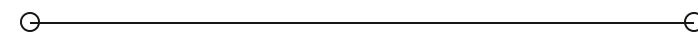


**SALE**

**Warehouse / Office on 6 acres**

**7570 INTERSTATE 35 NORTH FRONTAGE ROAD**

New Braunfels, TX 78130



**PRESENTED BY:**

**JAY DABBS, CCIM**

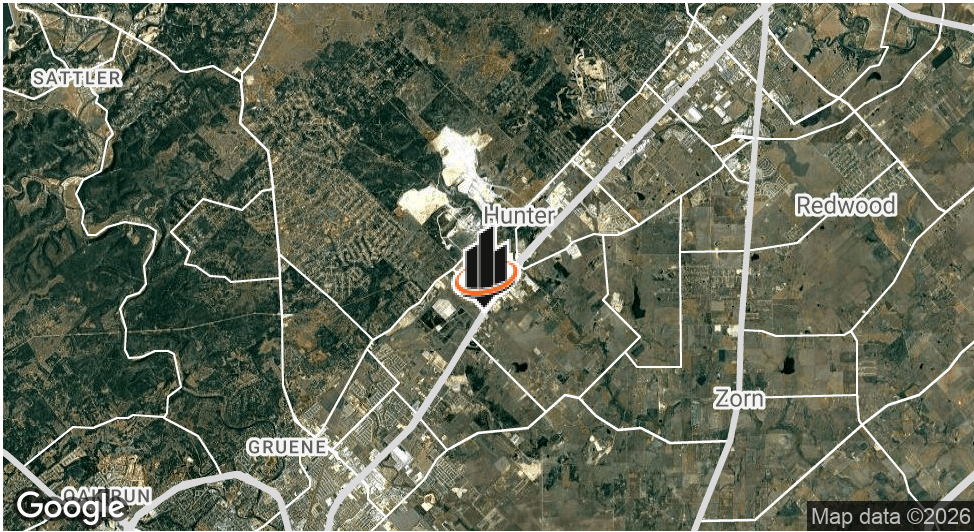
O: 210.749.5494

jaydabbs@svn.com

TX #623922



EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,650,000
BUILDING SIZE:	18,535 SF
LOT SIZE:	6 Acres
PRICE / SF:	\$250.87
RENOVATED:	2023
ZONING:	OTC - Comal ETJ
MARKET:	New Braunfels / San Antonio

PROPERTY OVERVIEW

This office / warehouse rests on 6 acres located on a hill overlooking the Mayfair Development; a 2,000 acre master-planned development on the North side of New Braunfels. The 18,535 SF building was completely taken down to the frame and renovated in 2023. Renovation consist of 11,035 SF of office and 7,500 SF of warehouse space. All new MEP, metal roof and metal siding with storefront windows and commercial glass doors. The office area contains a large, open sales area, a conference room, breakroom and 22 private offices. High-speed Fiber Internet.

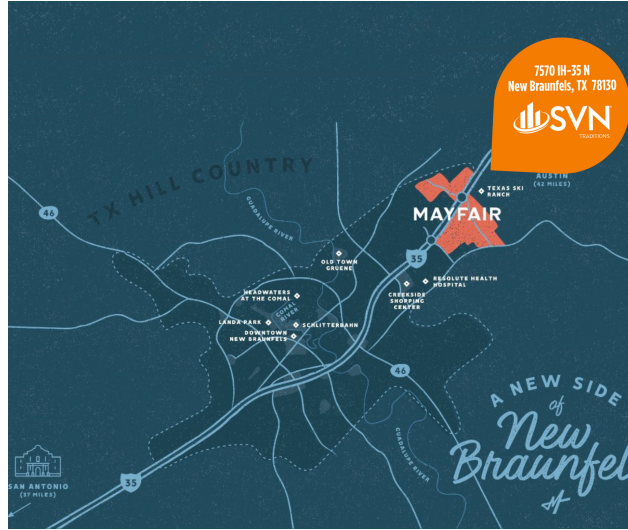
PROPERTY HIGHLIGHTS

- 2023 Renovated Office / Warehouse
- Great Visibility on IH 35 N
- Surrounded by Commercial and Residential Development
- Comal County ETJ
- New Commercial Septic System (2023) / Crystal Clear water
- Billboard does not convey

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## ADDITIONAL PHOTOS



**JAY DABBS, CCIM**  
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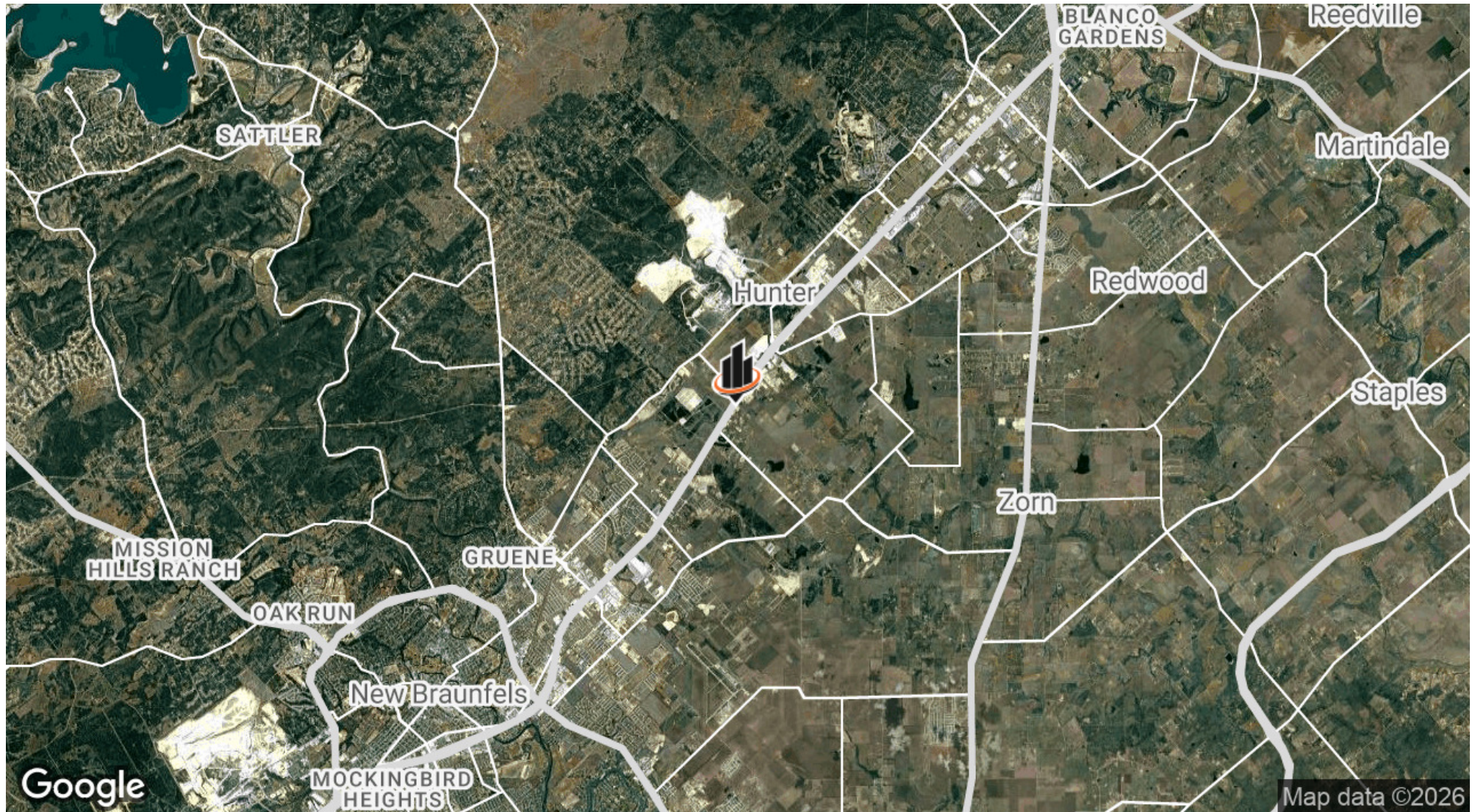
## ADDITIONAL PHOTOS



