



HERBELIN PLAZA
1878 HERBELIN ROAD
NEW BRAUNFELS, TX 78132

FOR LEASE



- Introducing Herbelin Plaza, a prime commercial property available for lease in New Braunfels, TX located at 1878 Herbelin Road.
- This modern facility boasts a spacious layout, ideal for accommodating various business needs. With high ceilings, ample natural light, and customizable floor plans, the property offers versatility for a range of industries.
- Its' beautiful location and quiet Hill Country setting make it an ideal spot for any professional or retail user looking to set up in the highest demographic area of New Braunfels.
- The property also features ample parking, making it convenient for both customers and employees. Don't miss this opportunity to establish your business in this vibrant and thriving community.



PROPERTY SUMMARY



LOCATION DESCRIPTION

Discover the ideal work-life balance at Herbelin Plaza in New Braunfels, TX. Nestled in the heart of the Texas Hill Country, this vibrant office & retail park offers a charming blend of quite office setting, modern amenities, and ample parking for a variety of end users.

Embrace a balanced work-life lifestyle with easy access to a variety custom-built single family developments with high demographics, and easy access via State Hwy 46 to New Braunfels or the greater Hill Country area. With its scenic surroundings and dynamic local culture, this location provides an inviting atmosphere for professionals seeking an inspiring work environment.

Experience the best of Texas living at the intersection of business and leisure at Herbelin Plaza.

PROPERTY DESCRIPTION

Herbelin Plaza currently offers multiple options for a variety of end users. Current Tenant include JLP Custom Home Builders, Gold Dust Hair Studio, and various others in the executive office suites.

Buildings 3 & 4 are both completed and ready for finish-out and occupancy. Building 4 has 968 SF shell space available on the 1st Floor. Building 3 has the 3,000 SF on the 1st floor available in shell condition. This space can be subdivided.

The 2nd Floor of Building 3 is built out with high-end executive office spaces, which include shared conference room, kitchenette, and bathrooms. Available suites range from 168 - 308 RSF, which includes proportionate share of common areas.

Buildings 1 & 2 are currently planned for construction.

OFFERING SUMMARY

Lease Rate (1st Floor):	\$26.00 SF/yr (NN)
Lease Rate (2nd Floor Executive)	\$5.00 SF/month (NN)
Available SF:	168 - 3,000 SF
Building Size (each):	6,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	14	76	399
Total Population	38	209	1,093
Average HH Income	\$246,185	\$259,189	\$249,878

