

FOR LEASE

COURTYARD PLAZA

SEC US IH-35 & FM 725, NEW BRAUNFELS, TX 78130



www.cbre.us/southcentralretail

CBRE

FOR LEASE

COURTYARD PLAZA

SEC US IH-35 & FM 725, NEW BRAUNFELS, TX 78130

PROPERTY INFO

- + Courtyard Plaza is located at the SEC of FM 725 and IH-35 in New Braunfels, TX.
- + Excellent access and visibility to IH-35 with over 150,000 VPD.
- + New Braunfels has experienced tremendous population growth (58% in the past eight years) due to its location in the heart of the Austin to San Antonio corridor on IH-35.

SIZES AVAILABLE

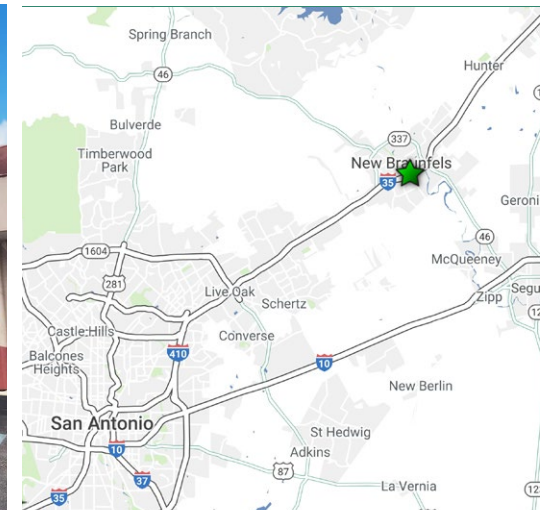
- | | |
|---|----------|
| + Suite 101 | 1,800 SF |
| + Suite 106 | 2,160 SF |
| + Suite 151 | 2,574 SF |
| + Freestanding restaurant w/ drive-thru | 4,002 SF |

RENT

- + Please contact broker for pricing.

NNN CHARGES

- + \$3.92 PSF



FOR LEASE

COURTYARD PLAZA

SEC US IH-35 & FM 725, NEW BRAUNFELS, TX 78130

2020 Demographic Summary

	1 Miles	3 Miles	5 Miles
2024 Projected Population	11,344	77,670	108,579
2019 Estimated Population	8,919	62,485	87,525
Projected Growth 2019-2024	5.4%	4.9%	4.8%
Average Household Income	\$70,682	\$73,655	\$76,094

Traffic Counts

IH-35, south of FM 725	146,662 VPD
IH-35, North of FM 725	147,503 VPD
FM 725	28,576 VPD

