



8308 FREDERICKSBURG SOUTH TEXAS MEDICAL CENTER MIXED-USE DEVELOPMENT

San Antonio, TX

8308 Fredericksburg, San Antonio, TX 78229

fulcrum
DEVELOPMENT

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Fulcrum Development
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210-593-0777 | www.fulcrumSA.com

8308 FREDERICKSBURG

PROJECT HIGHLIGHTS

SAN ANTONIO, TEXAS



SITES

PAD A

PAD B

PAD C ±36,000 SF Space (Retail, Services, Medical, Restaurant)

Traffic Counts

Fredricksburg Rd | 27,021 VPD ('23)

Wurzbach Rd | 21,819 VPD ('20)

South Texas Medical Center Key Figures

- ▶ 6,000,000 Annual Patient Visits
- ▶ Over 30,000 Total Employment
- ▶ 75 Medically related institutions
- ▶ 60 Clinics
- ▶ 12 Major Hospitals
- ▶ UT Health Science Center
 - ▶ 3,250 Students
 - ▶ 1,730 Faculty
 - ▶ 5,400 Workforce

MAJOR EMPLOYERS

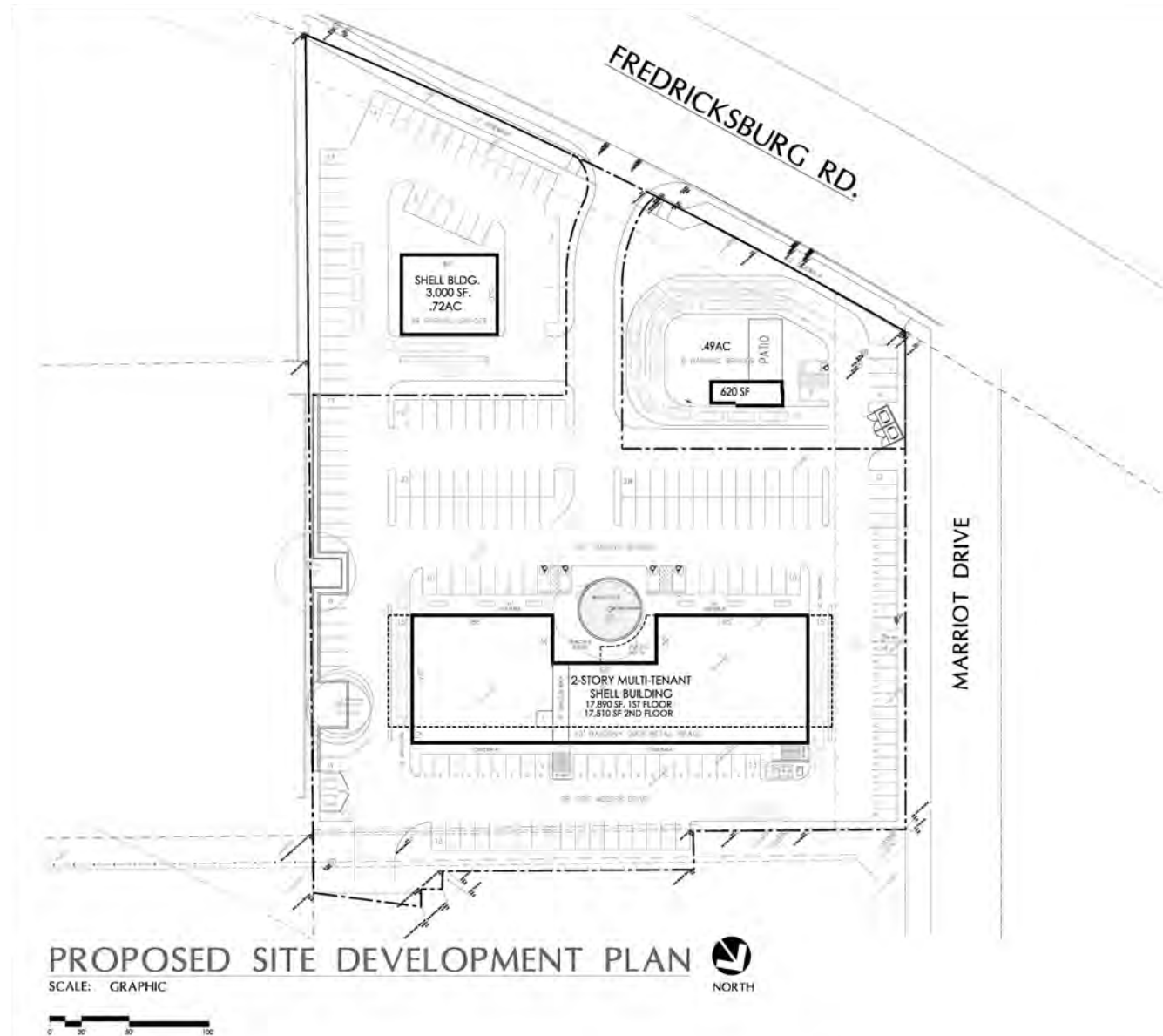


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SITE PLAN



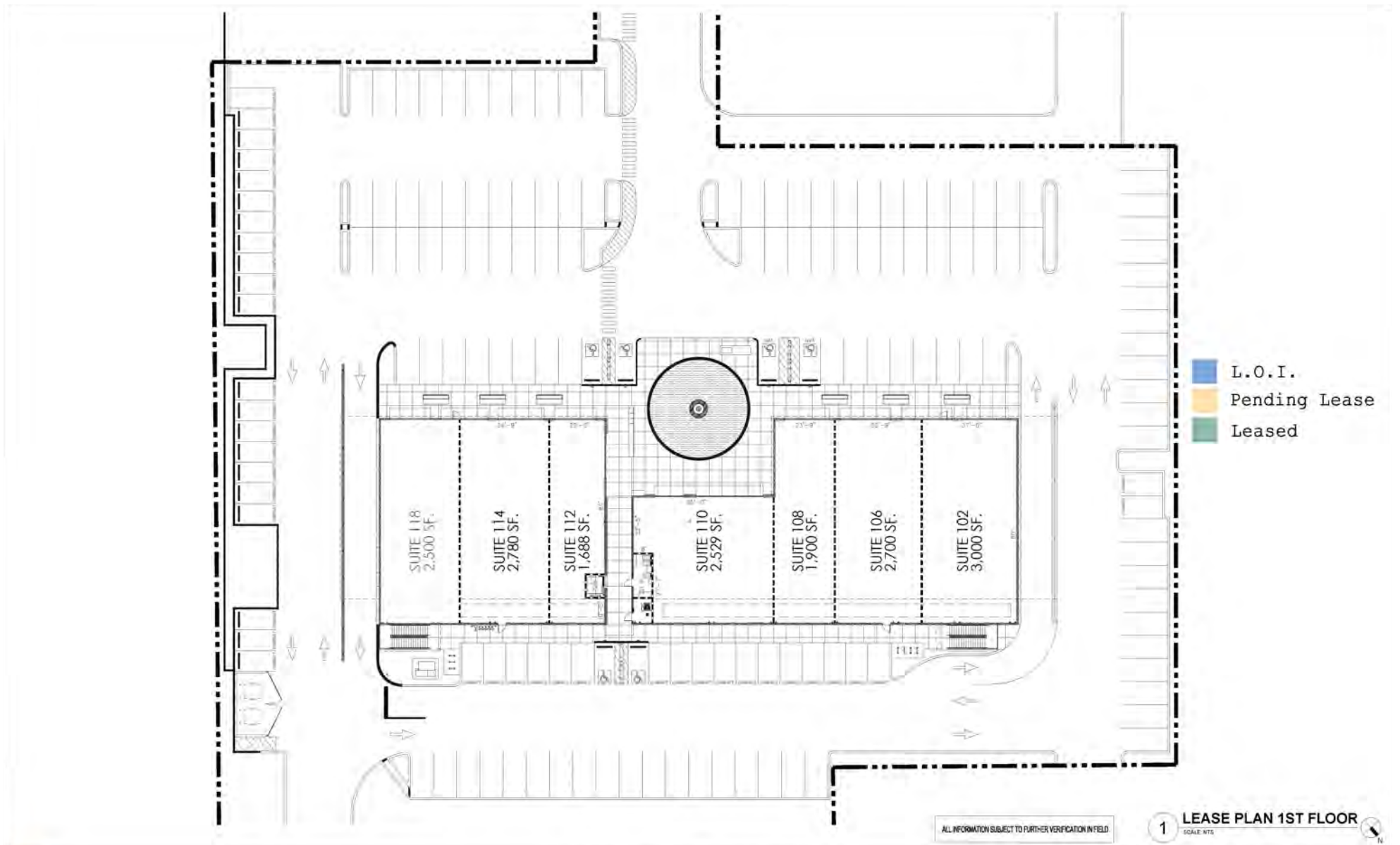
CONCEPTUAL SITE PLAN
For marketing purposes only