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ADDITIONAL PHOTOS



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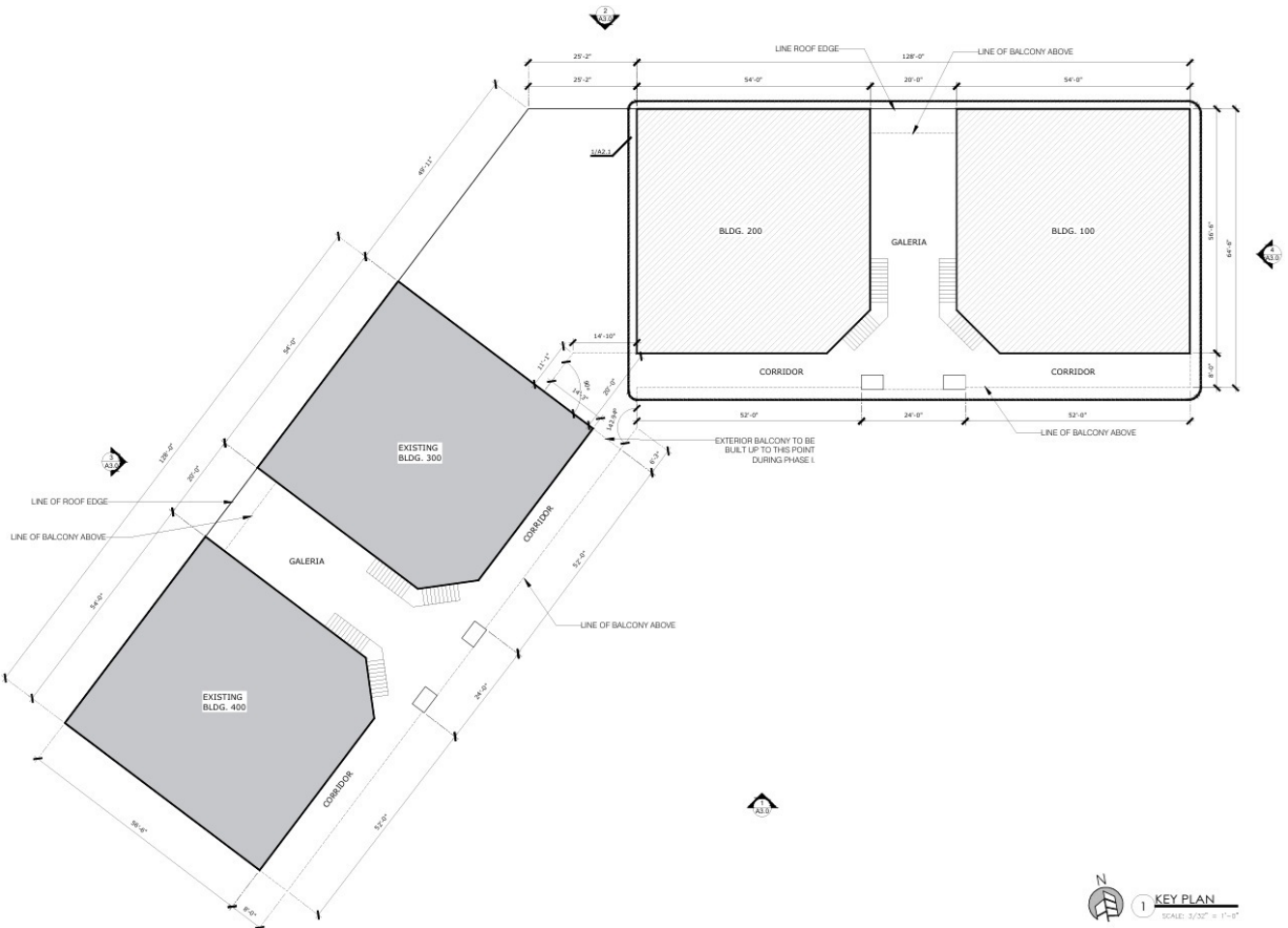
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SITE PLAN



