

FOR LEASE

1900 BUSINESS PARK

S. CRANES MILL ROAD | NEW BRAUNFELS, TEXAS 78132



EVERGREEN
COMMERCIAL REAL ESTATE



107,910 SF AVAILABLE

9 FREESTANDING/OFFICE
WAREHOUSE BUILDINGS

HIGHLIGHTS

- 13% pre-leased
- ±11,990 SF buildings
- Pre-engineered metal building construction
- Spec office finish
- 15'8" warehouse clear height
- Building signage

TRAFFIC COUNTS

State Highway 46 W.
15,484 VPD
(TXDOT 2024)

DAVE BURGGRAAF | 512.764.5008 | 512.699.0550 | db@evergreencre.com

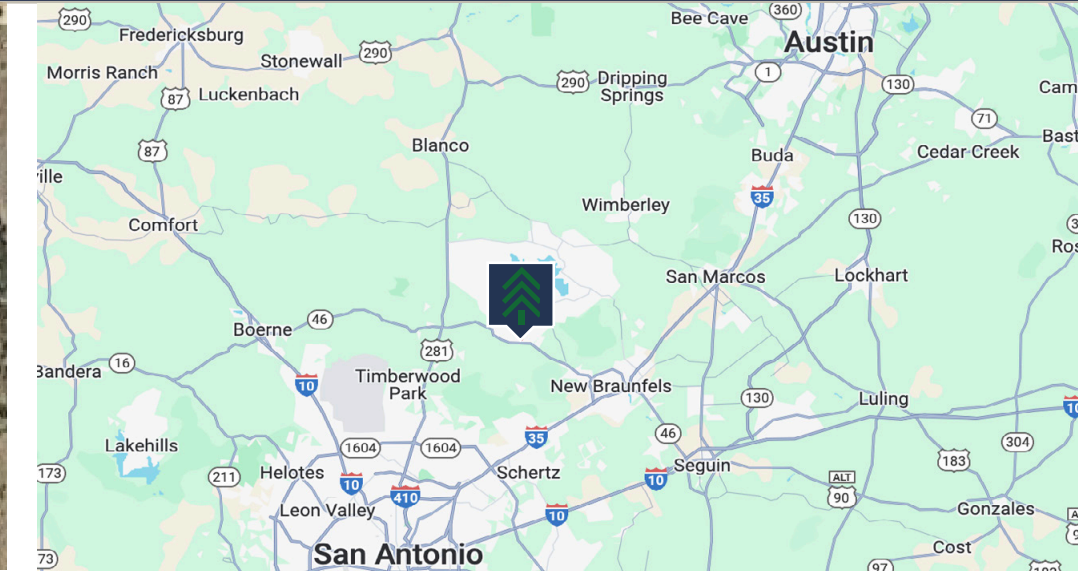
BROKER IS A PRINCIPAL IN DEVELOPMENT

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PROPERTY SUMMARY

1900 BUSINESS PARK

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PROPERTY DESCRIPTION

9 freestanding/office warehouse buildings

PROPERTY HIGHLIGHTS

- 13% pre-leased
- ±11,990 SF buildings
- Pre-engineered metal building construction
- Spec office finish
- 15'8" warehouse clear height
- Building signage

OFFERING SUMMARY

Lease Price: Call for Pricing

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	499	2,961	6,516
TOTAL POPULATION	1,220	7,424	16,598
POPULATION GROWTH 2020-2025	19.69%	95.41%	68.05%
AVERAGE HH INCOME	\$291,274	\$257,538	\$216,480

