



Generations Office/Medical - Lot 9 Development

9 Generations Dr, New Braunfels, TX 78130



Nathan Docter

Berkshire Hathaway Home Services Don Johnson
1171 E Gruene Rd, Suite 101, New Braunfels, TX 78130
Nathan@BHSDonJohnson.com
(830) 708-1690



Generations Office/Medical - Lot 9 Development

\$24.00 /SF/YR

Professional Medical and Office condos available For Sale, Lease or Lease to Purchase. Spaces range from 3,000 square feet to 21,600 square feet. This lot boasts 115 parking spaces! That's a 5.32 to 1,000 SF ratio!

This property is located across the street from Resolute Hospital, a 366,000 SF hospital that opened in 2014.

The Generations Office/Medical Development is located in one of the fastest growing areas of Texas. Occupants within complex include a newly opened VA Hospital, Legend Oaks Health, Care & Rehab, New Braunfels Spine & Pain Surgery Center, Davita Dialysis, OBGYN, and a Pediatric Cardiologist.

Just...

- High parking ratio of 5.32 to 1,000 SF!
- Close to Resolute Hospital and the VA Hospital
- In an Established Office & Medical Complex.



1 Block 1 - 30' View



2 Block 1 - 30' View



3 Block 2 - 30' View



4 Block 2 - 30' View



Rental Rate:	\$24.00 /SF/YR
Total Space Available:	21,600 SF
Min. Divisible:	3,000 SF
Max. Contiguous:	11,200 SF
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	21,600 SF
Walk Score ©:	19 (Car-Dependent)
Rental Rate Mo:	\$2.00 /SF/MO

Space 1

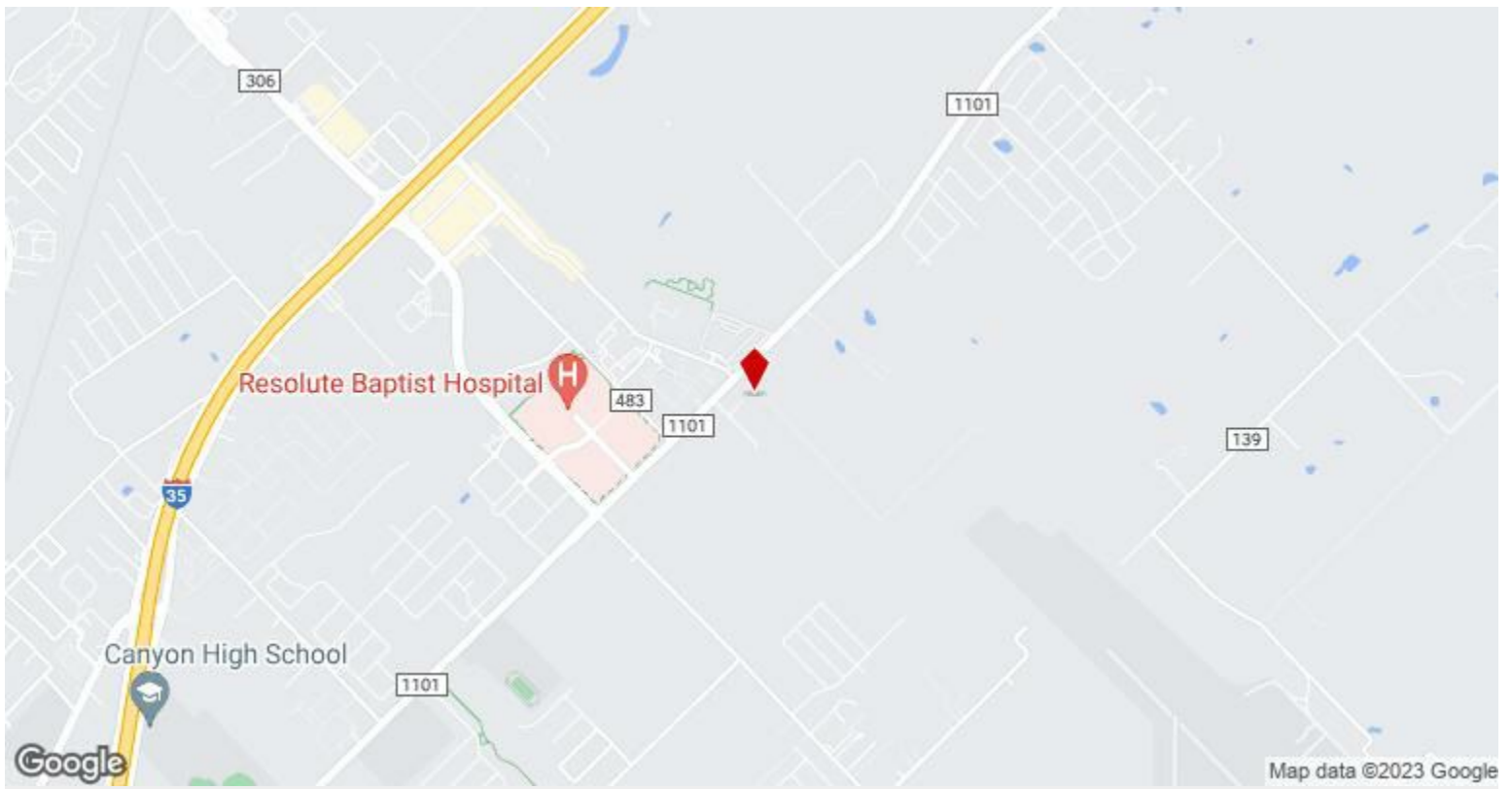
Space Available	3,000 - 10,400 SF
Rental Rate	\$24.00 /SF/YR
Date Available	April 30th, 2023
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Office/Medical
Lease Term	Negotiable

