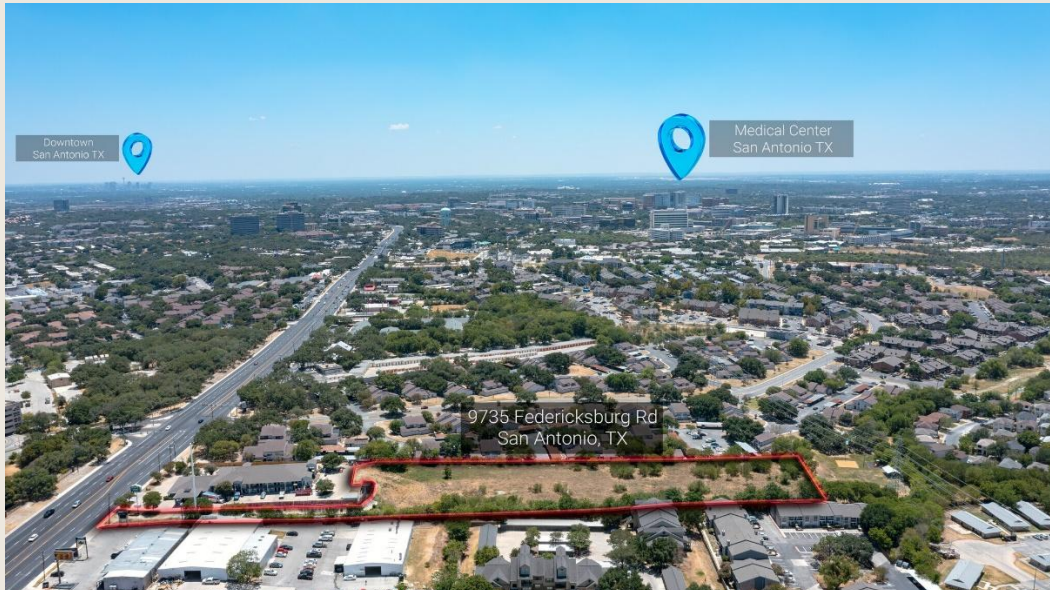


FOR SALE — INVESTMENT OPPORTUNITY



9735 FREDERICKSBURG RD.

COMMERCIAL LAND / INVESTMENT SALE

9735 FREDERICKSBURG ROAD, SAN ANTONIO, TX 78240

INVESTMENT SUMMARY

Sales Price: \$1,600,000.00
Lot Size: 3.62 AC
Zoning: C-3R

PROPERTY DESCRIPTION

Take advantage of a rare development opportunity along one of San Antonio's most recognized commercial corridors.

Surrounded by major employers, healthcare facilities, retail destinations, and residential communities, the site is well-positioned to support a variety of commercial development opportunities.

LOCATION DESCRIPTION

Located in the heart of San Antonio's highly sought-after Northwest submarket, 9735 Fredericksburg Road benefits from a premier position along one of the city's most heavily traveled commercial corridors.

The surrounding area is anchored by the renowned South Texas Medical Center, one of the largest healthcare hubs in Texas, generating significant daytime population and economic activity.

With its proximity to USAA, the Medical Center, and several established residential communities, the property offers exceptional accessibility, visibility, and long-term growth potential in one of San Antonio's most desirable business locations.

ERIK HERNANDEZ

*Sr. Advisor, Crossed Sabers
Commercial Real Estate
(210) 792-3992
erik@crossedsaberscre.com*

WILL CURTIS, CCIM, CPM®

*Managing Director, Crossed Sabers
Commercial Real Estate
(210) 201-5444
will@crossedsaberscre.com*





Crossed Sabers
Commercial Real Estate
A Veteran Owned and Operated Company
AN ALLEGIANTE COMPANY
COMMERCIAL

