

# FOR SALE

# \$995,000

## Alamo Classic Ponies

## 1403 Fredericksburg Rd, San Antonio, TX 78201



RPM SHOP SALES  
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Turnkey automotive facility with real estate  
included in a high-visibility San Antonio corridor.



# PROPERTY OVERVIEW



## Alamo Classic Ponies



1403 Fredericksburg Rd,  
San Antonio, TX 78201



Property Price: \$895,000  
Business Price: \$100,000

**Building Size:** 5,501 SF

**Land Size:** 0.54 Acres

**Configuration:** 4 Service Bays | 2 Lifts

**Zoning:** C-3 – Automotive Service

**Parking:** Approx. 20 Spaces

**Property Type:** Owner/User

**Turnkey automotive facility with real estate included, positioned on Fredericksburg Road in the heart of San Antonio. The property features a well-maintained 5,501 SF service building on 0.54 acres with four service bays, two lifts, and ample yard space for operations or expansion.**

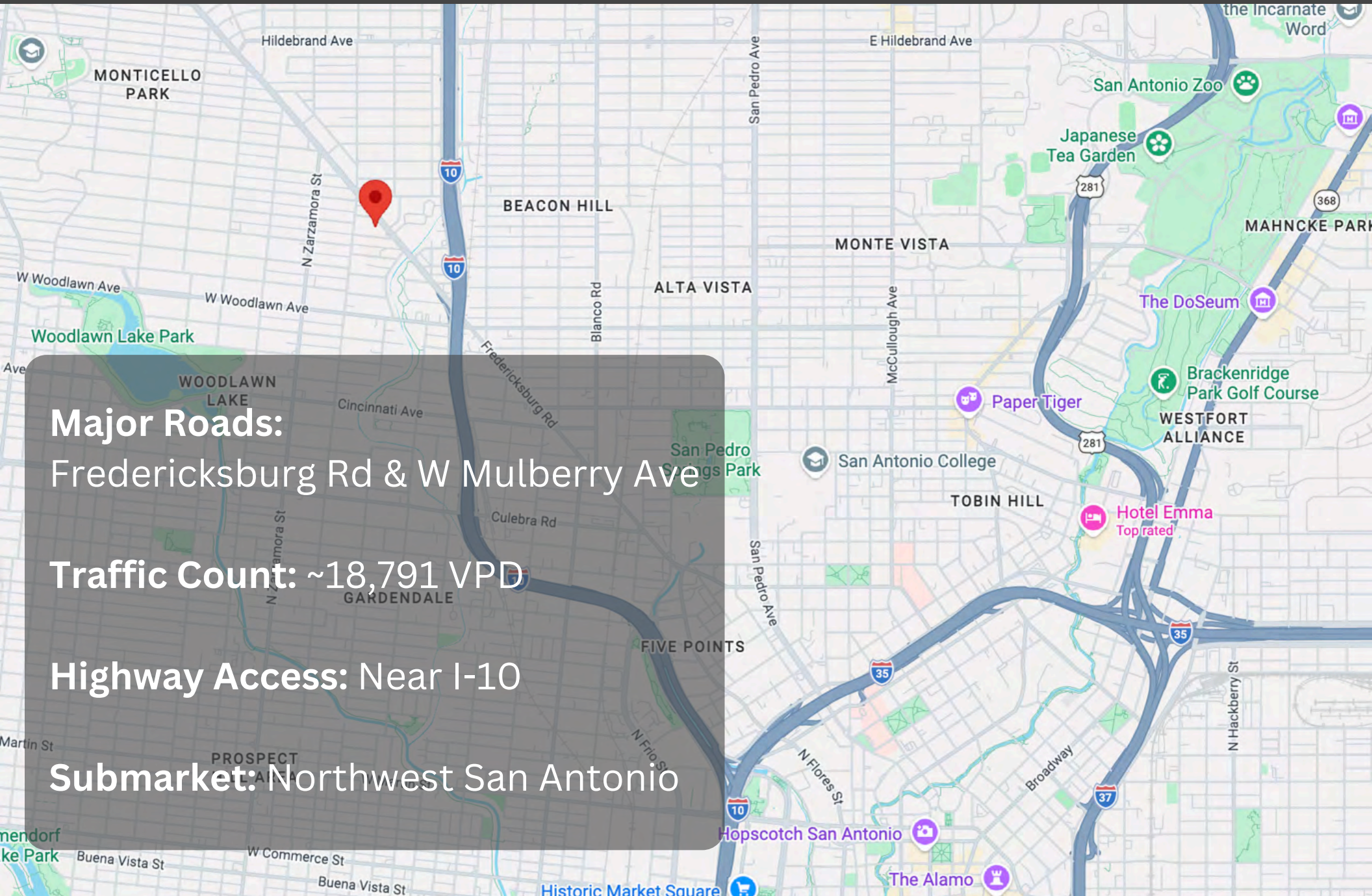
**Currently utilized as a specialty restoration shop, the layout and infrastructure easily support conversion to a general auto repair, performance, or service-focused operation. With strong frontage on both Fredericksburg Rd (194') and Agarita Ave (108'), this site offers high visibility, accessibility, and long-term flexibility for an owner-operator or investor.**