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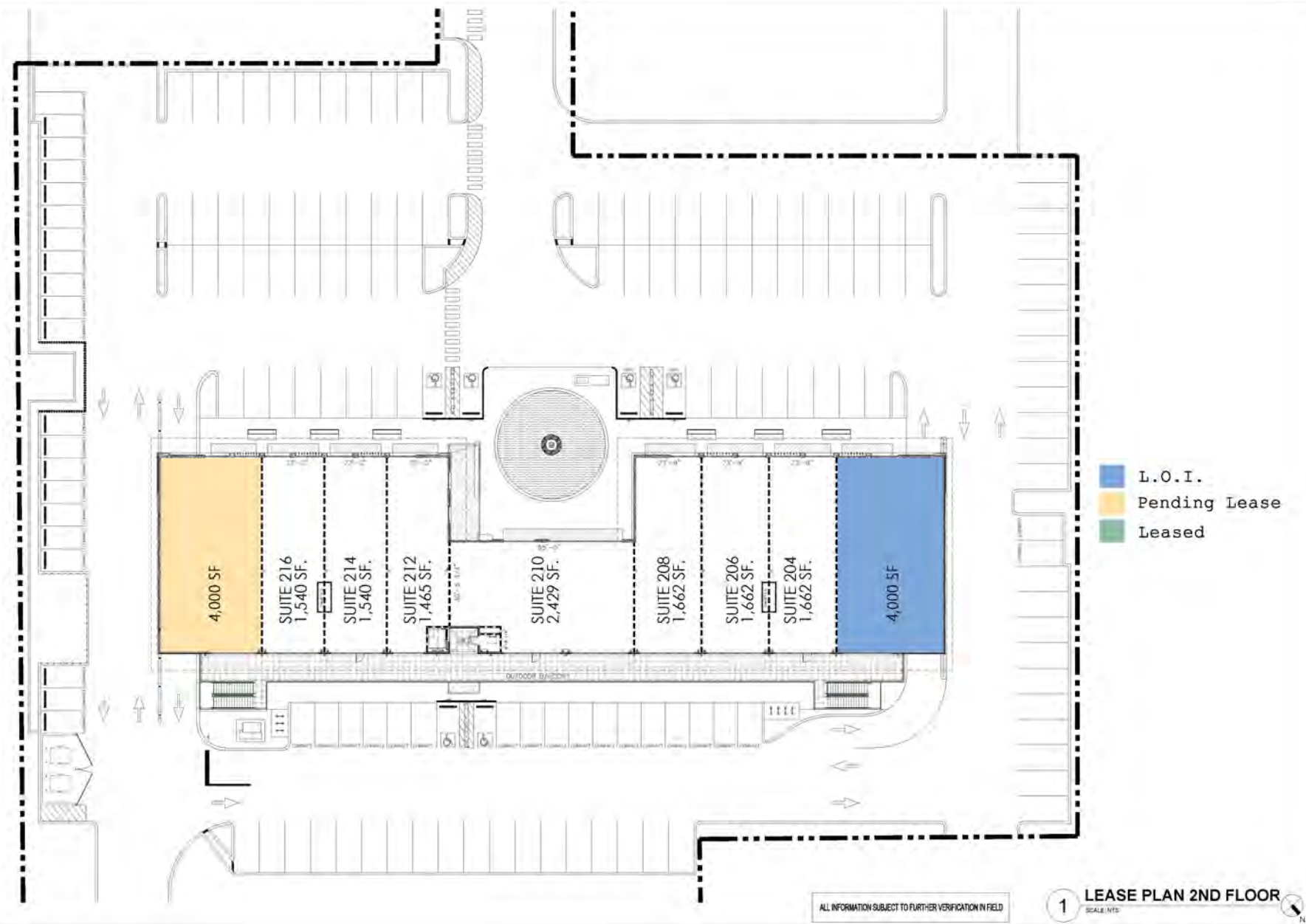
