

FOR LEASE

# 1750 EAST COMMON STREET

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New Braunfels, TX 78130

PRESENTED BY:

STEVE RODGERS CPM®, CCIM

O: 830.500.3787

steve.rodgers@svn.com

TX #0510821

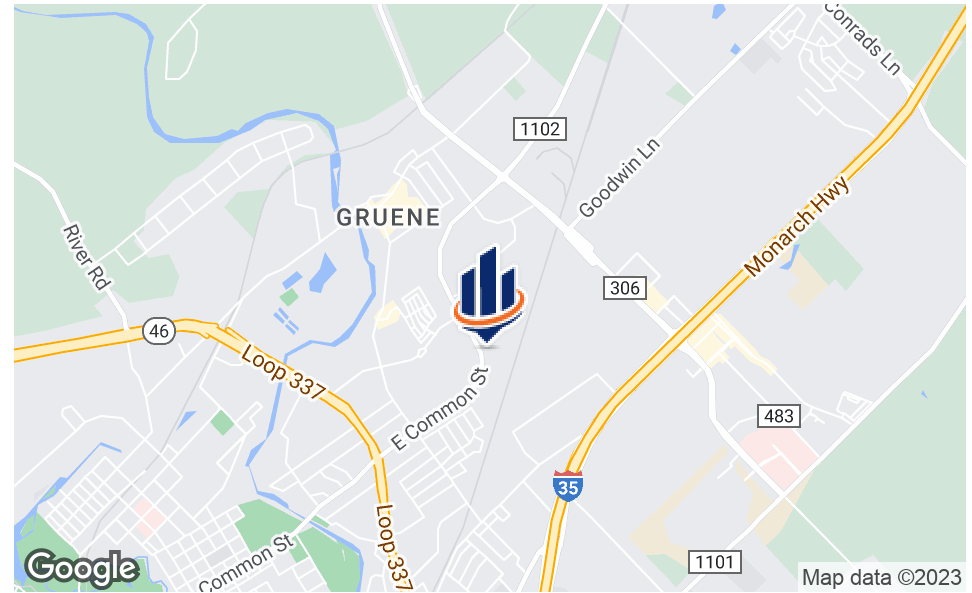
TRAVIS TAYLOR MAI, CCIM

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## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$24.00 - 26.00 SF/yr [NNN]
<b>BUILDING SIZE:</b>	18,600 SF
<b>AVAILABLE SF:</b>	1,520 - 3,500 SF
<b>LOT SIZE:</b>	1.35 Acres
<b>YEAR BUILT:</b>	2021
<b>ZONING:</b>	C-1
<b>MARKET:</b>	San Antonio
<b>SUBMARKET:</b>	New Braunfels

