



493 S SEGUIN AVE NEW BRAUNFELS, TX 78130

FOR LEASE



- 4,487 SF Medical Office Building Available For Lease located at 493 S Seguin Ave in New Braunfels, TX.
- Excellent opportunity to lease professional office or medical office space near Downtown New Braunfels. This space was previously used by a dermatologist.
- The space includes multiple exam rooms and offices, reception area, back nurses stations, lab room, break room, and covered parking in the back.
- Lease Rate = \$22/SF/year + NNN



PROPERTY SUMMARY



LOCATION DESCRIPTION

4,487 SF Medical Office Building Available For Lease located at 493 S Seguin Ave in New Braunfels, TX. The property is located along Seguin Ave, which is the major thoroughfare to Downtown New Braunfels. The location is walking distance to New Braunfels Post Office, Comal County Courthouse, Schlitterbahn Waterpark, the Comal River, New Braunfels Chamber of Commerce, New Braunfels Convention Center, and various restaurants, bars, and boutique retail establishments.

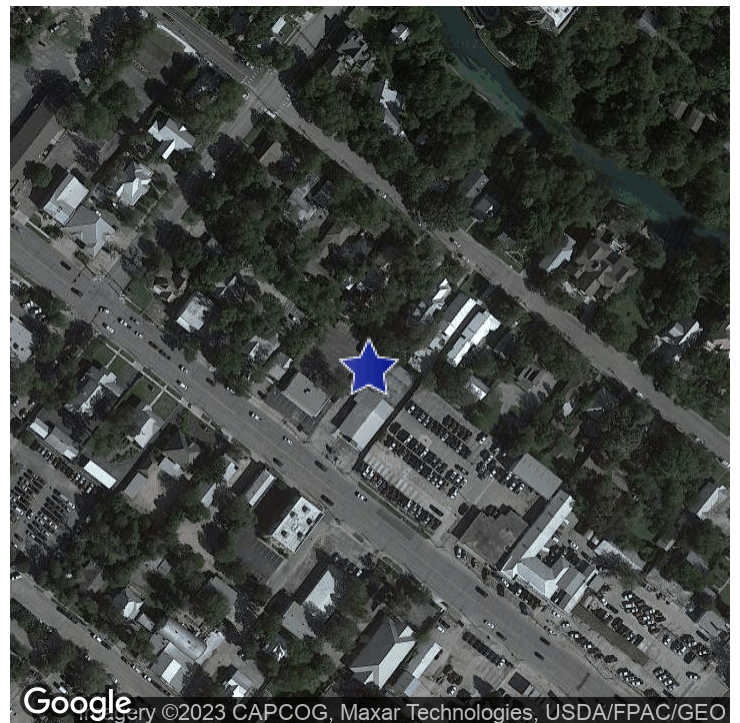
OFFERING SUMMARY

Lease Rate: \$22.00 SF/yr (NNN)

Available SF: 4,487 SF

Lot Size: 0.42 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,642	16,553	22,461
Total Population	6,747	43,772	61,083
Average HH Income	\$63,090	\$66,436	\$68,217



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.



