

FOR SALE OR LEASE RAIL SERVED MANUFACTURING FACILITY

±346,104 SF | Rail Served

partners

PARTNERSREALSTATE.COM



PROPERTY SIZE:

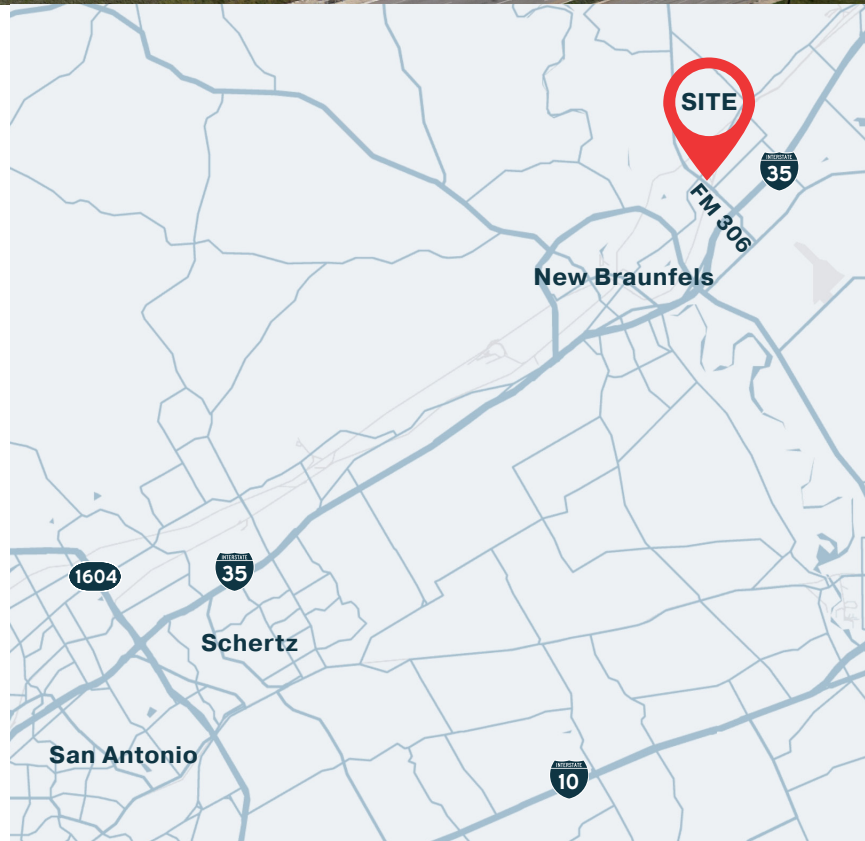
- Total Building Area: ±346,104 SF
- Manufacturing Area: ±136,000 SF
- Distribution Area: ±200,000 SF
- Office Area: ±10,000 SF
- Yard Space or Expansion: ±13 Acres

PROPERTY FEATURES:

- Office Space, Finished to Suit
- 24' Clear Height
- 7 Cranes
- 13 Docks High Doors
- 3 Grade Level
- Emergency Generator
- 9,000A of Power
- Future ESFR Sprinkler System
- Zoning: Heavy Industrial/Manufacturing
- 13 Acres of Yard Space

