

OFFICE SPACE AVAILABLE: Suite 301



FOR LEASE

\$1,100/MONTH | 242+/- SQ FT

Prices and statuses subject to change without notice.

Executive office space in a great location!

Commercial private office space with open floor plan is fully carpeted with ceiling fans, window & glass window door for signage/decal. Welcoming common area has vinyl flooring, 2 bathrooms, & kitchenette area with cabinet space, ceramic tiled counter top, microwave, sink, coffee, & dual sinks. Downstairs is the waiting area, mail room access, and conference room at first come, first serve basis. Office building is conveniently located along busy Hwy 46, near Loop 337, city hall, and Downtown New Braunfels. NNN and public Wi-Fi is included in the lease.



Above: common area

Below: Office Building



**EDWARDS
COMMERCIAL
REAL ESTATE**

D. LEE EDWARDS Broker/Owner

1111 N. Walnut Ave., New Braunfels, TX 78130
Cell: 830-708-2319 | Office: 830-620-7653
leedwards1109@msn.com

OFFICE SPACE AVAILABLE: Suite 303



FOR LEASE

\$700/MONTH | 156+/- SQ FT

Prices and statuses subject to change without notice.

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Commercial private office space with open floor plan is fully carpeted with ceiling fans, window & glass window door for signage/decal. Welcoming common area has vinyl flooring, 2 bathrooms, & kitchenette area with cabinet space, ceramic tiled counter top, microwave, sink, coffee, & dual sinks. Downstairs is the waiting area, mail room access, and conference room at first come, first serve basis. Office building is conveniently located along busy Hwy 46, near Loop 337, city hall, and Downtown New Braunfels. NNN and public Wi-Fi is included in the lease.



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OFFICE SPACE AVAILABLE: Suite 304



FOR LEASE

\$600/MONTH | 121+/- SQ FT

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leedwards1109@msn.com

OFFICE SPACE AVAILABLE: Suite 307



FOR LEASE

\$750/MONTH | 125+/- SQ FT

Prices and statuses subject to change without notice.

Executive office space in a great location!

Commercial private office space with open floor plan is fully carpeted with ceiling fans, window & glass window door for signage/decal. Welcoming common area has vinyl flooring, 2 bathrooms, & kitchenette area with cabinet space, ceramic tiled counter top, microwave, sink, coffee, & dual sinks. Downstairs is the waiting area, mail room access, and conference room at first come, first serve basis. Office building is conveniently located along busy Hwy 46, near Loop 337, city hall, and Downtown New Braunfels. NNN and public Wi-Fi is included in the lease.



