

**LEASE**

# 6176 FM 725 Warehouse/Flex Space For Lease

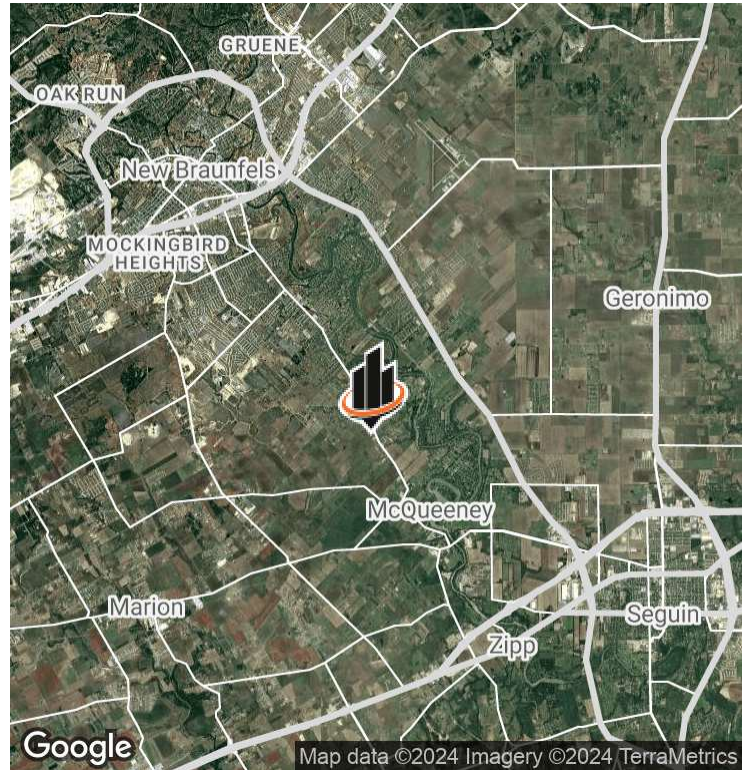
**6176 FM 725**  
New Braunfels, TX 78130

---

**PRESENTED BY:**

**STEVE RODGERS CPM®, CCIM**  
O: 830.500.3787  
steve.rodgers@svn.com  
TX #0510821

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$11.00 SF/yr (NNN)
<b>NUMBER OF UNITS:</b>	1
<b>AVAILABLE SF:</b>	3,240 SF
<b>BUILDING SIZE:</b>	3,240 SF

## PROPERTY DESCRIPTION

SVN | Traditions is pleased to offer to the market this recently renovated, industrial / flex space for lease. The property offers a single tenant both warehouse space and office space uses with ample on-site parking. The warehouse space includes three overhead, grade level doors with cross docking and a covered outdoor area. The office includes a full bathroom, full kitchen, and office area on the first floor and two private offices and a full bathroom on the second floor.

## PROPERTY HIGHLIGHTS

- Great location
- Visibility on FM 725
- Single tenant

**STEVE RODGERS CPM®, CCIM**

O: 830.500.3787

steve.rodgers@svn.com

TX #0510821

## ADDITIONAL PHOTOS



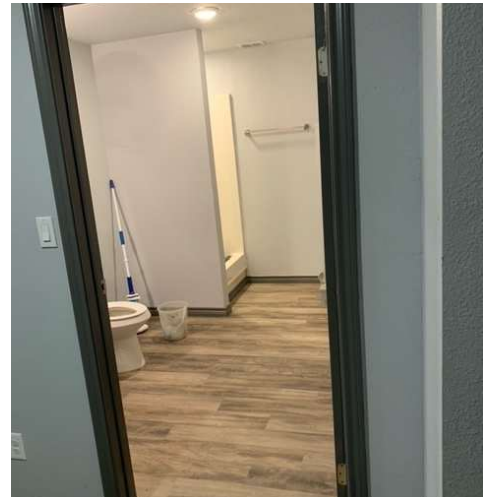
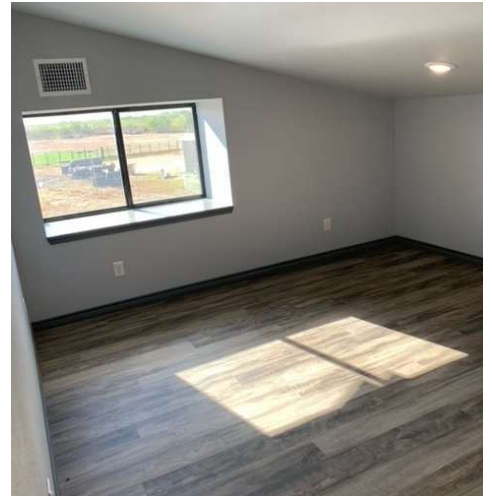
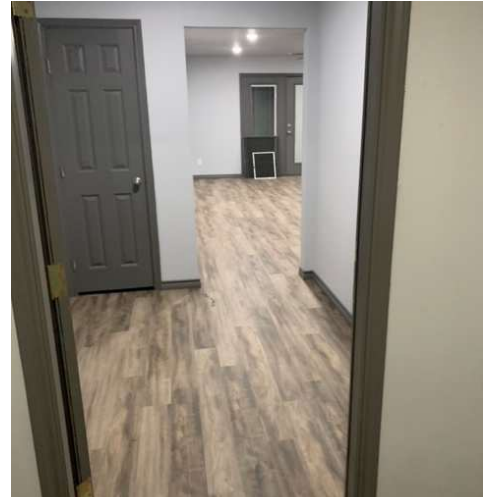
**STEVE RODGERS CPM®, CCIM**

