

FOR LEASE

Restaurant Pad Site

202 E Ufer Street

SITE

H-E-B

CARR
Development, Inc.



5121 Bee Cave Rd., Suite 207
Austin, TX 78746
Phone: (512) 306-1771
scott@carrdevelopment.com



PROPERTY INFO

- This restaurant site is located just blocks away from the active mainstreet district in Fredericksburg, Texas.
- This excellent restaurant opportunity is adjacent to the newly constructed 86 unit Baron's Park multi family project.
- Across the street from H-E-B and Old Fair Park.
- Pedestrian access from Main Street, Lincoln Street and the new pedestrian bridge on Llano Street which also connects to the new trail system on Baron's Creek.

AREA INFO

- According to The Bloomberg Small Town Wealth Index, Fredericksburg is the 20th wealthiest micropolitan area in the nation.
- Fredericksburg is known for its charm, laid-back rustic vibe, and deep-rooted German heritage.
- Fredericksburg hosts millions of visitors every year to shop, dine and visit the area wineries.
- The city ranks as one of the top tourist destinations in Texas, and has been called the "Best Small Town in Texas" by Southern Living Magazine and the "Most Charming Southern Vacation" by TripAdvisor.

SPACE AVAILABLE

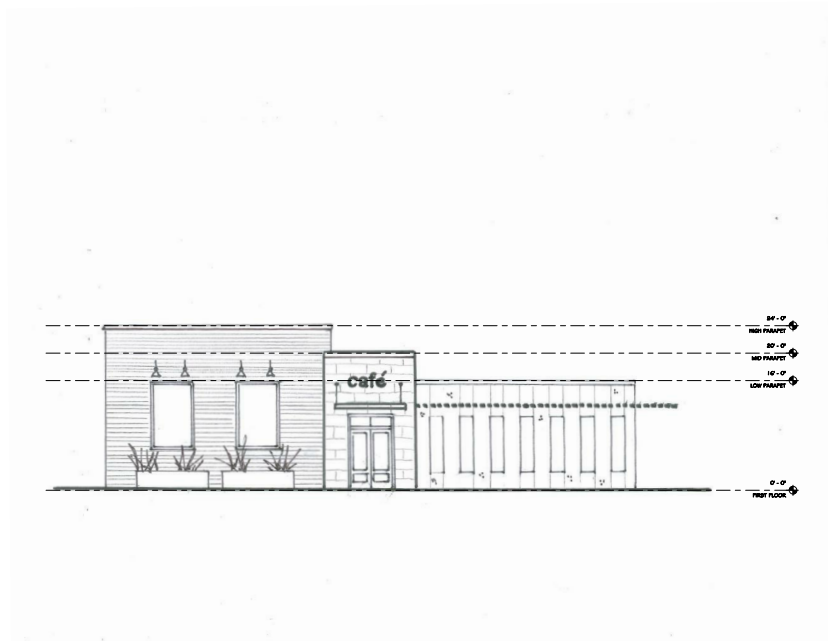
- Approximately 3,467 square feet with outdoor patio overlooking Barons Creek.

RATES | NNN

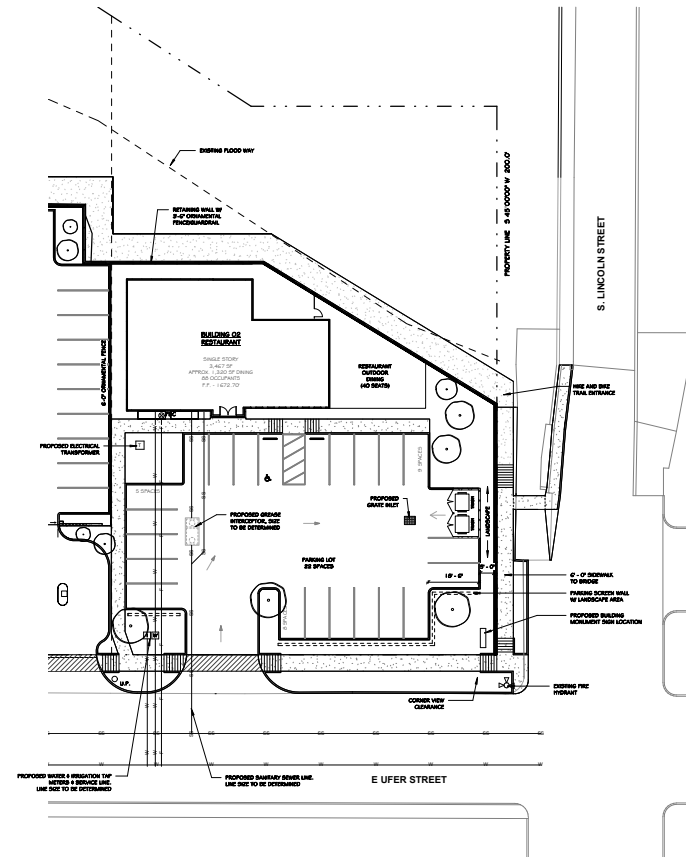
- Please call for current lease rates and terms.

