

# FOR LEASE



A **Varco** REAL ESTATE PROJECT

## HIGHLIGHTS

- ▶ At the center of two major traffic areas; across from major anchor tenants such as; Walmart & HEB
- ▶ In close proximity to outdoor entertainment, including Canyon Lake, Guadalupe River, Landa Park and Guadalupe State Park
- ▶ Great visibility, prime location and easy access to US 281 & Hwy 46



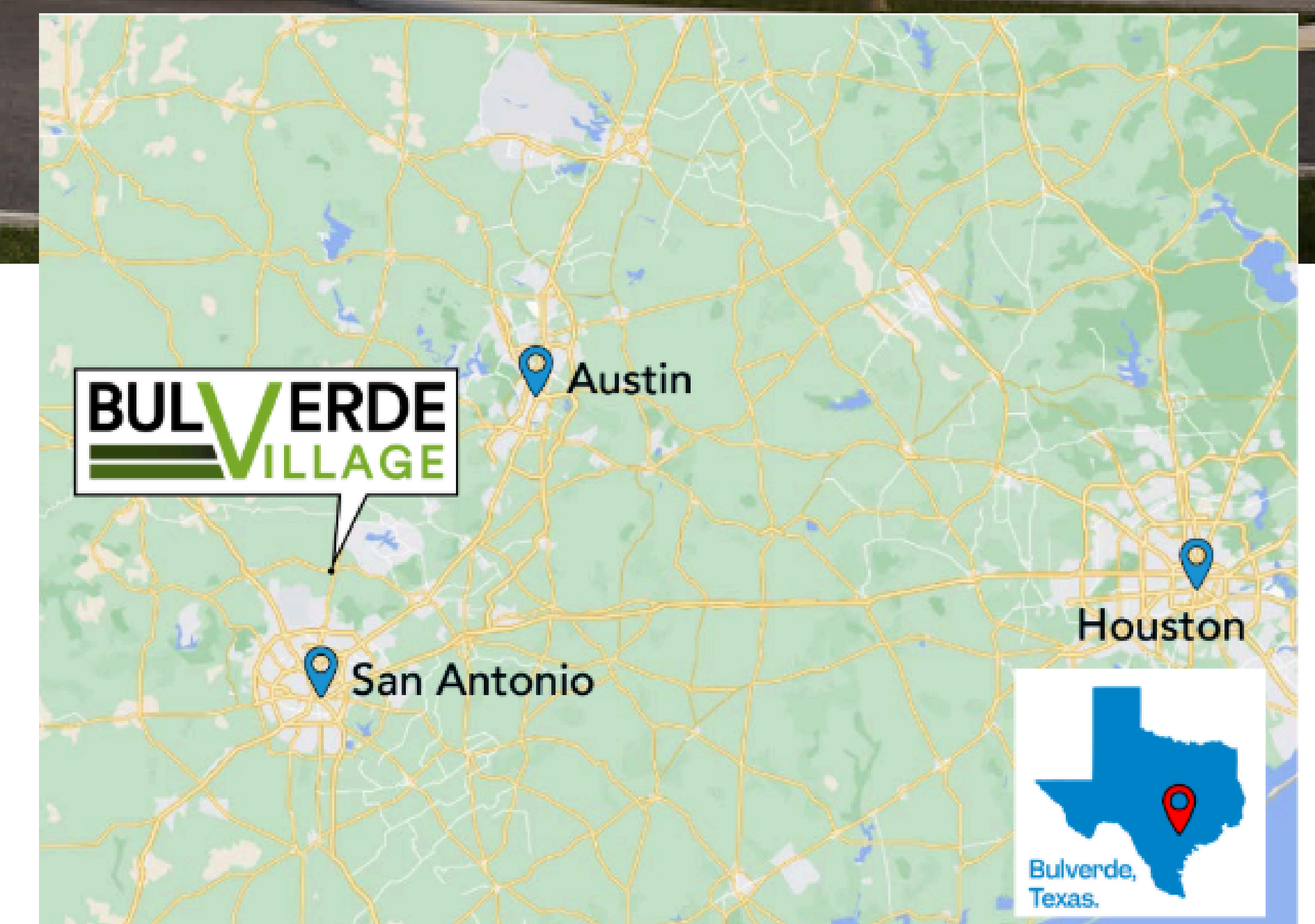
2 min  
0.4 mi



4 min  
0.8 mi



20 min  
20.1 mi



**20409 State Hwy 46 W, Springbranch, TX 78070**

Coordinates: 29.7975, -98.4241

Available Space: 1,385 - 6,864 SQ. FT

## TRAFFIC COUNT

State Hwy 46: 24,332

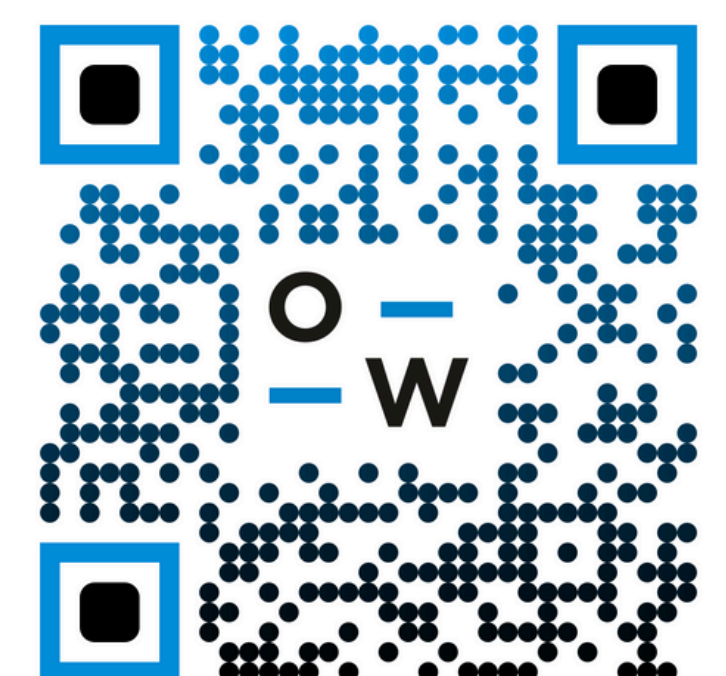
Hwy 281: 34,130

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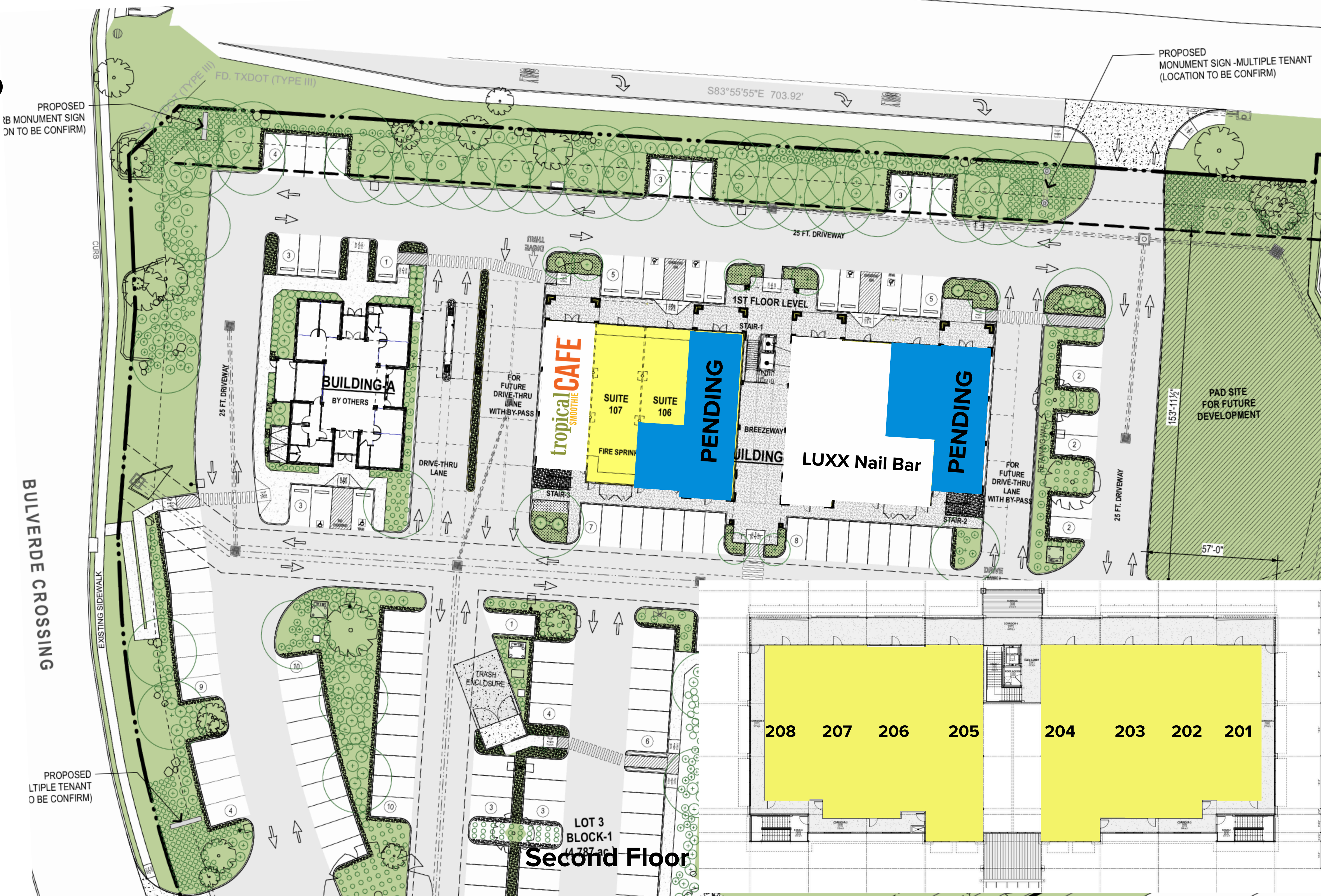
**GROSS LEASABLE AREA**  
**26,712 SQ. FT**

A **Varco** REAL ESTATE PROJECT

**20409 State Hwy 46 W, Springbranch, TX 78070**  
Coordinates: 29.7975, -98.4241  
Available Space: 901 - 6,864 SQ. FT

## AVAILABLE SPACE

<b>First Floor</b>		
101	1,382	SQ.FT
102	925	SQ.FT
105	1,611	SQ.FT
106	1,478	SQ.FT
107	1,502	SQ.FT
<b>Second Floor</b>		
201	901	SQ.FT
202	1,322	SQ.FT
203	1,359	SQ.FT
204	2,068	SQ.FT
205	2,068	SQ.FT
206	1,337	SQ.FT
207	1,322	SQ.FT
208	901	SQ.FT
<b>Proposed PAD Site</b>		
Approx. Buildable Area	11,160	SQ.FT



## CURRENT TENANTS

103-104	LUXX Nail Bar	3,689	SQ. FT
108	Tropical Smoothie Cafe	1,382	SQ. FT

**REACH  
OUT FOR  
MORE INFO**

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