**JAY DABBS, CCIM**  
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 TX #623922



## LOCATION MAP



**JAY DABBS, CCIM**

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jaydabbs@svn.com

TX #623922





SALES  
LEASING  
PROPERTY MANAGEMENT  
TENANT REPRESENTATION  
CORPORATE SERVICES  
CAPITAL MARKETS  
ACCELERATED SALES/AUCTIONS



## 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.*

11-2-2015



### 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.

Traditions Commercial Real Estate, LLC	9011826	steve.rodgers@svn.com	830-500-3787
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Rodgers	0510821	steve.rodgers@svn.com	830-500-3787
Designated Broker of Firm	License No.	Email	Phone
Steve Rodgers	0510821	steve.rodgers@svn.com	830-500-3787
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jay Dabbs	623922	jaydabbs@svn.com	830-500-3787
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date



## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

**JAY DABBS, CCIM**

O: 210.749.5494

jaydabbs@svn.com

TX #623922

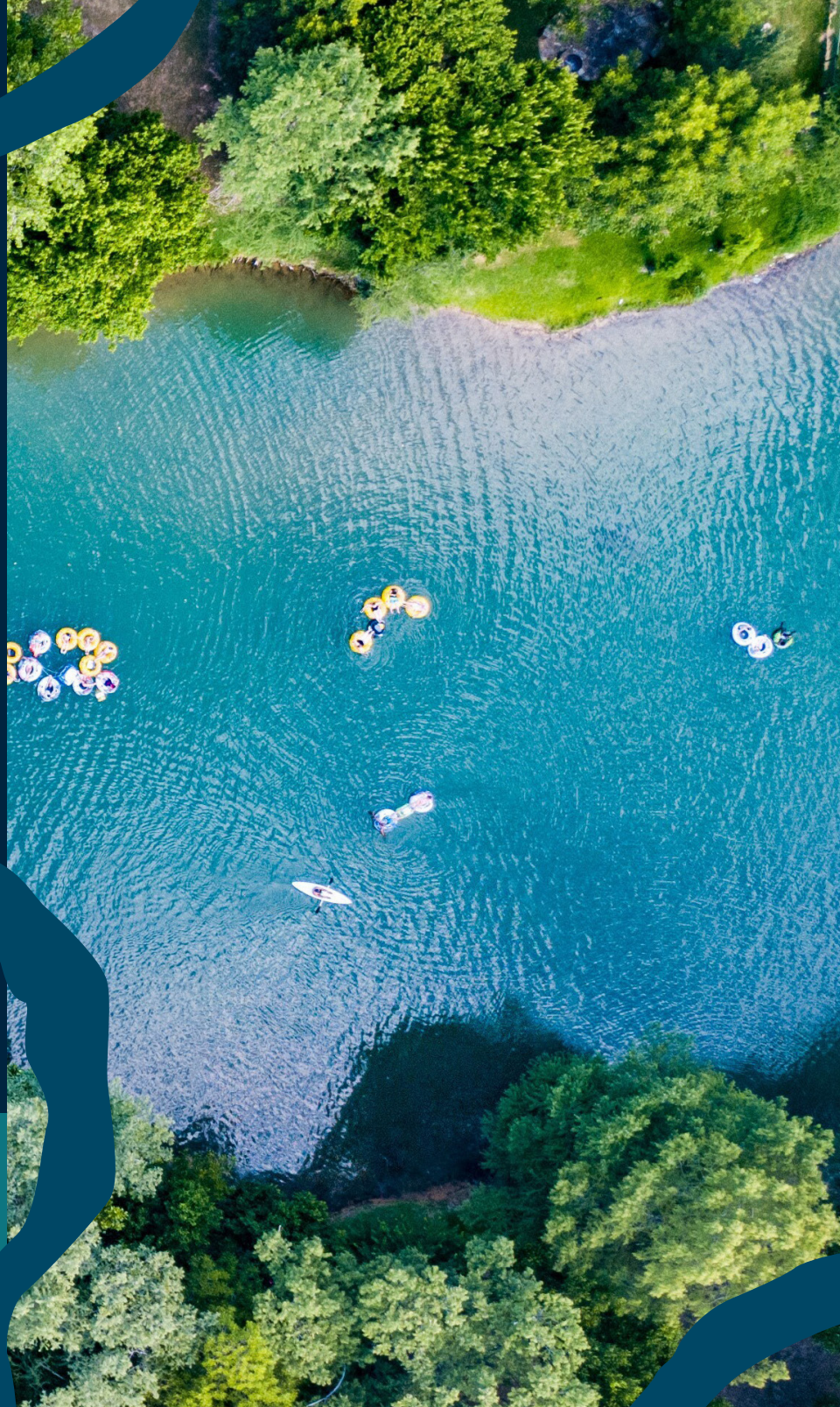


# 2022 ECONOMIC BENCHMARKS

NEW BRAUNFELS, TEXAS



NEW BRAUNFELS CHAMBER  
ESTABLISHED 1919



