



FOR SALE OR LEASE

Smithson Valley Business Park

36515 FM 3159, Spring Branch, TX 78132

Construction to begin in 2023

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

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PROPERTY DESCRIPTION

100,000+/- SF of available Office/Warehouse Condos

Minimal Divisible 1,183+/- SF

Maximum Contiguous 12,000+/- SF

60 - 120 Month Lease Terms

Build To Suit

Lease Rate - \$12-\$20 PSF +NNN

Sales Rate - \$225-\$285 PSF

LOCATION DESCRIPTION

Located on the West side of FM 311 3/4 of a mile North of Hwy 46. FM 311 is 4.3 miles East of Hwy 281 and 13.8 miles West of Loop 337 in New Braunfels.

SITE DESCRIPTION

Flat site with a few Trees

EXTERIOR DESCRIPTION

TBD

INTERIOR DESCRIPTION

Polished Concrete, Restroom, Paint

PARKING DESCRIPTION

Surface Parking with 3 spaces per 1,000 parking ratio

POWER DESCRIPTION

3 Phase

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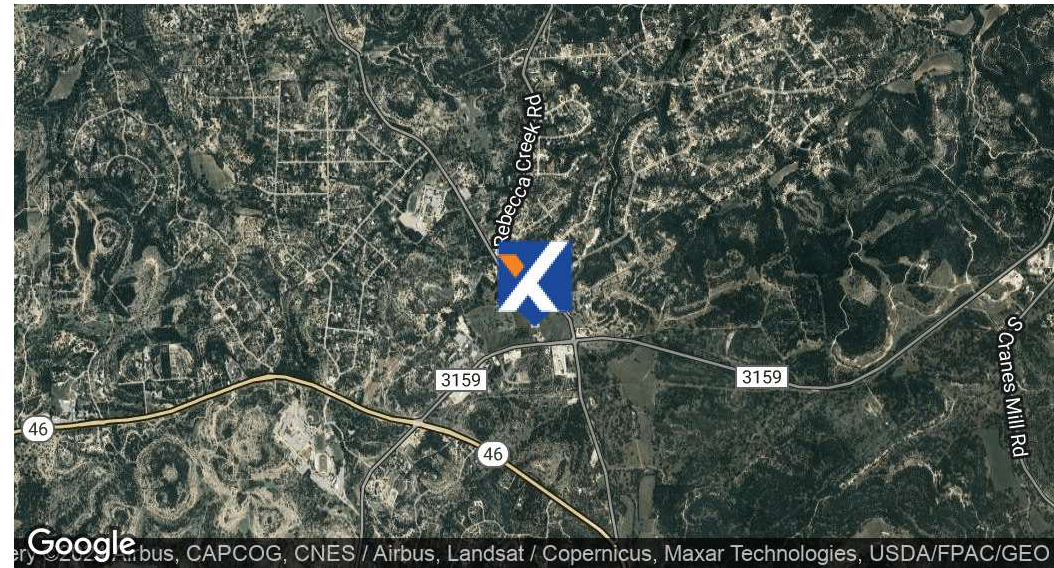
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OFFERING SUMMARY

| | |
|------------------|-----------------------------|
| Lease Rate: | \$12.00 - 20.00 SF/yr (NNN) |
| Sale Rate: | \$225 - \$285 PSF |
| Building Size: | 100,000+/- SF |
| Available SF: | 1,183 - 12,040 SF |
| Lot Size: | 6.5 Acres |
| Number of Units: | 37 |
| Price / SF: | - |
| Year Built: | Estimated Start 2023 |
| Zoning: | OCL |
| Market: | San Antonio Metro |
| Submarket: | Bulverde / Spring Branch |

PROPERTY OVERVIEW

Great Location - Easy Access to New Braunfels, San Antonio, San Marcos, Bulverde, Blanco
60 - 120 Month Lease Terms
Build To Suit

PROPERTY HIGHLIGHTS

- Small (1,300 SF) to Large (12,040 SF) Warehouse / Industrial / Flex spaces available.
- New Energy Efficient Construction
- High Ceilings - Mezzanines Optional
- Large Drive thru Doors
- Wide Paved Aisles
- 24/7 Access
- Warehouse, Flex, Storage, Retail

