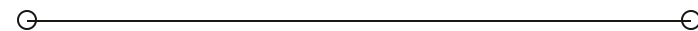




MEDICAL OFFICE FOR LEASE

921 LAKEVIEW BLVD

New Braunfels, TX 78130



PRESENTED BY:

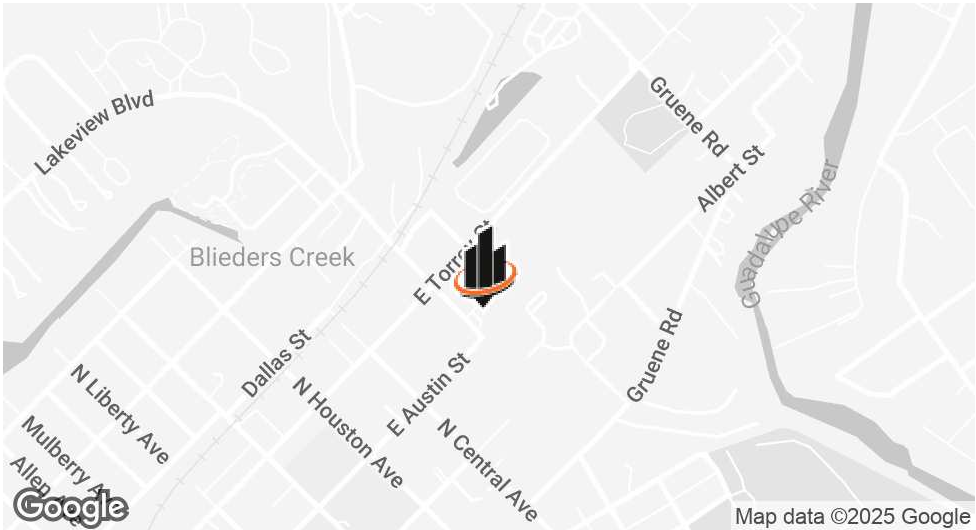
JAY DABBS, CCIM

O: 210.749.5494

jaydabbs@svn.com

TX #623922

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$24/SF/YR
BUILDING SIZE:	7,000 SF
AVAILABLE SF:	3,500 SF
LOT SIZE:	27,482 SF
YEAR BUILT:	2001
ZONING:	C-3
MARKET:	New Braunfels

PROPERTY OVERVIEW

This well maintained doctors office is conveniently located near Christus Hospital. Approximately 3,500 SF on the second floor is available 10/1/2025. This medical office suite has a very functional floor plan with multiple exam rooms, waiting rooms and office space. Elevator to the 2nd floor adds to the ease of use for patients and families.