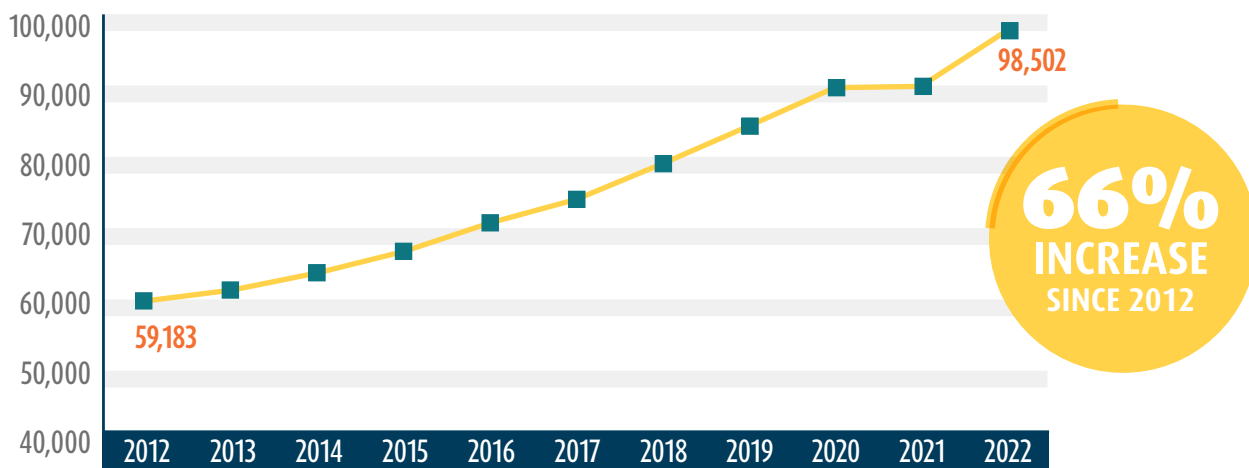


# DEMOGRAPHICS

## POPULATION

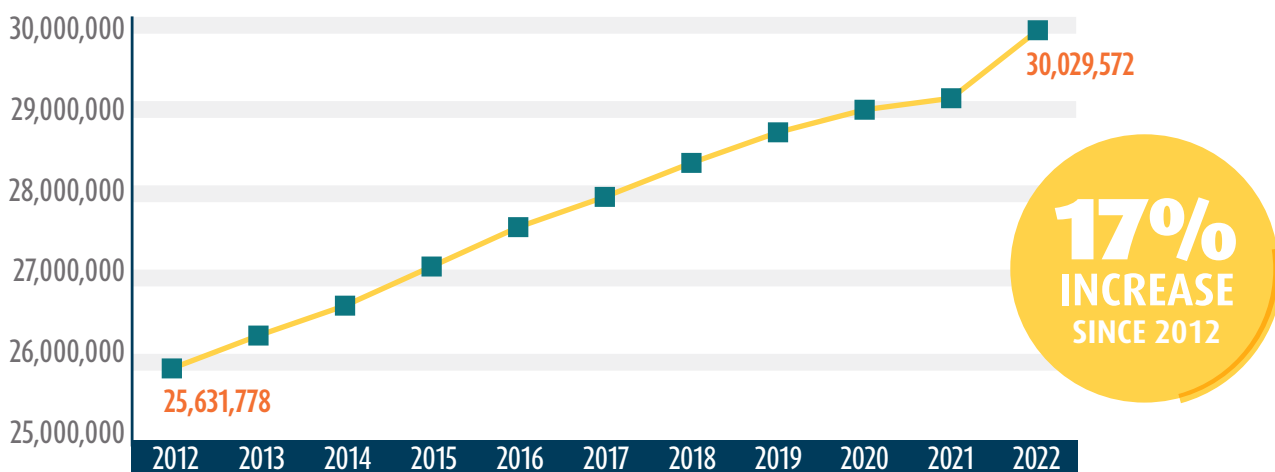
New Braunfels' population has grown by 66% since 2012, a growth rate that is nearly four times the State of Texas. This growth can be attributed to the exceptional quality of life, excellent public schools, and our prime location in the San Antonio-Austin corridor. Large-scale developments like Veramendi and Mayfair as well as corporate expansions like Continental, TaskUs North American Headquarters, and McCoy's Building Supply are validation that New Braunfels is an attractive place for residents and companies alike.

### GROWING POPULATION: CITY OF NEW BRAUNFELS



Source: Applied Geographic Solutions, 2022.

### GROWING POPULATION: STATE OF TEXAS

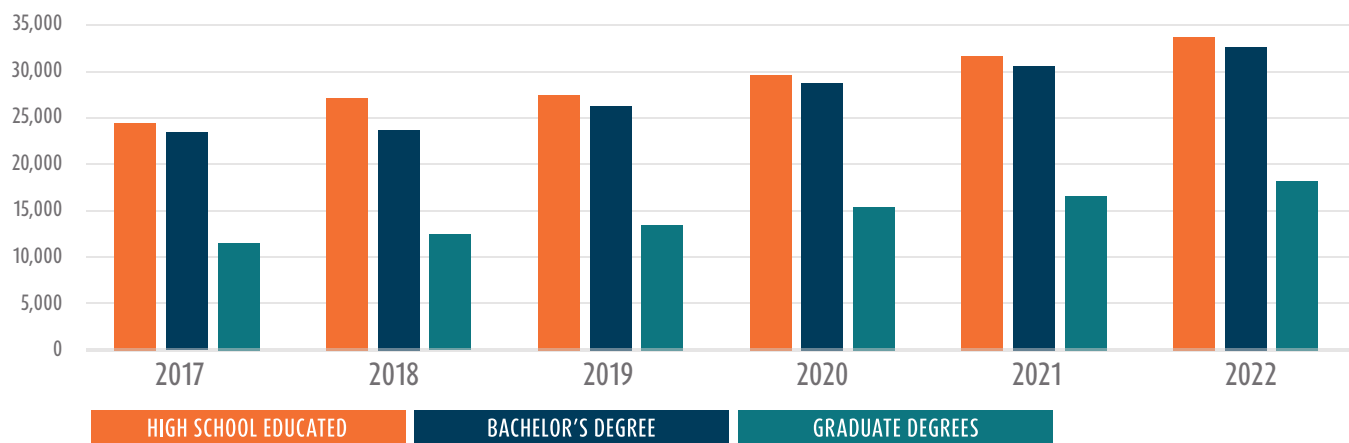


Source: U.S. Census Bureau.



# EDUCATIONAL ATTAINMENT

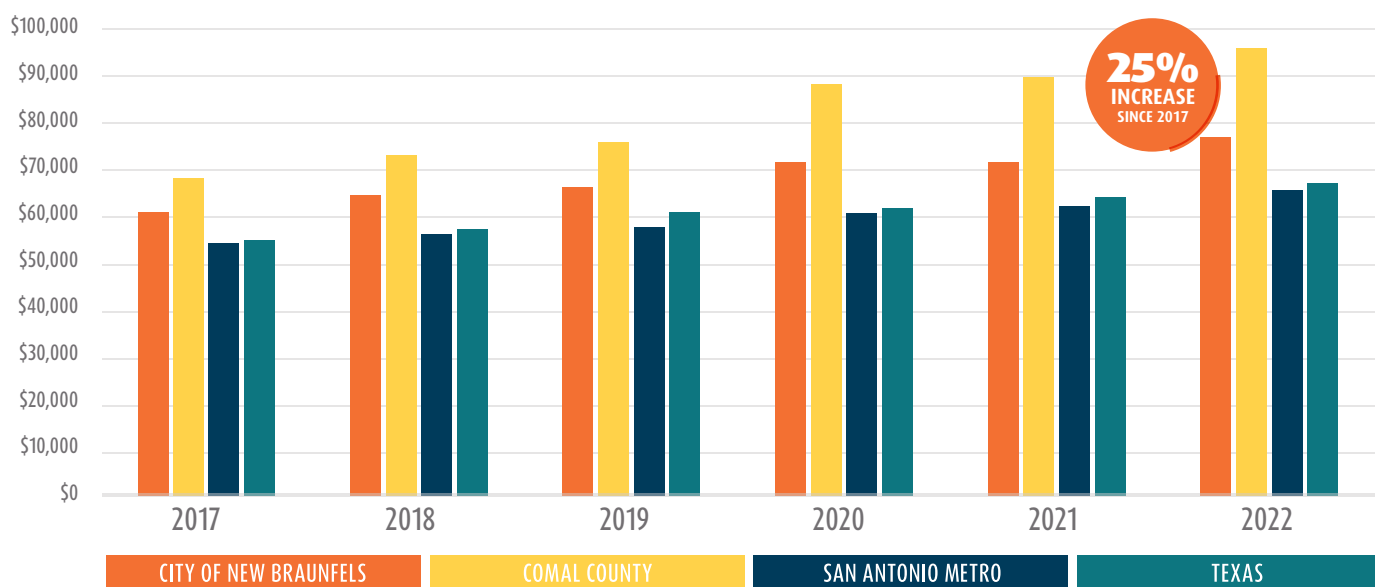
New Braunfels has a highly educated workforce, and the population of educated workers has been steadily increasing. The number of residents with a Bachelor's degree has increased 41% since 2017, and the number of residents with a graduate degree or higher has increased 34% in the same period.



