



7974 OLD BASTROP RD NEW BRAUNFELS, TX 78130

FOR SALE



- 29,200 sqft Office Warehouse
- Ongoing Renovation to Flex/Industrial Office Warehouse
- Shell Condition and/or Build to Suit Availability
- Suites Available within D&R Business Complex
- Additional Improvements Negotiable



EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|---------------------------------|
| Sale Price: | Subject To Offer |
| Price / SF: | Depends on Buildout vs Shell |
| Lot Size: | +/-29,200sqft |
| Year Built: | 2010 *Renovated 2025 |
| Building Size: | 29,200 SF |
| Renovated: | 2025 |
| Zoning: | OCL |

PROPERTY OVERVIEW

29,200 square feet of light industrial flex space available for sale or lease. Previously used as Boat/RV storage, this building is being remodeled in to a highly operational office warehouse facility suitable for any business needs between the explosive development areas of San Marcos and New Braunfels, Texas. Build to suit your office needs with water and electric on site. This suite will be a condo within a larger development containing other buildings of similar make and use.

PROPERTY HIGHLIGHTS

- 29,200 sqft Office Warehouse
- Ongoing Renovation to Flex/Industrial Office Warehouse
- Shell Condition and/or Build to Suit Availability
- Suites Available within D&R Business Complex
- Additional Improvements Negotiable

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.

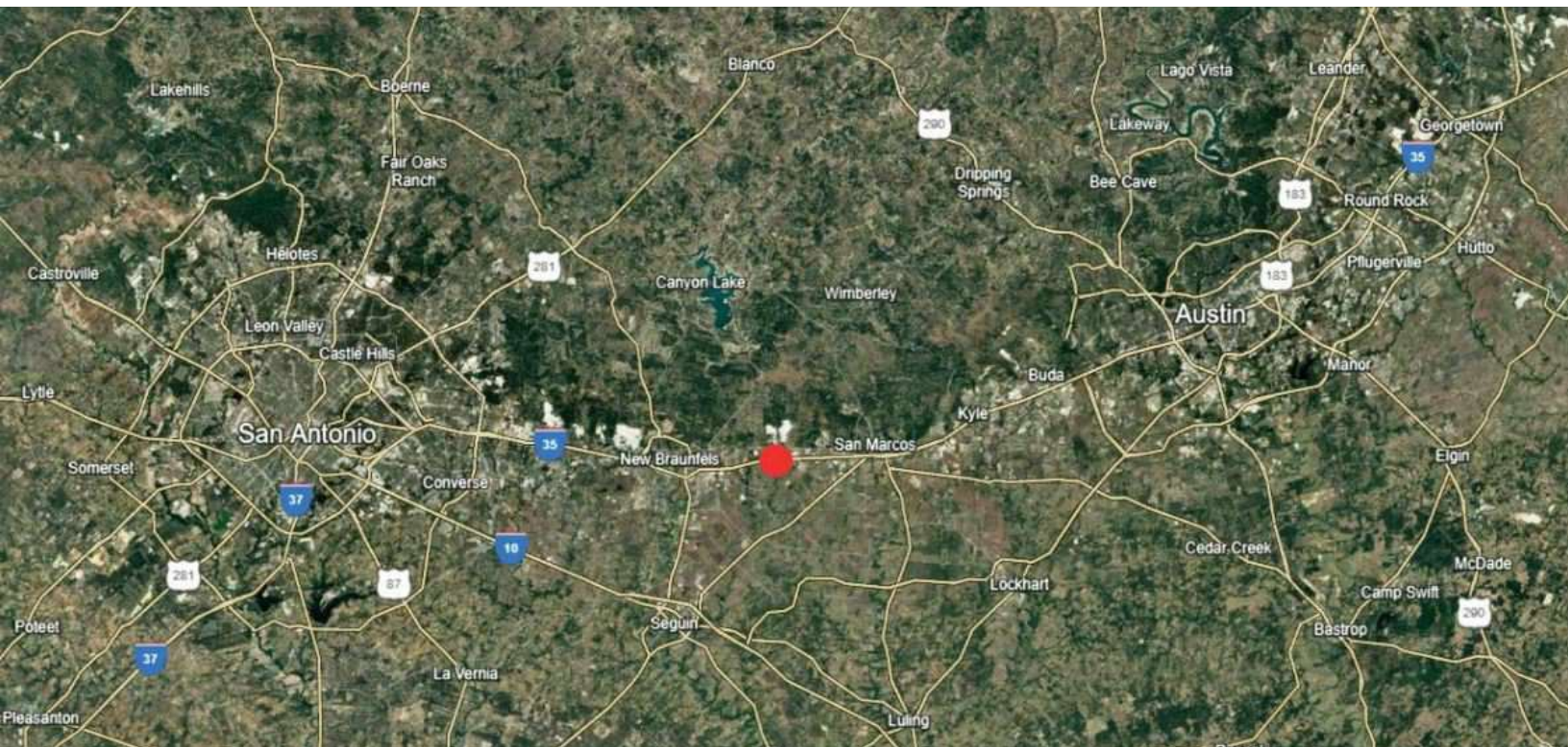
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ADDITIONAL PHOTOS



