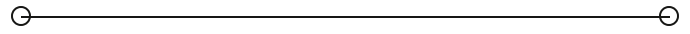


LEASE

876 Loop 337

876 LOOP 337

New Braunfels, TX 78130



PRESENTED BY:

STEVE RODGERS CPM®, CCIM

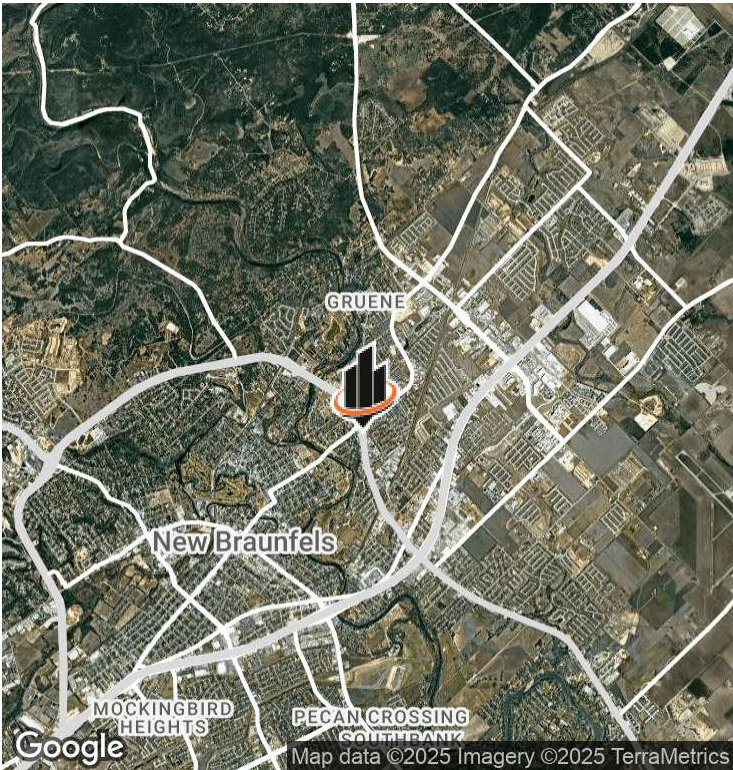
O: 830.500.3787

steve.rodgers@svn.com

TX #0510821



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$24.00 - 26.00 SF/yr (NNN)
NUMBER OF UNITS:	4
AVAILABLE SF:	293 - 2,539 SF
BUILDING SIZE:	5,078 SF

PROPERTY DESCRIPTION

SVN | Traditions is pleased to offer the market this great office property for lease. We currently have one suite available for immediate occupancy and two other offices which will be available for lease on May 1, 2025. Two of the spaces are on the 2nd floor accessible by an exterior staircase. The third space is a 1st floor space and makes up the entire first floor of the property.

LOCATION DESCRIPTION

This office/medical office property is ideally located on Highway 46/Loop 337 near the intersection at Common Street with convenient access to Interstate 35 just to the east.

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	293 - 2,539 SF	LEASE RATE:	\$24.00 - \$26.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Suite 302	2,539 SF	NNN	\$26.00 SF/yr	This first floor medical office space offers a large waiting room, nurses station, four exam rooms with sinks and a large executive office. The space also offers three restrooms, one being a full bath with shower, and a break room.
Suite 305	293 SF	NNN	\$26.00 SF/yr	Suite 303 is configured as an open office with a lower cabinet with a sink, upper cabinets for additional storage, and great natural light with the 2nd floor windows.
Suite 306	1,284 SF	NNN	\$24.00 SF/yr	This 2nd floor space offers a large open office and two large private offices and plenty of storage space with plenty of natural light throughout.

