

# 557 West New Braunfels St

Sequin TX 78155

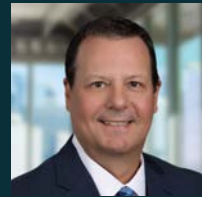
Offering Memorandum

partners






## PRIMARY CONTACTS



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Vice President


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Austin, TX 78746

### HOUSTON - HQ

+ 713 629 0500  
1360 Post Oak Blvd, Suite 1900  
Houston, TX 77056

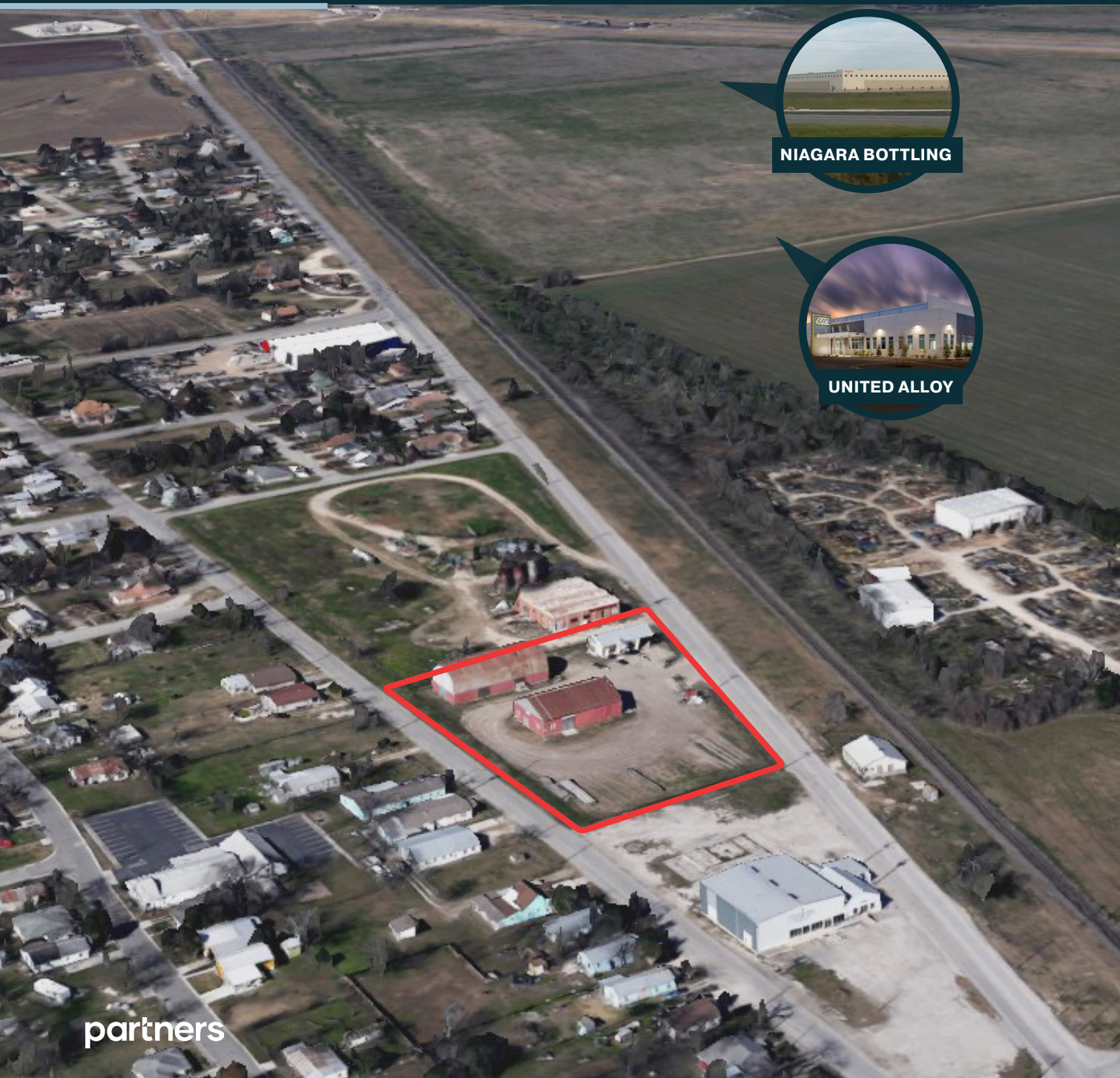
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Dallas, TX 75202

