



931 N BUSINESS IH 35 NEW BRAUNFELS, TX 78130

FOR LEASE



- Introducing a prime leasing opportunity at 931 N Business IH 35, New Braunfels, TX, 78130. This exceptional property offers a highly visible and easily accessible location, ideal for businesses seeking a strategic commercial base.
- Boasting a 1,252 SF open floor plan, this versatile space provides multiple possibilities for customization.
- The property offers plenty of parking and is perfectly poised to accommodate a wide range of business needs. Take advantage of this remarkable location to elevate your business presence and drive success.
- Building will be shared with an Optometrist. Ideal users: Medical Office, Physical Therapist, Chiropractor, Real Estate Office, Insurance Office.
- Lease Rate: \$24/SF/year + NNN



PROPERTY SUMMARY



LOCATION DESCRIPTION

Conveniently located near IH 35 and Hwy 46. Surrounded by an abundance of restaurants and retail outlets.

New Braunfels is now the nation's second-fastest growing city with a population of 50,000 or more, according to estimates released by the U.S. Census Bureau. 2013, New Braunfels was the 18th fastest growing city, in 2014, it was the 13th fastest growing city, and in 2015 it is the 2nd fastest growing city.

2015 total population is 70,543, a 6.6% increase from 2014. Since 2000, total population has increased by 54%.

Comal County in which New Braunfels lies was recently ranked the 7th fastest growing large county in the US.

Such growth is attributed to its location on IH35 in between two of the fastest growing metropolises in the nation, Austin and San Antonio.



OFFERING SUMMARY

Lease Rate: \$24.00 SF/yr (NNN)

Available SF: 1,252 SF

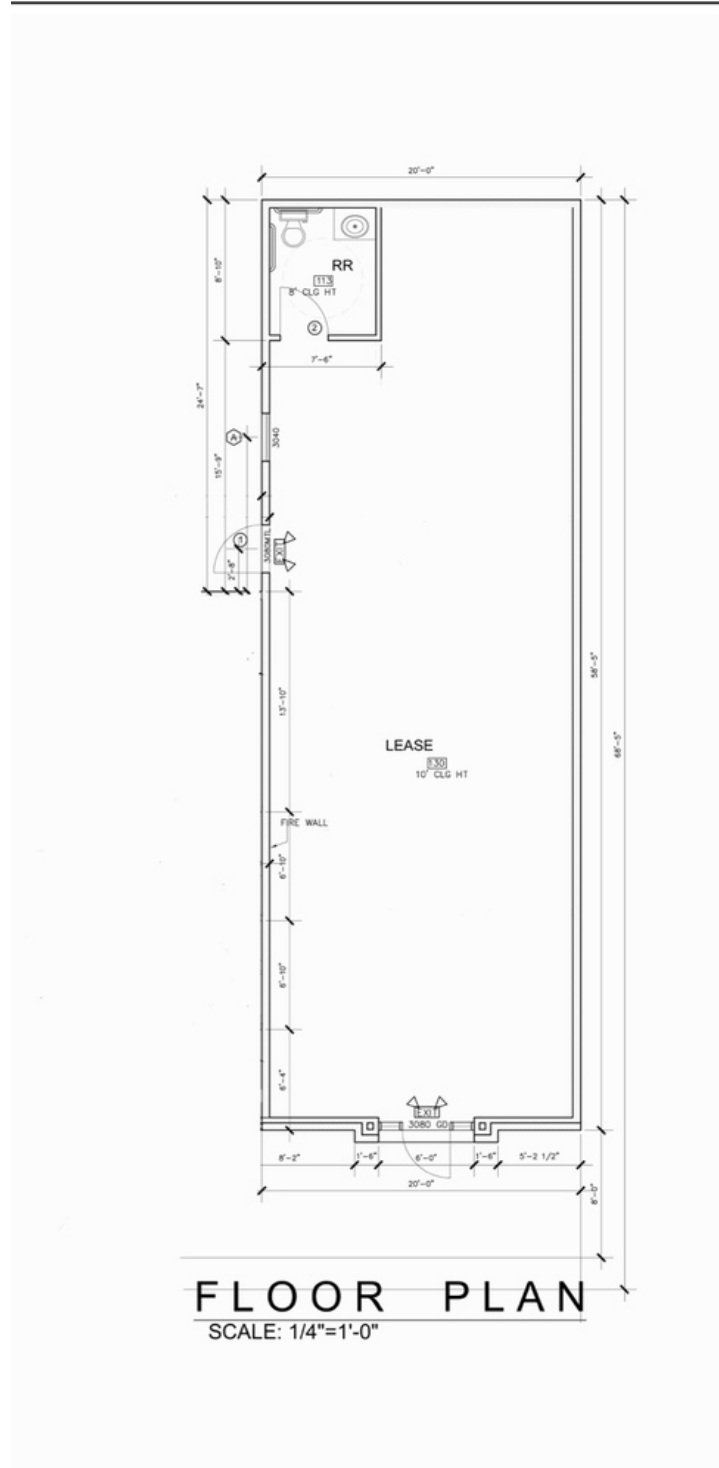
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LEGACY COMMERCIAL REAL ESTATE

