

# FOR SALE OR LEASE

842 LAKEVIEW BLVD, NEW BRAUNFELS, TX 78130



9311 San Pedro Ave., Ste. 850  
San Antonio, Texas 78216  
210.366.2222 office  
[www.endurasa.com](http://www.endurasa.com)

**JOSH RENEAU**  
210.918.6397 direct  
210.410.4590 mobile  
[amcneel@endurasa.com](mailto:amcneel@endurasa.com)

# FOR SALE OR LEASE

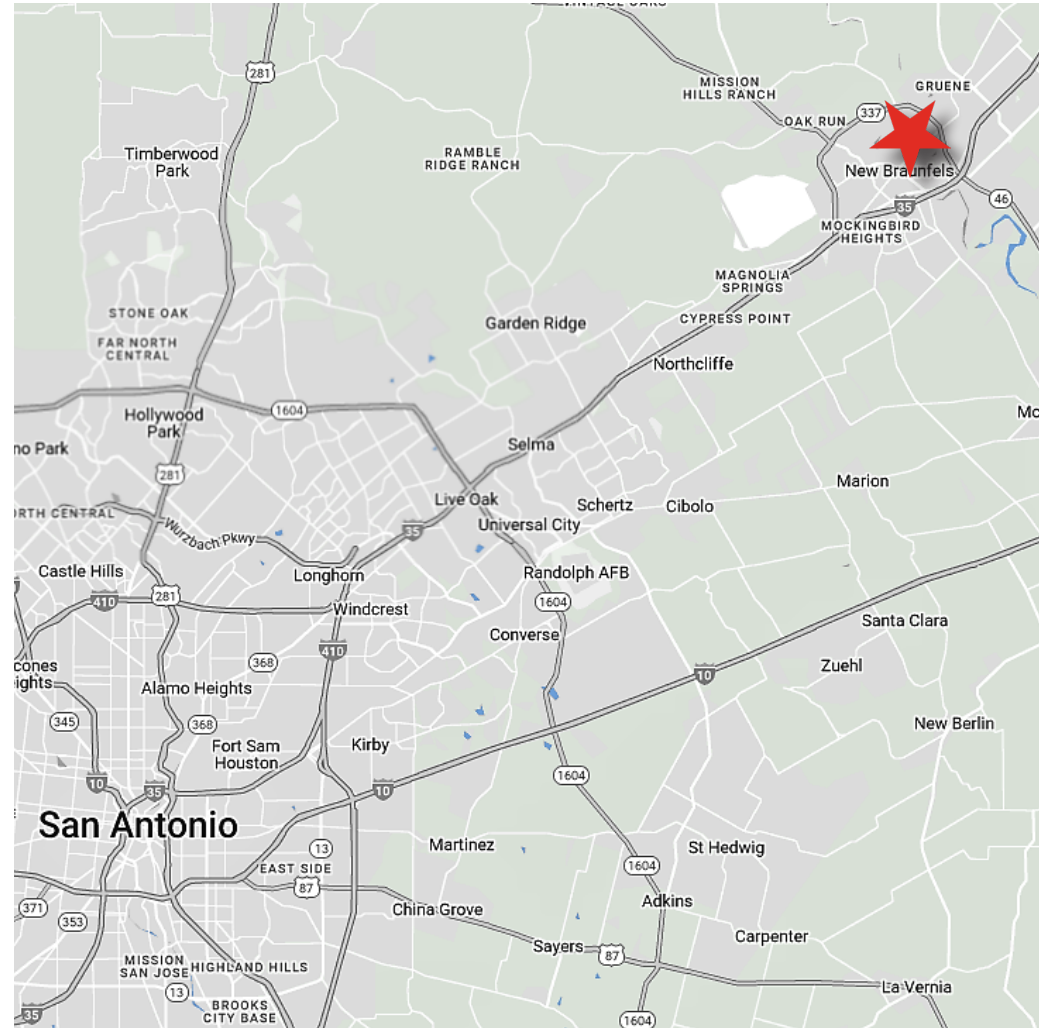
842 LAKEVIEW BLVD, NEW BRAUNFELS, TX 78130