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EXTERIOR PHOTOS



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SUITE 302 PHOTOS



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SUITE 305 PHOTOS



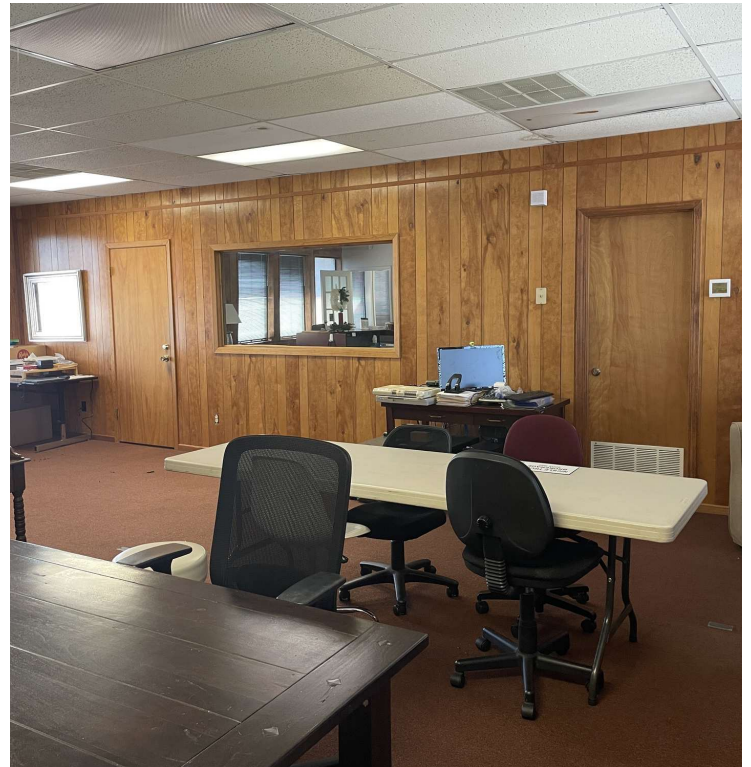
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SUITE 306 PHOTOS



