



671 RIDGE HILL DR NEW BRAUNFELS, TX 78130

FOR LEASE



- Introducing a brand new, state-of-the-art medical and professional office building for lease at 671 Ridge Hill Dr, New Braunfels, TX.
- This impressive 2-story building offers approximately 20,128 SF of meticulously designed rental space, featuring modern amenities and customizable floor plans to suit the diverse needs of medical and professional office tenants. A Tenant Improvement Allowance of \$30/SF is available.
- The building boasts a contemporary architectural design, ample natural light, and high-quality finishes, creating an inviting and professional environment for businesses to thrive.
- With its prime location and excellent visibility, this property presents an exceptional opportunity for establishing a prestigious presence in a sought-after area. Elevate your operations in this premier building, designed to meet the highest standards of functionality, comfort, and style.
- Lease Rate: \$36/SF/yr NNN (estimated): \$8/SF/yr



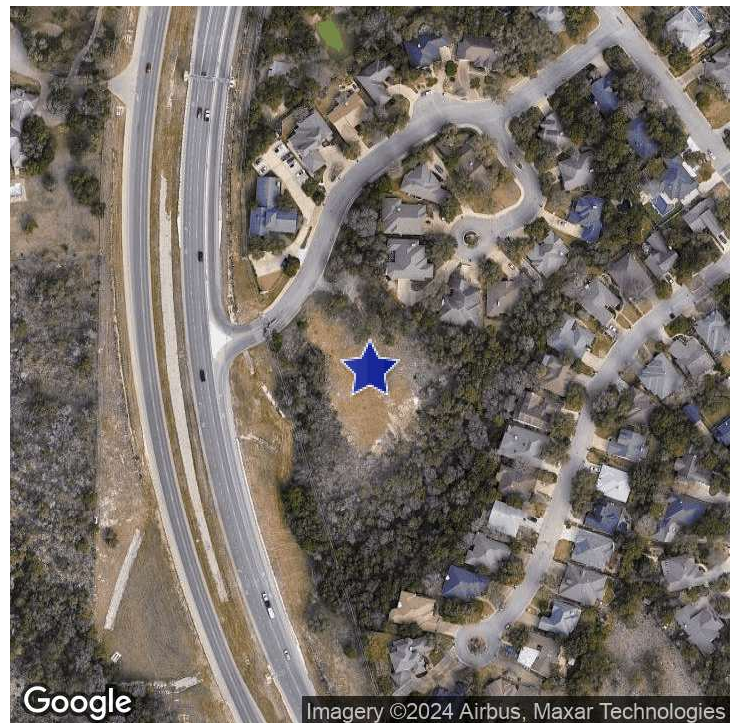
PROPERTY SUMMARY



LOCATION DESCRIPTION

Embrace the vibrant community surrounding the property in New Braunfels, Texas, offering a prime location for medical and office users. The area boasts close proximity to leading healthcare facilities, including Resolute Health Hospital and Christus Santa Rosa Hospital, providing comprehensive medical services for both professionals and patients.

Additionally, the location is close to various large developments and communities, such as the 2,500-acre Veramendi Master Planned Community, Westpointe Village Shopping Center, & New Braunfels High School, offering a convenient hub for medical or office operations. Experience the best of New Braunfels with a diverse range of amenities and services tailored to the needs of medical and office tenants, creating an ideal environment for success and productivity.



OFFERING SUMMARY

Lease Rate: \$36.00 SF/yr (NNN)
Lot Size: 2.55 Acres

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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



