

FOR LEASE

**262,343 SF
AVAILABLE**

**HOLCAN
INDUSTRIAL PARK
BUILDING 2**



Please forward all inquiries to:

MICHAEL MCKINLEY

Vice President

512.391.0718 x 100 (o)

512.773.6170 (c)

mmckinley@stcroixca.com

JOHN W. COLLINS IV

Executive Managing Director

512.391.0718 x 141 (o)

jcollins@stcroixca.com

HOLCAN INDUSTRIAL PARK

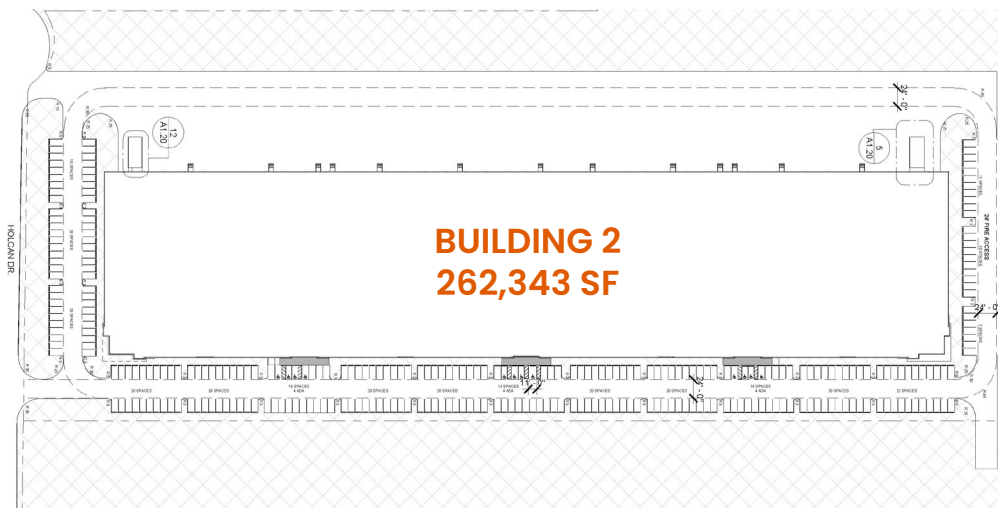
[CLICK TO
SEE
PROJECT VIDEO](#)

PROPERTY PROFILE

Address:	679 Holcan Dr, Bldg II New Braunfels, TX 78130
Rate:	Negotiable
Availability:	262,343 SF
Total Acreage:	16.48 AC
Parking:	276 Spaces
Year Built:	Q4 2023
Property Type / Subtype:	Industrial / Warehouse
Building Class:	A

EXISTING BUILDING SPECS

- Dimensions: 242' x 1092'
- Clear Height: 30'
- Power: 1600 amps 480V, 3-Phs
- Loading Doors: 66 Dock High 2 Ramp Served
- Truck Court Depth: 130'
- Triple Freeport Designation
- ESRF Fire Sprinklers
- Column Spacing: 52' x 48.5'
- 39 7' x 7' Clerestory Windows
- 6" Concrete Slab
- TPO Roof