counts dated 2018

KEY TENANTS

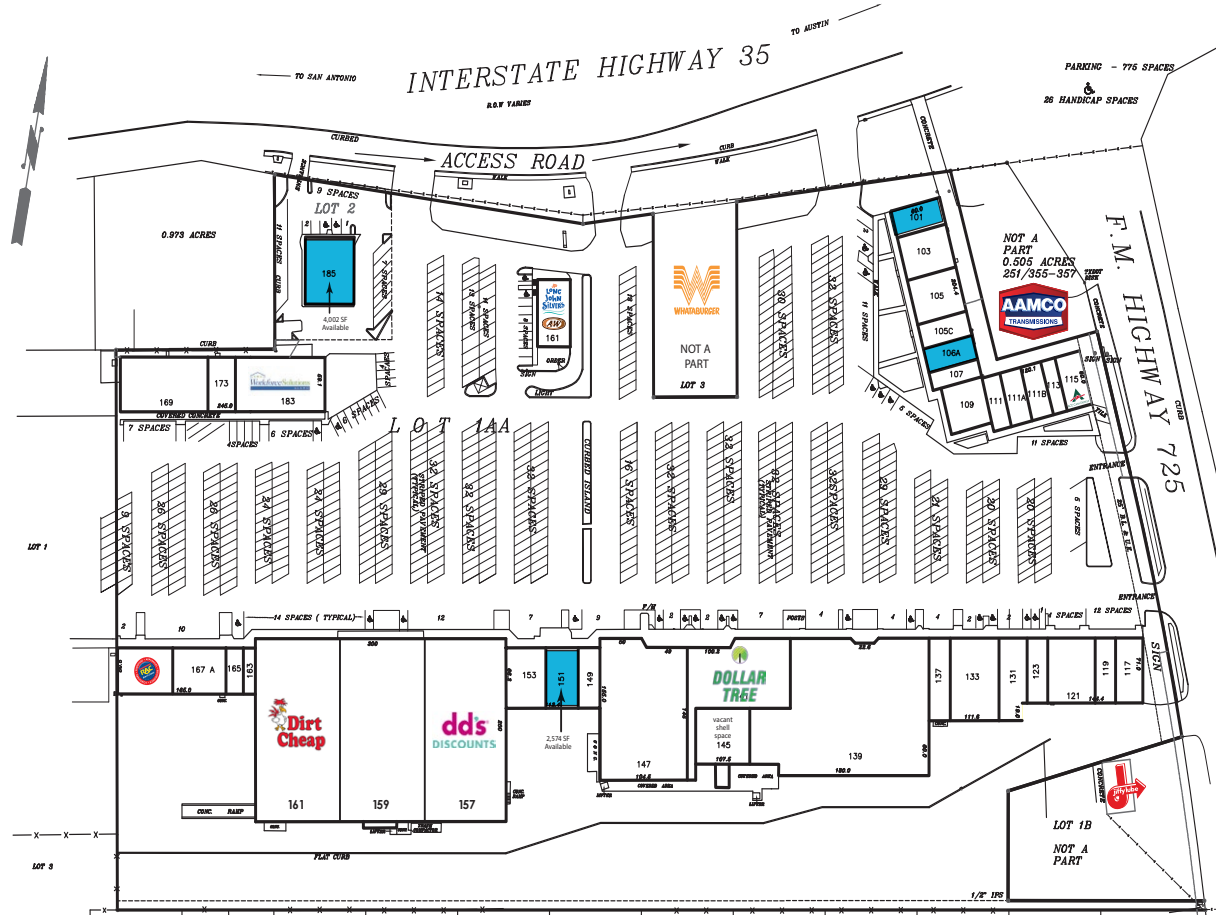
- + Big LotS
- + Harbor Freight Tools
- + Burkes Outlet
- + Dirt Cheap
- + DD's Discounts
- + WellMed



FOR LEASE

COURTYARD PLAZA

SEC US IH-35 & FM 725, NEW BRAUNFELS, TX 78130



SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
101	AVAILABLE	1,800	111A	PALETERIA LA REINA	1,225	131	FOOTY ROOTY	2,565	151	AVAILABLE	2,574	167B	RENT A CENTER	3,055
103	CHINA KITCHEN	2,900	111B	DENTAL PLUS CLINIC	1,875	133	GUADALAJARA MEAT MARKET	5,247	153	KÜHL RIVER DAY SPA	3,160	169	WELLMED	6,300
105	TAQUERIA GUADALAJARA	3,000	113	DONUT PALACE	1,020	137	SUN LOAN	2,291	157	DD'S DISCOUNTS	20,000	173	LONE STAR SPINE & REHAB PHYSICAL MEDICINE CLINIC	1,700
105C	METRO PCS	1,080	115	ACE CASH EXPRESS	1,800	139	BIG LOTS	30,000	159	BURKES OUTLET	20,000	183	ALAMO WORKFORCE SOLUTIONS	5,640
106A	AVAILABLE	2,160	117	K&B LIQUORS	2,272	141	DOLLAR TREE	8,690	161	DIRT CHEAP	23,280	185	AVAILABLE RESTAURANT W/DRIVE-THRU	4,002
107	BEAUTY PLEX	1,200	119	L.A. INSURANCE	1,731	145	VACANT SHELL SPACE	3,940	163	DP NAILS	757	161	LONG JOHN SILVERS / A&W	
109	CLINICA FAMILIAR	2,500	121	CICI'S PIZZA	4,032	147	HARBOR FREIGHT TOOLS	15,260	165	TMD STAFFING	1,010			
111	LOS CRISTALES	1,315	123	SAN ANTHONY JEWELRY	1,756	149	CRICKET WIRELESS	1,716	167A	SBG TEXAS	3,500			