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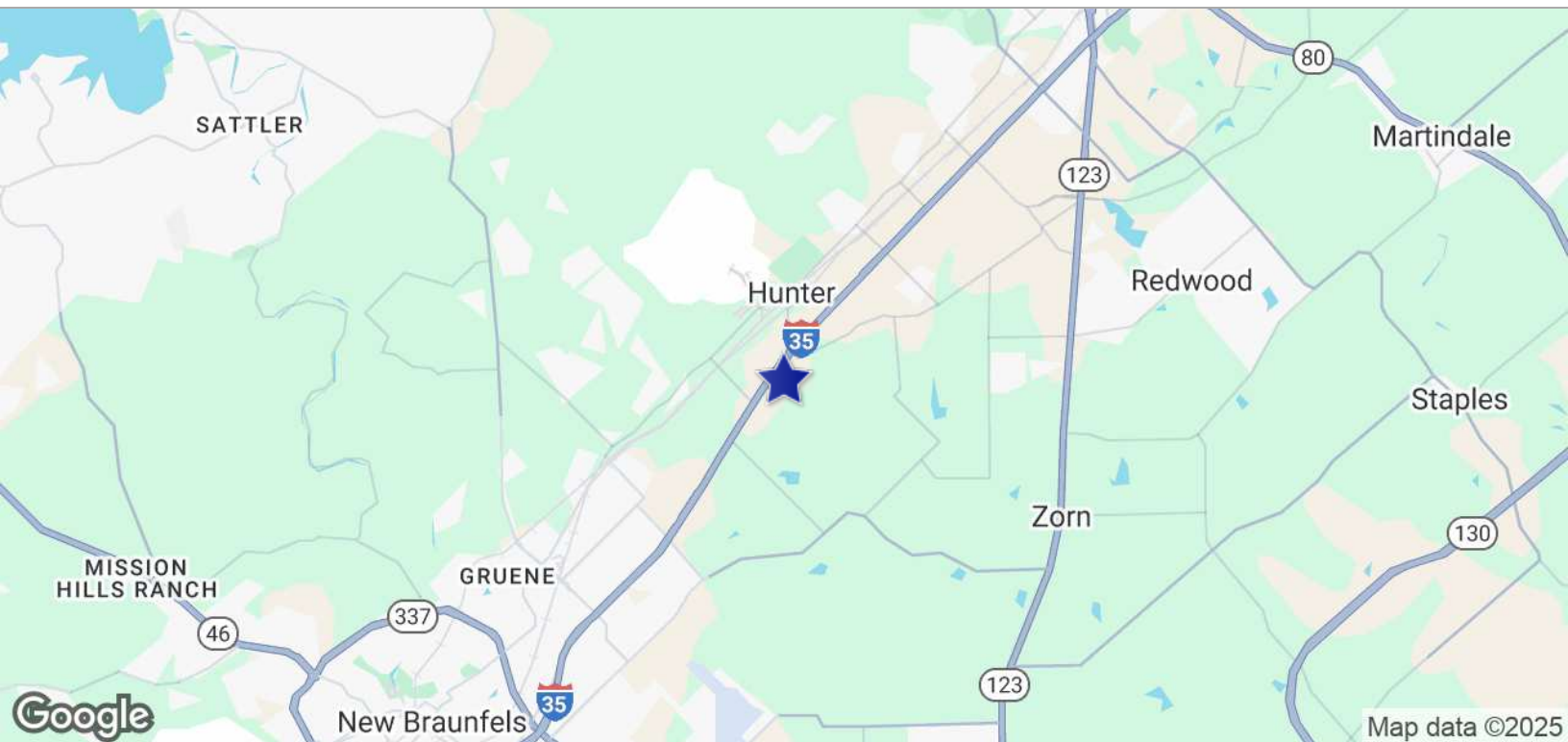
