

# EAST COMMON STREET DEVELOPMENT

1750 East Common St, New Braunfels, TX 78130



## PROPERTY DETAILS

Available Space:	3,694 SF - 1st floor 9,000 SF - 2nd floor
Base Rent:	\$23/SF - 1st floor \$22/SF - 2nd floor
NNN (Est):	\$9.22/SF
Load Factor:	9% (Approx)
TI Allowance:	\$30/SF plus \$10/SF for HVAC (installed)
Lease Term:	5 years
Monument Signage:	Available
East common Street Development is a new 60,000 square foot mixed-use development located in the heart of New Braunfels, TX.	
This development is situated in front of Christus Santa Rosa Surgery Center which is planning to expand.	
Medical and retail space is shell ready.	



R-S-C-R INC.



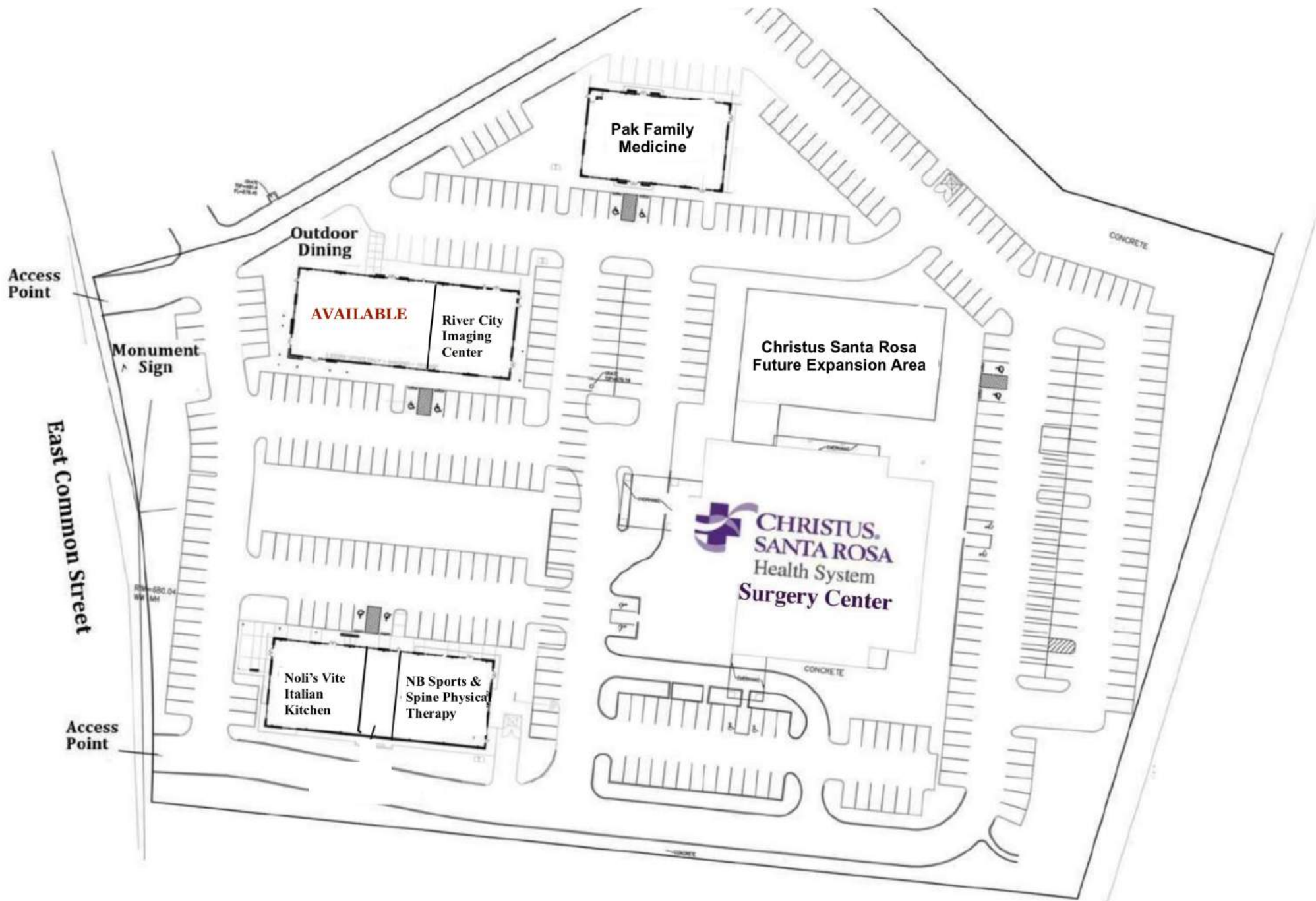
2021 W State Hwy 46, Ste 101  
New Braunfels, TX 78132  
[www.legacycommercialre.com](http://www.legacycommercialre.com)

