

**OFFICE/MEDICAL  
BUILDING FOR LEASE &  
SALE**

# **BRAND NEW OFFICE SPACE IN HIGH GROWTH AREA**

615 OXFORD DRIVE  
NEW BRAUNFELS, TX 78130



**JAY DABBS**  
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**MIKE NORRIS**  
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### PROPERTY DESCRIPTION

Brand new tilt wall construction with great location near regional hospital, superior 7:1 parking ratio, and plenty of linkages nearby. Delivering in shell condition in May 2020.

### LOCATION DESCRIPTION

Excellent location within a 52 acre mixed use development. This area is experiencing rapid growth on the Northside of New Braunfels. Located across FM 306 from Resolute Hospital and one mile from IH 35, Buc-ees, and Creekside Towncenter. Many nearby restaurants, retail, professional/medical office, and multi-family.

### PROPERTY HIGHLIGHTS

- Up to 8,914 sf contiguous lease space
- Located across from Resolute Hospital
- One mile to IH 35 along highly traveled San Antonio / Austin corridor
- Near Town Center at Creekside shopping, restaurants, and entertainment
- Prime medical or professional office location
- Excellent lifestyle retail location
- \$45.00 finish out allowance for well qualified tenants
- Excellent parking ratio. 7:1



### OFFERING SUMMARY

Lease Rate:	\$22.25/sf
Sale Rate:	\$235/sf
TI Allowance:	\$45/sf
Available SF:	
Lot Size:	1.165 Acres
Building Size:	8,914 SF

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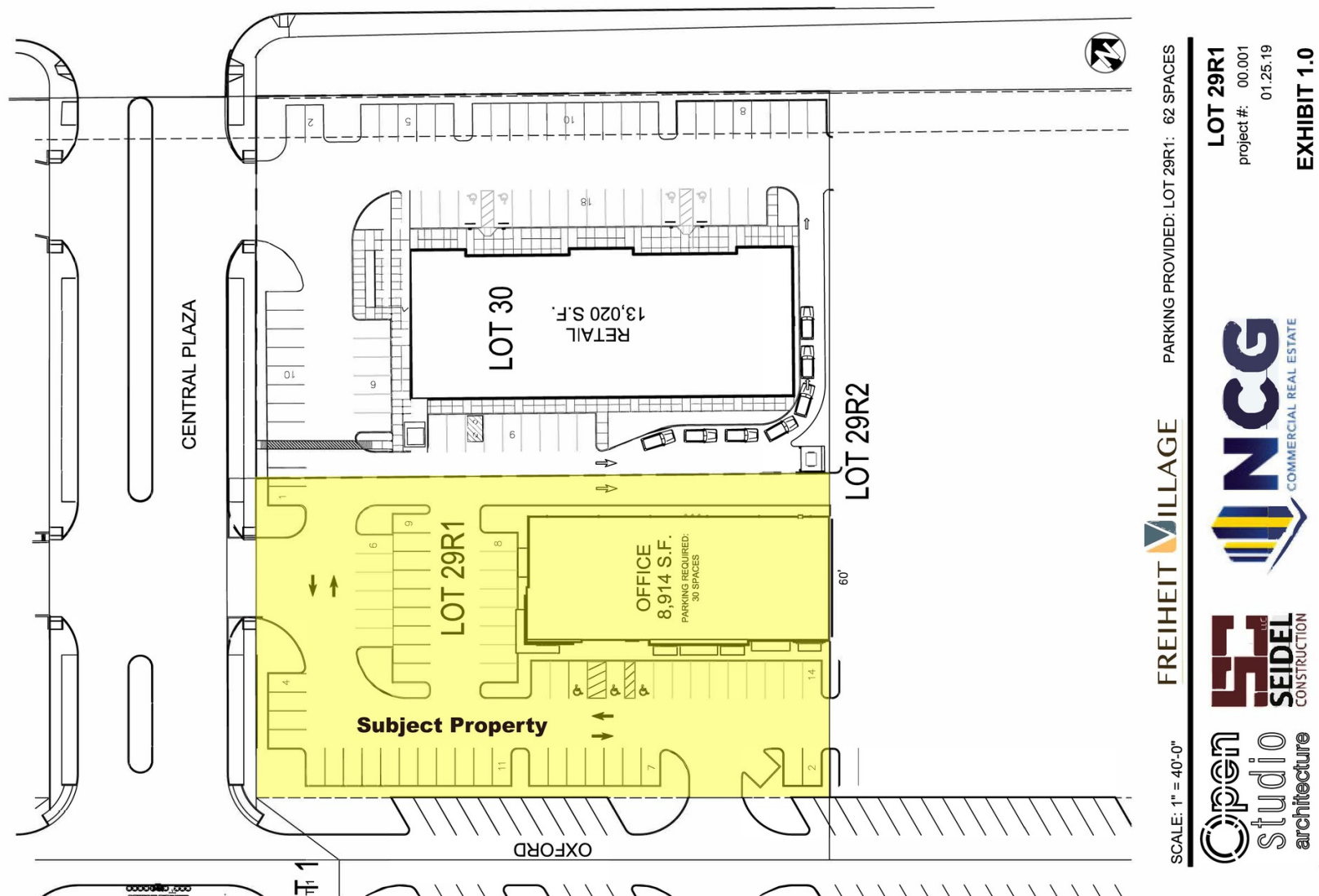
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## SITE LAYOUT

