

FOR LEASE

979 North Academy Avenue, New Braunfels, TX 78130

± 950 SF I OFFICE WAREHOUSE



Chad Wallace

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SUMMARY

Property Specs

LEASE PRICE	\$31 + 8.50 NNN
AVAILABLE SF	± 955 SF
YEAR BUILT	2012
TYPE	Office Retail

- 950 SF corner suite in Town Creek development
- Two private offices + open work area
- Full kitchen with island and stainless steel appliances
- Polished concrete floors & plantation shutters
- Ample street and neighborhood parking





Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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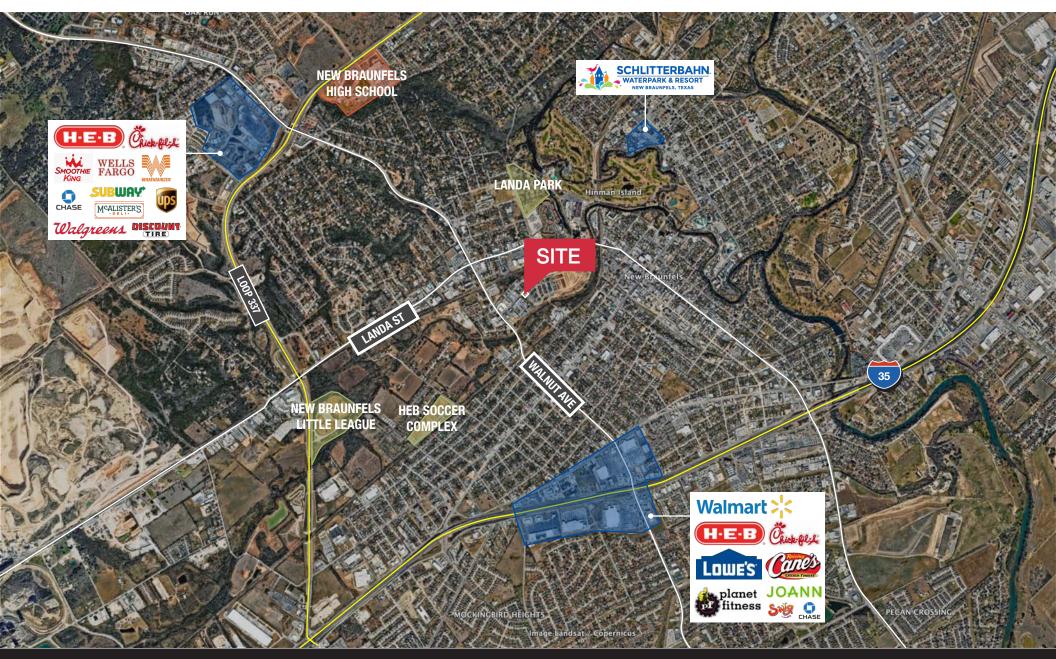




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AREA MAP







DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	7,941	58,022	107,109
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	3,490	22,951	41,607
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$106,644	\$114,557	\$112,723

Traffic Counts

STREET	VPD
Landa St N W	13.6K
N Walnut Ave N	13.7K

Cities Nearby

San Antonio, Texas	31 miles
Abilene, Texas	248 miles
Odessa, Texas	359 miles
Lubbock, Texas	404 miles

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Terms and Conditions

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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325+
OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6





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