

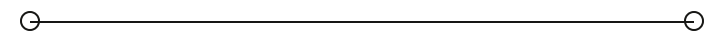


FOR SALE

Warehouse w/Office Building and Surplus Land

3090 W. SAN ANTONIO STREET

New Braunfels, TX 78130



PRESENTED BY:

TRAVIS TAYLOR MAI, CCIM

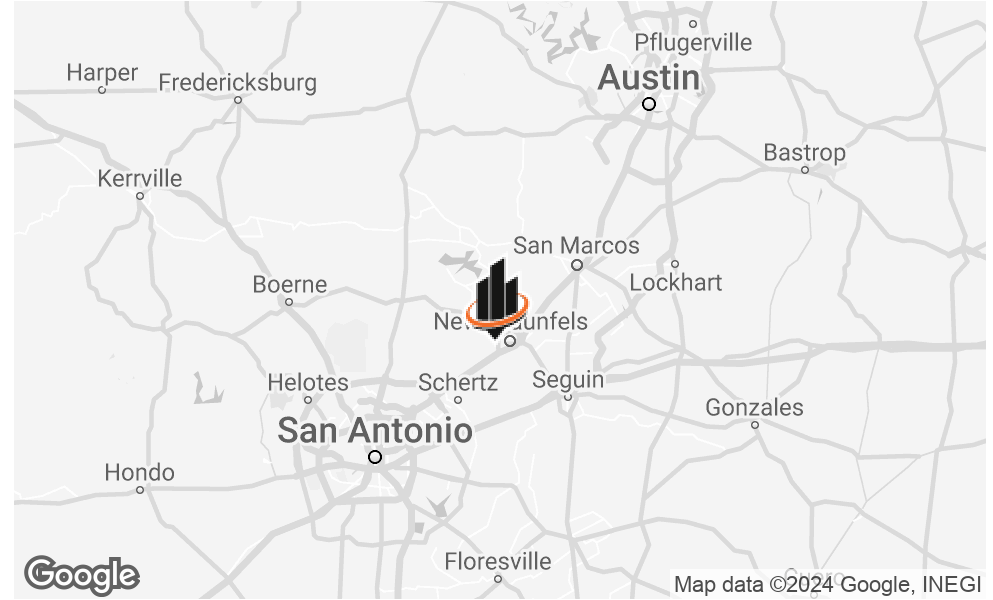
O: 830.500.3787

C: 210.391.4514

travis.taylor@svn.com

TX #549653

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,200,000
LEASE RATE:	Call Broker
TOTAL BLDG SF:	20,012 SF
AVAILABLE SF:	9,138 - 20,012 SF
LOT SIZE:	1.921 Acres
PRICE / SF:	\$159.90
YEAR BUILT:	1986/2013
ZONING:	M-1, Light Industrial District

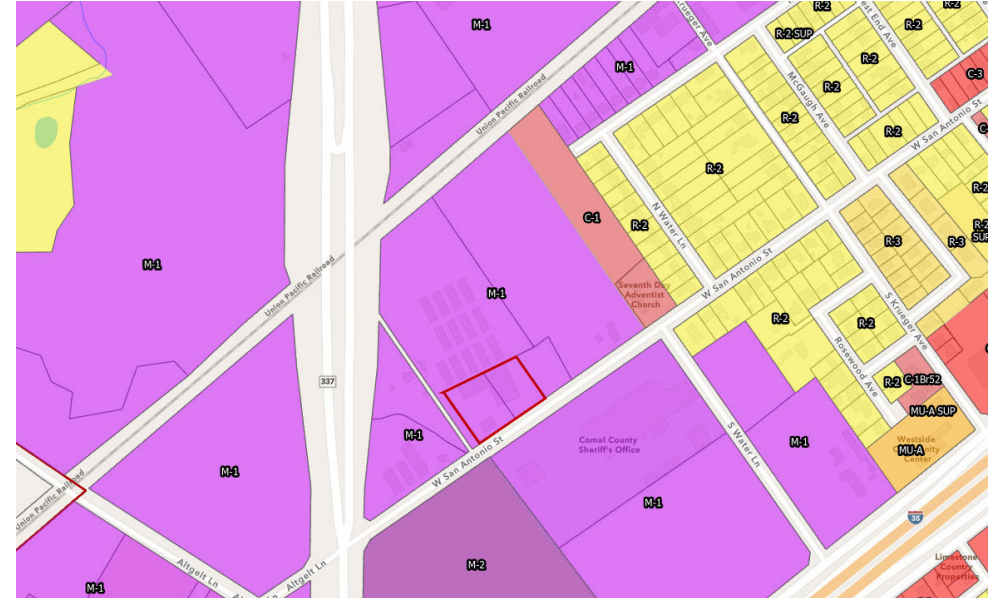
PROPERTY OVERVIEW

SVN | Traditions is pleased to offer For Sale a well-maintained office/warehouse built in 1986 with excellent market positioning. The property is **within 1/2 mile of IH-35**, offering easy access **approximately 650' east of Loop 337 (lighted intersection)**. The property features an 18,343 SF concrete tilt wall warehouse divided into two similar sized partitions. There is a metal roof and a concrete slab foundation. The warehouse has **20' clear heights** with direct dock-loading at varying heights and a ramp for drive-in access. The drive-up ramp is accessible via a 3,150 SF covered dock. The easterly warehouse comprises 50% of the gross warehouse space and is climate controlled with two new 5-ton SEER2 Units. The warehouse boasts an effective age considerably more favorable than the actual age. The Seller will paint the warehouse exterior prior to closing.

