



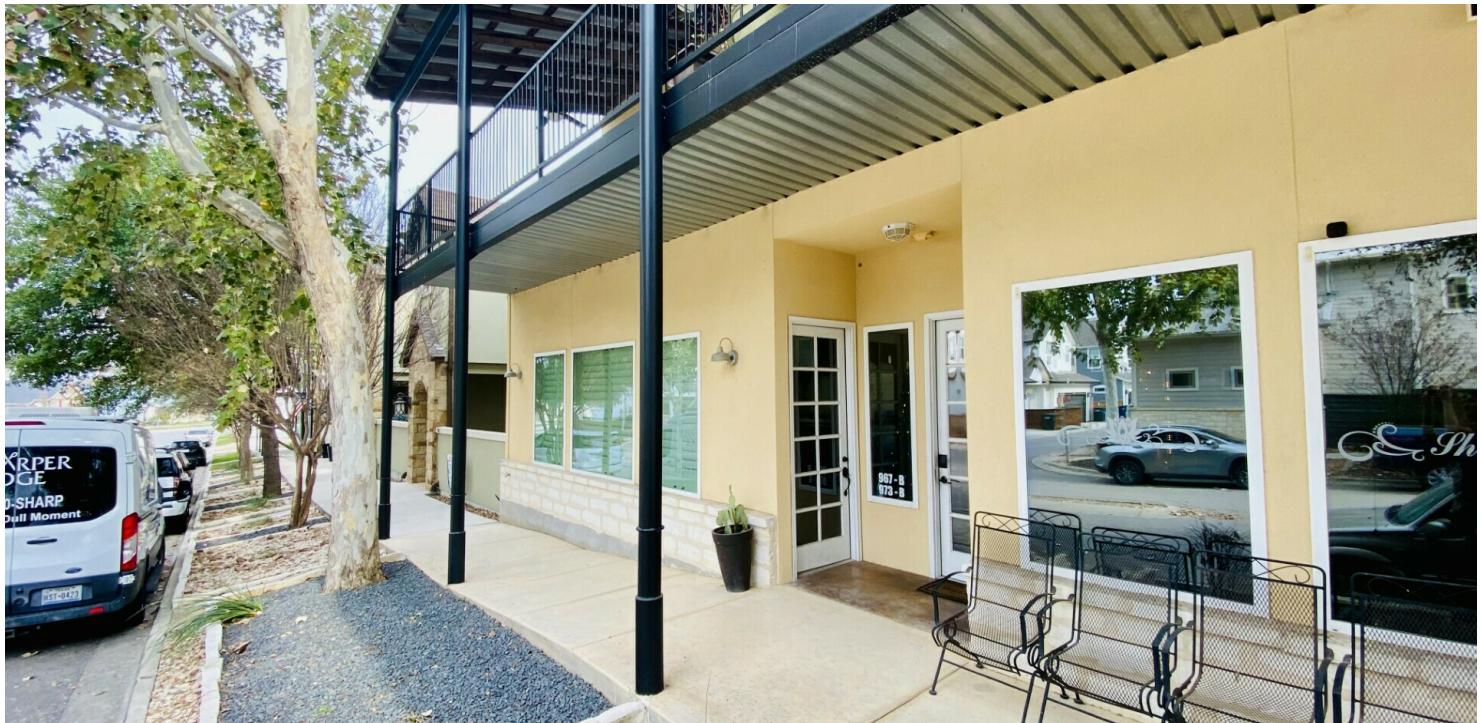
# 967 N ACADEMY AVENUE NEW BRAUNFELS, TX 78130

**FOR LEASE**



- Introducing 967 North Academy Avenue, a prime commercial property in New Braunfels, TX, available for lease.
- The building space totals 2,785 SF split across 2 suites. Unit A is located on the 1st floor and totals 989 SF, and Unit B is on the 2nd floor and totals 1,796 SF.
- Both suites boast a flexible layout with ample square footage, ideal for a wide range of businesses. The suites feature modern amenities, large windows that offer abundant natural light, and a prestigious location.
- The open floor plans provide versatility for a wide range of tenants. This property offers a superb opportunity for businesses seeking a dynamic and well-connected location. Don't miss out on the chance to elevate your business with this exceptional lease opportunity.
- Unit A: \$25/SF + NNN
- Unit B: \$18/SF + NNN

