



PROFESSIONAL OFFICE FOR LEASE JUST OFF LOOP 337

1260 River Acres Dr | New Braunfels, TX 78130



FOR LEASE



LEASE

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HIGHLIGHTS

- Full Service Lease
- Rooms Serviced by Water
- Common Waiting Room
- Common & Private Restrooms
- Single Story Office
- Monument Signage Available
- Utilities Covered by Landlord

LOCATION

Located between Historic Gruene and Downtown New Braunfels, take Loop 337 Exit off of IH 35 and go west on Loop 337 for 1.5 miles to River Acres Dr. Take a left on River Acres Dr, and the subject property is behind and next to Wells Fargo Bank on North Loop 337. The property is nestled between professional office and private residence, just a short walk from the Guadalupe River.

DESCRIPTION

1260 River Acres Dr. is a 3-unit, single story office building offering a professionally cleaned common area waiting room, and restrooms. The property currently offers two separate, but contiguous private offices available for a total of 1,916 rentable square feet. Each private office is equipped with a front reception, restroom, breakroom, keypad entry to the rear, and spacious offices. Many offices are equipped with sinks making this site perfect for medical practitioners. See floorplan for layout.

AVAILABLE SPACE

Unit A: 1,134.54 SF

Unit B: 781.62 SF

ZONING

C-O, City of New Braunfels

LEASE TERMS

3 - 5 Years

LEASE RATE

Unit A: \$3,100 FSG

Unit B: \$2,100 FSG

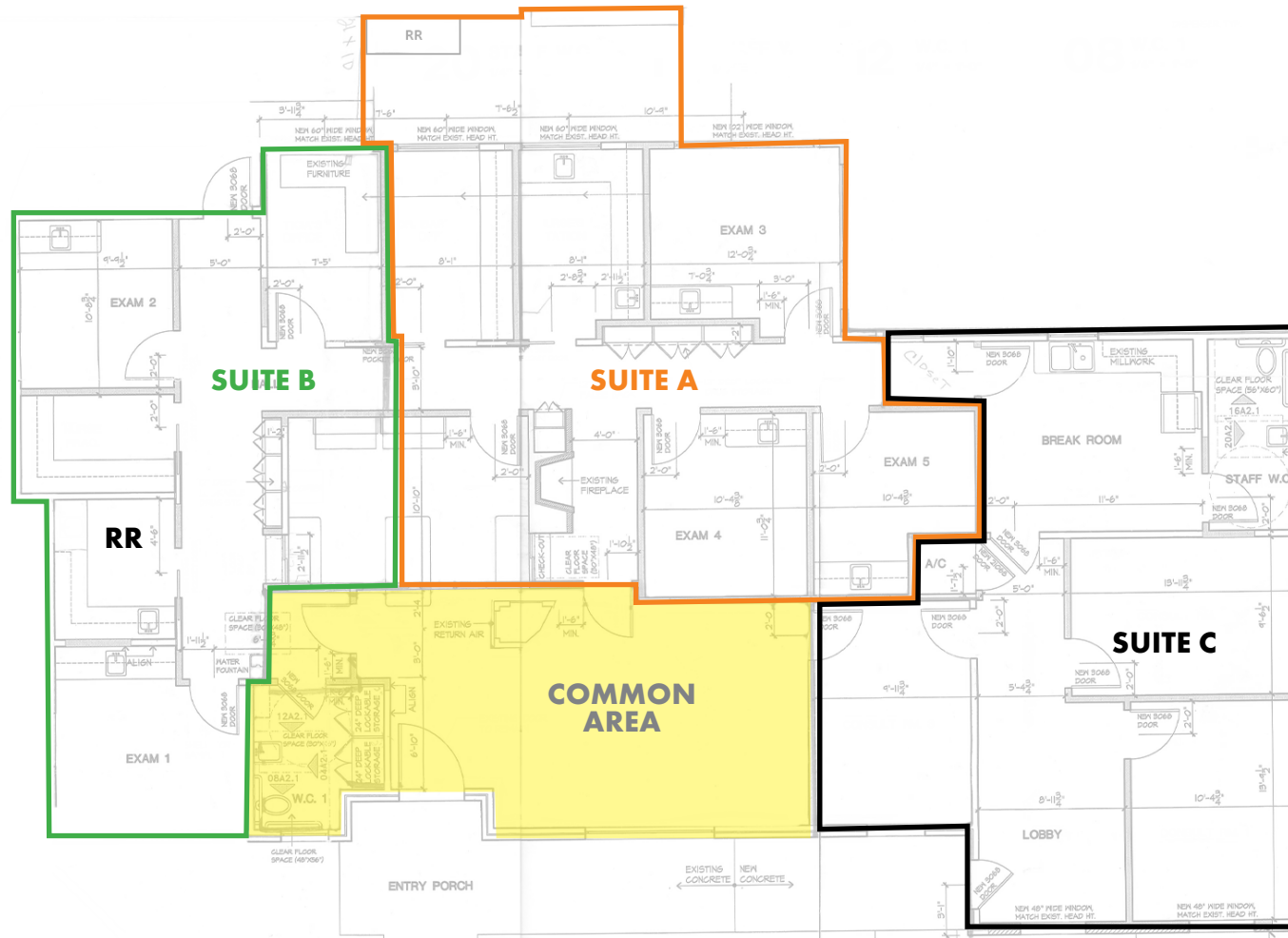
All expenses are included in rent with exception to phone, internet, & janitorial services in private office. Landlord cleans common Lobby.

