

**900 LOOP 337**

New Braunfels, TX 78130



### OFFERING SUMMARY

|                |                          |
|----------------|--------------------------|
| Available SF:  | 6,000 SF                 |
| Lease Rate:    | \$1.63 SF/month<br>(NNN) |
| Lot Size:      | 0.726 Acres              |
| Year Built:    | 1988                     |
| Building Size: | 6,000 SF                 |
| Zoning:        | C-1                      |
| Market:        | San Antonio              |
| Submarket:     | New Braunfels            |

### PROPERTY OVERVIEW

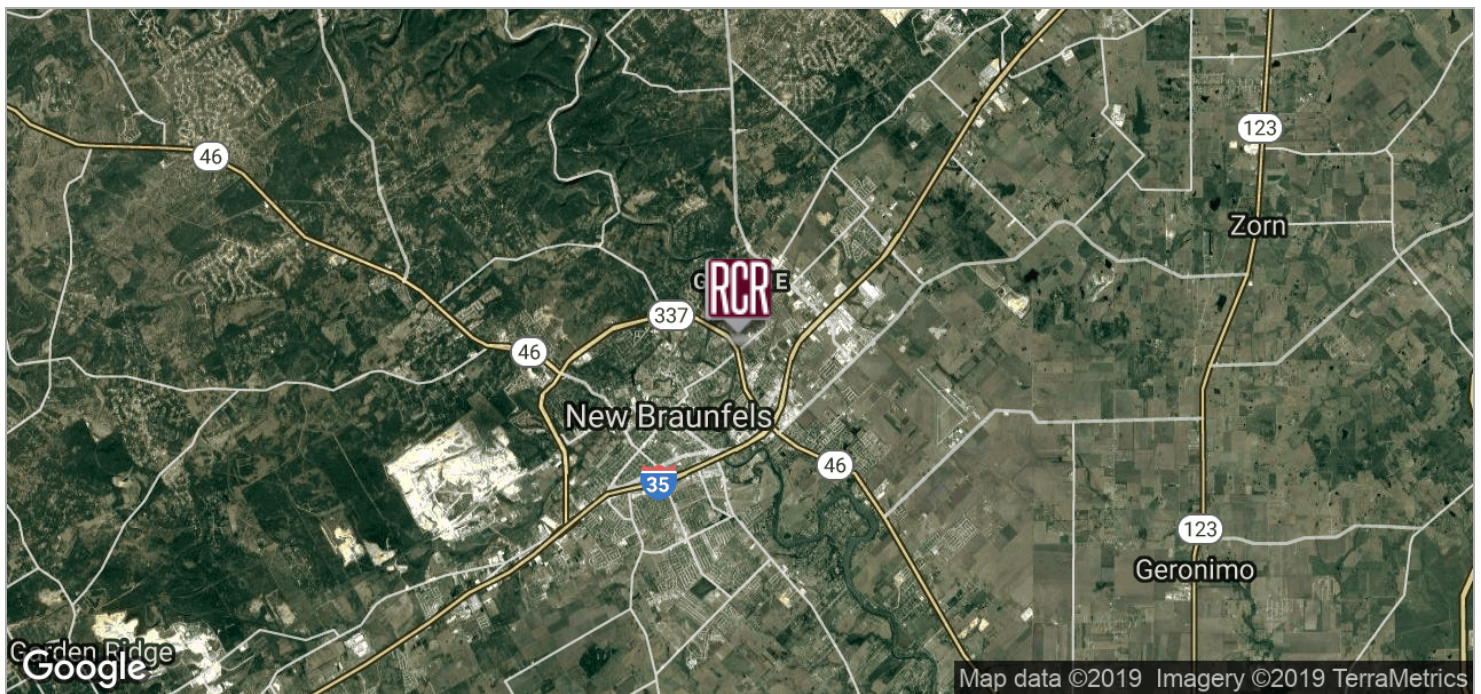
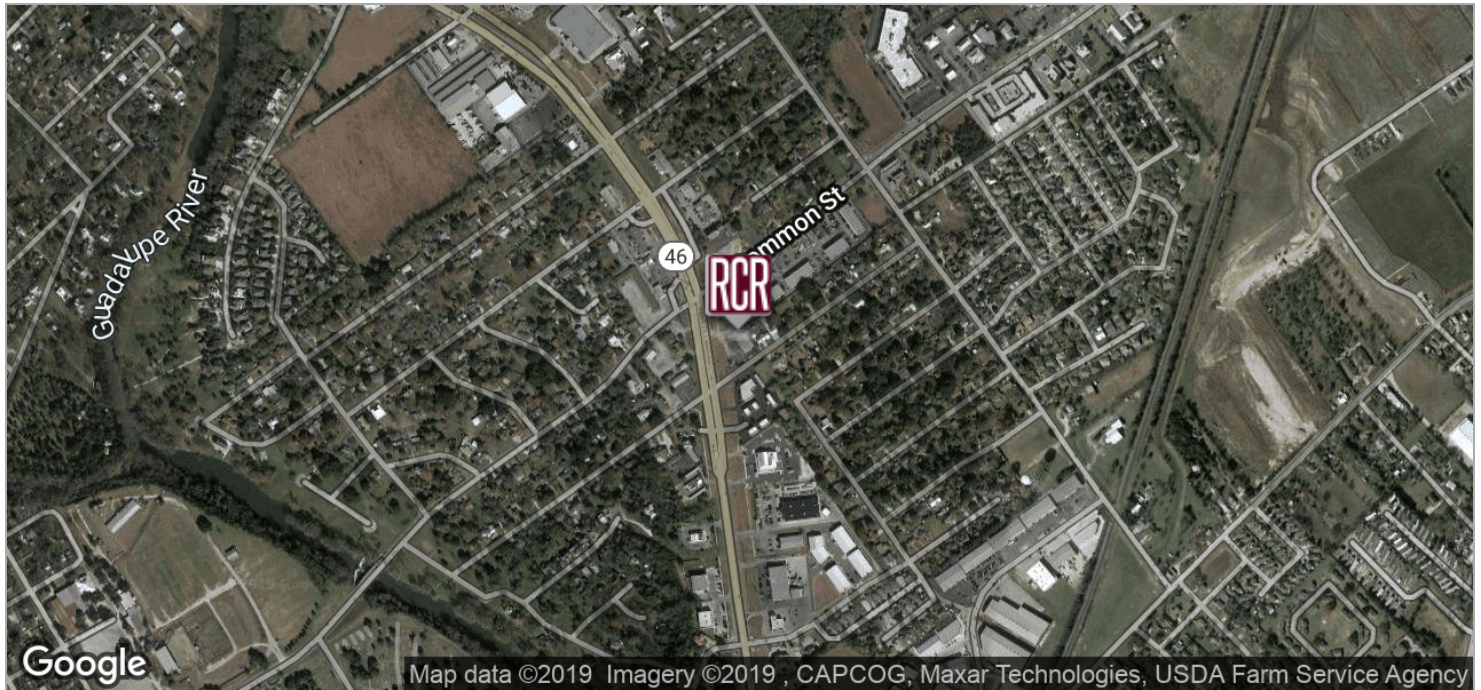
Rodgers Commercial Realty, LLC is pleased to offer the market this 2nd generation office / medical office space for lease. Formerly a dialysis center, the space can be utilized for a number of uses.

