



# ±0.571 Acre Pad Site

FOR LEASE

4514 Fredericksburg Road  
Balcones Heights, TX 78201

Wonderland  
OF THE AMERICAS

Transwestern

# About the Site

## Prime Location

Designed as a dynamic, community-oriented destination, it offers a secure, amenity-rich environment that supports both retailers and shoppers. This major anchored shopping center is strategically located at the IH-10 and 410 interchange, adjacent to VIA Park and Ride, providing strong visibility and convenient access.

## SITE FEATURES

- Major anchored shopping center
- ±0.571 Acres
- Adjacent to VIA Park and Ride
- Prime location at IH-10 / 410 interchange
- 24/7 security surveillance
- Food court
- Weekly family events
- Signage opportunities



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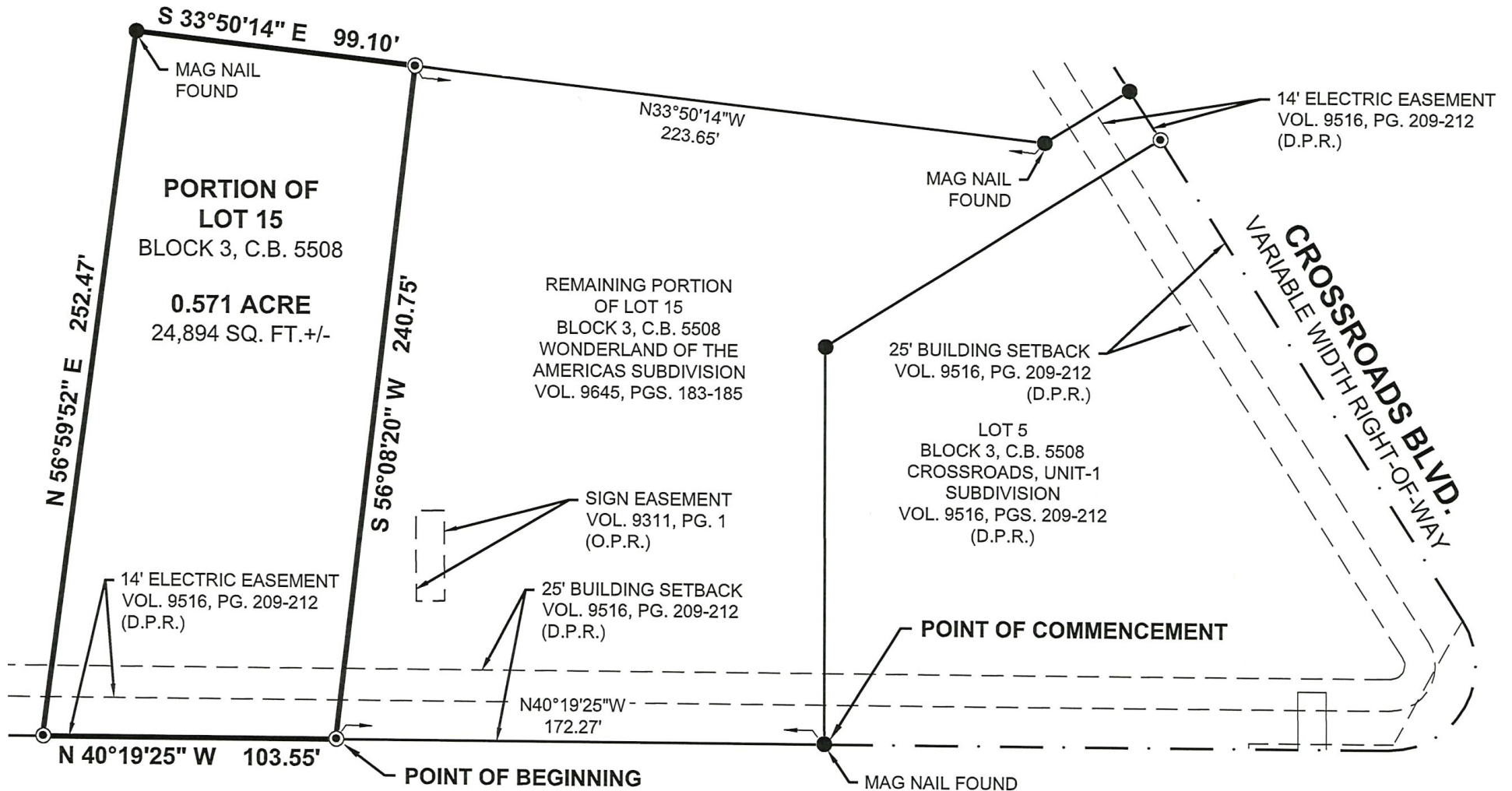
# Site Plan



