

Fredericksburg Town Center

1455 E Main Street



Fredericksburg
Community Preschool

DOWNTOWN
FREDERICKSBURG



W
WALDORF ASTORIA
HOTELS & RESORTS
COMING SOON
60 Hotel Rooms/Suites
37 Multi-bedroom Resort Villas
50 Private Residences

FRIENDSHIP LN 7,800 VPD

Walmart
Supercenter

11,839 VPD E MAIN ST



Sutherlands

FRIENDSHIP LN



SITE
Fredericksburg
Town Center

SHERWIN WILLIAMS Great Clips JORDAN MATHIS
A2 NAILS SPA

WEBB SELLERS

210.504.2781 | webb.sellers@srsre.com

TX License No. 589055

DREW ALLEN

210.504.1242 | drew.allen@srsre.com

TX License No. 656732



Space Available

1455 E Main St
Fredericksburg, TX 78624

Property Specifications

SPACE AVAILABLE

± 2,560 SF

SPACE AVAILABLE

± 1,561 SF

ESTIMATED NNN

\$9.80 PSF

Traffic Counts

Hwy 290 15,643 VPD

Friendship Lane 7,800 VPD

Year: 2024 | Source: TxDot

WEBB SELLERS

210.504.2781 | webb.sellers@srsre.com

DREW ALLEN

210.504.1242 | drew.allen@srsre.com



About the Property

- Premier retail opportunity at the gateway to historic downtown Fredericksburg
- Prime Highway 290 frontage with outstanding visibility and easy access from E. Main Street
- Located within the Walmart Supercenter shopping center, attracting more than 1.3 million annual visitors
- New construction shopping center designed to accommodate a variety of retail, restaurant, service, and medical users
- Surrounded by a strong mix of national retailers, local businesses, hotels, and tourist destinations, creating consistent daily traffic
- Positioned along Fredericksburg's primary commercial corridor

Join These Nearby Retailers



SRS REAL ESTATE PARTNERS

Fredericksburg, TX



Site Plan | 1455 E Main Street
Fredericksburg, TX



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SHERWIN WILLIAMS **Great Clips** **Jersey Mike's**

