

# Prime Commercial Land Available

Comal County

State Hwy 46 W, New Braunfels, TX, 78132



\*Property outline is for visual purposes only and does not reflect the exact property outline. Buyer to verify square footage of buildings.

**9.185 Acres +/-**  
**State Highway 46 Frontage**

## Access to Major Arterials

**0.9 miles to FM 2722**

**1.0 mile to FM 1863**

**5.3 miles to I-35**

**Hueco Springs Loop Rd**

## Traffic Count

**State Hwy 46: 25,737 VPD**

**Loop 337: 36,757 VPD**

**I-35: 112,339 VPD**

**Mission Valley Rd**

**46**  
TEXAS

### **KW COMMERCIAL CITY VIEW**

15510 Vance Jackson Suite  
101 San Antonio, TX 78249



Each Office Independently Owned and Operated

### **PRESENTED BY:**

#### **DONNIE WALKER**

Broker Associate  
(210) 378-0878  
donnie@walkertexasre.com  
0697847, Texas

#### **CHRIS BLANKENSHIP**

Broker, NCG Commercial Real Estate  
(210) 551-7711  
chris@ncgcre.com  
586082, Texas

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 and transaction.

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## **KW COMMERCIAL CITY VIEW**

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# EXECUTIVE SUMMARY

9.185 Acres State Hwy 46 W, New Braunfels, TX, 78132



## OFFERING SUMMARY

**Land:** 9.185 Acres +/-  
850 FT Frontage Hwy 46

**Price:** Call Broker

**Zoning:** Commercial - CO

[CO Zoning District - permitted uses & requirements](#)

**Market:** State Hwy 46 W / New Braunfels

## INVESTMENT HIGHLIGHTS

- Strategically positioned along Highway 46 West, offering excellent visibility and accessibility for commercial ventures.
- With its commercial zoning and prominent location, the land presents a lucrative opportunity for various commercial uses.
- Close proximity to schools, neighborhoods, established shopping centers, and medical offices.
- Located 2 miles from Veramendi, a 2,500 acre master planned community

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# REGIONAL MAP

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# Aerial Photos

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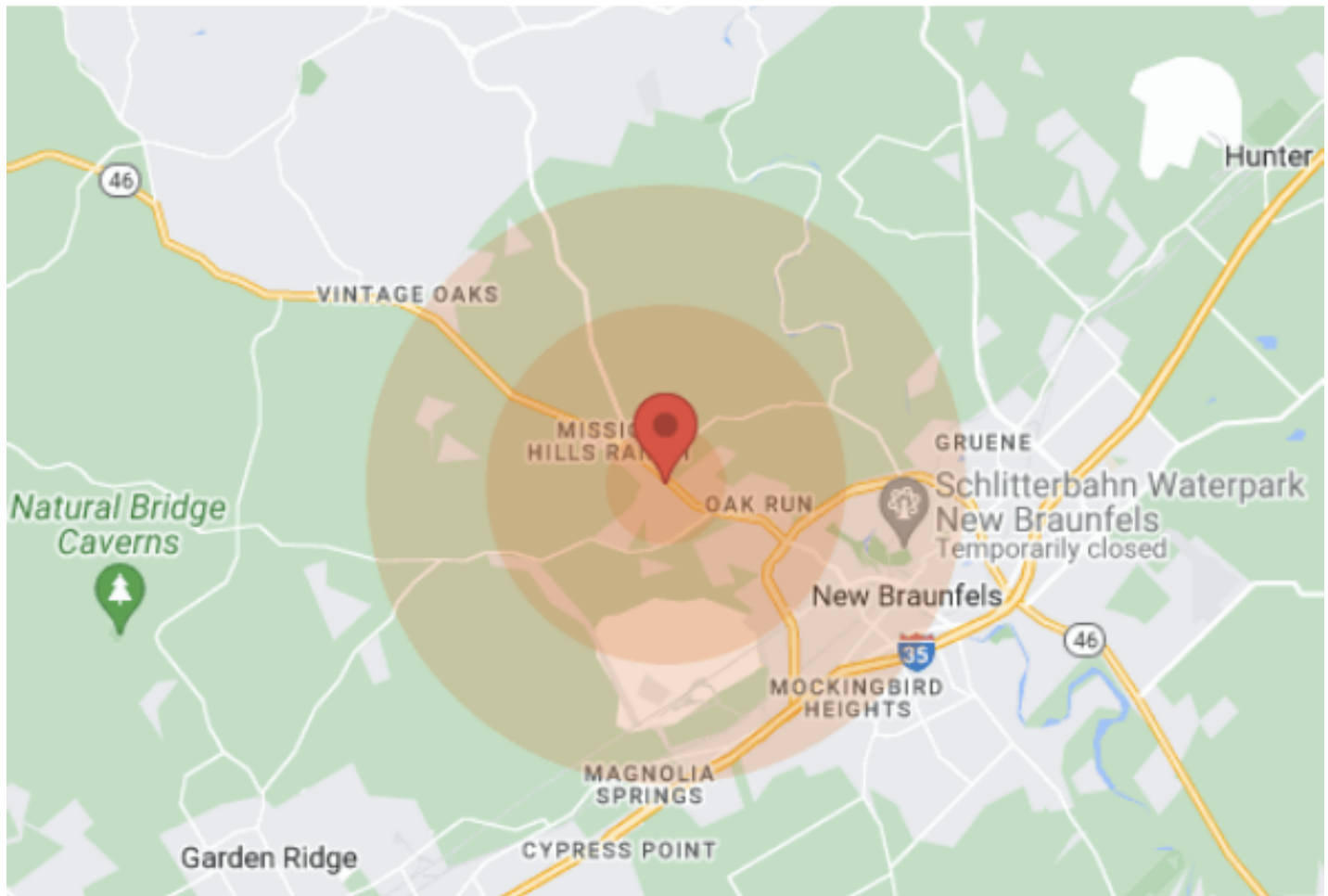
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# Demographics