The freestanding office was built in 2013, encompassing 1,669 SF. The exterior is board and batten with a rock facade, gabled standing seam metal roof and a concrete slab foundation. The interior has a modern presentation with painted sheetrock walls and ceilings, canned lighting, broad wood trim, and stained concrete floors. There is a large, open reception lobby with 2 private offices, a breakroom, storage room and 2 restrooms.

The property has surplus land that can be utilized for outdoor storage and/or additional parking, while also enhancing site maneuverability and circuitry of travel around the building. The seller will also re-seal the asphalt pavement prior to closing.

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 20,012 Gross Building Area (8% Office)
- 1.921-Acre Level Site
- Built in 1986 (Office in 2013)
- Zoned M-1, Light Industrial
- Excellent market position, with close proximity and easy access to IH-35
- Low effective age; clean and well-kept warehouse; modern freestanding office
- 20' clear height in warehouse
- 50% climate-controlled warehouse
- 3 dock doors at various heights; 3 drive-in doors (ramp access)
- 3,150 SF covered dock

M-1, LIGHT INDUSTRIAL DISTRICT

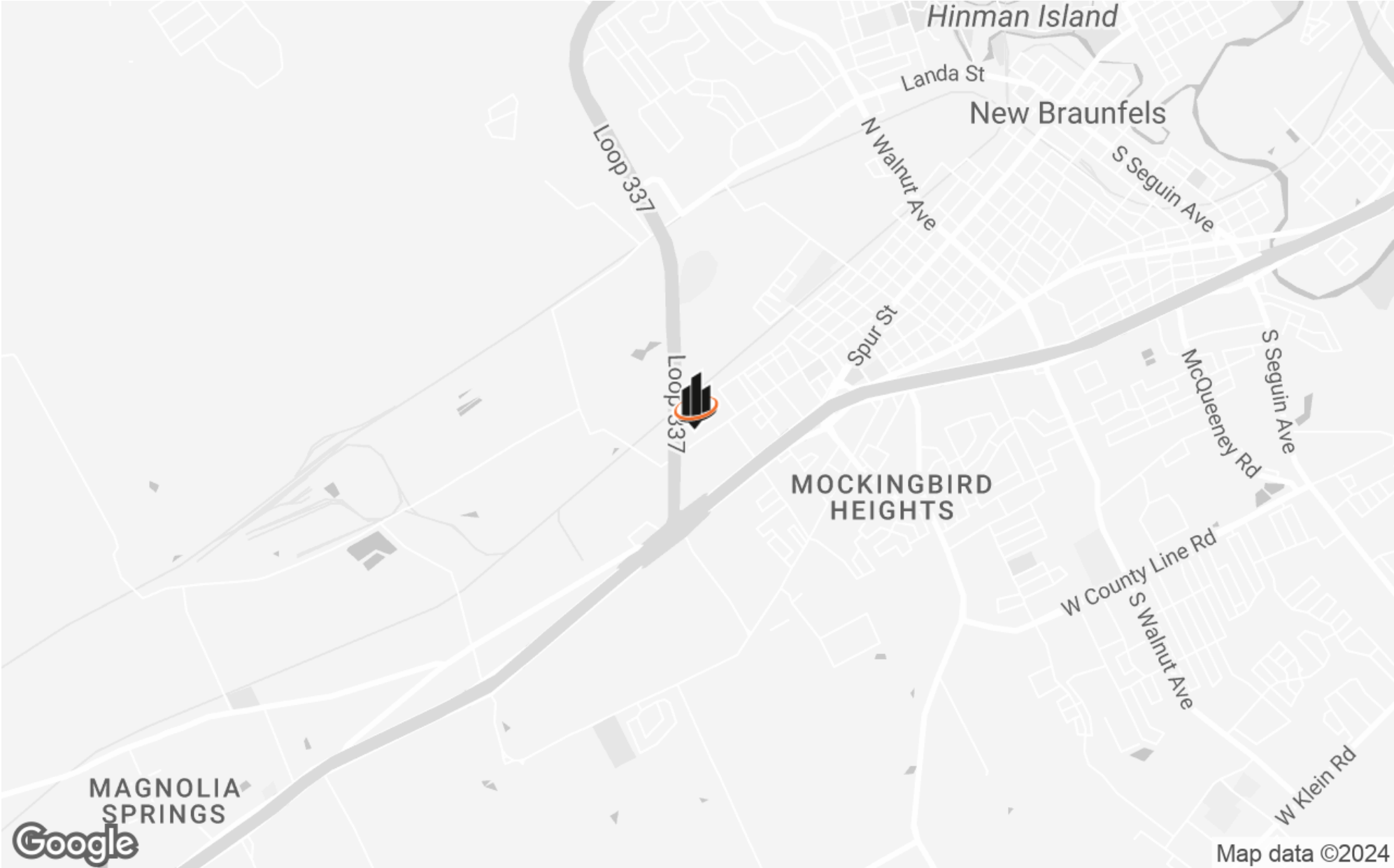
Examples of permitted industrial uses by right (not all uses listed):