WILL HENRY  
820-625-6400  
[will@legacycommercialre.com](mailto:will@legacycommercialre.com)

CORY ELROD  
830-625-6400  
[cory@legacycommercialre.com](mailto:cory@legacycommercialre.com)







Pak Family  
Medicine

Outdoor  
Dining

AVAILABLE

River City  
Imaging  
Center

Christus Santa Rosa  
Future Expansion Area

 **CHRISTUS.  
SANTA ROSA**  
Health System  
Surgery Center

Noli's Vite  
Italian  
Kitchen

NB Sports &  
Spine Physical  
Therapy

Access  
Point

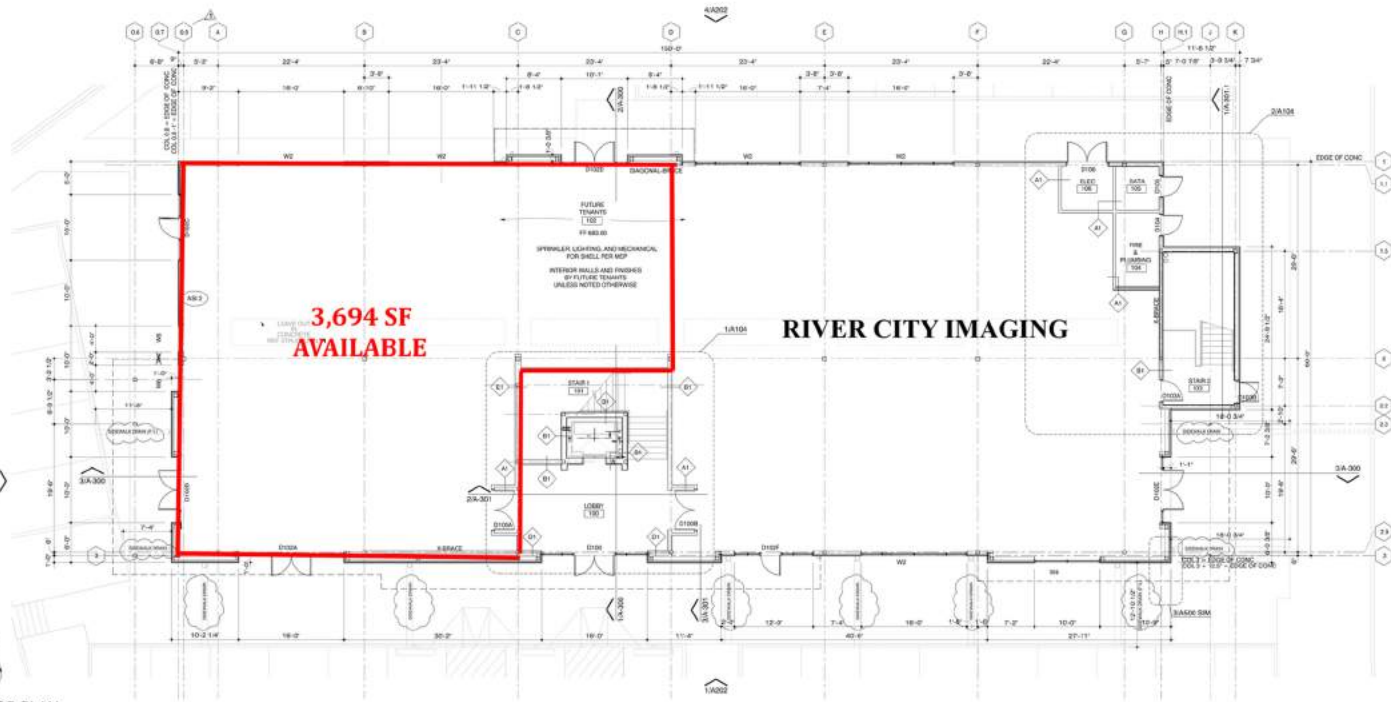
Monument  
Sign

East Common Street

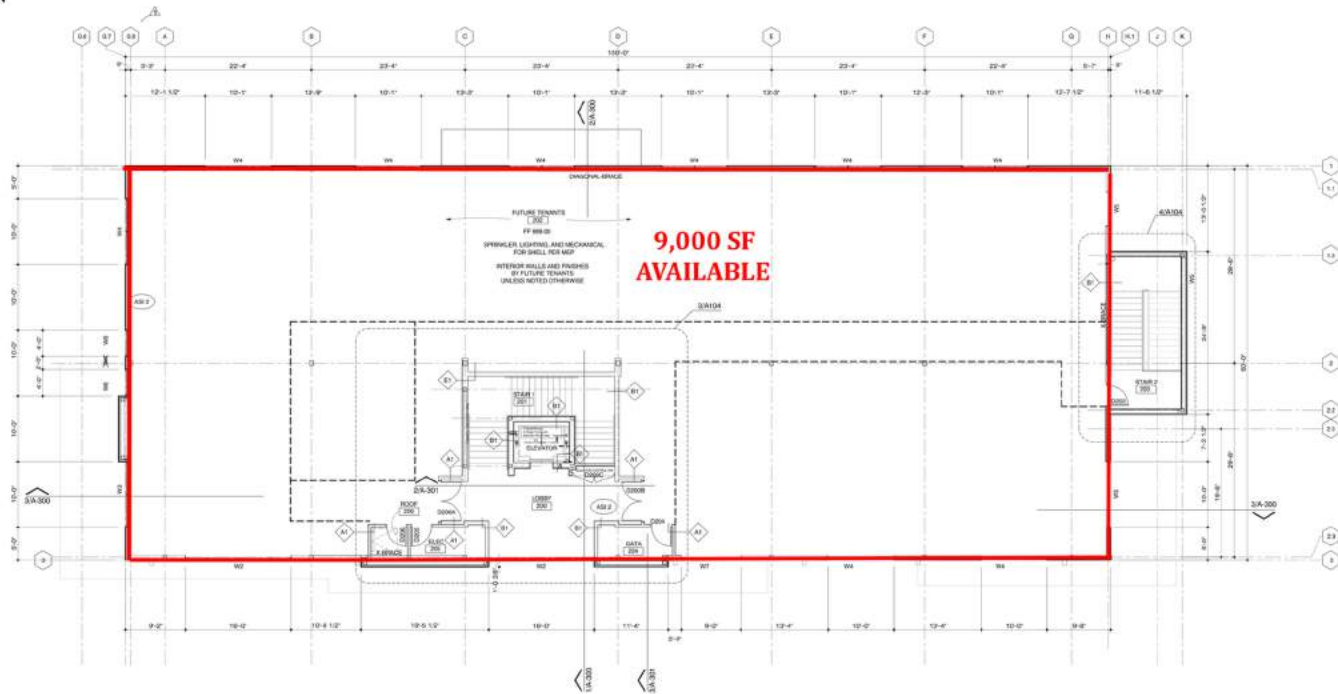
Access  
Point

CONCRETE

CONCRETE



PLAN NORTH TRUE NORTH  
**1 1ST FLOOR PLAN**  
 BUILDING 2  
 1/8" = 1' - 0"



