



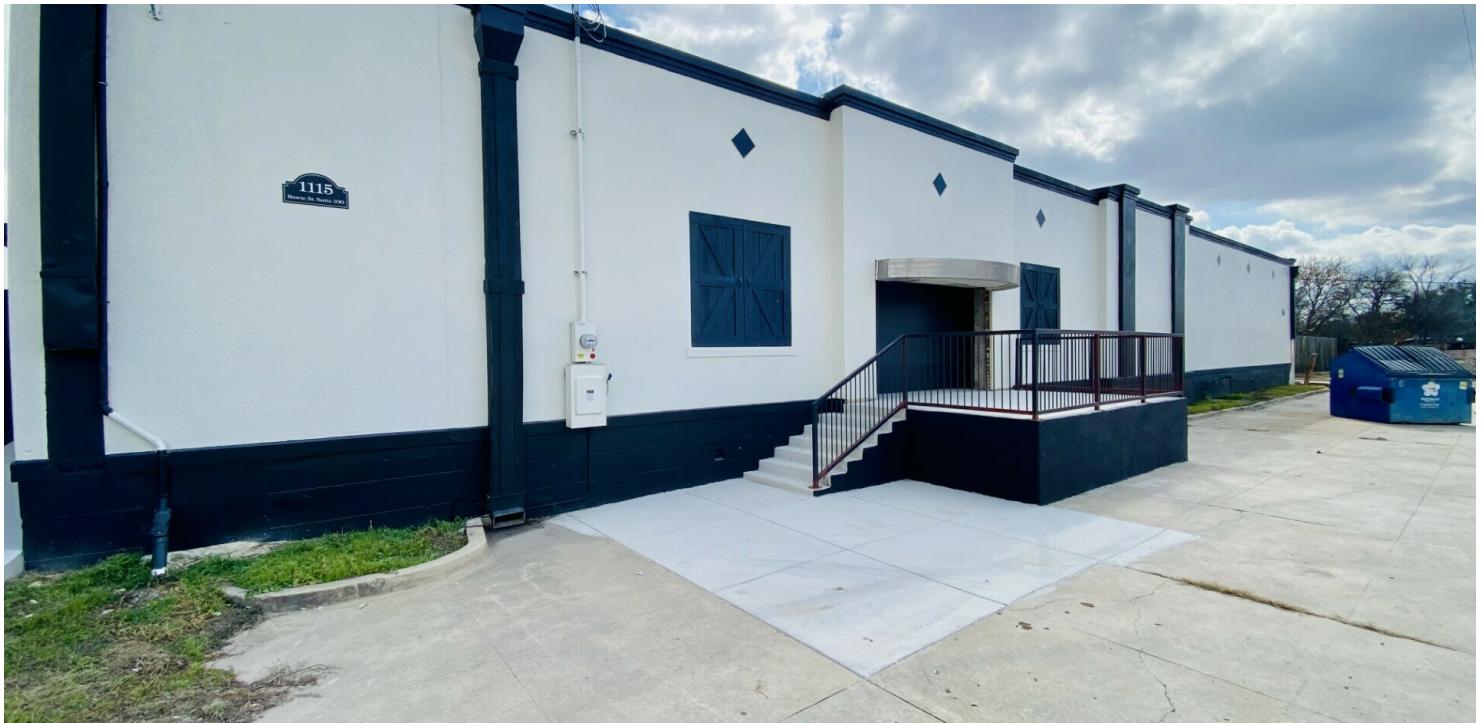
1115 N BOWIE STREET SEGUIN, TX 78155

FOR LEASE



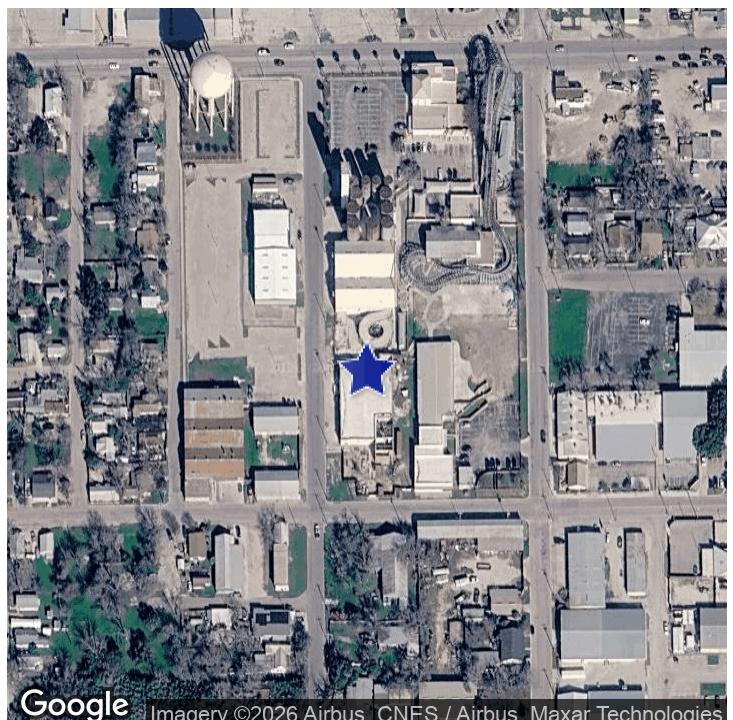
- Discover the perfect location for your business at 1115 N Bowie Street, Seguin, TX, 78155.
- This property offers an opportunity for tenants to build out the space to their desires. With a base rent of \$6/SF, future Tenants can use the cost savings to build out the space and the business.
- With its prime location, this property provides excellent visibility and accessibility for potential customers. The exterior of space provides nice curb appeal and offers a new roof, while the interior space is a blank canvas with new utilities run throughout allowing Tenants to create an inviting environment for clientele.
- Take advantage of this opportunity to lease a property that combines convenience, functionality, and a low rate, making it an ideal choice for your business's next venture.
- Base Rent: \$6/SF/year

PROPERTY SUMMARY



LOCATION DESCRIPTION

Situated in the heart of Seguin, TX, this area is teeming with a wide array of amenities and attractions ideally suited for office and office warehouse investors. Just minutes away from the bustling downtown area, the property is located near the 2nd most trafficked intersection in all of Seguin. Investors can take advantage of the growing local business community, growing population, and scenic parks such as Max Starcke Park. The nearby Texas Lutheran University adds to the area's dynamic energy, making it an appealing location for investors seeking a perfect blend of commercial opportunities and a thriving community atmosphere. With its strategic location and proximity to various points of interest, this is an excellent opportunity for investors looking to make an impact in the Seguin area.



OFFERING SUMMARY

Lease Rate:	\$6.00 SF/yr (MG)
Available SF:	5,800 SF
Building Size:	10,800 SF

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any presentation of size, quality, or quantity of any of the physical characteristics of the property should be verified by you or your advisors. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

LEGACY COMMERCIAL REAL ESTATE

www.legacycommercialre.com
2021 W State Hwy 46, Suite 101, New Braunfels, TX 78132 | 830.625.6400



