

# FREDERICKSBURG SQUARE

8637 FREDERICKSBURG RD  
SAN ANTONIO, TEXAS 78240



**RETAIL SPACE FOR LEASE AT THE ENTRANCE  
TO THE SOUTH TEXAS MEDICAL CENTER**

5353 W. Alabama St, Suite 200  
Houston, Texas 77056  
[www.braunenterprises.com](http://www.braunenterprises.com)

## FOR LEASING INFORMATION:

SIMON HA, Director of Leasing  
[simon@braunenterprises.com](mailto:simon@braunenterprises.com)  
713.541.0066 ext. 24





# PROPERTY OVERVIEW

## LOCATION

NWC Fredericksburg Rd & Hamilton Wolfe Rd in San Antonio, Texas

## AVAILABLE

Project Size:	58,038 SF
Building A:	14,783 SF
Building B:	12,219 SF
Building C:	9,180 SF
Building D:	9,124 SF
Pad:	±1 AC

## PROPERTY SUMMARY

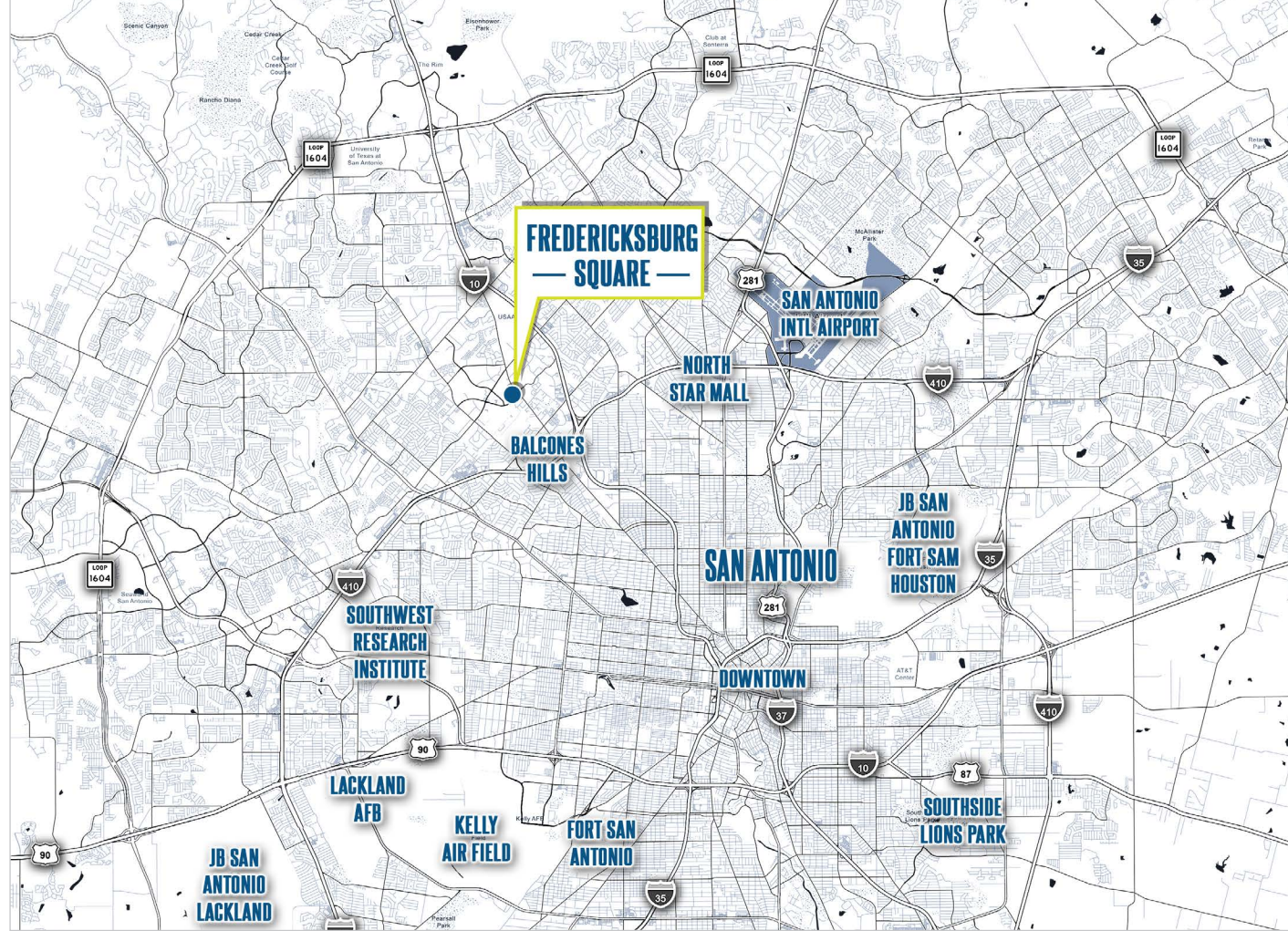
Excellent location at the entrance to the South Texas Medical Center, which is home to 75+ medically related institutions, more than 45 Clinics, 12 major hospitals, 1 higher education institution, and countless small practices, offices, and non-medical businesses.

