



267 W MILL ST NEW BRAUNFELS, TX 78130

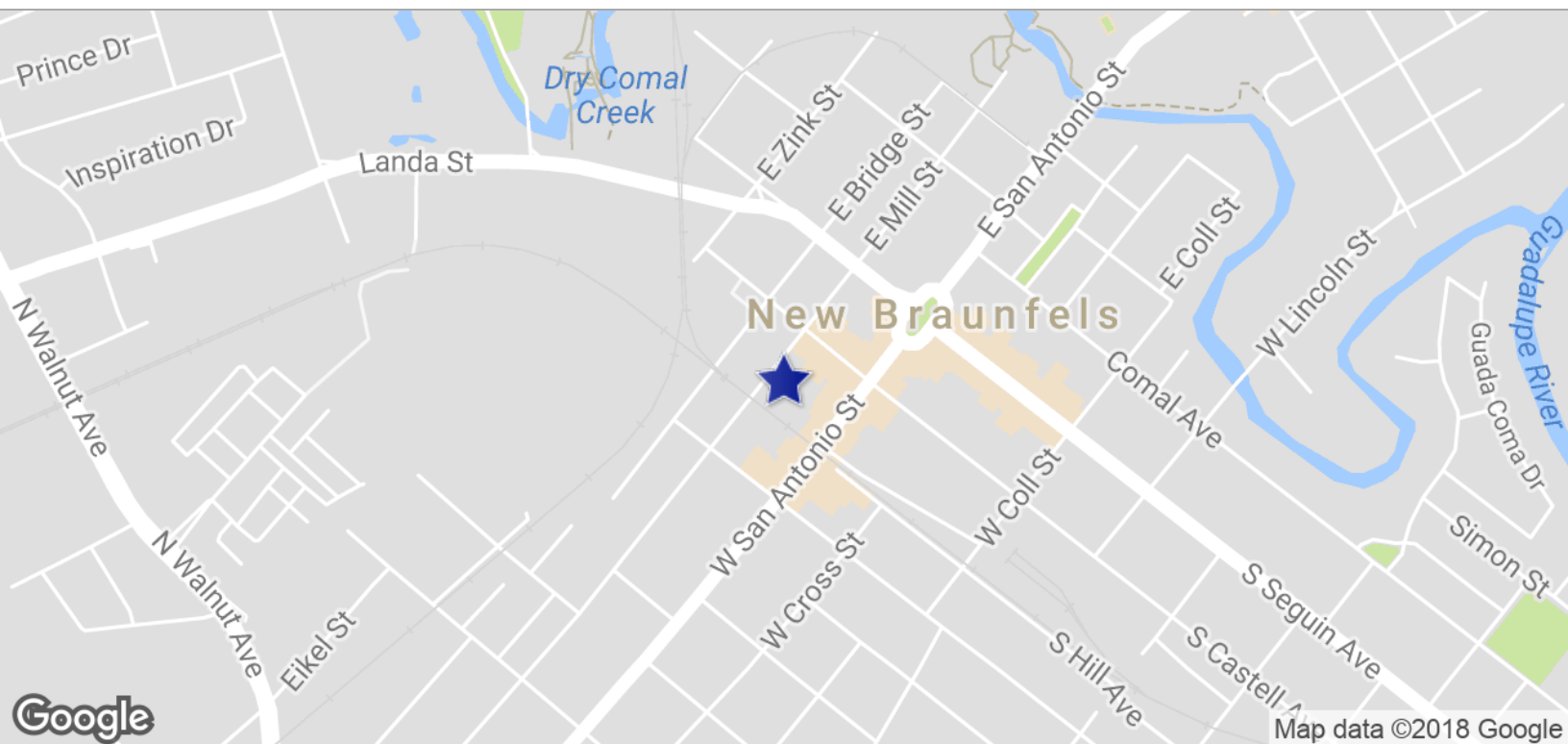
FOR LEASE



- Nice office building located in the heart of downtown New Braunfels within walking distance to McAdoo's Seafood, Myron's Steakhouse, Huisache Grill, and many shops!
- 3,106 SF building with 8 offices downstairs, 1 extra-large office upstairs, waiting and reception areas, 3 kitchenettes downstairs and one upstairs, copy/file room, several storage closets, 2 covered patios, monument signage, and 16 parking spaces.
- Vacant now and ready for occupancy.
- Furniture shown in pictures may be available for sale. Ask for details.
- \$18/SF/YR + NNN. Tenant covers lawn maintenance.