ADDITIONAL PHOTOS



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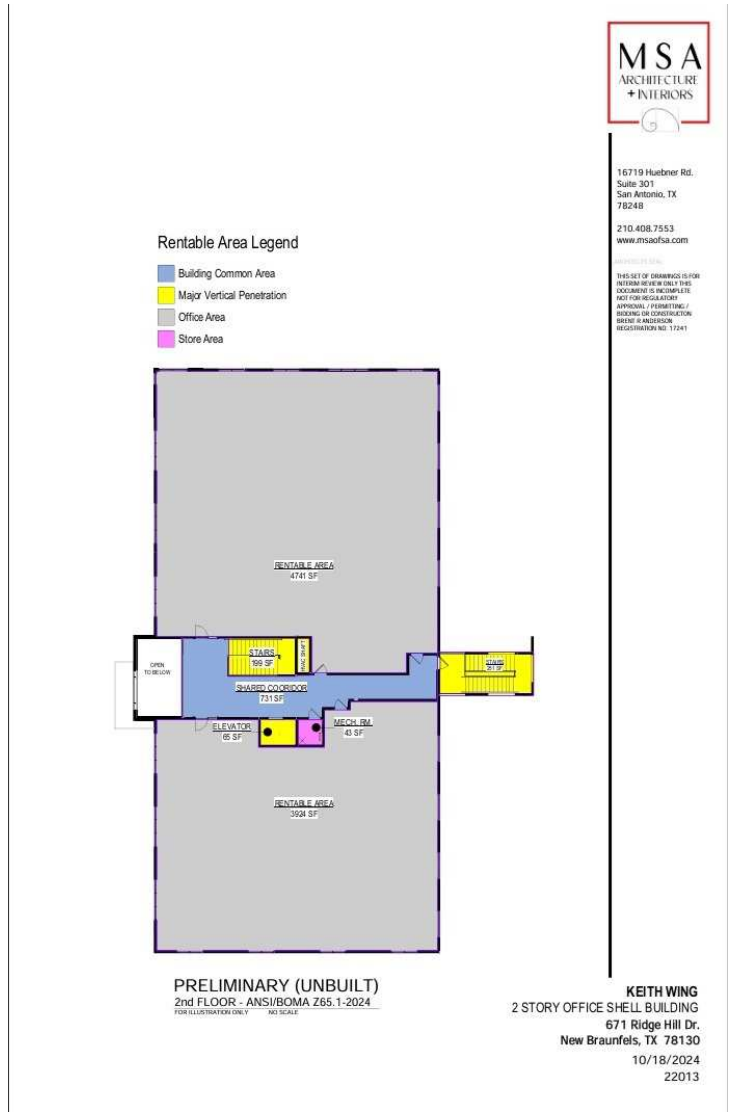
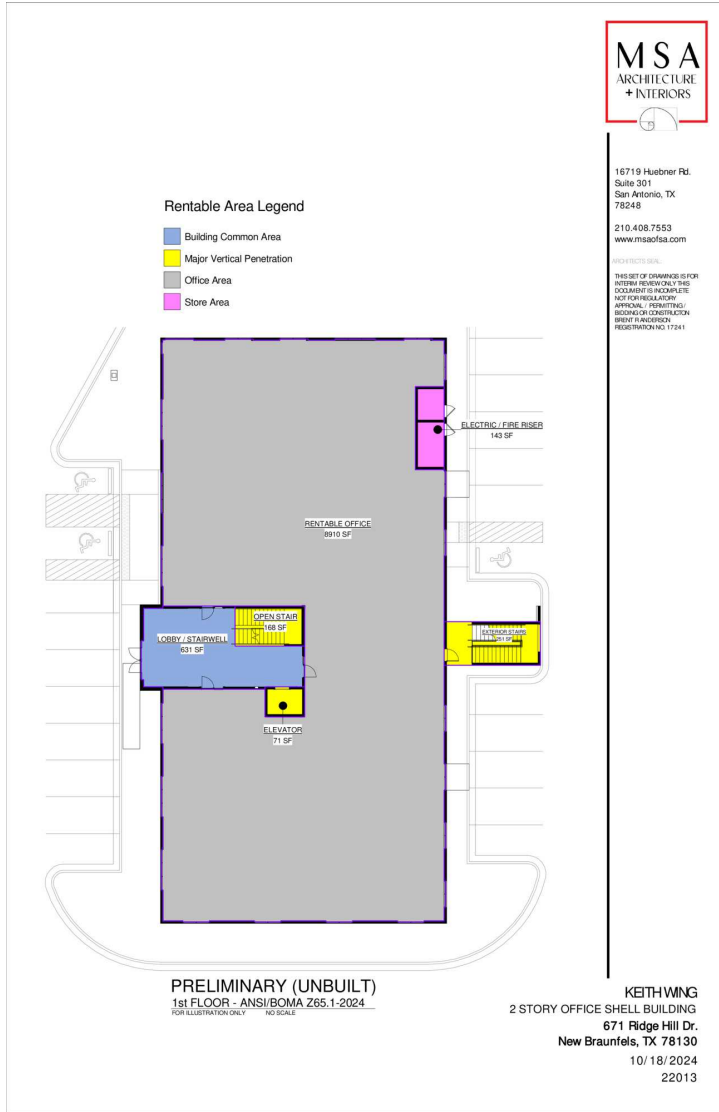
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SITE PLAN



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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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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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