

OFFICE BUILDING FOR
LEASE

FLEX-OFFICE SPACE FOR LEASE

227 COURTYARD
NEW BRAUNFELS, TX 78130



JAY DABBS

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373 S. SEGUIN AVENUE | NEW BRAUNFELS, TX 78130 | [HTTPS:NCGCRE.COM](https://ncgcre.com)



FLEX-OFFICE SPACE FOR LEASE

PROPERTY DESCRIPTION | LEASE INFORMATION

227 COURTYARD, NEW BRAUNFELS, TX 78130



PROPERTY DESCRIPTION

The property is a former church and would be ideal for office use. The lease space has 8 large offices, Foyer, ADA compliant rest rooms and a large great room (former sanctuary) that's approximately 1800 SF. This space could be set up with more offices if needed.

PROPERTY HIGHLIGHTS

- Second Generation Office Space
- 8 Offices with Room to Expand
- C-1 Zoning
- ADA Restrooms
- Modified Gross Lease - Tenant Pays Utilities
- Easy Access from I-35

OFFERING SUMMARY

| | |
|----------------|----------------------------|
| Lease Rate: | \$10,000.00 per month (MG) |
| Available SF: | 5,093 SF |
| Lot Size: | 0.65 Acres |
| Building Size: | 5,093 SF |

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SPACE LAYOUT

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FLEX-OFFICE SPACE FOR LEASE

LARGE OPEN ROOM + SOUND BOOTH AND PODIUM

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FLEX-OFFICE SPACE FOR LEASE

RECEPTION | KITCHEN | BATHROOM AREAS

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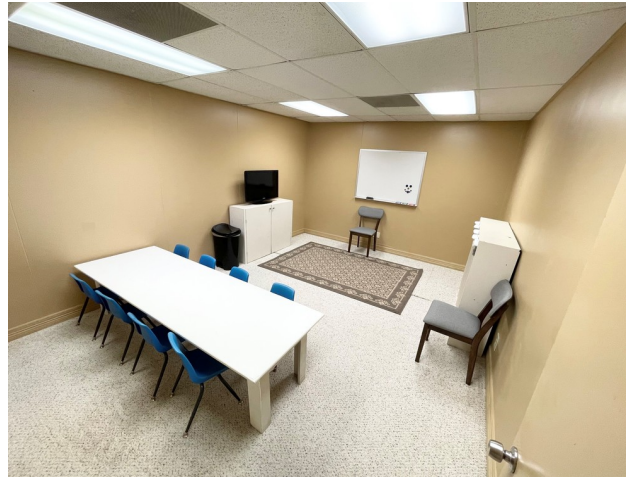
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FLEX-OFFICE SPACE FOR LEASE

SHOWN BELOW: (5 OFFICES) - 2 STANDARD SIZE | 2 MEDIUM SIZE | 1 LARGE

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FLEX-OFFICE SPACE FOR LEASE

SHOWN BELOW: 1 LARGE OFFICE | 1 STANDARD SIZE OFFICE | OUTDOOR PLAYGROUND

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FLEX-OFFICE SPACE FOR LEASE

BUILDING ENTRANCE & PARKING LOT

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RETAILER MAP

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VALERO **Jack in the Box** **Dairy Queen**
burkes OUTLET.
BLUEBONNET Jeep
LONG JOHN SILVER'S
WHAT A BURGER
HARBOR FREIGHT
BIG LOTS!
City of New Braunfels **POLICE**
7-ELEVEN
cricket
FOOD BANK
LONE STAR Self Storage

DOWNTOWN NEW BRAUNFELS BLUEBONNET
PINAPPLE EXPRESS **Margarita** **LUCKY OCEAN OF WABASHA**
Shell
Jason's deli
FedEx
CVS pharmacy
BURGER KING **Burger King**
TACOS ROSE'S
FCB **First Commercial Bank. N.A.**
ON THE GRIND
GREAT AMERICAN