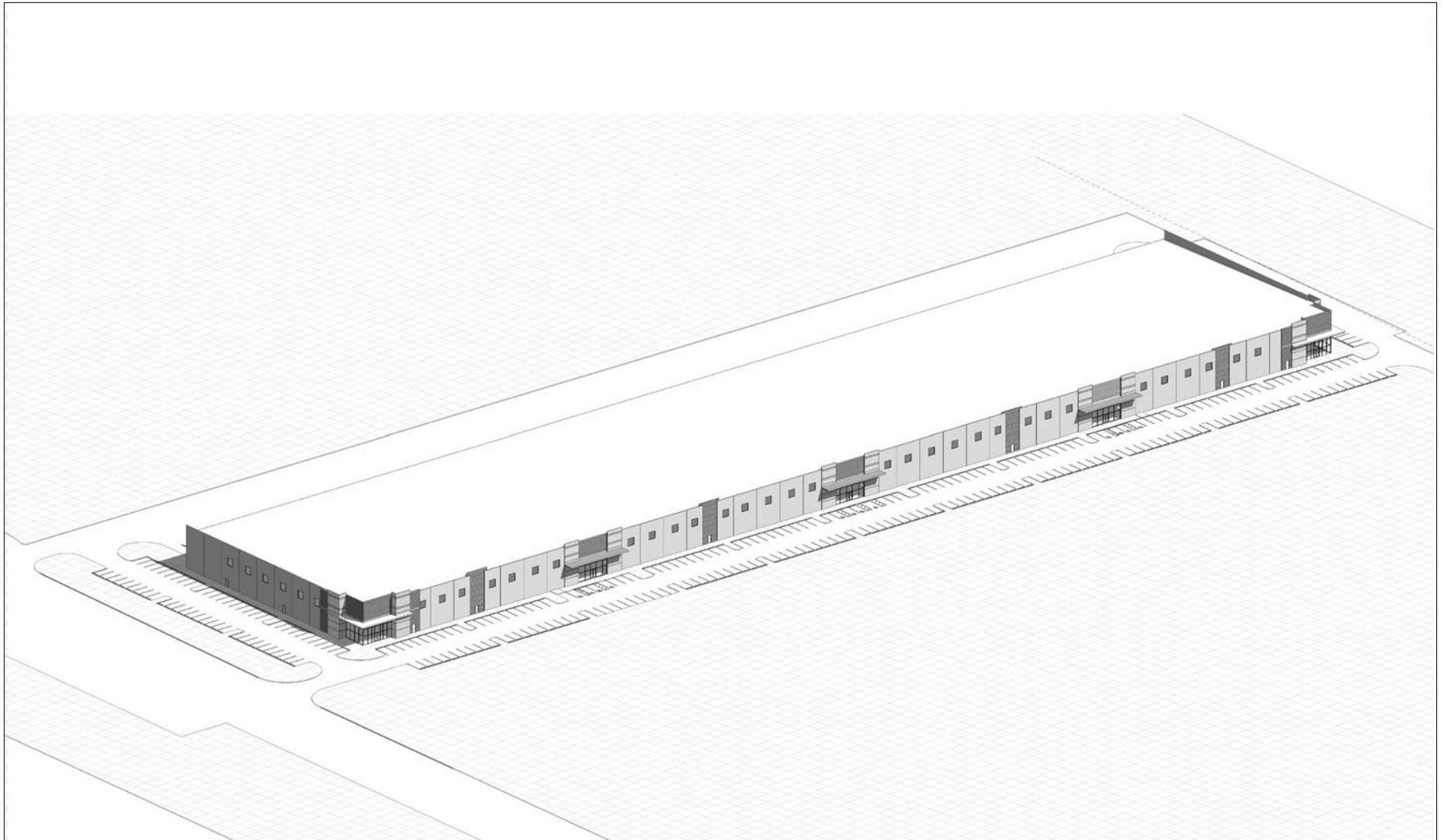
HOLCAN INDUSTRIAL PARK

SITE PLAN



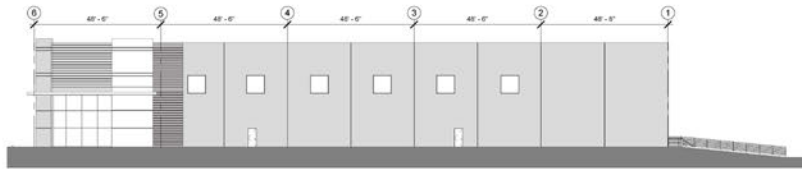
HOLCAN INDUSTRIAL PARK

RENDERING

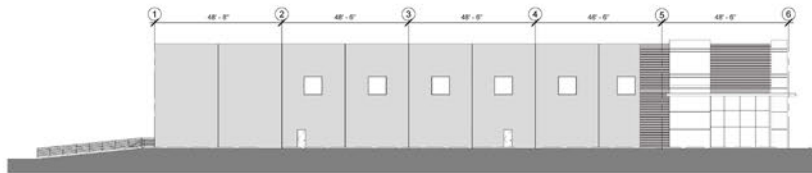


HOLCAN INDUSTRIAL PARK

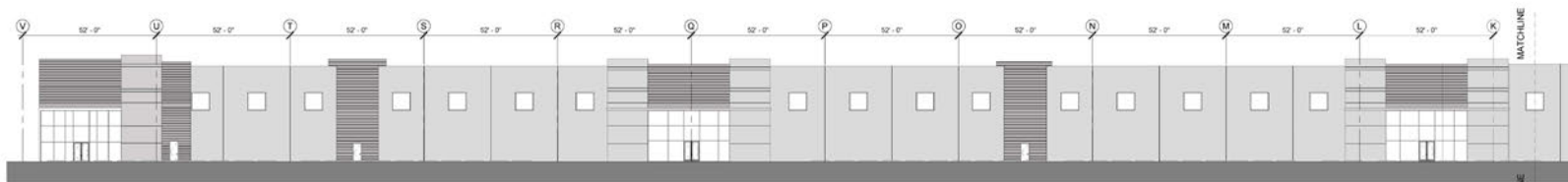
ELEVATIONS



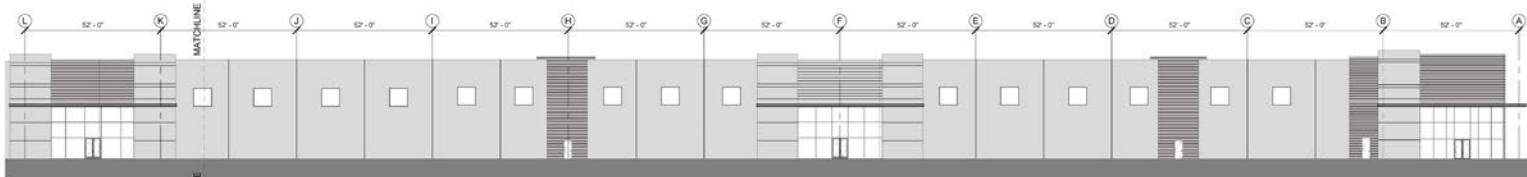
NORTH ELEVATION
1" = 20'-0" 12



SOUTH ELEVATION
1" = 20'-0" 11



EAST ELEVATION - B
1" = 20'-0" 2



EAST ELEVATION - A
1" = 20'-0" 1

KEYNOTES - ELEVATIONS

NOTE

METHOD architecture
14911 HARDY CREEK BLVD
DALLAS, TEXAS 75244
(214) 874-1549

REVISIONS:

DATE	DESCRIPTION

METHOD ARCHITECTURE, LLC
ARCHITECTS AND PLANNERS
14911 HARDY CREEK BLVD
DALLAS, TEXAS 75244
(214) 874-1549
www.methodarch.com

