

FOR LEASE

# 1750 EAST COMMON STREET

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New Braunfels, TX 78130

**PRESENTED BY:**

**STEVE RODGERS CPM®, CCIM**

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TX #0510821

**TRAVIS TAYLOR MAI, CCIM**

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## OFFERING SUMMARY

LEASE RATE:	\$26.00 SF/yr [NNN]
BUILDING SIZE:	18,600 SF
AVAILABLE SF:	3,500 SF
LOT SIZE:	1.35 Acres
YEAR BUILT:	2021
ZONING:	C-1
MARKET:	San Antonio
SUBMARKET:	New Braunfels

## PROPERTY OVERVIEW

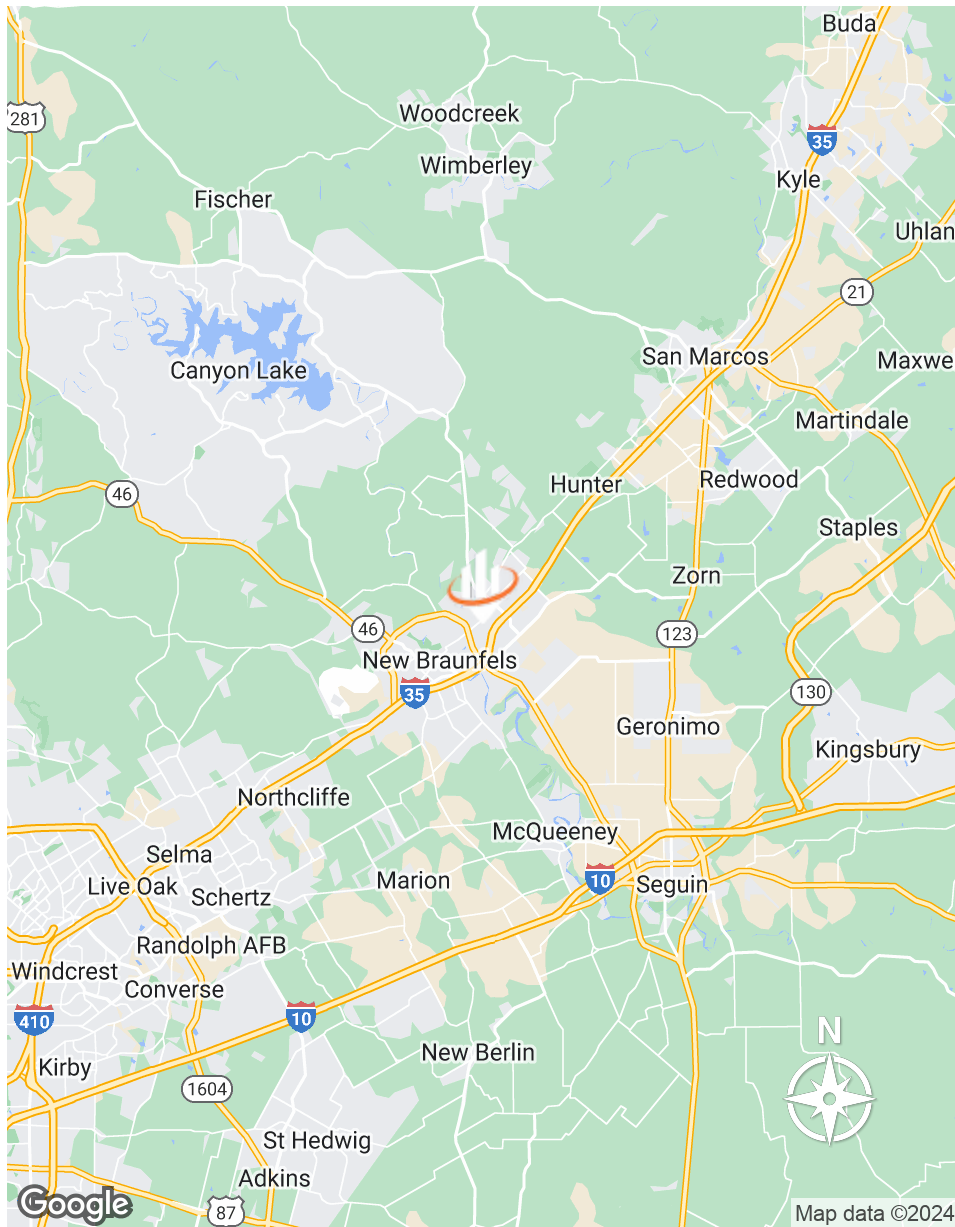
SVN | Traditions is pleased to offer the market this brand new Class A medical office / retail property for lease. We currently have two spaces available located on floor 2, one in shell condition and one fully finished and ready for occupancy!

