



111 W. San Antonio St.

New Braunfels, Texas 78130

Property Information

- Quality office building in Historic Downtown New Braunfels
- Abundant Parking
- Easy access to IH-35 corridor and SH 46
- Zoned C2
- Tenants include Stewart Title, American National Insurance, Express Employment, Edward Jones, Companion Insurance, Reliance Realty and Structura

Availability

- **Suite 125** 205 SF
-

Lease Term

3-5 Yrs.

TI Allowance

Contact Broker

Rate

\$19.80 PSF/Yr

NNN: \$10 PSF/Yr est.



96,205



\$76,660



37.4



SH 46: 14,876 vpd

Source: City of New Braunfels, ESRI 2021

W. San Antonio St:

5,747 vpd

FOR INQUIRIES, PLEASE CONTACT

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830.822.2548

VILLA PARK

NOT FOR
REGULATORY
APPROVAL,
PERMITTING,
OR
ARCHITECTURE/PLANNING/INTERIORS PLC

CHASE BANK BUILDING
111 W SAN ANTONIO STREET, 1ST FLOOR

LEASE PLAN

LPI

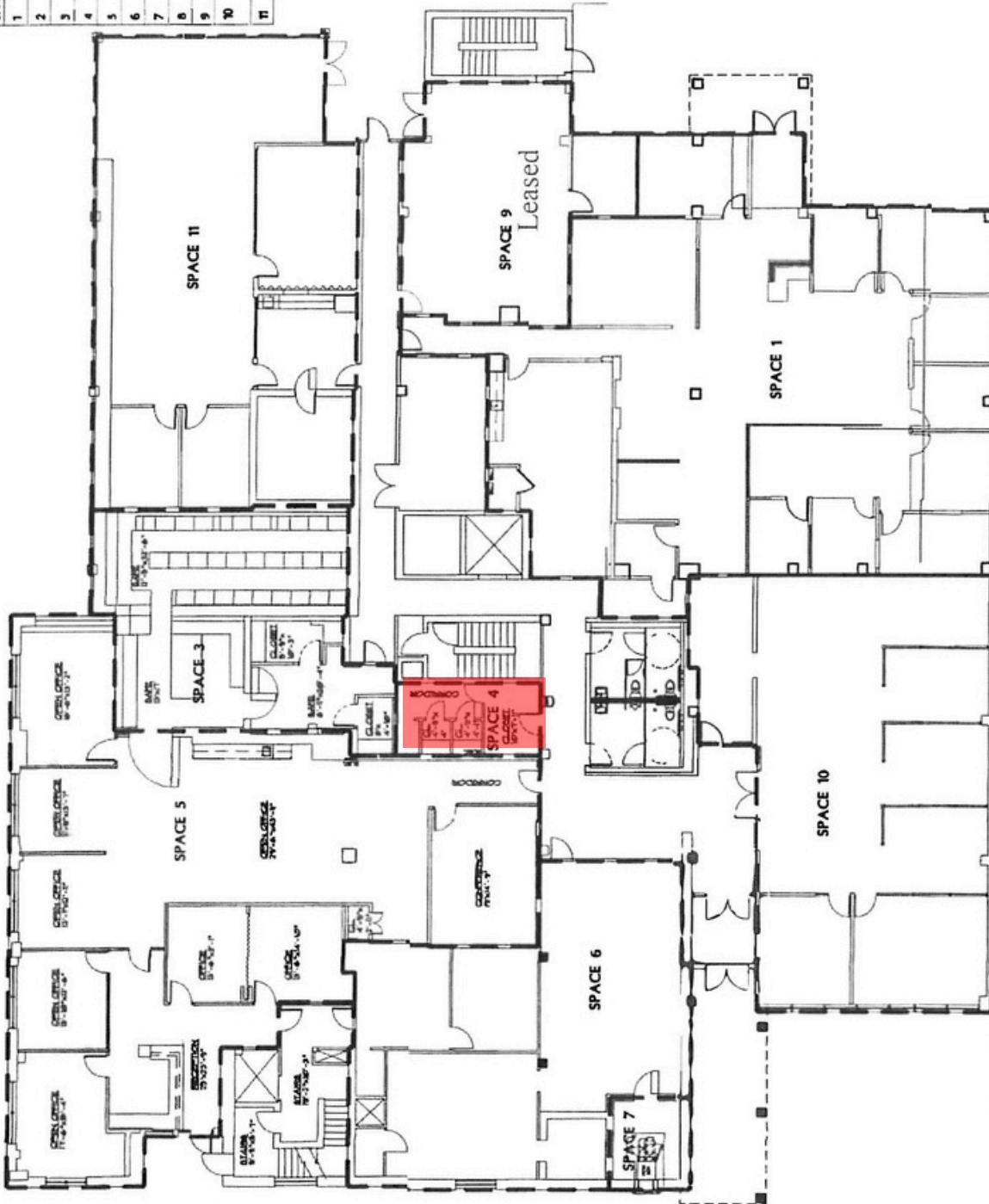
NOTE: The measurements taken are within acceptable variances as subject to field conditions and tape measure variables. Therefore it is our opinion that the measurement reflect as built conditions. Notes: Villa Park Architecture is not a Civil or Surveying company and therefore have limited capability to perform digitally verified information.