1

Space 2

Space Available	3,000 - 11,200 SF
Rental Rate	\$24.00 /SF/YR
Date Available	April 30th, 2023
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Office/Medical
Lease Term	Negotiable

2



9 Generations Dr, New Braunfels, TX 78130

Professional Medical and Office condos available For Sale, Lease or Lease to Purchase. Spaces range from 3,000 square feet to 21,600 square feet. This lot boasts 115 parking spaces! That's a 5.32 to 1,000 SF ratio!

This property is located across the street from Resolute Hospital, a 366,000 SF hospital that opened in 2014.

The Generations Office/Medical Development is located in one of the fastest growing areas of Texas. Occupants within complex include a newly opened VA Hospital, Legend Oaks Health, Care & Rehab, New Braunfels Spine & Pain Surgery Center, Davita Dialysis, OBGYN, and a Pediatric Cardiologist.

Just a short distance from the Town Center at Creekside, a 400 acre mixed use development with JC Penney, Hobby Lobby, Target, Petsmart, Creekside Cinema, Best Buy and located near a new HEB Super Shopping Center.

Property Photos



IMG_6862



IMG_6863

Property Photos



Property Photos

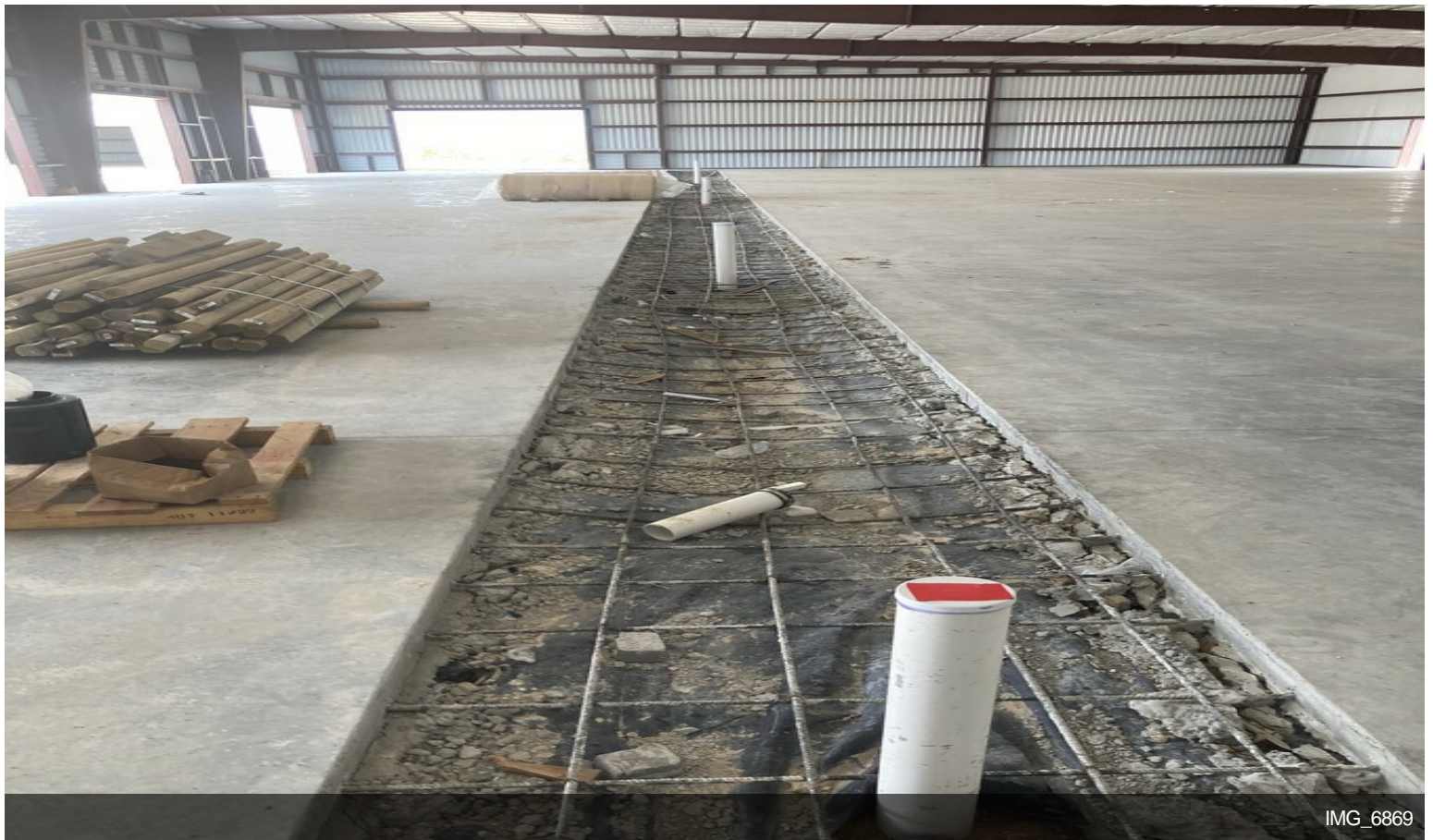


IMG_6866



IMG_6867

Property Photos



Property Photos