Source: Lightcast

# MEDIAN HOUSEHOLD INCOME

Median Household Income in New Braunfels rose by 8% in 2022 and is up 25% since 2017. This is higher than both the San Antonio Metro and State of Texas averages.



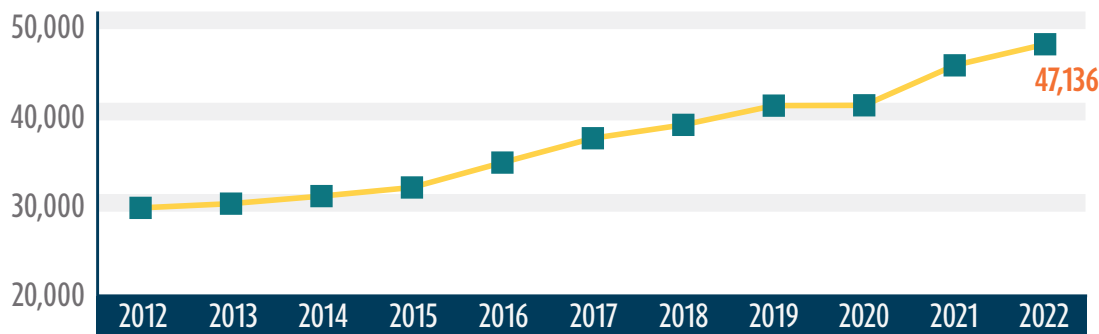
Source: 2021 ACS 5-year Estimates, U.S. Census



# JOB

The unemployment rate in New Braunfels is lower than the national, statewide, and nearby metro area averages. New Braunfels' unemployment rate has averaged 4% since 2012. In 2022, the unemployment rate was 3.1%, with city employment standing at 47,136 employees.

