



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, Comparion 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
W. San Antonio St:
5,747 vpd

Source: City of New Braunfels, ESRI 2021



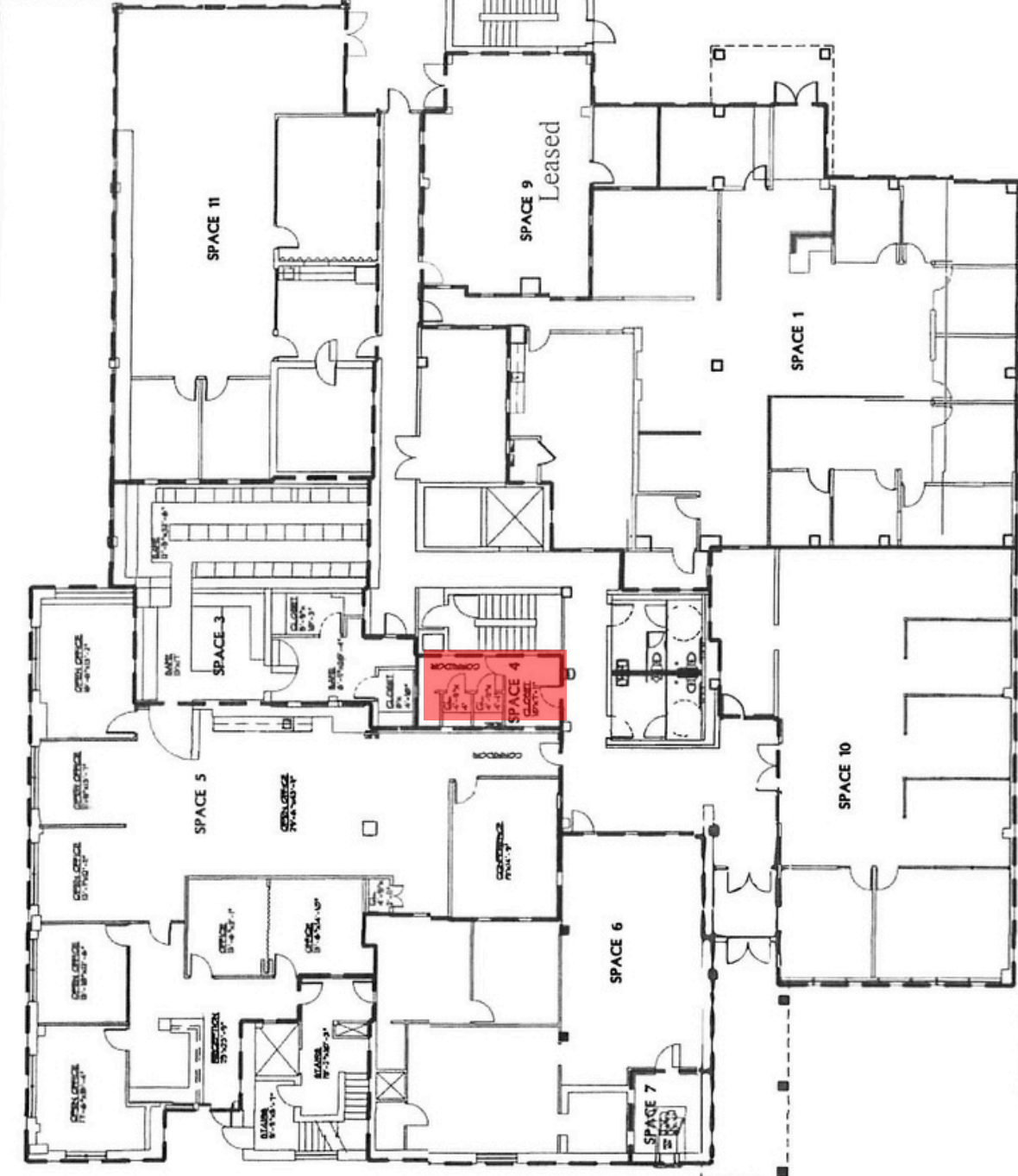
FOR INQUIRES, PLEASE CONTACT

Jonathan Haag

Jonathan@reliancecps.com

830.822.2548

SPACE	SUITE	TENANT	AREA	SEE VENTILATION AND FACTOR
1	300	BBK	3,837 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	182 SF
8				
9	120	Leased	860 SF	1,082 SF
10	170	STEWART TITLE	2,242 SF	2,757 SF
11	125	INNS	2,391 SF	2,731 SF



LEASE PLAN

SCALE: N.T.S.

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. Note: Villa Park Architecture is not a Civil or Surveying company and therefore have limited capability to perform digitally verified information.