Over 29,000 employees and volunteers work in the STMC, and the campus draws in over 5.7 million patients a year.

Prime Northwest location, highly visible and accessible project located in close proximity to the most desirable and growing exclusive housing in Boerne, Helotes, and Dominion Area.

Within one mile of USAA HQ - the country's largest auto insurer - and other major HQ's such as Valero, Nustar, and SSFCU.

Directly across the street from the newly developed 64,000 SF mixed use project Gateway, which is 100% leased to medical, retail, and restaurant Tenants.



## 2021 DEMOGRAPHIC SNAPSHOT



Population

1 mile	25,279
3 mile	136,814
5 mile	363,884



Daytime Population

1 mile	40,006
3 mile	177,118
5 mile	403,750



Avg. HH Income

1 mile	\$56,568
3 mile	\$67,535
5 mile	\$69,215

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# OBLIQUE AERIAL



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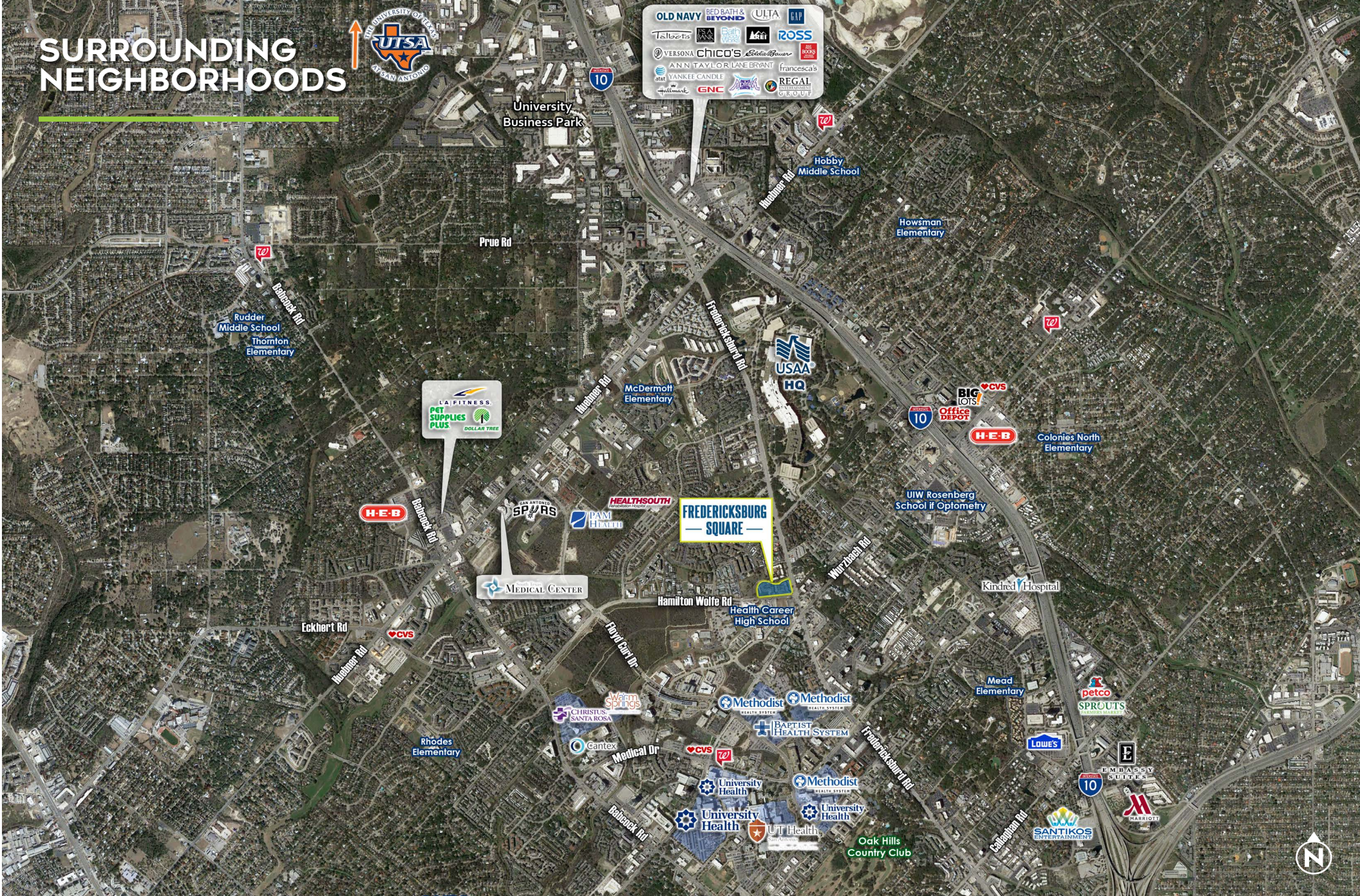
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# SURROUNDING NEIGHBORHOODS