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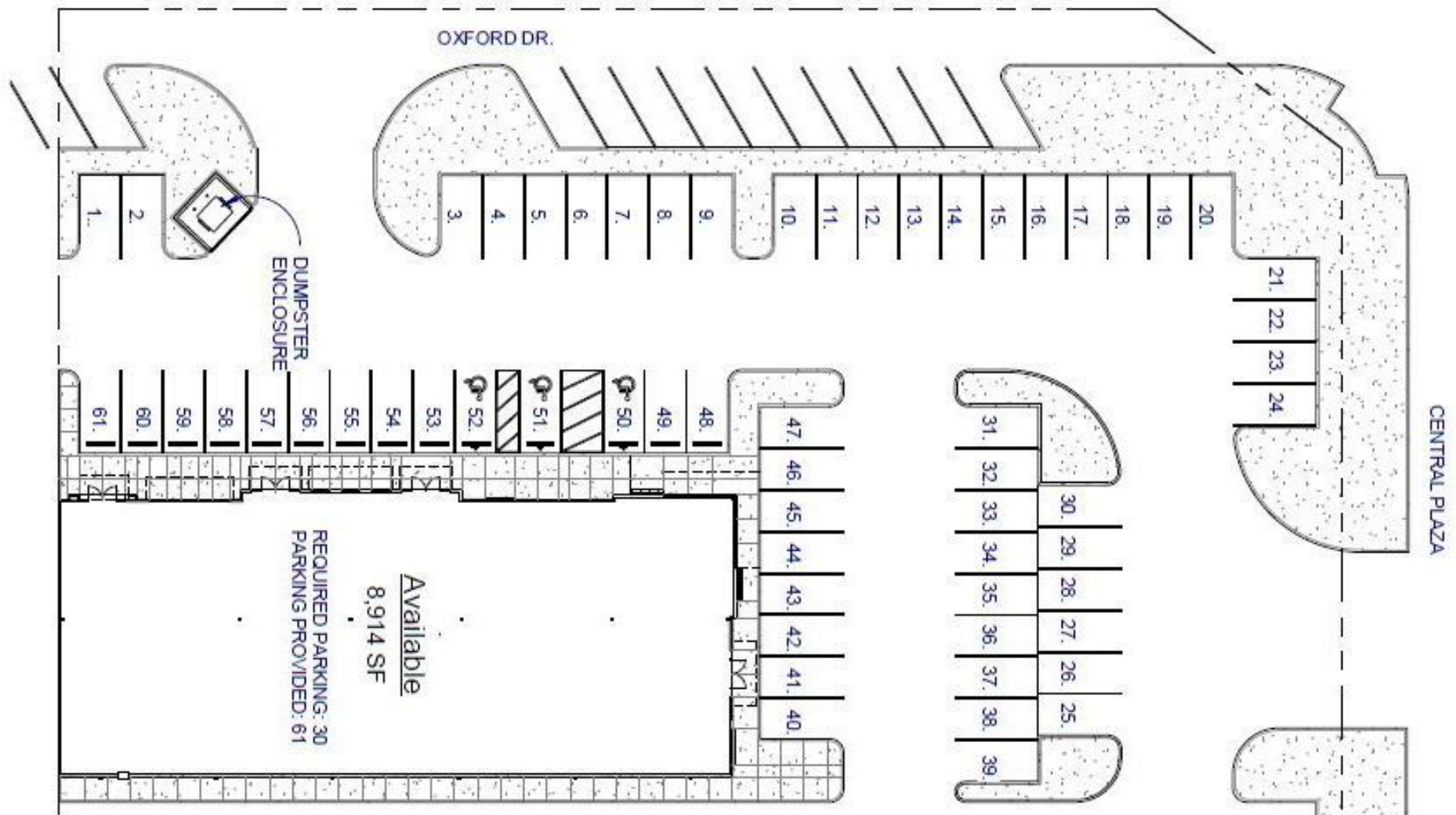
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AERIAL MAP