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2025. A Texas Corporation.

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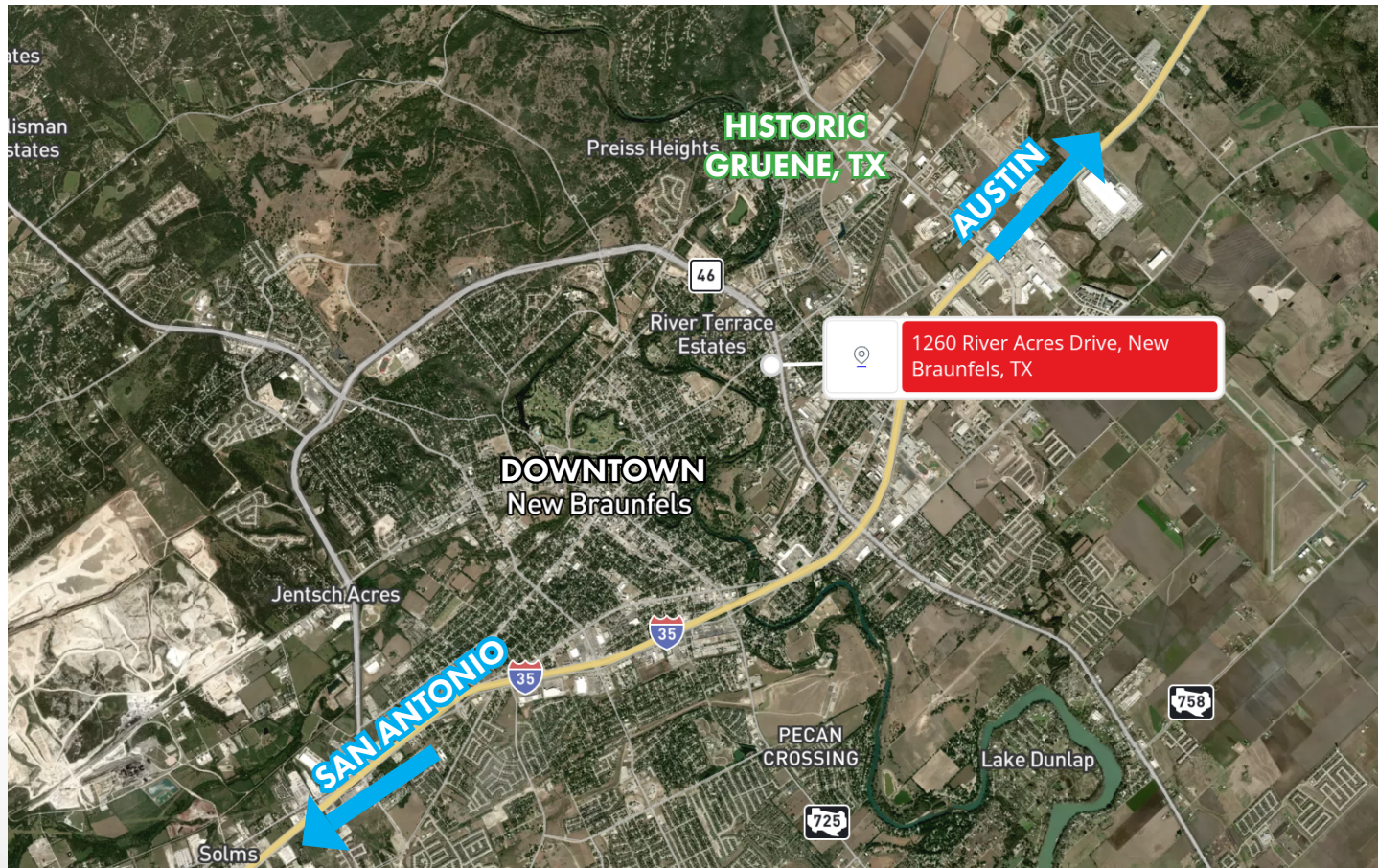
FLOOR PLAN



