



# 8932 FM 1863 GARDEN RIDGE, TX 78266

**FOR LEASE**



- Introducing the premier office space at the corner of FM 1863 and FM 3009 in Garden Ridge, TX, 78266.
- This exceptional property offers up to 6,000 SF of leasable space, with suites as small as 2,000 SF, providing the flexibility to meet your specific requirements.
- Enjoy unparalleled visibility and accessibility in a beautiful Hill Country setting, creating an impressive backdrop for your business. With ample parking and a professionally maintained environment, this property offers a professional and inviting space for your clients and employees.
- Embrace the opportunity to establish or expand your business in this prime location, designed to elevate your professional image and enhance your operations.

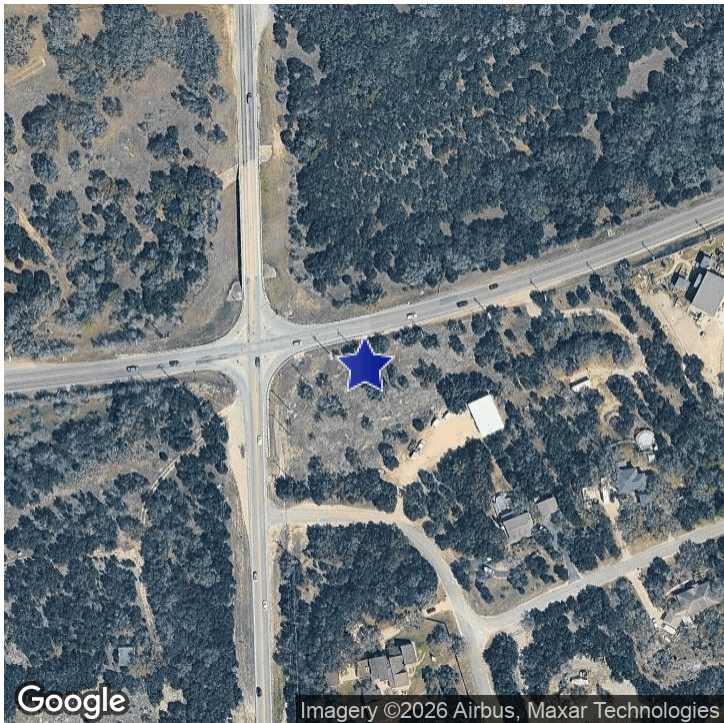


# PROPERTY SUMMARY



### LOCATION DESCRIPTION

Nestled in the charming Hill Country area of Garden Ridge, TX, the area surrounding the property offers a serene yet convenient location for professionals. Enjoy easy access via FM 3009 to Interstate 35, or via FM 1863 to New Braunfels. Take advantage of the tranquil Hill Country setting, complete with scenic views and a quite professional office setting. Garden Ridge provides a peaceful retreat from the bustle of the city, while still offering proximity to essential amenities and services.



Google

Imagery ©2026 Airbus, Maxar Technologies

### OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Lease Rate:    | \$26.00 SF/yr (NNN) |
| Available SF:  | 2,000 - 6,000 SF    |
| Building Size: | 6,000 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.