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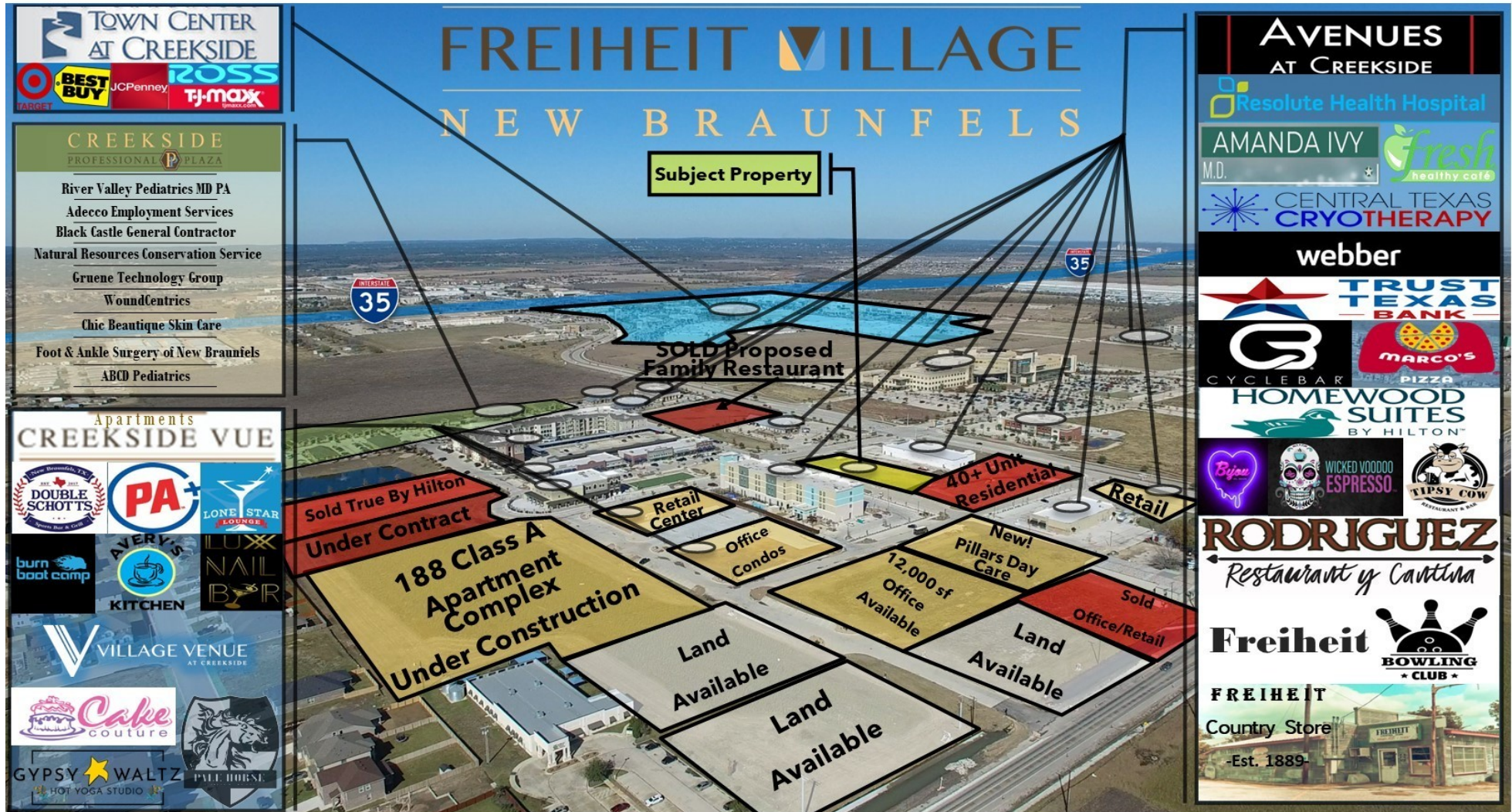




## FREIHEIT VILLAGE MAP

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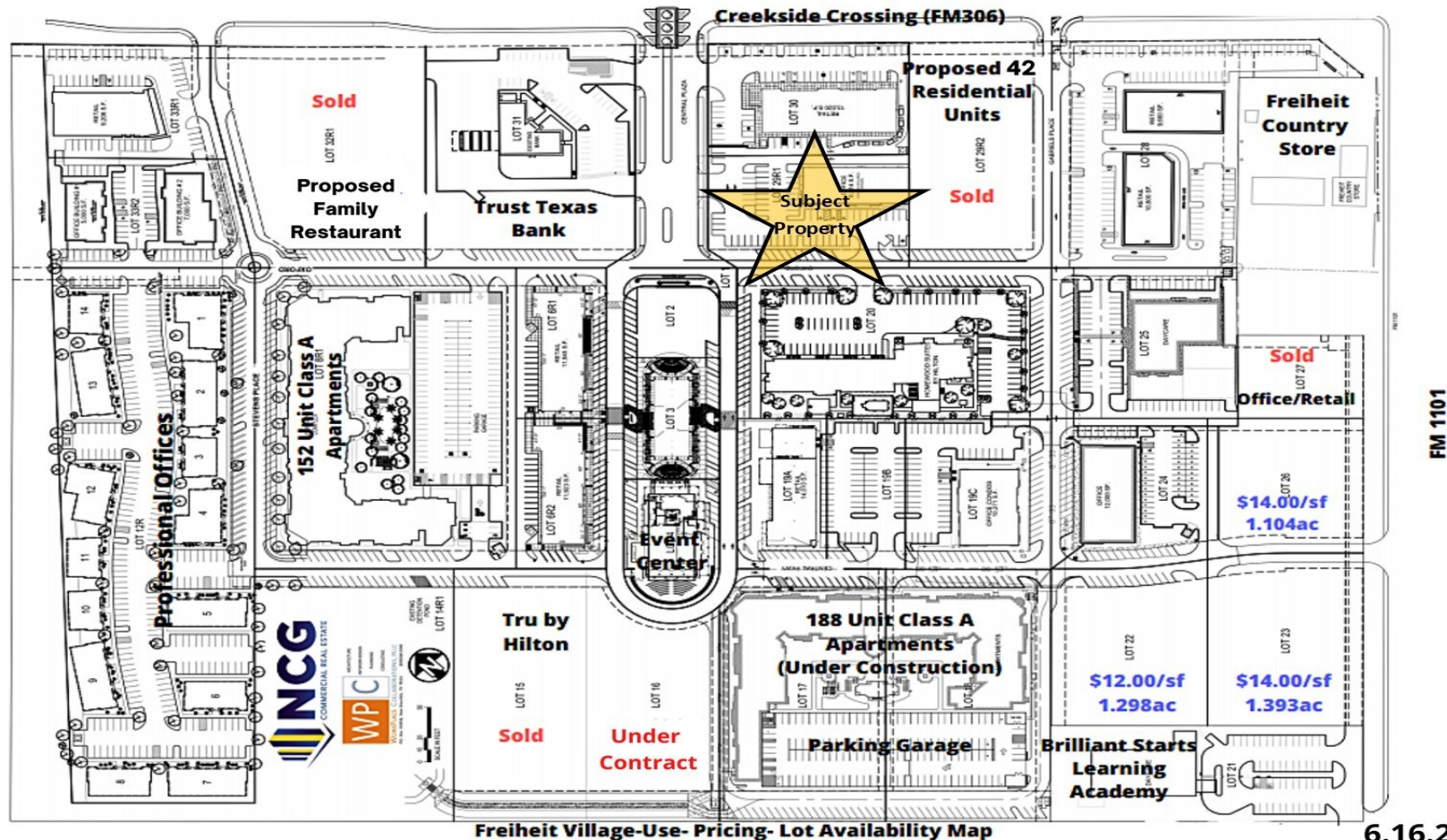




