

LEASE

876 Loop 337

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New Braunfels, TX 78130



PRESENTED BY:

JAY DABBS, CCIM

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TX #623922

STEVE RODGERS CPM®, CCIM

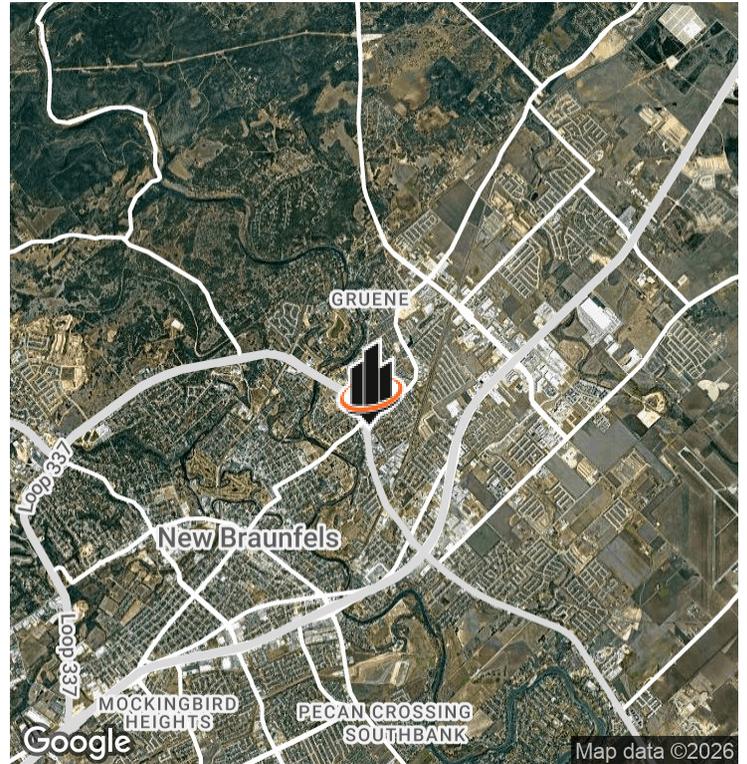
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TX #0510821



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
NUMBER OF UNITS:	4
AVAILABLE SF:	1,284 - 2,539 SF
BUILDING SIZE:	5,078 SF

PROPERTY DESCRIPTION

SVN | Traditions is pleased to offer the market this great office property for lease. The Landlord is highly motivated to lease and looking to be creative on any leasing opportunity. We currently have two office suites available for immediate occupancy. One of the spaces is on the 2nd floor accessible by an exterior staircase. The second space is a 1st floor space and makes up the entire first floor of the property and is built out as second generation medical office space.

LOCATION DESCRIPTION

This office/medical office property is ideally located on Highway 46/Loop 337 near the intersection at Common Street with convenient access to Interstate 35 just to the east.

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,284 - 2,539 SF	LEASE RATE:	Negotiable

AVAILABLE SPACES

SUITE SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 302	2,539 SF	NNN	Negotiable	This first floor medical office space offers a large waiting room, nurses station, five exam rooms with sinks and a large executive office. The space also offers three restrooms, one being a full bath with shower, and a break room. Also, 2 public entrances and 2 private entrances. This space could be divided.
Suite 306	1,284 SF	NNN	Negotiable	This 2nd floor space offers a large open bull pin area and two large private offices with plenty of storage space and natural light throughout. There are 2 restrooms located in the lobby.

