



HERBELIN PLAZA - PHASE II

1878 HERBELIN RD

NEW BRAUNFELS, TX 78132

FOR LEASE



- Presenting a rare leasing opportunity at 1878 Herbelin Rd, New Braunfels, TX, 78132.
- This exceptional property offers a versatile leasing option in a prime location. Boasting a spacious 7,232 SF of customizable space, this property provides a seamless blend of modern design, flexibility, and functionality.
- With completion set for the near future, tenants will have the opportunity to tailor the space to their specific needs. The property's contemporary architecture, premium finishes, and strategic layout make it an appealing choice for businesses seeking a distinguished setting to establish or grow their operations in the highest demographic area of New Braunfels.
- Lease Rate: \$25/SF + NNN



PROPERTY SUMMARY



LOCATION DESCRIPTION

New Braunfels, TX is one of the fastest-growing cities in the nation, strategically positioned between San Antonio and Austin along the bustling I-35 corridor. With a population that has more than doubled in the past two decades, the city offers a dynamic mix of strong demographics, robust job growth, and a business-friendly environment. Its central location provides unmatched access to two major metropolitan markets, making it an ideal hub for logistics, retail, healthcare, hospitality, and professional services.

Beyond its economic strength, New Braunfels boasts a high quality of life that attracts both residents and visitors year-round. The city blends historic charm with modern amenities, offering a vibrant downtown, thriving entertainment venues, and recreational assets like the Comal and Guadalupe Rivers. This steady influx of tourists, coupled with rapid residential expansion, fuels consistent demand for commercial space—creating prime opportunities for investors, developers, and business owners to capitalize on a market that continues to outperform statewide growth trends.

OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Available SF:	1,808 - 7,232 SF
Building Size:	7,232 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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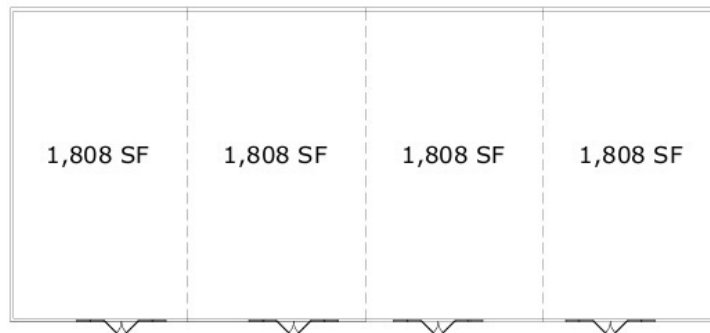
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NEW BRAUNFELS MARKET REPORT

STRATEGIC LOCATION BETWEEN TWO ECONOMIC POWERHOUSES

Nestled directly between **Austin and San Antonio**, New Braunfels enjoys a central location along the I-35 corridor—one of the most active development corridors in the nation. Easy access to **Interstate 35, State Highway 46**, and nearby **I-10** places New Braunfels in the heart of a logistics and growth hub ideal for new development. Legacy Commercial Real Estate is actively representing premier tracts of land within minutes of these major routes, perfectly positioned for both visibility and long-term growth.

LAND TRACTS THAT MATCH YOUR VISION

From raw acreage to shovel-ready sites, Legacy Commercial Real Estate represents a diverse portfolio of land opportunities in and around New Braunfels, including:

- 10 to 1,000+ acre parcels
- Commercial corridors with high visibility
- Industrial parks with existing utility infrastructure
- Residential land near schools, parks, and major arterials

Our listings include **zoned and un-zoned land, entitled tracts**, and **infrastructure-ready developments** suitable for a wide range of projects.

HIGH DEMAND BACKED BY EXPLOSIVE GROWTH

New Braunfels is one of the **fastest-growing cities in the United States**, with the population exceeding **110,000 residents as of 2025**—and still climbing. As more people and businesses relocate to the area, demand is surging for housing, retail, commercial services, and distribution space.

- Rapid in-migration from major metros
- Above-average median household income
- Thriving job sectors in healthcare, tech, logistics, and education

This translates into steady, long-term demand for developers who act now.

AN EXCEPTIONAL LIFESTYLE THAT FUELS GROWTH

New Braunfels is more than a smart investment—it's a community that people want to call home. From the scenic **Guadalupe and Comal Rivers** to **Schlitterbahn, Landa Park**, and a thriving historic downtown, the area draws young families, professionals, and retirees alike. This lifestyle appeal ensures strong demand across housing, retail, and service sectors.

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WILL HENRY

Associate

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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
- Current New Braunfels Planning Commission - Commissioner
- New Braunfels Pillar of the Community (April 2026)

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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.

EDUCATION

Bachelor of Business Administration with concentration in Management from Southwest Texas State University

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 license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

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William Henry

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