## PROPERTY HIGHLIGHTS

- Brand New Construction
- Professionally Managed
- Many Medical Uses Nearby
- Next to Christus Ambulatory Surgical Center
- 3,500sf Ready for Immediate Occupancy

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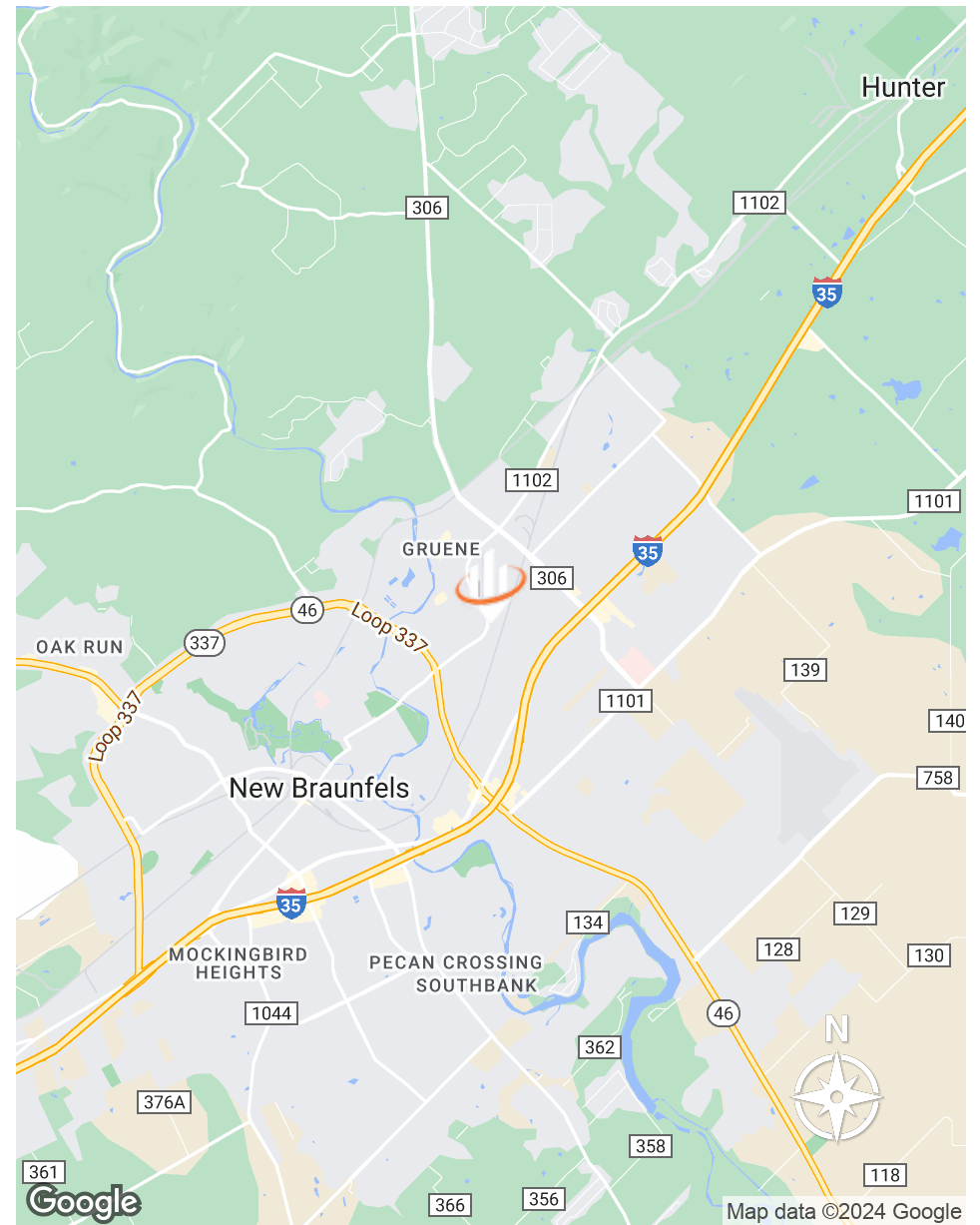
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**SVN | TRADITIONS 3**