ADDITIONAL PHOTOS



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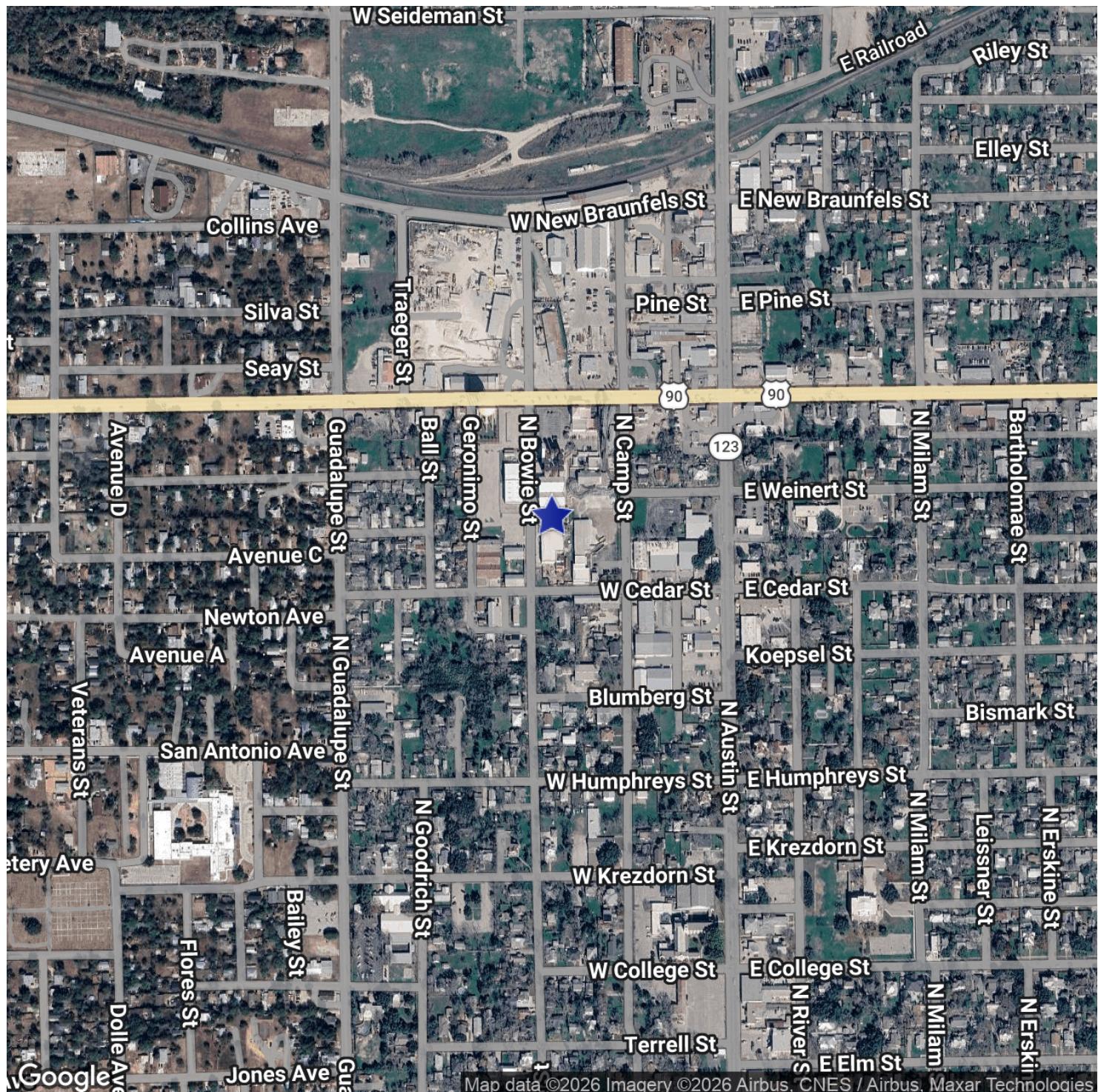
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LOCATION MAP



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**WILL HENRY**

Associate

will@legacycommercialre.com

Direct: **830.625.6400** | Cell: **830.708.9054**

TX #668108

PROFESSIONAL BACKGROUND

Will Henry was born and raised in New Braunfels and graduated from Texas State in San Marcos with a Bachelor of Science in Applied Sociology. While at Texas State, Will completed an internship with Legacy Commercial Real Estate where he discovered his strong interest in commercial real estate.

Will's knowledge and love for the City of New Braunfels was learned at a very early age from his grandfather and father, whom of which are the founders, owners, and operators of the nation's #1 waterpark, Schlitterbahn. Behind the scenes, Will gained a deep understanding in the operation of a family-owned business and its impact on the city. He observed this once small hill-country river town develop into a mega tourist destination city as it is today.

With his unique upbringing and strong interest in the commercial real estate industry, he hopes to shape and contribute to the future growth of New Braunfels and surrounding areas.

EDUCATION

Texas State University Bachelor of Science - Applied Sociology (2015)

MEMBERSHIPS

- New Braunfels Jaycees (2018-2025)
- Leadership New Braunfels Graduate (2019)
- Member of the New Braunfels Chamber & Transportation Committee
- Member of The Rotary Club of New Braunfels (2024-present)
- Paul Harris Fellow Rotarian
- Rotarian of the Year (2024-2025)
- Vice President of Kyndwood MUD Board
- Rising Star of New Braunfels Recipient (2025)
- 2025 Rising Stars Distinguished Young Leader Award Recipient

Legacy Commercial Real Estate
2021 W State Hwy 46, Suite 101
New Braunfels, TX 78132
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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.

Legacy Commercial Real Estate	593525	(830)625-6400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email
<u>Mike Ybarra</u>	<u>376986</u>	<u>mike@legacycommercialre.com</u>
Designated Broker of Firm	License No.	Phone
<u>Cory Elrod</u>	<u>565826</u>	<u>cory@legacycommercialre.com</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email
<u>Will Henry</u>	<u>668108</u>	<u>will@legacycommercialre.com</u>
Sales Agent/Associate's Name	License No.	Phone
Buyer/Tenant/Seller/Landlord Initials		Date