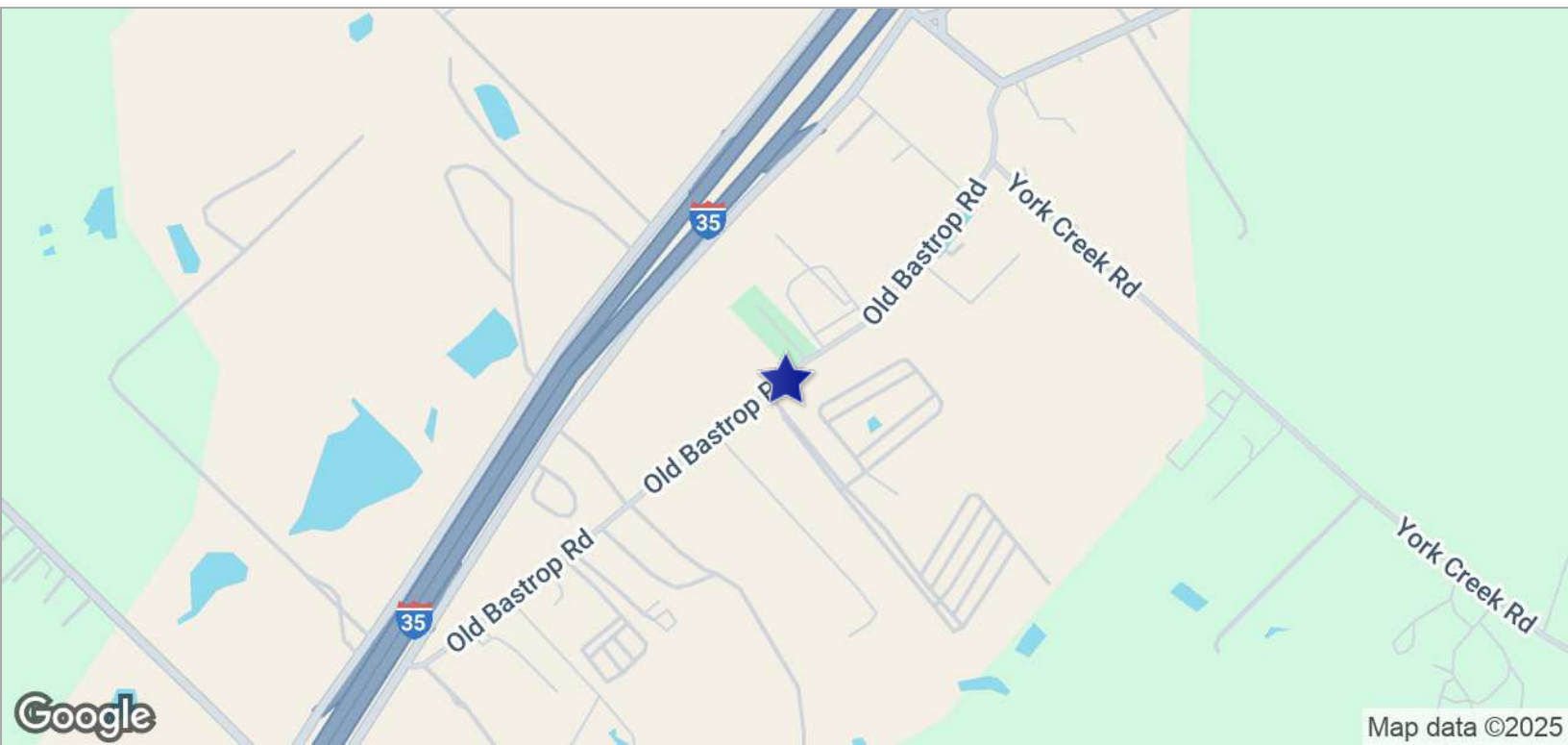
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LOCATION MAPS