## PROPERTY OVERVIEW

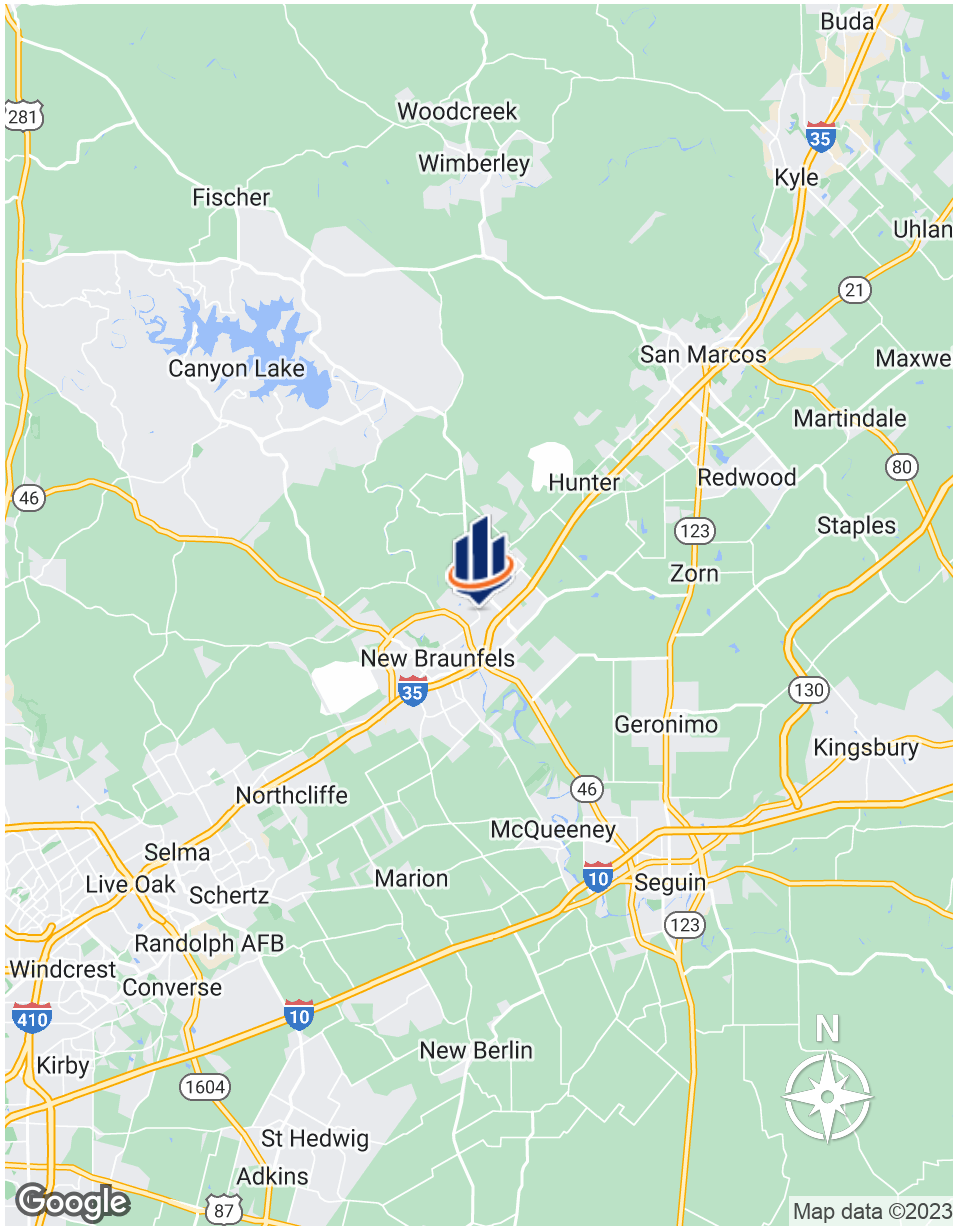
SVN | Traditions is pleased to offer the market this brand new Class A medical office / retail property for lease. We currently have two spaces available located on floor 2, one in shell condition and one fully finished and ready for occupancy!

## PROPERTY HIGHLIGHTS

- Brand New Construction
- Professionally Managed
- Many Medical Uses Nearby
- Next to Christus Ambulatory Surgical Center
- 3,500sf Ready for Immediate Occupancy

