

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



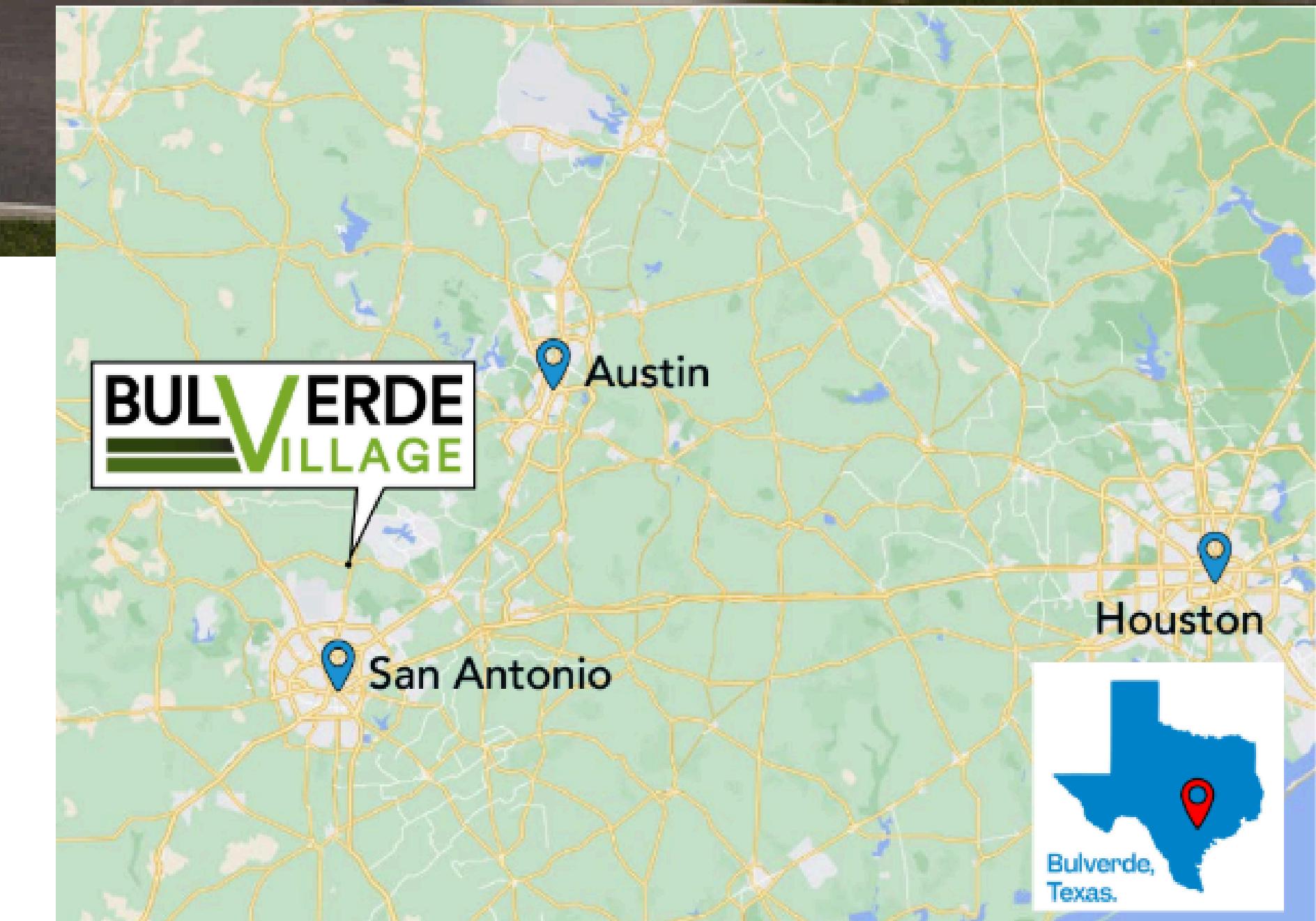
SCHOOL
2 min
0.4 mi



HOSPITAL
4 min
0.8 mi



AIRPORT
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

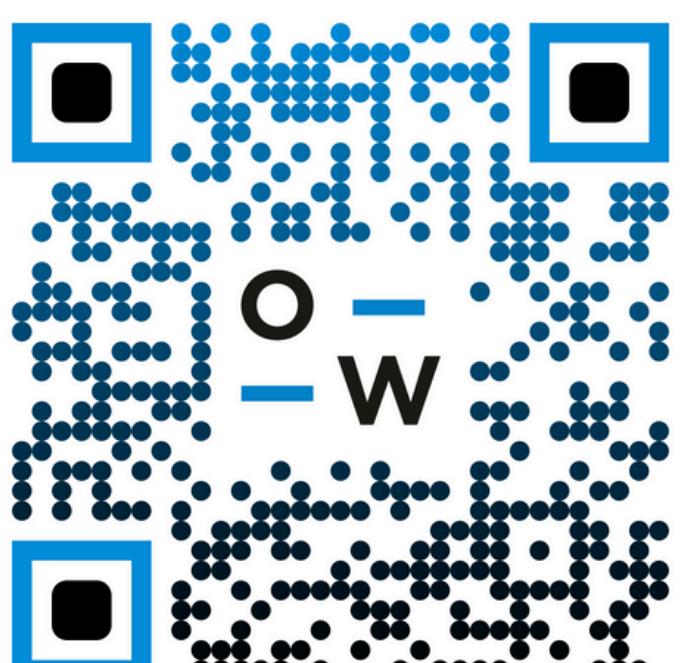
Hwy 281: 34,130

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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