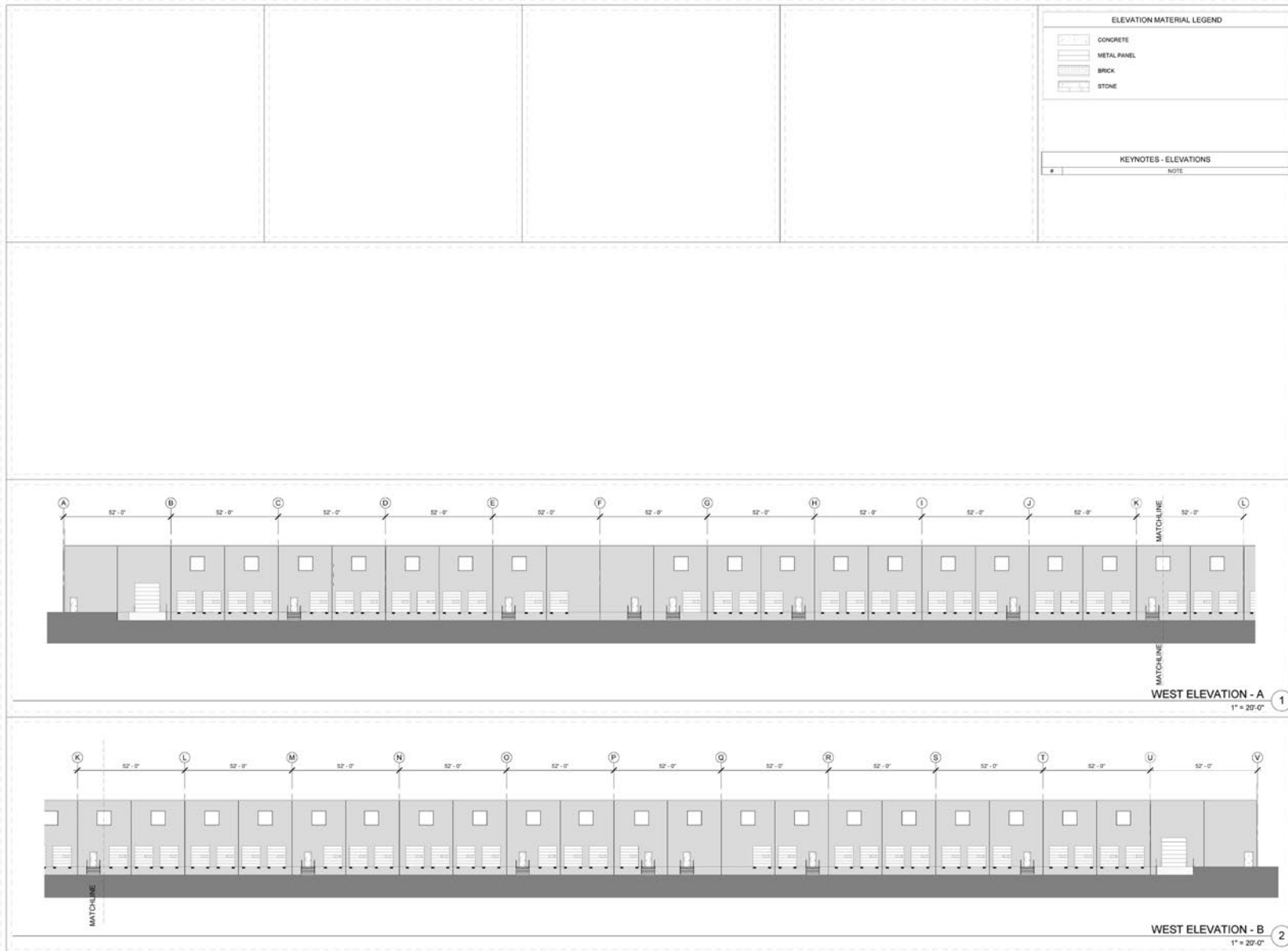
GOLDENROD
BUILDING 2
NEW BRUNSWICK, TEXAS