- Contractor's office/sales, with outside storage (including vehicles)
- Health Club (indoor fitness)
- Light manufacturing
- Machine shop
- Maintenance/janitorial services
- Major appliance sales (indoor)
- Metal fabrication shop
- Micro brewery/distillery
- Moving storage company
- Photographic printing/duplicating/copy shop or printing shop
- Publishing/printing company
- Storage in bulk
- Warehouse/office and storage/distribution center

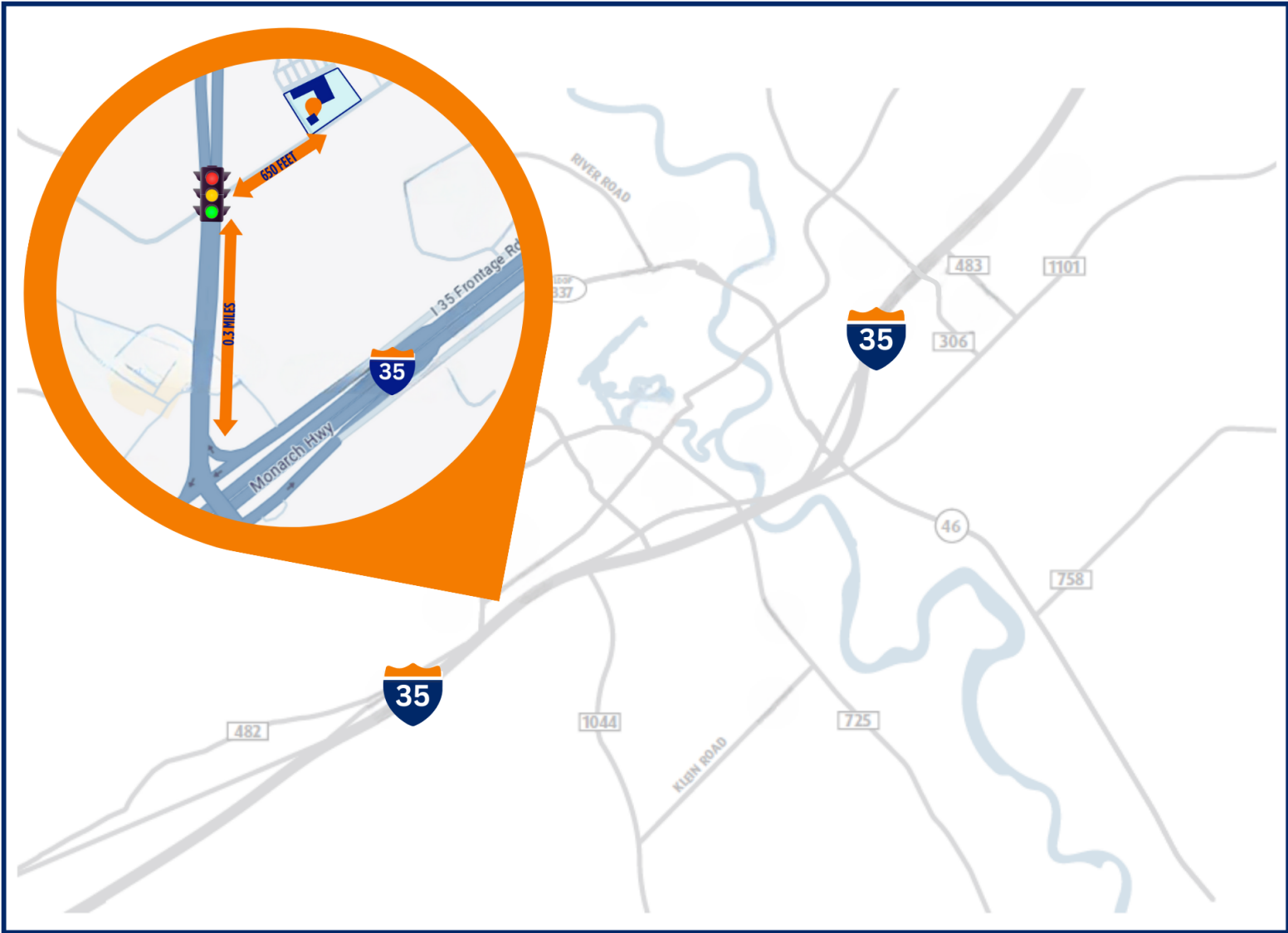
ADDITIONAL PHOTOS



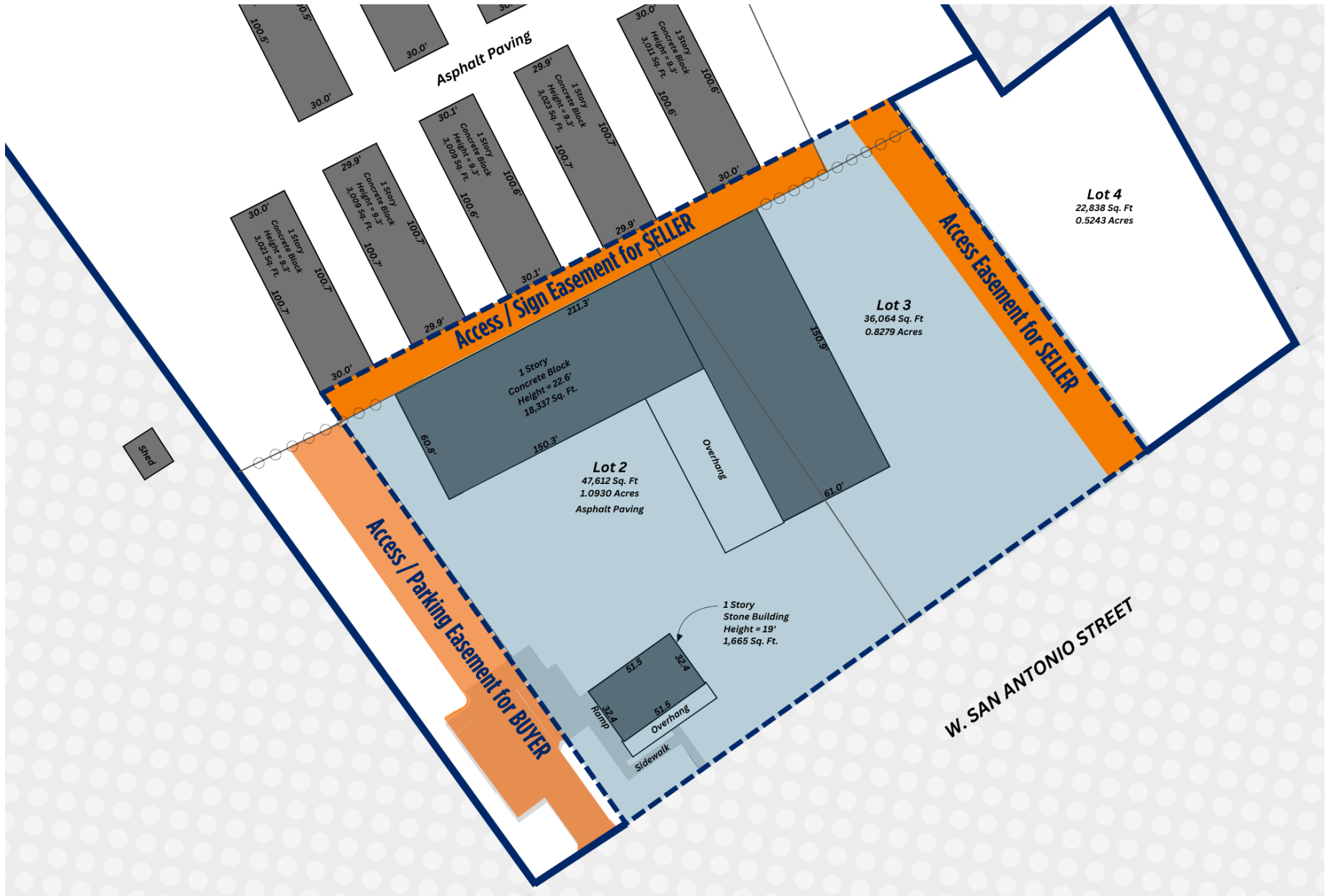
LOCATION MAP



PROXIMITY TO IH-35



EASEMENTS IN PROCESS



FLOOD MAP



SPECIAL FLOOD HAZARD AREAS	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	<ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes, Zone X Area with Flood Risk due to Levee Zone D
OTHER AREAS	<ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	<ul style="list-style-type: none"> Channel, culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	<ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	<ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/9/2024 at 11:24 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map