# ADDITIONAL PHOTOS



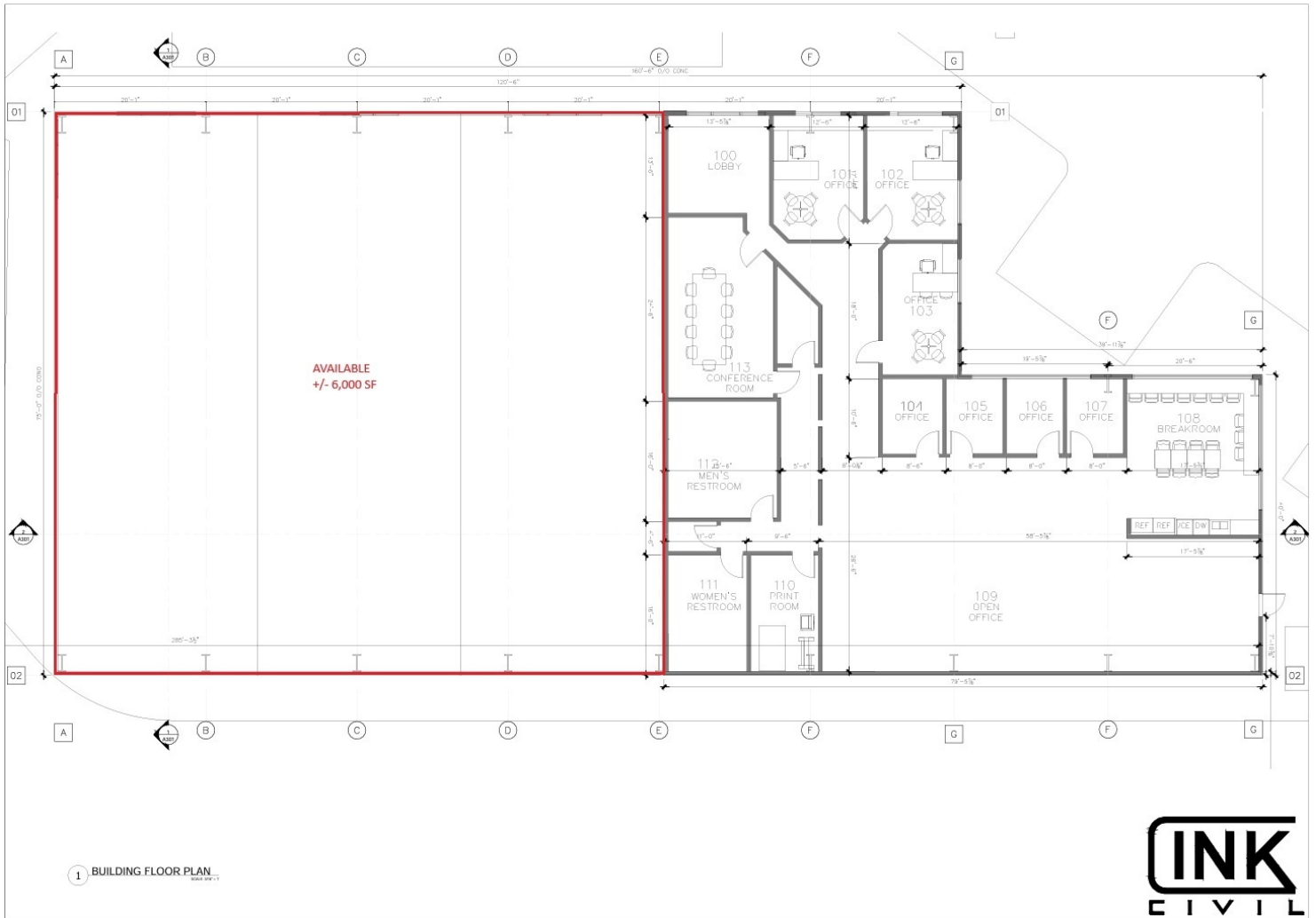
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# FLOOR PLAN



1 BUILDING FLOOR PLAN



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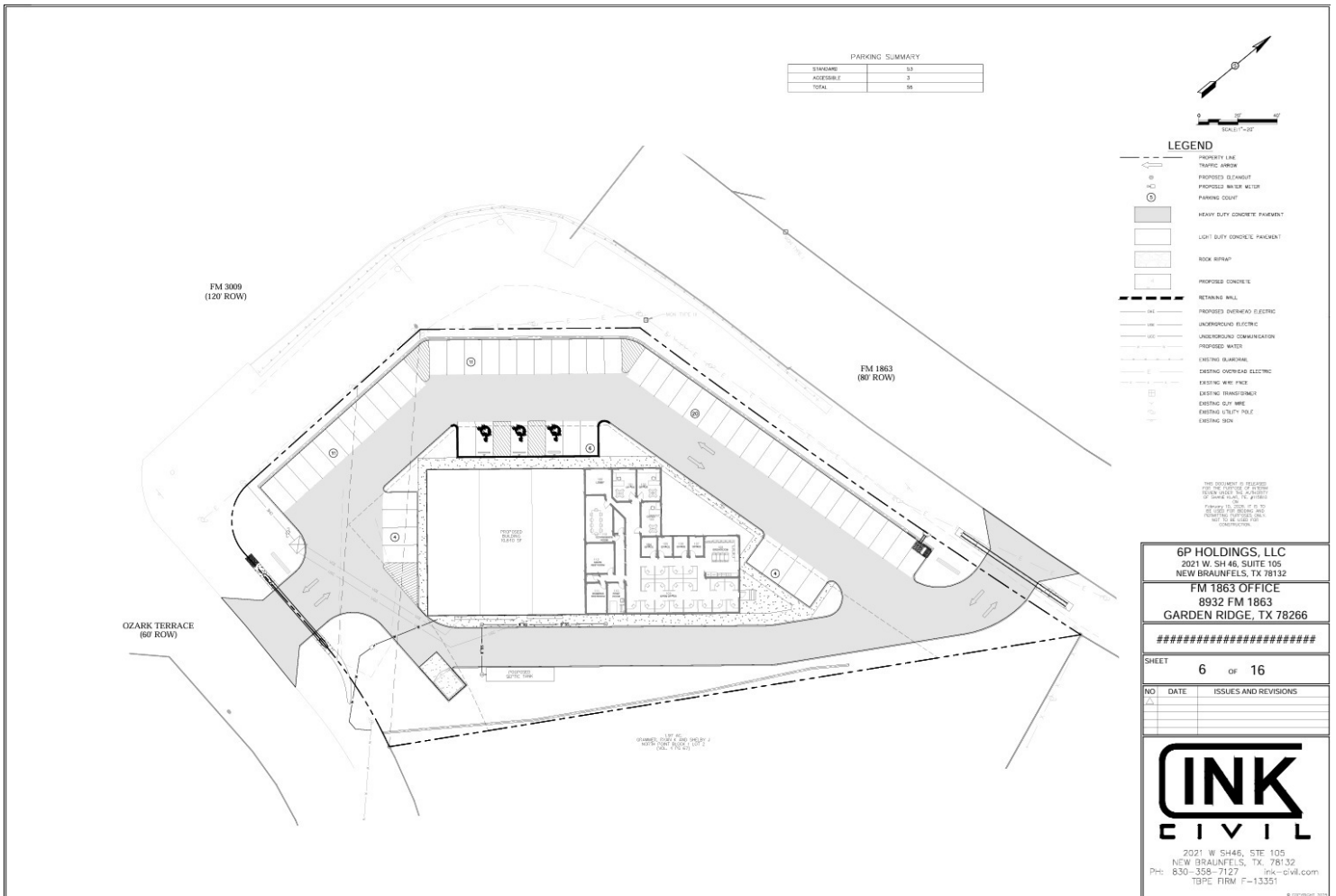
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# SITE PLAN