# PROPERTY SUMMARY

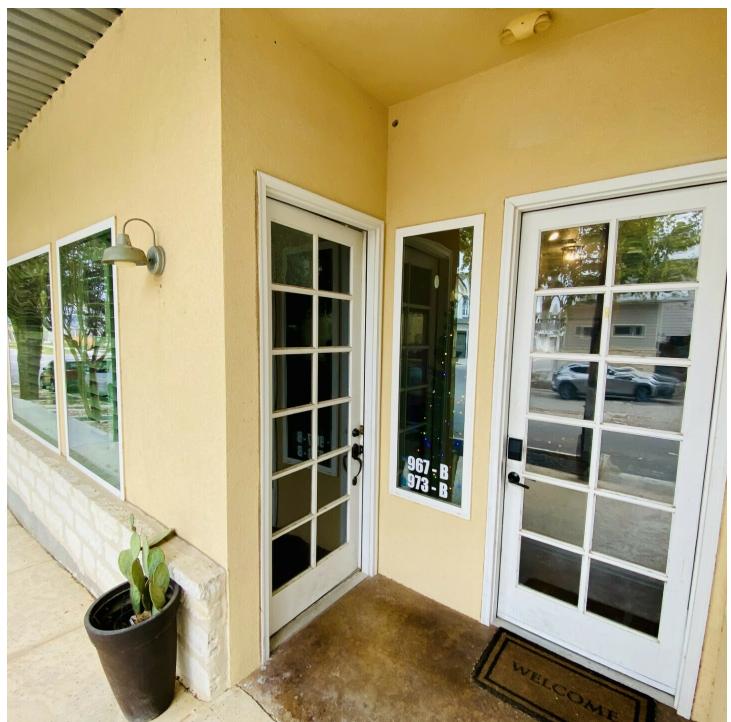


## LOCATION DESCRIPTION

2,785 SF Creative Office suites Available For Lease at 967 N Academy St in New Braunfels, TX located inside the Town Creek Development. The property is located less than 1/2 mile from Downtown New Braunfels, Landa Park, Comal River, Wurstfest grounds, and New Braunfels City Hall.

Town Creek is a vibrant, mixed-use community taking shape within walking distance of downtown New Braunfels. The location is idyllic — 65 acres on the banks of Comal Creek near its confluence with the Comal River. The community plan is innovative — including single-family houses, lofts, townhouses, live/work and office/retail spaces, and parks. The lifestyle promises the best things about hometown Texas.

SPACES	LEASE RATE	SPACE SIZE
967-A N Academy Ave	\$25.00 SF/yr	989 SF
967-B N Academy Ave	\$18.00 SF/yr	1,796 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.

**LEGACY COMMERCIAL REAL ESTATE**

[www.legacycommercialre.com](http://www.legacycommercialre.com)  
 2021 W State Hwy 46, Suite 101, New Braunfels, TX 78132 | 830.625.6400