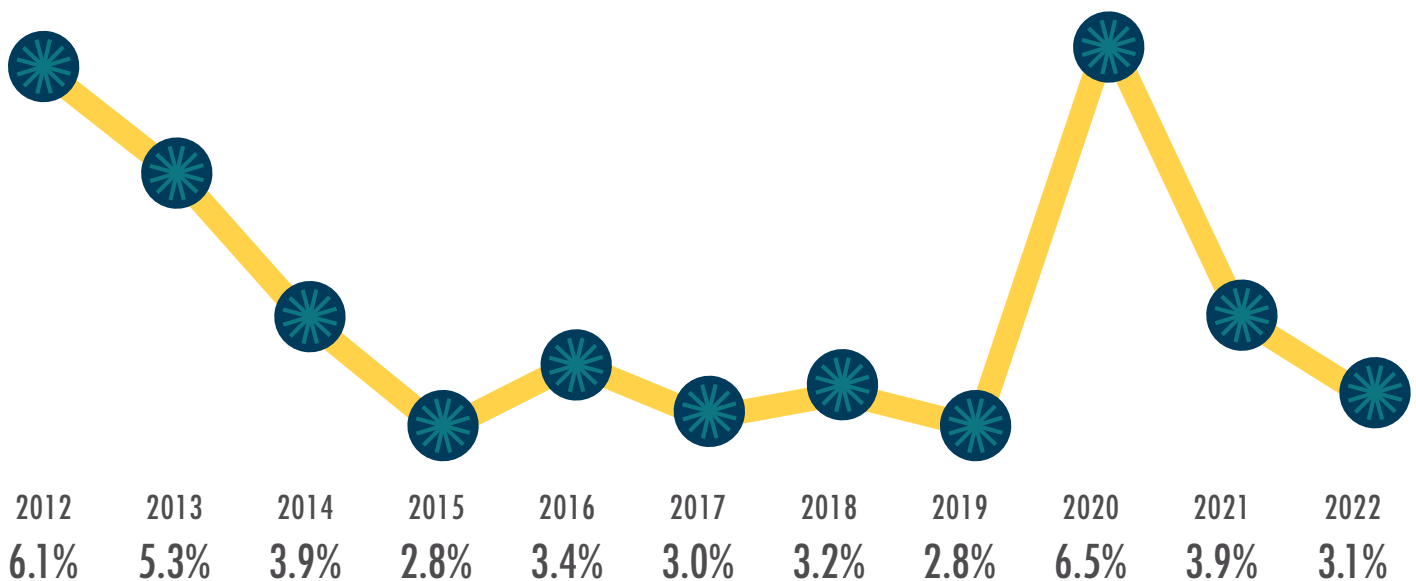
## NEW BRAUNFELS EMPLOYMENT



**60%**  
GROWTH  
SINCE 2012

Source: Texas Labor Market Review

## NEW BRAUNFELS UNEMPLOYMENT



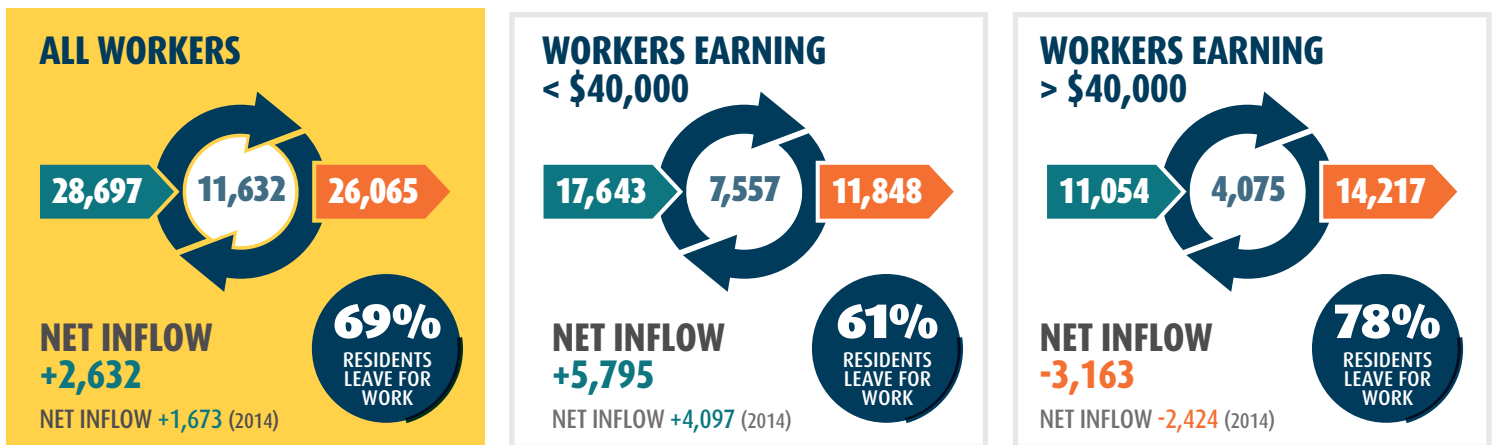
Source: Texas Labor Market Review



# COMMUTING

New Braunfels employers benefit from a large labor shed. Overall, New Braunfels has a new inflow of commuters, but 69% of residents still leave the community for work. When breaking down by income, lower-wage jobs have a net inflow, while higher-wage jobs have a net outflow.

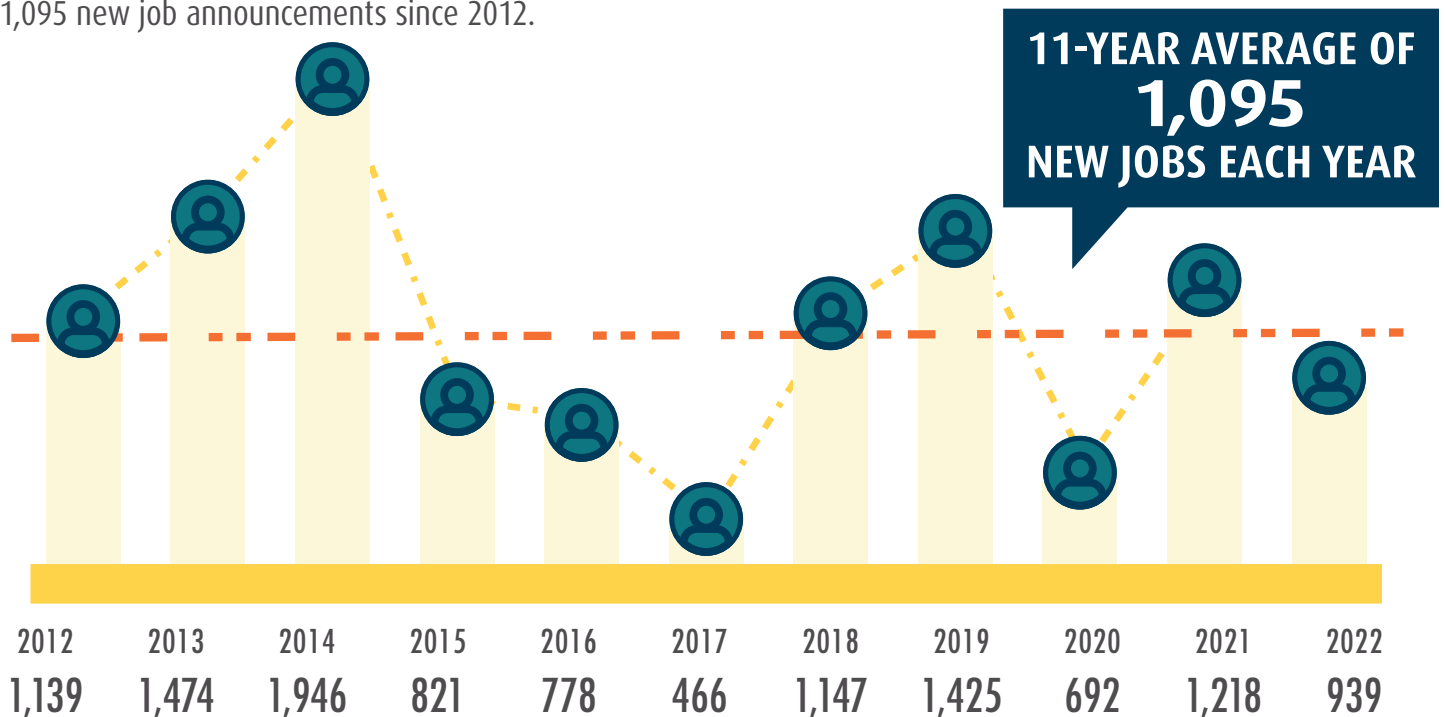
## COMMUTING TRENDS: INFLOW & OUTFLOW OF WORKERS BY ANNUAL EARNINGS (2019)



Source: Census OnTheMap, 2019

# NEW PRIMARY JOBS

Primary employers generate wealth in a community by producing a good or service that is mostly sold outside the trade area. We currently track 45 primary employers in New Braunfels and have averaged 1,095 new job announcements since 2012.



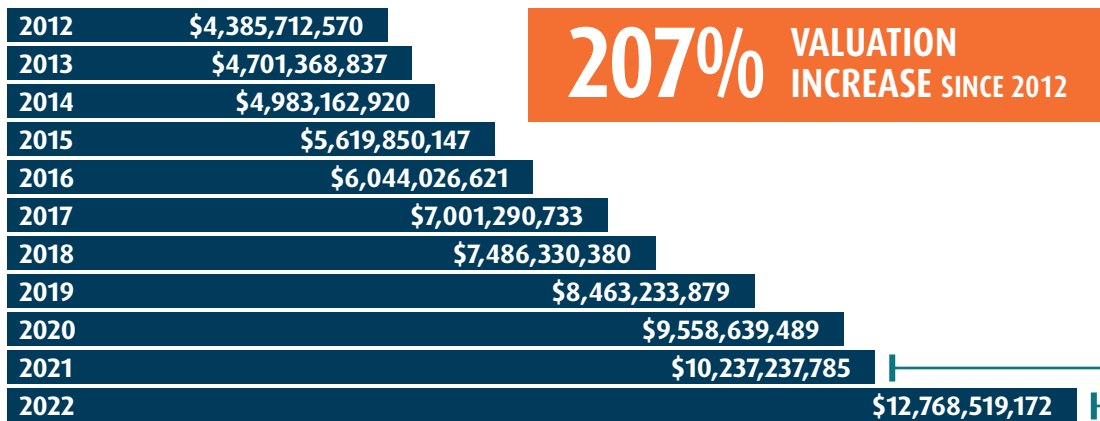
Source: New Braunfels Chamber of Commerce, 2022



