

311 FM 306

NEW BRAUNFELS, TEXAS



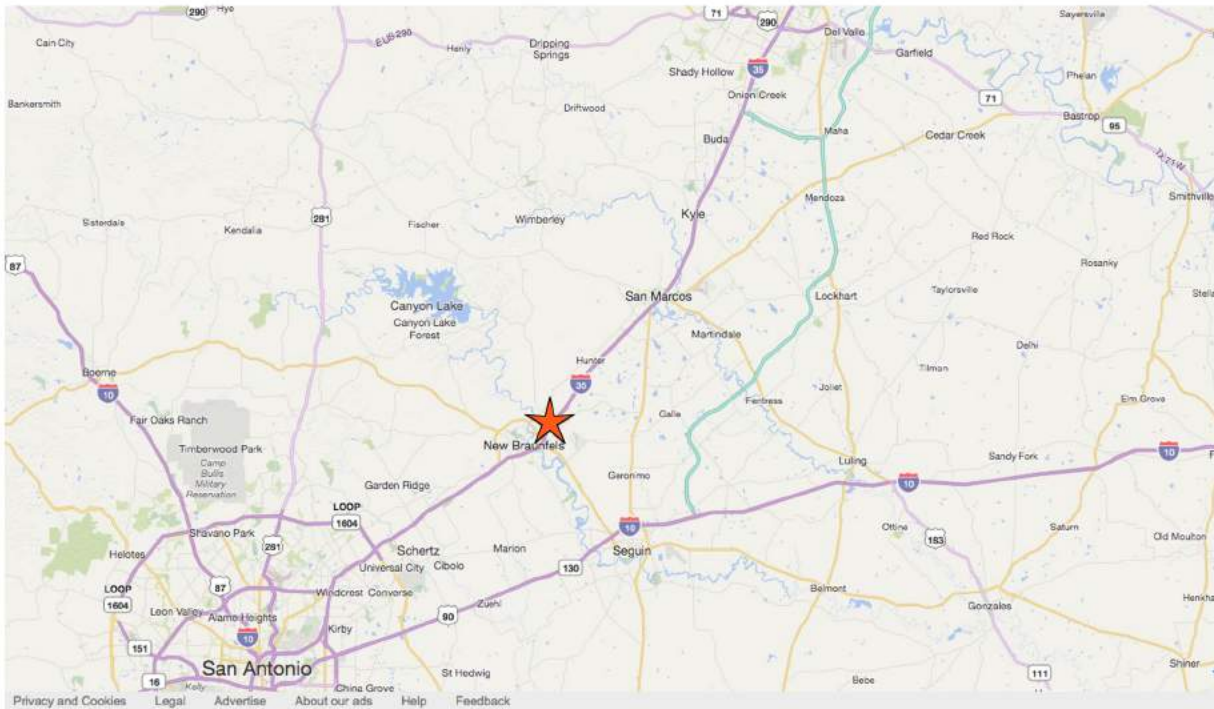
Legacy Commercial Real Estate
2021 W State Hwy 46, Ate 101
New Braunfels, TX 78132

CONTACT: JULIE WILLEKE
Office: 830-625-6400
Cell: 830-312-1799
Email: julie@legacycommercialre.com



AVAILABLE:	1,200 - 8,411 SF
BASE RENT:	\$24 - \$26/SF/YR
NNN (EST):	\$5/SF/YR
CONSTRUCTION:	Vanilla Box
DELIVERY:	January 1, 2019
LEASE TERM:	5 years
LOCATION:	Near FM 306 & IH-35
CO-TENANTS:	Flack Furniture Comal Crawfish Company Creative Learning Center





AREA DEMOGRAPHICS

New Braunfels is centered midway between Austin and San Antonio, which are two of the fastest metropolitan areas in the US.