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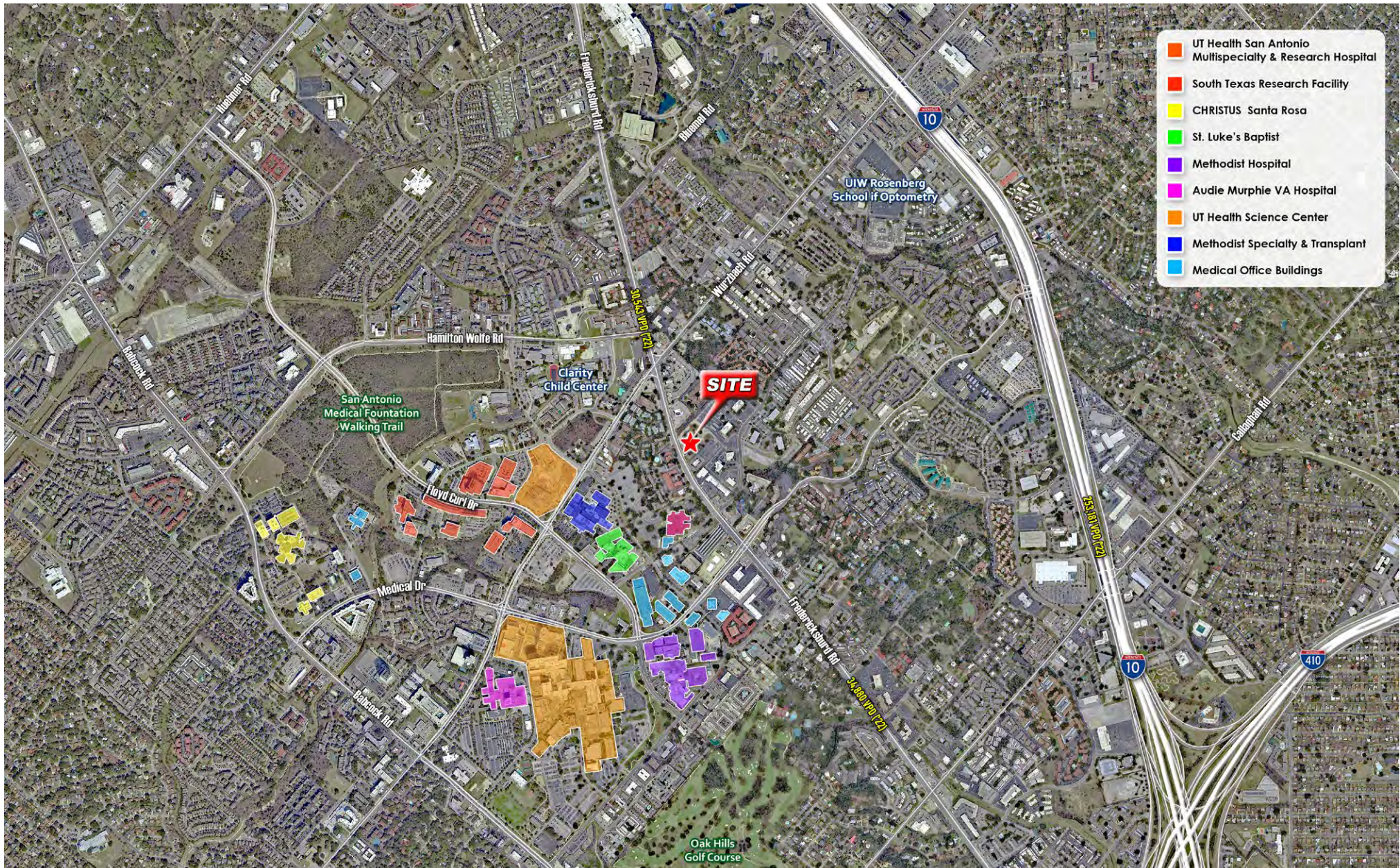
FIRST FLOOR LEASE PLAN