## Overview

<b>Lot:</b>	±0.86 Acres
<b>Building:</b>	±360 sf - Office building. ±1,300 sf - Metal storage building fenced. Fenced with road base on entire lot.
<b>Zoning:</b>	M-1 (light industrial district)
<b>Rental Rate:</b>	\$3,500/month NNN
<b>Asking Price:</b>	Contact Broker
<b>Best Use:</b>	Contractor / Truck Storage



Located close to Christus Santa Rosa Hospital in New Braunfels. Within minutes of Loop 337. Sits next to the railroad tracks.



The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

3.5.24



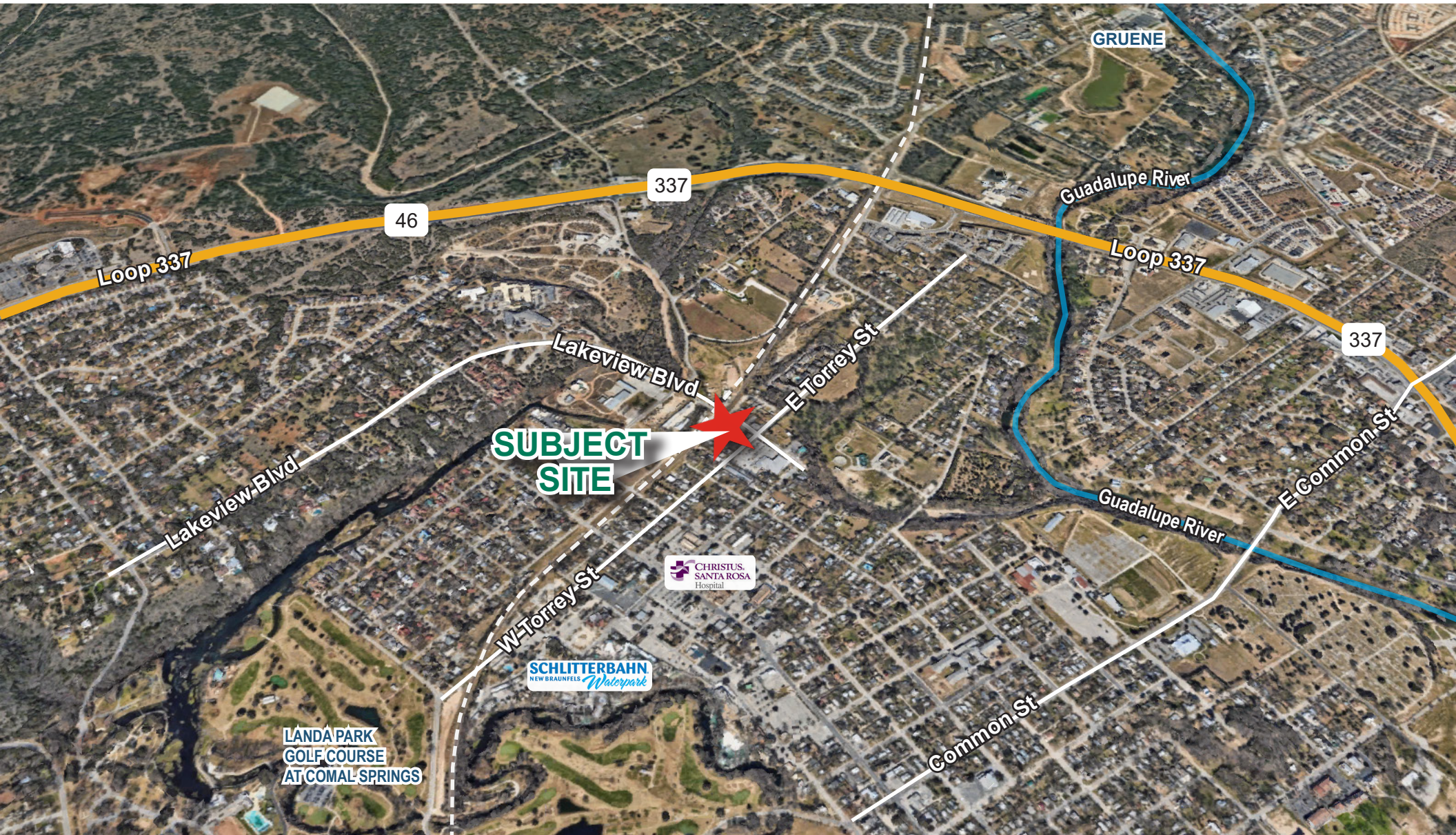
9311 San Pedro Ave., Ste. 850  
San Antonio, Texas 78216  
210.366.2222 office  
www.endurasa.com

