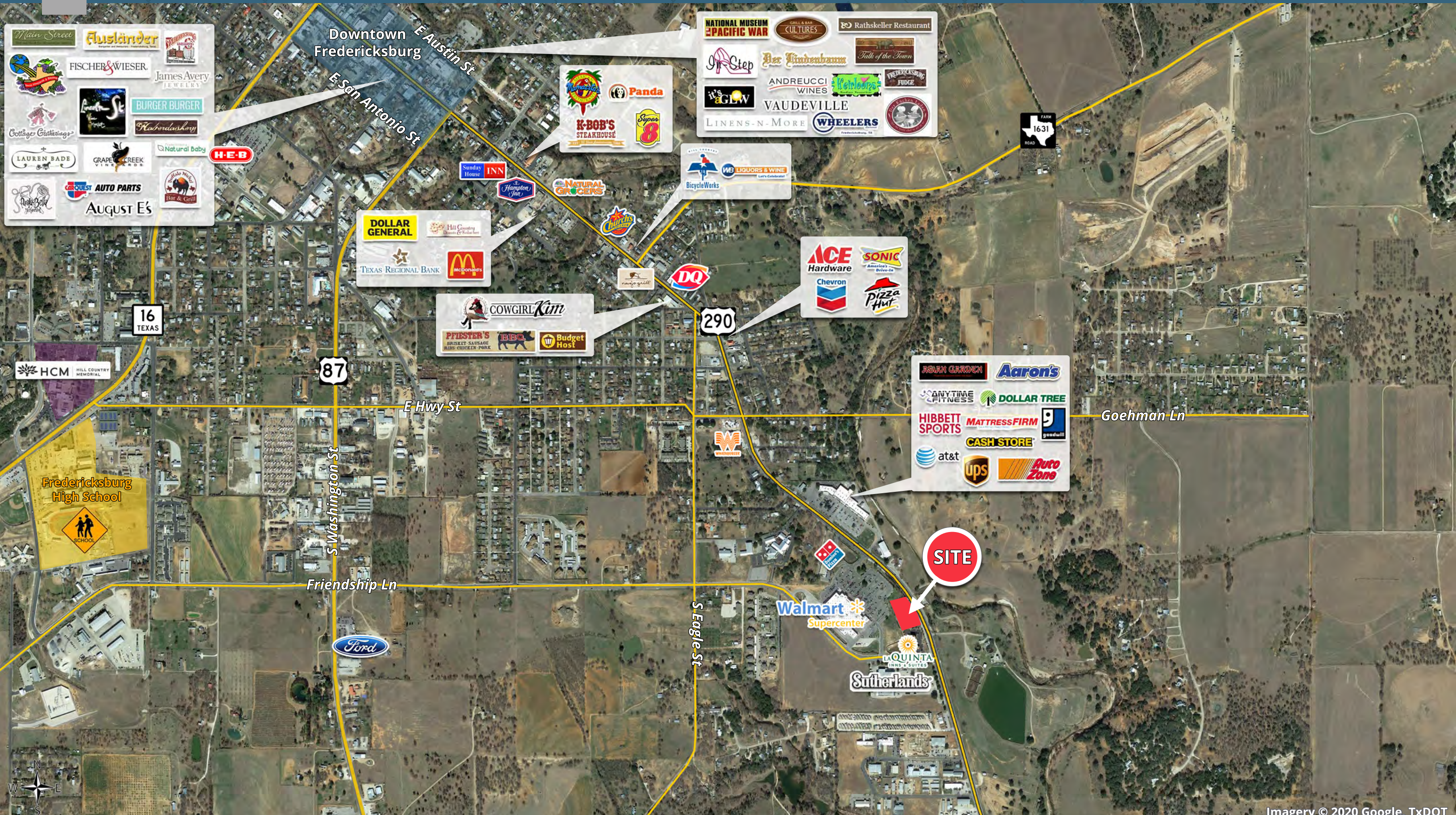
1455 E. Main St. | Fredericksburg, TX



Imagery © 2020 Google, TxDOT

# Fredericksburg Retail Center

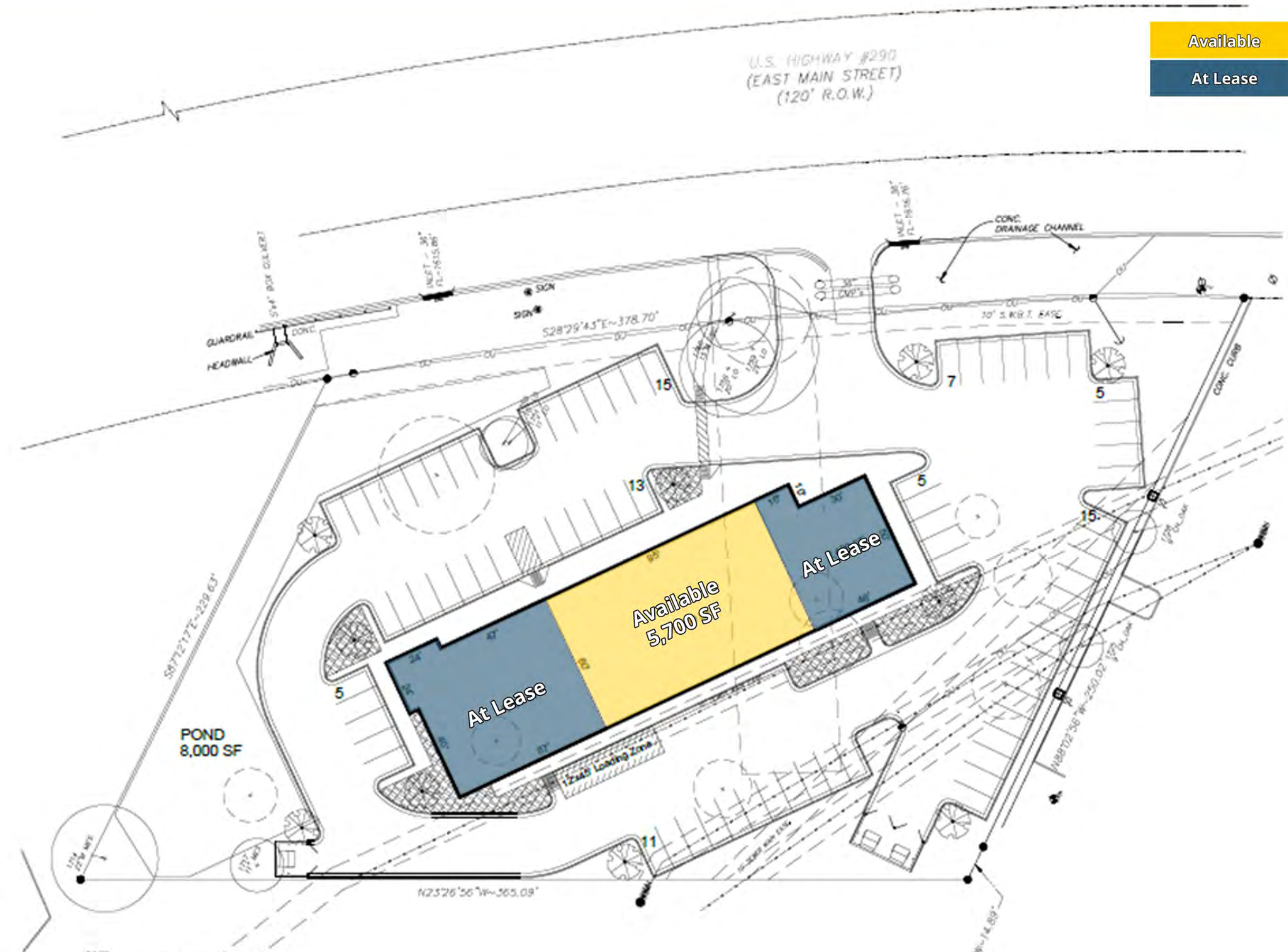
1455 E. Main St. | Fredericksburg, TX



Imagery © 2020 Google, TxDOT

# Fredericksburg Retail Center

1455 E. Main St. | Fredericksburg, TX



Available
At Lease

# Fredericksburg Retail Center

1455 E. Main St. | Fredericksburg, TX



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,078	10,074	12,832
2010 Population	2,595	11,636	14,919
2021 Population	2,868	12,668	16,379
2026 Population	3,036	13,296	17,273
2000-2010 Annual Rate	2.25%	1.45%	1.52%
2010-2021 Annual Rate	0.89%	0.76%	0.83%
2021-2026 Annual Rate	1.15%	0.97%	1.07%
2021 Male Population	49.3%	47.3%	47.6%
2021 Female Population	50.7%	52.7%	52.4%
2021 Median Age	42.6	50.2	50.3

In the identified area, the current year population is 16,379. In 2010, the Census count in the area was 14,919. The rate of change since 2010 was 0.83% annually. The five-year projection for the population in the area is 17,273 representing a change of 1.07% annually from 2021 to 2026. Currently, the population is 47.6% male and 52.4% female.