# TAXES & REVENUES

## CITY PROPERTY TAX VALUATIONS

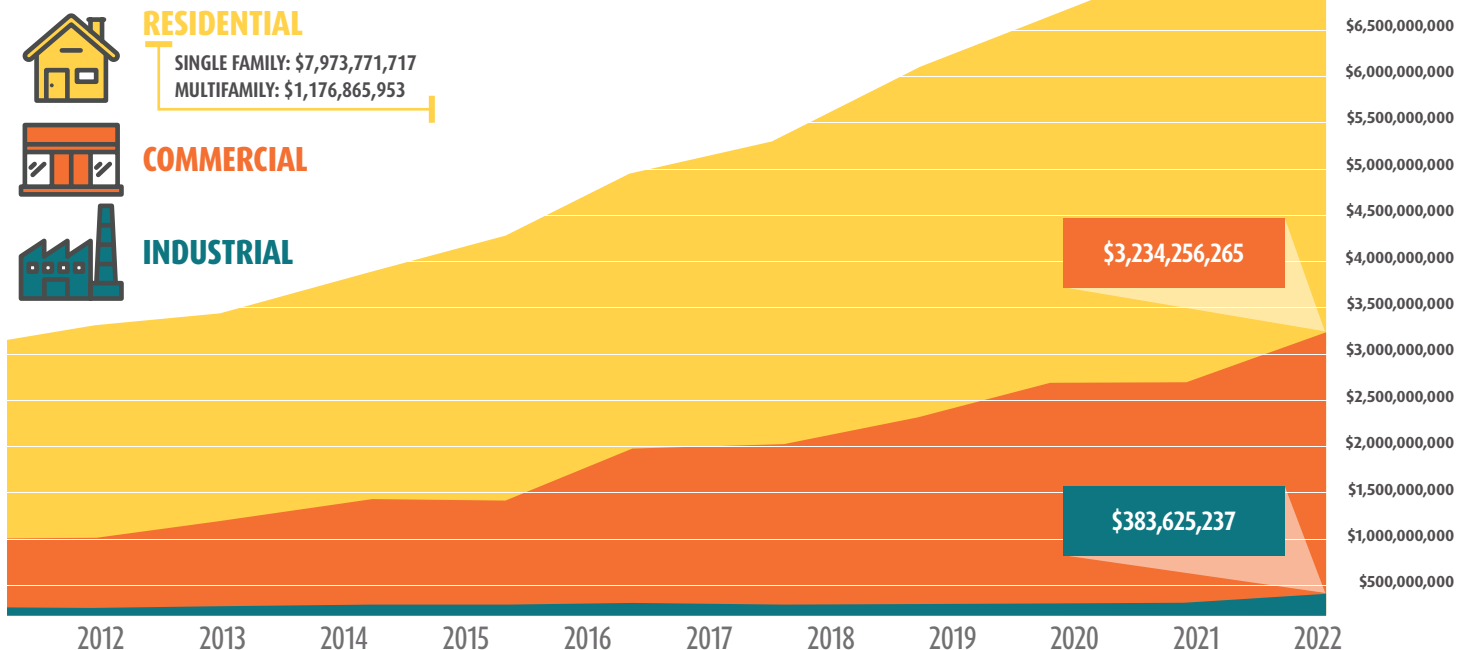
Taxable value in New Braunfels is up nearly \$8.6 billion since 2012.  
The tax rate levied by the city is low to moderate for cities of this size.



Source: Comal Appraisal District and Guadalupe Appraisal District

## CITY REAL PROPERTY VALUATION BREAKDOWN

New Braunfels continues to see robust valuation growth across all property types.  
Residential valuation has increased by nearly \$6.0 billion since 2012.  
Commercial valuation increased by over \$2.2 billion in the same period.

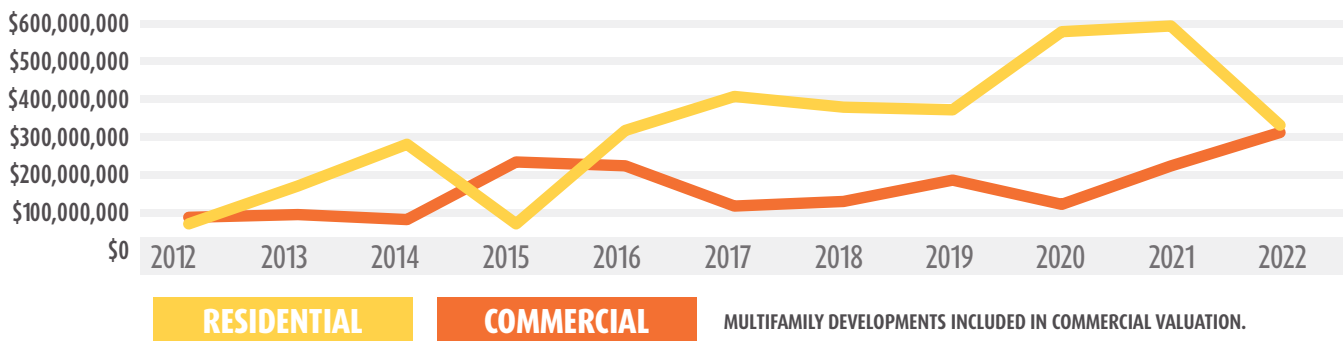


Source: Comal Appraisal District and Guadalupe Appraisal District



## BUILDING PERMIT VALUE

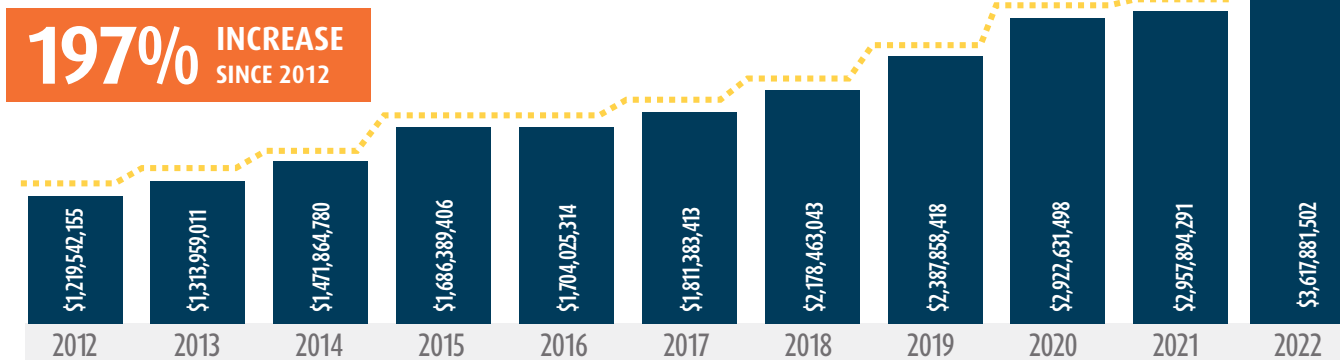
In 2022, building permit values in the City of New Braunfels totaled \$644,763,581, an increase of 237% since 2012.