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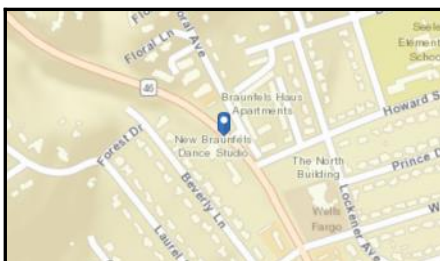
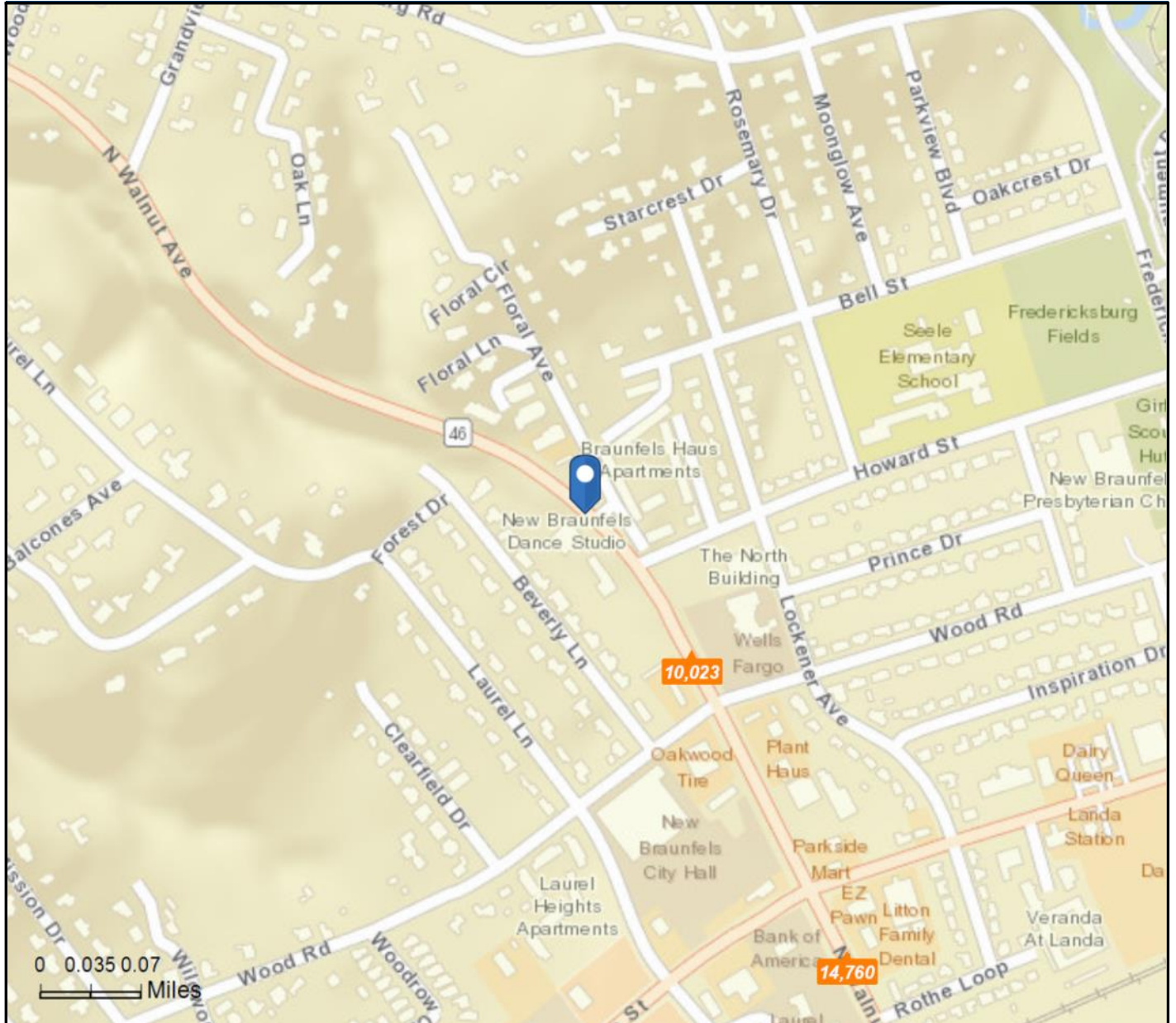
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1111 N WALNUT AVE. | NEW BRAUNFELS, TX 78130