A2 NAILS SPA

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FRIENDSHIP LN 7,800 VPD

BEALS

ANYTIME FITNESS

DOLLAR TREE

Goodwill

STARBUCKS COFFEE

MATTRESS FIRM

Auto Zone

O'Reilly AUTO PARTS

cricket wireless

J P Liquor

Dominos

US 12

Walmart Supercenter

290

LAQUINTA
INN & SUITES

FRIENDSHIP LN

HOME 2
SUITES BY HILTON

Sutherlands

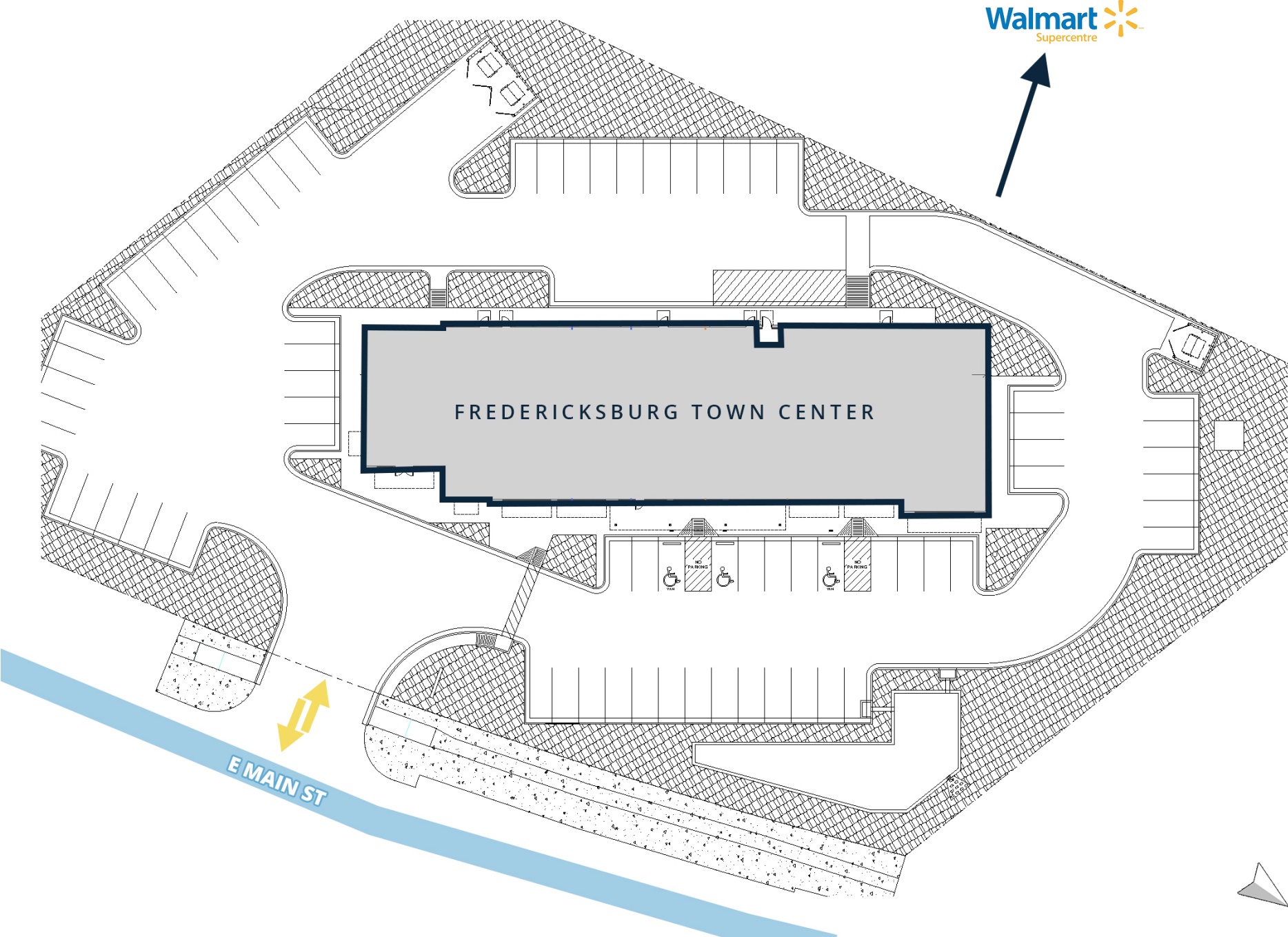
HiTeaO

Hill Country
RV Park

Hill Country
RV Park

LEASE OUTLINE DRAWING

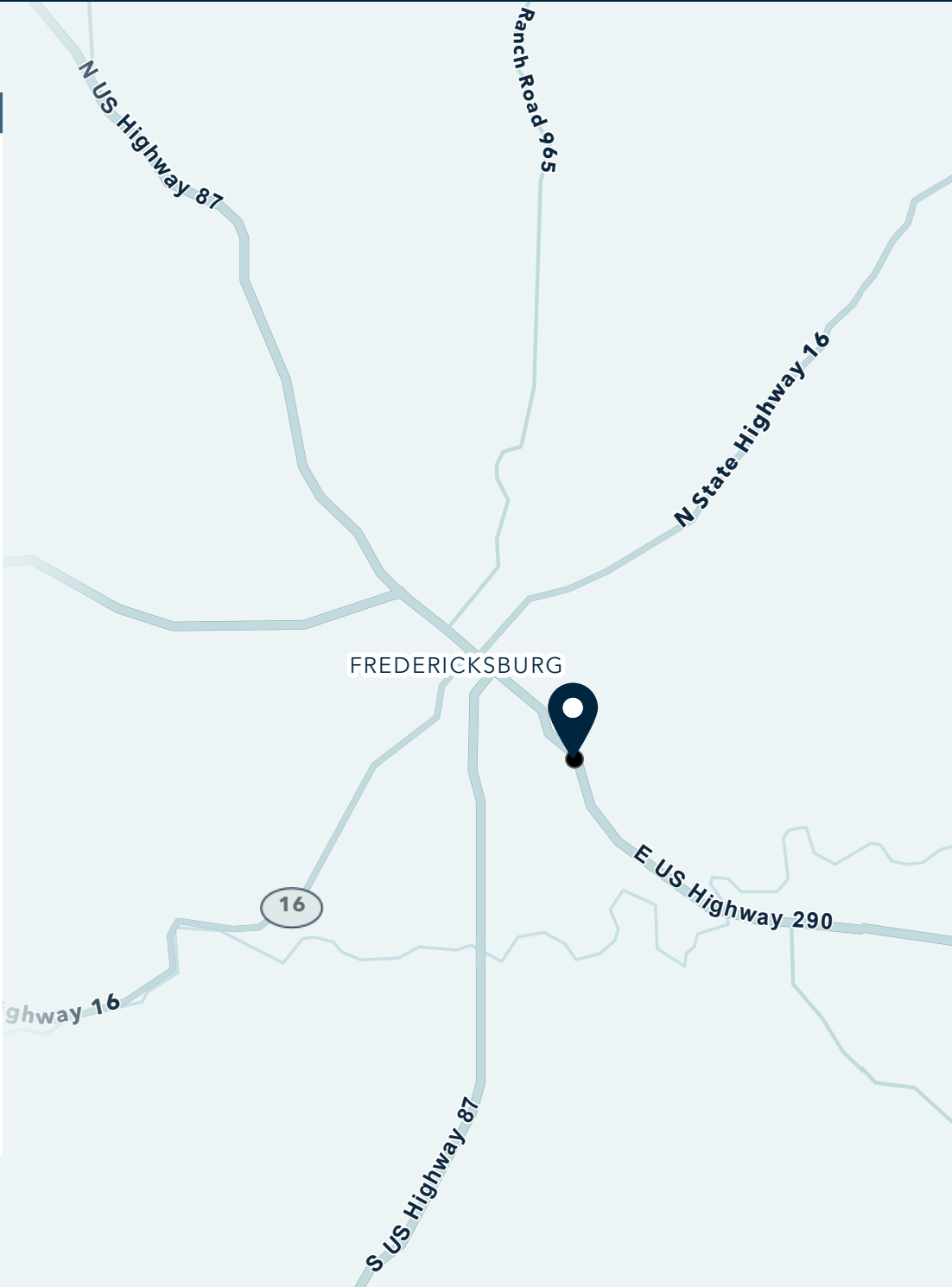






Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2026 Estimated Population	2,857	13,043	16,617
2031 Projected Population	2,942	13,409	17,124
Projected Annual Growth Rate 2026 to 2031	0.59%	0.56%	0.60%
Daytime Population			
2026 Daytime Population	3,950	17,994	20,917
Workers	2,476	11,032	12,069
Residents	1,474	6,962	8,848
Income			
2026 Est. Average Household Income	\$100,545	\$108,342	\$111,344
2026 Est. Median Household Income	\$63,272	\$69,045	\$71,965
Households & Growth			
2026 Estimated Households	1,235	5,825	7,282
2031 Estimated Households	1,288	6,081	7,621
Projected Annual Growth Rate 2026 to 2031	0.84%	0.86%	0.91%
Race & Ethnicity			
2026 Est. White	63%	74%	74%
2026 Est. Black or African American	1%	1%	1%
2026 Est. Asian or Pacific Islander	1%	1%	1%
2026 Est. American Indian or Native Alaskan	1%	1%	1%
2026 Est. Other Races	12%	8%	7%
2026 Est. Hispanic	41%	28%	27%