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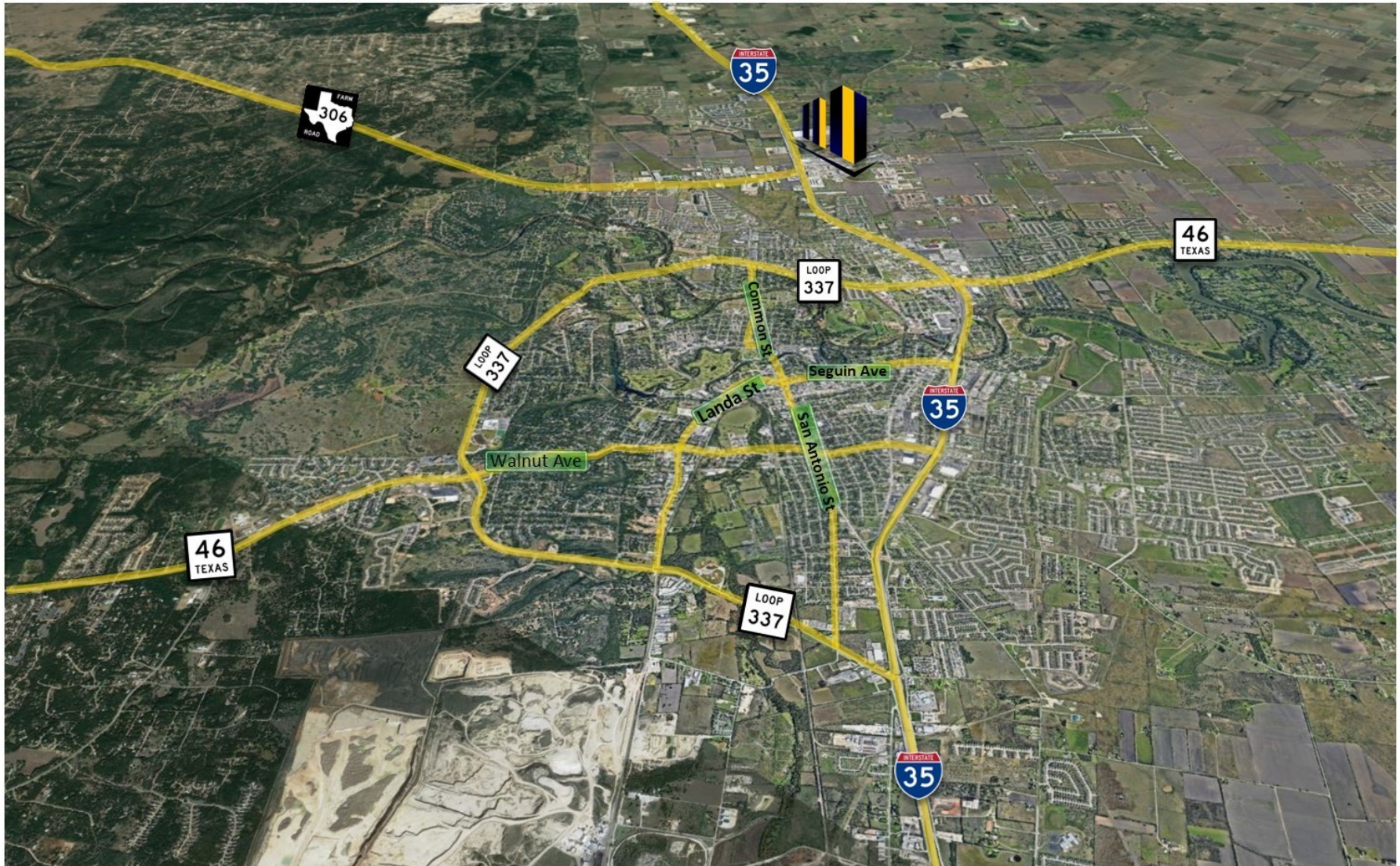




