

# LEASE



**1071 State Highway 46S  
New Braunfels TX, 78130**



For More Information:

Patti Lynch | 830.708.9160 & Katie Lynch | 830.237.2834





PRESENTED BY



## Location

This Building is located on Highway 46 across the street from Enterprise rental cars and next to Alves Lane, the Stone Gate neighborhood and the fire department. This location is a highly populated area with extremely high traffic counts. Would be perfect to start or continue a successful business.

## Travel Time

47 miles from Downtown Austin

37 miles from Downtown San Antonio

## SF Lease Rate

\$19.50 Yearly (NNN)

## Office Description

Core35 is excited to offer this building that can be subdivided as needed; it can be two 1,500 SF spaces or one 3,000 SF space. It's located right on Highway 46! You can design this building to your desire. Its attached to a gas station and a Mexican food restaurant and is in a fast growing area with very high traffic counts and is surrounded by a large population and many neighborhoods. This building would be ideal for a restaurant or retail business.



For More Information:

**Patti Lynch** | 830.708.9160 or **Katie Lynch** | 830.237.2834





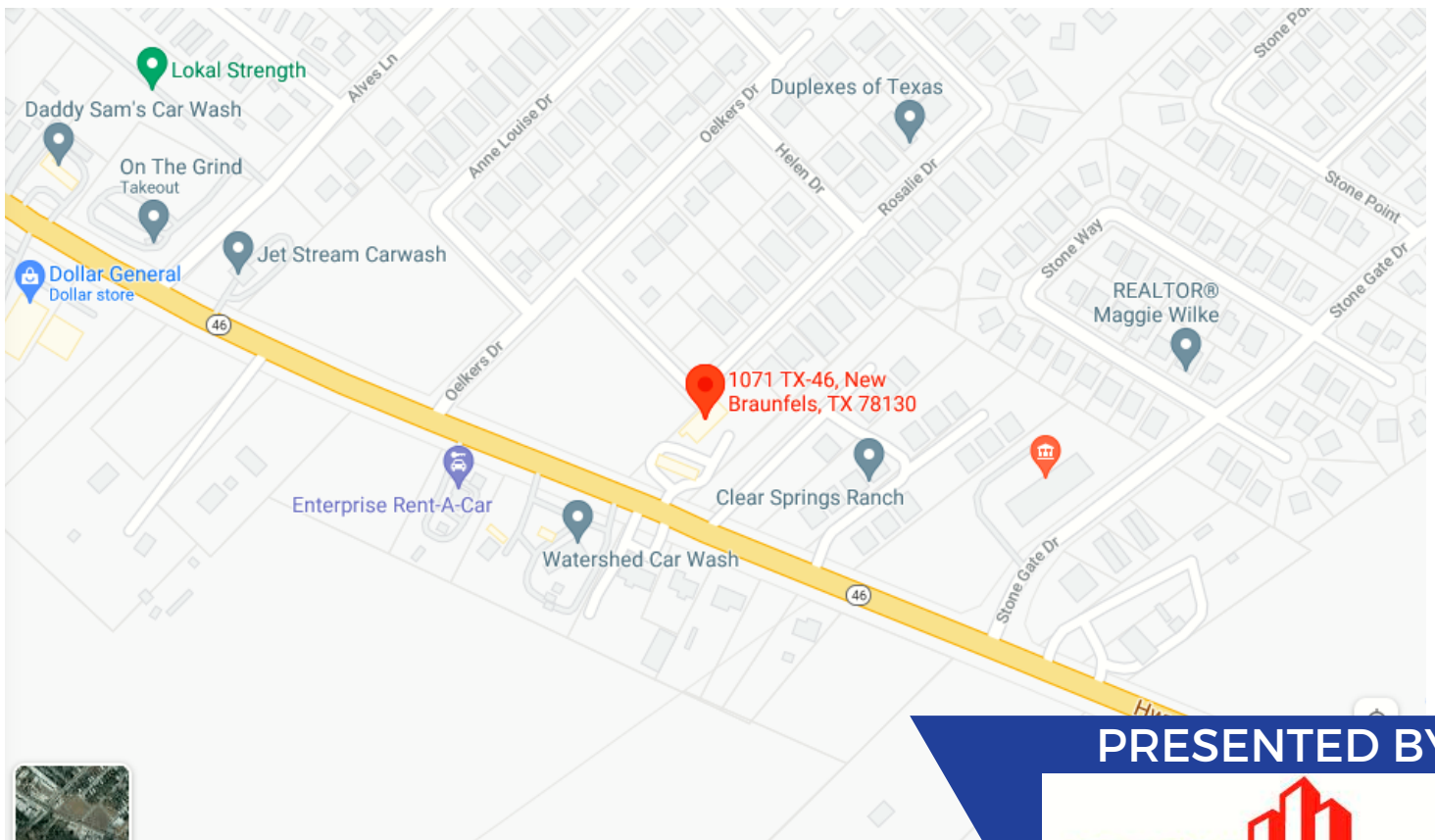
PRESENTED BY



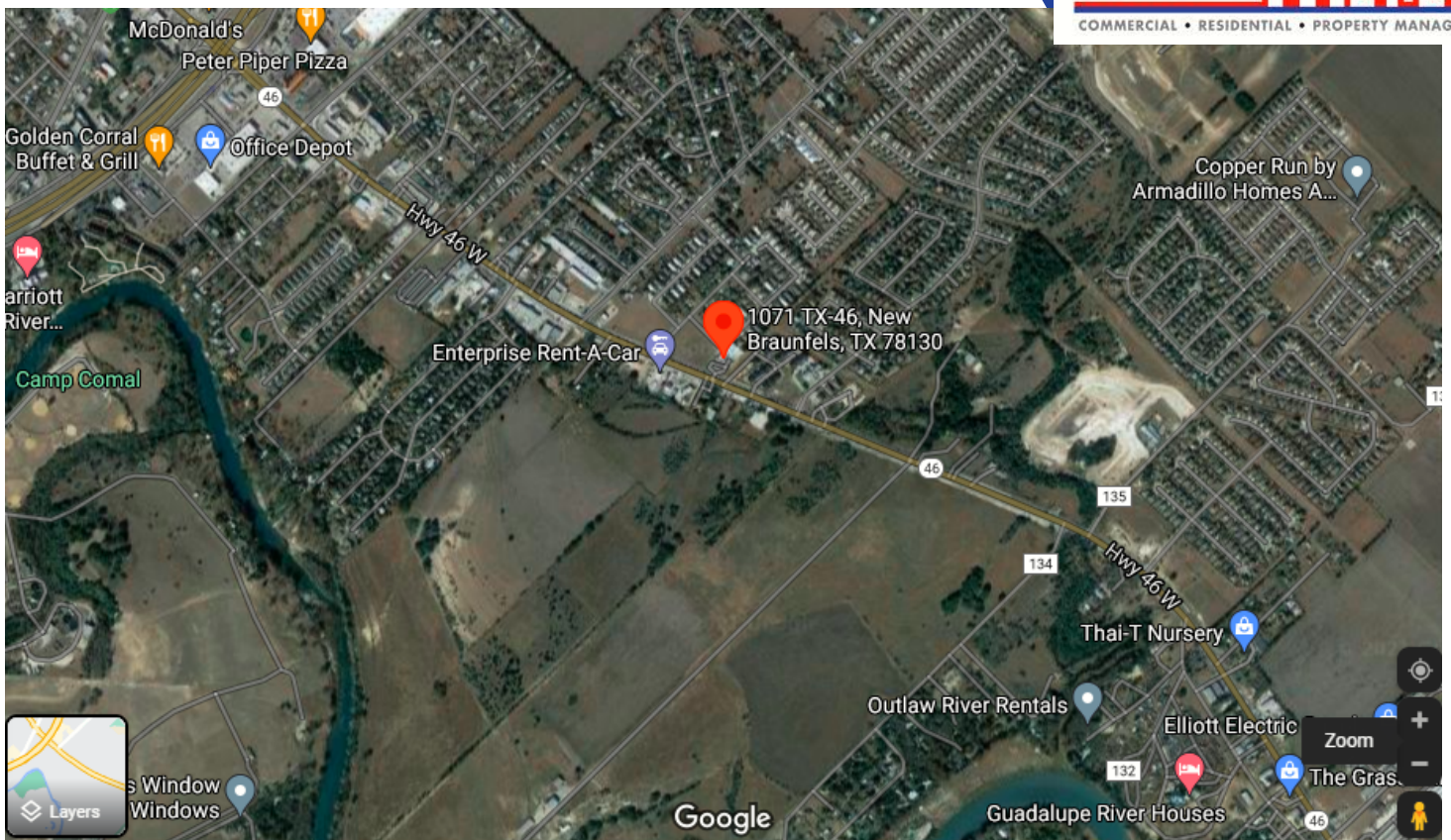
For More Information:

**Patti Lynch** | 830.708.9160 or **Katie Lynch** | 830.237.2834





PRESENTED BY



For More Information:

**Patti Lynch** | 830.708.9160 or **Katie Lynch** | 830.237.2834