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AERIAL MAP



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LOBBY



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SUITE A



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SUITE B



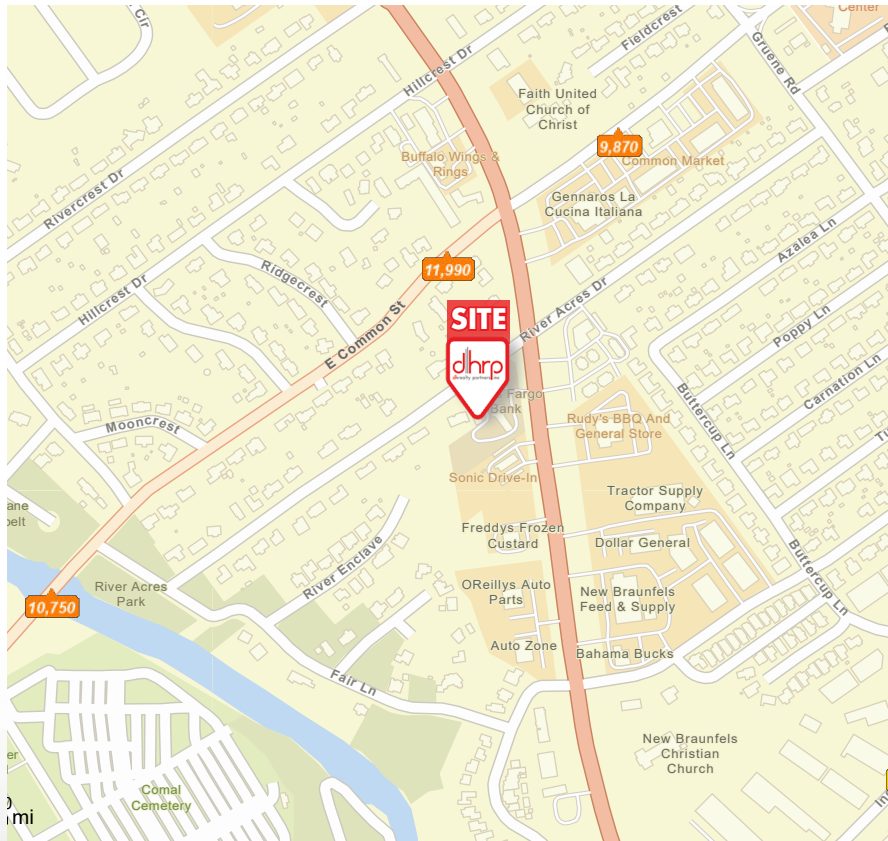
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LOCATION INFORMATION

TRAFFIC COUNTS



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	6,499	52,418	108,893
Median Age	42.1	38.2	37.5
Avg Household Size	2.2	2.3	2.6
Median Household Income	\$78,518	\$87,659	\$97,060

Source: ESRI, 2024



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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.

2-10-2025



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.

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. **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.

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.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Logan Baylor, CCIM	771911	lbaylor@dhrp.us	(210)222-2424
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