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LEASE INFORMATION

| | | | |
|--------------|-------------------|-------------|-------------------------|
| Lease Type: | NNN | Lease Term: | 60 to 120 months |
| Total Space: | 1,183 - 12,040 SF | Lease Rate: | \$12.00 - \$20.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|------------|-----------|-------------------|------------|-----------------------|---|
| Building A | Available | 1,355 - 10,836 SF | NNN | \$12.00 - 20.00 SF/yr | Building A will be 10,836 SF with a minimum divisible of 1,355 SF. Each Bay is 2,709 and can accommodate front and rear drive thru doors. Mezzanines are optional 24/7 Access, Wide Paved Aisles |
| Building B | Available | 1,183 - 9,460 SF | NNN | \$12.00 - 20.00 SF/yr | Building B will be 9,460 SF with a minimum divisible of 1,183 SF. Each Bay is 2,365 and can accommodate front and rear drive thru doors. Mezzanines are optional 24/7 Access, Wide Paved Aisles |
| Building C | Available | 1,301 - 10,406 SF | NNN | \$12.00 - 20.00 SF/yr | Building C will be 10,406 SF with a minimum divisible of 1,301 SF. Each Bay is 2,602 and can accommodate front and rear drive thru doors. Mezzanines are optional 24/7 Access, Wide Paved Aisles |
| Building D | Available | 1,500 - 12,000 SF | NNN | \$12.00 - 20.00 SF/yr | Building D will be 12,000 SF with a minimum divisible of 1,500 SF. Each Bay is 3,000 and can accommodate front and rear drive thru doors. Mezzanines are optional 24/7 Access, Wide Paved Aisles |
| Building E | Available | 1,344 - 10,750 SF | NNN | \$12.00 - 20.00 SF/yr | Building E will be 10,750 SF with a minimum divisible of 1,344 SF. Each Bay is 2,688 and can accommodate front and rear drive thru doors. Mezzanines are optional 24/7 Access, Wide Paved Aisles |
| Building F | Available | 3,010 - 12,040 SF | NNN | \$12.00 - 20.00 SF/yr | Building F will be 12,040 SF with a minimum divisible of 3,010 SF. Each Bay is 3,010 and can accommodate front and rear drive thru doors. Mezzanines are optional 24/7 Access, Wide Paved Aisles |
| Building G | Available | 3,010 - 12,040 SF | NNN | \$12.00 - 20.00 SF/yr | Building G will be 12,040 SF with a minimum divisible of 3,010 SF. Mezzanines are optional 24/7 Access, Wide Paved Aisles |

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| | |
|------------|-------------------------|
| Sale Price | CALL BROKER FOR PRICING |
|------------|-------------------------|

| | |
|------------|-----------------------|
| Lease Rate | \$12.00 - 20.00 SF/YR |
|------------|-----------------------|

LOCATION INFORMATION

| | |
|--------------------|-------------------------------|
| Building Name | Smithson Valley Business Park |
| Street Address | 36515 FM 3159 |
| City, State, Zip | Spring Branch, TX 78132 |
| County | Comal |
| Market | San Antonio Metro |
| Sub-market | Bulverde |
| Cross-Streets | FM 311 and FM 3159 |
| Side of the Street | West |
| Nearest Highway | Hwy 46 |
| Nearest Airport | San Antonio |

BUILDING INFORMATION

| | |
|---------------------|------------|
| Building Size | 103,376 SF |
| Tenancy | Multiple |
| Ceiling Height | 20 ft |
| Average Floor Size | 10,836 SF |
| Year Built | 2024 |
| Roof | Metal |
| Number of Buildings | 8 |

PROPERTY INFORMATION

| | |
|------------------------|--------------|
| Property Type | Industrial |
| Property Subtype | Flex Space |
| Zoning | OCL |
| Lot Size | 6.5 Acres |
| APN # | 740332000501 |
| Lot Frontage | 529 ft |
| Lot Depth | 494 ft |
| Corner Property | No |
| Traffic Count | 8500 |
| Traffic Count Street | FM 311 |
| Traffic Count Frontage | 529 |
| Power | Yes |
| Rail Access | No |