IMG_6870



IMG_6871

Property Photos



Property Photos



Property Photos



IMG_6876



IMG_6877

Property Photos



IMG_6878



IMG_6880

Property Photos



IMG_6881



IMG_6882

Property Photos



IMG_6883



IMG_6884

Property Photos



IMG_6885



IMG_6886

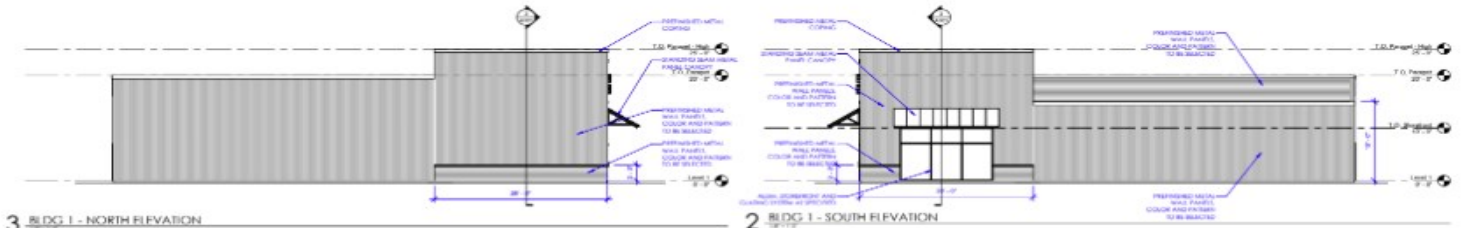
Property Photos



Property Photos

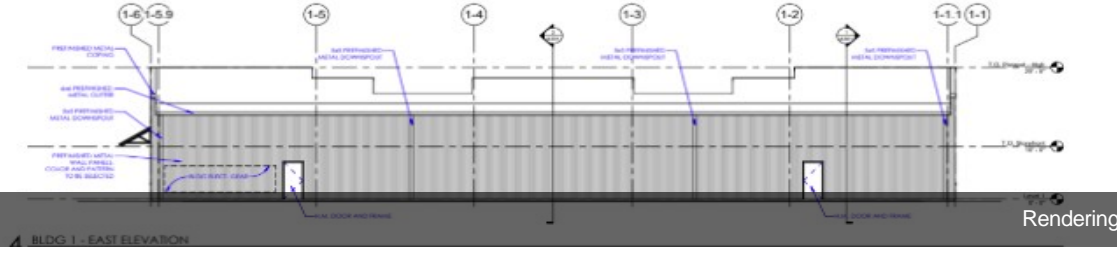


1 BLDG 1 - WEST ELEVATION