PROPERTY HIGHLIGHTS

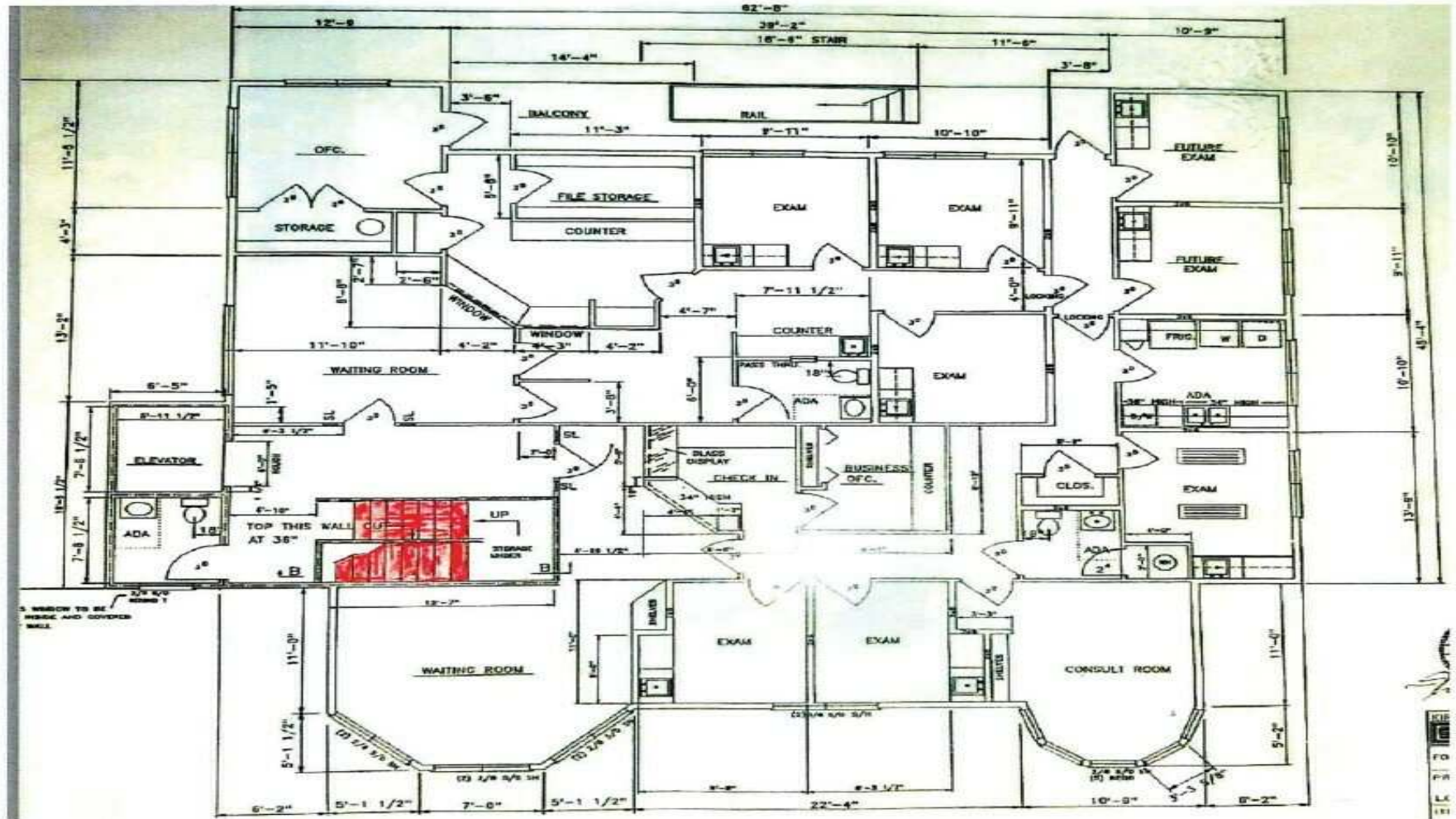
- Conveniently located 2 blocks from Christus Santa Rosa Hospital
- Second Generation Medical Space
- Second Floor space available 10/1/2025
- Ample Parking

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FLOOR PLANS

EXHIBIT A
SPACE PLAN



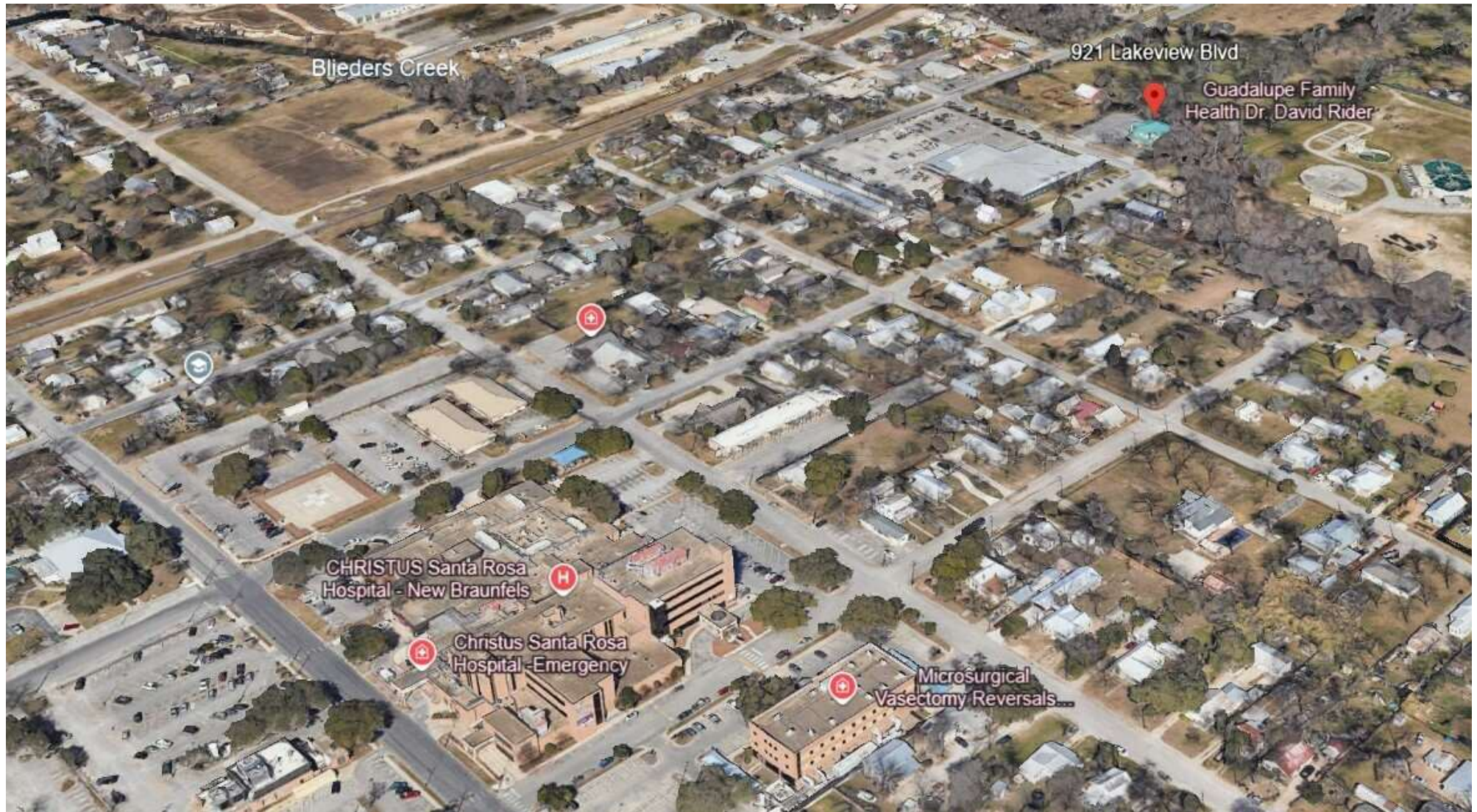
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RETAILER MAP