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# Survey



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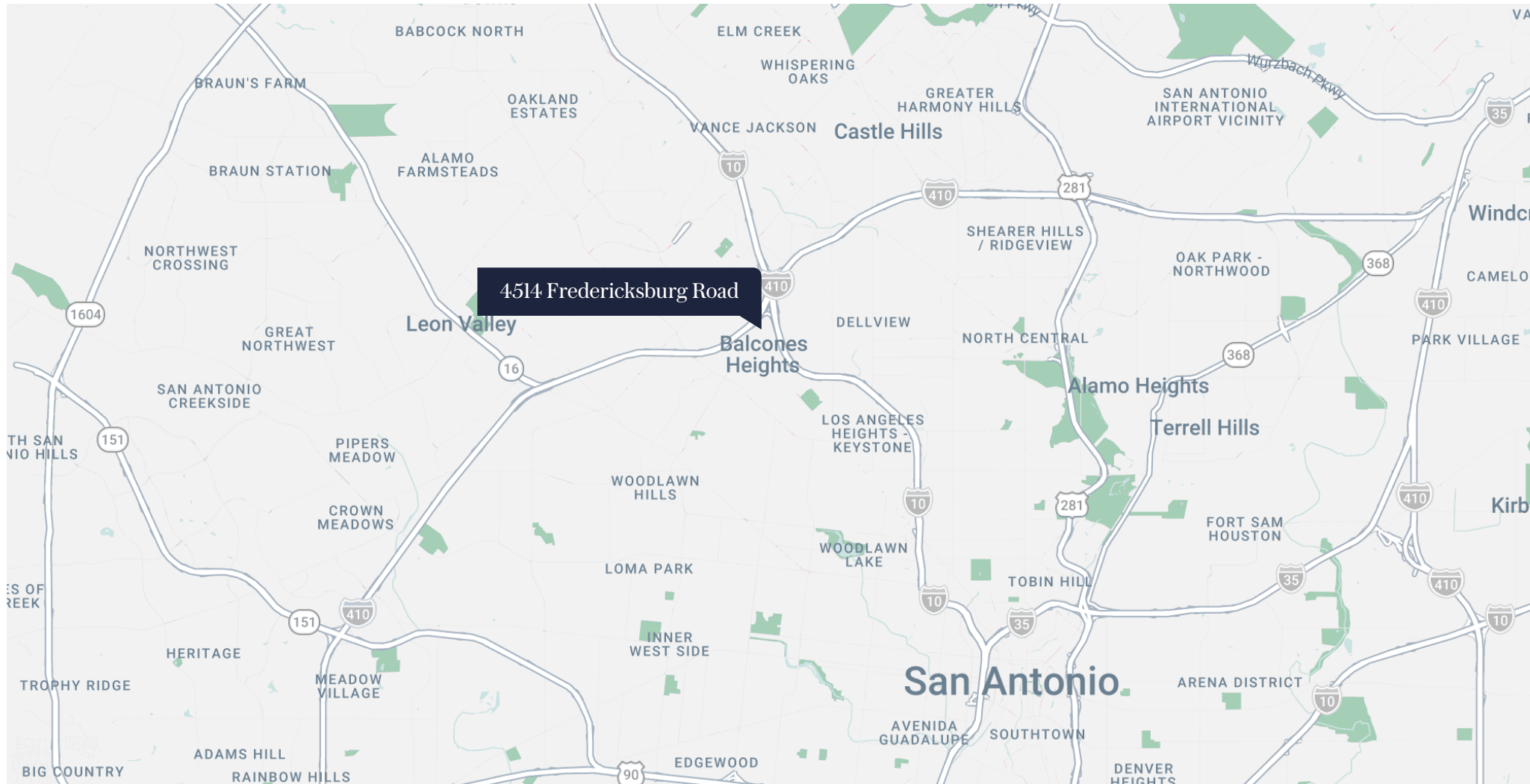
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# Drive Times

**10**  
minutes to San Antonio  
Medical Center

**10**  
minutes to  
North Star Mall

**15**  
minutes to Downtown  
San Antonio



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# Demographics

Population	3 Miles	5 Miles
2025	154,615	399,073
2030 Projection	161,875	418,920
2025–2030 Annual	0.9%	1.0%

Household Income	3 Miles	5 Miles
Average Household Income	\$64,724	\$73,238
Median Household Income	\$49,588	\$53,112

Housing Value	3 Miles	5 Miles
Median Home Price	\$216,898	\$233,197

Housing Units	3 Miles	5 Miles
Owner-Occupied Housing	26,496	71,325
Renter-Occupied Housing	40,309	99,065



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Fredericksburg Road



Wonderland  
OF THE AMERICAS



Routes Served  
93,95,103,505,509,524,552



Fredericksburg Road



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