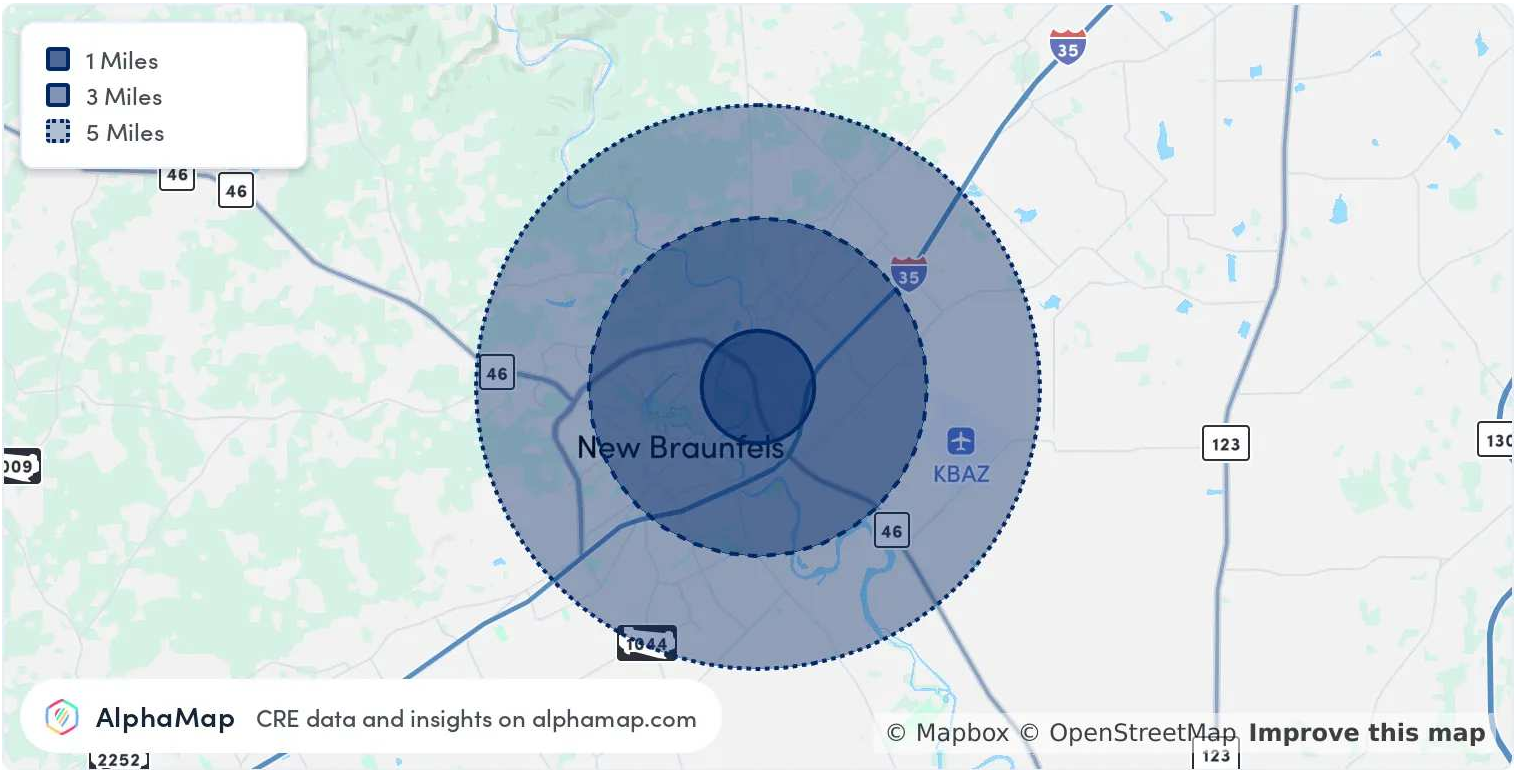
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AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,487	53,667	110,144
AVERAGE AGE	43	41	40
AVERAGE AGE (MALE)	41	39	38
AVERAGE AGE (FEMALE)	45	42	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,228	21,739	42,073
PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$95,973	\$106,129	\$110,534
AVERAGE HOUSE VALUE	\$431,643	\$394,477	\$391,775
PER CAPITA INCOME	\$41,727	\$42,451	\$42,513

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ADVISOR BIO 1



STEVE RODGERS CPM®, CCIM

Managing Director

steve.rodgers@svn.com

Direct: **830.500.3787** | Cell: **214.914.1357**

TX #0510821

PROFESSIONAL BACKGROUND

Steve Rodgers is an active Commercial Real Estate Broker licensed by the Texas Real Estate Commission. Mr. Rodgers is Co-Managing Director of SVN | Traditions, which he co-founded in 2022 to offer both Brokerage and Property Management Services to clients in the San Antonio and surrounding markets. Steve began his career in the construction industry in Dallas, Texas where he served as a Project Manager and Senior Estimator. He soon moved to the Owner's side of Real Estate and performed the duties of Leasing Agent, Sales Agent, Asset Manager and Property Manager in the Dallas market totaling 16 years.

Steve moved to the San Antonio area in 2012 with his wife and family where he continued to work in Commercial Real Estate as a Senior Advisor with Sperry Van Ness, a national Brokerage and Property Management Company. In addition to forming Rodgers Commercial Realty in 2015, Steve was appointed to the Board of Directors for the San Antonio Chapter of the Institute of Real Estate Management (IREM) where he served as President in 2018 and 2019.

EDUCATION

Texas A&M University, Bachelors of Science, Construction Science
Certified Commercial Investment Member (CCIM)
Certified Property Manager (CPM®)

MEMBERSHIPS

Texas A&M Association of Former Students
National Association of Realtors
CCIM Institute
Institute of Real Estate Management (IREM), Board President - 2018, 2019
The Rotary Club of New Braunfels, Club President - 2023-2024

SVN | Traditions

1619 E. Common Street, #1104
New Braunfels, TX 78130

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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
Steve Rodgers	0510821	steve.rodgers@svn.com	830-500-3787
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date