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	3,500 SF	LEASE RATE:	\$26.00 SF/yr

AVAILABLE SPACES

SUITE SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

1205	3,500 SF	NNN	\$26.00 SF/yr	The space is fully finished and ready for occupancy located on the 2nd floor. The space offers an open floor plan with a large conference room and break room.
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## POPULATION

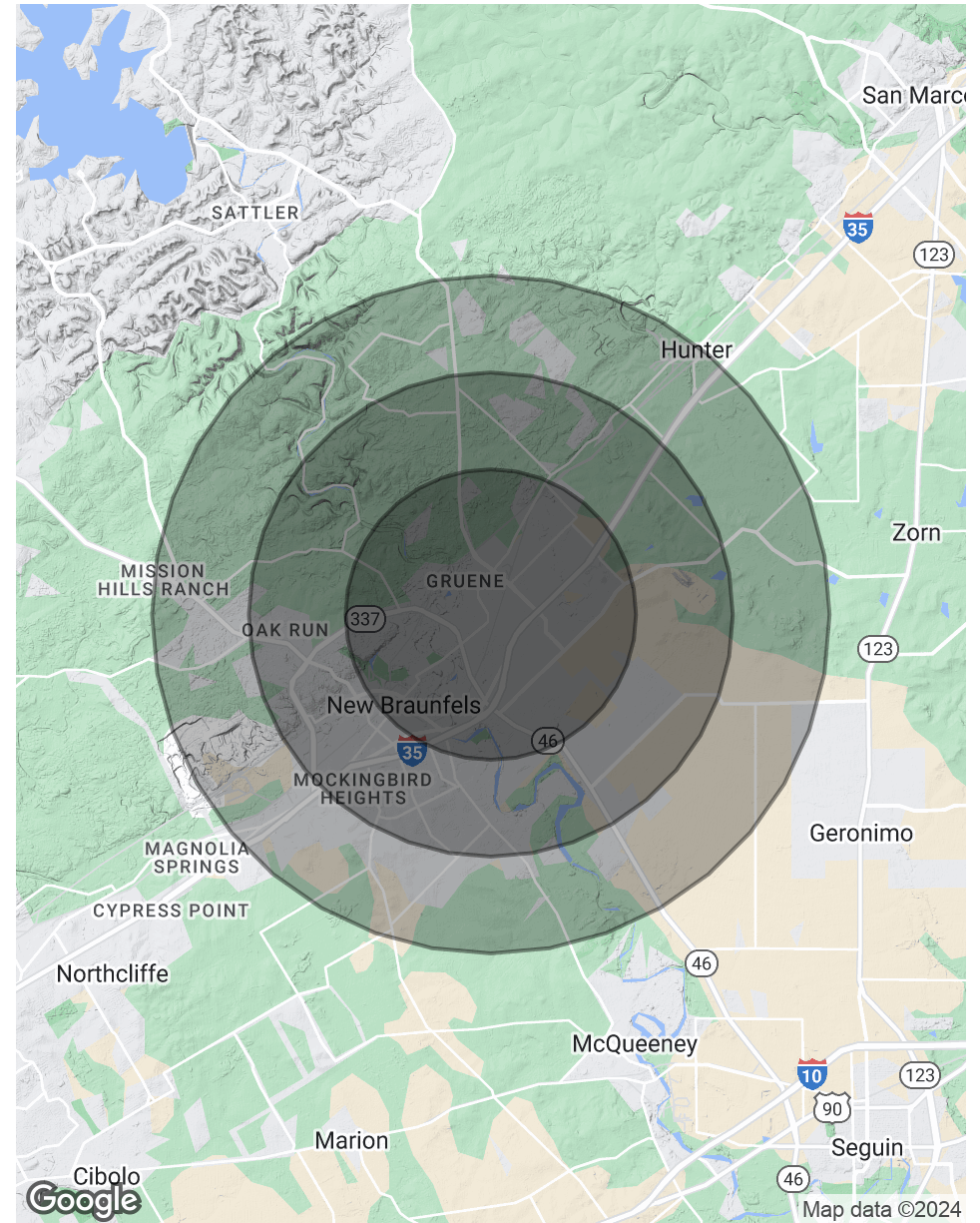
	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	23,606	50,466	70,450
AVERAGE AGE	36.5	36.9	36.3
AVERAGE AGE (MALE)	34.4	35.2	34.9
AVERAGE AGE (FEMALE)	39.1	39.3	38.1

