



189 EAST AUSTIN STREET, SUITE 105 NEW BRAUNFELS, TX 78130

FOR LEASE



- Step into a dynamic healthcare environment at 189 East Austin Street, Suite 105, New Braunfels, TX.
- This premier property boasts a shared space with a respected medical provider, offering a unique opportunity to join an established healthcare community.
- Within walking distance of Christus Santa Rosa Hospital New Braunfels, this space features two private offices, a shared nurse area, and a reception space, making it an ideal setting for medical professionals.
- The modern design and functional layout provide a comfortable and efficient workspace, ensuring a seamless experience for both staff and patients. Elevate your practice and expand your presence in the healthcare landscape with this exceptional leasing opportunity.
- Lease Rate: \$24.50/SF



PROPERTY SUMMARY



LOCATION DESCRIPTION

New Braunfels, TX is one of the fastest-growing cities in the nation, strategically positioned between San Antonio and Austin along the bustling I-35 corridor. With a population that has more than doubled in the past two decades, the city offers a dynamic mix of strong demographics, robust job growth, and a business-friendly environment. Its central location provides unmatched access to two major metropolitan markets, making it an ideal hub for logistics, retail, healthcare, hospitality, and professional services.

Beyond its economic strength, New Braunfels boasts a high quality of life that attracts both residents and visitors year-round. The city blends historic charm with modern amenities, offering a vibrant downtown, thriving entertainment venues, and recreational assets like the Comal and Guadalupe Rivers. This steady influx of tourists, coupled with rapid residential expansion, fuels consistent demand for commercial space—creating prime opportunities for investors, developers, and business owners to capitalize on a market that continues to outperform statewide growth trends.



OFFERING SUMMARY

Lease Rate:	\$24.50 SF/yr (NNN)
Available SF:	750 SF
Building Size:	1,500 SF

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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www.legacycommercialre.com
2021 W State Hwy 46, Suite 101, New Braunfels, TX 78132 | 830.625.6400



ADDITIONAL PHOTOS



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NEW BRAUNFELS MARKET REPORT

STRATEGIC LOCATION BETWEEN TWO ECONOMIC POWERHOUSES

Nestled directly between **Austin and San Antonio**, New Braunfels enjoys a central location along the I-35 corridor—one of the most active development corridors in the nation. Easy access to **Interstate 35, State Highway 46**, and nearby **I-10** places New Braunfels in the heart of a logistics and growth hub ideal for new development. Legacy Commercial Real Estate is actively representing premier tracts of land within minutes of these major routes, perfectly positioned for both visibility and long-term growth.

LAND TRACTS THAT MATCH YOUR VISION

From raw acreage to shovel-ready sites, Legacy Commercial Real Estate represents a diverse portfolio of land opportunities in and around New Braunfels, including:

- 10 to 1,000+ acre parcels
- Commercial corridors with high visibility
- Industrial parks with existing utility infrastructure
- Residential land near schools, parks, and major arterials

Our listings include **zoned and un-zoned land, entitled tracts**, and **infrastructure-ready developments** suitable for a wide range of projects.

HIGH DEMAND BACKED BY EXPLOSIVE GROWTH

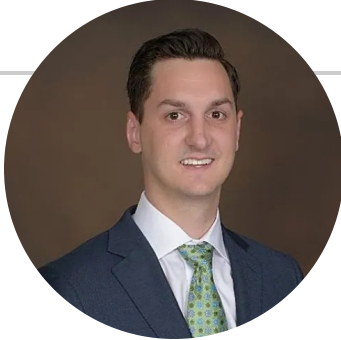
New Braunfels is one of the **fastest-growing cities in the United States**, with the population exceeding **110,000 residents as of 2025**—and still climbing. As more people and businesses relocate to the area, demand is surging for housing, retail, commercial services, and distribution space.

- Rapid in-migration from major metros
- Above-average median household income
- Thriving job sectors in healthcare, tech, logistics, and education

This translates into steady, long-term demand for developers who act now.

AN EXCEPTIONAL LIFESTYLE THAT FUELS GROWTH

New Braunfels is more than a smart investment—it's a community that people want to call home. From the scenic **Guadalupe and Comal Rivers** to **Schlitterbahn, Landa Park**, and a thriving historic downtown, the area draws young families, professionals, and retirees alike. This lifestyle appeal ensures strong demand across housing, retail, and service sectors.



WILL HENRY

Associate

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TX #668108

PROFESSIONAL BACKGROUND

Will Henry was born and raised in New Braunfels and is a proud graduate of New Braunfels High School and Texas State University in San Marcos. While attending Texas State, he completed an internship with Legacy Commercial Real Estate, where he discovered his passion for the commercial real estate industry.

Will's deep knowledge of and love for the City of New Braunfels began at an early age, influenced by his grandfather and father—the founders, owners, and operators of the nation's #1 waterpark, Schlitterbahn. Behind the scenes, he gained a unique understanding of family-owned business operations and witnessed firsthand the city's remarkable evolution from a small Hill Country river town into the major tourist destination it is today.

A dedicated community leader, Will has served the New Braunfels Jaycees and is a 2019 graduate of Leadership New Braunfels. He is an active member of The Rotary Club of New Braunfels, where he has been honored as a Paul Harris Fellow and named the 2024–2025 Rotarian of the Year. Will also serves as Vice President of the Kyndwood MUD Board, contributing to thoughtful local governance and infrastructure planning. Through all of these roles, he exemplifies a steadfast commitment to service, collaboration, and the continued growth of his community.

Will met his wife, Lindsay, while attending New Braunfels High School, and together they are the proud parents of their nine-year-old daughter, Olivia. Despite his extensive community involvement, Will ensures that his family remains at the heart of everything he does. He enjoys traveling with his family, cooking, playing and watching basketball, cheering on Formula 1 races with Lindsay, and playing video games with Olivia.

EDUCATION

Texas State University Bachelor of Science - Applied Sociology (2015)

MEMBERSHIPS

- New Braunfels Jaycees (2018-2025)
- Leadership New Braunfels Graduate (2019)
- Member of the New Braunfels Chamber & Transportation Committee
- Member of The Rotary Club of New Braunfels (2024-present)
- Paul Harris Fellow Rotarian
- Rotarian of the Year (2024-2025)
- Vice President of Kyndwood MUD Board
- Rising Star of New Braunfels Recipient (2025)
- 2025 Rising Stars Distinguished Young Leader Award Recipient
- Current New Braunfels Planning Commission - Commissioner
- New Braunfels Pillar of the Community (April 2026)

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