LOCATION



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any presentation of size, quality, or quantity of any of the physical characteristics of the property should be verified by you or your advisors. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

LEGACY COMMERCIAL REAL ESTATE

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2021 W State Hwy 46, Suite 101, New Braunfels, TX 78132 | 830.625.6400



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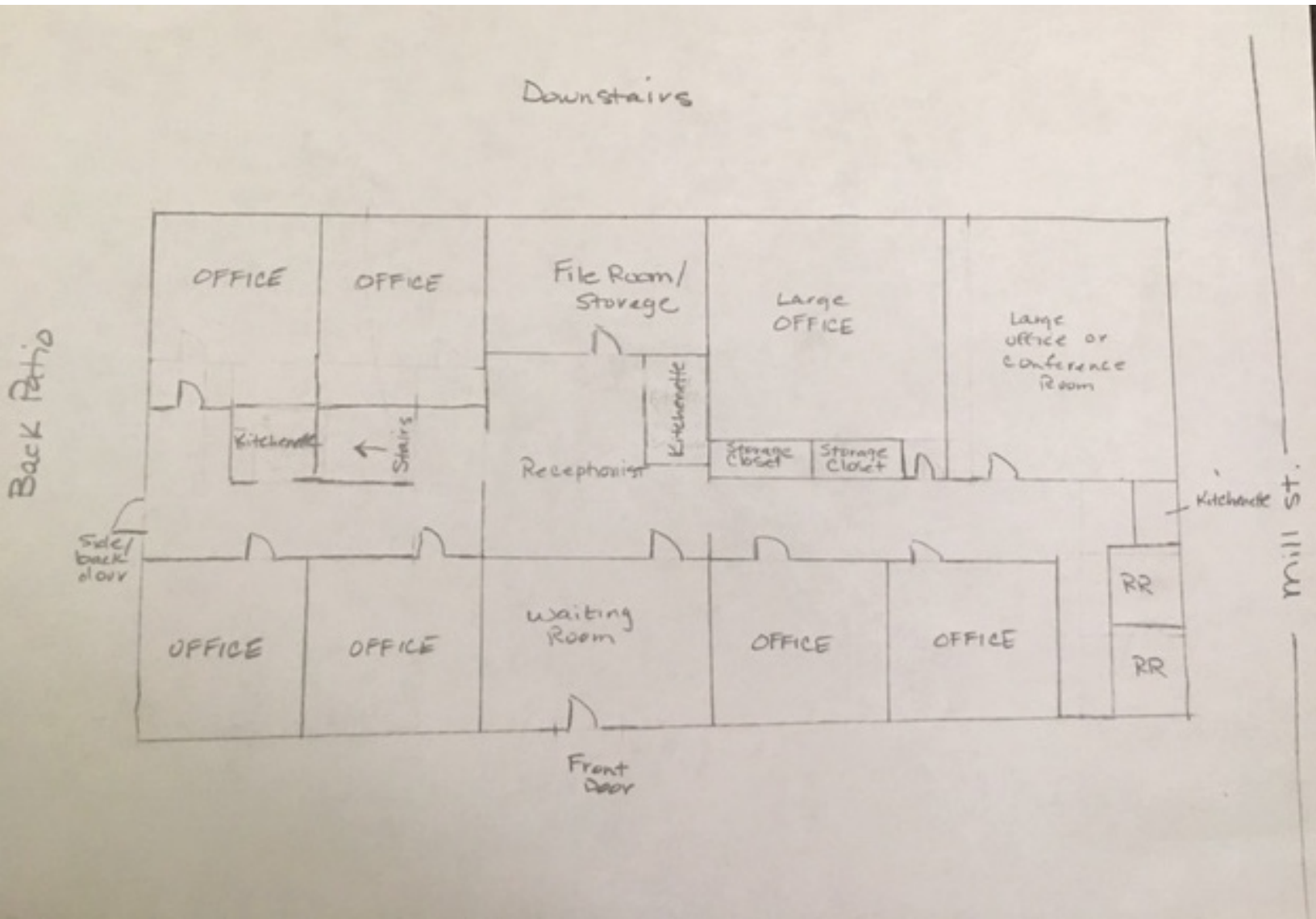
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FLOOR PLAN



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MARKET SNAPSHOT

NEW BRAUNFELS IS THE 2ND FASTEST GROWING CITY IN THE US

New Braunfels is now the nation's second-fastest growing city with a population of 50,000 or more, according to 2015 estimates released by the U.S. Census Bureau.

2013, New Braunfels was the 18th fastest growing city, in 2014, it was the 13th fastest growing city, and in 2015 it is the 2nd fastest growing city.

2015 total population is 70,543, a 6.6% increase from 2014.

Since 2000, total population has increased by 54%.

Approximately 60.8% of the population are white, 35% Hispanic, 1.9% African American, and 2.3% other.

Comal County in which New Braunfels lies was recently ranked the 7th fastest growing large county in the US.

Such growth is attributed to its location on IH35 in between two of the fastest growing metropolises in the nation, Austin and San Antonio.

In 2015, over 900 new jobs were added with over 20 primary employers.

Median Household Income has risen 74% since 2001, higher than the state and metro-area average.

Property valuations increased in 2015 by 12.8% over 2014.

Since 2005, New Braunfels has a lower unemployment rate than the nation, state, region, and metro area. Unemployment rate are at the lowest since June 2007.

Commercial building permits set a new record in 2015. Residential permit exceeded 1,000 homes for the third consecutive year.



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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 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.

Legacy Commercial Real Estate	593525	mike@legacycommercialre.com	830-625-6400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mike Ybarra	376986	mike@legacycommercialre.com	830-625-6400
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Julie Willeke	639034	julie@legacycommercialre.com	830-625-6400
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date