ADDITIONAL PHOTOS

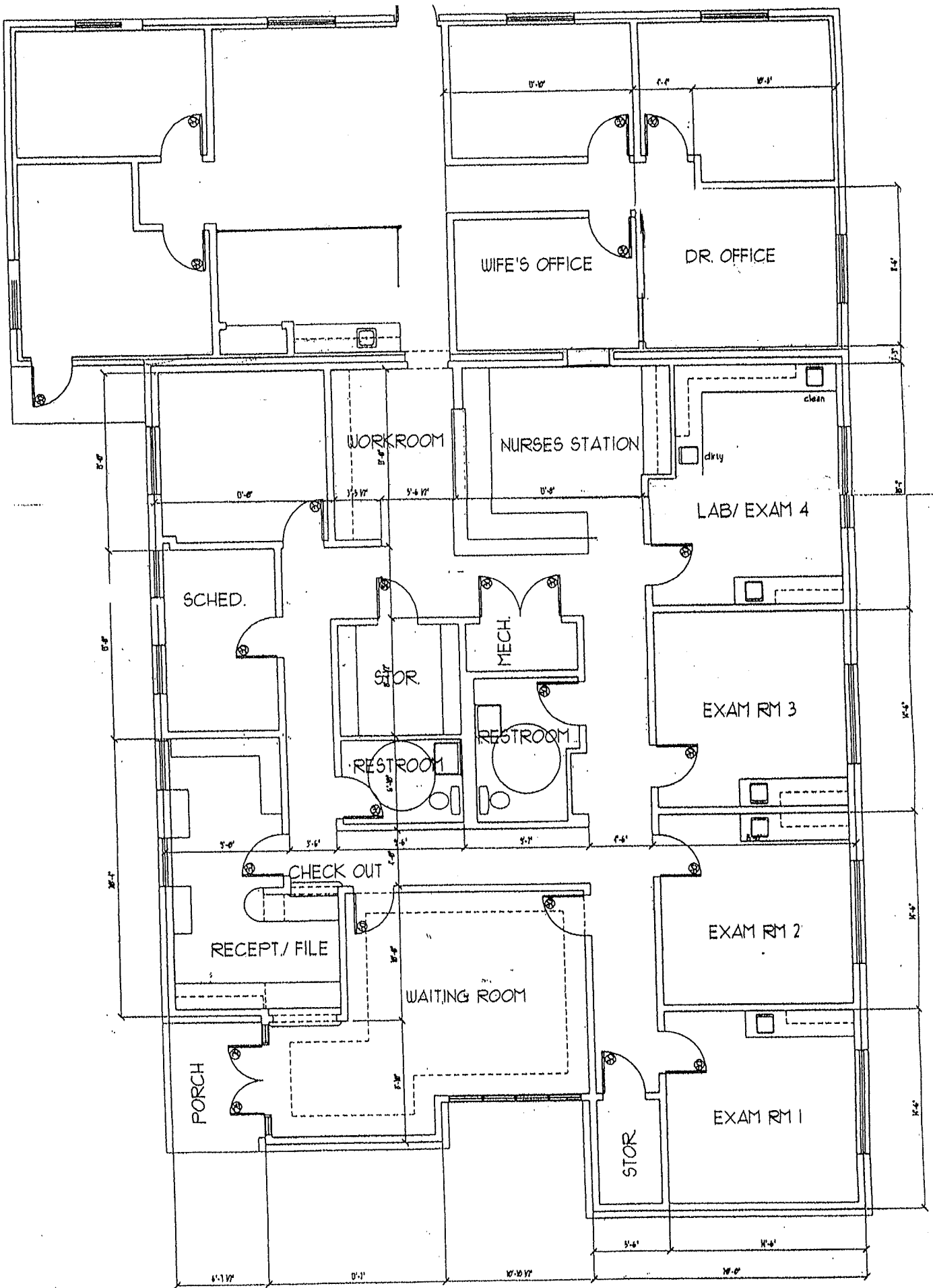


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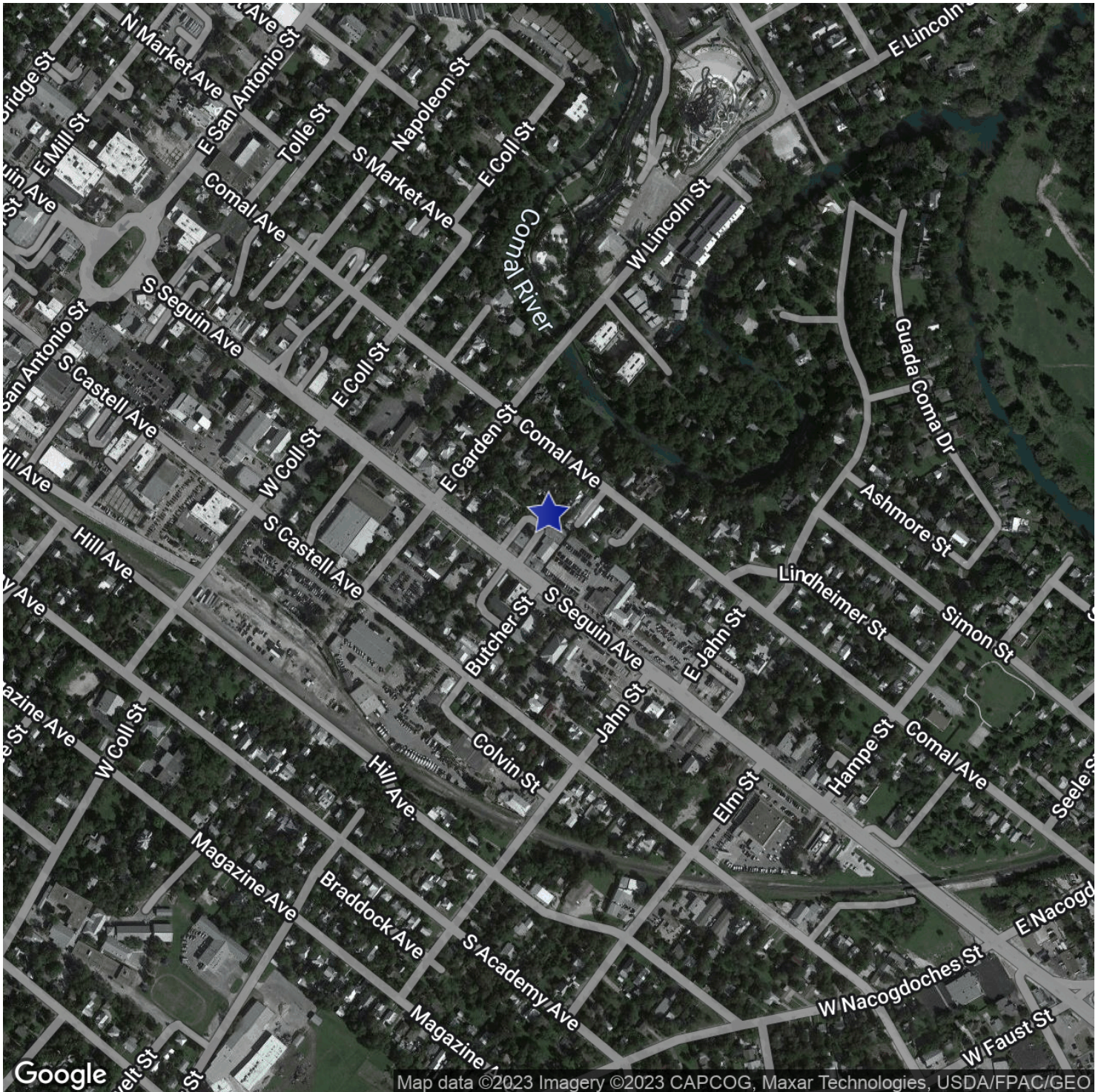
2021 W State Hwy 46, Suite 101, New Braunfels, TX 78132 | 830.625.6400