SECOND FLOOR LEASE PLAN



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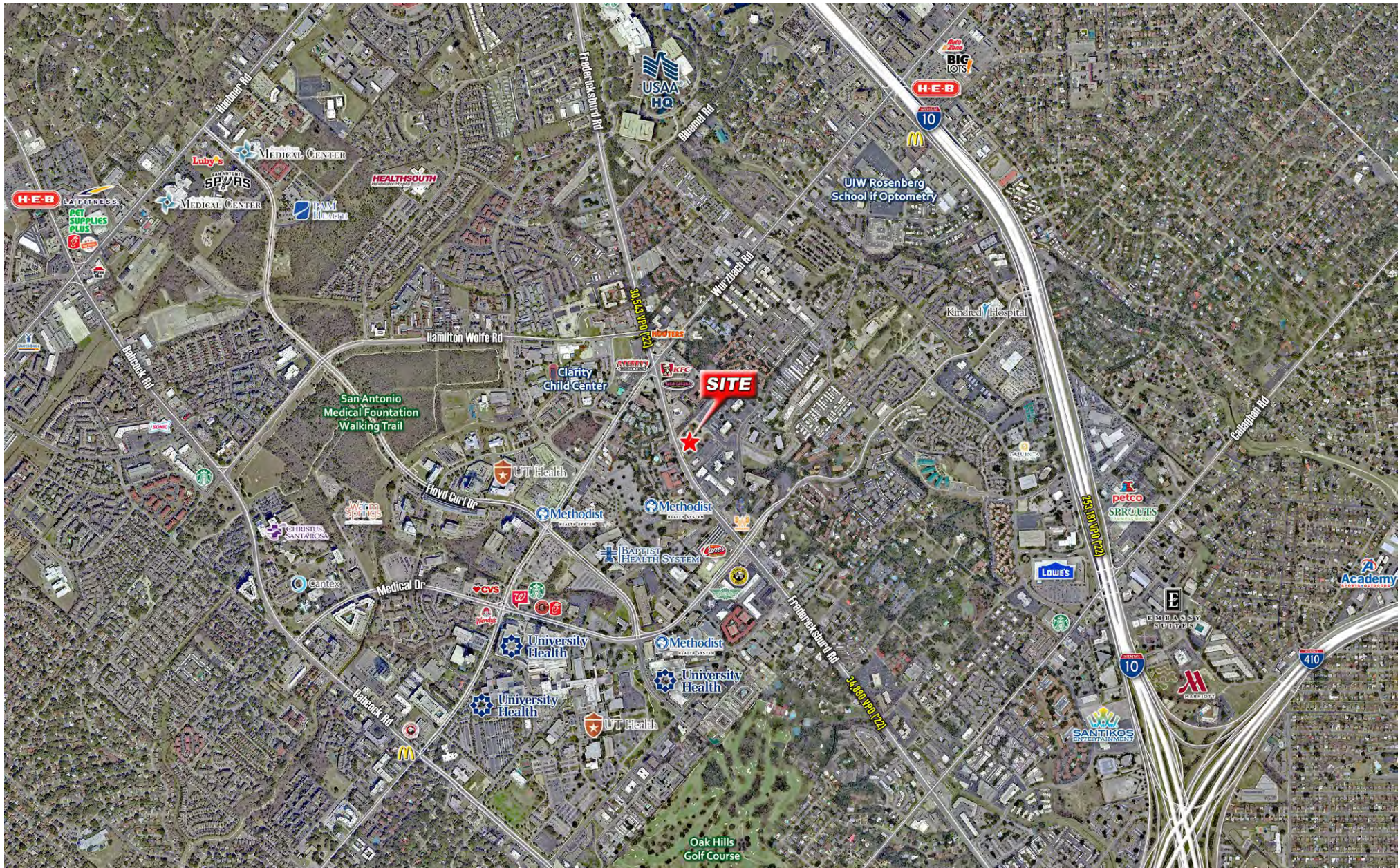