First Floor

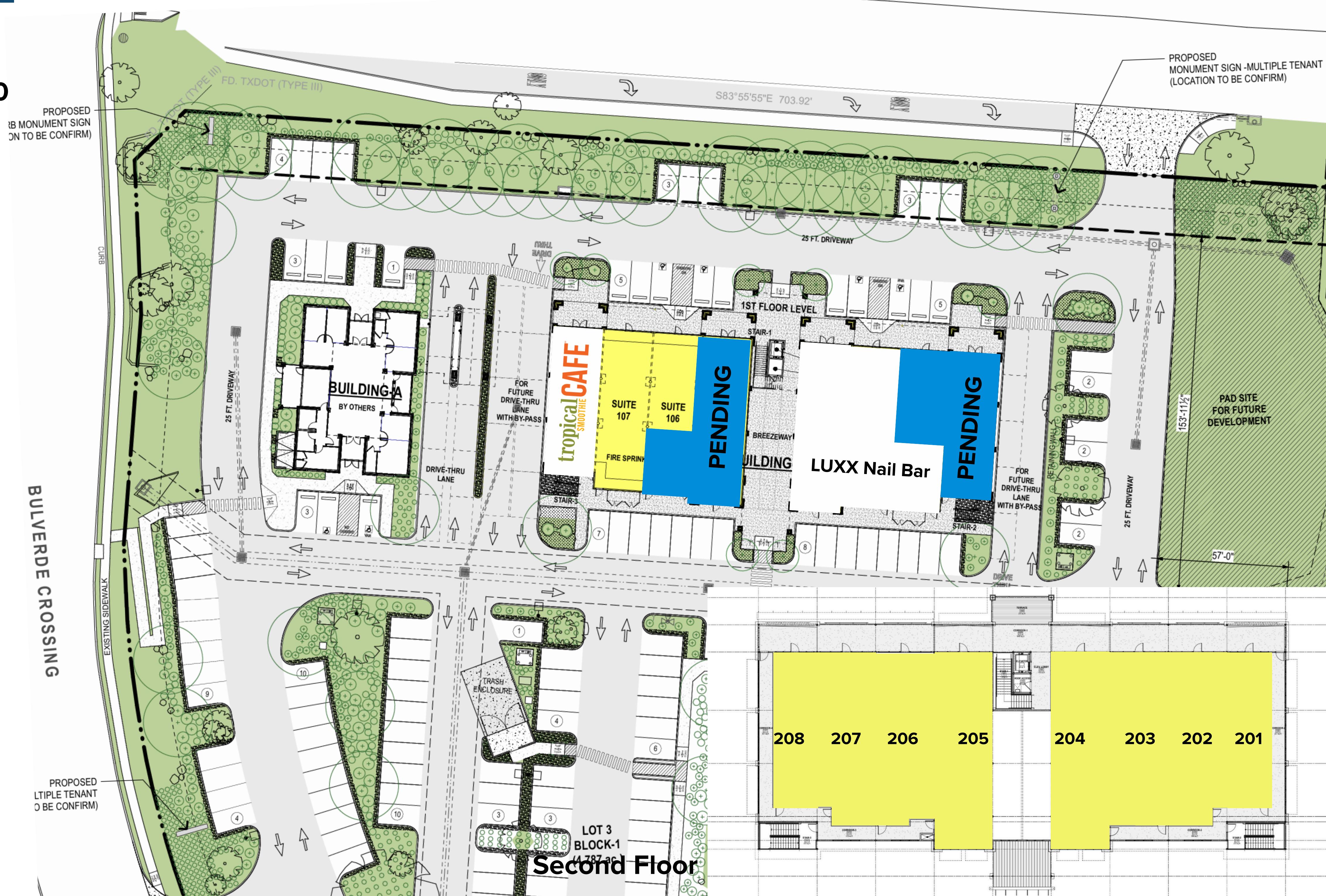
101	1,382	SQ.FT
102	925	SQ.FT
105	1,611	SQ.FT
106	1,478	SQ.FT
107	1,502	SQ.FT

Second Floor

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

Proposed PAD Site

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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