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| Population       | 1 Mile        | 3 Miles        | 5 Miles        | Income              | 1 Mile        | 3 Miles        | 5 Miles        |
|------------------|---------------|----------------|----------------|---------------------|---------------|----------------|----------------|
| Male             | N/A           | 2,605          | 16,905         | Median              | N/A           | \$103,506      | \$51,557       |
| Female           | N/A           | 2,915          | 17,769         | < \$15,000          | N/A           | 348            | 1,561          |
| Total Population | N/A           | 5,520          | 34,674         | \$15,000-\$24,999   | N/A           | 211            | 1,204          |
|                  |               |                |                | \$25,000-\$34,999   | N/A           | 110            | 1,350          |
| <b>Age</b>       | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> | \$35,000-\$49,999   | N/A           | 120            | 1,610          |
| Ages 0-14        | N/A           | 998            | 6,343          | \$50,000-\$74,999   | N/A           | 367            | 2,292          |
| Ages 15-24       | N/A           | 752            | 4,475          | \$75,000-\$99,999   | N/A           | 249            | 1,795          |
| Ages 25-54       | N/A           | 1,752          | 11,955         | \$100,000-\$149,999 | N/A           | 449            | 2,307          |
| Ages 55-64       | N/A           | 734            | 4,281          | \$150,000-\$199,999 | N/A           | 149            | 592            |
| Ages 65+         | N/A           | 1,284          | 7,620          | > \$200,000         | N/A           | 286            | 794            |
| <b>Race</b>      | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> | <b>Housing</b>      | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
| White            | N/A           | 5,268          | 32,278         | Total Units         | N/A           | 2,395          | 16,008         |
| Black            | N/A           | 30             | 240            | Occupied            | N/A           | 2,273          | 14,033         |
| Am In/AK Nat     | N/A           | N/A            | 23             | Owner Occupied      | N/A           | 1,584          | 9,500          |
| Hawaiian         | N/A           | N/A            | N/A            | Renter Occupied     | N/A           | 689            | 4,533          |
| Hispanic         | N/A           | 752            | 10,031         | Vacant              | N/A           | 122            | 1,975          |
| Multi-Racial     | N/A           | 342            | 4,060          |                     |               |                |                |

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# Recorded Plat

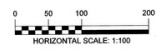
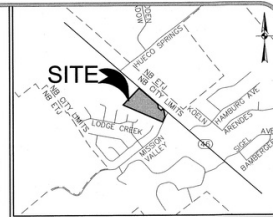
## 9.185 Acres State Hwy 46 W, New Braunfels, TX, 78132