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MARKET AERIAL

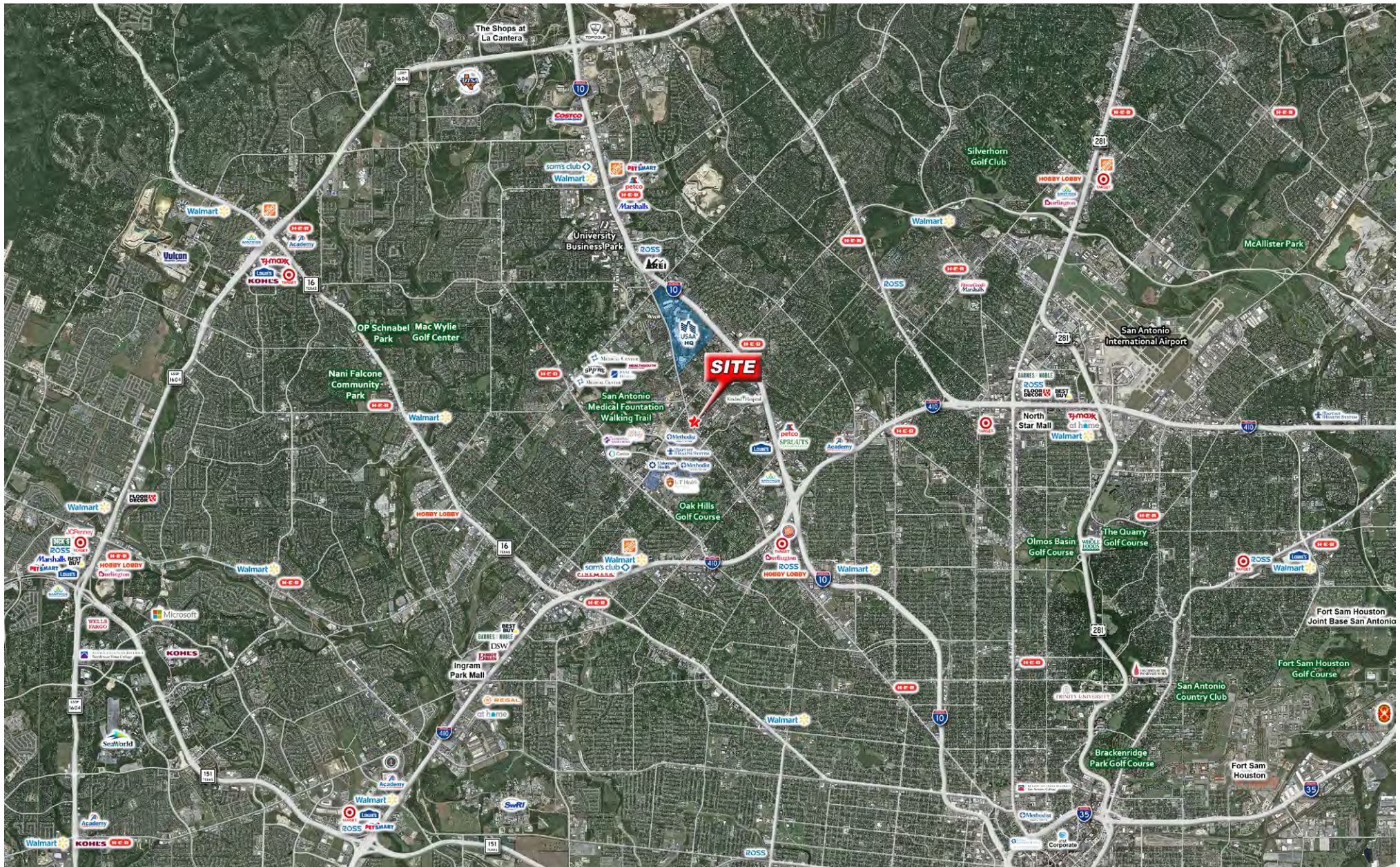


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WIDE MARKET AERIAL



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Population	3 Miles	5 Miles	7 Miles
Current Households	63,712	153,012	254,728
Current Population	139,027	361,618	628,116
Daytime Population	211,036	357,348	622,203
2024 Median Age	34.7	36.0	36.2
Income	3 Miles	5 Miles	7 Miles
Average Household Income	\$75,782	\$81,990	\$90,043
Median Household Income	\$54,910	\$58,310	\$62,359
Per Capita Income	\$34,771	\$34,636	\$36,602
Race and Ethnicity	3 Miles	5 Miles	7 Miles
White	39.6%	41.0%	42.9%
Black or African American	7.7%	5.9%	5.5%
Asian or Pacific Islander	8.6%	5.6%	4.9%
Other Races	42.8%	46.2%	45.4%
Hispanic	58.6%	65.2%	64.8%
Census Households	3 Miles	5 Miles	7 Miles
1 Person Household	39.1%	33.4%	31.3%
2 Person Households	30.5%	30.9%	30.3%
3+ Person Households	13.5%	15.1%	15.6%
Owner-Occupied Housing Units	33.2%	44.4%	49.4%
Renter - Occupied Housing Units	66.8%	55.6%	50.6%