RINGS SHOWN ON MAP: 1, 3, 5 MILES RADII



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day

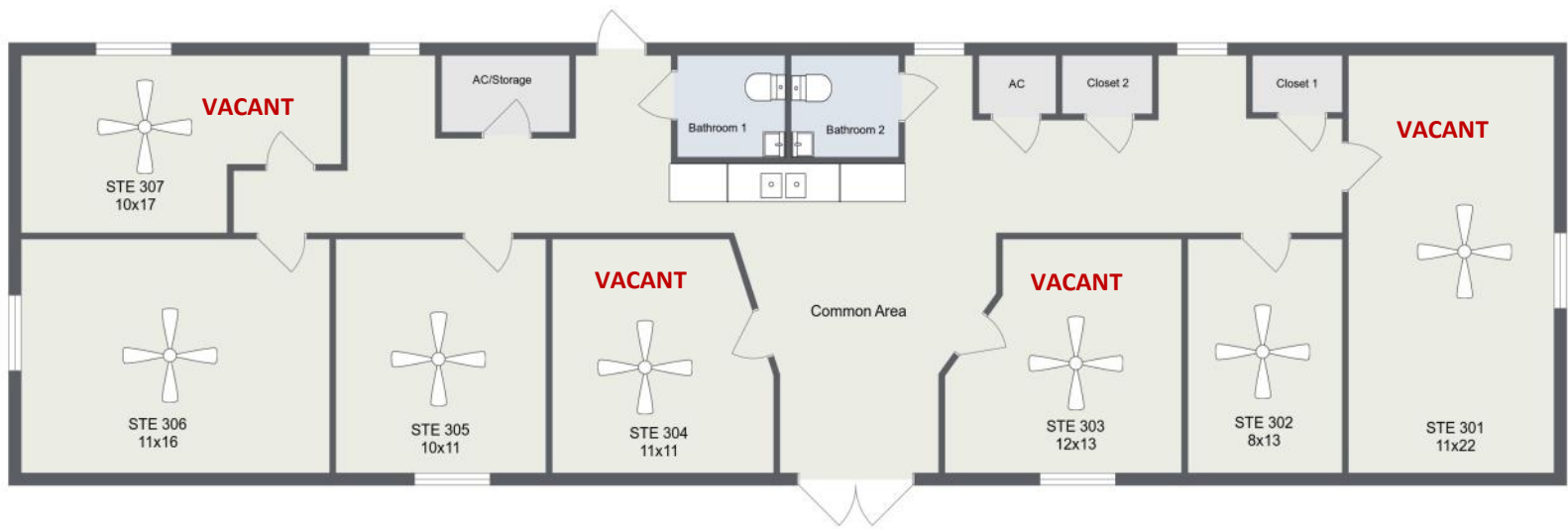




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FLOOR PLAN

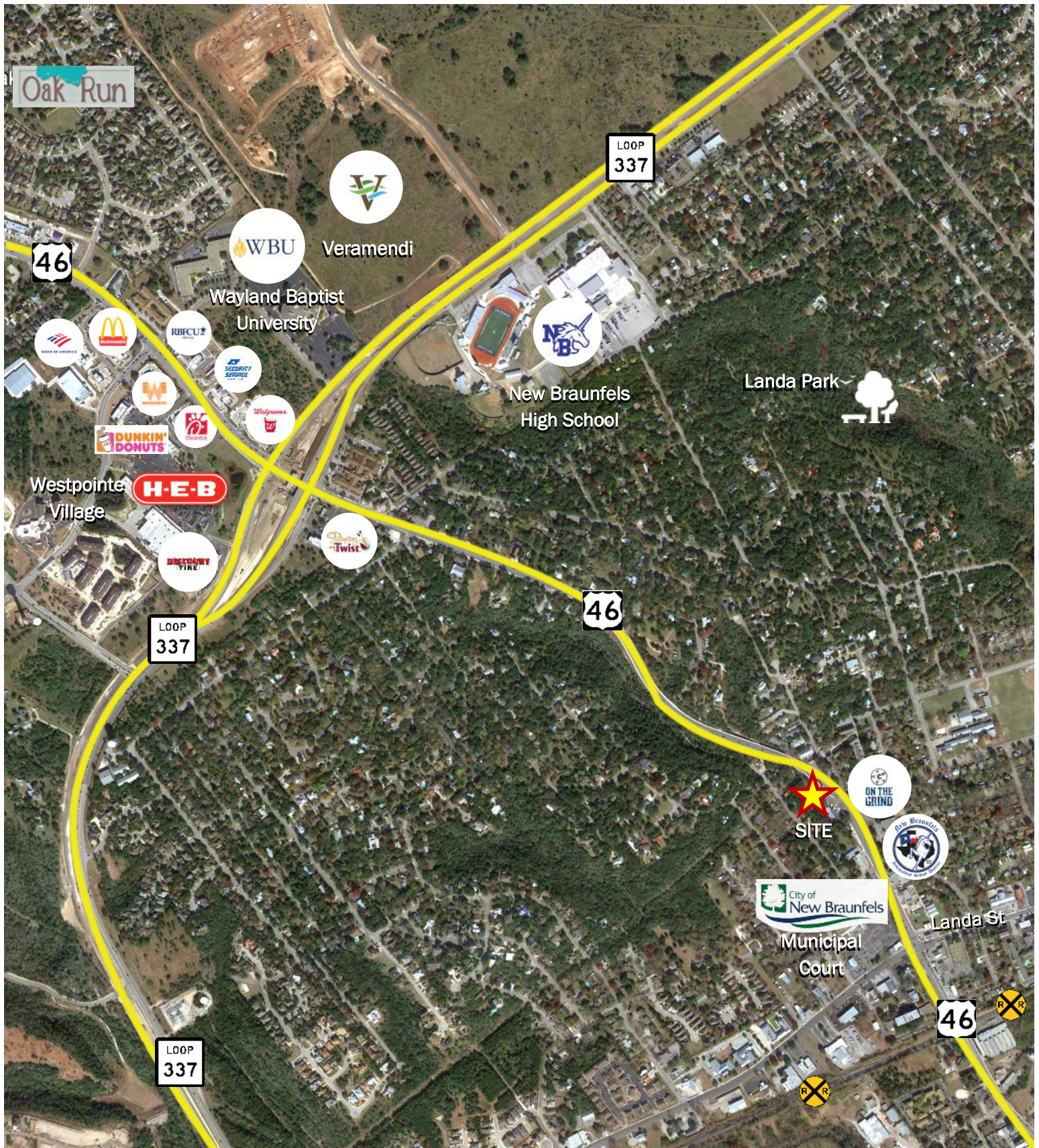
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AREA MAP





1111 N WALNUT AVE. | NEW BRAUNFELS, TX 78130

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2000 Population	5,322	25,833	12,831
2010 Population	5,982	29,336	25,801
2019 Population	6,693	37,745	42,187
2024 Population	7,016	41,717	50,151
2000-2010 Annual Rate	1.18%	1.28%	7.24%
2010-2019 Annual Rate	1.22%	2.76%	5.46%
2019-2024 Annual Rate	0.95%	2.02%	3.52%
2019 Male Population	45.5%	48.6%	49.0%
2019 Female Population	54.5%	51.4%	51.0%
2019 Median Age	46.9	39.8	35.9

In the identified area, the current year population is 42,187. In 2010, the Census count in the area was 25,801. The rate of change since 2010 was 5.46% annually. The five-year projection for the population in the area is 50,151 representing a change of 3.52% annually from 2019 to 2024. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 46.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	88.2%	82.4%	81.1%