### MISSION VALLEY COMMERCIAL

BEING 9.185 ACRES OF LAND OUT OF THE EDUARDO HERNANDEZ SURVEY NO. 454, ABSTRACT NO. 263, COMAL COUNTY, TEXAS; BEING THE REMAINDER OF A TRACT CALLED 10.348 ACRES DESCRIBED IN DOCUMENT NO. 200706023050; AND THE REMAINDER OF A CALLED 5.037 ACRE TRACT DESCRIBED IN DOCUMENT NO. 200906018239, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

#201806043888



- = FIND 1/2" IRON PIN W/ PLASTIC CAP STAMPED "MVT" (UNLESS NOTED OTHERWISE)
- = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "MVT"
- U.E. = UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY
- M.P.R.C.C.T. = MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
- N.V.A.E. = NON-VEHICULAR ACCESS EASEMENT

- #### PLAT NOTES:
- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER, SEWER AND ELECTRIC SERVICE BY NEW BRAUNFELS UTILITIES. TELEPHONE AND CABLE SERVICES FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR SPECTRUM.
  - ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE (GDA). HORIZY ARCS ARE 1000 FEET. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS TO CONVERT SURFACE DISTANCES TO GROUND. APPLY A CORRECTION SCALE FACTOR OF 1.00015.
  - MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON PINS WITH PLASTIC CAP STAMPED "MVT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
  - THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
  - THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF NEW BRAUNFELS, TEXAS.
  - THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
  - NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA (100-YR FLOOD), AS DEFINED BY THE COMAL COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48030345W, EFFECTIVE DATE SEPTEMBER 2, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
  - NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE EASEMENTS SHOWN ON THIS PLAT, NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE GROSS SECTION OF THE EASEMENT, OR EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED. BRANCHES OF THE EASEMENT SHALL BE MAINTAINED AND KEPT OPEN. THE CITY OF NEW BRAUNFELS SHALL HAVE THE RIGHT OF INTEREST AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
  - FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
  - NO SIDE PUBLIC SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS **ONE-FOOT OFF THE PROPERTY LINE** BY THE OWNER/DEVELOPER ALONG MISSION VALLEY ROAD AT THE TIME OF DEVELOPMENT.
  - THE ELEVATION OF THE LOWEST FLOOR OF A STRUCTURE SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A MANNER TO PREVENT STAGNATION OF WATER. STORMWATER CONVEYANCE STRUCTURES MUST HAVE A FLOOR SLAB ELEVATION AT BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DOWNWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED AND MAINTAINED PREVENTING BUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
  - THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. AT SUCH TIME ANY RESIDENTIAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOTS(S) SHALL NOTIFY THE CITY OF NEW BRAUNFELS FOR EACH DWELLING UNIT.
  - NO SIDE PUBLIC SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ONE-FOOT OFF THE PROPERTY LINE BY THE OWNER/DEVELOPER ALONG STATE HIGHWAY 46 AT THE TIME OF DEVELOPMENT.**

- #### NEW BRAUNFELS UTILITIES NOTES:
- MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. THE USE OF AN EASEMENT OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR OTHER FEATURES IS SUBJECT TO THE TERMS AND CONDITIONS OF THE EASEMENT. THE CITY OF NEW BRAUNFELS SHALL NOT BE RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (E.G. LANDSCAPING, TREES, PATIOMS, SEWER, DRAINAGE UTILITIES, ETC.) THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT. TO ENSURE NO CONFLICTS EXIST WITH UTILITY EASEMENTS, ALL SUCH IMPROVEMENTS PLACED IN ANY TYPE OF UTILITY EASEMENT MUST BE REVIEWED AND APPROVED THROUGH THE NBU EASEMENT ENFORCEMENT PROCESS. NBU DEVELOPMENT SERVICES FACILITATES THE EASEMENT ENFORCEMENT APPLICATION PROCESS.
  - UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE DWELLING ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.
  - UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FINISHED AREA.
  - EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE.
  - DO NOT COMBINE ANY NEW UTILITY EASEMENTS (U.E.) WITH DRAINAGE EASEMENTS (D.E.) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (U.E.) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
  - NBU IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (E.G. LANDSCAPING, TREES, PATIOMS, SEWER, DRAINAGE UTILITIES, ETC.) THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT. TO ENSURE NO CONFLICTS EXIST WITH UTILITY EASEMENTS, ALL SUCH IMPROVEMENTS PLACED IN ANY TYPE OF UTILITY EASEMENT MUST BE REVIEWED AND APPROVED THROUGH THE NBU EASEMENT ENFORCEMENT PROCESS. NBU DEVELOPMENT SERVICES FACILITATES THE EASEMENT ENFORCEMENT APPLICATION PROCESS.