DEMOGRAPHICS MAP & REPORT

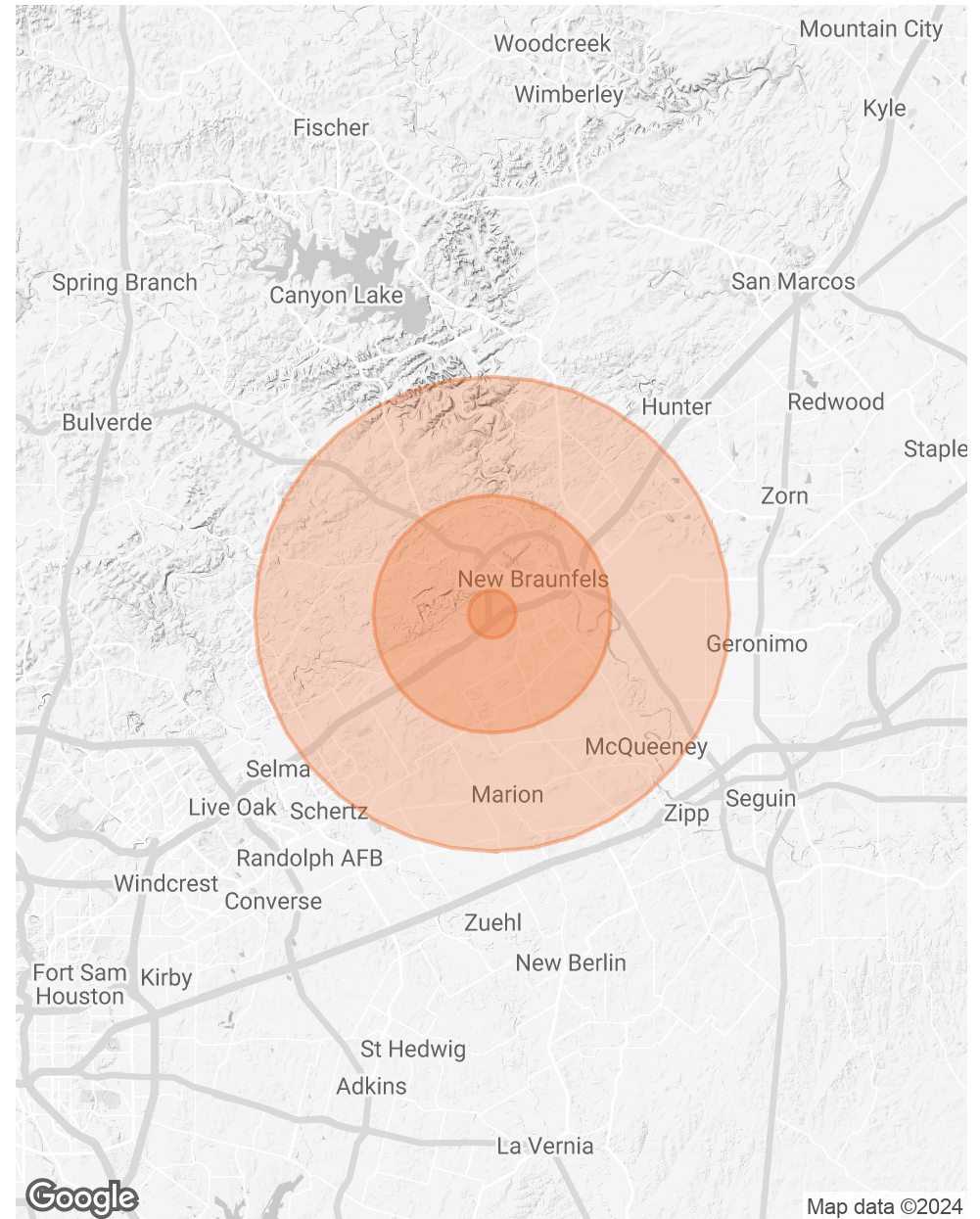
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,403	76,095	174,744
AVERAGE AGE	35.1	37.7	38.0
AVERAGE AGE (MALE)	31.4	37.2	37.0
AVERAGE AGE (FEMALE)	39.8	38.5	38.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,995	29,924	65,447
# OF PERSONS PER HH	2.7	2.5	2.7
AVERAGE HH INCOME	\$66,339	\$84,122	\$93,604
AVERAGE HOUSE VALUE	\$159,995	\$250,673	\$268,818

2020 American Community Survey (ACS)

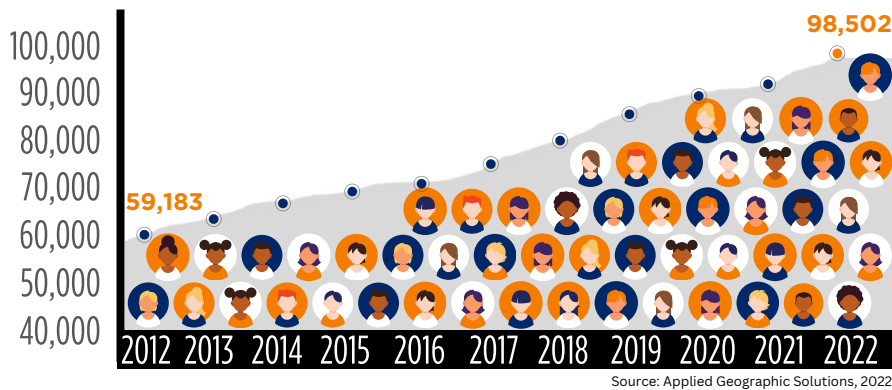


Willkommen to New Braunfels!

New Braunfels blends the character of its German namesake with the beauty of Texas Hill Country. New Braunfels' population growth can be attributed to the exceptional quality of life, excellent public schools and the prime location in the San Antonio-Austin corridor. Large-scale developments like Veramendi and Mayfair as well as corporate expansions like Continental, TaskUs North American Headquarters, and McCoy's Building Supply are validation that New Braunfels is an attractive place for residents and companies alike.