2019 Black Alone	2.7%	3.3%	2.9%
2019 American Indian/Alaska Native Alone	0.5%	0.7%	0.9%
2019 Asian Alone	0.7%	1.3%	1.8%
2019 Pacific Islander Alone	0.1%	0.0%	0.1%
2019 Other Race	5.5%	9.2%	10.2%
2019 Two or More Races	2.3%	3.0%	3.1%
2019 Hispanic Origin (Any Race)	30.0%	45.7%	40.7%

Persons of Hispanic origin represent 40.7% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 65.9 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	116	105	100
2000 Households	2,199	9,489	4,460
2010 Households	2,634	11,078	8,915
2019 Total Households	2,969	14,299	14,463
2024 Total Households	3,117	15,832	17,136
2000-2010 Annual Rate	1.82%	1.56%	7.17%
2010-2019 Annual Rate	1.30%	2.80%	5.37%
2019-2024 Annual Rate	0.98%	2.06%	3.45%
2019 Average Household Size	2.19	2.58	2.91

The household count in this area has changed from 8,915 in 2010 to 14,463 in the current year, a change of 5.37% annually. The five-year projection of households is 17,136, a change of 3.45% annually from the current year total. Average household size is currently 2.91, compared to 2.89 in the year 2010. The number of families in the current year is 11,010 in the specified area.