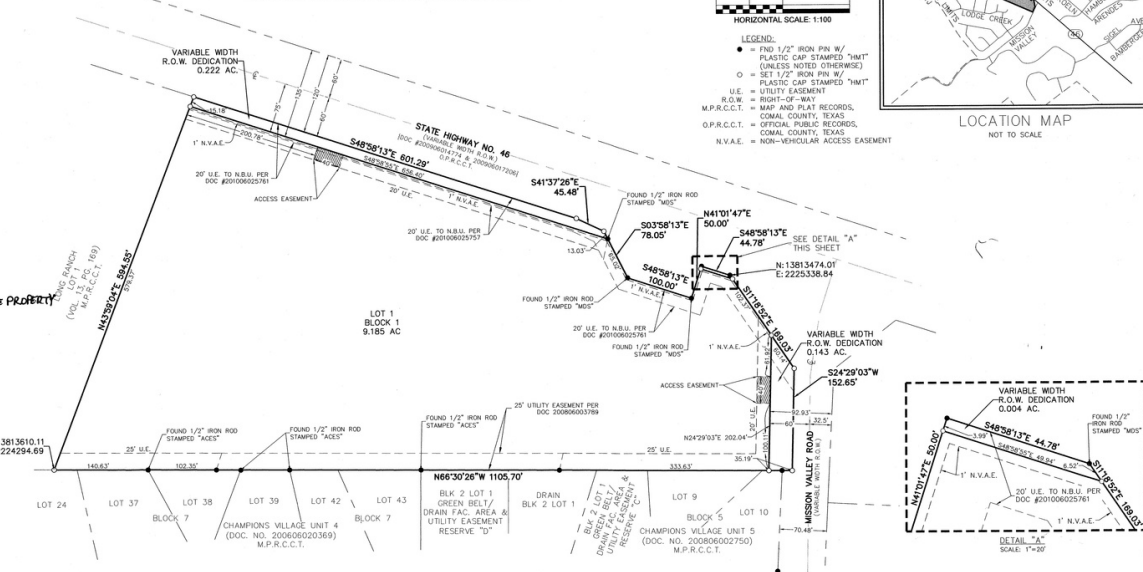
#### KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED DOROTHY J. TAYLOR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

DOROTHY J. TAYLOR  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 62935  
410 N. SEQUIN AVE., NEW BRAUNFELS, TEXAS 78130

PLAT REVISED NOVEMBER 21, 2017  
PLAT PREPARED OCTOBER 23, 2017

410 N. SEQUIN AVE.  
NEW BRAUNFELS,  
TEXAS 78130  
WWW.HMTNB.COM  
PH: (830)625-8555  
TBPE FIRM F-10961  
TBPLS FIRM 10153600



#### TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPROVISED COVER RELATED TO THE DEVELOPMENT, WILL NOT ENOUGH BY STRUCTURE OR MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE R.O.W. WILL NOT BE ALLOWED.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMMER 1 (ONE) ACCESS POINT, BASED ON OVERALL PLATED HIGHWAY FRONTAGE OF APPROXIMATELY 350 FEET, WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT APPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS. THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THROUGHPAGE PLANS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

APPROVED THIS THE 9<sup>th</sup> DAY OF December, 2018,  
BY: *Steph M. Sull*  
PLANNING DIRECTOR

APPROVED FOR ACCEPTANCE:  
DATE: 11/9/18  
DATE: 11/9/18  
DATE: 10/21/18

STATE OF TEXAS  
COUNTY OF COMAL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS MISSION VALLEY COMMERCIAL, A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREON, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL OF THE COUNTY OF COMAL, TEXAS, THIS 9<sup>th</sup> DAY OF November, 2018.