### PROPERTY HIGHLIGHTS

- 5:1,000 Parking Ratio
- Great Visibility on Loop 337
- \$5.00 / rsf Tenant Improvement Allowance

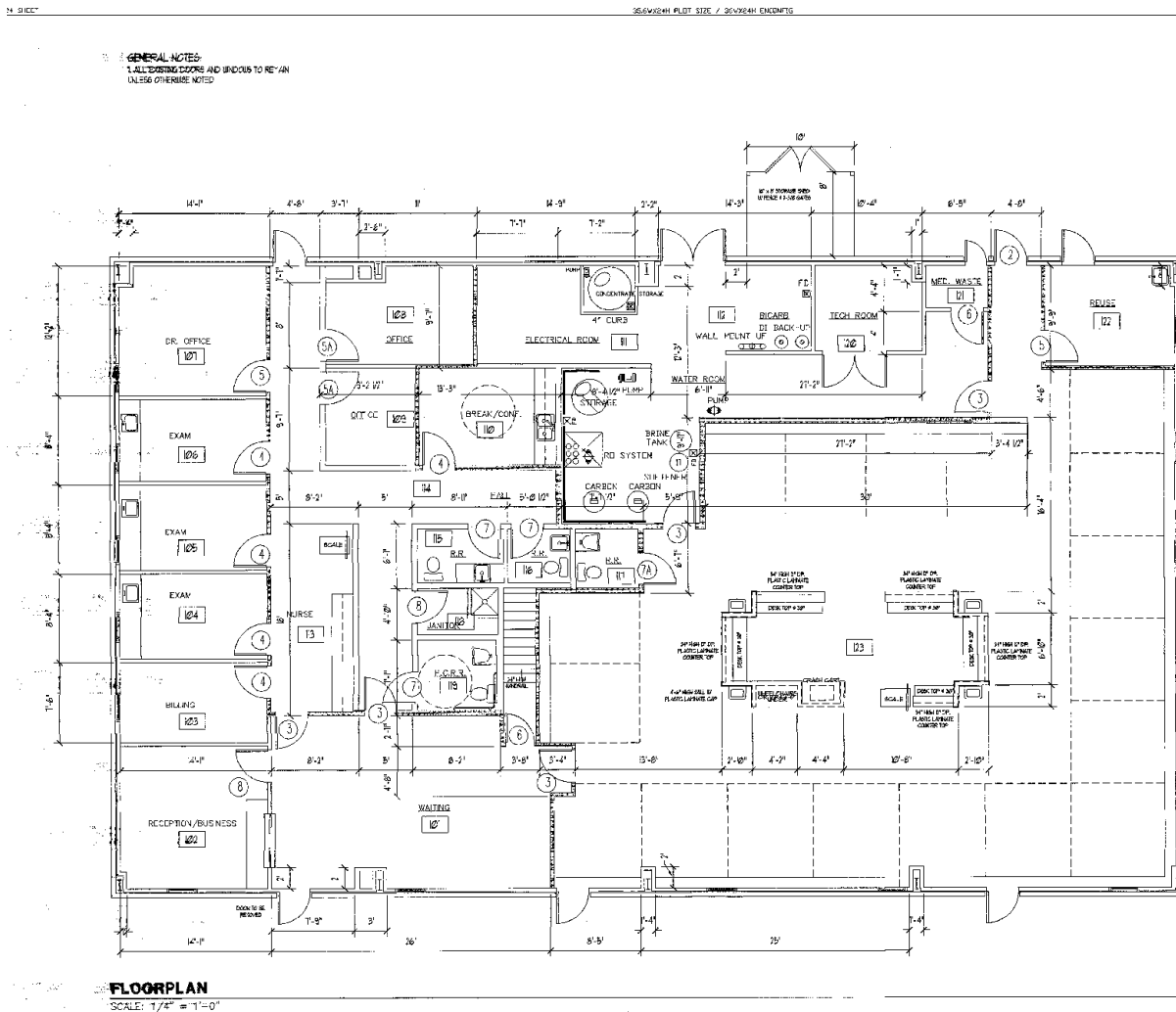
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**KYM DIALYSIS CLINIC**  
900 LOOP 337  
NEW BRAUNFELS, TEXAS