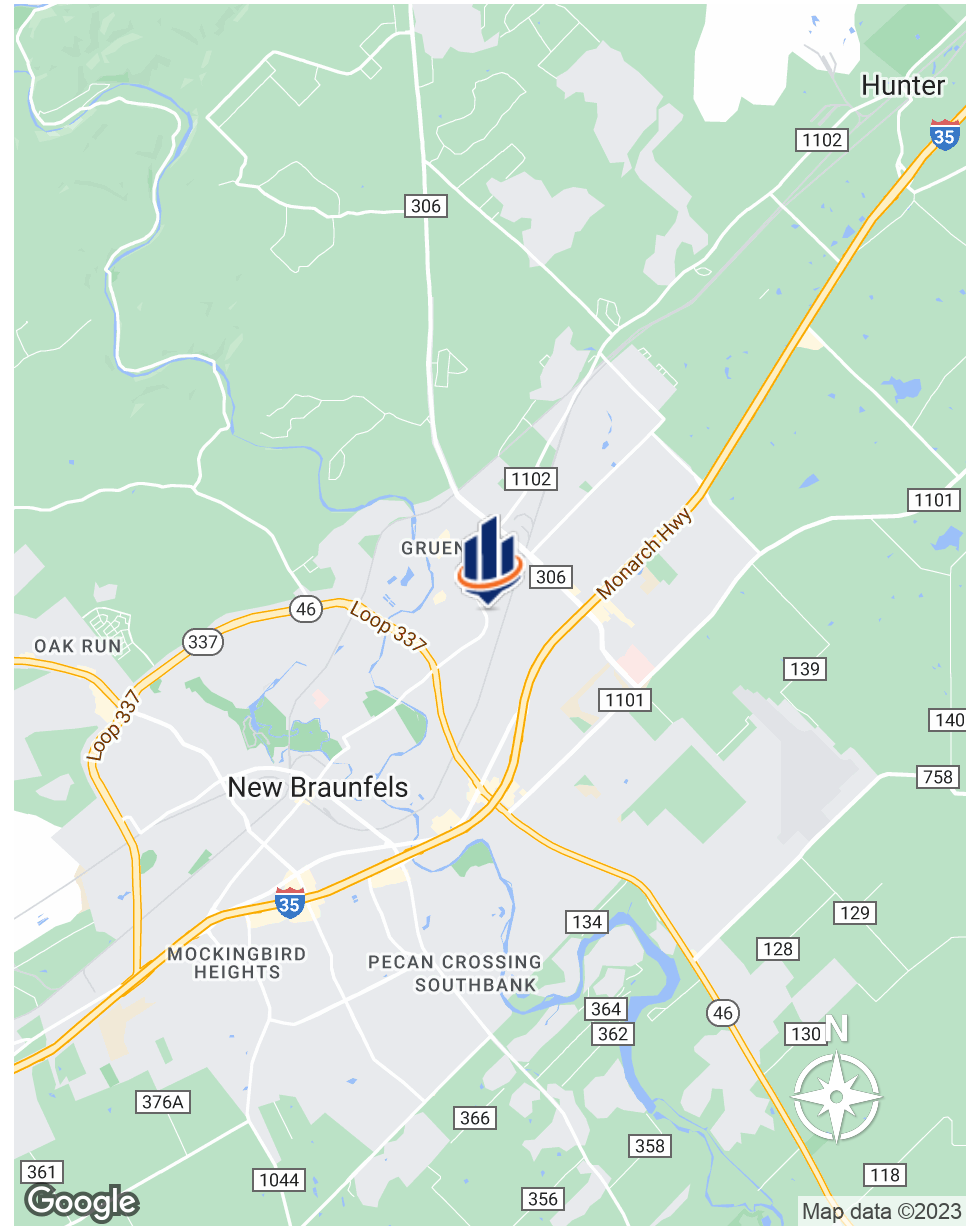
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## LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,520 - 3,500 SF	LEASE RATE:	\$24.00 - \$26.00 SF/yr

## AVAILABLE SPACES

### SUITE TENANT SIZE [SF] LEASE TYPE LEASE RATE DESCRIPTION

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
1203	Available	1,520 SF	NNN	\$24.00 SF/yr	This space is currently in shell condition located on the 2nd floor. The Landlord is offering a Tenant Improvement Allowance of \$30.00 per square foot at the quoted rental rate.
1205	Available	3,500 SF	NNN	\$26.00 SF/yr	The space is fully finished and ready for occupancy located on the 2nd floor. The space offers an open floor plan with a large conference room and break room.