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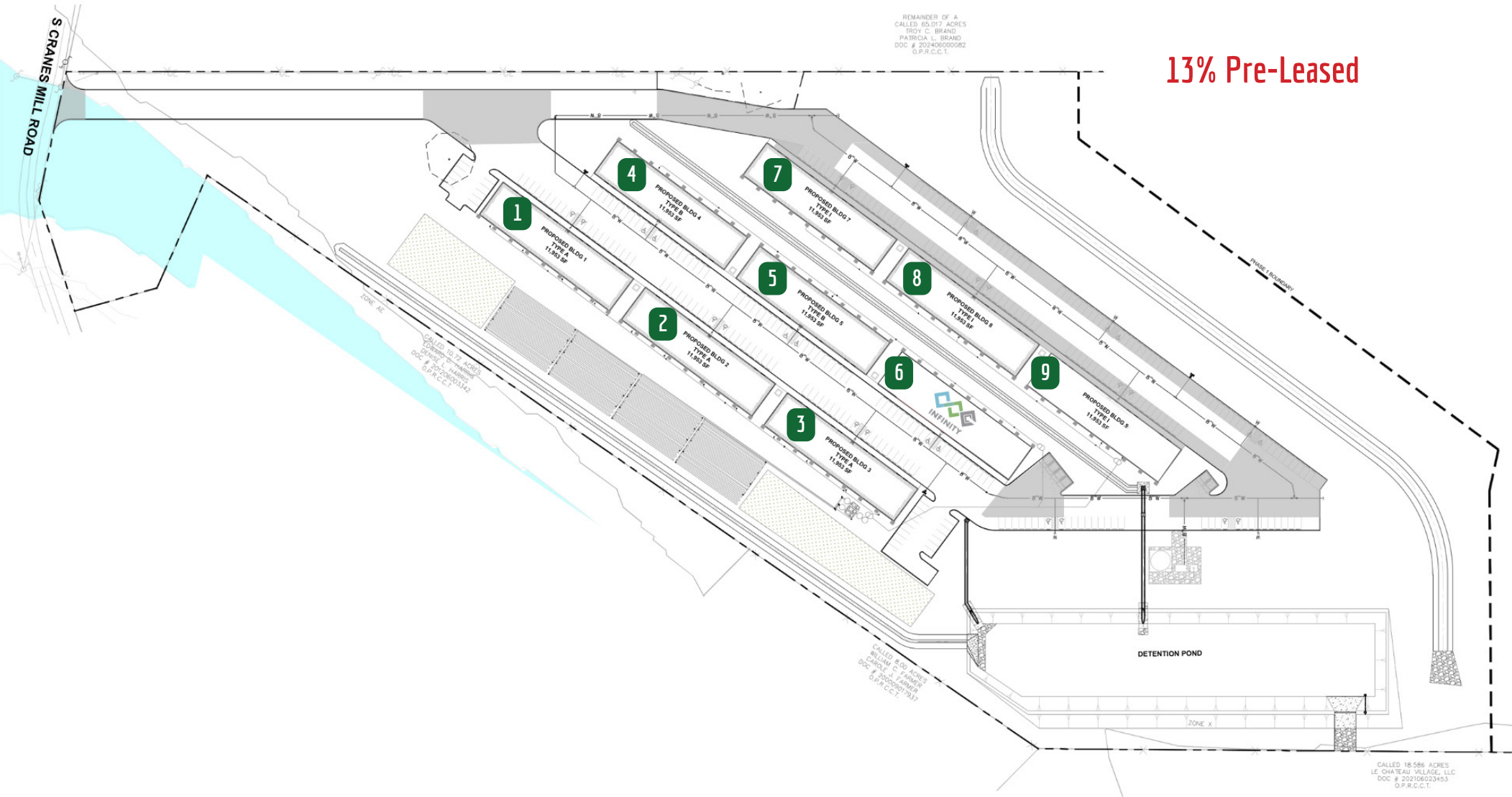
SITE PLAN