**JOSH RENEAU**  
210.918.6397 direct  
210.410.4590 mobile  
amcneel@endurasa.com

# FOR SALE OR LEASE

842 LAKEVIEW BLVD, NEW BRAUNFELS, TX 78130

Aerial View



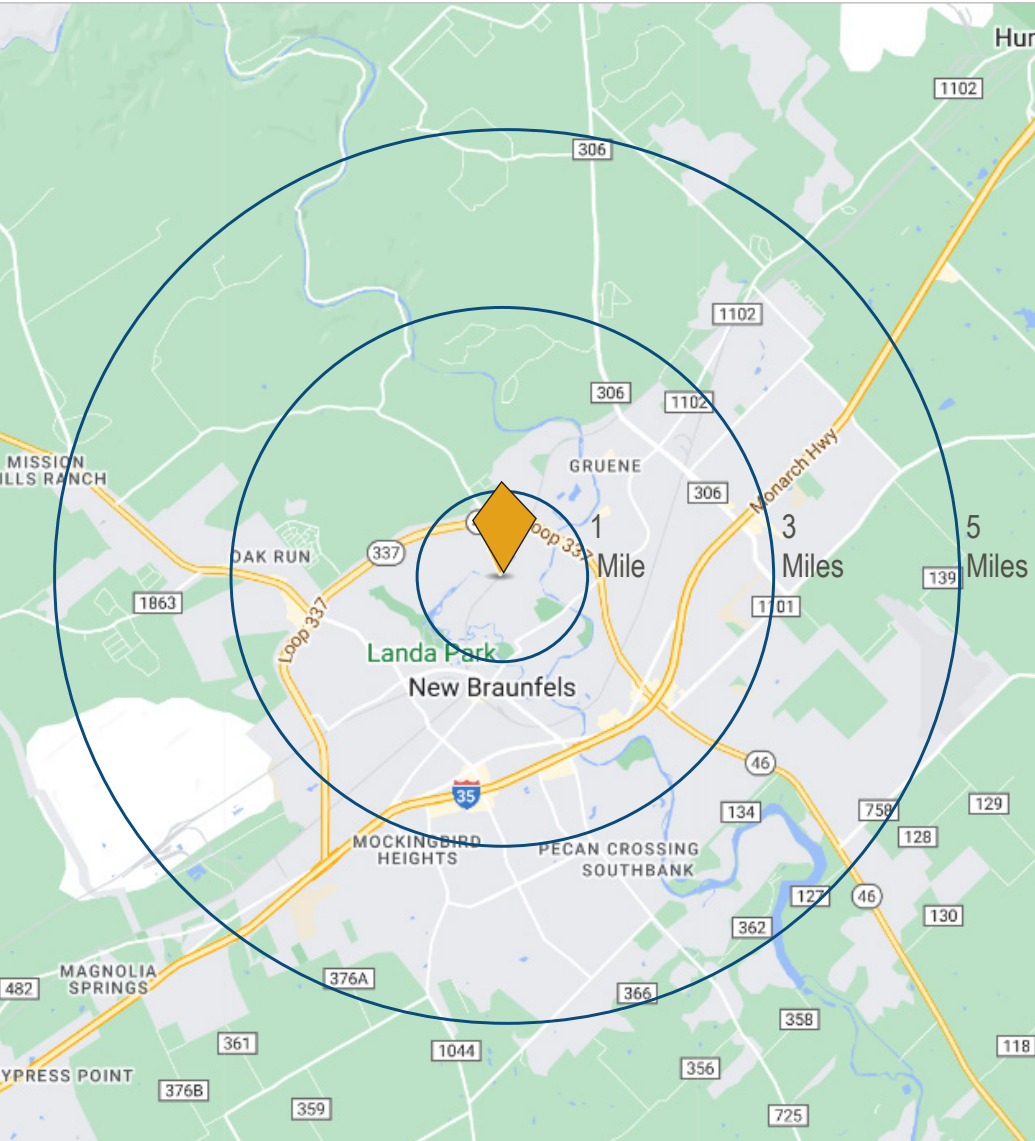
9311 San Pedro Ave., Ste. 850  
San Antonio, Texas 78216  
210.366.2222 office  
[www.endurasa.com](http://www.endurasa.com)