SALE PRICE: Contact Broker

LEASE RATE: Contact Broker



766 FM 306
New Braunfels, TX 78130

partners

JOHN COLGLAZIER, SIOR

PARTNER
tel 210 771 0295

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SITE PLAN

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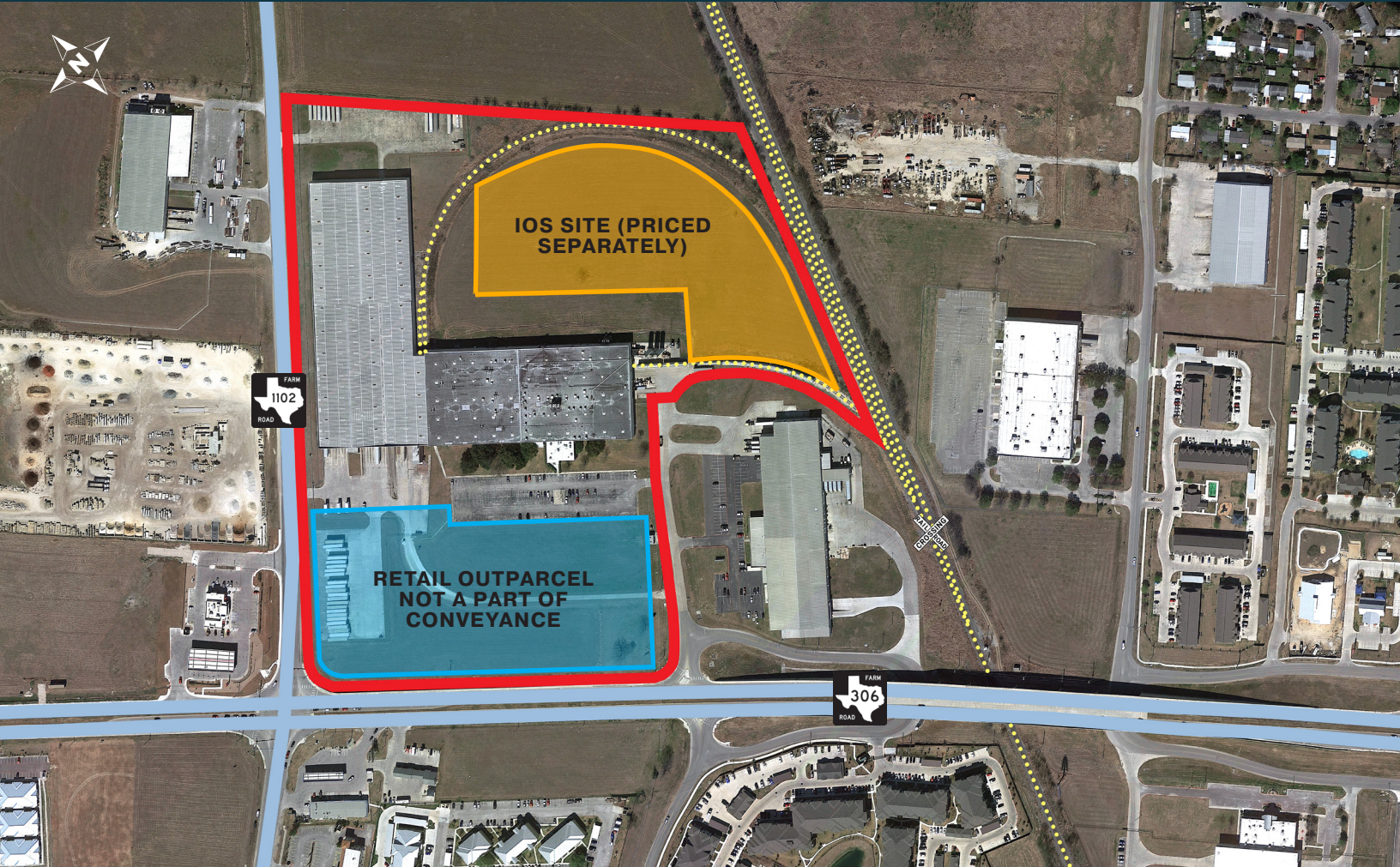
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Driving Distance

	Miles
Interstate 35	1.5 miles
San Antonio International Airport	31.1 miles
Tesla Giga Texas	53.4 miles
Austin	56 miles
Laredo International Trade Bridge	188 miles
Dallas	239 miles