PROPERTY PHOTOS

9735 FREDERICKSBURG ROAD, SAN ANTONIO, TX 78240

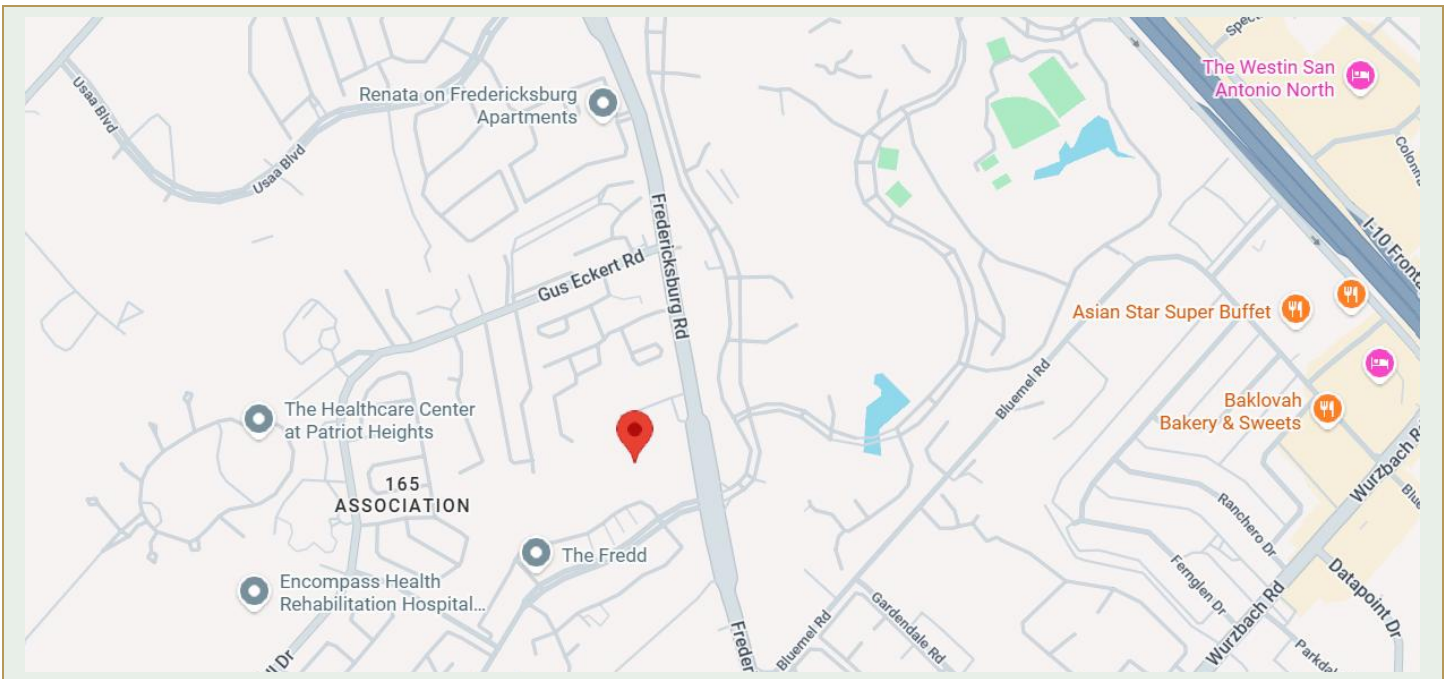
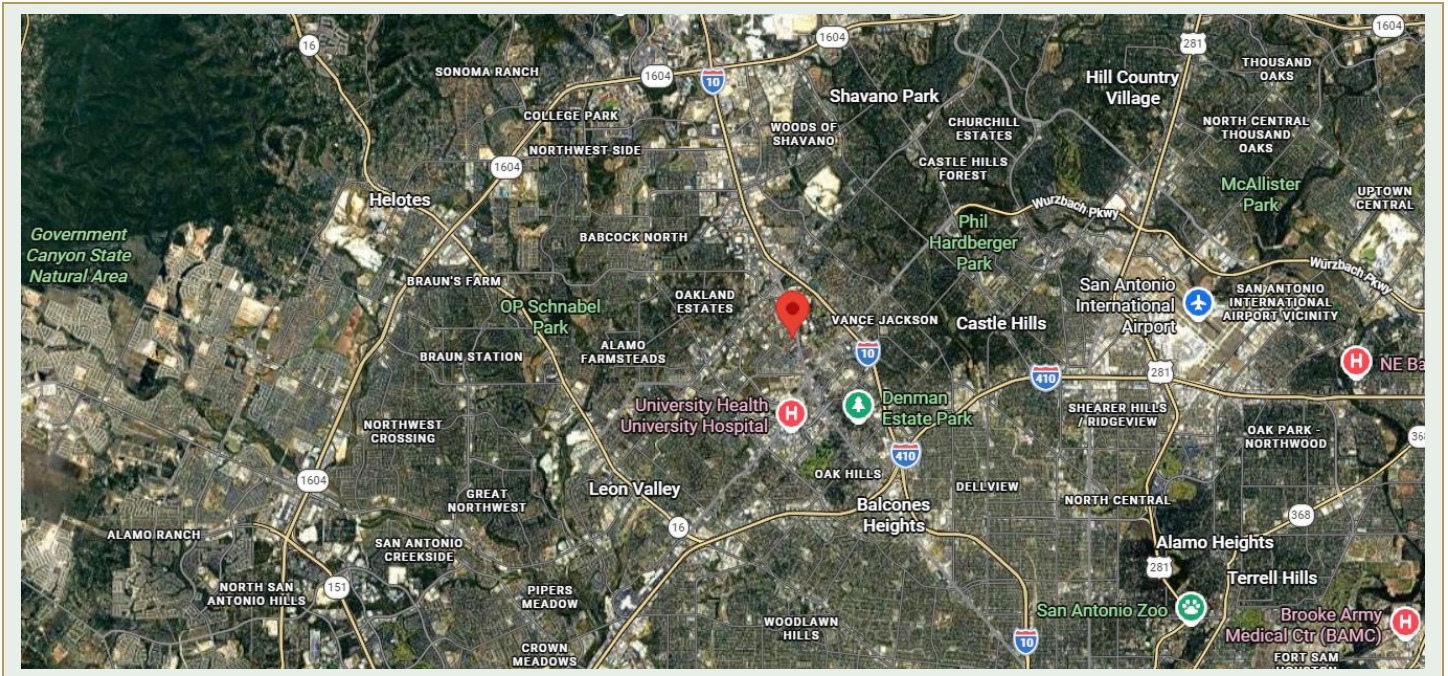