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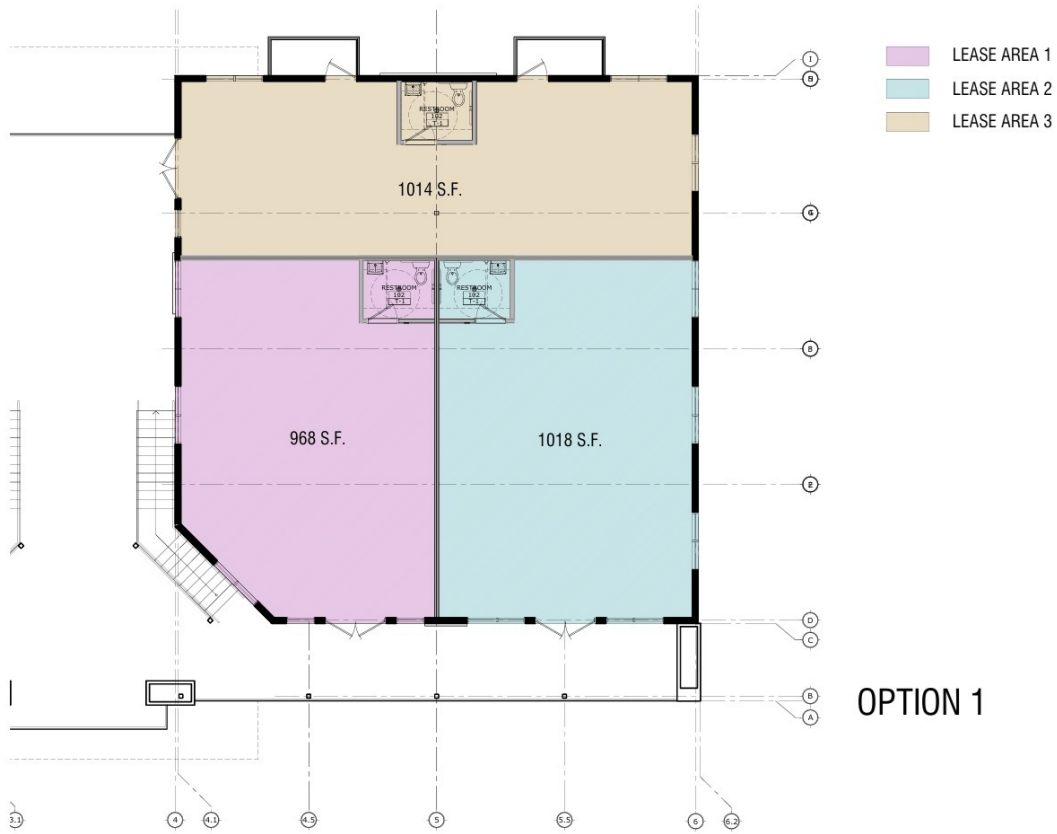
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1ST FLOOR PROPOSED LAYOUT



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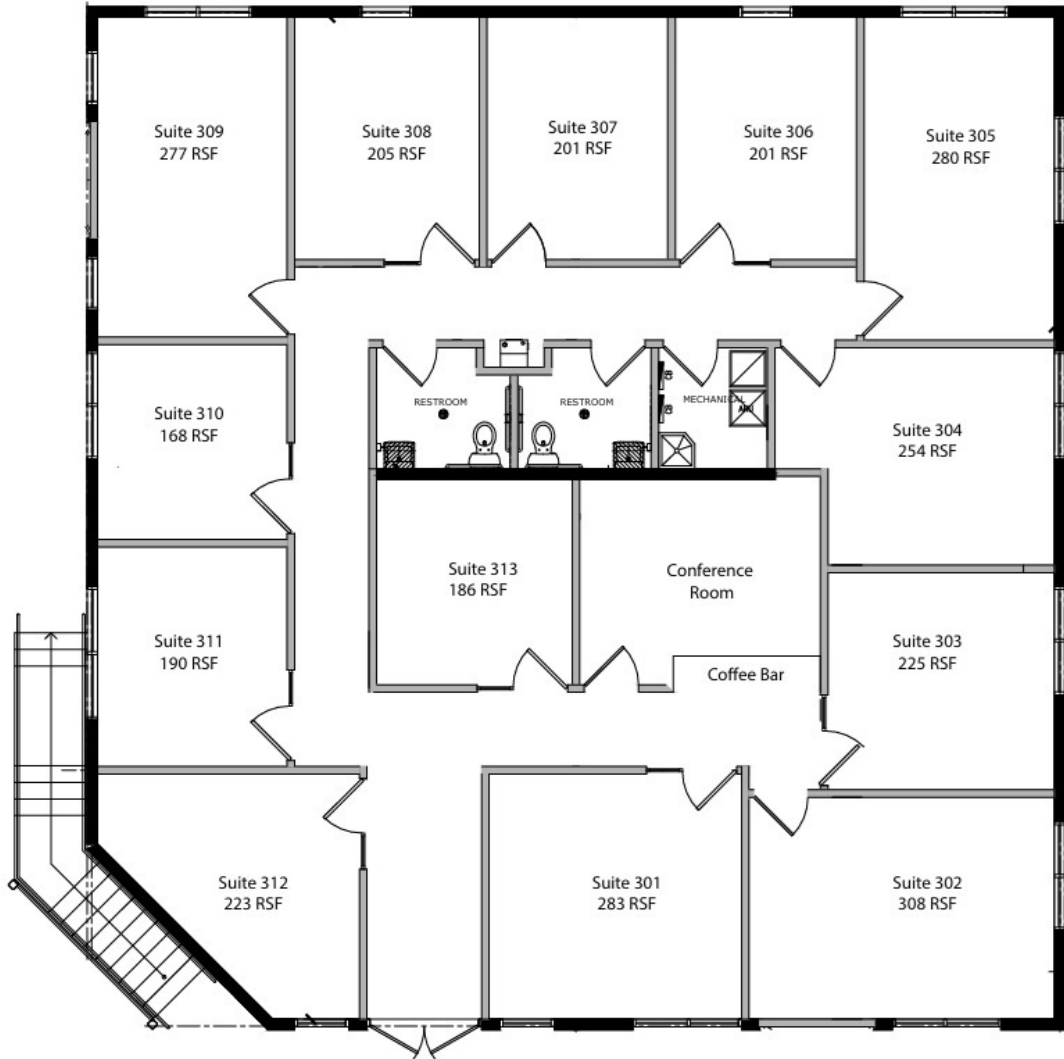
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2ND FLOOR EXECUTIVE OFFICE SPACES