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POPULATION
2023

1 mile	5,615
3 miles	34,547
5 miles	74,677



HOUSEHOLD INCOME
2022

1 mile	95,505
3 miles	98,510
5 miles	109,146



TRAFFIC COUNTS
2022

FM 306	35,957 VPD
FM 1102	13,293 VPD

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Docks



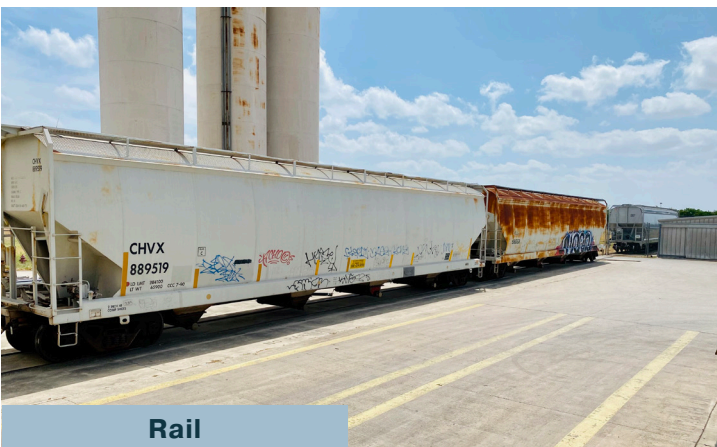
Trailer Parking



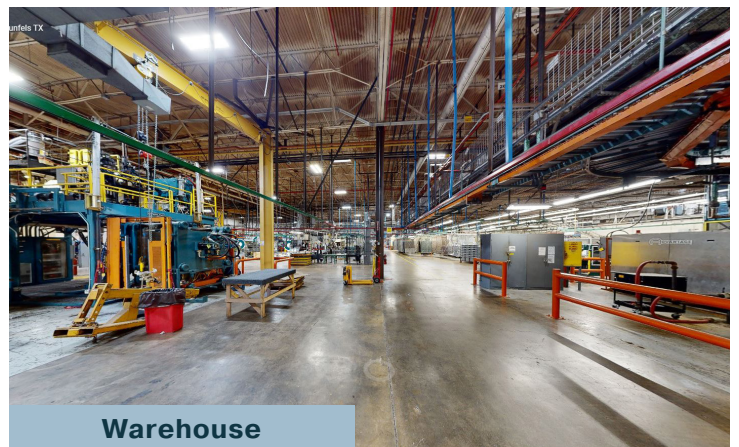
Warehouse



Office



Rail



Warehouse

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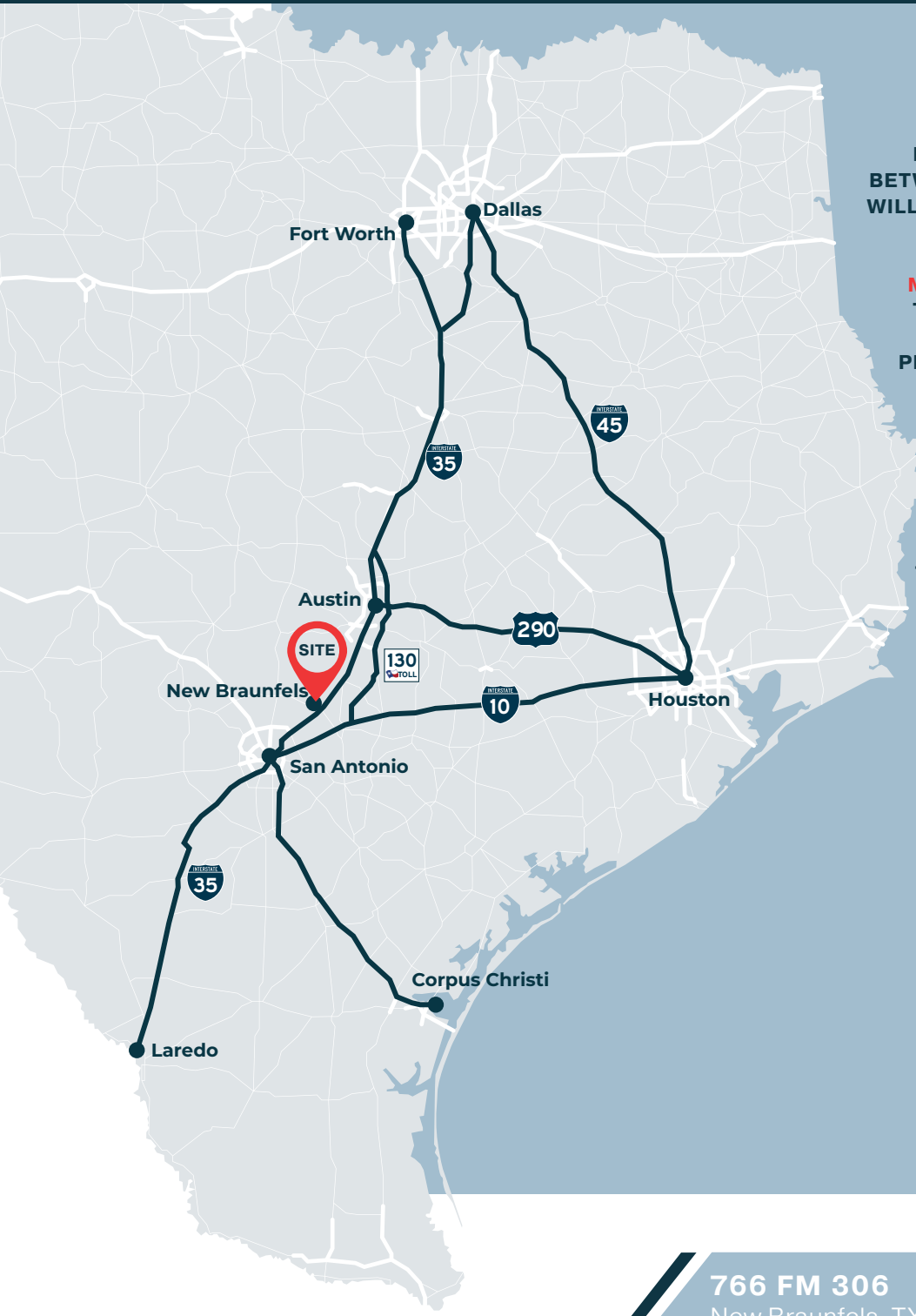
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TEXAS TRIANGLE

IS PROJECTED TO GROW BY 3.5 MILLION BETWEEN NOW AND 2030. THE ENTIRE AREA WILL BECOME **ONE GIANT METROPOLIS** WITH A 19 PERCENT GROWTH IN RESIDENTS—FROM 18.14 MILLION IN 2015 TO **21.65 MILLION IN 2030**—BRINGING IT CLOSE TO THE CURRENT POPULATION OF THE NEW YORK CITY METRO AREA (20.18 MILLION PEOPLE). (U.S. Census Bureau and forecasts from the Texas Office of the State Demographer)

NO. 1

JOB CREATOR IN THE NATION
TEXAS IS PROJECTED TO ADD ONE MILLION JOBS BY 2023
(Forbes)

NO. 2

LARGEST WORKFORCE IN THE US
(U.S. CENSUS BUREAU)

50+

FORTUNE 500 COMPANY HQ
IN THE TRIANGLE METROS

PORT OF HOUSTON

2ND LARGEST PORT
BY VOLUME OF TONNAGE IN THE U.S.

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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:
 - 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.

PCR Brokerage San Antonio, LLC dba Partners	9003952	licensing@partnersrealestate.com	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4626
Designated Broker of Firm	License No.	Email	Phone
Scott Lunine	787298	scott.lunine@partnersrealestate.com	713 629 0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John Colglazier	448698	john.colglazier@partnersrealestate.com	210-771-0295
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date