Crossed Sabers
Commercial Real Estate
A Veteran Owned and Operated Company
COMMERCIAL

LOCATION MAPS

9735 FREDERICKSBURG ROAD, SAN ANTONIO, TX 78240

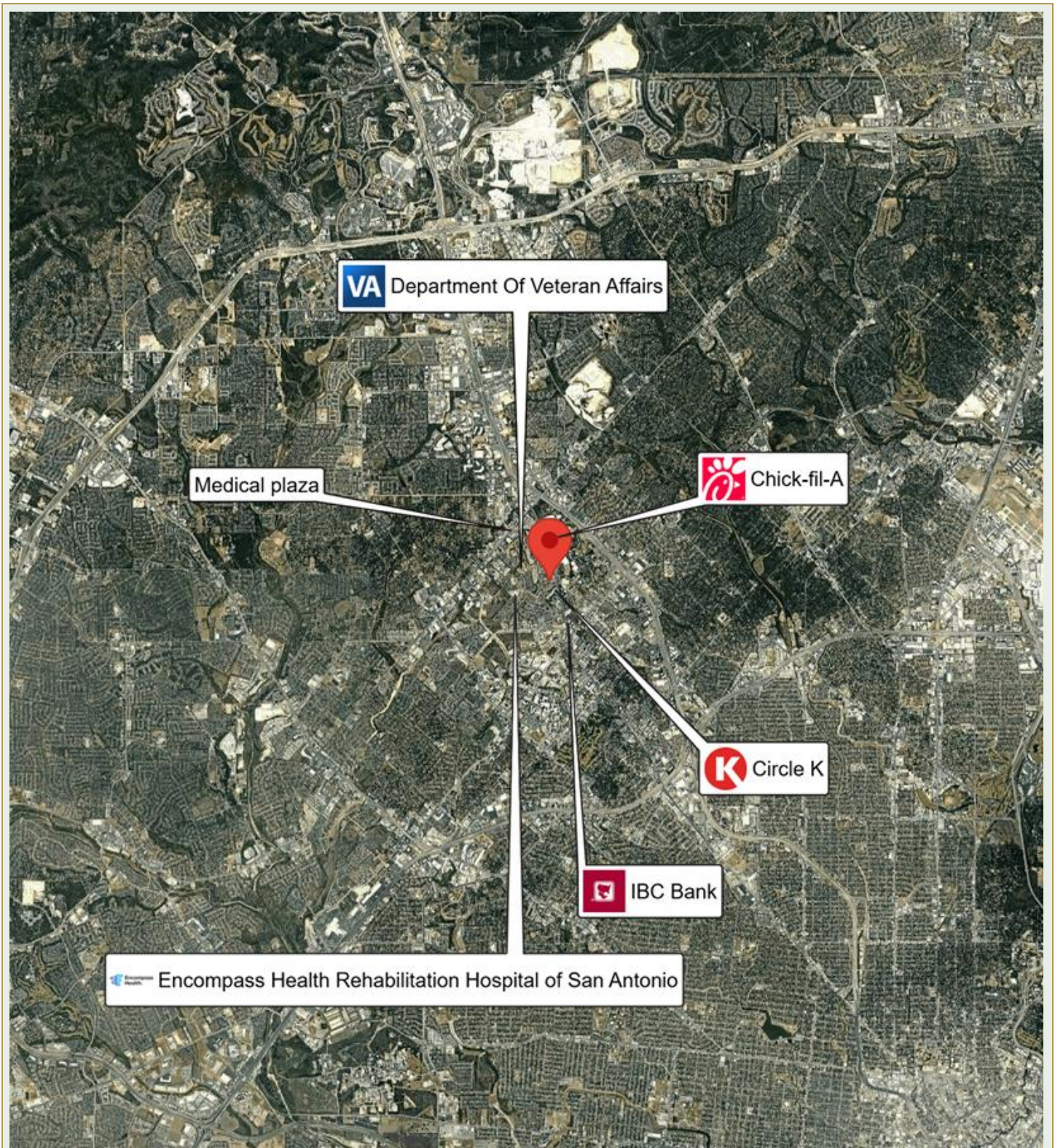




Crossed Sabers
Commercial Real Estate
A Veteran Owned and Operated Company
COMMERCIAL

BUSINESS MAP

9735 FREDERICKSBURG ROAD, SAN ANTONIO, TX 78240





DEMOGRAPHICS

9735 FREDERICKSBURG ROAD, SAN ANTONIO, TX 78240

9735 Fredericksburg Road is located in a diverse, urban area of San Antonio. Within a 5-minute drive, the population is 12,486 with a median household income of \$54,533. The area is predominantly renter-occupied (90%) with a median home value of \$192,083. The 15-minute radius expands to 208,225 people with higher incomes (\$63,695 median) and a more balanced owner/renter split.

DEMOGRAPHICS BY DRIVE TIME

5-MINUTE	10-MINUTE	15-MINUTE
Population: 12,486	Population: 87,416	Population: 208,225
Daytime Pop: 20,611	Daytime Pop: 144,634	Daytime Pop: 249,710
Diversity Idx: 88.1	Diversity Idx: 85.9	Diversity Idx: 83.0
Households: 5,680	Households: 43,222	Households: 86,531
Avg HH Size: 2.15	Avg HH Size: 2.00	Avg HH Size: 2.37
Med HH Income: \$54,533	Med HH Income: \$60,441	Med HH Income: \$63,695
Avg HH Income: \$65,128	Avg HH Income: \$81,693	Avg HH Income: \$90,445
Per Capita: \$30,522	Per Capita: \$40,481	Per Capita: \$37,653
Owner Occ: 583	Owner Occ: 12,375	Owner Occ: 44,485
Renter Occ: 5,097	Renter Occ: 30,847	Renter Occ: 42,046
Med Home Val: \$192,083	Med Home Val: \$316,967	Med Home Val: \$298,496

POPULATION BY GENDER BY DRIVE TIME

10-MIN	20-MIN	30-MIN
Male: 93,332	Male: 338,744	Male: 701,732
Female: 96,640	Female: 346,499	Female: 701,518
Total: 189,972	Total: 685,243	Total: 1,403,250

AGE DISTRIBUTION BY DRIVE TIME

10-MIN	20-MIN	30-MIN