COUNTY CLERK, COMAL COUNTY, TEXAS  
*Dumny Kowald*  
DEPUTY

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**kw CITY VIEW**  
KELLER WILLIAMS REALTY

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# PROFESSIONAL BIO

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## DONNIE WALKER

Broker Associate  
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0697847, Texas

### PROFESSIONAL BACKGROUND

Donnie Walker and his team have closed 75M in volume since November 2017 and have been recognized as a consistent top producer within Keller Williams City View ranking #1 multiple times in the monthly categories across various categories.

Mr. Walker has been ranked by the San Antonio Business Journal as a top agent multiple times. He enjoys selling unique properties and puts in the work ethic and grit to get the job done well with integrity. He is also a finalist in the San Antonio Platinum 50 group in 2022, 2023, and Platinum 50 winner for 2024.

Donnie Walker achieved a BBA in Finance from the Mays Business School. He also walked on the Varsity swim team and was voted co-captain of the swim team by his team members and coaches. In addition, he is a member of the highly renowned Titans of Investing network.

Mr. Walker is heavily involved in his faith community and has a passion for helping people and teaching them the faith. He receives the greatest joy when serving the client well and with integrity.

### EDUCATION

BBA in Finance from Texas A&M Mays Business School

### MEMBERSHIPS

RLI - Realtors Land Institute  
NAR - National Association of Realtors TAR - Texas Association of Realtors



## CHRIS BLANKENSHIP

Broker  
(210) 551-7711  
chris@ncgcre.com  
586082, Texas

### PROFESSIONAL BACKGROUND

Chris Blankenship is NCG Commercial Real Estate's Broker and Manager. He has worked with NCG since 2008 in various capacities with a focus on land, development, and income producing properties around New Braunfels. He's been a key part of several teams who have brought developments to the market from raw land to finished commercial buildings.

Chris graduated with a Bachelor of Accounting from the University of Texas - San Antonio. Along with holding a CPA license in the State of Texas, Chris is also a CCIM designee, a coveted commercial real estate designation. He combines his background in numbers, commitment to helping others, and commercial real estate experience to provide outstanding support in accomplishing client needs.

### EDUCATION

BBA in Accounting from the University of Texas at San Antonio

### AFFILIATIONS

CPA - Certified Public Accountant  
CCIM Designee

KW Commercial City View  
15510 Vance Jackson Suite 101  
San Antonio, TX 78249  
210.696.9996





## Information About Brokerage Services

Texas law requires all real estate licensees 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.

### 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.

**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.

**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.

|   |               |                                 |                      |
|---|---------------|---------------------------------|----------------------|
| <u>Keller Willis San Antonio, Inc.</u>                                | <u>547594</u> | <u>Legal@kwcityview.com</u>     | <u>(210)696-9996</u> |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.   | Email                           | Phone                |
| <u>Joseph H Sloan III</u>   | <u>526284</u> | <u>Legal@kwcityview.com</u>     | <u>(210)696-9996</u> |
| Designated Broker of Firm   | License No.   | Email                           | Phone                |
| <u>Tony Zamora Jr.</u>  | <u>537135</u> | <u>Legal@kwcityview.com</u>     | <u>(210)696-9996</u> |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.   | Email                           | Phone                |
| <u>Donnie Walker</u>  | <u>697847</u> | <u>donnie@walkertexasre.com</u> | <u>(210)378-0878</u> |
| Sales Agent/Associate's Name  | License No.   | Email                           | Phone                |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date



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Texas law requires all real estate licensees 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.

### 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.

**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.

**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.

|   |                |                         |                      |
|---|----------------|-------------------------|----------------------|
| <b>WMN 448 LLC (dba NCG Commercial Real Estate)</b>                   | <b>9000964</b> | <b>chris@ncgcre.com</b> | <b>(210)551-7711</b> |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.    | Email                   | Phone                |
| <b>Christopher Blankenship</b>  | <b>586082</b>  | <b>chris@ncgcre.com</b> | <b>(210)551-7711</b> |
| Designated Broker of Firm   | License No.    | Email                   | Phone                |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.    | Email                   | Phone                |
| <b>Christopher Blankenship</b>  | <b>586082</b>  | <b>chris@ncgcre.com</b> | <b>(210)551-7711</b> |
| Sales Agent/Associate's Name  | License No.    | Email                   | Phone                |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date