Subject Property
227 Courtyard Dr

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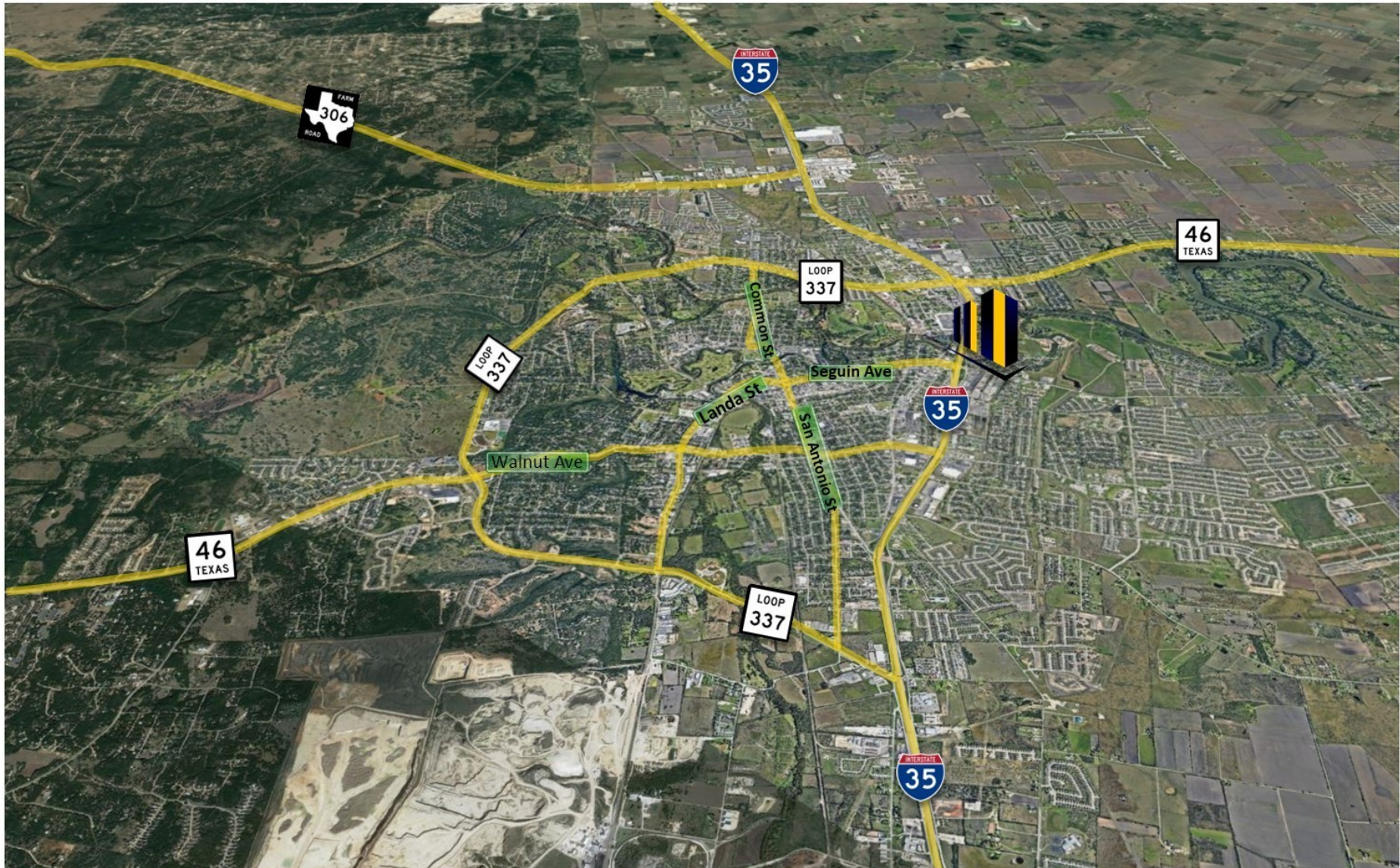
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FLEX-OFFICE SPACE FOR LEASE