Source: City of New Braunfels Planning Department

## COMMERCIAL & INDUSTRIAL TAX VALUE

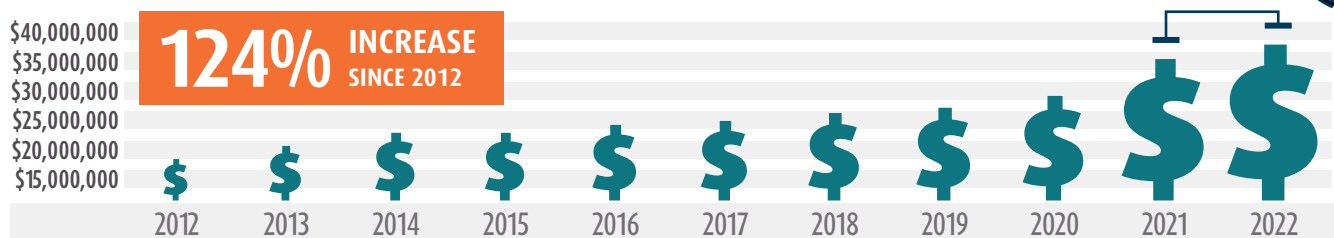
In 2022, combined commercial and industrial tax value increased 22% compared to 2021.



Source: Comal Appraisal District and Guadalupe Appraisal District

## SALES TAX REVENUE RECEIPTS

Sales tax revenues in New Braunfels have increased by 124% since 2012. In 2022, Sales tax revenue set a record of \$37,589,985. Sales Tax is the largest local revenue source for city government services.



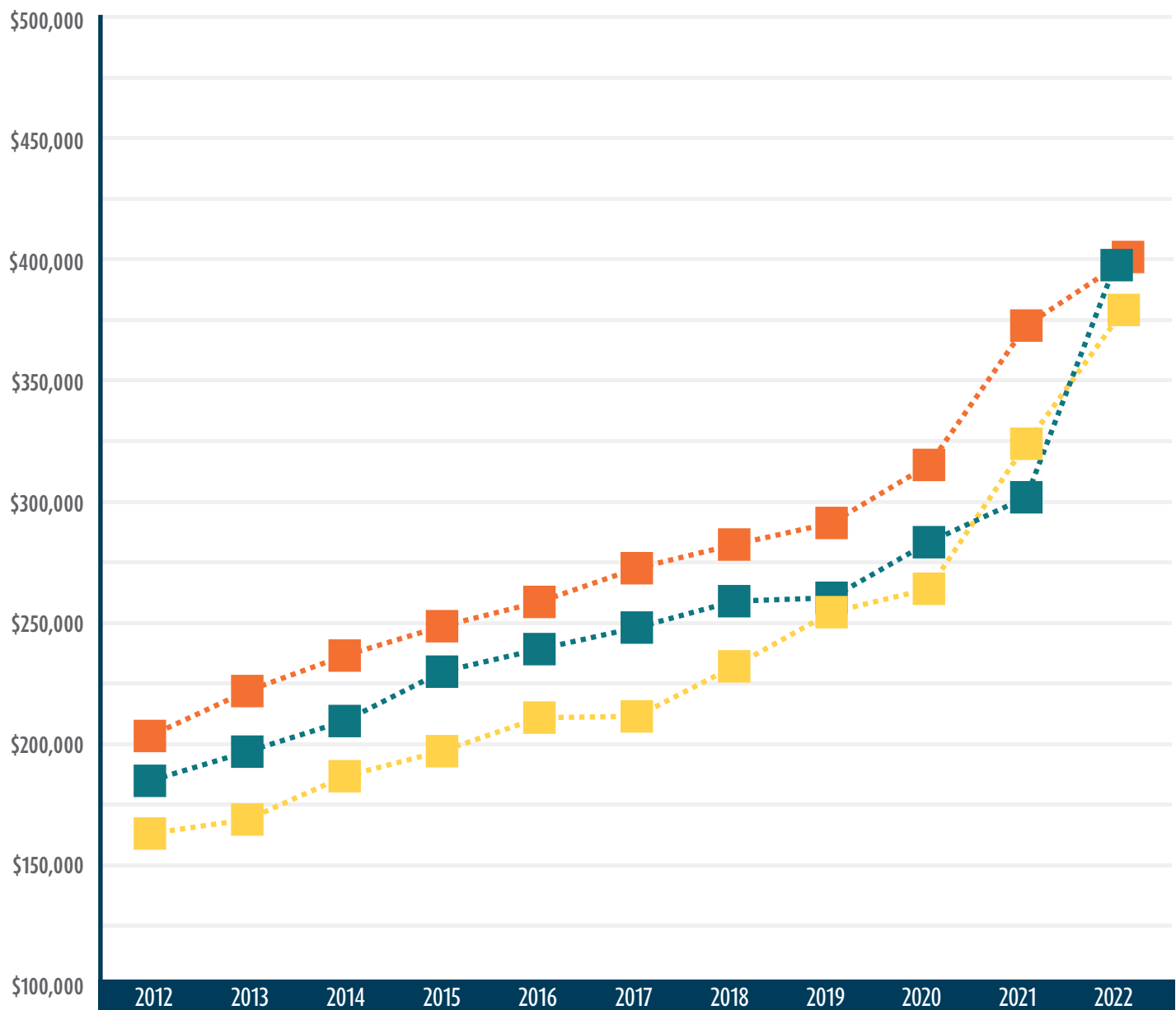
7% INCREASE FROM 2021-22

Source: Texas Comptroller, September Receipts



# REAL ESTATE

## AVERAGE HOME VALUATIONS



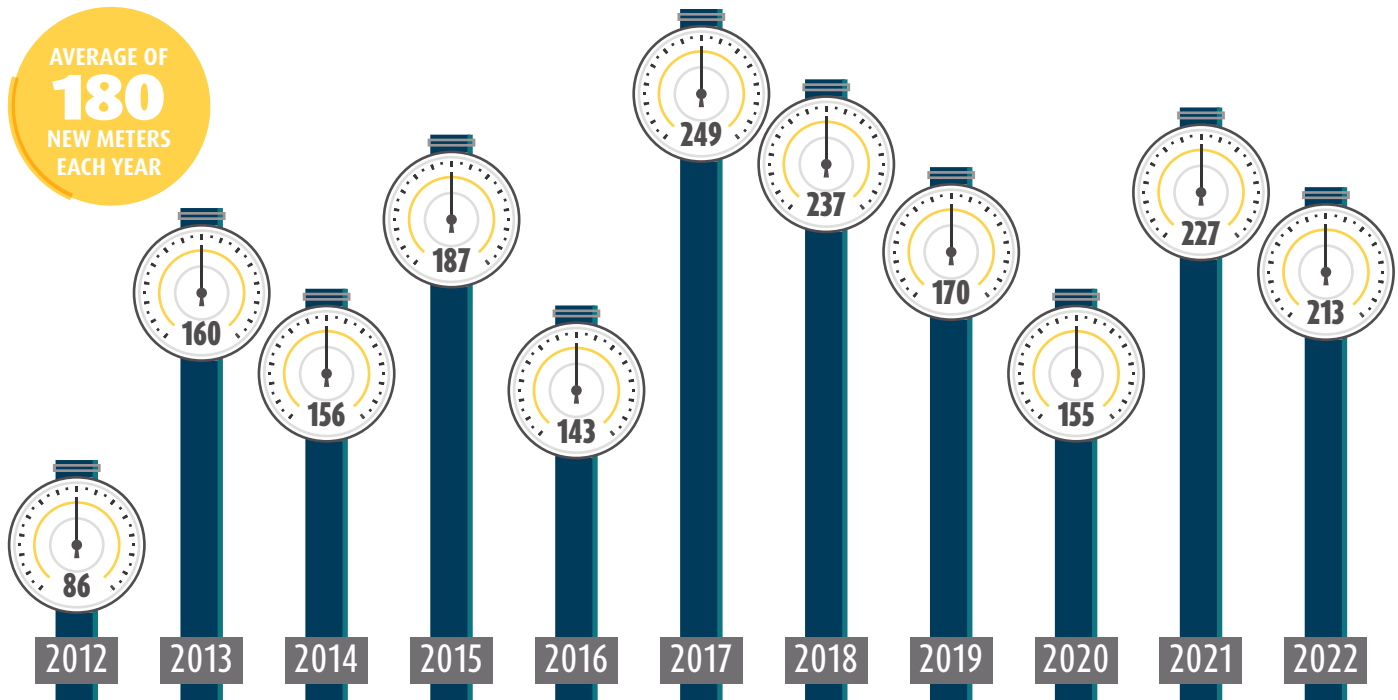
CITY OF NEW BRAUNFELS	\$380,000
TRI-COUNTY AREA (COMAL, GUADALUPE, HAYS)	\$414,717
STATE OF TEXAS	\$413,687