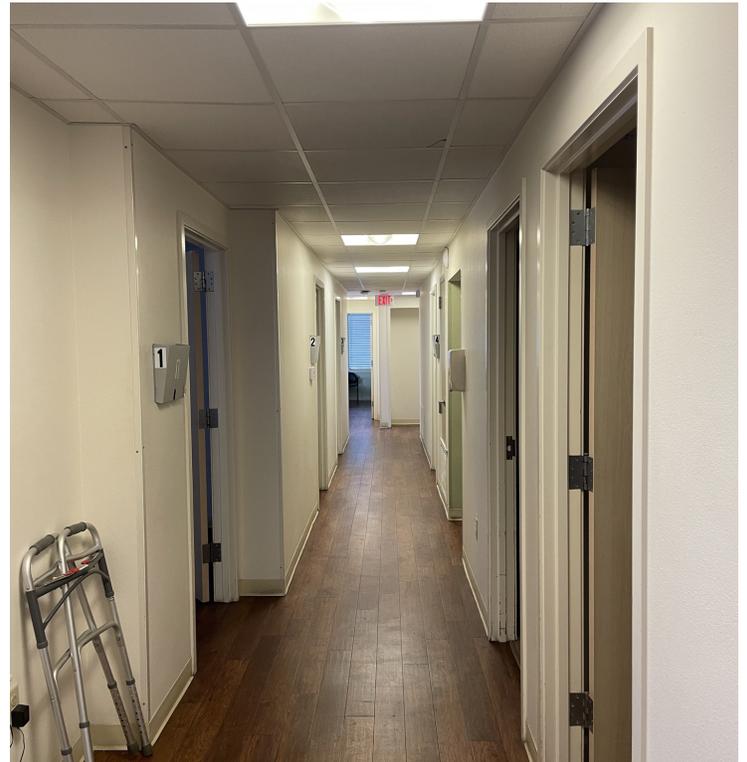
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EXTERIOR PHOTOS



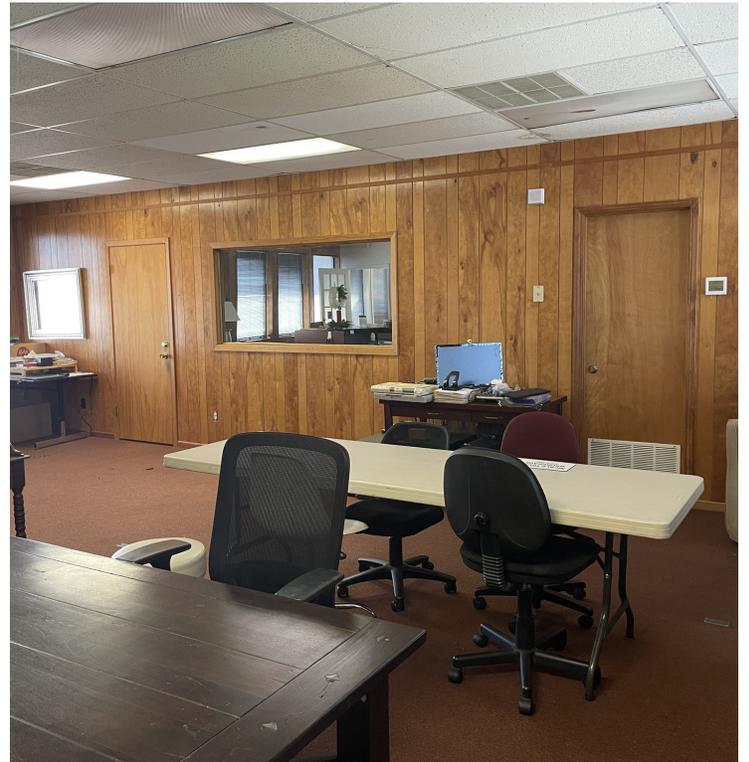
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SUITE 302 PHOTOS