HERBELIN PLAZA EXECUTIVE SUITES AVAILABLE SPACES

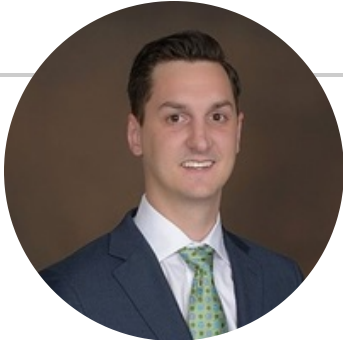


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WILL HENRY

Associate

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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
- Current Red Badge Member of Rotary Club of New Braunfels
- Current Vice President of Kyndwood MUD Board

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MIKE YBARRA

Principal

mike@legacycommercialre.com

Direct: 210.601.1414

PROFESSIONAL BACKGROUND

Mike Ybarra is Co-Founder of Legacy Commercial Real Estate. He has over 35 years of commercial real estate experience specializing in the sales and leasing of land, retail, office, industrial, medical, and retail pad sites. Mike's tenant representation experience ranges from both Corporate 100 clients to owners and entrepreneurs throughout the United States as well as governmental entities. Not only does he have extensive knowledge of the San Antonio and New Braunfels market, but he has conducted business in most major cities in the United States.

Mike Ybarra grew up in New Braunfels and obtained a degree in Business Management from Southwest Texas State University in San Marcos, Texas in 1985.

He began his career at CB Richard Ellis (formerly CB Commercial) in San Antonio where he was Rookie of the Year in 1989 and a top five producer in 1989 and 1990.

Prior to establishing Legacy Commercial Real Estate, Mike co-founded Providence Commercial Real Estate Services in San Antonio from 1991 through 2009.

MEMBERSHIPS

- Member, Saints Peter and Paul Catholic Church
- Member of Sage Capital Bank Advisory Board
- Current Member of New Braunfels Economic Development Foundation
- Former Board Member of Christus Santa Rosa Health Care System
- Former Board Member YMCA of New Braunfels
- Former City Councilman District 3, New Braunfels
- Served on the Board of Directors for New Braunfels Planning & Zoning Commission (14 years); Chairman for 5 of the 14 years
- Served as Chairman of the Cadillac Invitational (the largest annual fundraiser for the National Kidney Foundation) for 5 years
- Former Board Member of the New Braunfels Chamber

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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.

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