NEW BRAUNFELS MAJOR ROAD WAYS

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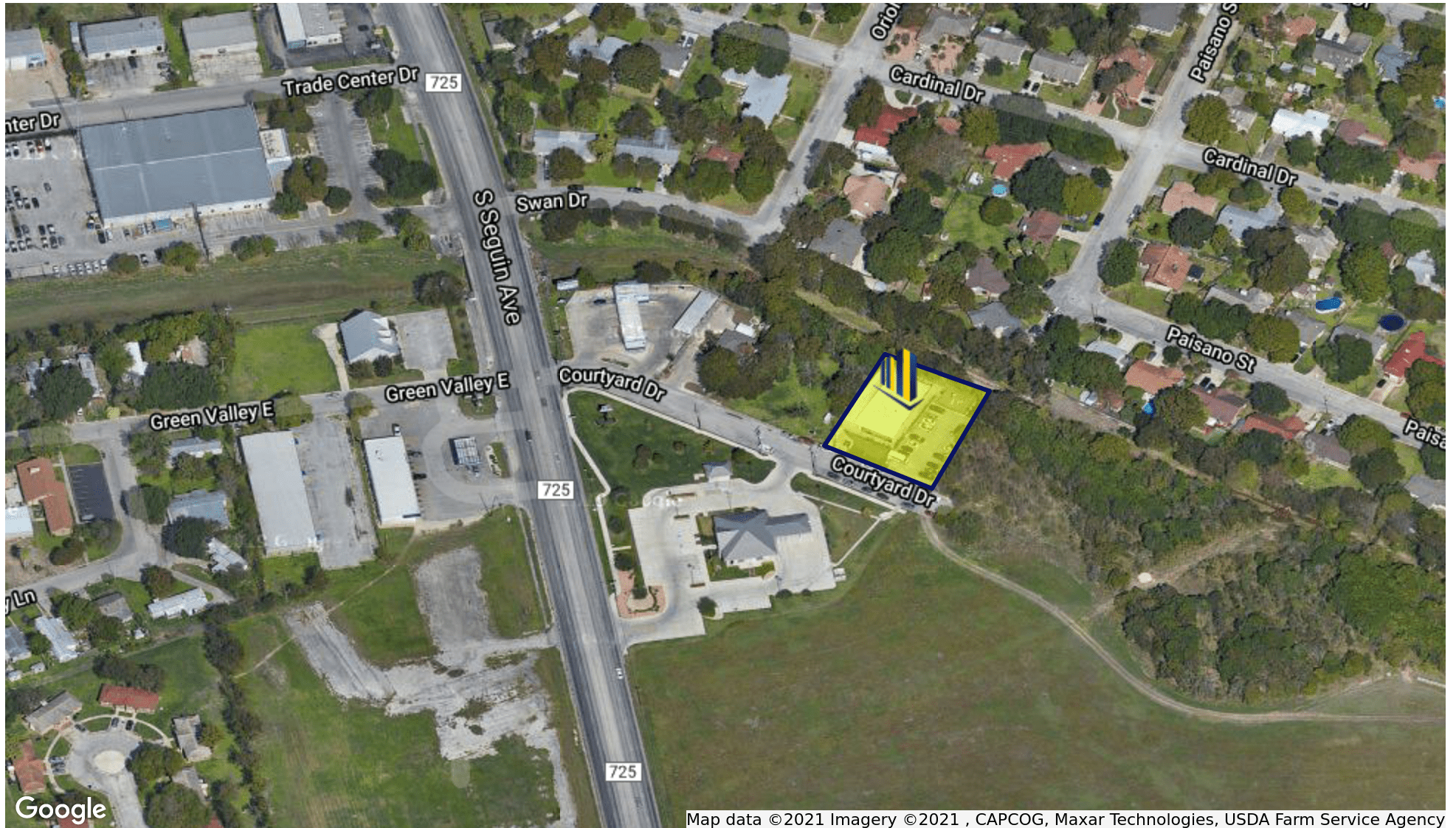
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FLEX-OFFICE SPACE FOR LEASE

