

CINCO PARK



AVAILABLE

10927 Fredericksburg Rd 78240 | **Class A FLEX**

Available 2,035SF -12,210SF



- **Modern Design:** Tailored for efficient light distribution operations.
- **Premium Construction:** Upscale flex construction with top-tier materials and finishes.
- **Prime Location:** North West Submarket with superior connectivity and accessibility,
- **Flexible Layout:** 15,200SF floor plan featuring 6 units of 2,028 SF each and a standalone 3,028SF unit, each equipped with an overhead door.
- **Ideal for Logistics and Distribution, Trade and Contractor Businesses, Light Manufacturing or Assembly Businesses.** Move-in ready by September 2025.

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CINCO BUSINESS PARK



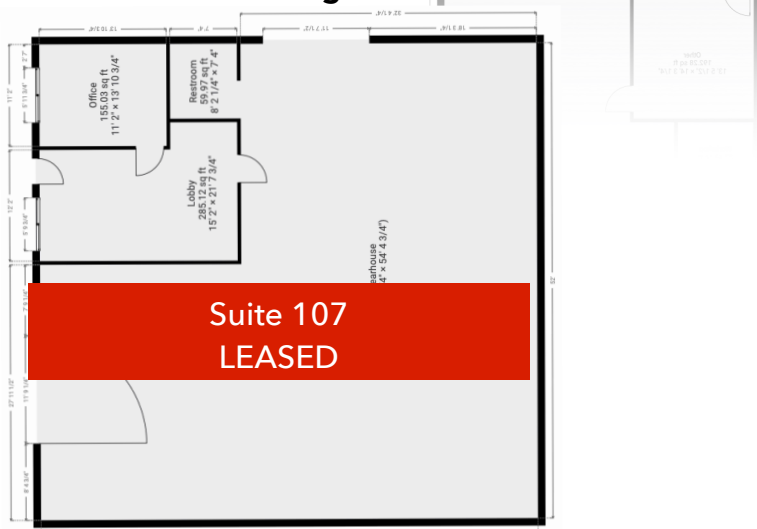
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Floor plan

Building 1.



Building 2.



Arial View



Nearby Businesses

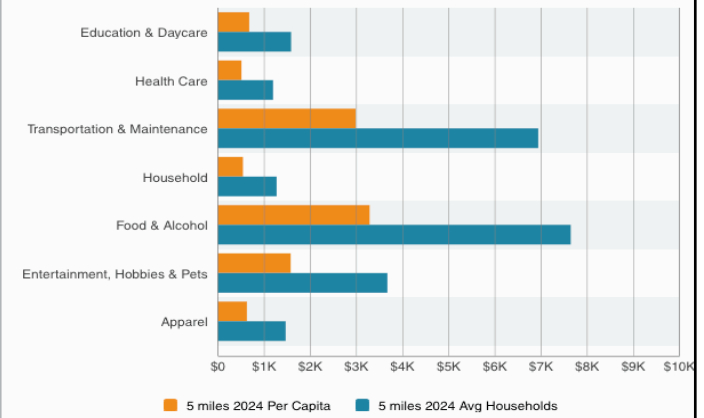


Demographics

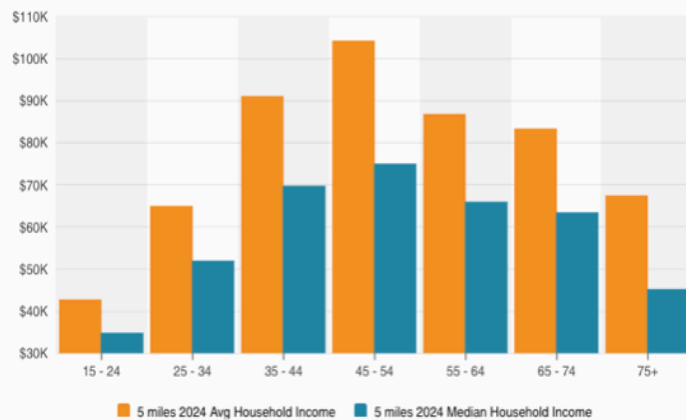
Population By Race

	2 miles	5 miles
White	23,893	141,719
Black	4,763	22,249
American Indian/Alaskan Native	662	3,833
Asian	6,982	20,882
Hawaiian & Pacific Islander	85	398
Two or More Races	23,104	138,428
Hispanic Origin	28,728	178,918

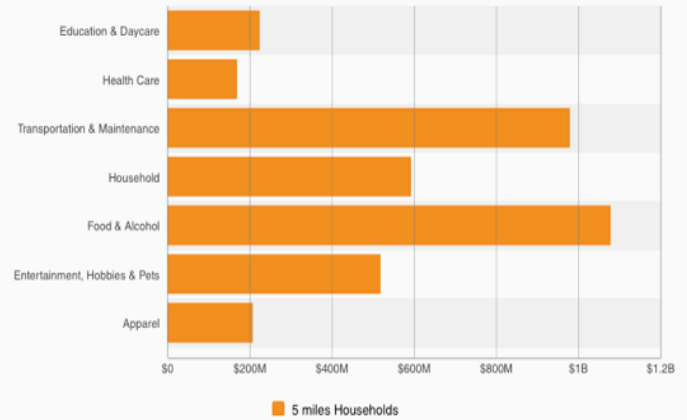
Per Capita & Avg Household Spending



Household Income By Age



Consumer Spending



Traffic

Collection Street	Cross Street	Traffic Volume
Fredericksburg Rd	I- 10 Access Rd NW	20,498
Fredericksburg Road	I- 10 Access Rd NW	20,719
Prue Rd	Laureate Dr W	10,289
Fredericksburg Rd	Huebner Rd SE	33,613
Clarke Dr	-	663
Interstate 10 West	I- 10 Access Rd NW	11,879
Huebner Rd	I- 10 NE	47,216
McDermott Freeway	Huebner Rd SE	171,591
I- 10	I- 10 Access Rd SE	176,845
I- 10 Access Rd	Fredericksburg Rd SE	26,753

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