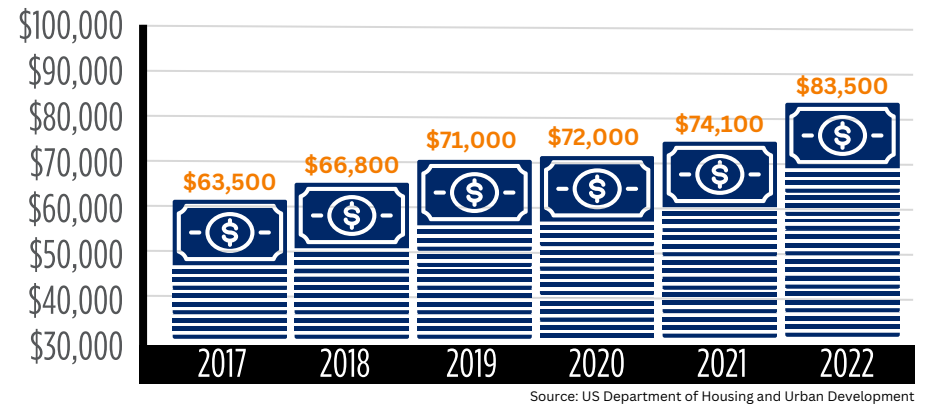
Growing Population

New Braunfels grew by **66%** since 2012, **4 times** the rate of Texas. The **highly educated** workforce is growing: 41% increase of residents with a Bachelor's degree since 2017.



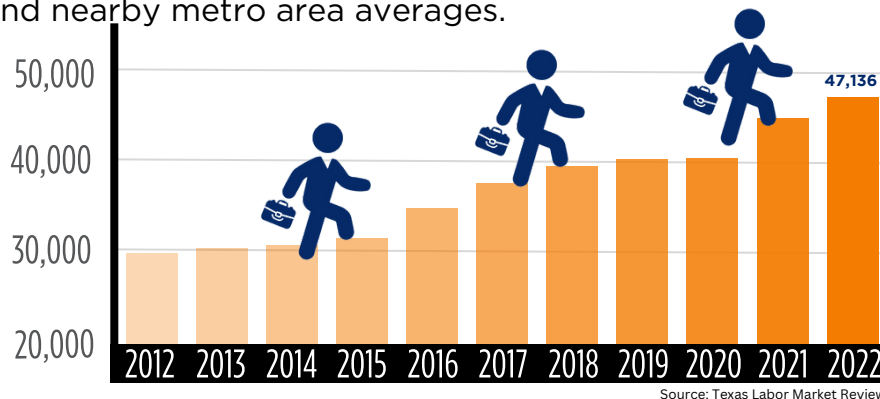
Median Household Income

Median household income in New Braunfels rose by 8% in 2022 and is **up 31% since 2017**.



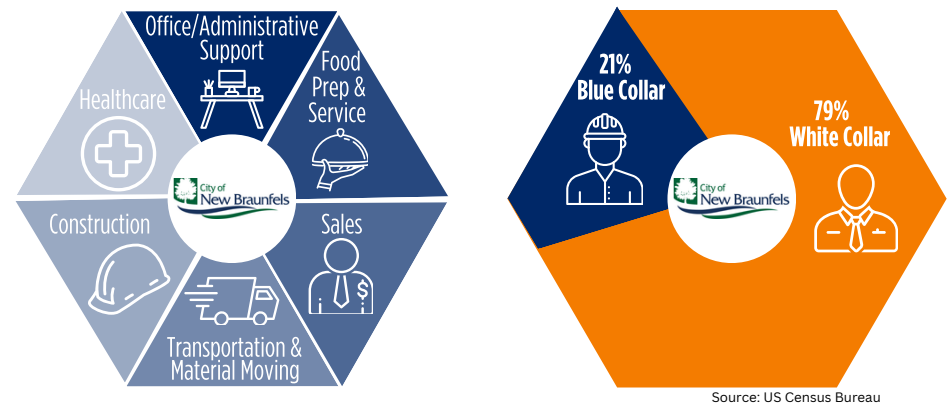
Employment

New Braunfels employment has **grown 60% since 2012** and the unemployment rate is lower than national, state and nearby metro area averages.



Largest Occupation Groups

New Braunfels has a variety of blue collar, white collar and service industry positions that make up the workforce.