O: 830.500.3787

steve.rodgers@svn.com

TX #0510821

## ADDITIONAL PHOTOS



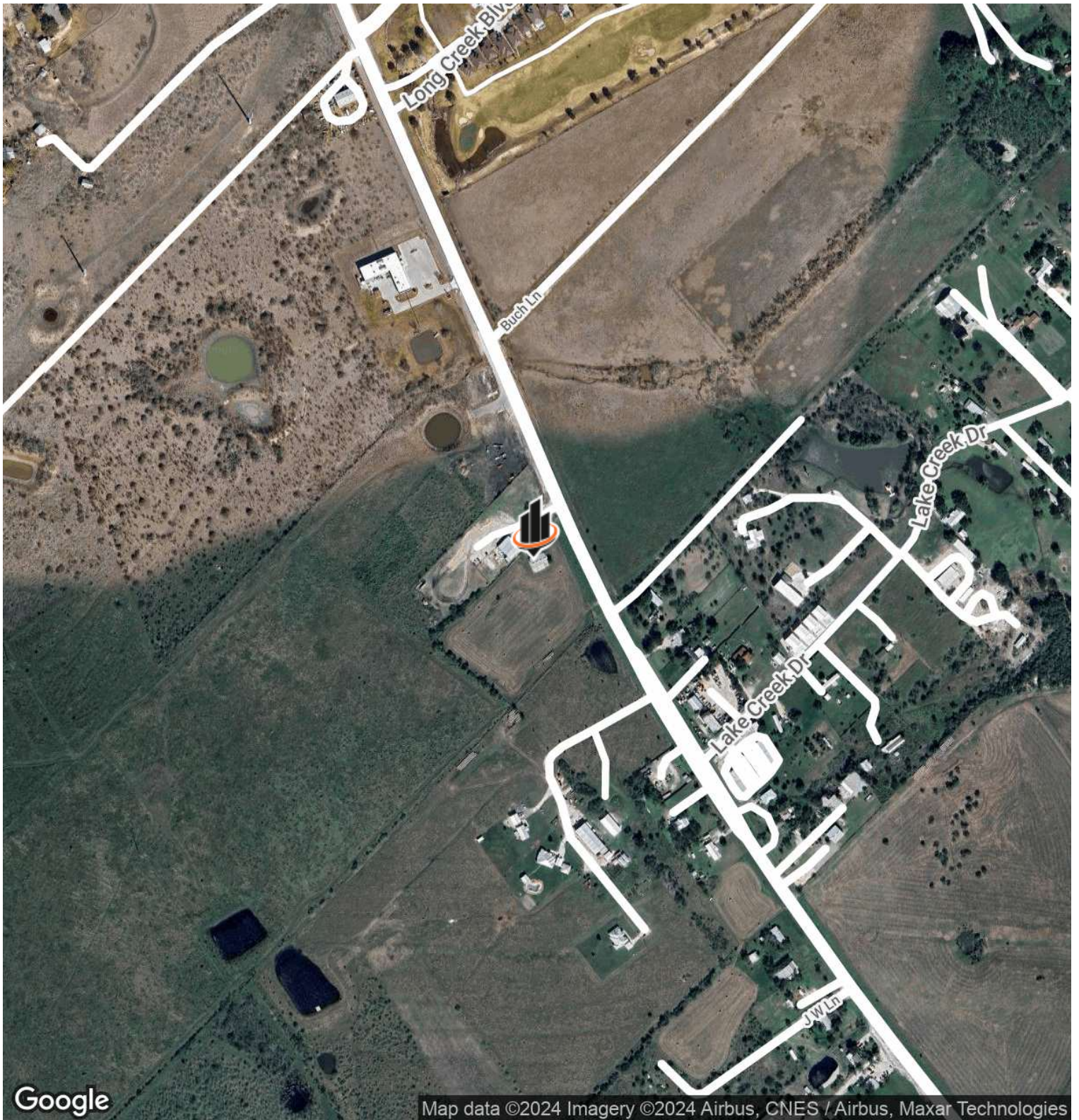
**STEVE RODGERS CPM®, CCIM**

O: 830.500.3787

steve.rodgers@svn.com

TX #0510821

# LOCATION MAP



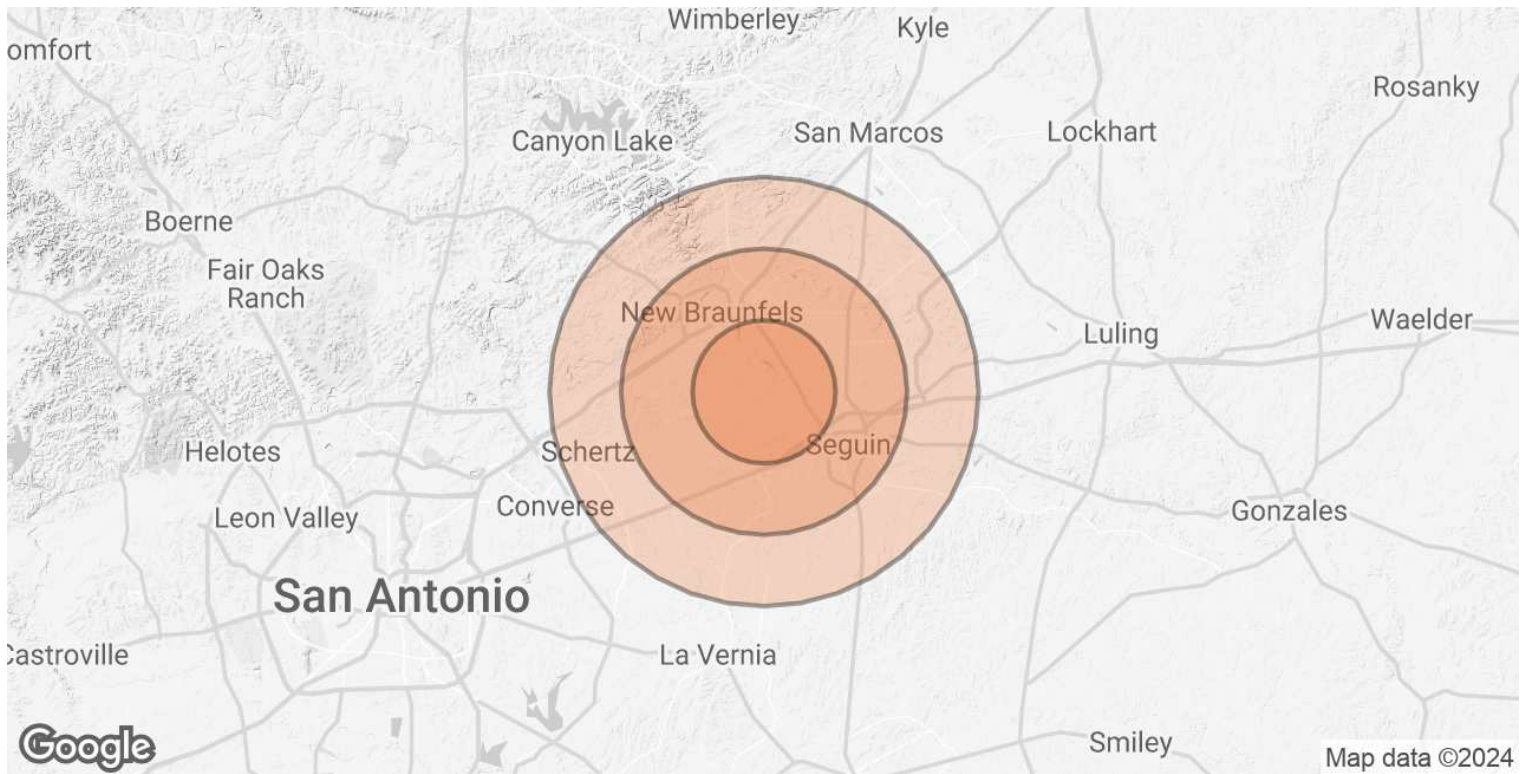
**STEVE RODGERS CPM®, CCIM**

O: 830.500.3787

steve.rodgers@svn.com

TX #0510821

# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
<b>TOTAL POPULATION</b>	50,092	204,836	307,648
<b>AVERAGE AGE</b>	38	39	40
<b>AVERAGE AGE (MALE)</b>	37	38	39
<b>AVERAGE AGE (FEMALE)</b>	39	40	41
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	17,423	73,929	111,504
<b># OF PERSONS PER HH</b>	2.9	2.8	2.8
<b>AVERAGE HH INCOME</b>	\$115,634	\$110,688	\$116,539
<b>AVERAGE HOUSE VALUE</b>	\$358,434	\$354,164	\$373,139

Demographics data derived from AlphaMap

**STEVE RODGERS CPM®, CCIM**

O: 830.500.3787

steve.rodgers@svn.com

TX #0510821



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	steve.rodgers@svn.com	830-500-3787
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Steve Rodgers</b>	0510821	steve.rodgers@svn.com	830-500-3787
Designated Broker of Firm	License No.	Email	Phone
<b>Steve Rodgers</b>	0510821	steve.rodgers@svn.com	830-500-3787
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Steve Rodgers</b>	0510821	steve.rodgers@svn.com	830-500-3787
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date