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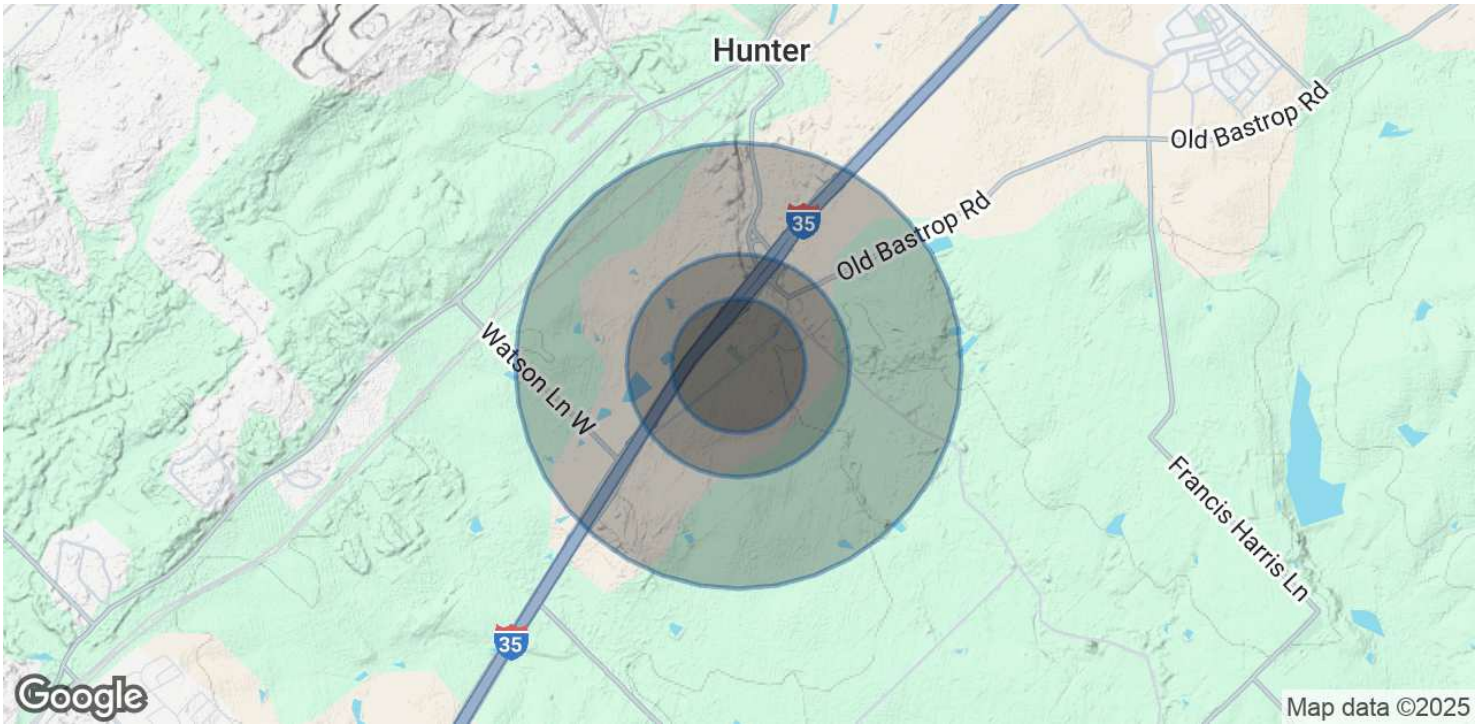
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 75 | 159 | 390 |
| Average Age | 38 | 38 | 38 |
| Average Age (Male) | 37 | 37 | 37 |
| Average Age (Female) | 38 | 39 | 39 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 31 | 66 | 163 |
| # of Persons per HH | 2.4 | 2.4 | 2.4 |
| Average HH Income | \$78,758 | \$78,758 | \$78,746 |
| Average House Value | \$345,997 | \$345,997 | \$345,519 |

Demographics data derived from AlphaMap

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

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.

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

| | | | |
|---|---------------|------------------------------------|----------------------|
| Legacy Commercial Real Estate | 593525 | mike@legacycommercialre.com | (830)625-6400 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Mike Ybarra | 376986 | mike@legacycommercialre.com | (830)625-6400 |
| Designated Broker of Firm | License No. | Email | Phone |
| Mike Ybarra | 376986 | mike@legacycommercialre.com | (830)625-6400 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Zac Barfield | 668872 | zac@legacycommercialre.com | (830)310-4262 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date