PLAN NORTH TRUE NORTH  
**2 2ND FLOOR PLAN**  
 BUILDING 2  
 1/8" = 1' - 0"

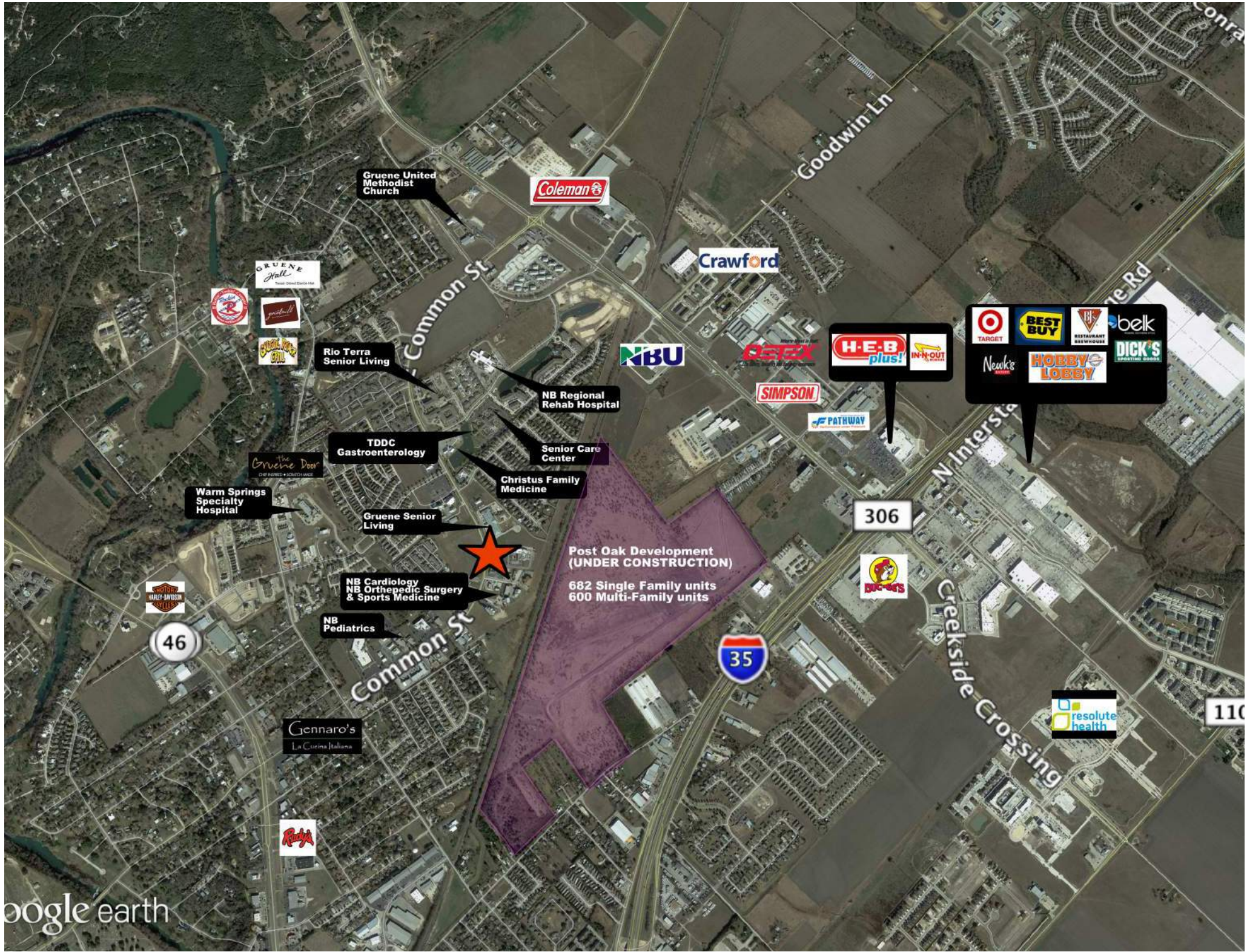
PROJECT NO. 10122  
**INTERIM REVIEW**  
 FOR PERMITS  
**RFI**  
 NORMAN DIFFERS  
 10001 1001  
 JULY 30, 2019  
**BUILDING 2**  
 DATE 2.18.2017  
 The user of this RFI agrees to assume all responsibility for any modifications to or use of this drawing that is inconsistent with the requirements of the Rules and Regulations of the Texas Board of Architecture and the Texas Board of Professional Engineers. The user agrees to indemnify and hold harmless the professional of record for any and all claims, damages, costs, and expenses, including reasonable attorneys' fees, arising out of or from the use of this RFI. The user agrees to hold the professional of record harmless for any and all claims, damages, costs, and expenses, including reasonable attorneys' fees, arising out of or from the use of this RFI.