www.cbre.us/southcentralretail

CBRE

FOR LEASE

COURTYARD PLAZA

SEC US IH-35 & FM 725, NEW BRAUNFELS, TX 78130



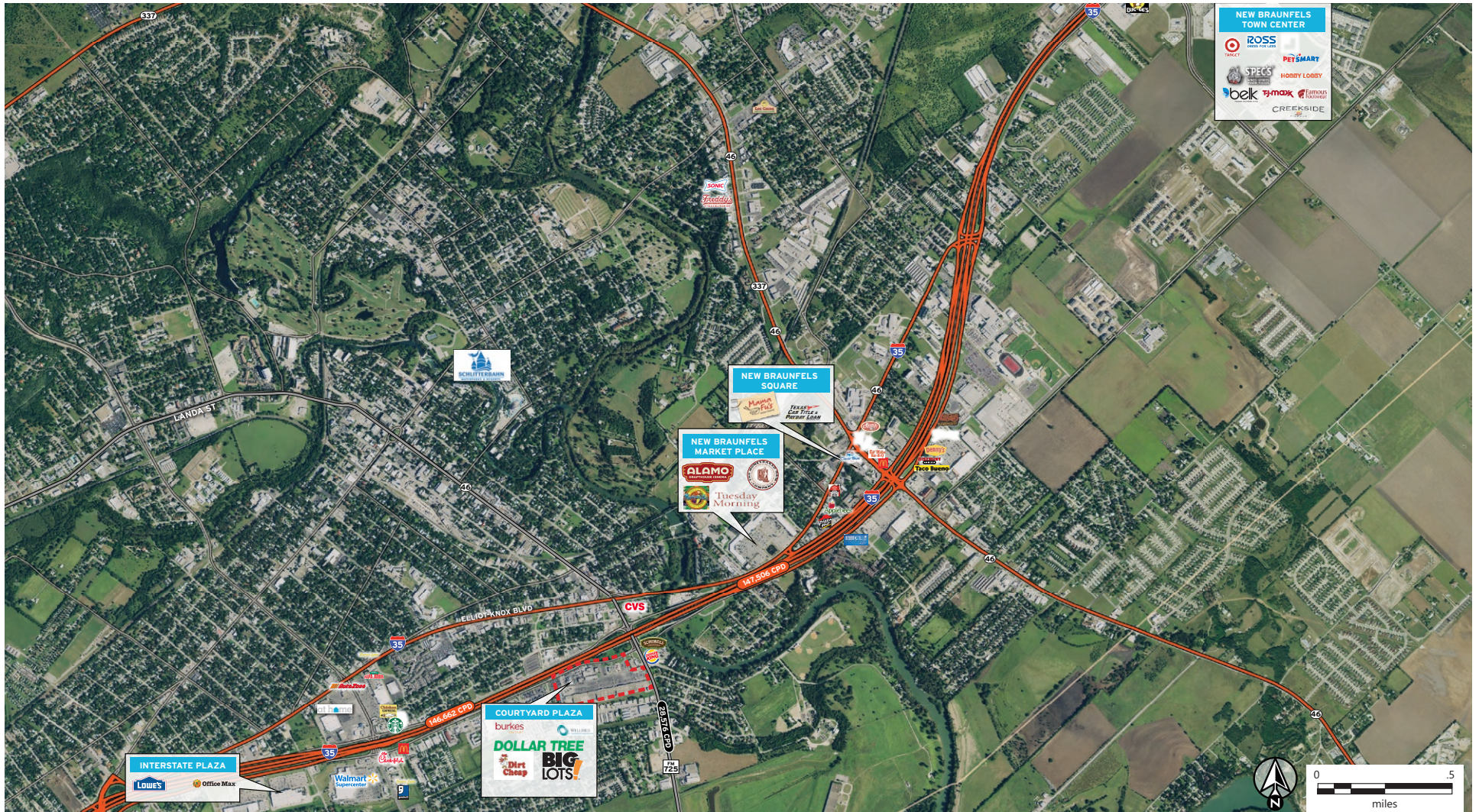
www.cbre.us/southcentralretail

CBRE

FOR LEASE

COURTYARD PLAZA

SEC US IH-35 & FM 725, NEW BRAUNFELS, TX 78130



FOR LEASE

COURTYARD PLAZA

SEC US IH-35 & FM 725, NEW BRAUNFELS, TX 78130



CONTACT US

Price Onken

Vice President
+1 210 841 3243
price.onken@cbre.com

Joe Cukjati

Associate
+1 210 841 3227
joe.cukjati@cbre.com

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.cbre.us/southcentralretail

CBRE

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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

CBRE, Inc.	299995	texaslicensing@cbre.com	+1 210 225 1000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License Number	Email	Phone
Michael Caffey	437641	michael.caffey@cbre.com	+1 214 979 6511
Designated Broker of Firm	License Number	Email	Phone
Gardner Peavy	473833	gardner.peavy@cbre.com	+1 210 253 6031
Licensed Supervisor of Sales Agent/Associate	License Number	Email	Phone
Price Onken	570479	price.onken@cbre.com	+1 210 841 3243
Sales Agent/Associate	License Number	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	