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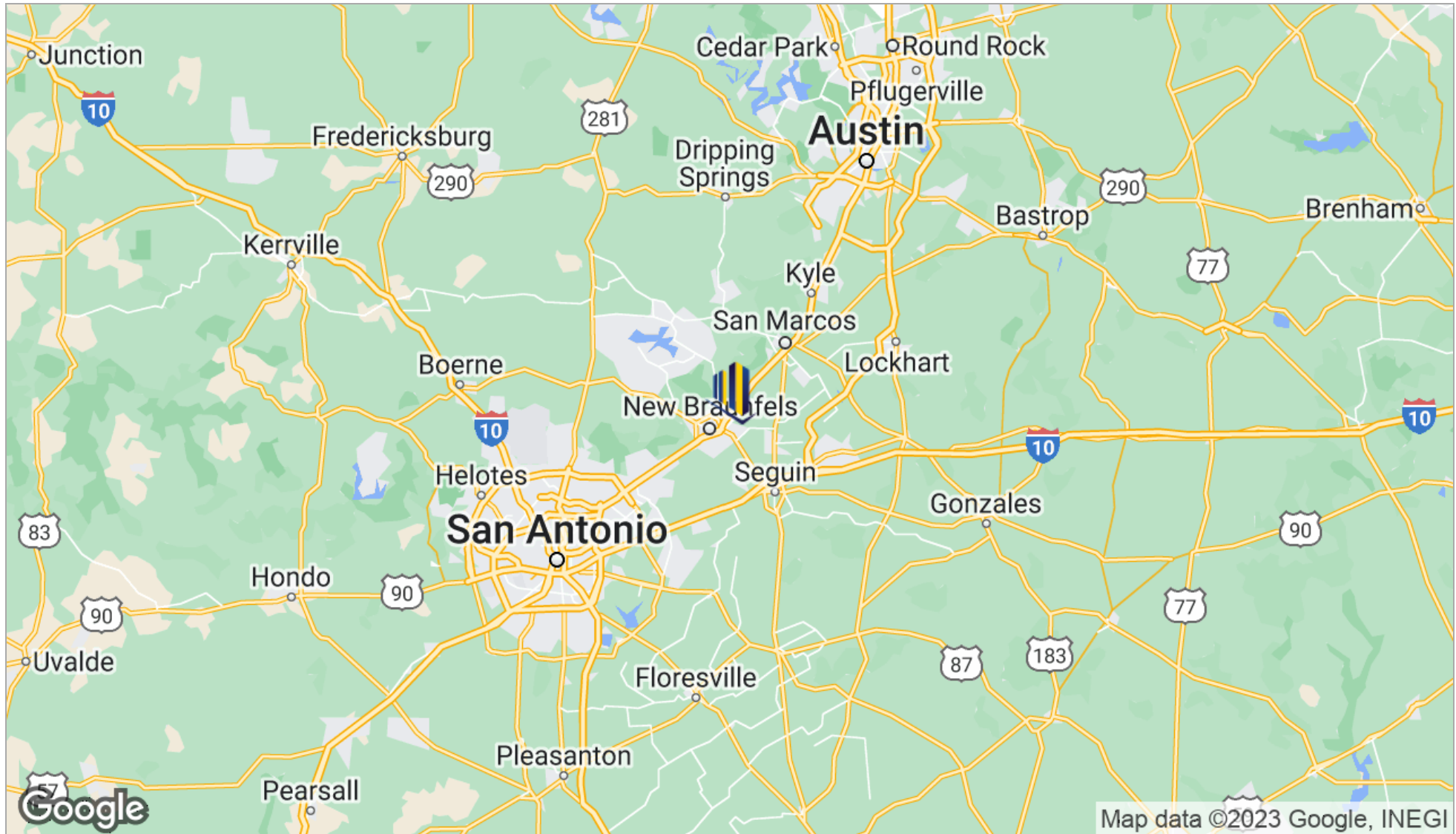