LOCAL MAP VIEW

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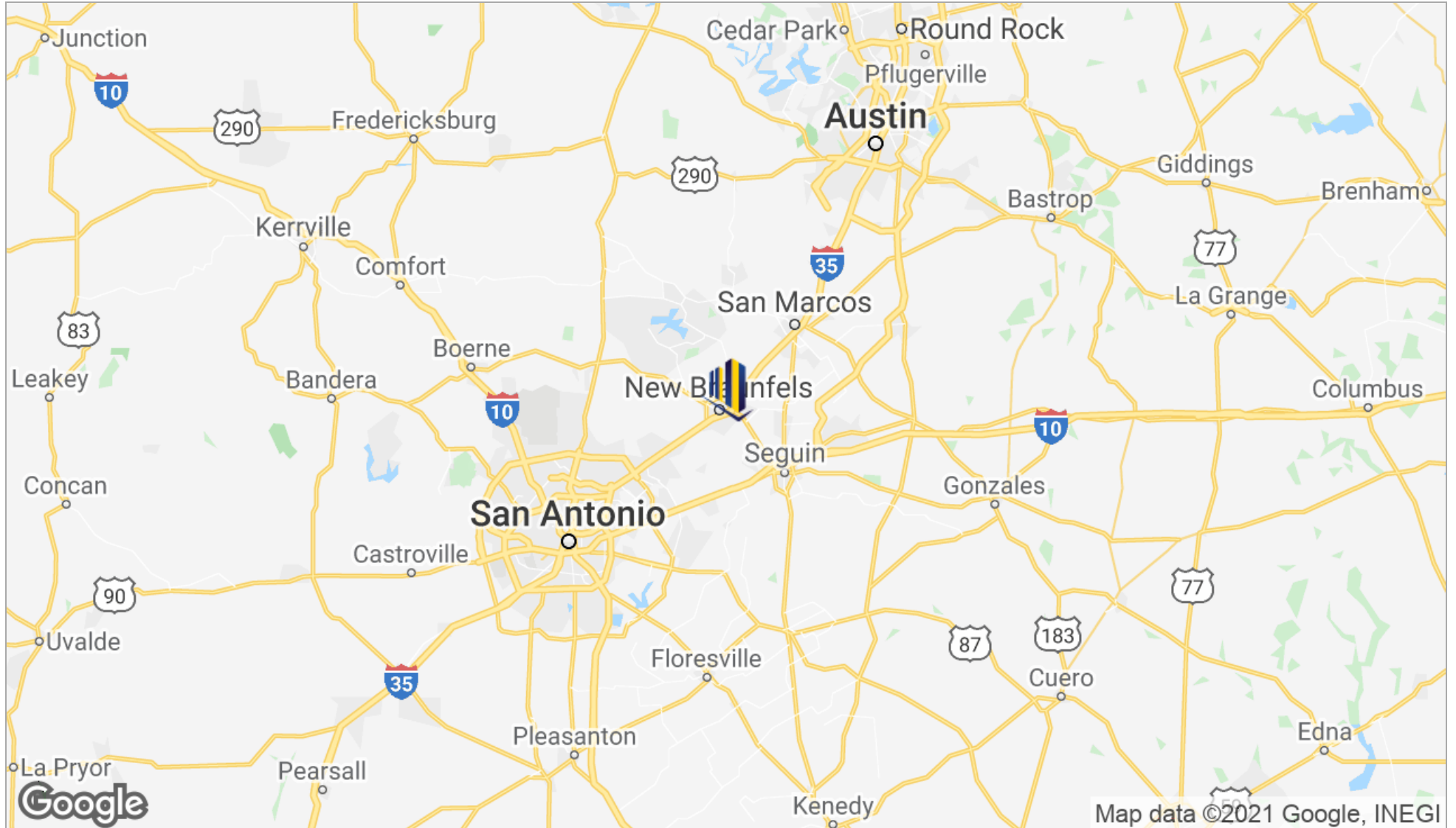
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FLEX-OFFICE SPACE FOR LEASE