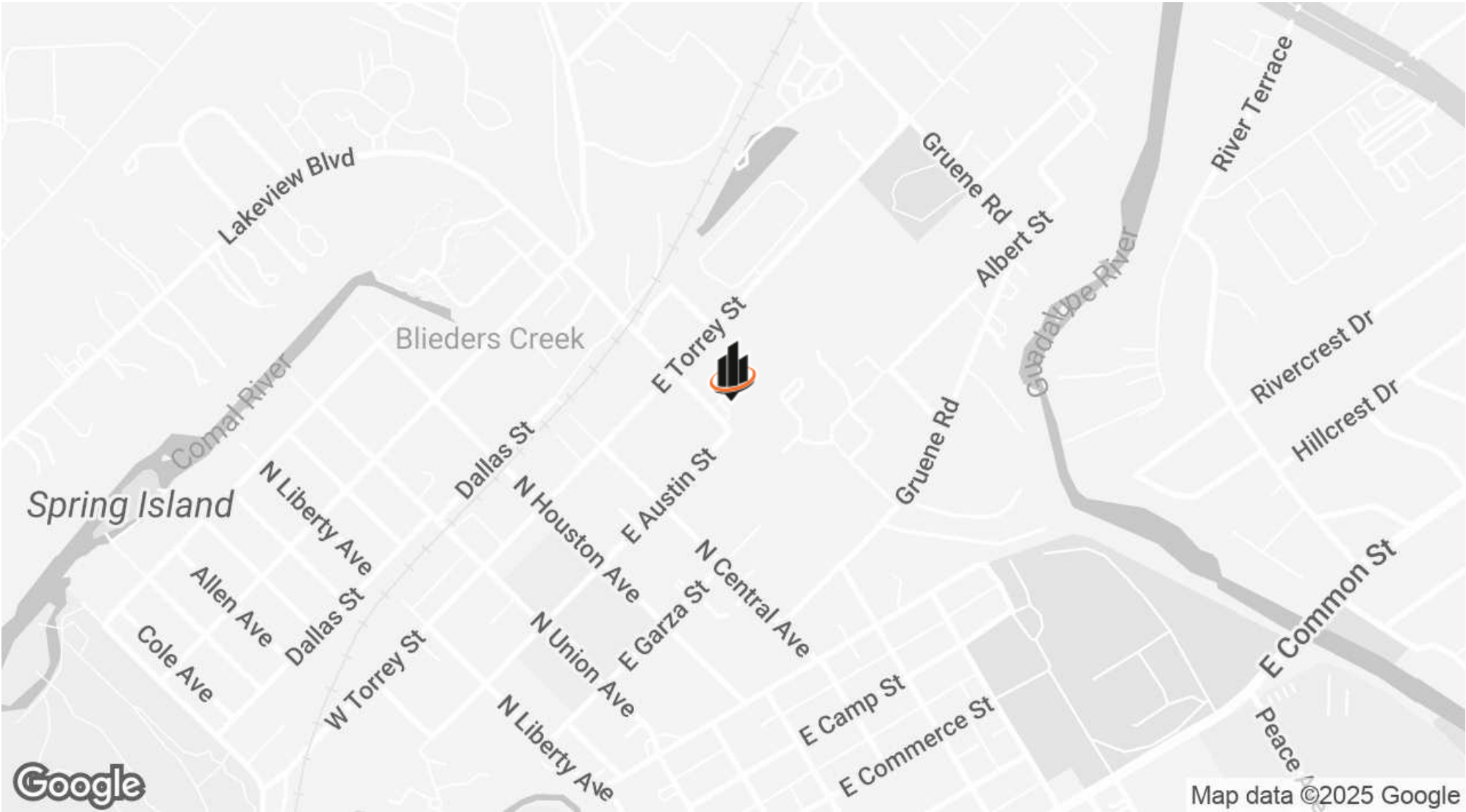
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LOCATION MAP