NEW SHELL BUILDINGS: MEDICAL OFFICE - RETAIL - RESTAURANT  
**Christus Santa Rosa New Braunfels**  
 1738 E. Common Street BLDG 2: 1750  
 New Braunfels, Texas 78130

06.11.2019 AS 4  
 (PHASE 1 FOR BLDG 164)  
 06.11.2019 AS 2  
 (PHASE 1 FOR BLDG 2)

**RVK**  
 architecture interior design landscape architecture  
 825 modern ave suite 801  
 san antonio texas 78212  
 telephone: 214.232.3232  
 web: www.rvk-architects.com  
 FOR CONSTRUCTION

**A-102**  
 FIRST & SECOND FLOOR  
 PLANS - BUILDING 2



Gruene United Methodist Church



Goodwin Ln

GRUENE Hall

Common St

Crawford



Rio Terra Senior Living



NB Regional Rehab Hospital



TDDC Gastroenterology

Senior Care Center



Christus Family Medicine

Warm Springs Specialty Hospital

Gruene Senior Living

306

Post Oak Development (UNDER CONSTRUCTION)  
682 Single Family units  
600 Multi-Family units

NB Cardiology  
NB Orthopedic Surgery & Sports Medicine



NB Pediatrics

46



Gennaro's  
La Cucina Italiana

Interstate 306  
Creekside Crossing



110



## DEMOGRAPHICS

New Braunfels is centered midway between Austin and San Antonio, which are two of the fastest growing metropolitan areas in the US.