DR. QUINTERO - DERMATOLOGY OFFICE
1.24.06



AERIAL MAP



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CORY ELROD

Principal

cory@legacycommercialre.com
Direct: 830.214.3489

PROFESSIONAL BACKGROUND

Cory Elrod is a Co-Founder of Legacy Commercial Real Estate. He has over 16 years of experience in commercial real estate specializing in the sales and/or leasing of office, office medical, retail, land, industrial, and retail pad sites.

Cory has had a multifaceted career during which he has put his education to use in different sectors such as the medical field and corporate recruiting before turning his attention toward his true passion of Commercial Real Estate. Growing up in New Braunfels, he has lived, worked, and volunteered since his youth. He provides a native's perspective of the market and community along with his years of large market commercial real estate experience.

Cory specializes in giving his clients a very thorough understanding of the dynamics of the community to maximize their marketplace results.

Cory was previously with Providence Commercial Real Estate Services as well as served as President for the McKenna Healthcare Foundation at McKenna Memorial Hospital.

MEMBERSHIPS

- Past Chairman & Member of New Braunfels Planning & Zoning Commission
- Current Member of Wurstfest Association
- Past Member of Comal Parks Selection Committee
- Current Chairman & Member of New Braunfels Downtown Rotary Scholarship Golf Tournament
- Current Member of the New Braunfels Chamber & Transportation Committee
- Former Member of the Salvation Army Board
- Former Member of the City of New Braunfels Zoning Board of Adjustments
- Graduate, Leadership New Braunfels (New Braunfels Chamber)
- City of New Braunfels Bond Advisory Committee (Vice Chair)
- Attends Springs Community Church

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MIKE YBARRA

Principal

mike@legacycommercialre.com

Direct: 210.601.1414

PROFESSIONAL BACKGROUND

Mike Ybarra is Co-Founder of Legacy Commercial Real Estate. He has over 35 years of commercial real estate experience specializing in the sales and leasing of land, retail, office, industrial, medical, and retail pad sites. Mike's tenant representation experience ranges from both Corporate 100 clients to owners and entrepreneurs throughout the United States as well as governmental entities. Not only does he have extensive knowledge of the San Antonio and New Braunfels market, but he has conducted business in most major cities in the United States.

Mike Ybarra grew up in New Braunfels and obtained a degree in Business Management from Southwest Texas State University in San Marcos, Texas in 1985.

He began his career at CB Richard Ellis (formerly CB Commercial) in San Antonio where he was Rookie of the Year in 1989 and a top five producer in 1989 and 1990.

Prior to establishing Legacy Commercial Real Estate, Mike co-founded Providence Commercial Real Estate Services in San Antonio from 1991 through 2009.

MEMBERSHIPS

- Member, Saints Peter and Paul Catholic Church
- Member of Sage Capital Bank Advisory Board
- Current Member of New Braunfels Economic Development Foundation
- Former Board Member of Christus Santa Rosa Health Care System
- Former Board Member YMCA of New Braunfels
- Former City Councilman District 3, New Braunfels
- Served on the Board of Directors for New Braunfels Planning & -Zoning Commission (14 years); Chairman for 5 of the 14 years
- Served as Chairman of the Cadillac Invitational (the largest annual fundraiser for the National Kidney Foundation) for 5 years
- Former Board Member of the New Braunfels Chamber

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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	Phone
Mike Ybarra	376986	mike@legacycommercialre.com	(830)625-6400
Designated Broker of Firm	License No.	Email	Phone
Cory Elrod	565826	cory@legacycommercialre.com	(830)625-6400
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cory Elrod	565826	cory@legacycommercialre.com	(830)625-6400
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

IABS 1-0 Date