PM/Checker/DE/Author
PROJECT:
M21-04-80009

SHEET:
A3.00
NSE ELEVATIONS

HOLCAN INDUSTRIAL PARK

ELEVATIONS



METHOD architecture
1891 HARVEY OAK BLVD
SAN ANTONIO, TX 78238
(210) 534-1389

REVISIONS

IMAC
ARCHITECTURAL
RENDERING
SERVICES

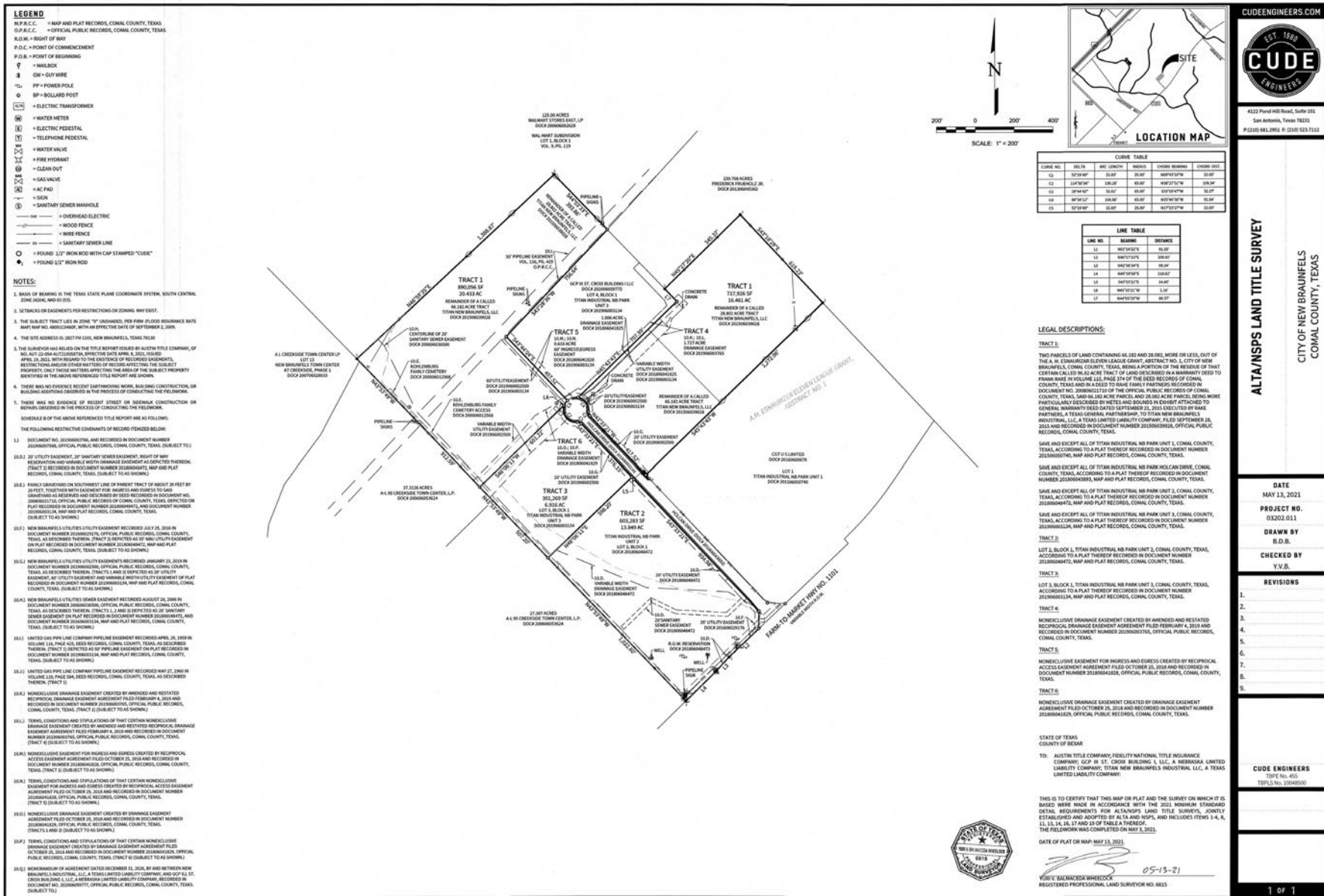
METHOD ARCHITECTURE
ARCHITECTS
1891 HARVEY OAK BLVD
SAN ANTONIO, TX 78238
(210) 534-1389

GOLDENROD
BUILDING 2
NEW BRUNSWICK, TEXAS

PE: Checker DE: Author
PROJECT:
M21-04-80009
SHEET:
A3.01
ELEVATIONS

HOLCAN INDUSTRIAL PARK

PROPERTY SURVEY



CUDEENGINEERS.COM

4322 Flood Hill Road, Suite 201
San Antonio, Texas 78221
P: 210.483.2963 F: 210.533.1333

ALTANSPS LAND TITLE SURVEY
CITY OF NEW BRAUNFELS
COMAL COUNTY, TEXAS

DATE
MAY 13, 2021

PROJECT NO.
03202.011

DRAWN BY
B.D.B.

CHECKED BY
Y.V.B.

REVISIONS

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.

