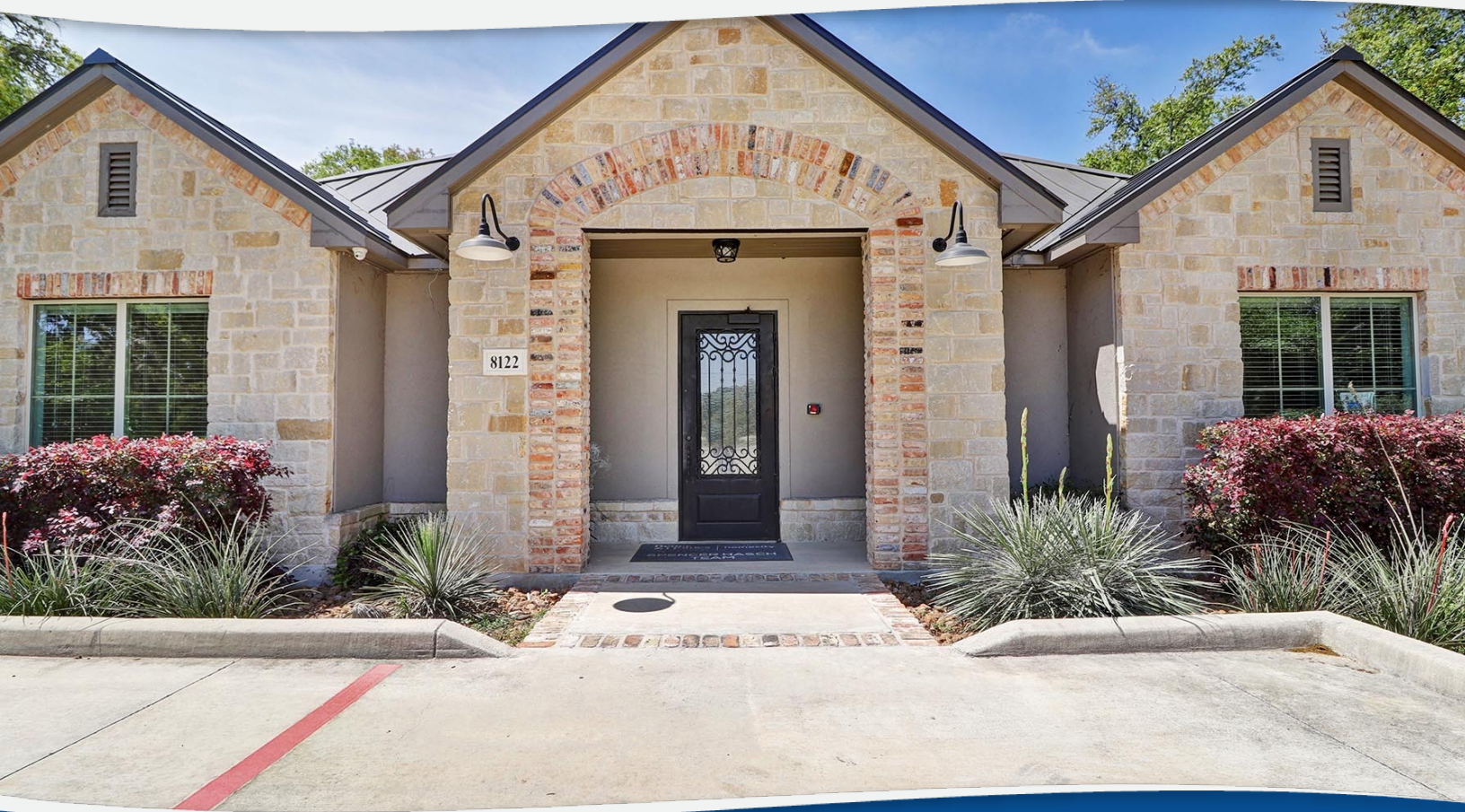




8122 WHISPER OAK SAN ANTONIO, TX 78266

FOR LEASE



- Presenting 8122 Whisper Oak, an outstanding lease opportunity in San Antonio, TX.
- This expansive property features a large, professional office interior with multiple offices and meeting spaces, providing a welcoming and efficient workspace for your team. Nestled on a serene 0.5-acre lot, the tranquil office setting offers a peaceful environment for focused work and client meetings.
- The well-designed layout and ample natural light create a productive and comfortable atmosphere. With a strategic location and generous parking, this property is ready to accommodate your business needs.
- Make a lasting impression with this exceptional office space and elevate your business to new heights.
- Asking Rate: \$23/SF/yr + NNN



PROPERTY SUMMARY



LOCATION DESCRIPTION

Situated between San Antonio and New Braunfels, the area surrounding the property offers a blend of convenience and charm. Convenient access to major highways makes commuting a breeze, while the array of dining and retail options in the area cater to every need. The location provides an exceptional balance of work and play for tenants seeking an office space in near both San Antonio and New Braunfels.