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PHOTOS

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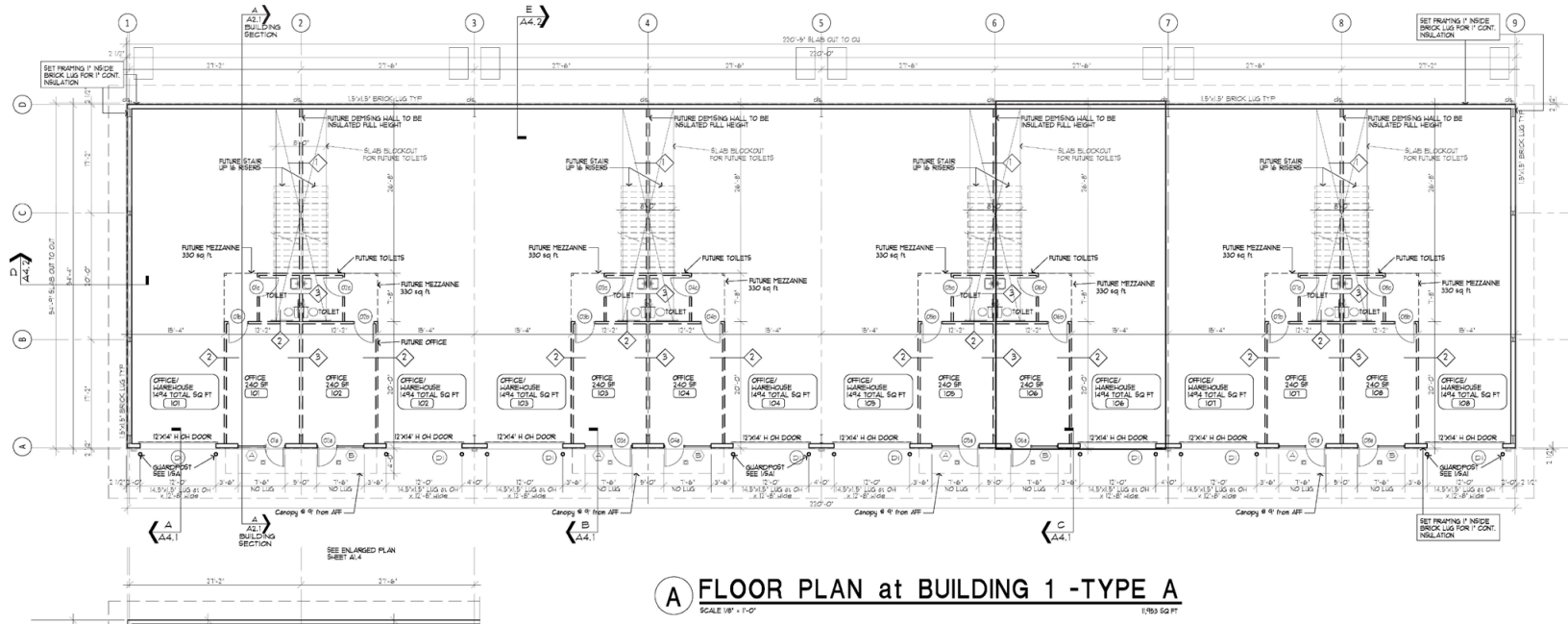
SITE PLAN BUILDING TYPE A

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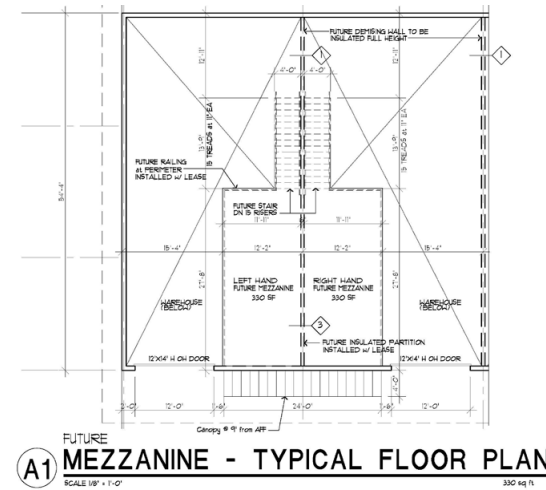