# KEY HIGHLIGHTS

- Real estate + business + equipment included (asset-based sale)
- 5,501 SF building on 0.54 acres with functional yard space
- 4 service bays with 2 lifts + expansion capability
- 194' frontage on Fredericksburg Rd + 108' on Agarita Ave
- High-visibility location (~18,000+ VPD)
- Well-maintained facility with existing automotive infrastructure
- Flexible use: restoration, general repair, performance, or specialty shop
- Established automotive location with long operating history
- Includes FF&E, inventory, and project vehicles
- Below replacement cost opportunity

# LOCATION & ACCESS

**RPM** SHOP SALES



## Major Roads:

Fredericksburg Rd & W Mulberry Ave

Traffic Count: ~18,791 VPD

Highway Access: Near I-10

Submarket: Northwest San Antonio

# EQUIPMENT SUMMARY

## Lifts:

2 (electric + hydraulic)

## Key Equipment:

- Quincy air compressor (7.5 HP)
- Welders
- Sand & glass bead blasters
- Parts cleaner
- Prep booth
- Shop tooling & work benches

## Inventory:

Includes extensive Mustang parts inventory + project vehicles

**1-Mile Radius:**



**17,381**

**3-Mile Radius:**



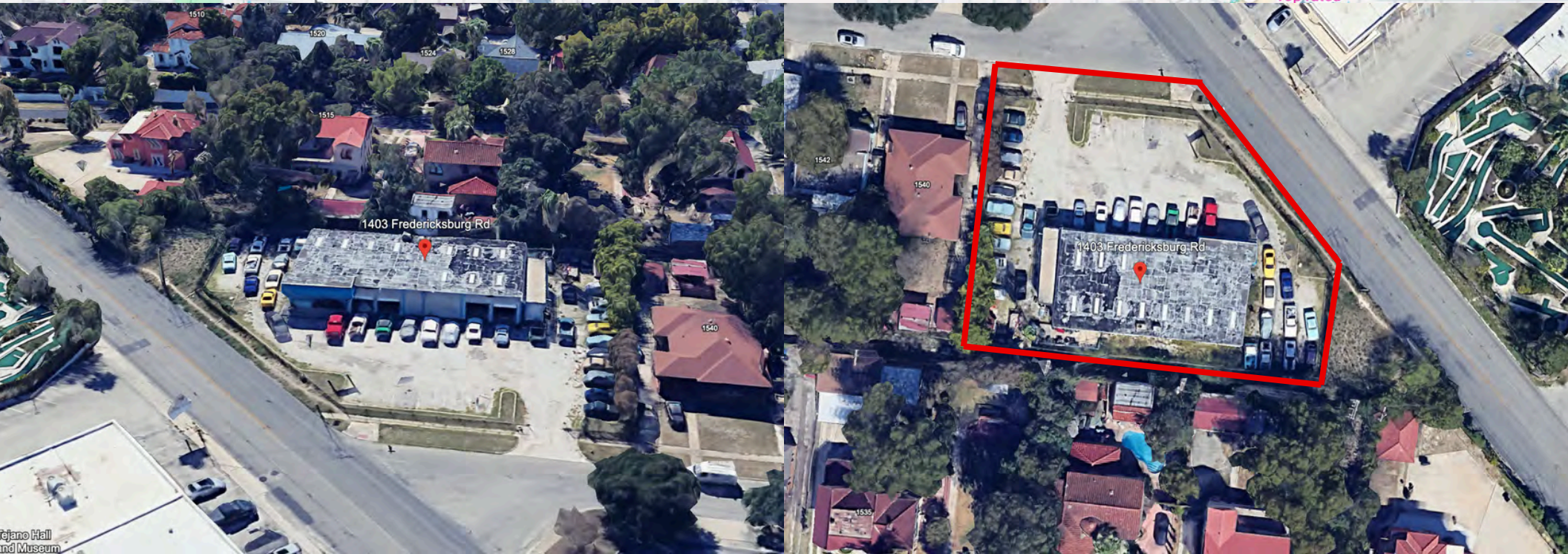
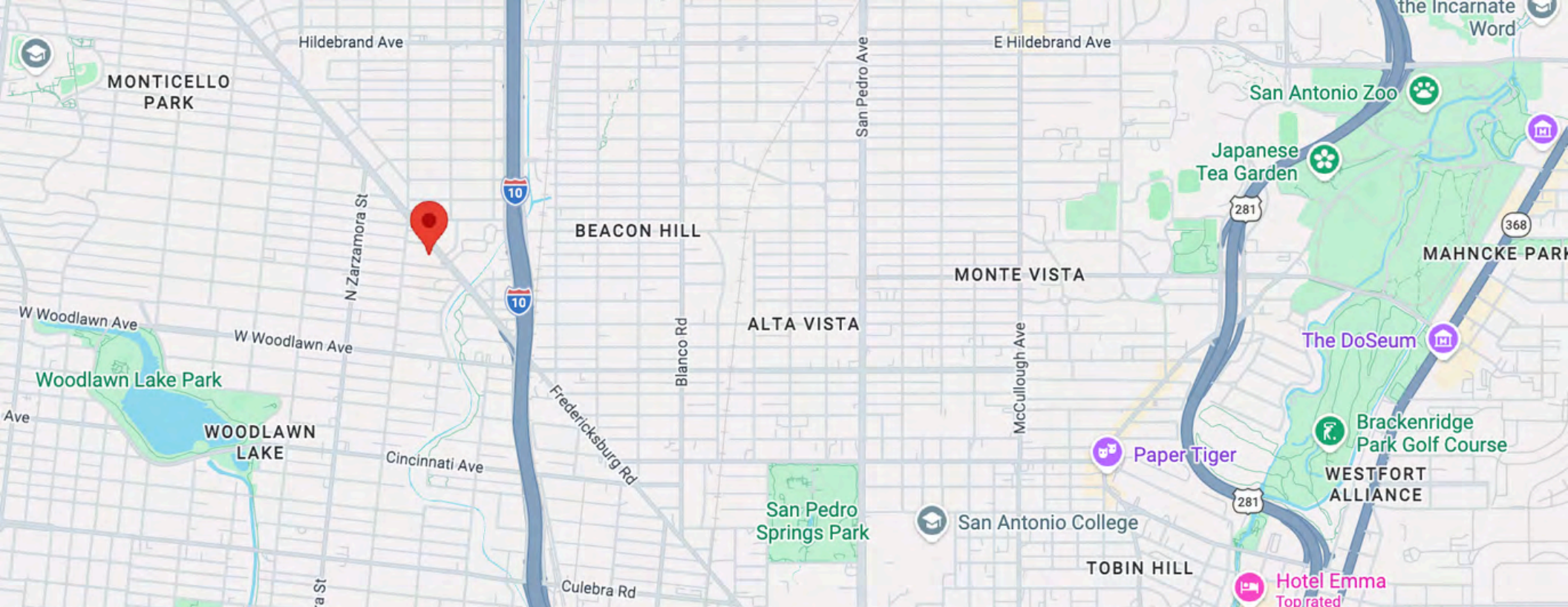
**155,778**

**Median Household Income:**

**\$59,642**

**Growth:**

**~4.5%–5% projected**







# RPM SHOP SALES

While believed to be accurate, the information presented has not been verified. Final responsibility for verification rests with the Buyer. Broker takes no responsibility.

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# 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.

2-10-2025



## 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.

## 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.

RPM Shop sales Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9014954 License No.	Bryan@rpmshopsales.com Email	512 695 2678 Phone
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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date