

LEASE



**1361 Wald Road
New Braunfels, TX 78130**



For More Information:
Patti Lynch | 830.708.9160 & Katie Lynch CCIM | 830.237.2834



Core 35 Realty is excited to offer multiple warehouse spaces for lease in New Braunfels, TX. off Wald Road. These spaces are great for personal or commercial use with large open floorplans, secured power gated access, and 3-Phase Power. Tenants receive 24/7 access to their space. Located near IH-35 and Business Loop 337 making this space versatile for deliveries and customer access. Do NOT miss your chance to reserve these incredible warehouse spaces for yourself or client!

Warehouse Description

- **16 Foot Ceiling Height**
- **680 SQ/FT**
- **Shared Restroom**
- **208V Power - 3 Phase Power**
- **Dumpster On Site**
- **Shared Parking**
- **Gated access to ensure protection of Boat, RV, or other personal items**
- **Large open floorplan**

Travel Time

2.7 Miles to Downtown New Braunfels

30 Miles to San Antonio

17 Miles to Seguin

20 Miles to San Marcos

45 Miles to Austin

SF Lease Rate

\$12/SF



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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:
 - 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 coincidental 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.

Core 35 Realty, LLC	9005569	patrick@core35realty.com	(830)542-9353
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick M. Lynch, Jr.	581365	patrick@core35realty.com	(830)237-2821
Designated Broker of Firm	License No.	Email	Phone
Patrick M. Lynch, Jr.	581365	patrick@core35realty.com	(830)237-2821
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Katherine Lynch	664603	katie@core35realty.com	(830)237-2834
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
IABS 1-0 Date

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