Source: Canyon Lake / New Braunfels Board of Realtors and Texas A&M University Texas Real Estate Research Center



## NEW BUSINESS METERS

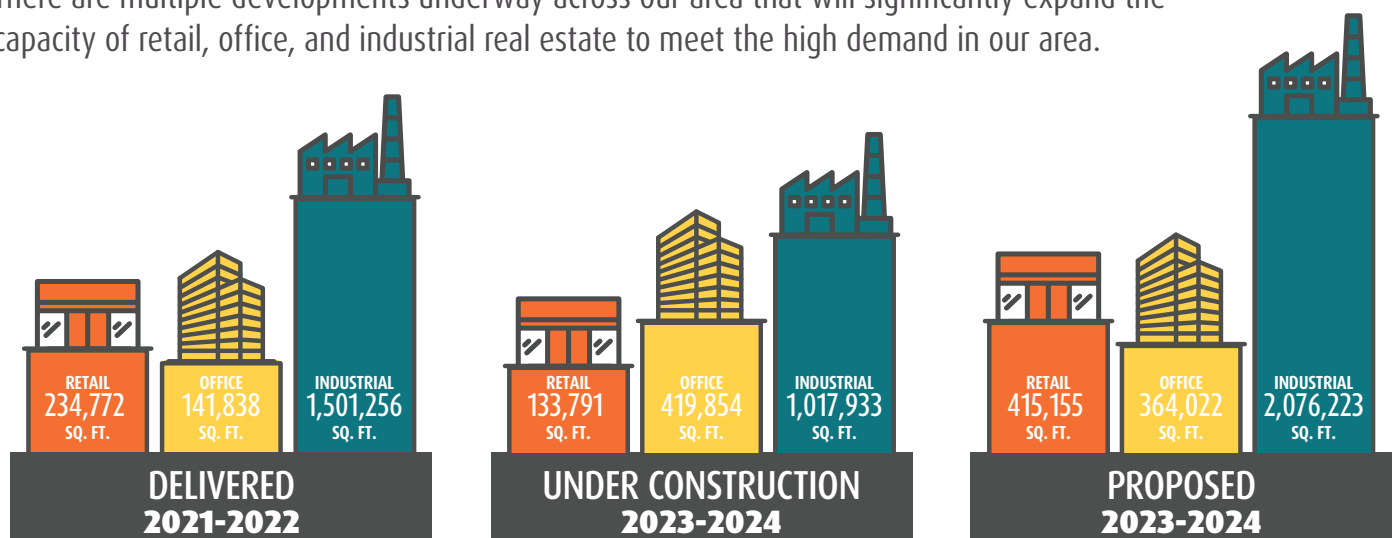
New Braunfels meters are measured by the city-owned utility for electricity, water, and wastewater. In 2022, we surpassed the 11-year average and gained 1,983 new businesses since 2012.



Source: New Braunfels Utilities

## REAL ESTATE CONSTRUCTION RATES

There are multiple developments underway across our area that will significantly expand the capacity of retail, office, and industrial real estate to meet the high demand in our area.



Source: CoStar

# INFRASTRUCTURE PROJECTS

Due to the rapid growth of the community, the City of New Braunfels has seen a significant amount of road, service, and development-related infrastructure expansion since 2017. For the following selected projects, over \$221 million has been invested by both the City and TXDOT for improving roads, increasing traffic capacity and improving connectivity, while approximately \$173 million has been spent on increasing or expanding existing city services.



## ROADS

- 1** LOOP 337 EXPANSION (2021 COMPLETION)
- 2** IH-35 AT FM306
- 3** IH-35 AT CONRAD'S/KOHLBERG
- 4** KLEIN ROAD
- 5** LOOP 337/RIVER ROAD OVERPASS
- 6** FM725
- 7** SH46 WEST

## SERVICES

- 8** WATER TREATMENT PLANT
- 9** FIRE STATION 2
- 10** FIRE STATION 3
- 11** FIRE STATION 7
- 12** NBPD HEADQUARTERS
- 13** COUNTY JAIL
- 14** COUNTY COURTHOUSE EXPANSION

## MASTER-PLANNED COMMUNITIES

- 15** VERAMENDI
- 16** MAYFAIR
- 17** TOWN CREEK
- 18** SOUTH CASTELL
- 19** RIVERMILL
- 20** CREEKSIDE



The New Braunfels Chamber provides a confidential, single point of contact to businesses looking to create new jobs in New Braunfels. We manage partnerships with businesses & local government and operate from a shared strategic plan. Our partners include the City of New Braunfels and its EDC, Comal County, NBU, and the Economic Development Foundation.

Visit [BusinessInNewBraunfels.com](http://BusinessInNewBraunfels.com) to learn more about how we can help grow your business.

#### **OUR SERVICES**

- + Regional demographic and socioeconomic data
- + Site selection information through our GIS-driven New Braunfels Prospector program
- + Introductions/testimonials with industry professionals
- + Coordination of labor market analysis
- + Arrangement of community briefings and custom tours of New Braunfels
- + Introduction to community partners
- + Preparation of a customized package of Local/State incentives
- + Assistance with specialized market research needs
- + Follow-through with the development process
- + Permit expediting through city departments





**NEW BRAUNFELS CHAMBER**  
ESTABLISHED 1919

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New Braunfels, Texas 78130  
866.927.0905

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**[BusinessInNewBraunfels.com](http://BusinessInNewBraunfels.com)**