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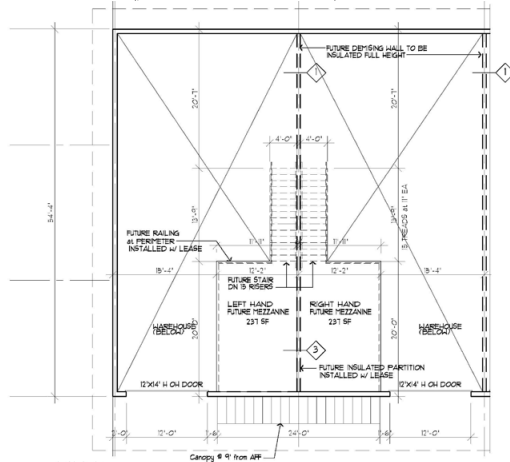
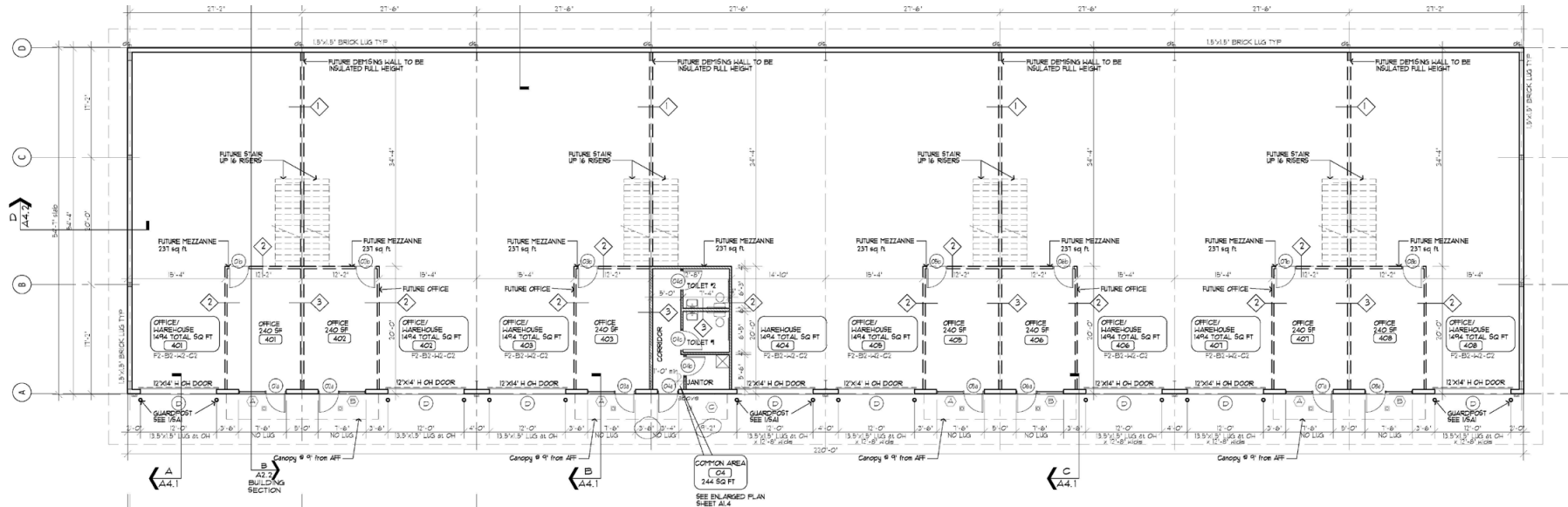
TYPE A: BUILDINGS #1-3, #6

- ±11,990 SF buildings
- Pre-engineered metal building construction
- 100% HVAC
- Spec office finish with restroom
- Insulated 12'x14' OHD at grade
- Glass storefront, man door w/canopy
- Optional removable demising wall upgrade available
- Optional 240 SF mezzanine upgrade available
- 15'8" warehouse clear height
- 3 phase, 120 volt power
- Building signage



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B1 FUTURE MEZZANINE - TYPICAL FLOOR PLAN
SCALE 1/8" = 1'-0"