LEASE PLAN

SCALE: N.T.S.

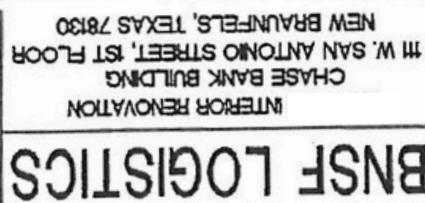
Primary Floor

SPACE	SLATE	TENANT	AREA	SIZE WITH 2% ADDED ON FACTOR
1	100	RRR	3,437 SF	4,720 SF
2	—	—	—	—
3	150	BANK VAULT	1,154 SF	1,419 SF
4	150	VACANT	205 SF	21 SF
5	150	VACANT	3,506 SF	4,312 SF
6	115	COLERE	1,776 SF	2,111 SF
7	—	OLD ATM	148 SF	162 SF
8	—	—	—	—
9	120	Leased	860 SF	1,032 SF
10	70	STEWART TITLE	2,242 SF	2,757 SF
11	125	BB&F	2,591 SF	2,731 SF



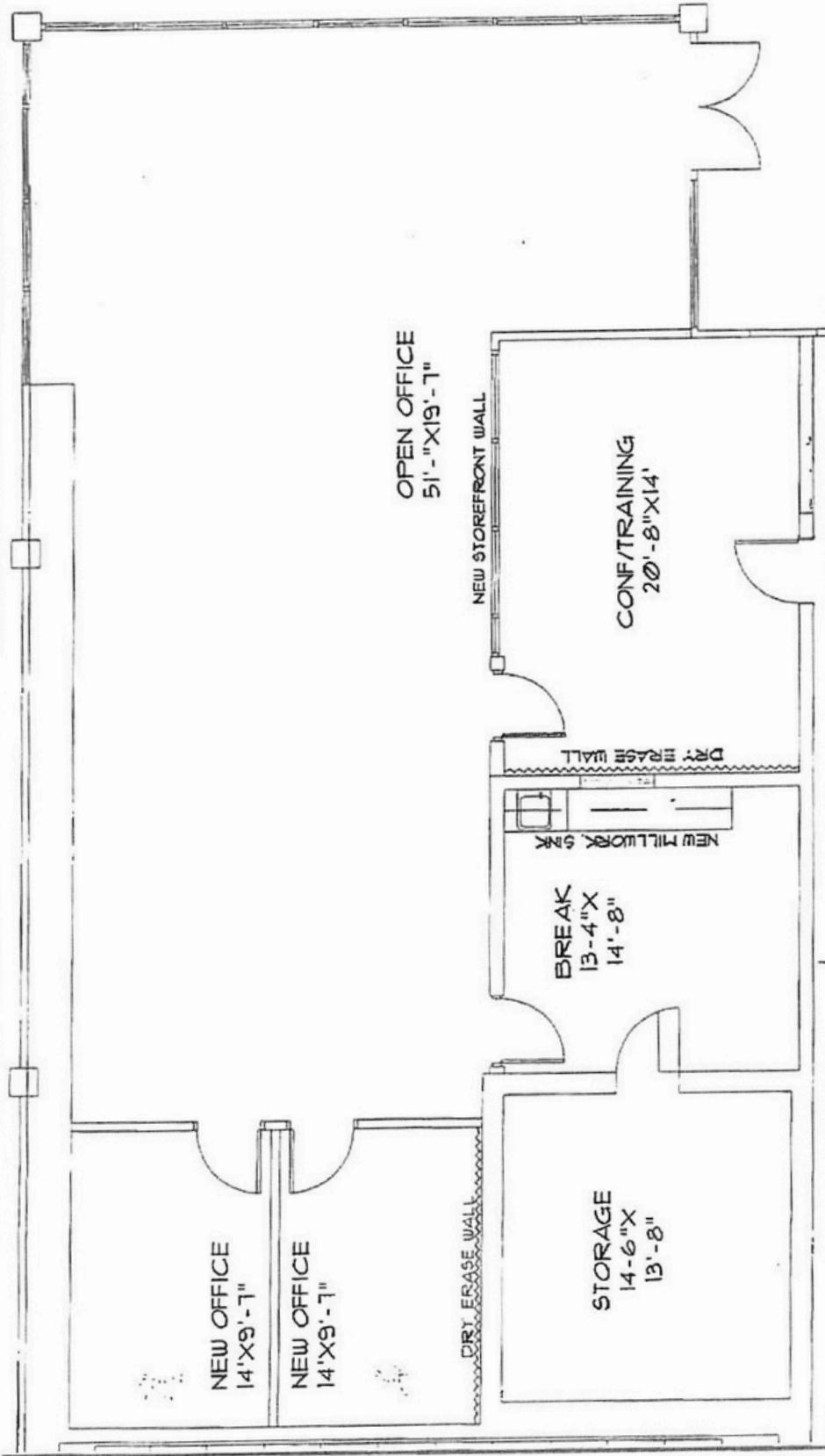
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New Braunfels, Texas 78130