Drive-time to San Antonio: 30 Minutes  
Drive-time to Austin: 45 Minutes

2020 City Population: 95,782

Metro Population: 2,605,560

2020 Growth Rate: 6.19%

Average Household Income: 85,126

Median Age: 36.4 years

County: Comal

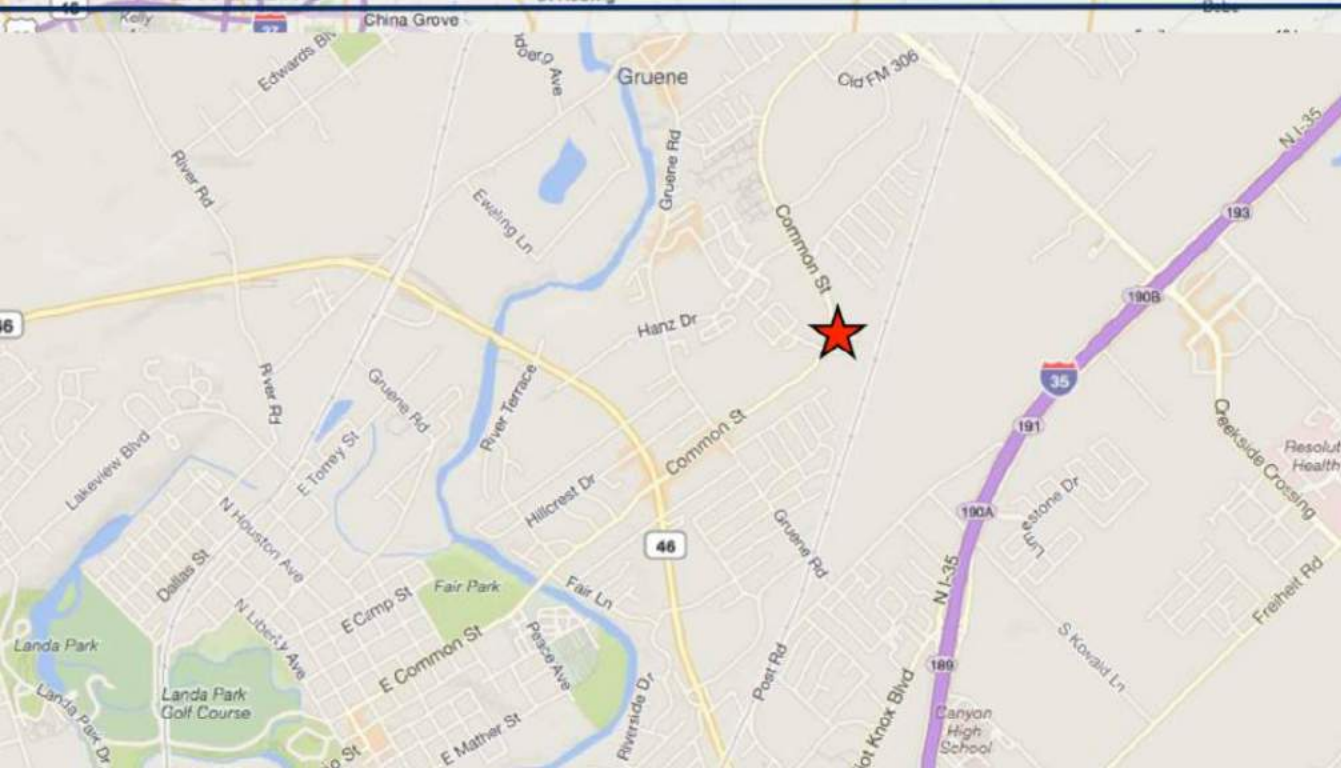
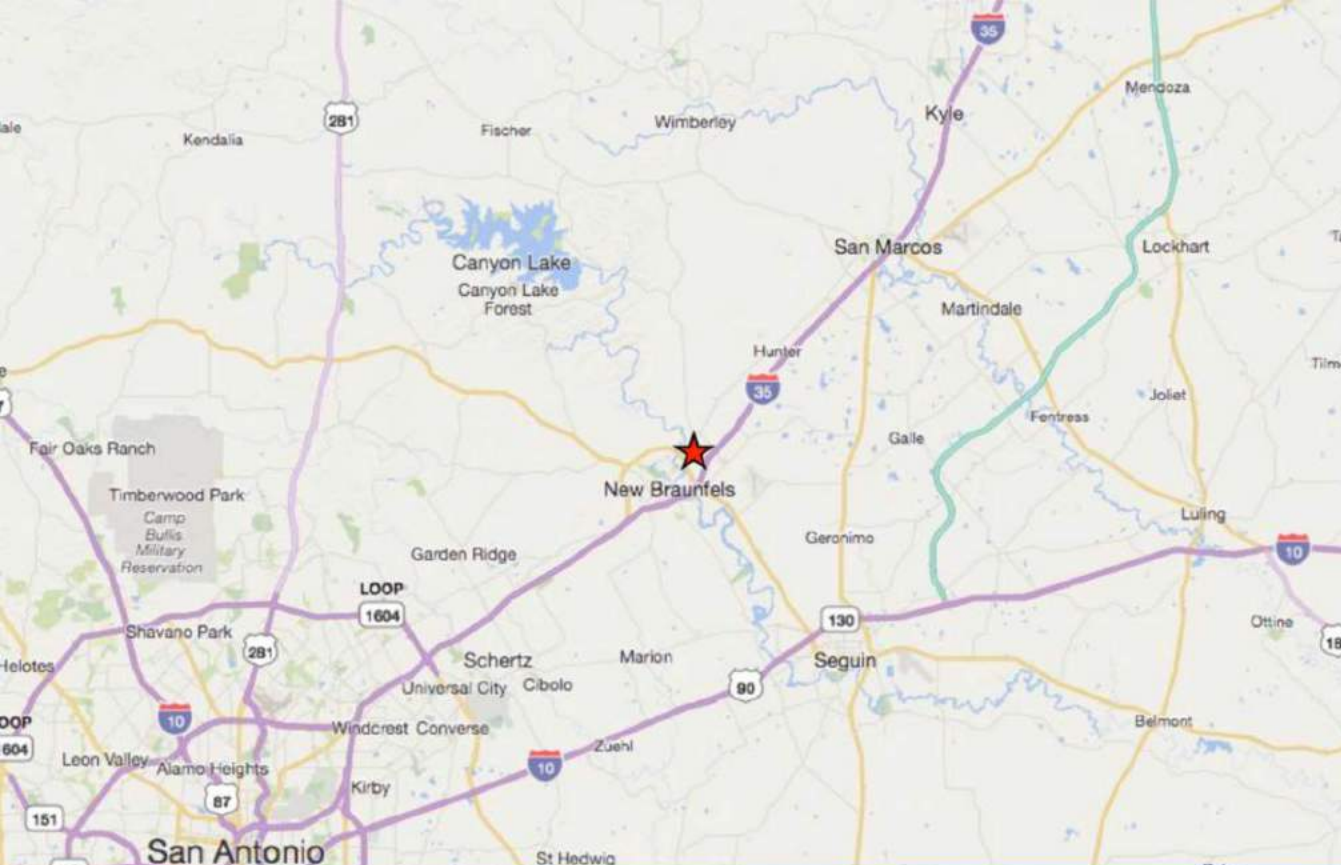
Racial Composition:

White	90.67%
African American	2.01%
Asian	1.42%
Other race	5.90%

Population Growth:

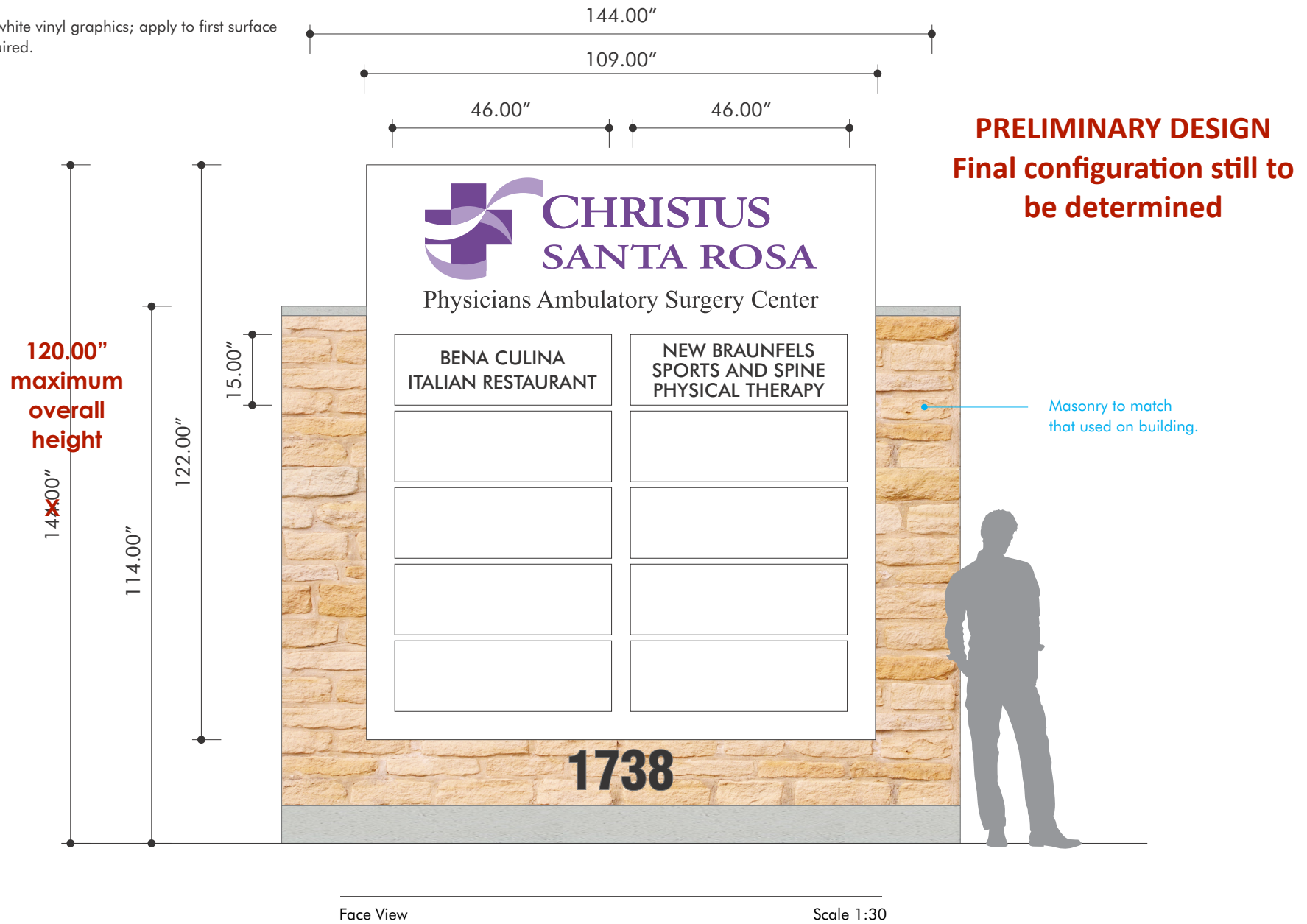
2020:	95,782
2019:	90,197
2018:	84,612
2017:	78,928
2016:	73,343
2015:	70,118