### Median Age

The median age in this area is 42.6, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	82.9%	87.4%	87.6%
2021 Black Alone	1.0%	0.8%	0.8%
2021 American Indian/Alaska Native Alone	0.8%	0.7%	0.7%
2021 Asian Alone	1.2%	0.7%	0.6%
2021 Pacific Islander Alone	0.0%	0.1%	0.1%
2021 Other Race	12.5%	8.9%	8.7%
2021 Two or More Races	1.6%	1.5%	1.5%
2021 Hispanic Origin (Any Race)	39.2%	28.4%	28.1%

Persons of Hispanic origin represent 28.1% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 54.3 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	84	100	102
2000 Households	845	4,195	5,254
2010 Households	1,088	5,077	6,394
2021 Total Households	1,207	5,592	7,086
2026 Total Households	1,278	5,876	7,480
2000-2010 Annual Rate	2.56%	1.93%	1.98%
2010-2021 Annual Rate	0.93%	0.86%	0.92%
2021-2026 Annual Rate	1.15%	1.00%	1.09%
2021 Average Household Size	2.38	2.23	2.28

The household count in this area has changed from 6,394 in 2010 to 7,086 in the current year, a change of 0.92% annually. The five-year projection of households is 7,480, a change of 1.09% annually from the current year total. Average household size is currently 2.28, compared to 2.29 in the year 2010. The number of families in the current year is 4,575 in the specified area.

# Fredericksburg Retail Center

1455 E. Main St. | Fredericksburg, TX



	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	20.3%	21.8%	22.4%
<b>Median Household Income</b>			
2021 Median Household Income	\$60,136	\$60,326	\$60,475
2026 Median Household Income	\$60,381	\$62,464	\$63,287
2021-2026 Annual Rate	0.08%	0.70%	0.91%
<b>Average Household Income</b>			
2021 Average Household Income	\$83,609	\$85,225	\$85,399
2026 Average Household Income	\$86,876	\$90,788	\$91,700
2021-2026 Annual Rate	0.77%	1.27%	1.43%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$35,902	\$37,344	\$37,013
2026 Per Capita Income	\$37,310	\$39,827	\$39,791
2021-2026 Annual Rate	0.77%	1.30%	1.46%

### Households by Income

Current median household income is \$60,475 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$63,287 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$85,399 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$91,700 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$37,013 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$39,791 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	109	101	99
2000 Total Housing Units	902	4,625	5,811
2000 Owner Occupied Housing Units	496	3,017	3,847
2000 Renter Occupied Housing Units	349	1,178	1,406
2000 Vacant Housing Units	57	430	558
2010 Total Housing Units	1,213	5,835	7,375
2010 Owner Occupied Housing Units	612	3,420	4,434
2010 Renter Occupied Housing Units	476	1,657	1,960
2010 Vacant Housing Units	125	758	981
2021 Total Housing Units	1,330	6,424	8,166
2021 Owner Occupied Housing Units	632	3,574	4,676
2021 Renter Occupied Housing Units	575	2,018	2,410
2021 Vacant Housing Units	123	832	1,080
2026 Total Housing Units	1,403	6,728	8,592
2026 Owner Occupied Housing Units	696	3,833	5,032
2026 Renter Occupied Housing Units	582	2,044	2,448
2026 Vacant Housing Units	125	852	1,112

Currently, 57.3% of the 8,166 housing units in the area are owner occupied; 29.5%, renter occupied; and 13.2% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 7,375 housing units in the area - 60.1% owner occupied, 26.6% renter occupied, and 13.3% vacant. The annual rate of change in housing units since 2010 is 4.63%. Median home value in the area is \$323,168, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.08% annually to \$358,253.

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 or 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	9003586	will.majors@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Will Majors	508128	will.majors@srsre.com	512.236.4600
Designated Broker of Firm	License No.	Email	Phone
Carson Hawley	641709	carson.hawley@srsre.com	512.236.4620
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date