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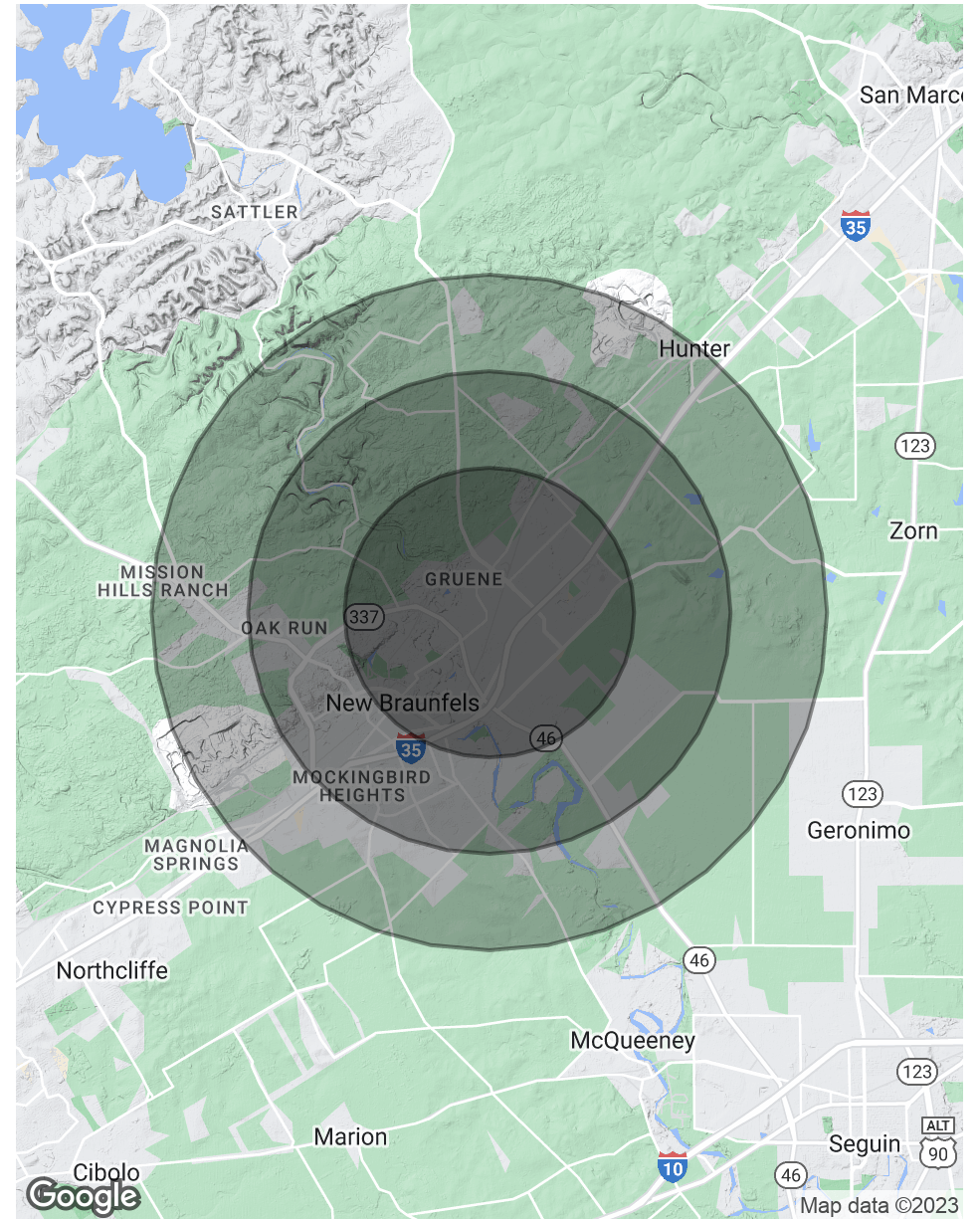
## POPULATION

	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	23,606	50,466	70,450
AVERAGE AGE	36.5	36.9	36.3
AVERAGE AGE (MALE)	34.4	35.2	34.9
AVERAGE AGE (FEMALE)	39.1	39.3	38.1