## HOUSEHOLDS & INCOME

## 3 MILES 5 MILES 7 MILES

	3 MILES	5 MILES	7 MILES
TOTAL HOUSEHOLDS	9,220	18,983	25,695
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$67,777	\$70,192	\$71,749
AVERAGE HOUSE VALUE	\$186,357	\$175,967	\$173,421

\* Demographic data derived from 2020 ACS - US Census



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## STEVE RODGERS CPM®, CCIM

Managing Director

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**Direct:** 830.500.3787 | **Cell:** 214.914.1357

## PROFESSIONAL BACKGROUND

Steve Rodgers is an active Commercial Real Estate Broker licensed by the Texas Real Estate Commission. Mr. Rodgers is Co-Managing Director of SVN | Traditions, which he co-founded in 2022 to offer both Brokerage and Property Management Services to clients in the San Antonio and surrounding markets. Steve began his career in the construction industry in Dallas, Texas where he served as a Project Manager and Senior Estimator. He soon moved to the Owner's side of Real Estate and performed the duties of Leasing Agent, Sales Agent, Asset Manager and Property Manager in the Dallas market totaling 16 years.

Steve moved to the San Antonio area in 2012 with his wife and family where he continued to work in Commercial Real Estate as a Senior Advisor with Sperry Van Ness, a national Brokerage and Property Management Company. In addition to forming Rodgers Commercial Realty in 2015, Steve was appointed to the Board of Directors for the San Antonio Chapter of the Institute of Real Estate Management (IREM) where he served as President in 2018 and 2019.

## EDUCATION

Texas A&M University, Bachelors of Science, Construction Science

Certified Commercial Investment Member (CCIM)

Certified Property Manager (CPM®)

## MEMBERSHIPS

Texas A&M Association of Former Students

National Association of Realtors

CCIM Institute

Institute of Real Estate Management (IREM), Board President - 2018, 2019

The Rotary Club of New Braunfels, Club President - 2023-2024

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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.*

11-2-2015



### 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.

<b>Traditions Commercial Real Estate, LLC</b> <small>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</small>	<b>9011826</b> <small>License No.</small>	<b>steve.rodgers@svn.com</b> <small>Email</small>	<b>830-500-3787</b> <small>Phone</small>
<b>Steve Rodgers</b> <small>Designated Broker of Firm</small>	<b>0510821</b> <small>License No.</small>	<b>steve.rodgers@svn.com</b> <small>Email</small>	<b>830-500-3787</b> <small>Phone</small>
<b>Steve Rodgers</b> <small>Licensed Supervisor of Sales Agent/Associate</small>	<b>0510821</b> <small>License No.</small>	<b>steve.rodgers@svn.com</b> <small>Email</small>	<b>830-500-3787</b> <small>Phone</small>
<b>Steve Rodgers</b> <small>Sales Agent/Associate's Name</small>	<b>0510821</b> <small>License No.</small>	<b>steve.rodgers@svn.com</b> <small>Email</small>	<b>830-500-3787</b> <small>Phone</small>
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<div></div> <small>Buyer/Tenant/Seller/Landlord Initials</small>			<div></div> <small>Date</small>