## REGIONAL MAP

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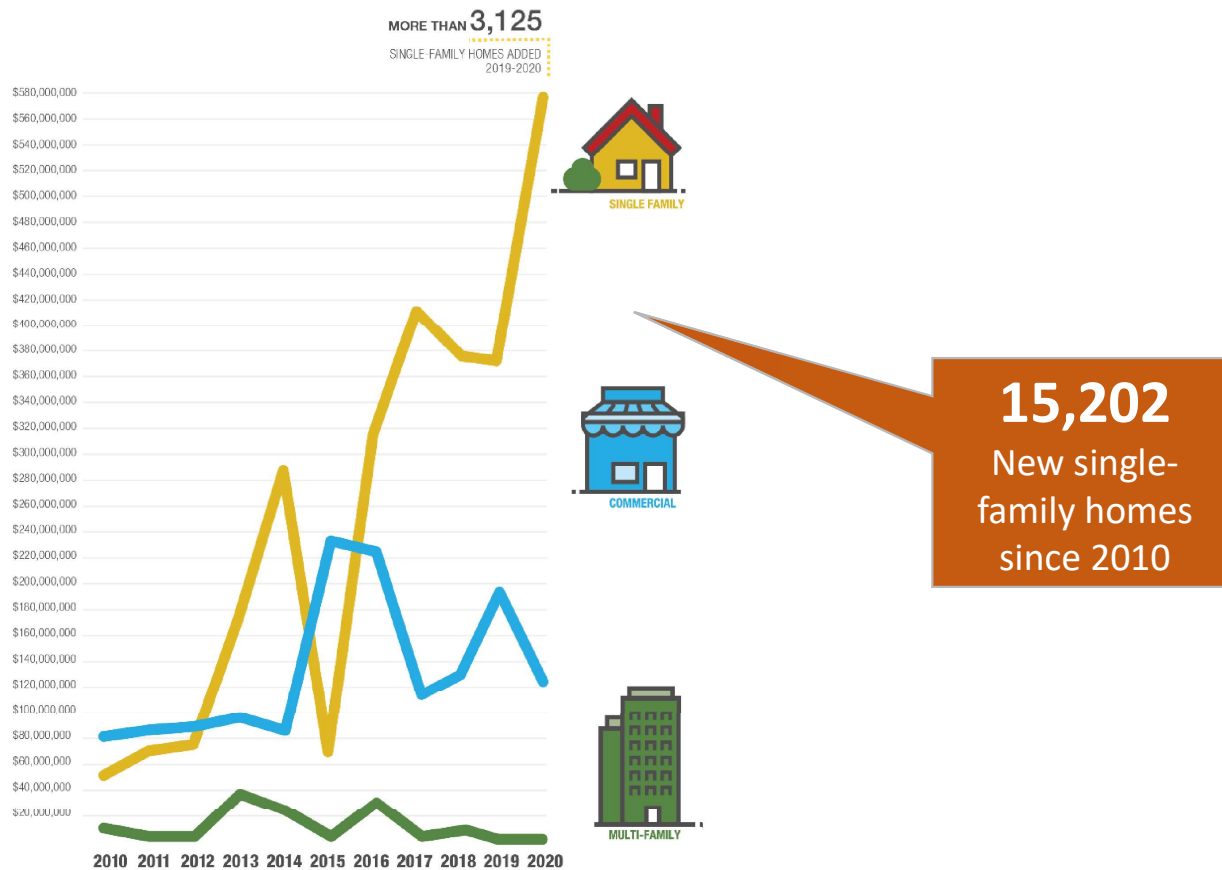