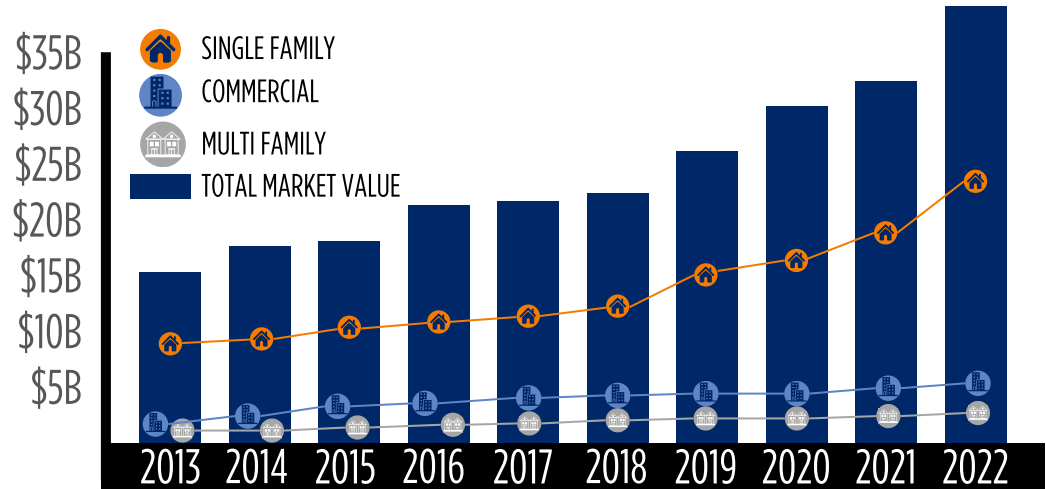


Comal County Commercial Real Estate

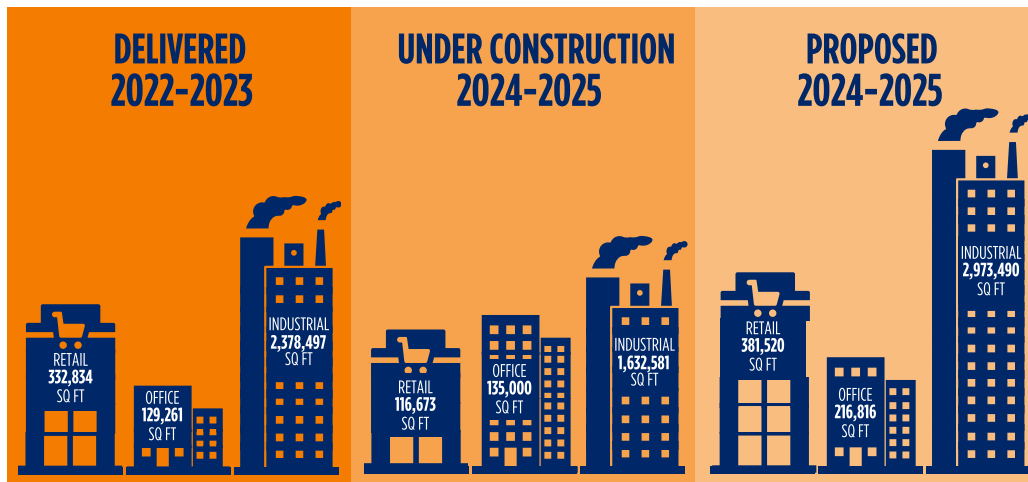
Comal County's unprecedented growth has spurred a robust commercial real estate investment and construction market. There is high demand for retail establishments, multifamily housing, office space and industrial workplaces. In addition to the growing population, the economic stability and favorable business climate (low taxes, fewer regulations, infrastructure investment, etc.) attracts businesses and investors, creating even more demand for commercial properties.

Robust Valuation Growth

New Braunfels continues to experience significant valuation increases across all property types. Commercial valuation has **appreciated by \$2.2 billion+** since 2012.



Source: Texas Comptroller



Source: CoStar

New Construction

There are **multiple developments underway** across the area that will significantly expand the inventory for retail, office and industrial real estate.

Industrial Overview for Comal County

Encouraged by the area’s population and job growth, developers are planning to deliver 1.6 million square feet to the Comal County market (8.4% of the county’s commercial inventory) in the next few years. Increases in commercial rent are outpacing other nearby metro areas. Sustained long-term growth in Comal County’s industrial real estate market is forecasted for 2024.

Key Indicators

The county is experiencing **favorable market conditions** for investments in industrial real estate.

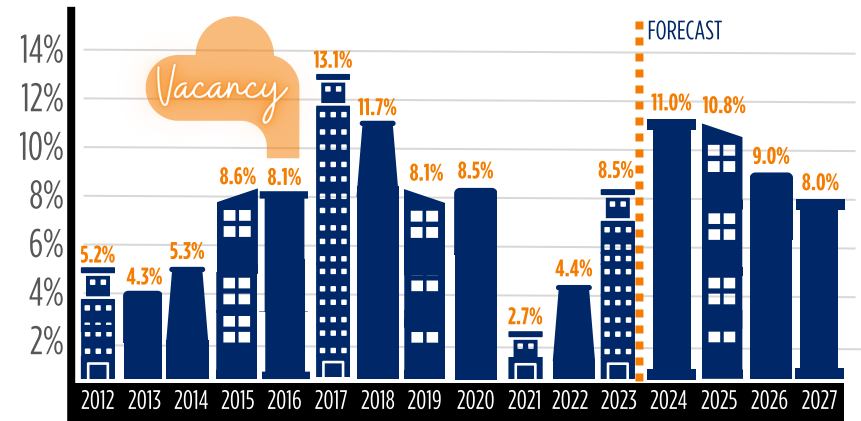
Current Quarter

RBA (Rentable Building Area) 19,504,872		Vacancy Rate 8.3%		Market Asking Rent \$10.20	
Availability Rate 15.5%	Net Absorption SF 45,925	Deliveries SF 12,000	Under Construction 1,632,581		