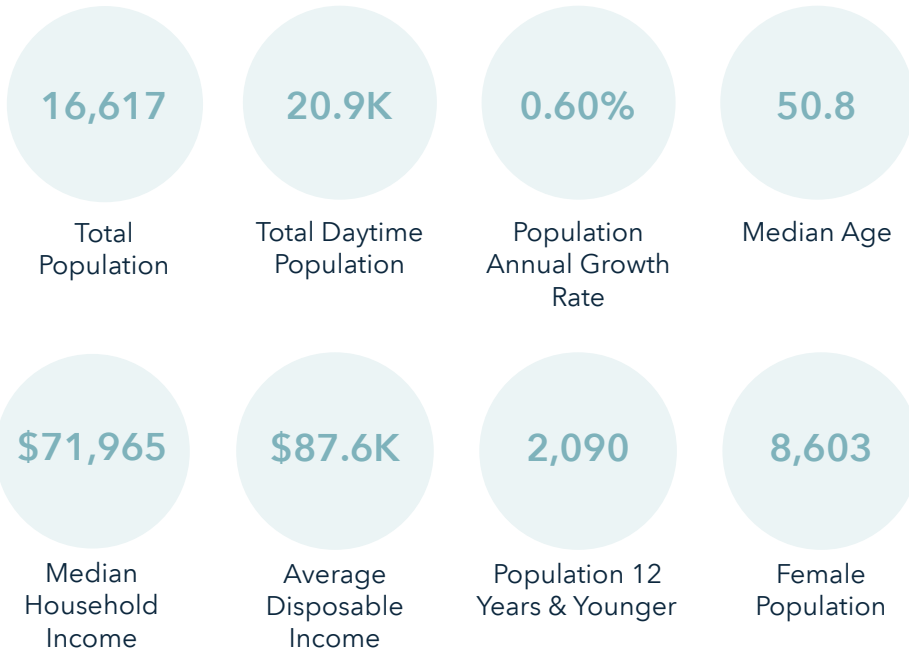


Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Ring of 5 Miles

Key Facts

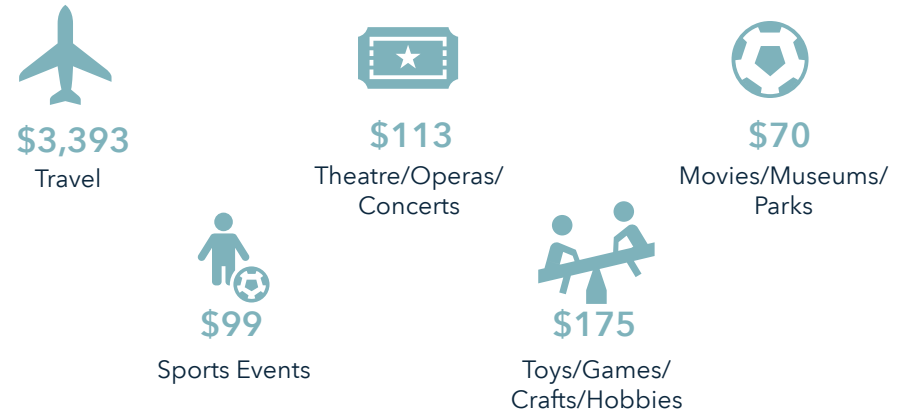


Annual Household Spending

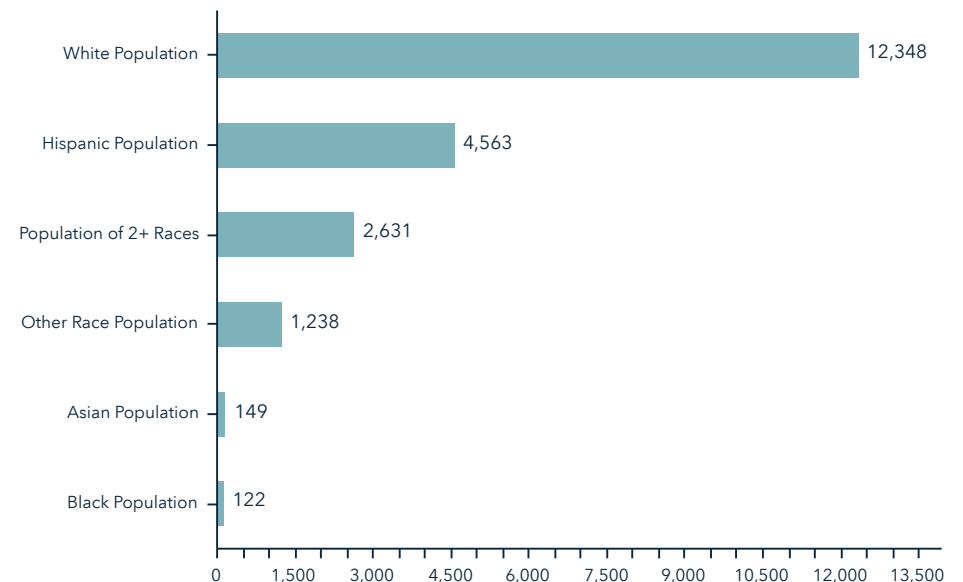
ANNUAL HOUSEHOLD SPENDING



Annual Lifestyle Spending



Race





Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



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 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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 and 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	9005621	louie.tijerina@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Louie Tijerina	655302	louie.tijerina@srsre.com	956.455.7807
Designated Broker of Firm	License No.	Email	Phone

Webb Sellers	589055	webb.sellers@srsre.com	210.504.2781
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Drew Allen	656732	drew.allen@srsre.com	210.504.1242
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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