DRAWN	DATE
CHECKED	10/05/22
MON	PROJECT
DATE	CHASE BANK
10/05/22	10/05/22
10/05/22	22-002
SHEET	

Primary Floor

111 W. SAN ANTONIO ST.
New Braunfels, Texas 78130

VILLA PARK

ARCHITECTURE/PLANNING/INTERIORS PLLC
 200 W. BRITTES ROAD, SUITE 300
 SAN ANTONIO, TEXAS 78208
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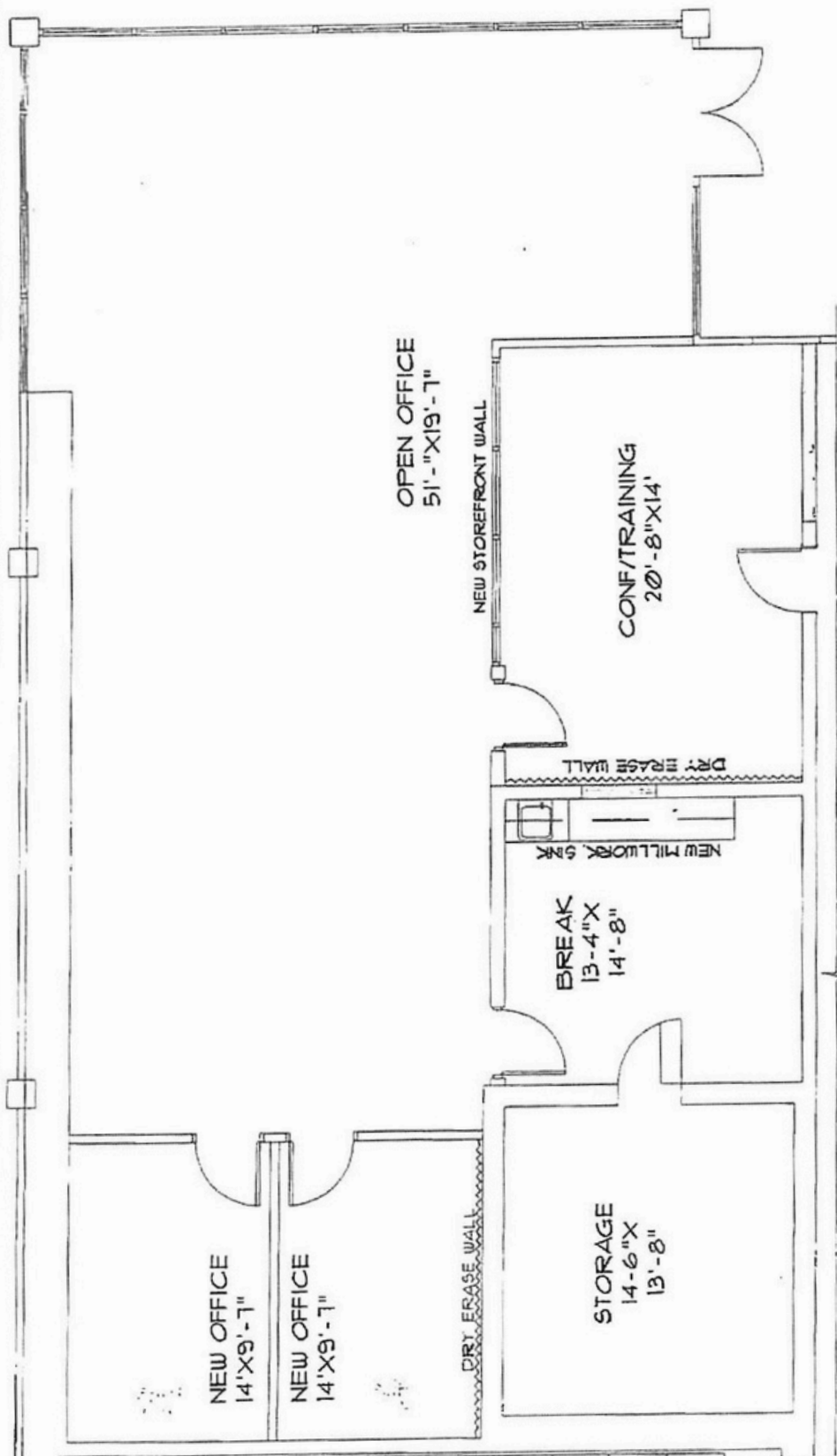
PERMITTING OR
 CONSTRUCTION

BNSF LOGISTICS

INTERIOR RENOVATION
 CHASE BANK BUILDING
 711 W. SAN ANTONIO STREET, 1ST FLOOR
 NEW BRAUNFELS, TEXAS 78130

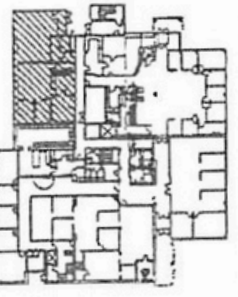
DATE	11/10/18
CHECKED BY	MMH
PROJECT	BNSF LOGISTICS
JOB NO.	18-314
SHEET	

SK2



KEY PLAN

SCALE: N.T.S.



WALL CONSTRUCTION LEGEND:

(Solid line)	NEW WALL TO BOTTOM OF CLG CAP
(Dashed line)	EXISTING WALLS TO REMAIN

PRELIMINARY FLOOR PLAN

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

NORTH

1. Demo wall cabinetry on two walls and base cabinetry & counter top on one wall.
2. Reposition existing 110V outlets at these cabinetry wall from the present position at roughly 44" a.f.f. down to 15" a.f.f.
3. Demo all low-voltage cabling that is positioned at 44" a.f.f.
4. Demo all carpet flooring and cover base. Demo existing vinyl composition floor tile in existing computer room.
5. Install new c/w in work room. Install new broadloom carpet flooring throughout, except for New conference room in which contractor shall install new 24"x24" carpet tile flooring with adhesive in that conference room to replace carpet tiles as needed. Provide up to 25 replacement carpet tiles.
6. Install new 4" high rubber core base throughout. Provide vinyl reducers at flooring change.
7. Final verify existing door/frame size, style, manufacture and color selection. All new units shall match existing products (to include all door hardware)
8. Install a new (or salvaged) painted plywood equipment board on this wall with a surface mounted dedicated quad 110V outlet at rough 60" a.f.f. near side edge of board



SITE/KEY PLAN
NO SCALE

[illegible]

FLOOR PLAN
SCALE: 1/4"=1'-0"

DATE

A.1

200 • JGIM

PLAN APPROVAL DATE:

TENANT
 LANDLORD
 CONTRACT

VACANT



AERIAL
111 W. SAN ANTONIO ST.
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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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