1111 N WALNUT AVE. | NEW BRAUNFELS, TX 78130

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2019 Percent of Income for Mortgage	23.0%	17.5%	14.9%
Median Household Income			
2019 Median Household Income	\$61,766	\$60,392	\$67,999
2024 Median Household Income	\$69,545	\$67,544	\$75,369
2019-2024 Annual Rate	2.40%	2.26%	2.08%
Average Household Income			
2019 Average Household Income	\$95,889	\$85,661	\$88,105
2024 Average Household Income	\$107,012	\$97,674	\$98,389
2019-2024 Annual Rate	2.22%	2.66%	2.23%
Per Capita Income			
2019 Per Capita Income	\$43,231	\$32,245	\$30,225
2024 Per Capita Income	\$48,273	\$36,809	\$33,701
2019-2024 Annual Rate	2.23%	2.68%	2.20%

Households by Income

Current median household income is \$67,999 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$75,369 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$88,105 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$98,389 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$30,225 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$33,701 in five years, compared to \$36,530 for all U.S. households

Housing

2019 Housing Affordability Index	94	122	142
2000 Total Housing Units	2,403	10,446	4,846
2000 Owner Occupied Housing Units	1,372	6,270	3,338
2000 Renter Occupied Housing Units	826	3,219	1,123
2000 Vacant Housing Units	205	957	385
2010 Total Housing Units	2,913	12,442	9,645
2010 Owner Occupied Housing Units	1,432	7,089	6,694
2010 Renter Occupied Housing Units	1,202	3,989	2,221
2010 Vacant Housing Units	279	1,364	730
2019 Total Housing Units	3,267	16,154	15,474
2019 Owner Occupied Housing Units	1,565	9,252	10,997
2019 Renter Occupied Housing Units	1,403	5,048	3,466
2019 Vacant Housing Units	298	1,855	1,011
2024 Total Housing Units	3,442	17,889	18,295
2024 Owner Occupied Housing Units	1,653	10,321	13,207
2024 Renter Occupied Housing Units	1,464	5,511	3,929
2024 Vacant Housing Units	325	2,057	1,159

Currently, 71.1% of the 15,474 housing units in the area are owner occupied; 22.4%, renter occupied; and 6.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 9,645 housing units in the area - 69.4% owner occupied, 23.0% renter occupied, and 7.6% vacant. The annual rate of change in housing units since 2010 is 23.38%. Median home value in the area is \$206,849, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.54% annually to \$234,458.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Information About Brokerage Services

11-2-2015

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.

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>Edwards Commercial Real Estate</u>	<u>467649</u>	<u>LeeEdwards1109@msn.com</u>	<u>(830) 620-7653</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>D. Lee Edwards</u>	<u>467649</u>	<u>LeeEdwards1109@msn.com</u>	<u>(830) 620-7653</u>
Designated Broker of Firm	License No.	Email	Phone
<u>D. Lee Edwards</u>	<u>435290</u>	<u>LeeEdwards1109@msn.com</u>	<u>(830) 620-7653</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>D. Lee Edwards</u>	<u>435290</u>	<u>LeeEdwards1109@msn.com</u>	<u>(830) 708-2319</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

TAR 2501

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D. Lee Edwards Realty, Inc., 1109 N. Walnut Ave. New Braunfels, TX 78130
D. Lee Edwards

Phone: 830.620.7653

Fax: 830.620.5684

Garrett IABS

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