# 2020 Benchmark Study

18<sup>th</sup> Year | 2003-2020 | 19 different sections



# NEW PERMIT VALUES





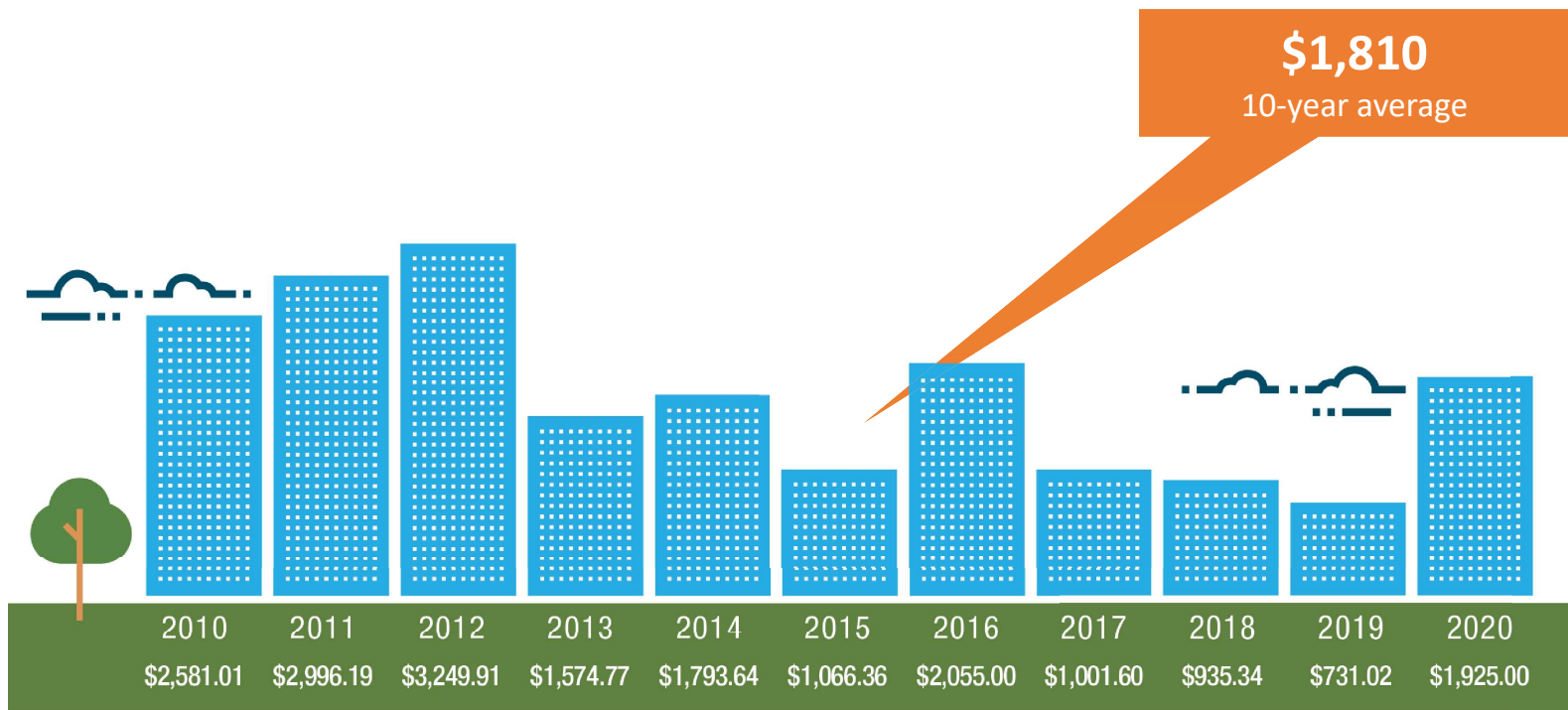
## POPULATION



New Braunfels



## PER CAPITA COMMERCIAL INVESTMENT



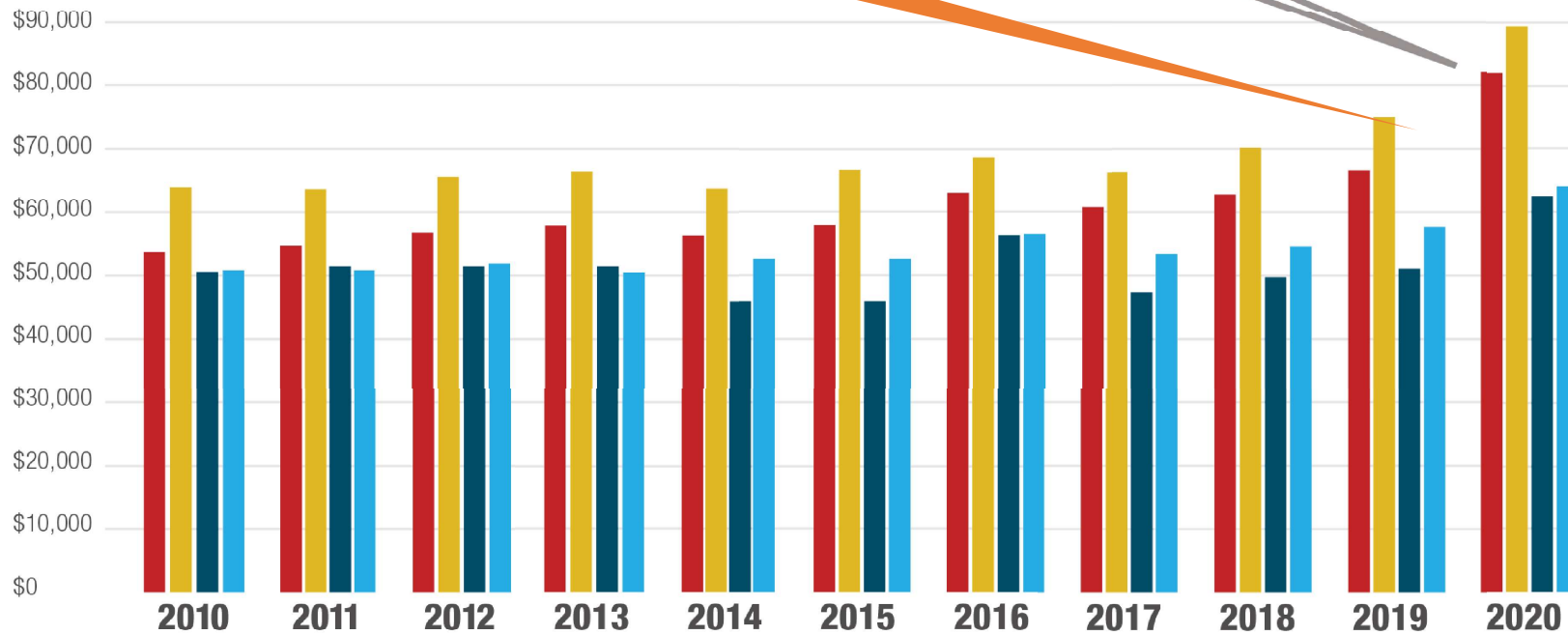


## MEDIAN HOUSEHOLD INCOME

NB household income  
grew 26% in 2020

INCREASED  
**55%**  
SINCE 2010

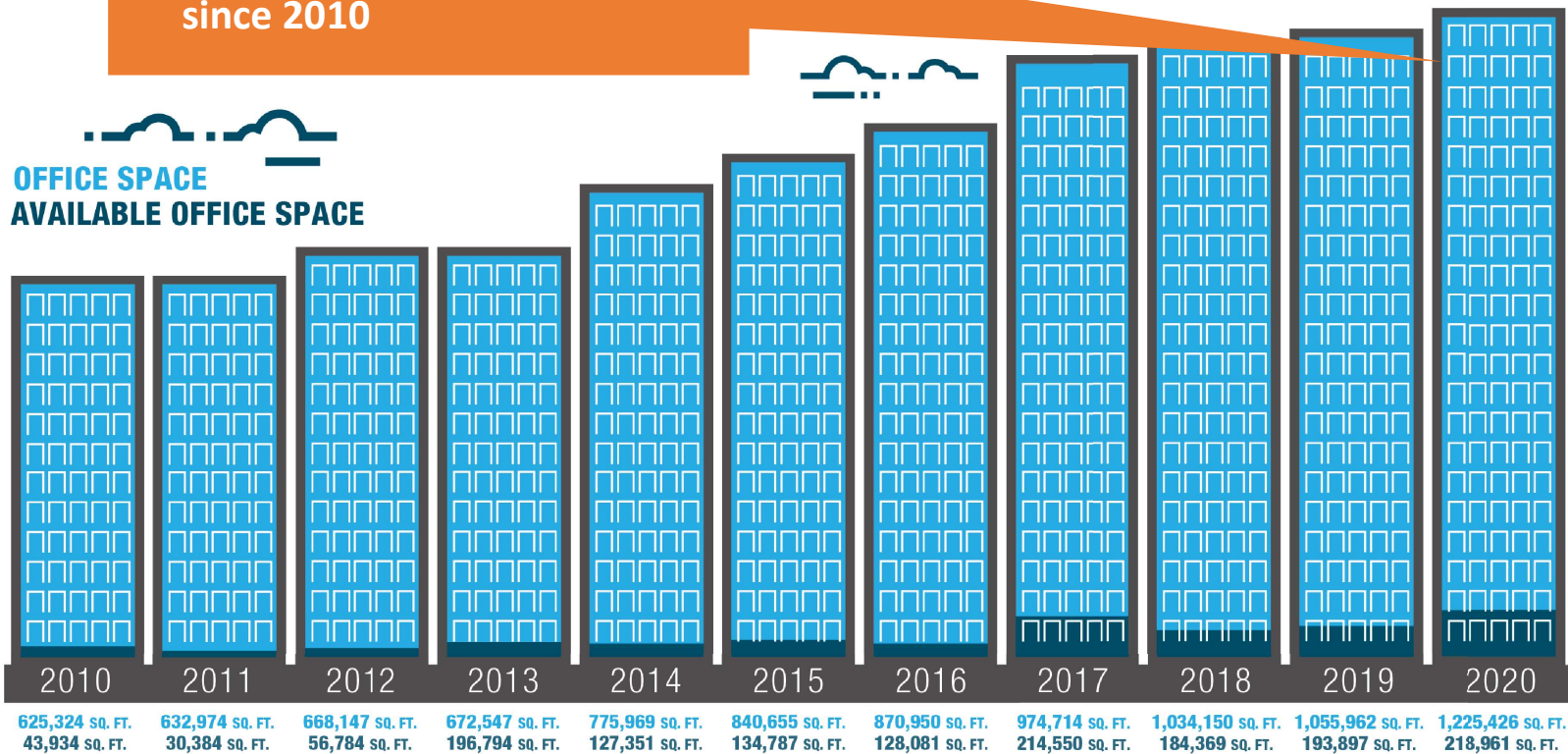
CITY OF NEW BRAUNFELS  
COMAL COUNTY  
SAN ANTONIO METRO  
TEXAS



# 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





## DISCLAIMER

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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.

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### MIKE NORRIS

Executive Director

miken@ncgcre.com

Direct: 830.358.7802 | Cell:

### PROFESSIONAL BACKGROUND

Mike Norris is the Owner and Principal Broker of a family owned and operated real estate company that has been in business since 1949. Mike has been actively involved in the areas' real estate markets since 1973 and is the Executive Director of NCG Commercial Real Estate. His focus, in addition to coordinating the efforts of the Team of Advisors, is on the Development, Sale and Leasing of Commercial Real Estate.

Actively involved in the community, Mike is a current member of the New Braunfels Chamber of Commerce, Saints Peter and Paul Catholic Church, and a volunteer at the Mission of Divine Mercy. In addition, Mike is both a founder and officer of the Greater New Braunfels Economic Development Foundation and continues to serve in various capacities on boards, commissions, and committees for both city and county governments.

Mike is married to Sue Norris (for over 49 years) who is actively involved in helping their daughter Tracey Norris with the operations of Property Professional, Inc., a Residential Sales, Leasing and Management company. Tracey Norris (daughter) is President of Property Professionals, Inc. Craig Norris (son) owns and operates a commercial professional lawn care business.

#### NCG Commercial Real Estate

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Senior Advisor

[jay@ncgcre.com](mailto:jay@ncgcre.com)

**Direct:** 830.358.7806

## 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 has recently achieved 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 23 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.

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