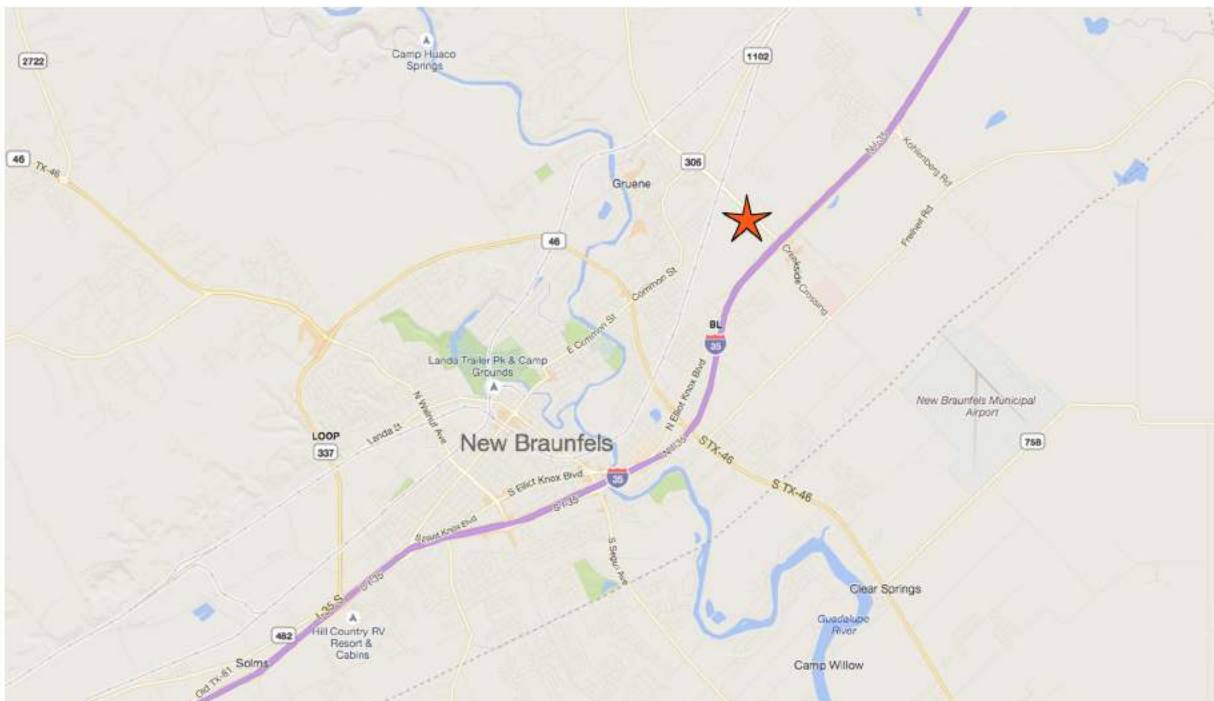
Drive-time to San Antonio: 30 minutes
Drive-time to Austin: 45 minutes

City of New Braunfels ranked:

2nd fastest growing city between 2016 - 2017
9th fastest growing city between 2015 - 2016
2nd fastest growing city between 2014 - 2015
13th fastest growing city between 2013 - 2014

Comal County ranked:

2nd fastest growing county between 2016 - 2017
6th fastest growing county between 2015 - 2016
7th fastest growing county between 2014 - 2015
9th fastest growing county between 2013 - 2014



Texas Labor Market reported that San Antonio MSA was the fastest growing Texas metro area for employment in 2017 with a 3.2% annual increase and approximately 500,000+ workforce within a 30-minute commute.

2017 City Population: 73,959
Population is expected to reach 85,000 by 2021.
Population has increased by 77% in the last 10 years.

2016 Median Household Income: \$61,618

Top 5 Employers:

Employees

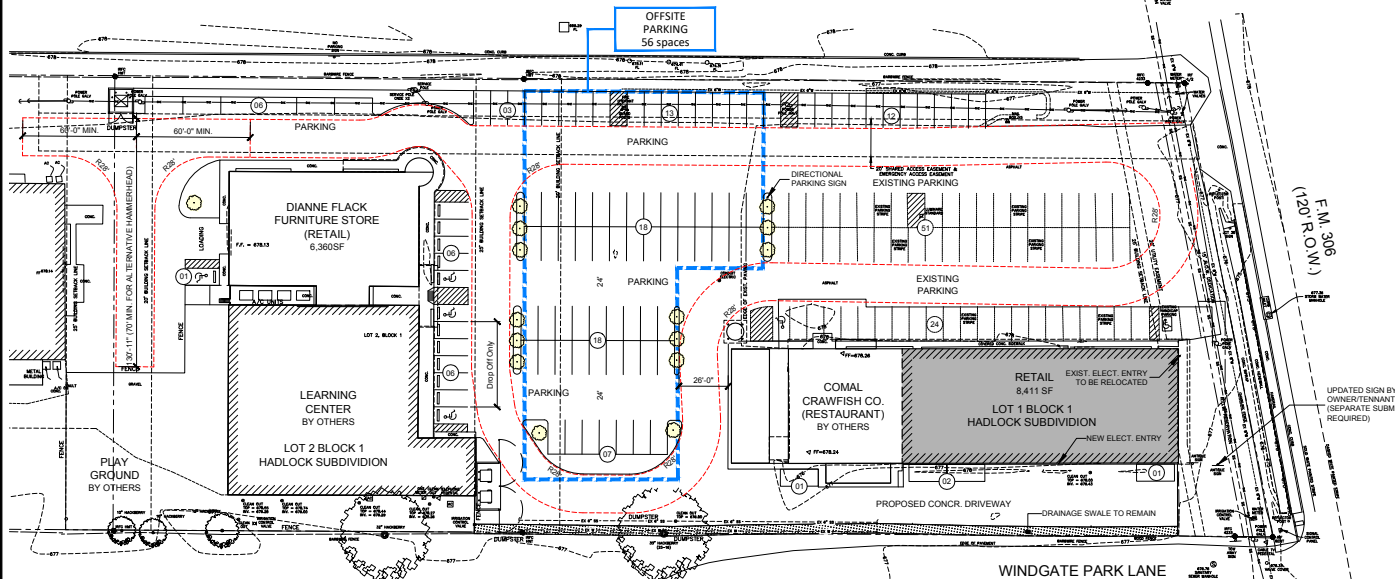
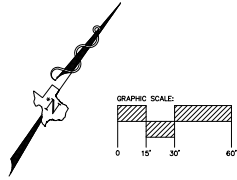
Comal ISD	2,800
Schlitterbahn Waterpark	1,689
Wal-Mart Distribution Center	1,269
New Braunfels ISD	1,159
Sysco	808



131,392 VPD

25,580 VPD





1 SITE PLAN
Scale: 1"=30'-0"

Area Description	Retail Center Location	Quantity	Unit	Parking Ratio	Zoning Section	Completion	Spaces Required per Unit Requirement
Flack Furniture - Bldg 2	Bldg 2 - Retail	6000	Gross SF	1 : 200	5.1-3	CP-2018-0181	30
Restaurant - Comal Crawfish	Bldg 1 - Indoor Seating	3,000	Gross SF	1 : 100	5.1-3	CP-2017-0992	30
	Bldg 1 - Outdoor Seating	4,200	Gross SF	1 : 150	5.1-3	CP-2017-0993	28
Flack Furniture - Bldg 1	Bldg 1 - Retail	8,500	Gross SF	1 : 200	5.1-3	This Permit	43
Day Care Center	Bldg 3 - Child Care	200	Person	1 : 5	5.1-3	CP-2017-0582	40
	Bldg 3 - Child Care	16	Person	1 : 2	5.1-3	CP-2017-0583	7
TOTAL Required							168
TOTAL Provided							168

NOTE: PROVIDE 6 ACCESSIBLE SPACES WITH 2 VAN SPACES AS SHOWN

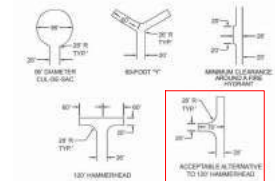


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND
2015 INTERNATIONAL FIRE CODE

- NOTES:**
- 1) OWNER TO REPAIR & RE-STRIP EXISTING PARKING LOT SHOWN.
 - 2) SHARED USE PARKING AGREEMENT REQUIRED.
 - 3) ADDRESS: 311 FM 306, BLDG. 1
 - 4) 90 NEW PARKING SPACES.

TREE PLANTING SCHEDULE:

1.5" LIVE OAK
(15 TREES SHOWN)



ARCHITECT:
MARK A. STUART
655 Ridgely Drive
New Braunfels, Texas 78132, USA
Tel: (830) 527-4444