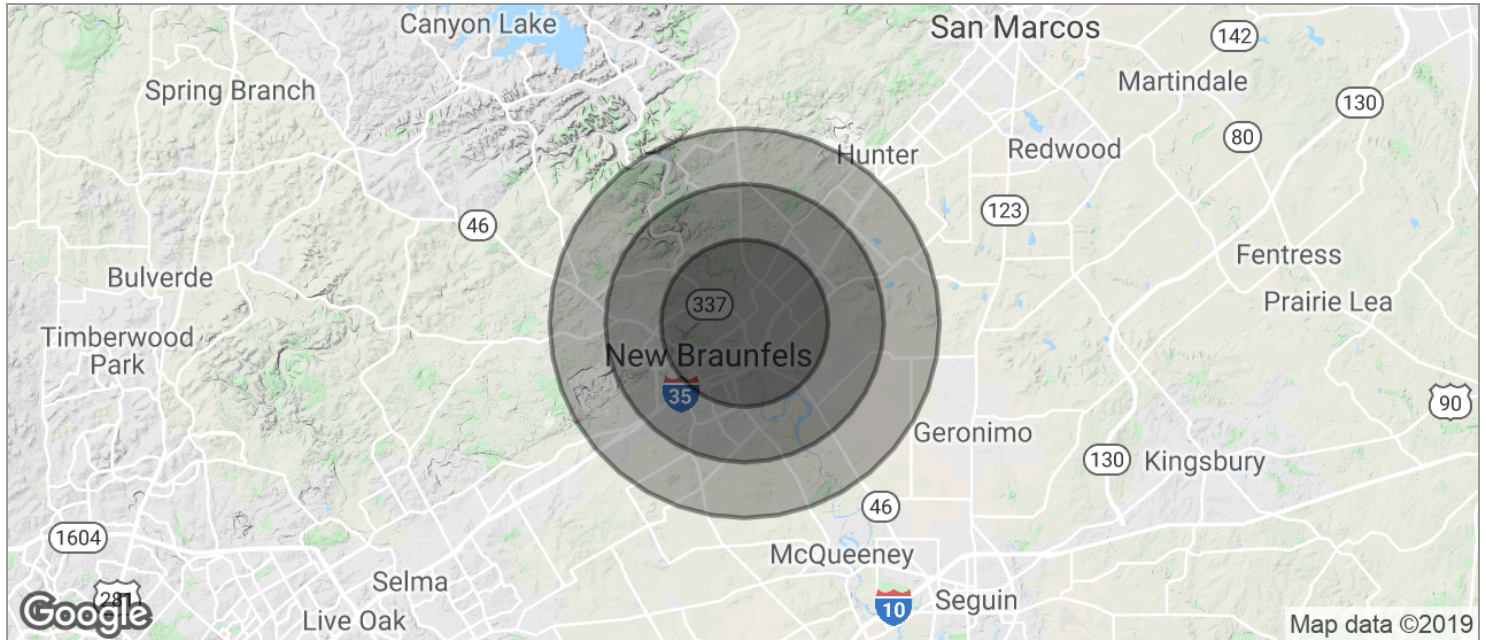
**PAUL**  
ARCHITECTS & ENGINEERS  
P.C.



DATE: 05/11/2020  
DRAWN BY: J. J. JONES  
CHECKED BY: J. J. JONES  
PROJECT: KYM DIALYSIS CLINIC  
SHEET NUMBER: **A-2**

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| <b>POPULATION</b>              | <b>3 MILES</b> | <b>5 MILES</b> | <b>7 MILES</b> |
|--------------------------------|----------------|----------------|----------------|
| TOTAL POPULATION               | 31,508         | 56,573         | 71,693         |
| MEDIAN AGE                     | 36.8           | 36.3           | 36.2           |
| MEDIAN AGE (MALE)              | 34.7           | 34.8           | 34.8           |
| MEDIAN AGE (FEMALE)            | 39.7           | 38.5           | 38.0           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>3 MILES</b> | <b>5 MILES</b> | <b>7 MILES</b> |
| TOTAL HOUSEHOLDS               | 12,260         | 21,023         | 26,111         |
| # OF PERSONS PER HH            | 2.6            | 2.7            | 2.7            |
| AVERAGE HH INCOME              | \$67,001       | \$69,219       | \$71,464       |
| AVERAGE HOUSE VALUE            | \$179,562      | \$172,183      | \$172,747      |

\* Demographic data derived from 2010 US Census

**STEVE RODGERS, CCIM, CPM®**

**Broker**



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srodgers@rcrtx.com  
TX #510821

**Professional Background**

Steve Rodgers is an active Commercial Real Estate Broker licensed by the Texas Real Estate Commission. Mr. Rodgers is President of Rodgers Commercial Realty, LLC which he formed in 2015 to offer both Brokerage and Property Management Services to his 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 almost 18 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.

**Memberships & Affiliations**

Texas A&M Association of Former Students  
National Association of Realtors  
Texas Association of Realtors  
CCIM Institute  
Institute of Real Estate Management (IREM), Board President - 2018, 2019

**Education**

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



## 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 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.

|                                                                                |                      |                |                |
|--------------------------------------------------------------------------------|----------------------|----------------|----------------|
| _____<br>Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Designated Broker of Firm                                             | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Licensed Supervisor of Sales Agent/<br>Associate                      | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Sales Agent/Associate's Name                                          | _____<br>License No. | _____<br>Email | _____<br>Phone |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date