\* Population has grown by 36% over the last 5 years



**SPECIFICATIONS**

High performance white vinyl graphics; apply to first surface of sidelights as required.



**PRELIMINARY DESIGN**  
Final configuration still to be determined



## 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 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 or 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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 on your part 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	mike@legacycommercialre.com	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
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Julie Willeke	639034	julie@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](http://www.trec.texas.gov)

IABS



JULIE WILLEKE  
LEGACY COMMERCIAL REAL ESTATE  
2021 W STATE HWY 46, STE 101  
NEW BRAUNFELS, TX 78132

PHONE: (830) 625-6400  
CELL: (830) 312-1799  
EMAIL: JULIE@LEGACYCOMMERCIALRE.COM

Julie Willeke has over 15 years of commercial real estate experience. She grew up in Richardson, TX and graduated in 2002 with a Bachelor of Business specializing in Real Estate and Finance from The University of North Texas in Denton, Texas.

She was employed by Sally Beauty Supply as a site selector and extensively traveled the Midwest selecting new store locations.

Julie was a Tenant Representative with Sandor Development and exclusively represented CitiFinancial, Household Finance, and Check Into Cash. She opened dozens of stores across the Midwest.

In 2005, she was employed by Rent-A-Center as a Real Estate Manager and remained there for 8 years. She handled numerous areas of the United States, including the Midwest, Mid-Atlantic, and Southeast. She opened over 100 new stores, relocated underperforming stores, renewed leases, and negotiated lease buyouts for store closures.

Julie was a dedicated Buyer's Agent for an institutional investor, purchasing single-family homes for rentals. She purchased approximately 140 homes within 16 months across the San Antonio MSA. She identified homes meeting a specific criteria that would yield a desired cap rate and cash flow for the investment portfolio.

Julie has represented numerous national, regional, and local businesses securing locations within central Texas. She also represents various landlords in leasing shopping centers and office buildings.

Julie is a member of the Texas Real Estate Commission, Texas Association of Realtors, International Council of Shopping Centers, and is a board member of the Real Estate Alumni Club for the University of North Texas.