TYPE B: BUILDINGS #4-5

- ±11,990 SF buildings
- Pre-engineered metal building construction
- No HVAC in warehouse, mini split in office
- Spec office finish
- Shared restroom vestibule for building
- Glass storefront, man door w/canopy
- Optional removable demising wall upgrade available
- Optional 240 SF mezzanine upgrade available
- 15'8" warehouse clear height
- 3 phase, 120 volt power
- Building signage

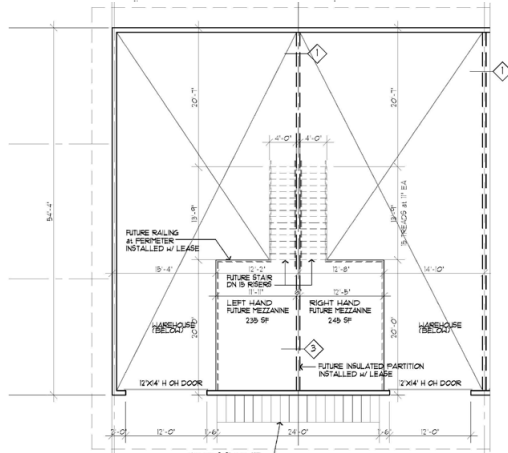
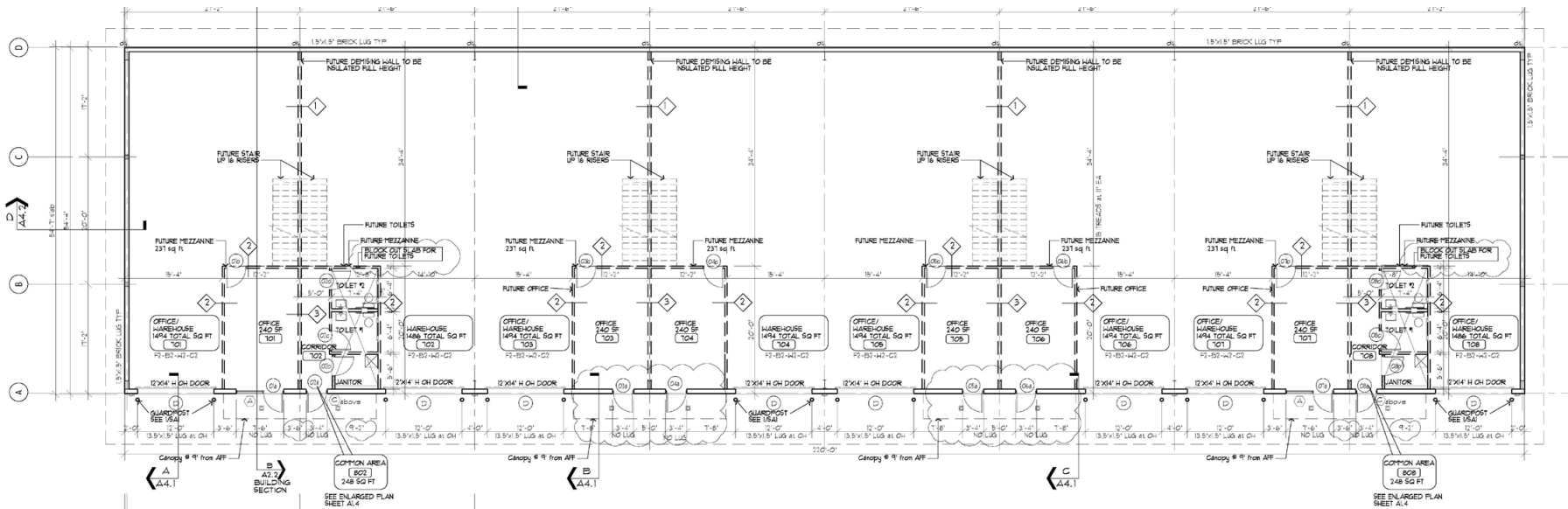
SITE PLAN BUILDING TYPE I

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11 FUTURE MEZZANINE - TYPICAL FLOOR PLAN
SCALE 1/8" = 1'-0" 480 sq ft.