REGIONAL MAP VIEW

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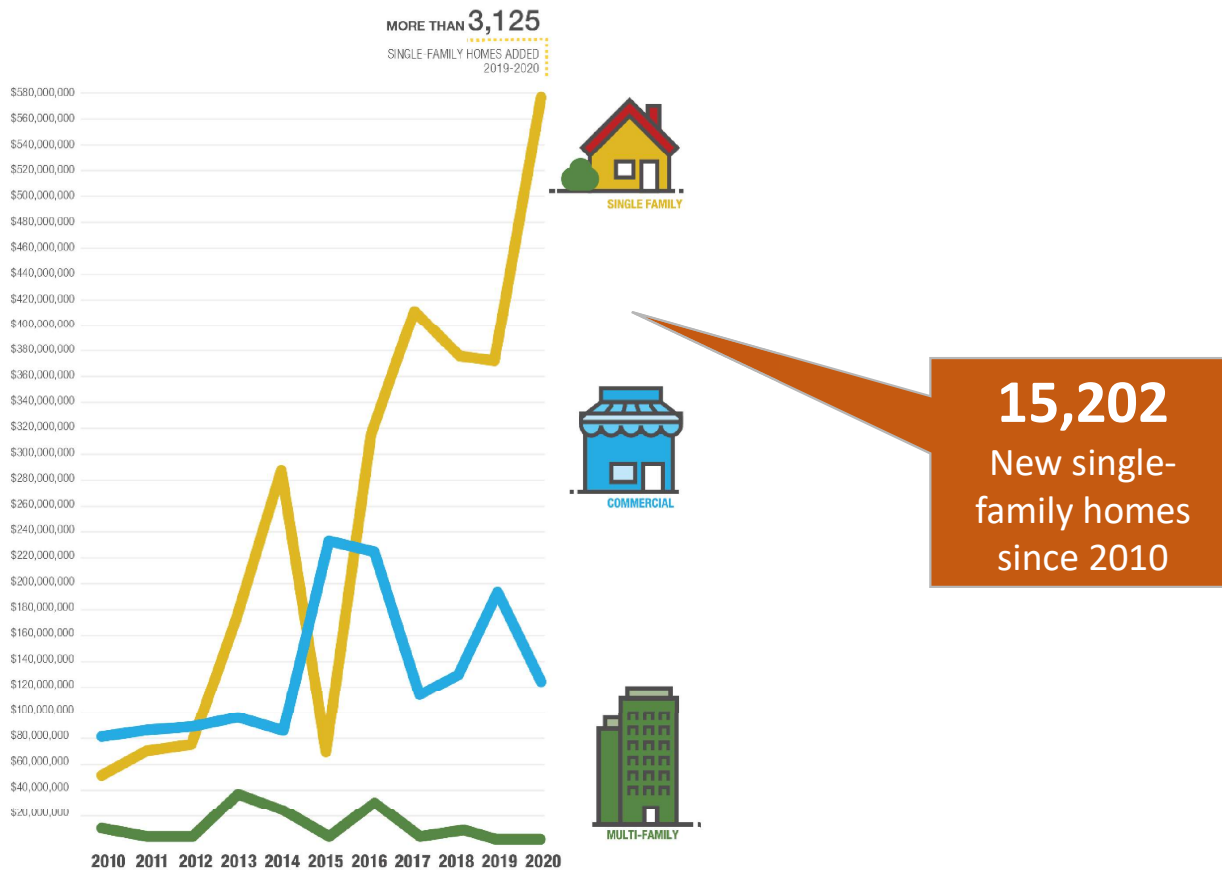


2020 Benchmark Study

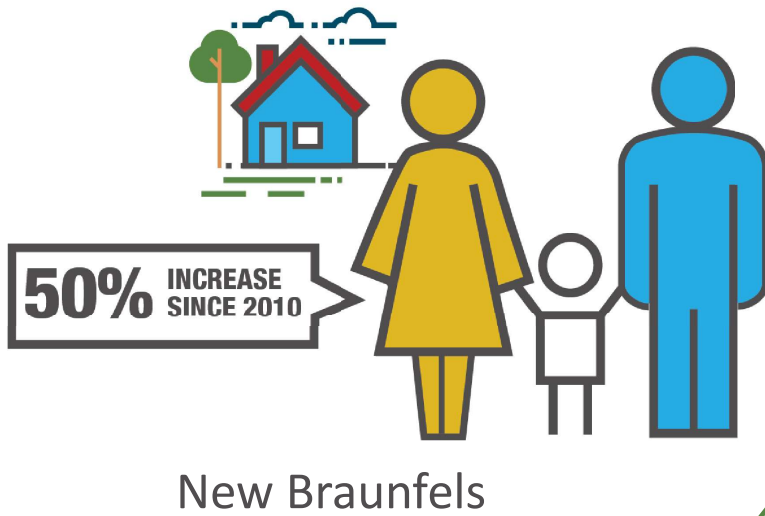
18th Year | 2003-2020 | 19 different sections