5121 Bee Cave Rd., Ste. 207 Austin, TX 78746





BUILDING ELEVATION
SCALE: NOT TO SCALE



SITE PLAN
SCALE: 1" = 20'-0"

FOR LEASE | 202 E UFER STREET, FREDERICKSBURG, TX 78624

SITE PHOTOS

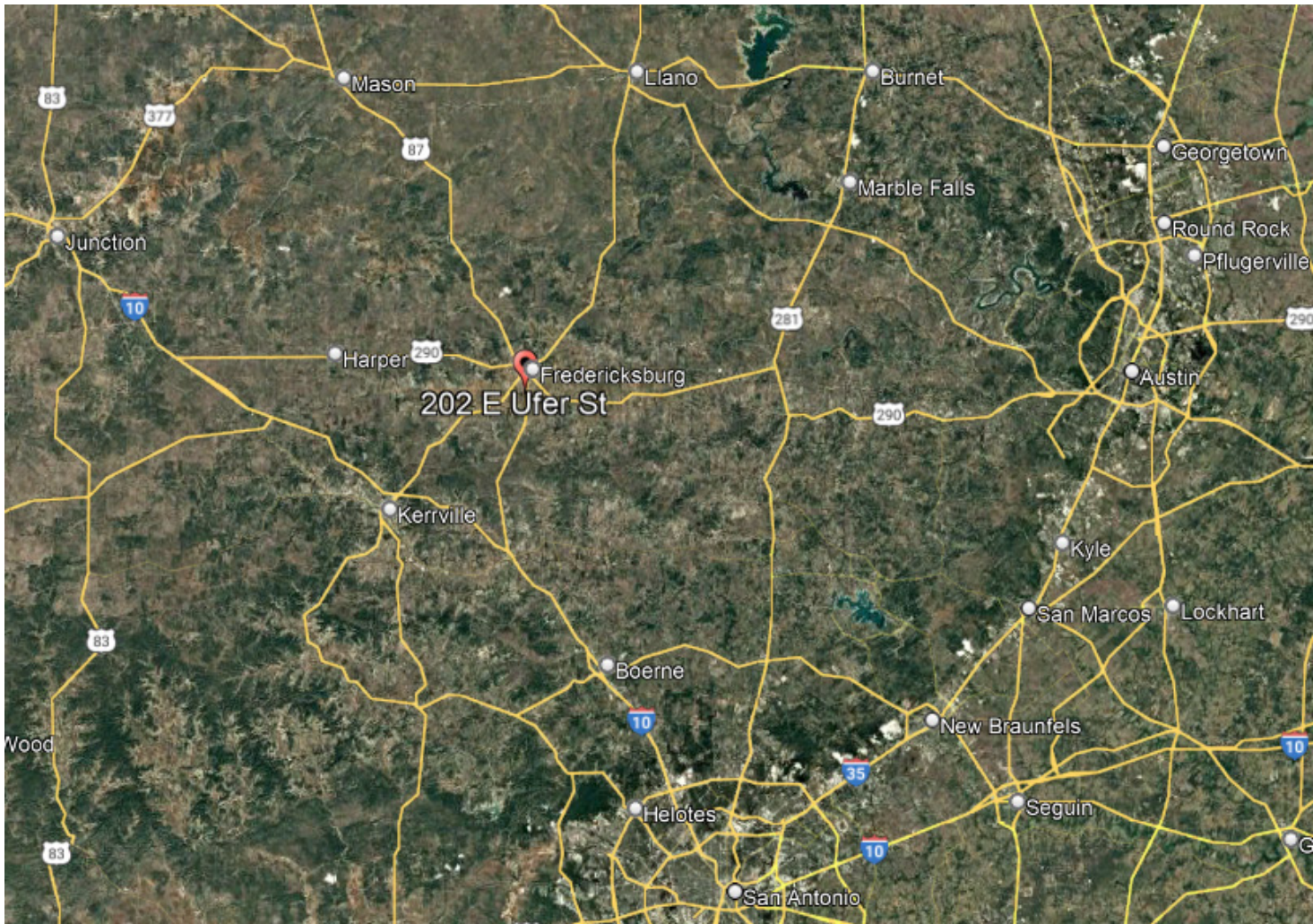


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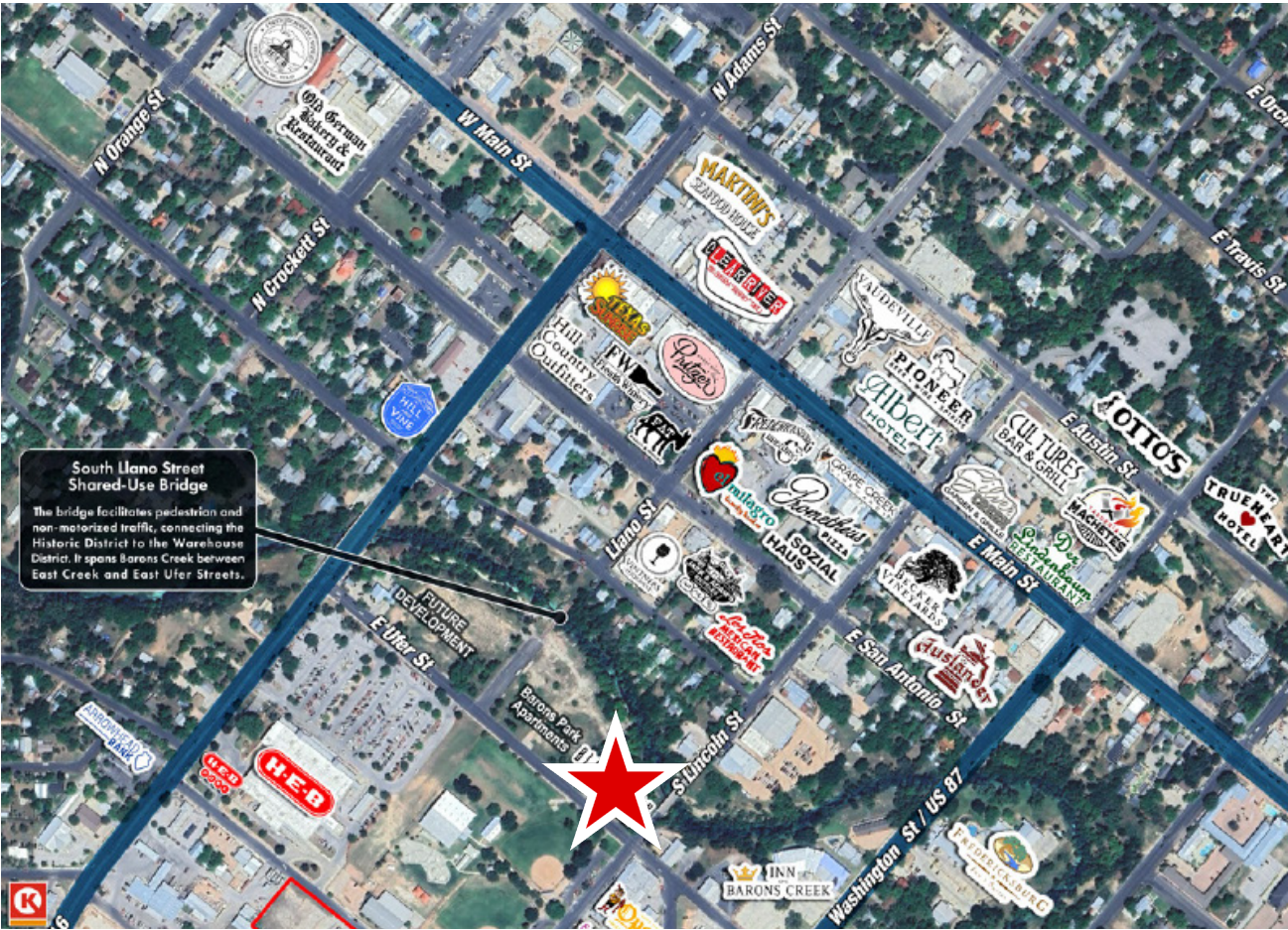
DRIVE TIMES