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ADDITIONAL PHOTOS



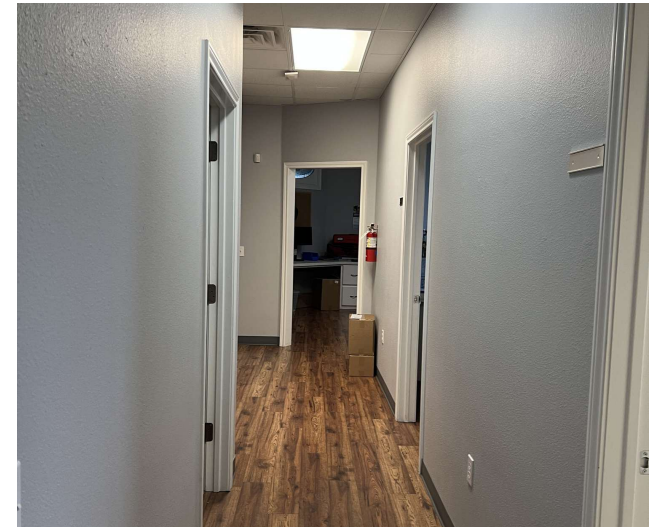
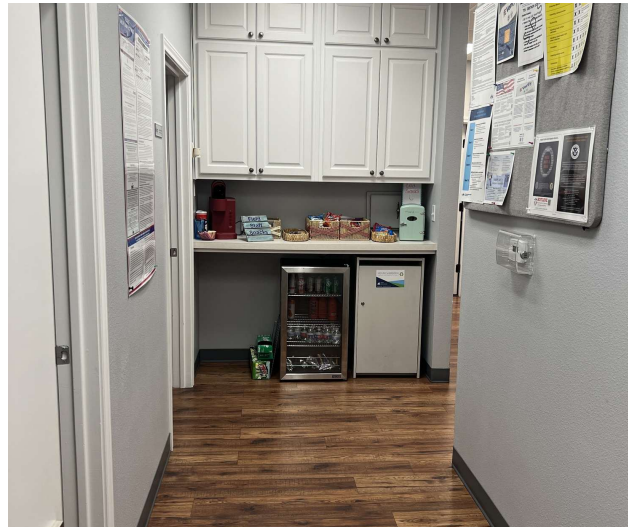
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ADDITIONAL PHOTOS



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921 LAKEVIEW BLVD | New Braunfels, TX 78130

SVN | TRADITIONS 7

ADVISOR BIO 1



JAY DABBS, CCIM

Senior Advisor

jaydabbs@svn.com
Direct: 210.749.5494 | Cell: 210.749.5494

TX #623922

PROFESSIONAL BACKGROUND

Jay Dabbs is a Broker with SVN | Traditions, holding the CCIM Designation. Jay brings a unique perspective to commercial real estate, having transitioned to the industry 10 years ago after a successful career of over 20 years in the medical field.

Jay began in residential real estate, where he learned to navigate big decisions and earn trust by helping families find the right home. That client-focused mindset now benefits commercial owners and investors as he applies those same skills - listening, problem-solving, and spotting potential - to industrial and office sales and leasing

A significant aspect of Jay’s approach involves in-depth underwriting of deals. His focus is on maximizing value for his clients by strategically improving net revenues. This meticulous process ensures the highest possible outcomes when they decide to sell their assets.

EDUCATION

Bachelor of Science in Respiratory Care from Texas State University

SVN | Traditions
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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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SALES
LEASING
PROPERTY MANAGEMENT
TENANT REPRESENTATION
CORPORATE SERVICES
CAPITAL MARKETS
ACCELERATED SALES/AUCTIONS



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.

11-2-2015



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.

Traditions Commercial Real Estate, LLC	9011826	steve.rodgers@svn.com	830-500-3787
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Rodgers	0510821	steve.rodgers@svn.com	830-500-3787
Designated Broker of Firm	License No.	Email	Phone
Steve Rodgers	0510821	steve.rodgers@svn.com	830-500-3787
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jay Dabbs	623922	jaydabbs@svn.com	830-500-3787
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date