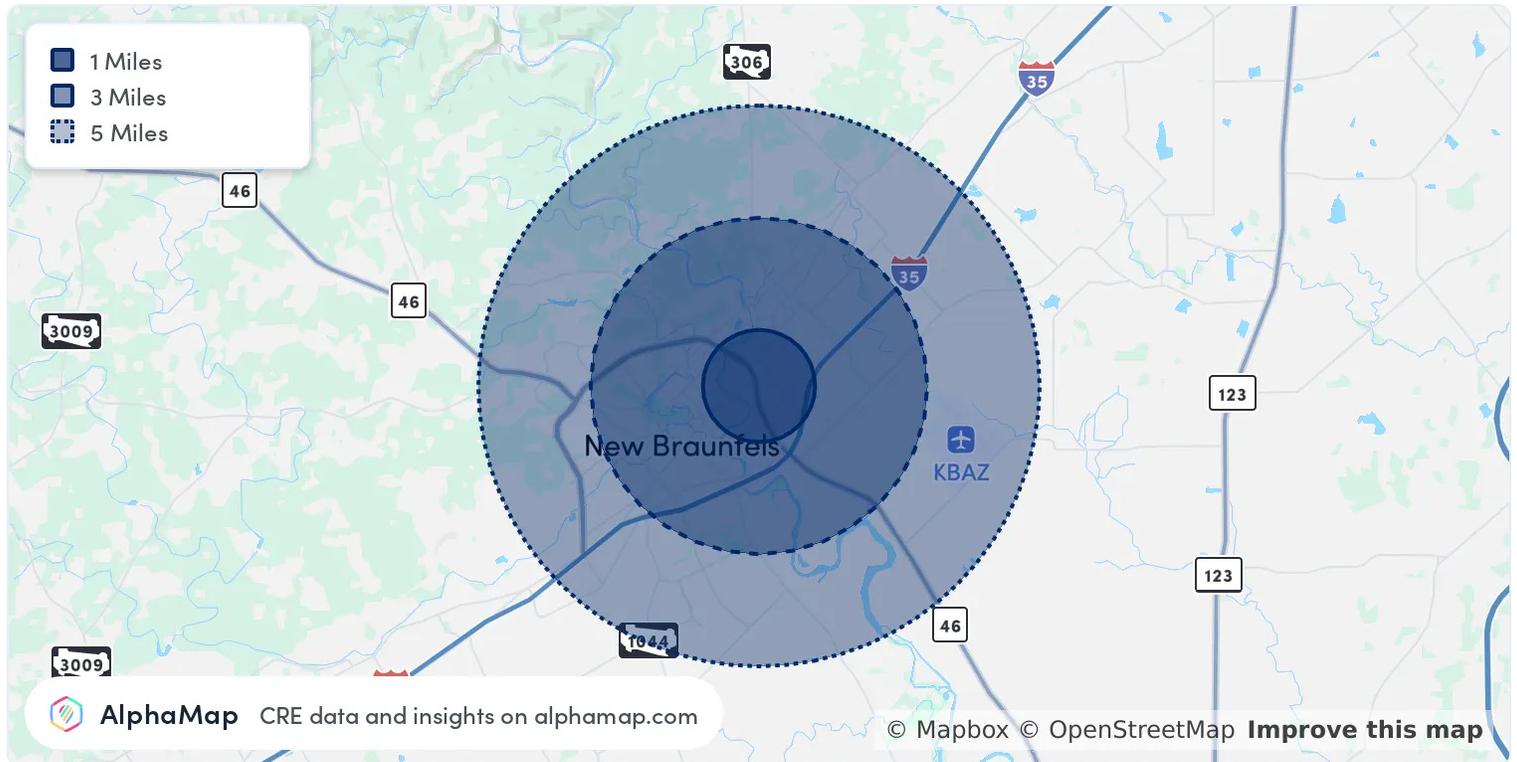
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SUITE 306 PHOTOS



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AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,487	53,667	110,144
AVERAGE AGE	43	41	40
AVERAGE AGE (MALE)	41	39	38
AVERAGE AGE (FEMALE)	45	42	41
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,228	21,739	42,073
PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$95,973	\$106,129	\$110,534
AVERAGE HOUSE VALUE	\$431,643	\$394,477	\$391,775
PER CAPITA INCOME	\$41,727	\$42,451	\$42,513

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ADVISOR BIO 1



JAY DABBS, CCIM

Senior Advisor

jaydabbs@svn.com

Direct: **210.749.5494** | Cell: **210.749.5494**

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PROFESSIONAL BACKGROUND

Jay Dabbs is a Broker with SVN | Traditions, holding the CCIM Designation. Jay brings a unique perspective to commercial real estate, having transitioned to the industry 10 years ago after a successful career of over 20 years in the medical field.

Jay began in residential real estate, where he learned to navigate big decisions and earn trust by helping families find the right home. That client-focused mindset now benefits commercial owners and investors as he applies those same skills - listening, problem-solving, and spotting potential - to industrial and office sales and leasing

A significant aspect of Jay's approach involves in-depth underwriting of deals. His focus is on maximizing value for his clients by strategically improving net revenues. This meticulous process ensures the highest possible outcomes when they decide to sell their assets.

EDUCATION

Bachelor of Science in Respiratory Care from Texas State University

MEMBERSHIPS

CCIM
NAR
TAR

SVN | Traditions

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SALES
LEASING
PROPERTY MANAGEMENT
TENANT REPRESENTATION
CORPORATE SERVICES
CAPITAL MARKETS
ACCELERATED SALES/AUCTIONS



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.

Traditions Commercial Real Estate, LLC	9011826	steve.rodgers@svn.com	830-500-3787
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Rodgers	0510821	steve.rodgers@svn.com	830-500-3787
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Steve Rodgers	0510821	steve.rodgers@svn.com	830-500-3787
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date