3 BLDG 1 - NORTH ELEVATION

2 BLDG 1 - SOUTH ELEVATION

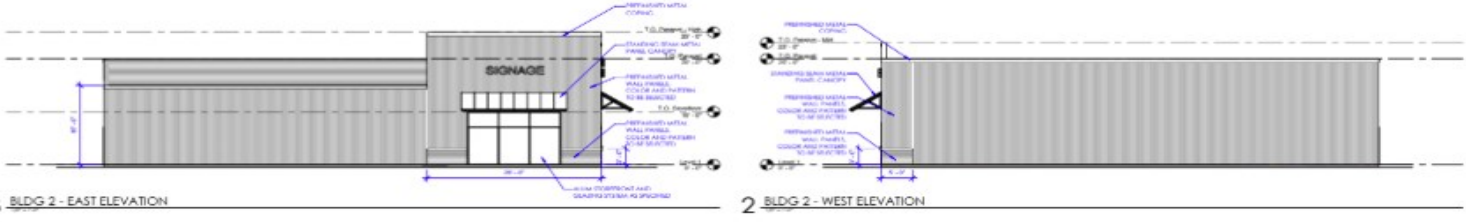


4 BLDG 1 - EAST ELEVATION

Rendering

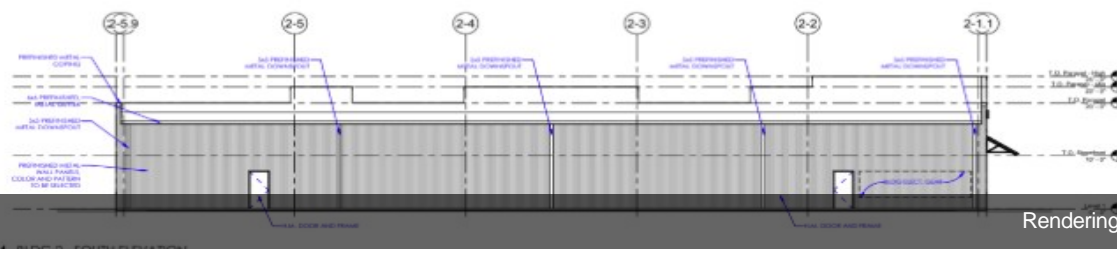


1 BLDG 2 - NORTH ELEVATION



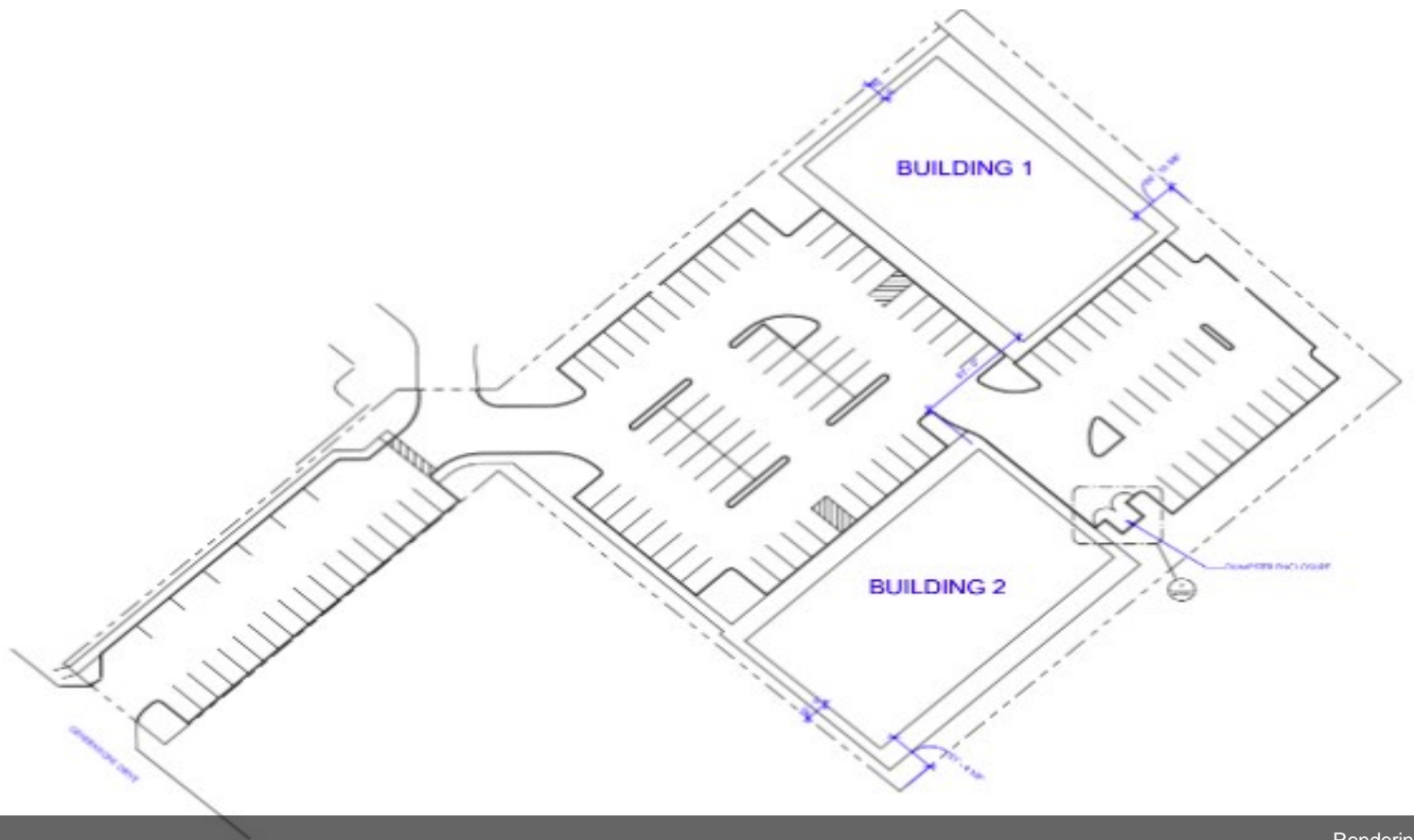
3 BLDG 2 - EAST ELEVATION

2 BLDG 2 - WEST ELEVATION

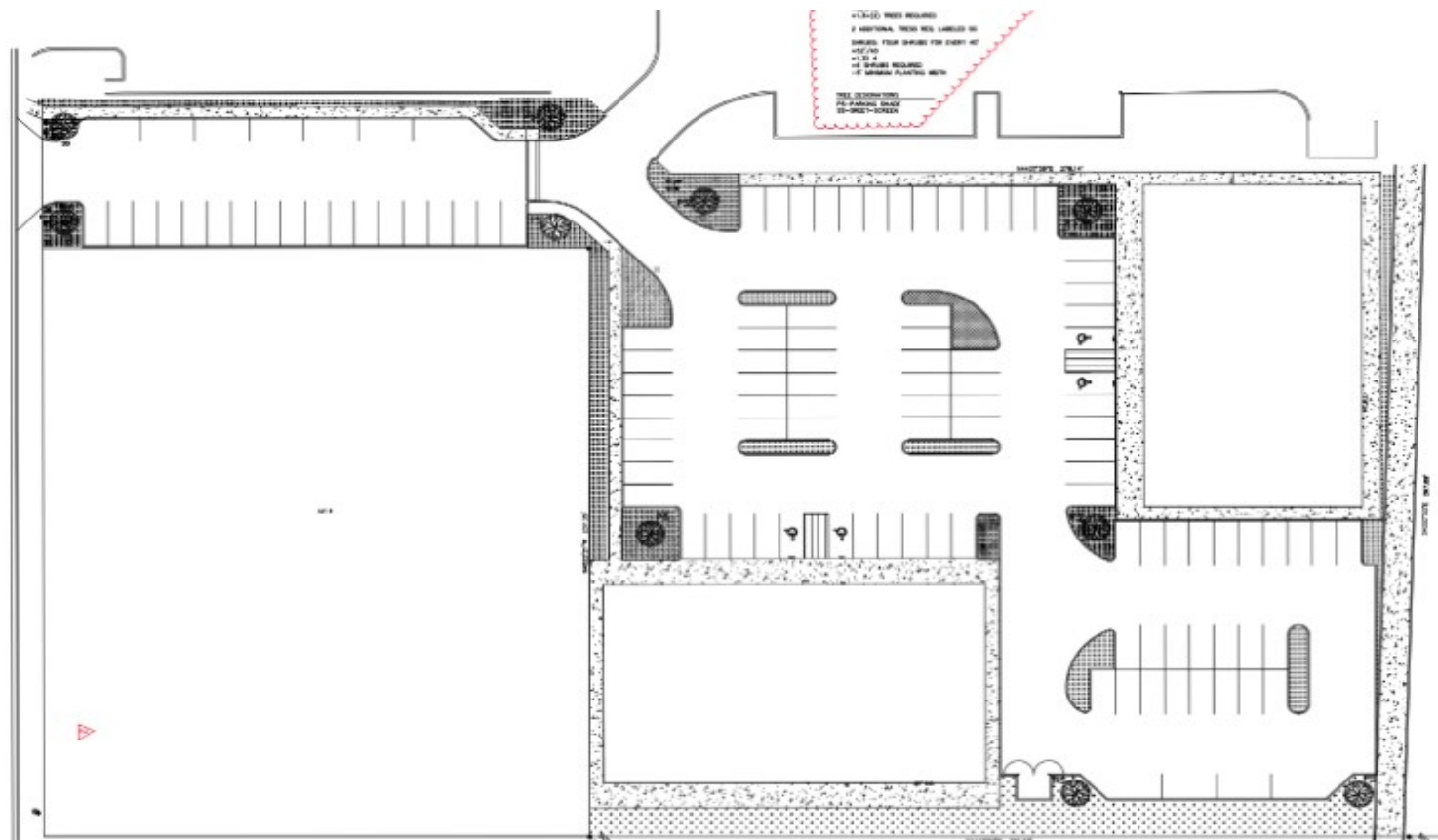


Rendering

Property Photos



Rendering



LANDSCAPE PLAN

Rendering