

4522 Fredericksburg Rd

FORMER NURSING SCHOOL FOR LEASE

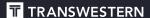
2nd Generation Former School ±20,000 - 40,000 SF Available

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Traffic Counts 500K+ VPD 35,313 FREDERICKSBURG RD/

Fredericksburg Rd

215,139 **INTERSTATE 10/** HILLCREST RD **CROSSROADS BLVD**

Stop ID: 10509

250,723 **INTERSTATE LOOP 410/** FREDERICKSBURG RD

4522 Fredericksburg Rd

BUILDING FEATURES

Located at Loop 410 and I-10 off Fredericksburg Road, this property offers 40,000 SF of second-generation former school space with excellent visibility, signage opportunities, and convenient access to major business hubs. Perfect for educational or vocational training operators seeking a turnkey, well-positioned facility.



Move-in Ready 20,000-40,000 SF space



Signage opportunities with high visibility



24/7 Security surveillance throughout the center



Superior access to VIA Superstation



Covered parking garage for added



Food court offering quick, convenient options



Ideal layout for educational



Prime North Central location with easy access to IH-10/410 interchange



Weekly family events & entertainment venues for the whole

DEMOGRAPHICS

1-MILE

6.855 2024 HOUSEHOLDS 7.319

2029 HOUSEHOLDS



15.240 2024 POPULATION 16.228 2029 POPULATION



\$49.666 AVERAGE HH INCOME



62,559 2024 HOUSEHOLDS 66.595 2029 HOUSEHOLDS



150.809 2024 POPULATION 150.809 2029 POPULATION

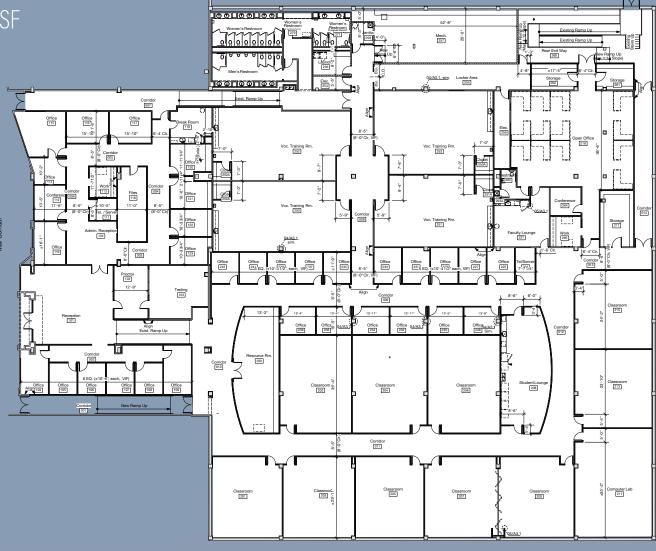


AVERAGE HH INCOME

FLOOR PLAN

±20,000 - 40,000 SF





FEATURES



31 PRIVATE OFFICES



RECEPTION & LOBBY AREA



10 CLASSROOMS/ 4 Training Rooms



LOUNGE AREA & BREAK ROOM



COPY ROOM



INTERIOR RESTROOMS



CONFERENCE ROOMS



SECURITY SURVEILLANCE

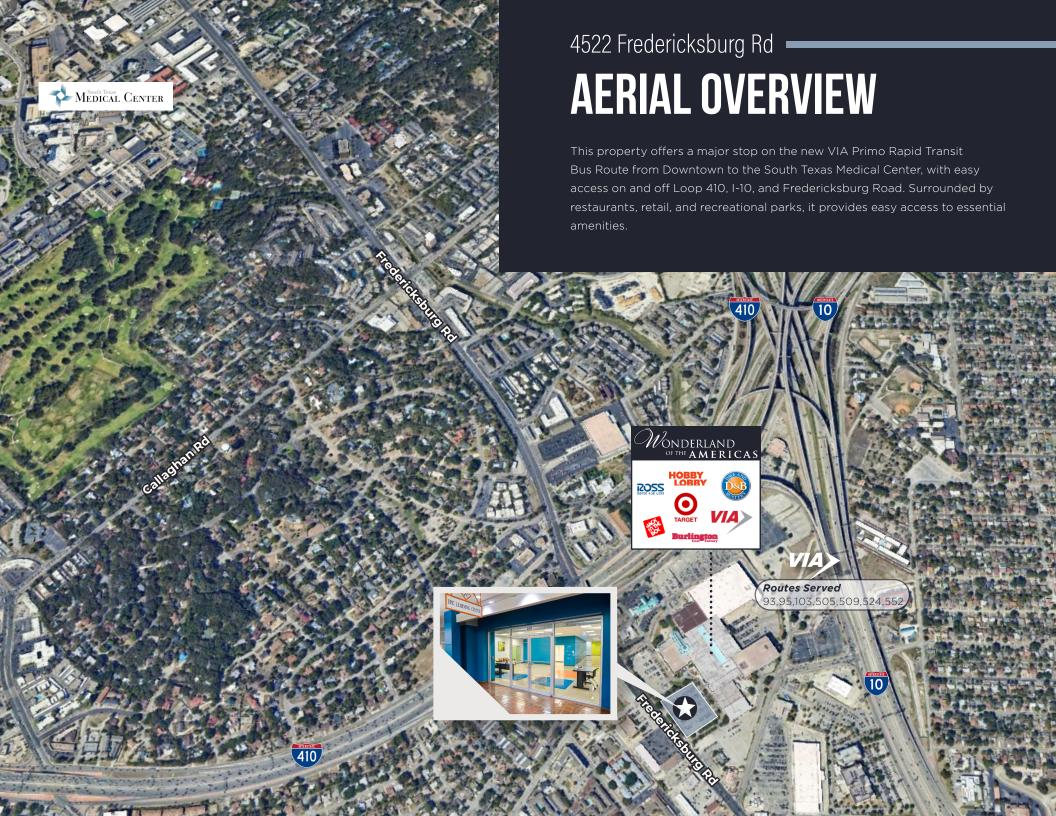
4522 Fredericksburg Rd INTERIOR SPACES

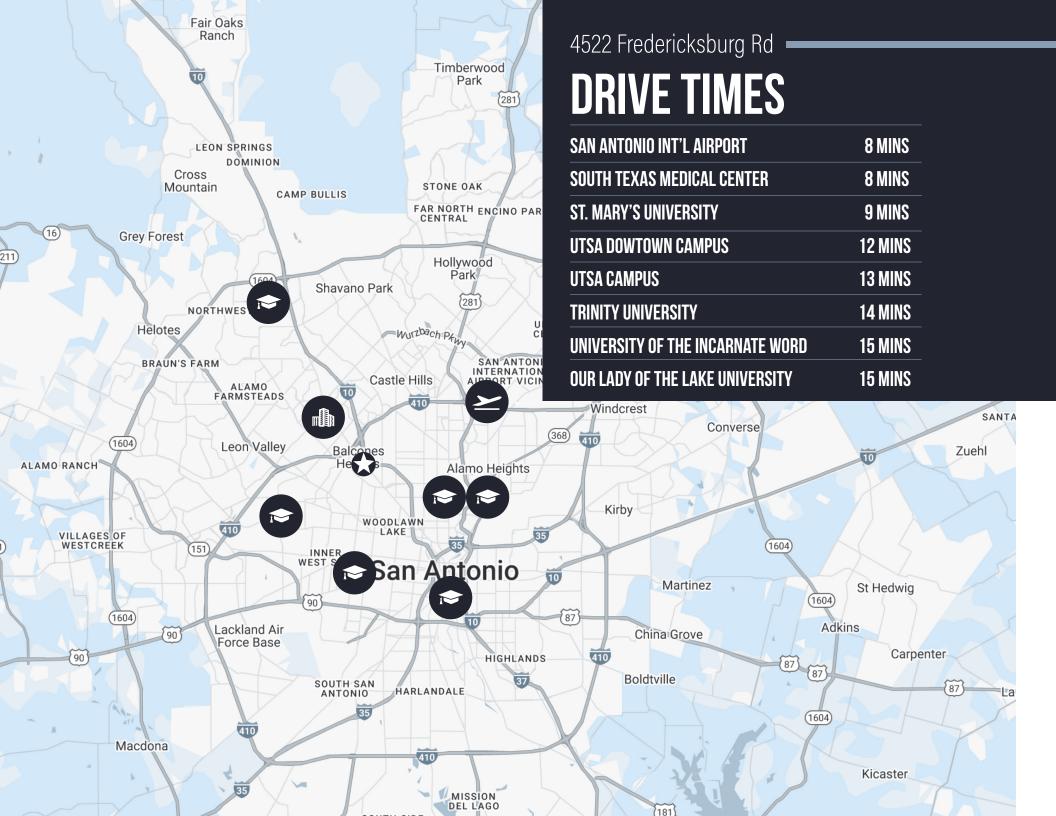












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