### SAN ANTONIO

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San Antonio, TX 78209

# PROPERTY OVERVIEW



**NIAGARA BOTTLING**



**UNITED ALLOY**

**557 WEST NEW BRAUNFELS ST**  
PARCEL ADDRESS

**51260**  
PROPERTY ID #

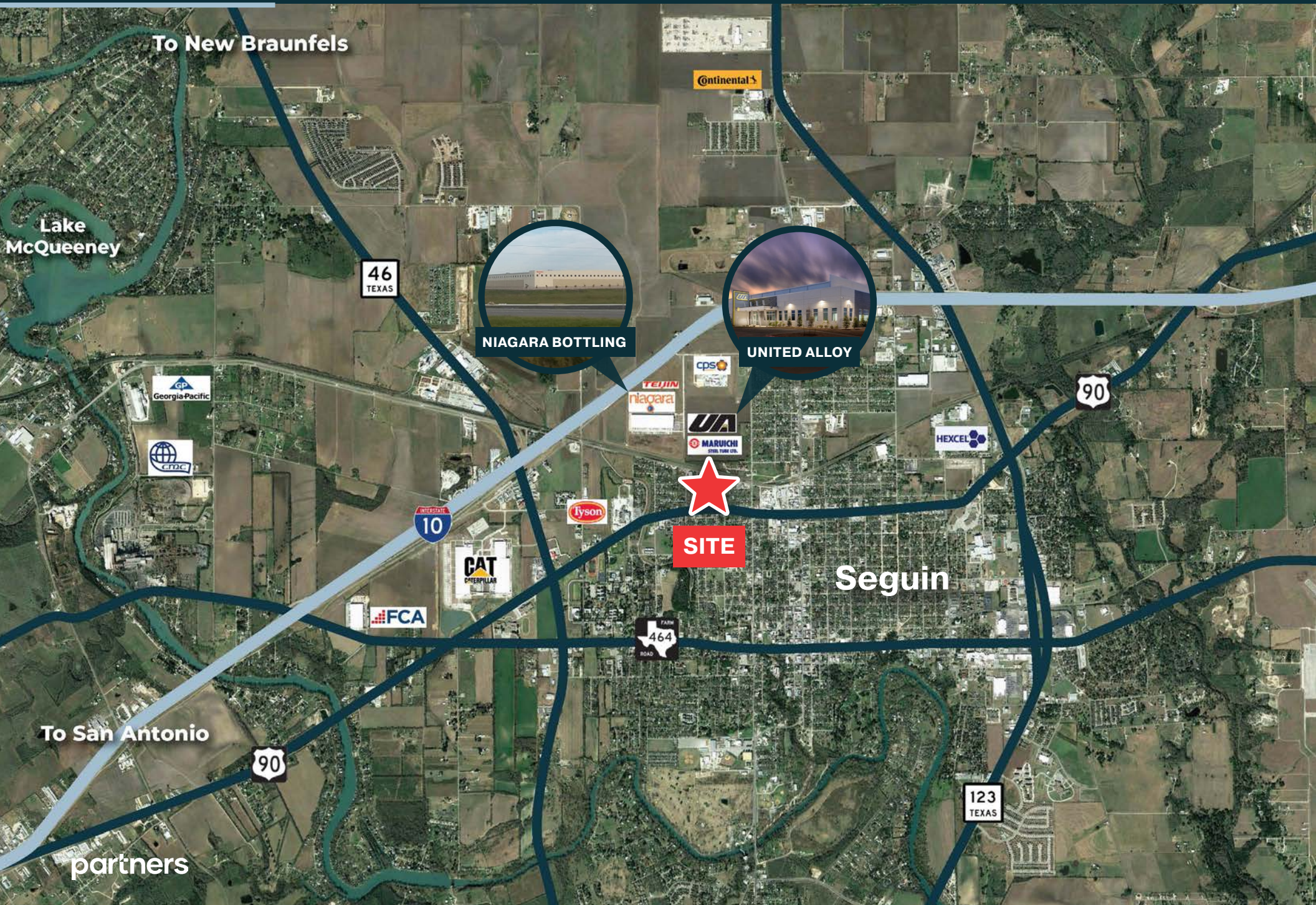
**2G0006-0000-13010-0-00**  
PARCEL ID

**9,081 SF**  
THREE BUILDINGS

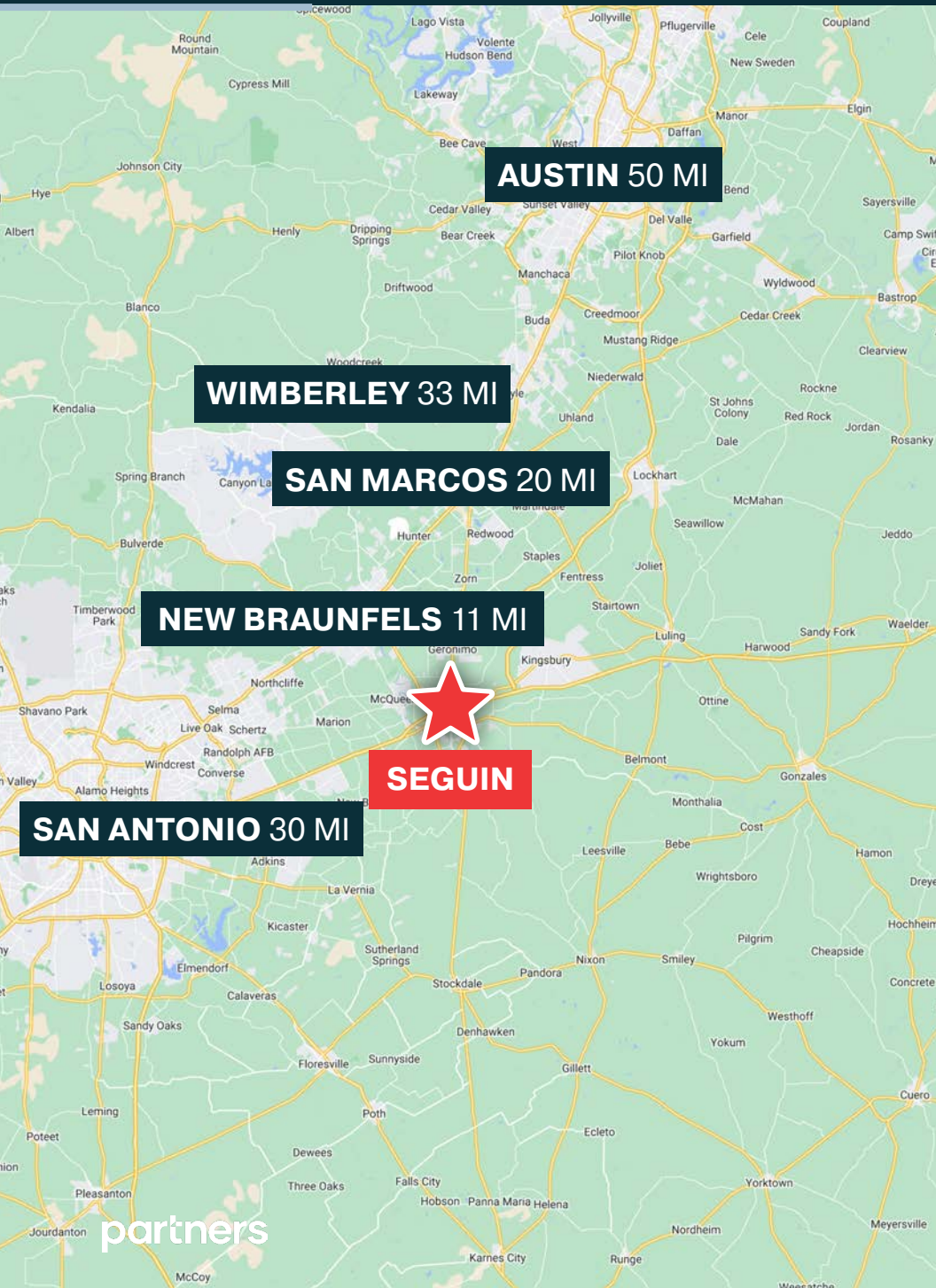
**\$102.41 / SF**  
PRICE PER SF

**\$930,000**  
VALUE

# PROPERTY OVERVIEW



# DEMOGRAPHICS



**AUSTIN 50 MI**

**WIMBERLEY 33 MI**

**SAN MARCOS 20 MI**

**NEW BRAUNFELS 11 MI**

**SEGUIN**

**SAN ANTONIO 30 MI**



## POPULATION

2023 Population

2028 Population Projection

	1 MILE	5 MILES	10 MILES
2023 Population	9,603	43,507	71,563
2028 Population Projection	10,115	46,319	76,185



## HOUSEHOLDS

2023 Households

Annual Growth 2023-2028

	1 MILE	5 MILES	10 MILES
2023 Households	2,937	15,489	25,199
Annual Growth 2023-2028	1.1%	1.3%	1.3%



## HOUSEHOLD INCOME

Avg Household Income

	1 MILE	5 MILES	10 MILES
Avg Household Income	\$54,232	\$75,737	\$83,478



## DAYTIME EMPLOYMENT

Employees

Businesses

	1 MILE	5 MILES	10 MILES
Employees	2,510	20,039	24,718
Businesses	258	1,825	2,547



## DISCLAIMER

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

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Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

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**557 & 607 West New Braunfels St**

Sequin TX 78155

**Offering Memorandum**

**partners**

# partners

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**PARTNERSREALESTATE.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.

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-620-0500
Designated Broker of Firm	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-620-0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Todd Mahler	686323	todd.mahler@partnersrealestate.com	512-643-8071
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](http://www.trec.texas.gov)

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