# UNIT A



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# UNIT B



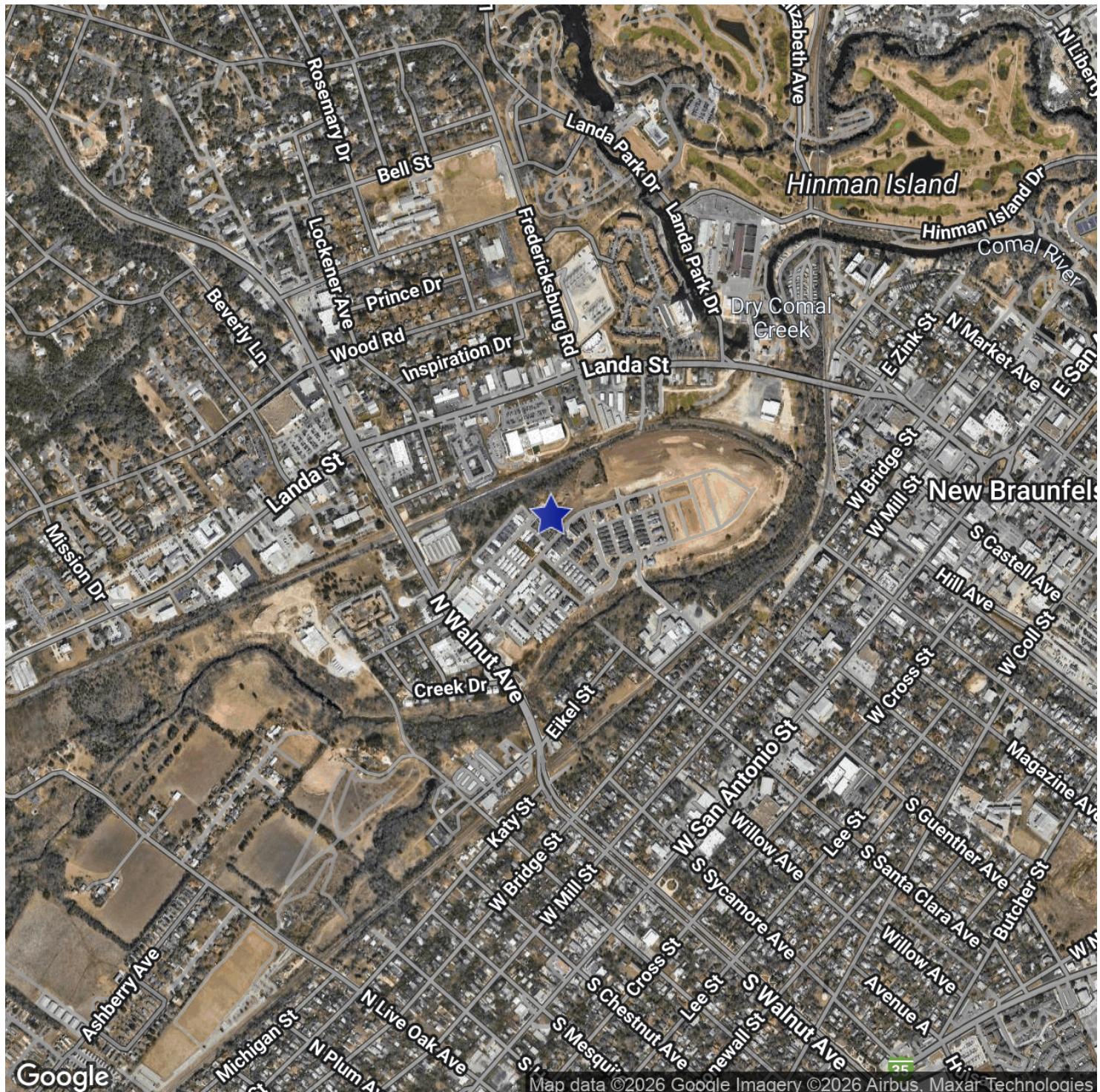
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# LOCATION MAP



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# NEW BRAUNFELS MARKET REPORT

## STRATEGIC LOCATION BETWEEN TWO ECONOMIC POWERHOUSES

Nestled directly between **Austin and San Antonio**, New Braunfels enjoys a central location along the I-35 corridor—one of the most active development corridors in the nation. Easy access to **Interstate 35, State Highway 46**, and nearby **I-10** places New Braunfels in the heart of a logistics and growth hub ideal for new development. Legacy Commercial Real Estate is actively representing premier tracts of land within minutes of these major routes, perfectly positioned for both visibility and long-term growth.

## HIGH DEMAND BACKED BY EXPLOSIVE GROWTH

New Braunfels is one of the **fastest-growing cities in the United States**, with the population exceeding **110,000 residents as of 2025**—and still climbing. As more people and businesses relocate to the area, demand is surging for housing, retail, commercial services, and distribution space.