DIANNE FLACK FURNITURE
311, FM306 - BUILDING 1
NEW BRAUNFELS, TEXAS

DATE: 04/04/2018
DRAWN BY: AS
CHECKED BY: MS

REV DATE	DESCRIPTION

SITE PLAN

PRELIMINARY
A-1.0



EAST ELEVATION



NORTH ELEVATION

COMAL COUNTY, TX

POPULATION
124,234
3.85% GROWTH

MEDIAN AGE
42.5

MEDIAN HOUSEHOLD INCOME
\$69,666
5.82% GROWTH

POVERTY RATE
9.2%

NUMBER OF EMPLOYEES
56,681
4.6% GROWTH

MEDIAN PROPERTY VALUE
\$227,000
5.88% GROWTH

Top 10 fastest growing counties, 2016-2017

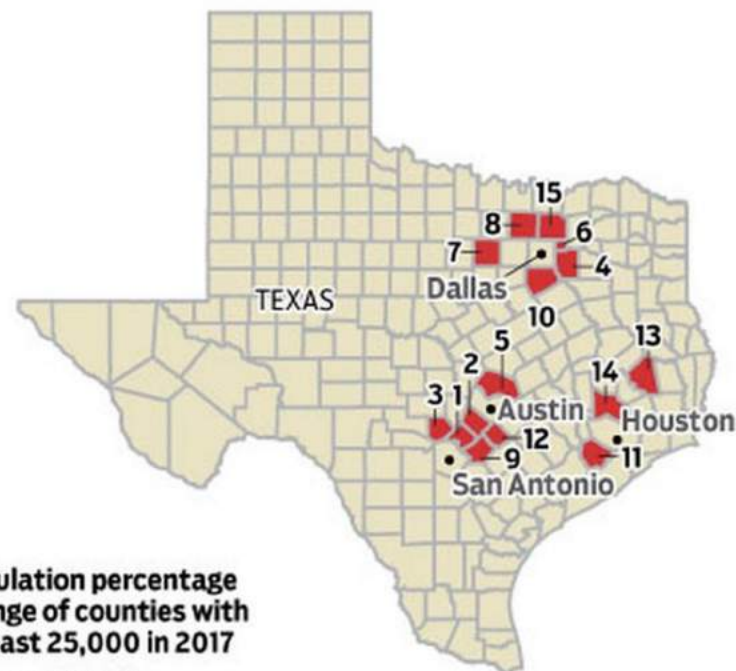


*Among counties with a population of 10,000 or more in 2016 and 2017

Source: U.S. Census Bureau • [Get the data](#)

Growth spurt

Suburban counties were the fastest growing in Texas from 2016 to 2017.



Population percentage change of counties with at least 25,000 in 2017

Compares 2016-17

	Population	% Change
1. Comal County	141,009	5.12%
2. Hays County	214,485	4.96%
3. Kendall County	44,026	4.91%
4. Kaufman County	122,883	4.10%
5. Williamson County	547,545	3.75%
6. Rockwall County	96,788	3.61%
7. Parker County	133,463	3.57%
8. Denton County	836,210	3.45%
9. Guadalupe County	159,659	3.27%
10. Ellis County	173,620	3.11%
11. Fort Bend County	764,828	3.08%
12. Caldwell County	42,338	2.99%
13. Polk County	49,162	2.99%
14. Montgomery County	570,934	2.96%
15. Collin County	969,603	2.88%

Source: U.S. Census Bureau

STAFF



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.



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 LEGACY COMMERCIAL REAL ESTATE
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 NEW BRAUNFELS, TX 78132

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 EMAIL: JULIE@LEGACYCOMMERCIALRE.COM

Julie Willeke has over 15 years of commercial real estate experience. She grew up in Richardson, TX and graduated in 2002 with a Bachelor of Business specializing in Real Estate and Finance from The University of North Texas in Denton, Texas.

She was employed by Sally Beauty Supply as a site selector and extensively traveled the Midwest selecting new store locations.

Julie was a Tenant Representative with Sandor Development and exclusively represented CitiFinancial, Household Finance, and Check Into Cash. She opened dozens of stores across the Midwest.

In 2005, she was employed by Rent-A-Center as a Real Estate Manager and remained there for 8 years. She handled numerous areas of the United States, including the Midwest, Mid-Atlantic, and Southeast. She opened over 100 new stores, relocated underperforming stores, renewed leases, and negotiated lease buyouts for store closures.

Julie was a dedicated Buyer's Agent for an institutional investor, purchasing single-family homes for rentals. She purchased approximately 140 homes within 16 months across the San Antonio MSA. She identified homes meeting a specific criteria that would yield a desired cap rate and cash flow for the investment portfolio.

Julie has represented numerous national, regional, and local businesses securing locations within central Texas. She also represents various landlords in leasing shopping centers and office buildings.

Julie is a member of the Texas Real Estate Commission, Texas Association of Realtors, International Council of Shopping Centers, and is a board member of the Real Estate Alumni Club for the University of North Texas.

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:
 - 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 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
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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