



7049 FM 1044 MARION, TX 78124

FOR LEASE



- ****ONLY 2 BUILDINGS LEFT****
- Introducing an exceptional office/light industrial development for lease at 7049 FM 1044, Marion, TX, 78124. This multi-building property offers versatile options, including build-to-suit finish out possibilities and dedicated yard space for each building.
- With a focus on customization, businesses can tailor their workspace to specific operational needs, while enjoying the convenience of on-site outdoor storage or work areas.
- The modern design and flexible layout make it an ideal choice for businesses seeking a dynamic and adaptable environment. Strategically located for easy access, this property presents an excellent opportunity for businesses to thrive and grow in a tailored, functional space.
- Buildings 1-8 are currently leased. Buildings 9 & 10 are available.



PROPERTY SUMMARY



LOCATION DESCRIPTION

Now Leasing Office Warehouse Park Development located at 7049 FM 1044. Buildings 1-8 are all leased, and only buildings 9 & 10 remain. Buildings will be 9,000 SF. Landlord is willing to sub-divide, and yard space can be made available if Tenant requires. The property is approx. 6 miles from IH-35 and 5 miles from I-10. The property is located minutes away from the new Long Creek High School (NBISD), Zipp Family Sports Complex, and the highest-density single family area of New Braunfels, with multiple new single-family developments currently in construction.



Google Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

OFFERING SUMMARY

Lease Rate:	\$1.10 SF/month (MG)
Available Buildings:	9 & 10
Building Size:	9,000 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.



ADDITIONAL PHOTOS



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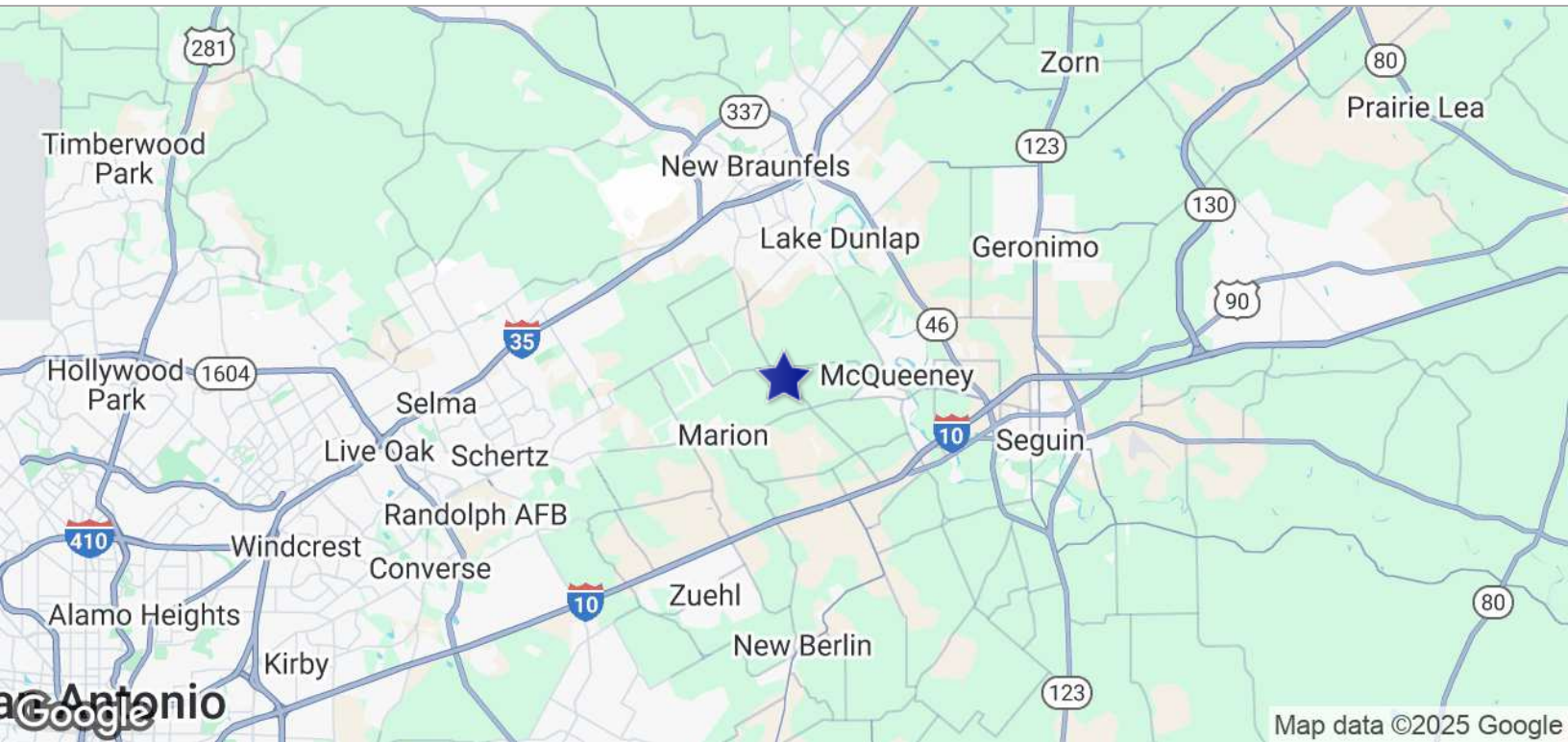
LEGACY COMMERCIAL REAL ESTATE

www.legacycommercialre.com

2021 W State Hwy 46, Suite 101, New Braunfels, TX 78132 | 830.625.6400



LOCATION MAPS



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WILL HENRY

Associate

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TX #668108

PROFESSIONAL BACKGROUND

Will Henry was born and raised in New Braunfels and graduated from Texas State in San Marcos with a Bachelor of Science in Applied Sociology. While at Texas State, Will completed an internship with Legacy Commercial Real Estate where he discovered his strong interest in commercial real estate.

Will's knowledge and love for the City of New Braunfels was learned at a very early age from his grandfather and father, whom of which are the founders, owners, and operators of the nation's #1 waterpark, Schlitterbahn. Behind the scenes, Will gained a deep understanding in the operation of a family-owned business and its impact on the city. He observed this once small hill-country river town develop into a mega tourist destination city as it is today.

With his unique upbringing and strong interest in the commercial real estate industry, he hopes to shape and contribute to the future growth of New Braunfels and surrounding areas.

EDUCATION

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

MEMBERSHIPS

- Current member of New Braunfels Jaycees (2018-present)
- Leadership New Braunfels Graduate (2019)
- Current Member of the New Braunfels Chamber & Transportation Committee
- Current Red Badge Member of Rotary Club of New Braunfels
- Current Vice President of Kyndwood MUD Board

Legacy Commercial Real Estate

2021 W State Hwy 46, Suite 101
New Braunfels, TX 78132
830.625.6400



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:
 - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Will Henry	668108	will@legacycommercialre.com	(830)625-6400
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