TYPE I: BUILDINGS #7-8

- ±11,990 SF buildings
- Pre-engineered metal building construction
- No HVAC in warehouse, mini split in office
- Spec office finish
- Shared restroom vestibule for building
- 12'x14' OHD at grade
- Glass storefront, man door w/canopy
- Optional removable demising wall upgrade available
- Optional 240 SF mezzanine upgrade available
- 15'8" warehouse clear height
- 3 phase, 480 volt power
- Building signage

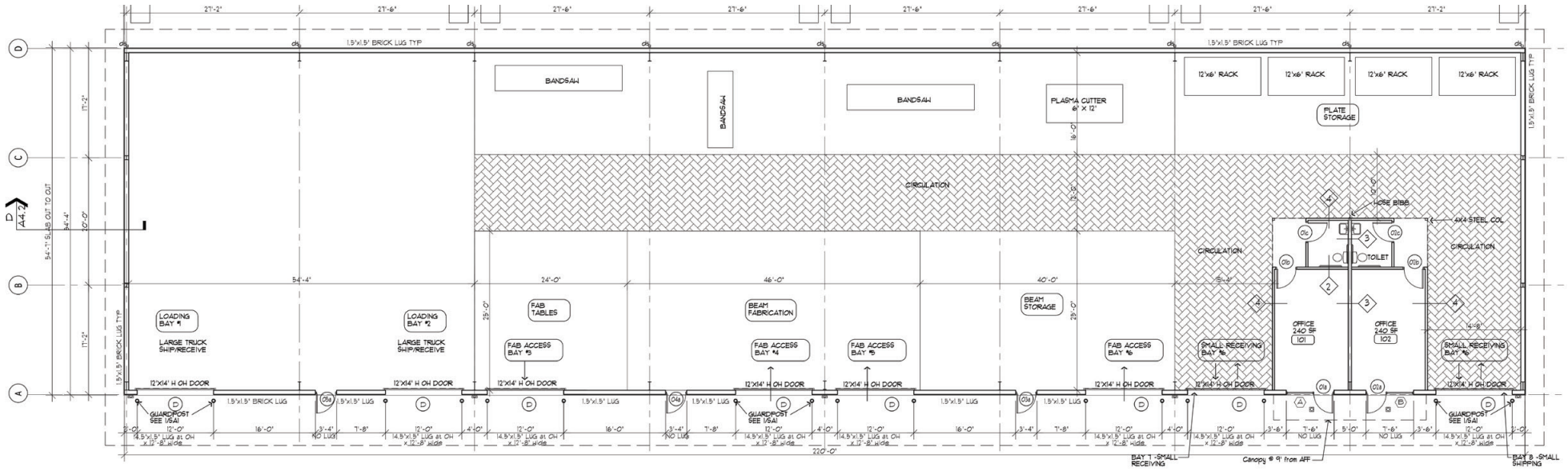
SITE PLAN BUILDING TYPE I

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TYPE I: BUILDING #9

- ±11,990 SF buildings
- Pre-engineered metal building construction
- No HVAC in warehouse, mini split in office
- Spec office finish
- Shared restroom vestibule for building
- 12'x14' OHD at grade
- Glass storefront, man door w/canopy
- Optional removable demising wall upgrade available
- 15'8" warehouse clear height
- 3 phase, 480 volt power
- Building signage
- (2) ADA restrooms
- (2) 240 SF offices