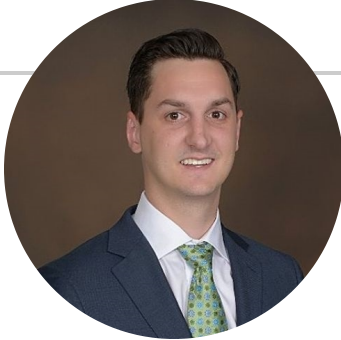


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**WILL HENRY**

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 is a proud graduate of New Braunfels High School and Texas State University in San Marcos. While attending Texas State, he completed an internship with Legacy Commercial Real Estate, where he discovered his passion for the commercial real estate industry.

Will's deep knowledge of and love for the City of New Braunfels began at an early age, influenced by his grandfather and father—the founders, owners, and operators of the nation's #1 waterpark, Schlitterbahn. Behind the scenes, he gained a unique understanding of family-owned business operations and witnessed firsthand the city's remarkable evolution from a small Hill Country river town into the major tourist destination it is today.

A dedicated community leader, Will has served the New Braunfels Jaycees and is a 2019 graduate of Leadership New Braunfels. He is an active member of The Rotary Club of New Braunfels, where he has been honored as a Paul Harris Fellow and named the 2024–2025 Rotarian of the Year. Will also serves as Vice President of the Kyndwood MUD Board, contributing to thoughtful local governance and infrastructure planning. Through all of these roles, he exemplifies a steadfast commitment to service, collaboration, and the continued growth of his community.

Will met his wife, Lindsay, while attending New Braunfels High School, and together they are the proud parents of their nine-year-old daughter, Olivia. Despite his extensive community involvement, Will ensures that his family remains at the heart of everything he does. He enjoys traveling with his family, cooking, playing and watching basketball, cheering on Formula 1 races with Lindsay, and playing video games with Olivia.

**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

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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.

**EDUCATION**

Bachelor of Business Administration, Concentration in Marketing at Southwest Texas State University

**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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# 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.



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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>Legacy Commercial Real Estate</u>                                 | <u>593525</u> | <u></u>                            | <u>(830)625-6400</u> |
|--|---------------|------------------------------------|----------------------|
| Name of Sponsoring Broker (Licensed Individual or Business Entity)   | License No.   | Email                              | Phone                |
| <u>Mike Ybarra</u>   | <u>376986</u> | <u>mike@legacycommercialre.com</u> | <u>(830)625-6400</u> |
| Name of Designated Broker of Licensed Business Entity, if applicable | License No.   | Email                              | Phone                |
| <u>Cory Elrod</u>  | <u>565826</u> | <u>cory@legacycommercialre.com</u> | <u>(830)625-6400</u> |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable  | License No.   | Email                              | Phone                |
| <u>William Henry</u>   | <u>668108</u> | <u>will@legacycommercialre.com</u> | <u>(830)625-6400</u> |
| Name of Sales Agent/Associate  | License No.   | Email                              | Phone                |

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

\_\_\_\_\_  
Date