- Rapid in-migration from major metros
- Above-average median household income
- Thriving job sectors in healthcare, tech, logistics, and education

This translates into steady, long-term demand for developers who act now.

## LAND TRACTS THAT MATCH YOUR VISION

From raw acreage to shovel-ready sites, Legacy Commercial Real Estate represents a diverse portfolio of land opportunities in and around New Braunfels, including:

- 10 to 1,000+ acre parcels
- Commercial corridors with high visibility
- Industrial parks with existing utility infrastructure
- Residential land near schools, parks, and major arterials

Our listings include **zoned and un-zoned land, entitled tracts**, and **infrastructure-ready developments** suitable for a wide range of projects.

## AN EXCEPTIONAL LIFESTYLE THAT FUELS GROWTH

New Braunfels is more than a smart investment—it's a community that people want to call home. From the scenic **Guadalupe and Comal Rivers** to **Schlitterbahn, Landa Park**, and a thriving historic downtown, the area draws young families, professionals, and retirees alike. This lifestyle appeal ensures strong demand across housing, retail, and service sectors.

**WILL HENRY**

Associate

will@legacycommercialre.com

Direct: **830.625.6400** | Cell: **830.708.9054**

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**

- New Braunfels Jaycees (2018-2025)
- Leadership New Braunfels Graduate (2019)
- Member of the New Braunfels Chamber & Transportation Committee
- Member of The Rotary Club of New Braunfels (2024-present)
- Paul Harris Fellow Rotarian
- Rotarian of the Year (2024-2025)
- Vice President of Kyndwood MUD Board
- Rising Star of New Braunfels Recipient (2025)

**Legacy Commercial Real Estate**  
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New Braunfels, TX 78132  
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### CORY ELROD

Principal

cory@legacycommercialre.com

Direct: **830.214.3489**

### PROFESSIONAL BACKGROUND

Cory Elrod is a Co-Founder of Legacy Commercial Real Estate. He has over 16 years of experience in commercial real estate specializing in the sales and/or leasing of office, office medical, retail, land, industrial, and retail pad sites.

Cory has had a multifaceted career during which he has put his education to use in different sectors such as the medical field and corporate recruiting before turning his attention toward his true passion of Commercial Real Estate. Growing up in New Braunfels, he has lived, worked, and volunteered since his youth. He provides a native's perspective of the market and community along with his years of large market commercial real estate experience.

Cory specializes in giving his clients a very thorough understanding of the dynamics of the community to maximize their marketplace results.

Cory was previously with Providence Commercial Real Estate Services as well as served as President for the McKenna Healthcare Foundation at McKenna Memorial Hospital.

### MEMBERSHIPS

Past Chairman & Member of New Braunfels Planning & Zoning Commission

Current Member of Wurstfest Association

Past Member of Comal Parks Selection Committee

Current Chairman & Member of New Braunfels Downtown Rotary Scholarship Golf Tournament

Current Member of the New Braunfels Chamber & Transportation Committee

Former Member of the Salvation Army Board

Former Member of the City of New Braunfels Zoning Board of Adjustments

Graduate, Leadership New Braunfels (New Braunfels Chamber)

City of New Braunfels Bond Advisory Committee (Vice Chair)

Attends Springs Community Church

### 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 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

Legacy Commercial Real Estate	593525	(830)625-6400
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email
<b>Mike Ybarra</b>	<b>376986</b>	<b>mike@legacycommercialre.com</b>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email
<b>Cory Elrod</b>	<b>565826</b>	<b>cory@legacycommercialre.com</b>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email
<b>William Henry</b>	<b>668108</b>	<b>will@legacycommercialre.com</b>
Name of Sales Agent/Associate	License No.	Email

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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Regulated by the Texas Real Estate Commission

Legacy Commercial Real Estate, 2021 W State Highway 46, #101 New Braunfels TX 78132

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