0-14: 33,320	0-14: 125,693	0-14: 268,733
15-24: 26,321	15-24: 100,333	15-24: 204,165
25-54: 84,820	25-54: 291,236	25-54: 594,620
55-64: 18,182	55-64: 71,285	55-64: 142,863
65+: 27,329	65+: 96,697	65+: 192,868



Crossed Sabers
Commercial Real Estate
A Veteran Owned and Operated Company
CS COMMERCIAL

DISCLAIMER

9735 FREDERICKSBURG ROAD, SAN ANTONIO, TX 78240

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property.

All materials and information received or derived from Crossed Sabers Commercial Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Crossed Sabers Commercial Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Crossed Sabers Commercial Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Crossed Sabers Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Crossed Sabers Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Crossed Sabers Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

CROSSED SABERS COMMERCIAL REAL ESTATE
PO BOX 781273
San Antonio, TX 78249

PRESENTED BY:
WILL CURTIS, CCIM, CPM
Managing Director
C: (210) 201-5444
will@crossedsaberscre.com



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Keller Williams City View	547594BB	Legal@KWCityView.com	(210)696-9996
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Joseph H Sloan III	525284B	Legal @KWCityView.com	(210)696-9996
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Will Curtis	627466B	Will@crossedsaberscre.com	(210)201-5444
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Erik Hernandez	760176-SA	Erik@Crossedsaberscre.com	(210)792-3992
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

Crossed Sabers Commercial Real Estate, 15510 Vance Jackson Road San Antonio TX 78249

Phone: 2102015444

Fax:

IABS

William Curtis

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwof.com