VILLA PARK



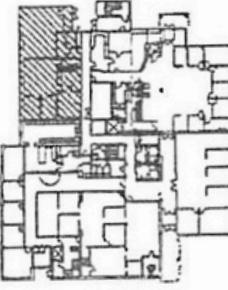
BNSF LOGISTICS

SK2



KEY PLAN

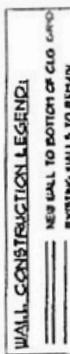
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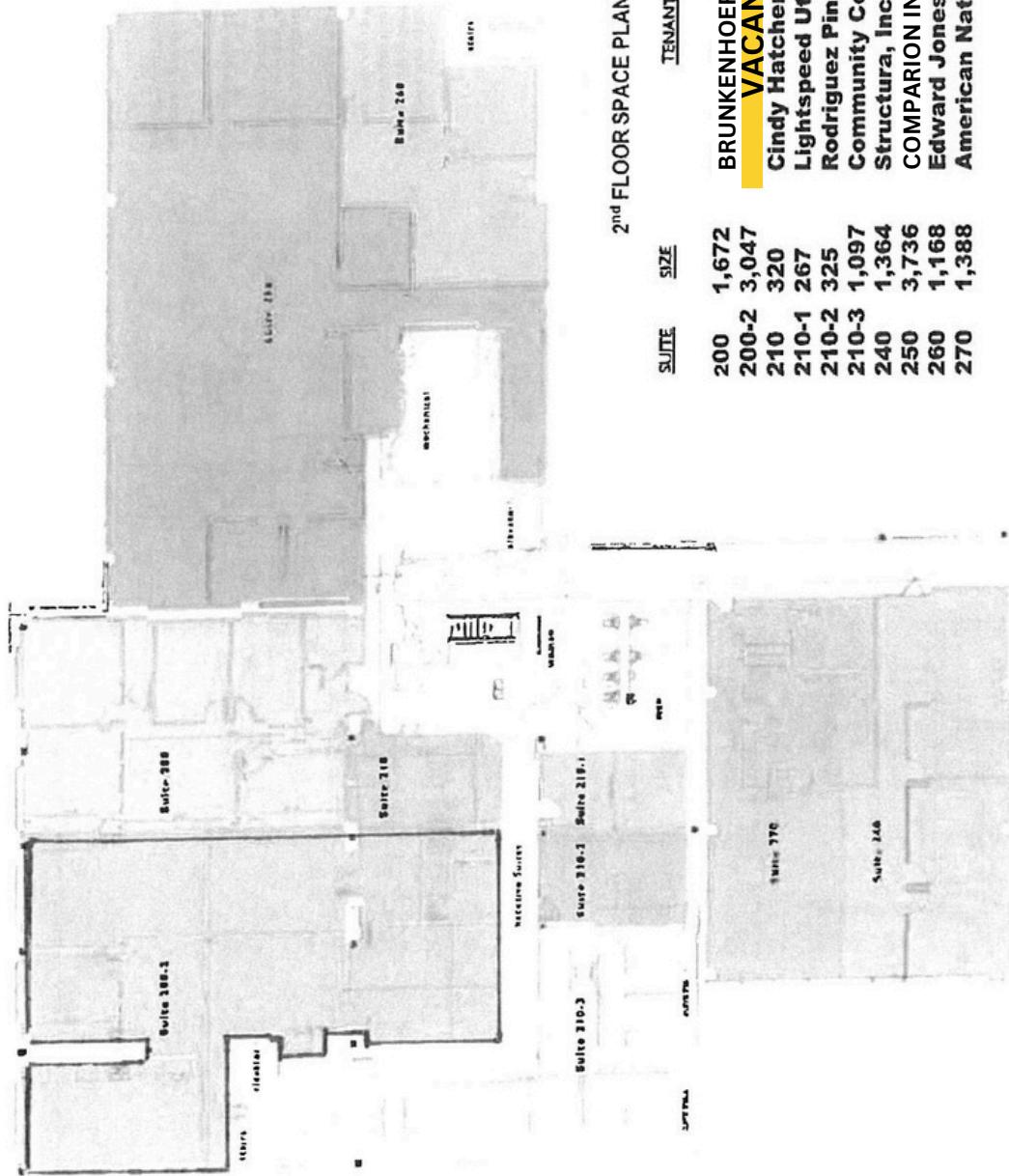


PRELIMINARY FLOOR PLAN

NORTH

SCALE: 3/16"=1'-0"





2nd FLOOR SPACE PLAN

<u>SUITE</u>	<u>SIZE</u>	<u>TENANT</u>
200	1,672	BRUNKENHOEFFER P.C.
200.2	3,047	VACANT
210	320	Cindy Hatcher, LPC, LMFT
210.1	267	Lightspeed Utility LLC.
210.2	325	Rodriguez Pinnacle Insurance
210.3	1,097	Community Council
240	1,364	Structura, Inc.
250	3,736	COMPARION INSURANCE
260	1,168	Edward Jones
270	1,388	American National Insurance

Site Plan
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New Braunfels, Texas 78130



AERIAL
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New Braunfels, Texas 78130



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.

RRR STX LLC	9001349	information@reliancerr.com	(830)629-3338
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michelle Haag	0541562	michellehaag@reliancerr.com	(830)629-3338
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jonathan Haag	561368	jonathan@reliancecps.com	(830)822-2548
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	