www.legacycommercialre.com

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

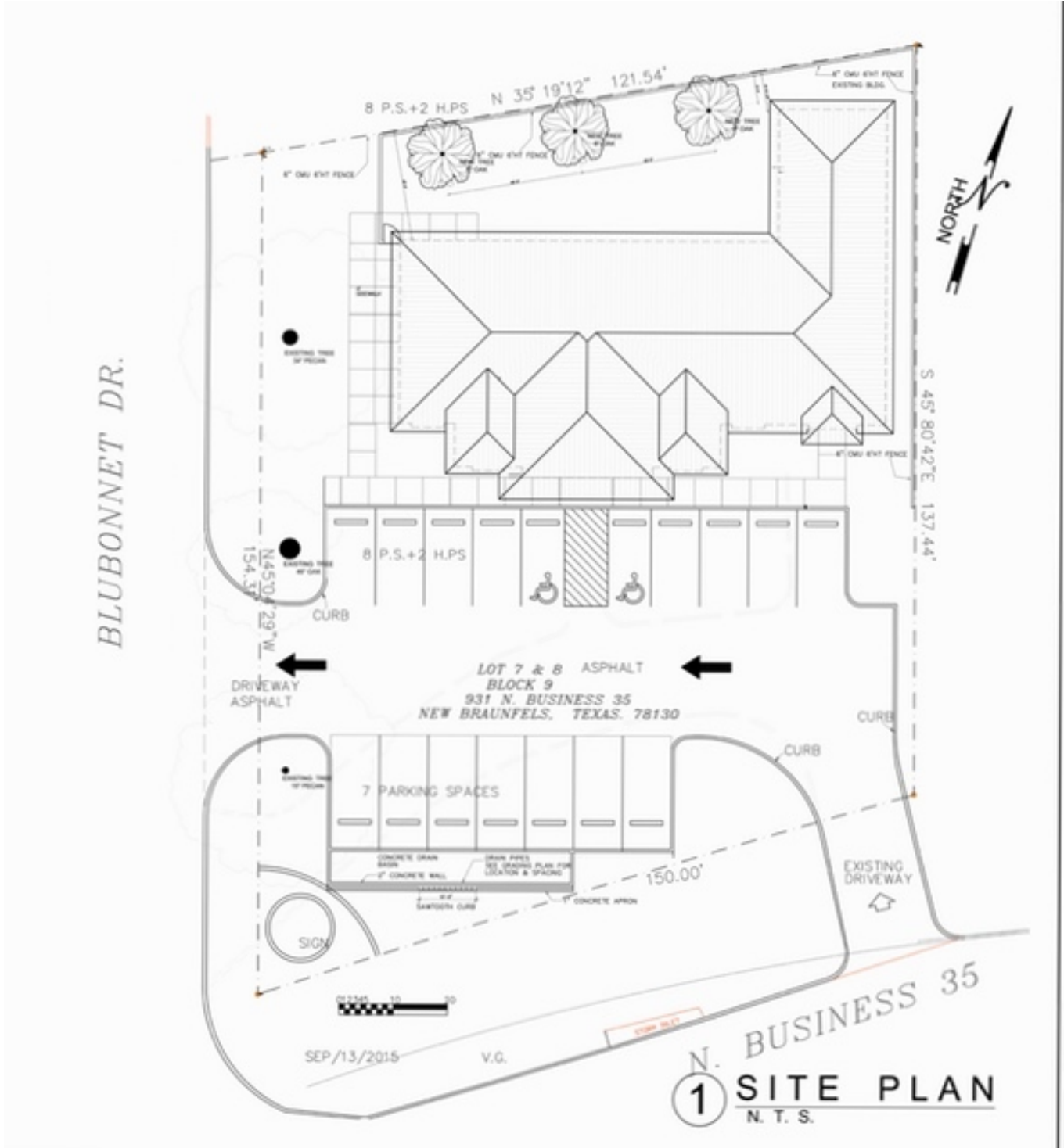
FLOOR PLAN



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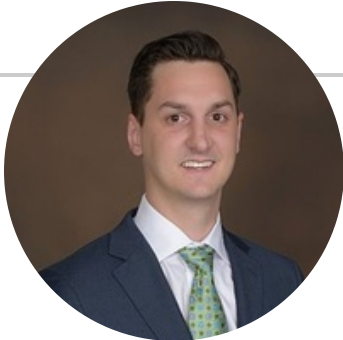
SITE PLAN



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WILL HENRY

Associate

will@legacycommercialre.com

Direct: 830.312.7396 | 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.

MEMBERSHIPS

- Current member of New Braunfels Jaycees (2018-present)
- Leadership New Braunfels Graduate (2019)
- Current Member of the New Braunfels Chamber & Transportation Committee

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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.

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|-----------------------------------------------------------------------|---------------|------------------------------------|----------------------|
| 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