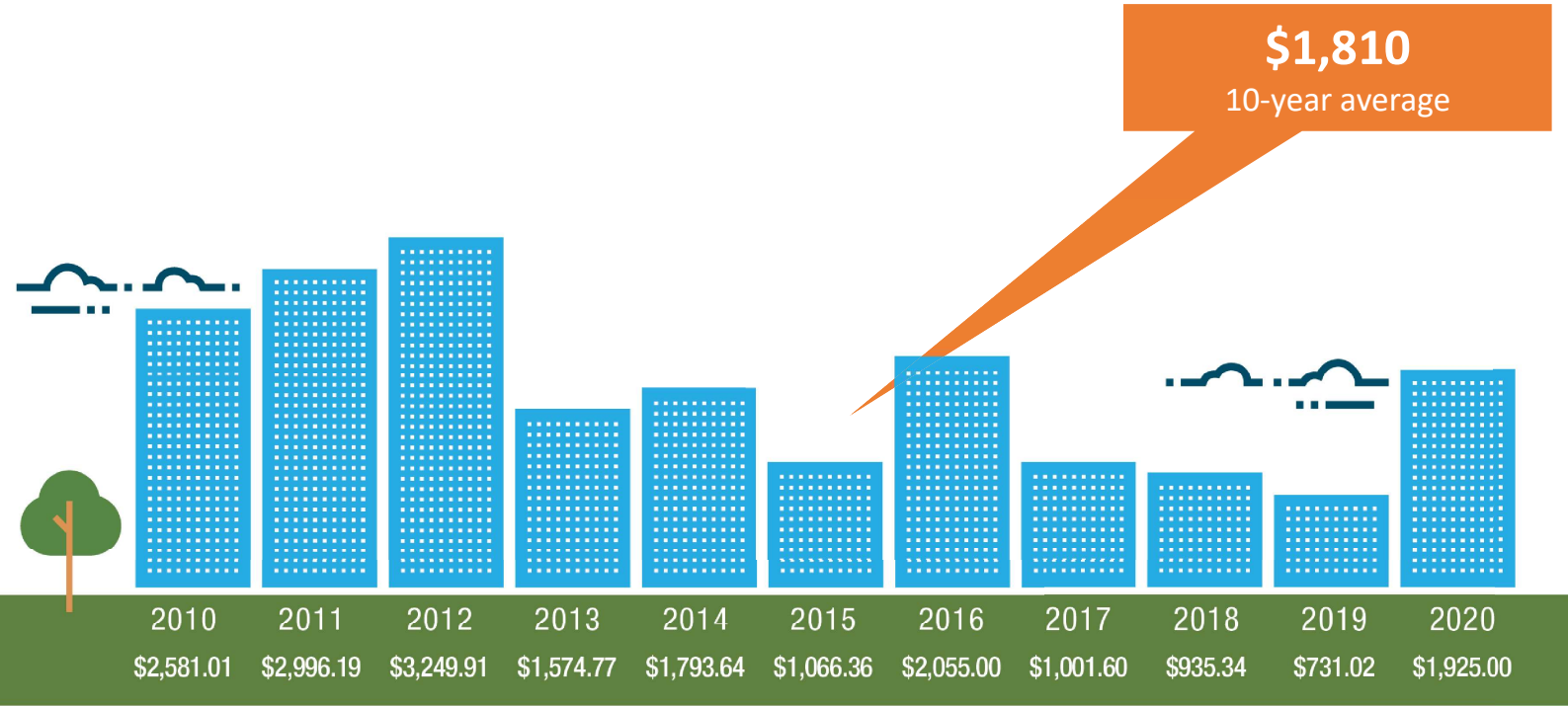
NEW PERMIT VALUES



POPULATION



PER CAPITA COMMERCIAL INVESTMENT

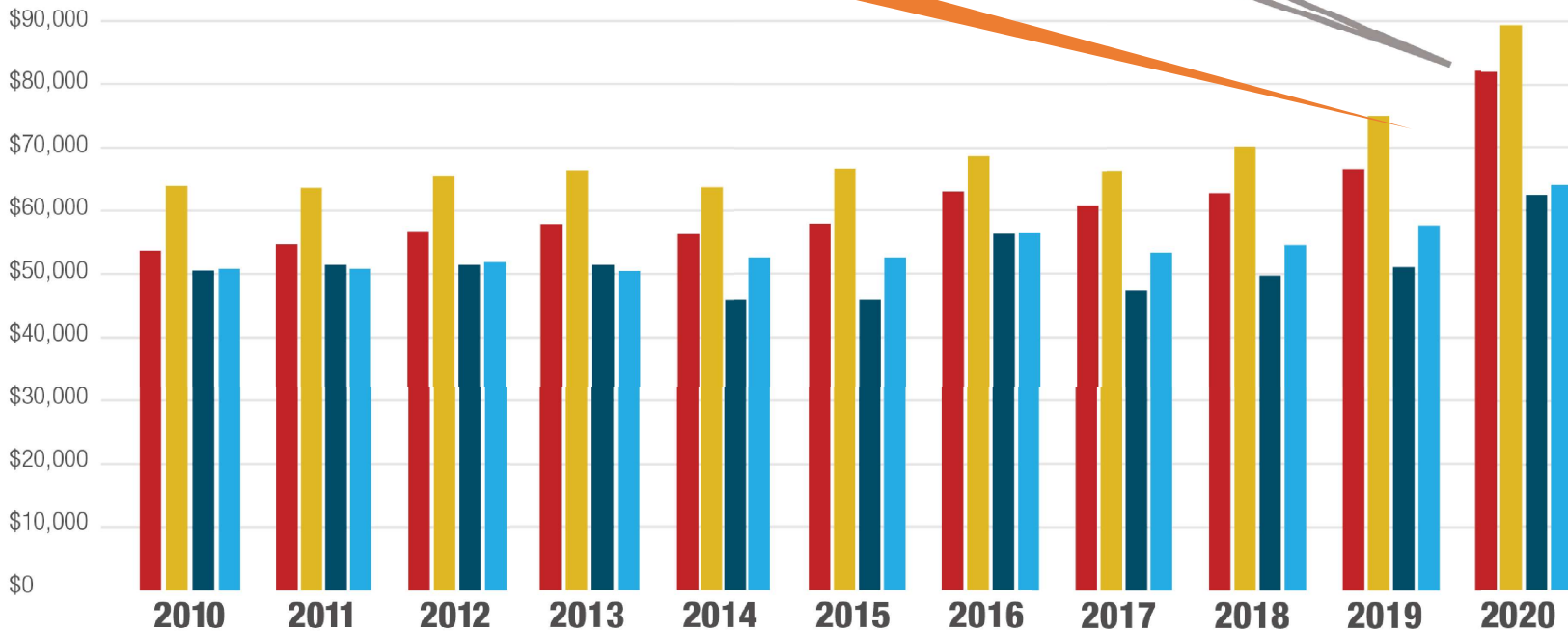


MEDIAN HOUSEHOLD INCOME

NB household income grew 26% in 2020

INCREASED
55%
SINCE 2010

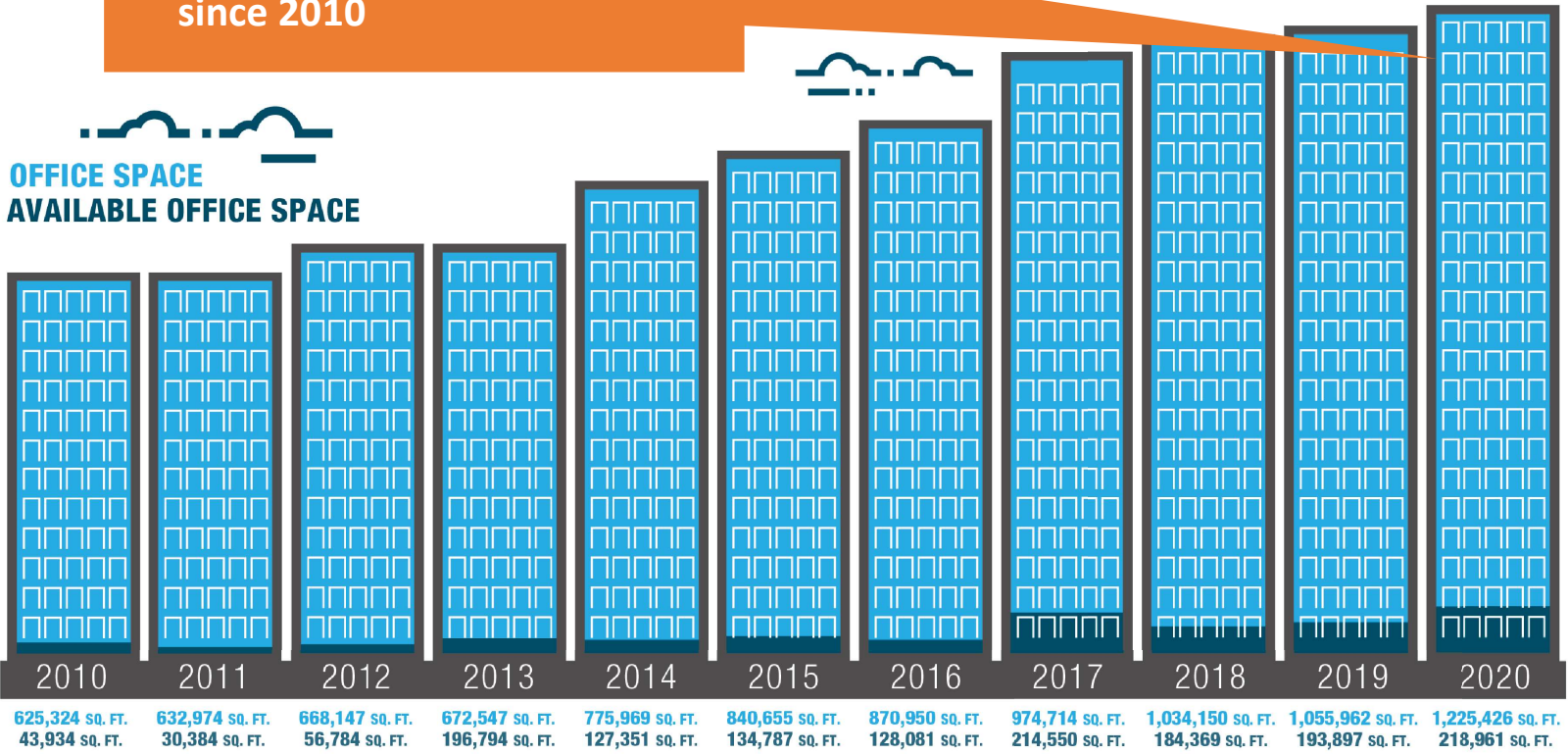
CITY OF NEW BRAUNFELS
COMAL COUNTY
SAN ANTONIO METRO
TEXAS



OFFICE SPACE GROWTH

- Total sq ft. exceeded 1 million mark for 3rd year in a row
- Office Space increased 96% since 2010

OFFICE SPACE
AVAILABLE OFFICE SPACE



AGENT BIO

227 COURTYARD, NEW BRAUNFELS, TX 78130



JAY DABBS

Advisor

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Direct: 830.358.7806 | **Cell:** 210.749.5494

PROFESSIONAL BACKGROUND

Jay Dabbs is an Advisor with NCG Commercial Real Estate in New Braunfels, TX. He specializes in multiple product types to include Retail, Office, and Land Sales. Jay is a CCIM candidate working towards the CCIM Designation

Jay believes integrity is his most valuable asset. His business is built on treating others with respect and communicating effectively. Jay's background in marketing gives him an advantage when negotiating complicated and lengthy commercial real estate transactions.

Jay has lived in the area for 22 years. Jay served on the Planning and Zoning Commission for the City of Cibolo. Jay's son is studying music education and performance at Texas Lutheran University while his daughter attends Texas A & M University.

NCG Commercial Real Estate

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DISCLOSURE

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The material contained in this Offering Brochure 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 NCG 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 NCG 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 Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the NCG Advisor.

Neither the NCG 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 Brochure 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 NCG Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, 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 NCG 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 Brochure 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 Brochure 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 NCG 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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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 interest 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 AN 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:
 - 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 A 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 interest 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 the 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.