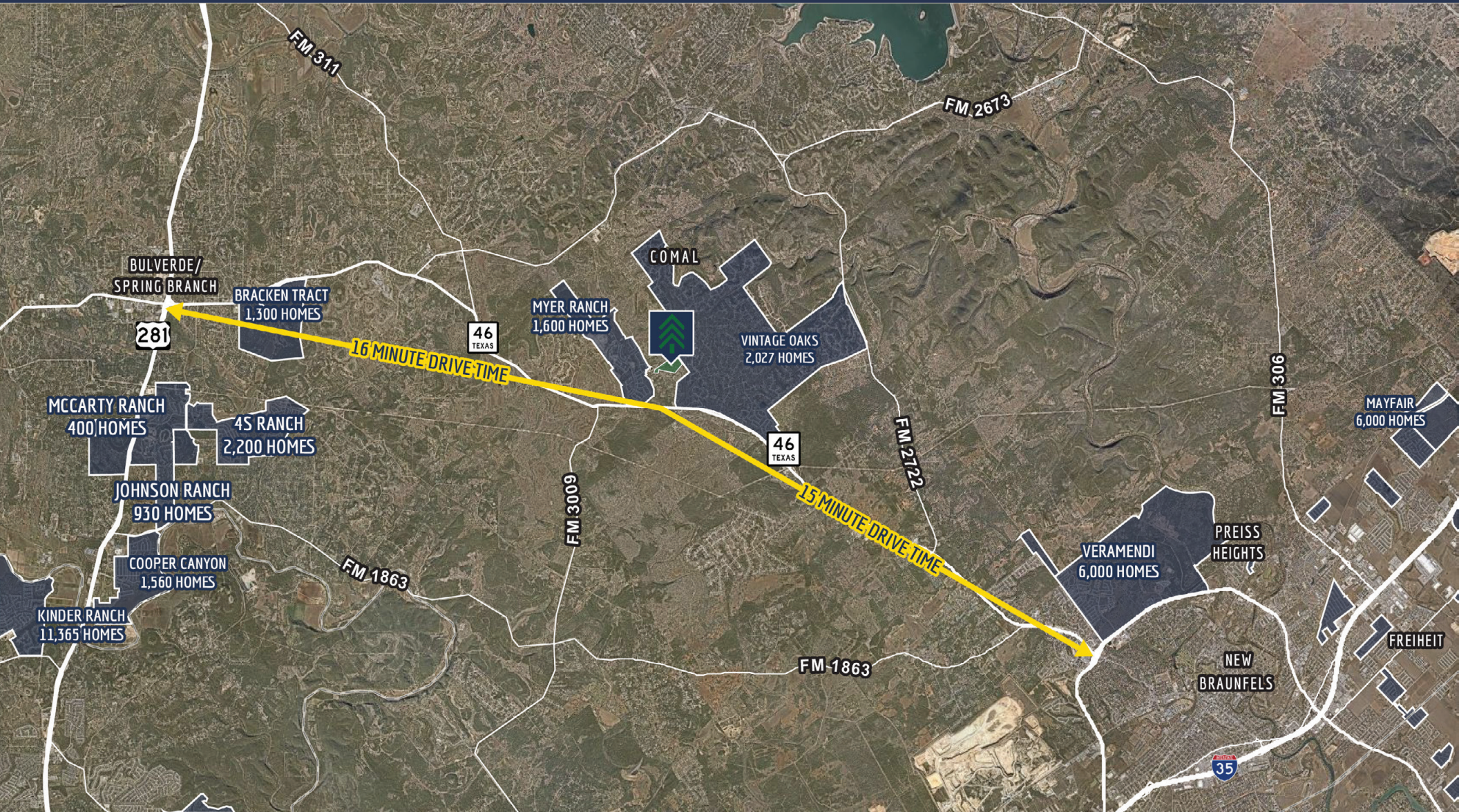
AREA MAP

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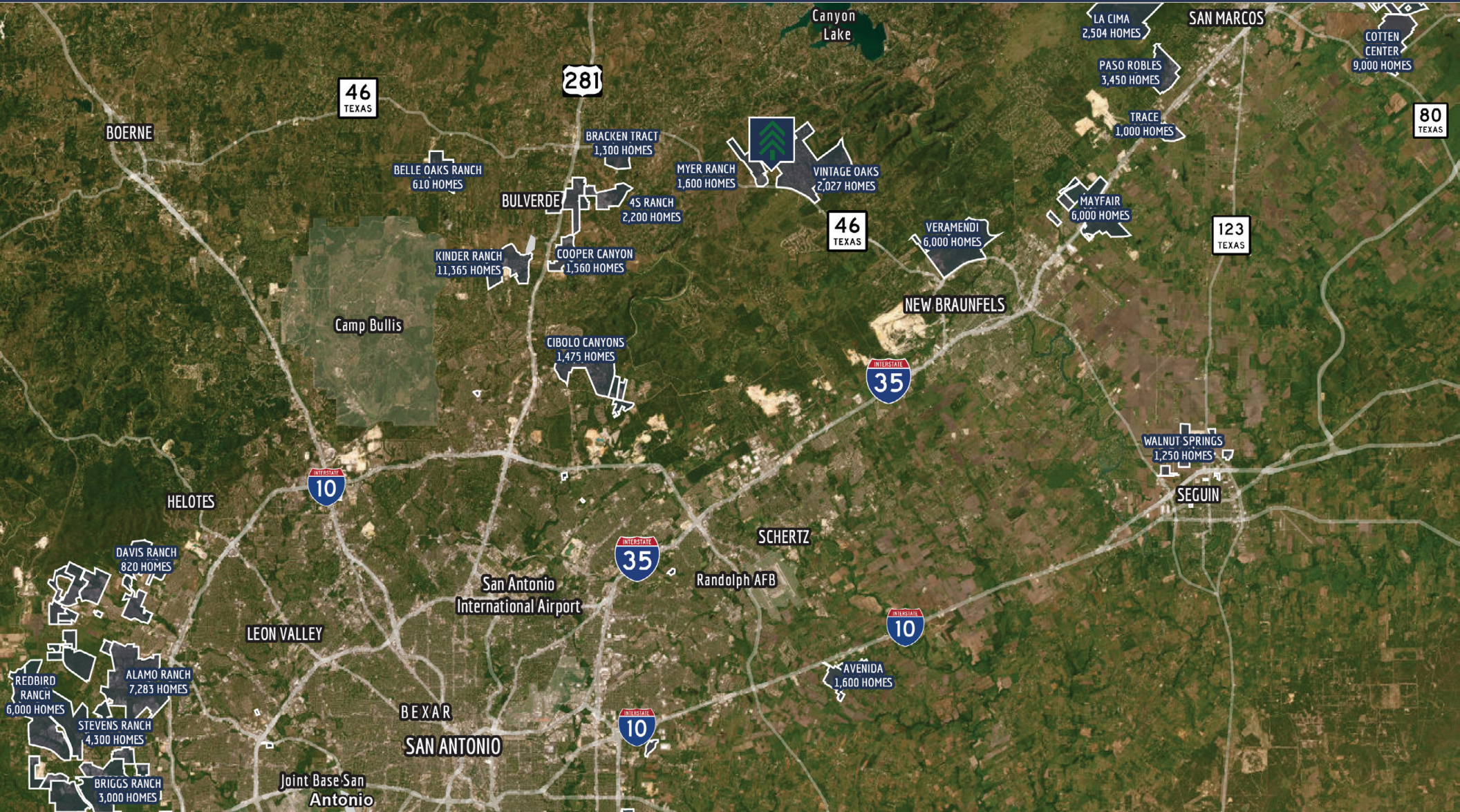
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Information About Brokerage Services

11-03-2025



Texas law requires all real estate license holders 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.

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 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.

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.

ECRE Brokerage, LLC dba Evergreen Commercial Real Estate	9009730	db@evergreencr.com	512-699-0550
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David Russell Burggraaf	518156	db@evergreencr.com	512-699-0550
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
David Russell Burggraaf	518156	db@evergreencr.com	512-699-0550
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date