Source: CoStar

Industrial Vacancy

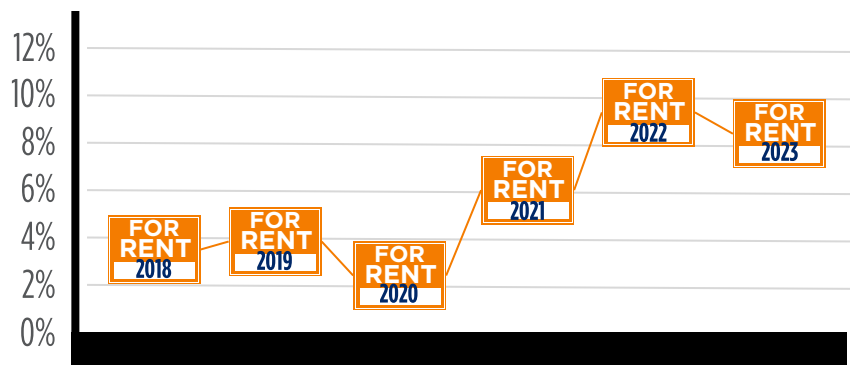
From 2012 to 2023, Comal County’s average yearly **vacancy rate has been 7.3%**.



Source: CoStar

Market Asking Rent Growth

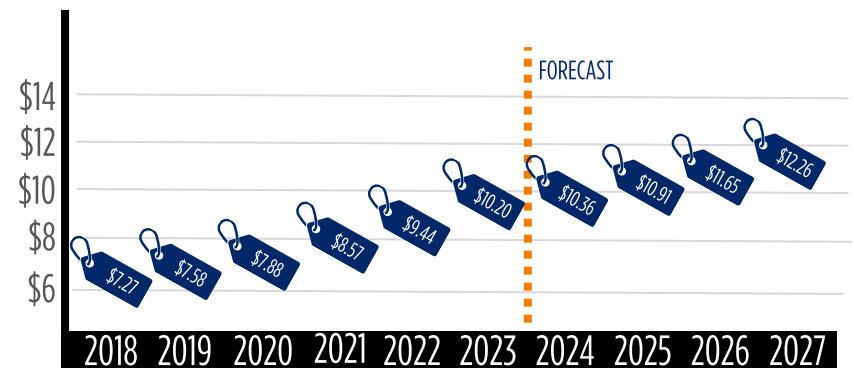
Since 2020, Comal County’s **industrial** annual growth rate in market asking rent has **trended upward**.



Source: CoStar

Industrial Rent Per Square Foot

Comal County’s industrial rent per square foot has **grown steadily since 2018** and is expected to continue.



Source: CoStar

ADVISOR BIO



TRAVIS TAYLOR MAI, CCIM

Managing Director

travis.taylor@svn.com

Direct: **830.500.3787** | Cell: **210.391.4514**

TX #549653

PROFESSIONAL BACKGROUND

Travis Taylor is a Managing Director at SVN | Traditions, holding the CCIM Designation and also the MAI Designation through the Appraisal Institute. He began his career as a commercial appraiser in 2002. In 2015, Travis opened his own firm, Trager Property Advisors. BBG, a national firm, acquired Trager Property Advisors in August of 2017.

In 2021, Travis left the appraisal profession to open and co-own SVN | Traditions, bringing over 20 years of deep analytical and valuation experience to the deal side. Travis brings a highly unique skill set to the table, with the ability to understand one of the most important aspects of any deal...value! He has worked on hundreds of assignments across all property types including: farm and ranch, industrial, multi-family, single-family residential subdivision, free standing retail, convenience stores, restaurants, multi-tenant strip shopping centers, hotel/motel and a wide variety of assignments related to income-producing properties, from small commercial to institutional investment grade.

Travis has focused much of his time advising clients, not only from a buying and selling prospective, but also in a consulting capacity. When a sale may not be the right course of action for a certain client at a given time, he's able to help them maximize value by improving net revenues, so that they are strategically positioned to realize the highest possible outcome when the client decides it is time. On the other side of the deal, buyer-clients also rely heavily on his underwriting abilities, so that their eyes are wide open. He finds tremendous satisfaction in knowing he's earned the trust of his clients with his ability to quickly, carefully and accurately size a deal, measure risk and understand the nuances that drive pricing. His buyers have a competitive advantage to quickly move forward, or move on to the next.

EDUCATION

Texas A&M University; Bachelor of Business Administration - Finance

MEMBERSHIPS

CCIM Designation - CCIM Institute
MAI Designation - Appraisal Institute
NAR - National Association of Realtors
TAR - Texas Association of Realtors
SABOR - San Antonio Board of Realtors
Rotary Club of New Braunfels



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	travis.taylor@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
Designated Broker of Firm	License No.	Email	Phone
Travis Taylor	0549653	travis.taylor@svn.com	830-500-3787
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Travis Taylor	0549653	travis.taylor@svn.com	830-500-3787
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

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.