CUDE ENGINEERS
TYPE NO. 401
TPLS NO. 10408000

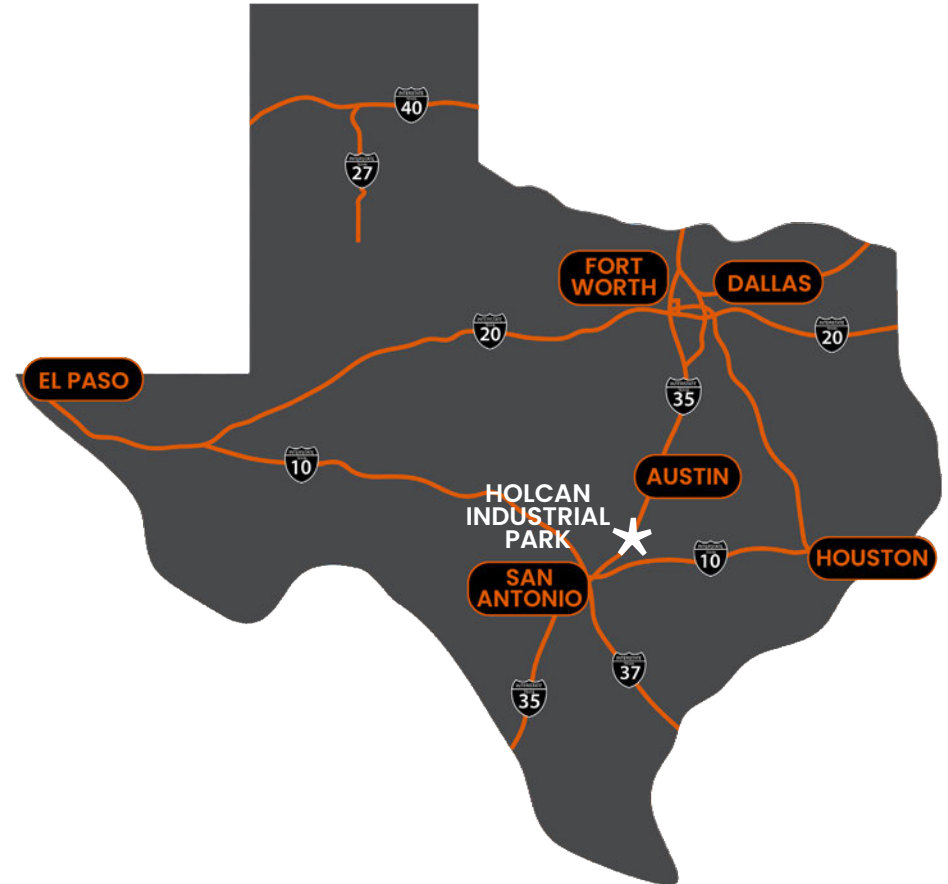
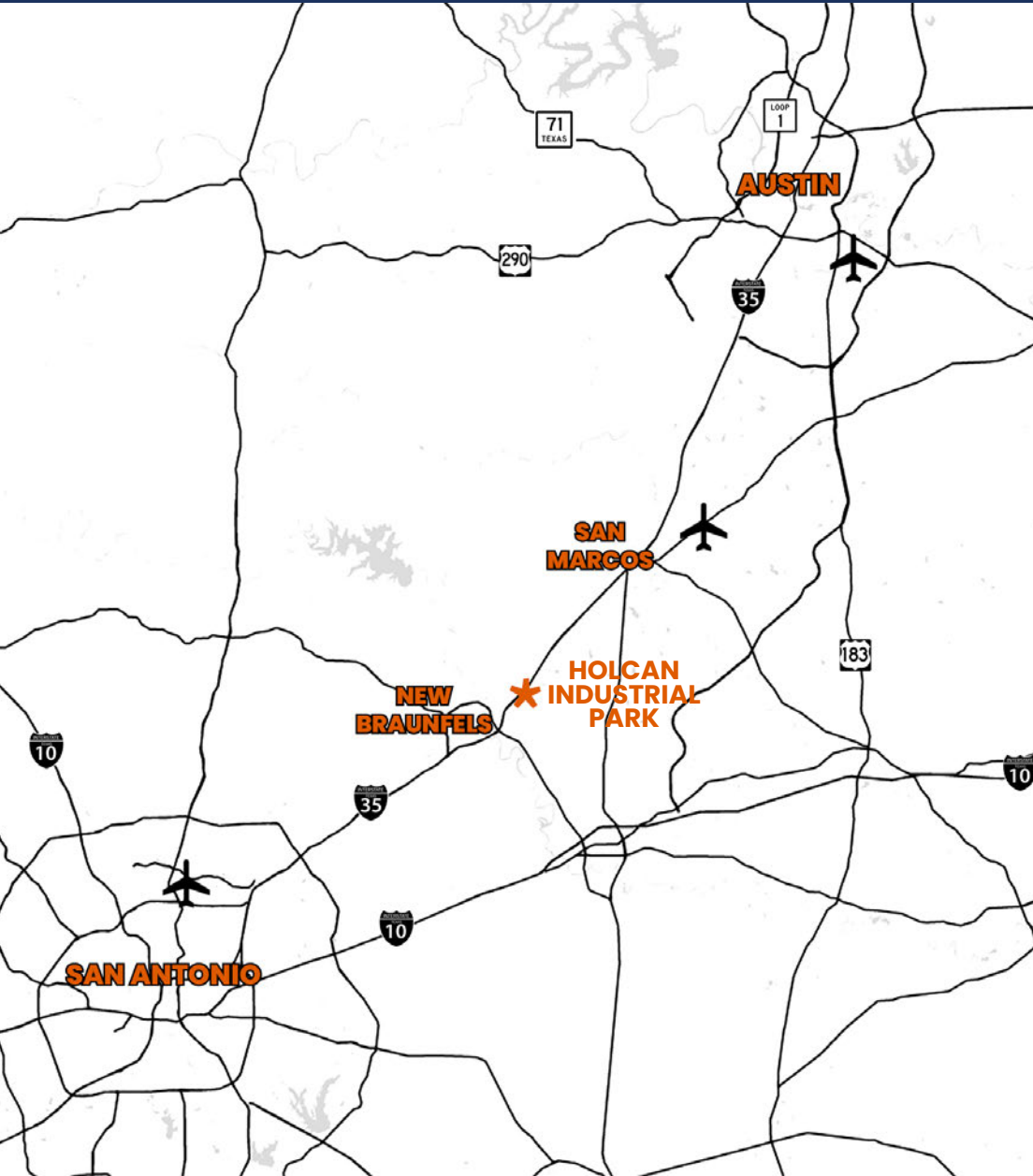
HOLCAN INDUSTRIAL PARK