OFFERING SUMMARY

Lease Rate: \$23.00 SF/yr (NNN)

Available SF: 4,364 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	448	8,889	44,959
Total Population	1,237	23,858	124,202
Average HH Income	\$170,165	\$124,776	\$114,307



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

2021 W State Hwy 46, Suite 101, New Braunfels, TX 78132 | 830.625.6400



ADDITIONAL PHOTOS



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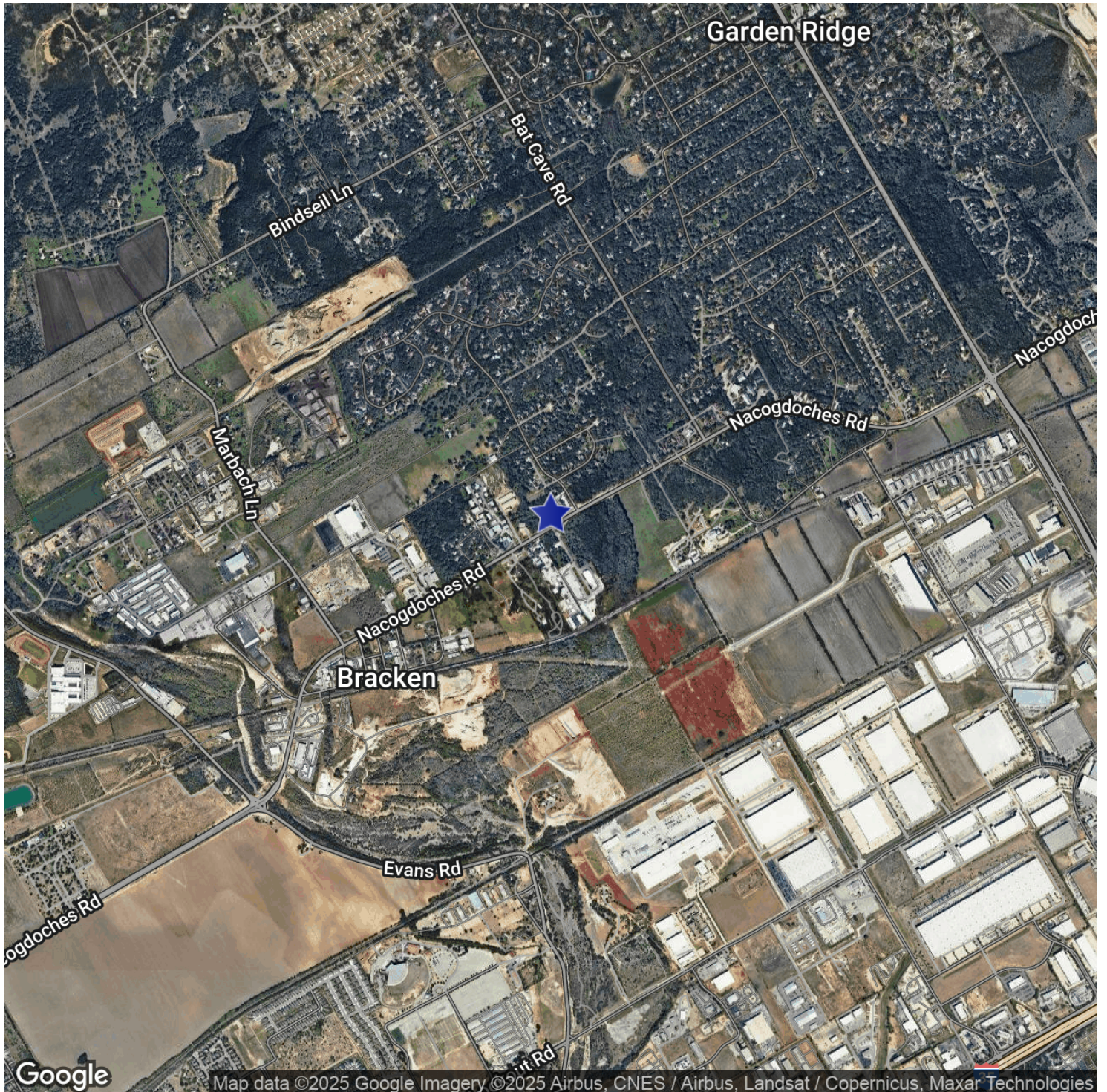
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LOCATION MAP

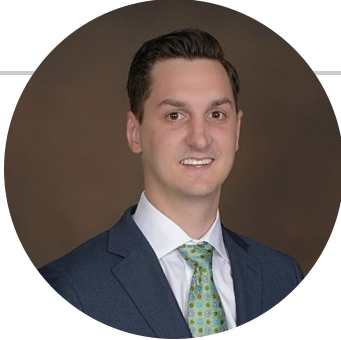


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WILL HENRY

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

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830.625.6400



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

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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.

Legacy Commercial Real Estate	593525		(830)625-6400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mike Ybarra	376986	mike@legacycommercialre.com	(830)625-6400
Designated Broker of Firm	License No.	Email	Phone
Cory Elrod	565826	cory@legacycommercialre.com	(830)625-6400
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Will Henry	668108	will@legacycommercialre.com	(830)625-6400
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

IABS 1-0 Date