**JOSH RENEAU**  
210.918.6397 direct  
210.410.4590 mobile  
[amcneel@endurasa.com](mailto:amcneel@endurasa.com)

# FOR SALE OR LEASE

842 LAKEVIEW BLVD, NEW BRAUNFELS, TX 78130

## Demographics



	1 MILE	3 MILE	5 MILE
<b>Population</b>			
2023 Total Population:	6,899	64,372	106,425
2028 Population Projection:	7,995	74,635	122,184
Population Growth 2023-2028:	3.2%	3.2%	3.0%
Median Age:	41.5	39.5	38.7
<b>Households</b>			
2023 Total Households:	2,954	25,565	40,278
Household Growth 2023-2028:	3.2%	3.2%	3.0%
Median Household Income:	\$64,574	\$73,089	\$79,493
Average Household Size:	2.3	2.5	2.6
Average Household Vehicles:	2	2	2
<b>Housing</b>			
Median Home Value:	\$286,620	\$263,694	\$258,452
Median Year Built:	1995	2005	2007
<b>Daytime Employment</b>			
Total Businesses:	290	3,854	4,908
Total Employees:	4,555	31,708	55,387
<b>Vehicle Traffic</b>			
State Hwy 46 @ N Walnut Ave:	17,370 vpd		
E Torrey St @ Lakeview Blvd:	2,646 vpd		
Lakeview Blvd @ American Blvd:	1,989 vpd		

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

Source: Costar



9311 San Pedro Ave., Ste. 850  
 San Antonio, Texas 78216  
 210.366.2222 office  
 www.endurasa.com

**JOSH RENEAU**  
 210.918.6397 direct  
 210.410.4590 mobile  
 amcneel@endurasa.com



# 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.

## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Endura Advisory Group, GP, LLC      581037      License No.      jlundblad@endurasa.com      (210) 366-2222      Phone  
 Licensed Broker /Broker Firm Name or Primary Assumed Business Name      Email

James G. Lundblad      337803      License No.      jlundblad@endurasa.com      (210) 366-2222      Phone  
 Designated Broker of Firm      Email

James G. Lundblad      337803      License No.      jlundblad@endurasa.com      (210) 366-2222      Phone  
 Licensed Supervisor of Sales Agent/ Associate      Email

Josh Reneau      581341      License No.      ireneau@endurasa.com      (210) 366-2222      Phone  
 Sales Agent/Associate's Name      Email

\_\_\_\_\_ Buyer/Tenant/Seller/Landlord Initials      \_\_\_\_\_ Date