LOCAL AERIAL



HOLCAN INDUSTRIAL PARK

TEXAS STATE AND REGIONAL MAP



DRIVE TIMES

AUSTIN:	44 Miles - 45 Minutes
DALLAS:	239 Miles - 3.65 Hours
HOUSTON:	175 Miles - 2.75 Hours
SAN ANTONIO:	37 Miles - 40 Minutes

HOLCAN INDUSTRIAL PARK

AUSTIN – SAN ANTONIO CORRIDOR

The I-35 Austin-San Antonio Corridor connects a booming region with an aggregate population of 4.7 million stretching 100 miles from South San Antonio to Georgetown north of Austin and is the busiest inter-metro Interstate in Texas with traffic counts exceeding 100,000 vehicles per day. From south to north, the corridor traverses Bexar, Guadalupe, Comal, Hays, Travis, and Williamson counties and the cities of San Antonio, Live Oak, Selma, Schertz, Cibolo, New Braunfels, San Marcos, Kyle, Buda, Austin, Round Rock, Pflugerville, and Georgetown.

NEW BRAUNFELS

CITY POPULATION: 84,612 | COUNTY POPULATION: 148,373 (2018)

The city's population surpassed 70,000 in 2015 and is projected to reach 85,000 in 2021. Founded in 1845 by German settlers, New Braunfels' population includes many German and Hispanic descendants.



NEW BRAUNFELS DEMOGRAPHIC PROFILE

CENTERED BETWEEN AUSTIN AND SAN ANTONIO

Each year, more than three million visitors come to New Braunfels to explore the shopping and recreational activities steeped in German and Hispanic culture and heritage. The city's strategic location has created opportunities for growth in the global market and an ability to satisfy the needs of the international shopper.