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**BRAUN  
ENTERPRISES**  
REAL ESTATE DEVELOPMENT



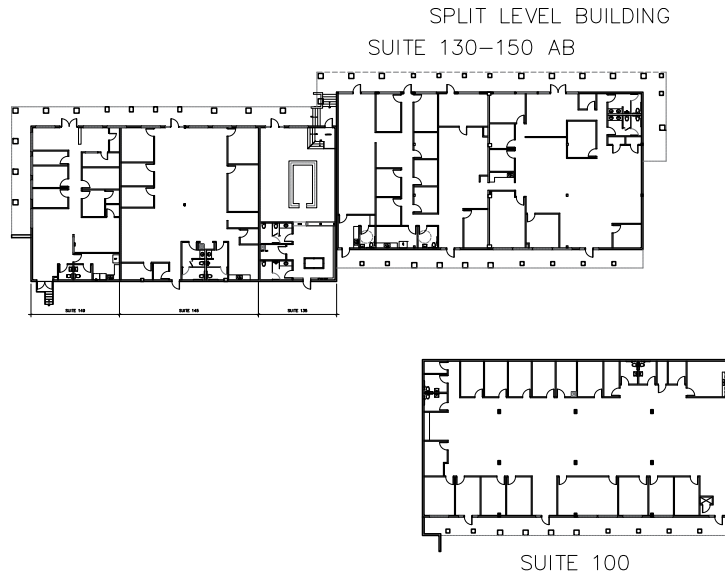


**BRAUN  
ENTERPRISES**  
REAL ESTATE DEVELOPMENT

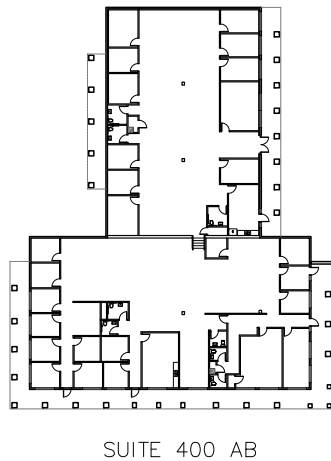
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# FLOOR PLANS/ SPLIT LEVELS

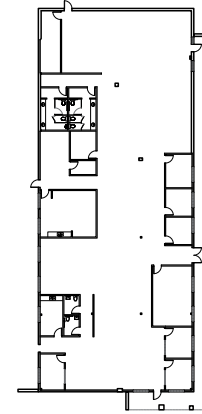
BUILDING: A



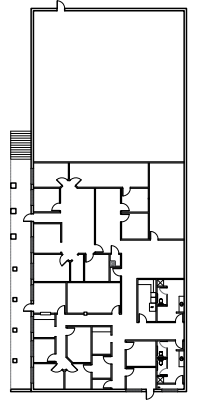
BUILDING: B



BUILDING: C

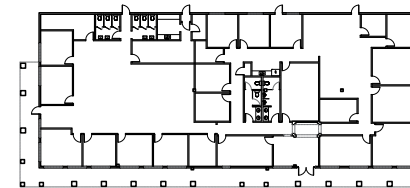


SUITE 105 AB



SUITE 360 AB

BUILDING: D



SUITE 500 AB

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# INFORMATION ABOUT BROKERAGE SERVICES

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## Approved by the Texas Real Estate Commission for Voluntary Use

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

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License

Act. A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price

greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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**BROKER FIRM NAME**

**LICENSE NO.**

**EMAIL**

**PHONE**

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**BUYER, SELLER, LANDLORD OR TENANT**

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**DATE**

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

Last Updated on August 8, 2016.