1 Hour and 30 Minutes to Austin

1 Hour and 15
Minutes to
San Antonio



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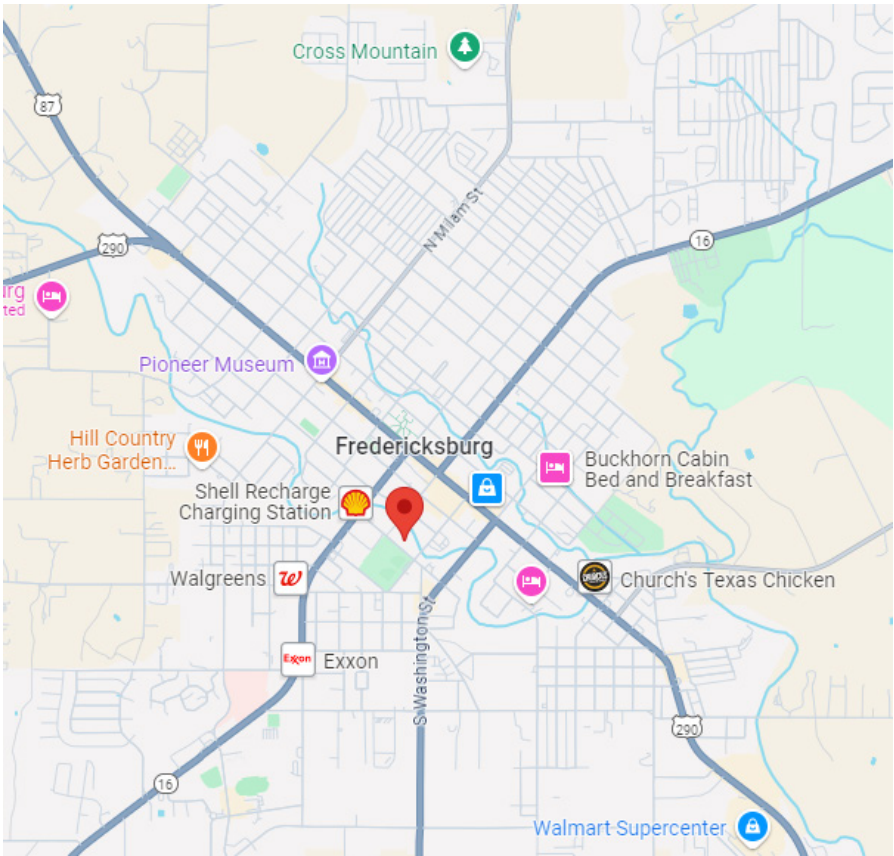
AREA INFO

2024 Demographics

	2 Mile	5 Mile	10 Mile
Total Population	13,234	17,815	22,047
2029 Population	14,389	19,270	23,680
Median Age	50.1	50.5	51.3
Avg HH Income	\$84,836	\$86,578	\$87,151
Households	5,717	7,667	9,444

Traffic counts

W. Main Street	14,519 vpd
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CONTACT US

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Information About Brokerage Services

Texas law requires all real estate licensees 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 BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

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.

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.

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 coincidental 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.

<u>Carr Development, Inc.</u>	<u>421475</u>	<u>info@carrdevelopment.com</u>	<u>(512)306-1771</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>		<u>Date</u>	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

This form was produced by the subscriber named below through Texas FormSource.

IABS 1-0 Date

Company name goes here, 5121 BEE CAVE RD STE 207 AUSTIN, TX 78746
SCOTT CARR

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Fax:

Broker Info.

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