Located almost equal distance between the Alamo (San Antonio) and the State Capitol (Austin), New Braunfels has easy access to major highways with IH-35 running through the city's center, and IH-10 only 10 minutes east. New Braunfels' strategic location is only a three-hour drive to trade gateways into Mexico, Central and South America. Additionally, New Braunfels is close to nearby air, rail and bus services.

SKILLED, RELIABLE WORKFORCE

The center of a well-trained, available workforce, New Braunfels touts a strong work ethic among its population. The diverse industry sector employs workers in a variety of professions including: aerospace, automotive, construction, engineering, finance, healthcare and manufacturing. In the last 16 years, the workforce has increased 85% and new primary jobs have more than doubled since 2003, averaging 966 primary jobs per year.

MAKING ROOM FOR FUTURE GENERATIONS

New Braunfels and Comal County have two school districts: New Braunfels ISD (NBISD) and Comal ISD (CISD). New Braunfels ISD is primarily within the city limits while Comal ISD spans 589 square miles of Central Texas and includes parts of five Central Texas counties: Comal, Bexar, Hays, Kendall, and Guadalupe. Employing more than 1,000 workers and enrolling 8,925 students, NBISD encompasses 15 campuses. CISD is one of Texas' fastest-growing districts, with 30 schools, and since 2009 has grown by 8,000 students. Both school districts are Academically Acceptable by TEA ratings.

HOLCAN INDUSTRIAL PARK

NEW BRAUNFELS

MANUFACTURING

The manufacturing industry continues to be a large and diverse industry, with a substantial share of goods “exported” or sold outside the local economy. Part of a regional 14.4 billion dollar industry; it has evolved into creating high-quality products and an above-average quality pay-scale.

In order to sustain an available and relatively-stable workforce, the Central Texas Technology Center (CTTC) was established to encourage high-school students and recent graduates to pursue an education in manufacturing, gaining the new technology skills required and internships that deliver real-work experience.

- Automotive
- Materials and Electric
- Equipment and Metal Products
- Transportation
- Diversified Products
- Repair and Maintenance

New Braunfels has a solid and close-knit manufacturing community that actively participate in the New Braunfels Manufacturing Association (NBMA) who meet monthly to share best practices, support the private and free enterprise system and present a strong voice in regards to economic development and political issues.



LOGISTICS & DISTRIBUTION

With Texas emerging as a logistics center due to the NAFTA trade, and employment forecasts calls for continued growth along the San Antonio–Austin corridor, the logistics/distribution industry is on a continued growth pattern and can easily be linked to other targets such as automotive and specialty foods. It is vital for your products and services to get to where they are needed and when they are desired.

The New Braunfels area offers just-in-time capabilities to Mexico, San Antonio and up through the Greater Austin area with direct and easy access to the:

- Port of Houston
- Port of Corpus Christi
- Port of San Antonio at Kelly USA
- Port of Laredo

It is difficult to accomplish marketing or manufacturing without logistical support. This process involves the integration of information, transportation, inventory, warehousing, material handling, and packaging. The operating responsibility of logistics have become crucial in the geographic positioning due to rising fuel costs and an expanding globalized market. New Braunfels makes logistics distribution easy due to its location at the intersection of IH-35 (North and South) and IH-10 (East and West). Railroad, freight, aviation and other regional highways are located nearby.

Some of the nearby logistics/transportation companies are:

- Celerity Logistics Inc.
- Southeastern Freight Lines
- Central Freight Lines Inc.
- Union Pacific

HOLCAN INDUSTRIAL PARK

INFORMATION

262,343 SF
AVAILABLE
FOR LEASE

NEW CLASS A WAREHOUSE
LOCATED
IN THE HEART OF
AUSTIN - SAN ANTONIO CORRIDOR



MICHAEL MCKINLEY

Vice President

512.391.0718 x 100 (o)

512.773.6170 (c)

mmckinley@stcroixca.com

JOHN W. COLLINS IV

Executive Managing Director

512.391.0718 x 141 (o)

jcollins@stcroixca.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.



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.

St. Croix Capital Realty Advisors, LLC	9003153	officeadmin@stcroixca.com	512.391.0718
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John W. Collins IV	561707	jcollins@stcroixca.com	512.391.0718
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date