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
TOTAL HOUSEHOLDS	9,220	18,983	25,695
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$67,777	\$70,192	\$71,749
AVERAGE HOUSE VALUE	\$186,357	\$175,967	\$173,421

\* Demographic data derived from 2020 ACS - US Census



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## STEVE RODGERS CPM®, CCIM

Managing Director

steve.rodgers@svn.com

**Direct:** 830.500.3787 | **Cell:** 214.914.1357

## PROFESSIONAL BACKGROUND

Steve Rodgers is an active Commercial Real Estate Broker licensed by the Texas Real Estate Commission. Mr. Rodgers is Co-Managing Director of SVN | Traditions, which he co-founded in 2022 to offer both Brokerage and Property Management Services to clients in the San Antonio and surrounding markets. Steve began his career in the construction industry in Dallas, Texas where he served as a Project Manager and Senior Estimator. He soon moved to the Owner's side of Real Estate and performed the duties of Leasing Agent, Sales Agent, Asset Manager and Property Manager in the Dallas market totaling 16 years.

Steve moved to the San Antonio area in 2012 with his wife and family where he continued to work in Commercial Real Estate as a Senior Advisor with Sperry Van Ness, a national Brokerage and Property Management Company. In addition to forming Rodgers Commercial Realty in 2015, Steve was appointed to the Board of Directors for the San Antonio Chapter of the Institute of Real Estate Management (IREM) where he served as President in 2018 and 2019.

## EDUCATION

Texas A&M University, Bachelors of Science, Construction Science  
Certified Commercial Investment Member [CCIM]  
Certified Property Manager [CPM®]

## MEMBERSHIPS

Texas A&M Association of Former Students  
National Association of Realtors  
Texas Association of Realtors  
CCIM Institute  
Institute of Real Estate Management (IREM), Board President - 2018, 2019  
The Rotary Club of New Braunfels

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## TRAVIS TAYLOR MAI, CCIM

Managing Director

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### PROFESSIONAL BACKGROUND

Travis Taylor is a Managing Director at SVN | Traditions, holding the CCIM Designation and also the MAI Designation through the Appraisal Institute. He began his career as a commercial appraiser in 2002. In 2015, Travis opened his own firm, Trager Property Advisors. BBG, a national firm, acquired Trager Property Advisors in August of 2017.

In 2021, Travis left the appraisal profession to open and co-own SVN | Traditions, bringing over 20 years of deep analytical and valuation experience to the deal side. Travis brings a highly unique skill set to the table, with the ability to understand one of the most important aspects of any deal...value! He has worked on hundreds of assignments across all property types including: farm and ranch, industrial, multi-family, single-family residential subdivision, free standing retail, convenience stores, restaurants, multi-tenant strip shopping centers, hotel/motel and a wide variety of assignments related to income-producing properties, from small commercial to institutional investment grade.

Travis has focused much of his time advising clients, not only from a buying and selling prospective, but also in a consulting capacity. When a sale may not be the right course of action for a certain client at a given time, he's able to help them maximize value by improving net revenues, so that they are strategically positioned to realize the highest possible outcome when the client decides it is time. On the other side of the deal, buyer-clients also rely heavily on his underwriting abilities, so that their eyes are wide open. He finds tremendous satisfaction in knowing he's earned the trust of his clients with his ability to quickly, carefully and accurately size a deal, measure risk and understand the nuances that drive pricing. His buyers have a competitive advantage to quickly move forward, or move on to the next.

### EDUCATION

Texas A&M University; Bachelor of Business Administration - Finance

### MEMBERSHIPS

CCIM Designation - CCIM Institute  
MAI Designation - Appraisal Institute  
NAR - National Association of Realtors  
TAR - Texas Association of Realtors  
SABOR - San Antonio Board of Realtors  
Rotary Club of New Braunfels

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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



**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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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