PARKING & TRANSPORTATION

| | |
|--------------------------|---------|
| Parking Type | Surface |
| Parking Ratio | 3.0 |
| Number of Parking Spaces | 282 |

UTILITIES & AMENITIES

| | |
|-----------------|---------|
| Handicap Access | Yes |
| Broadband | Gigabit |
| Restrooms | TBD |

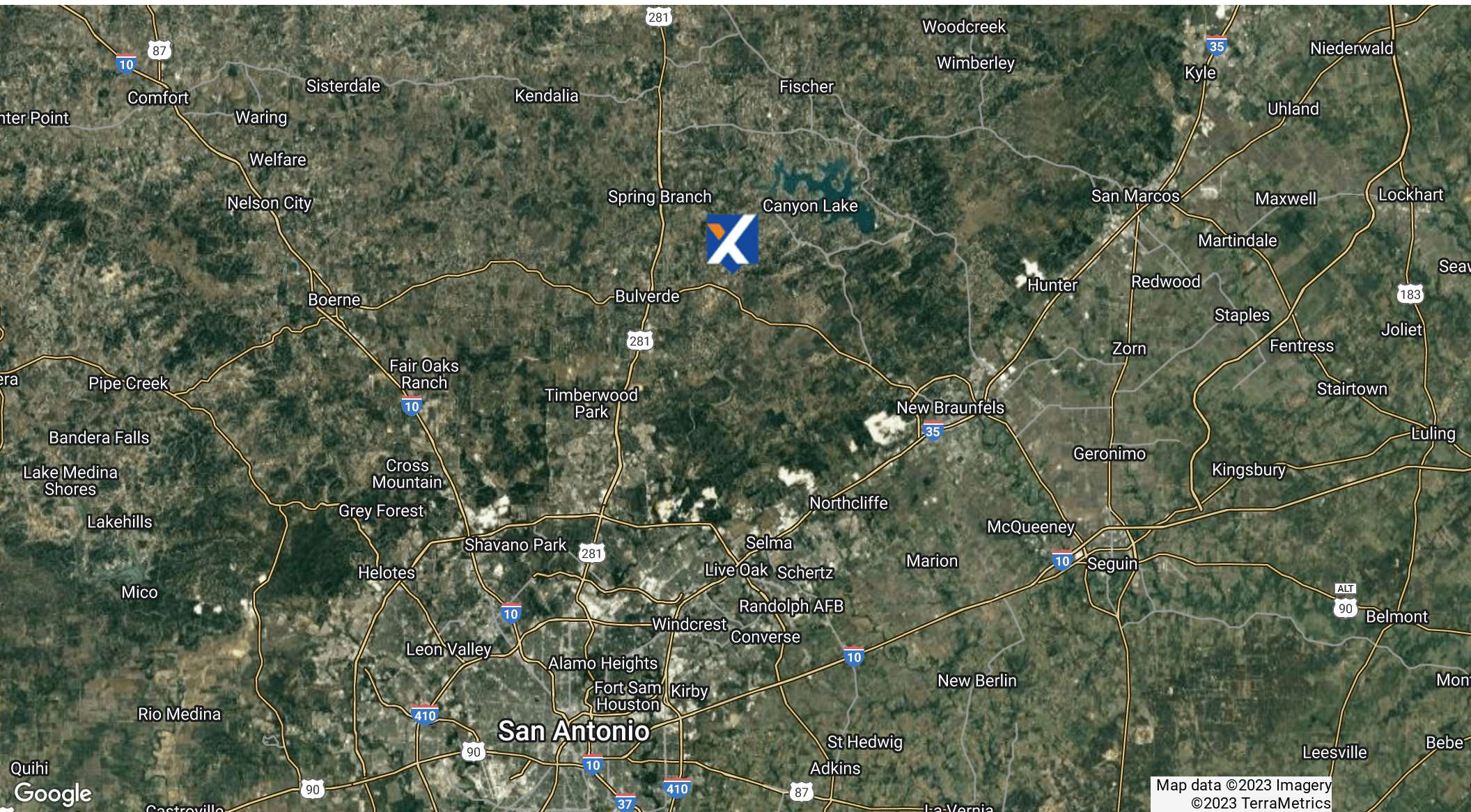
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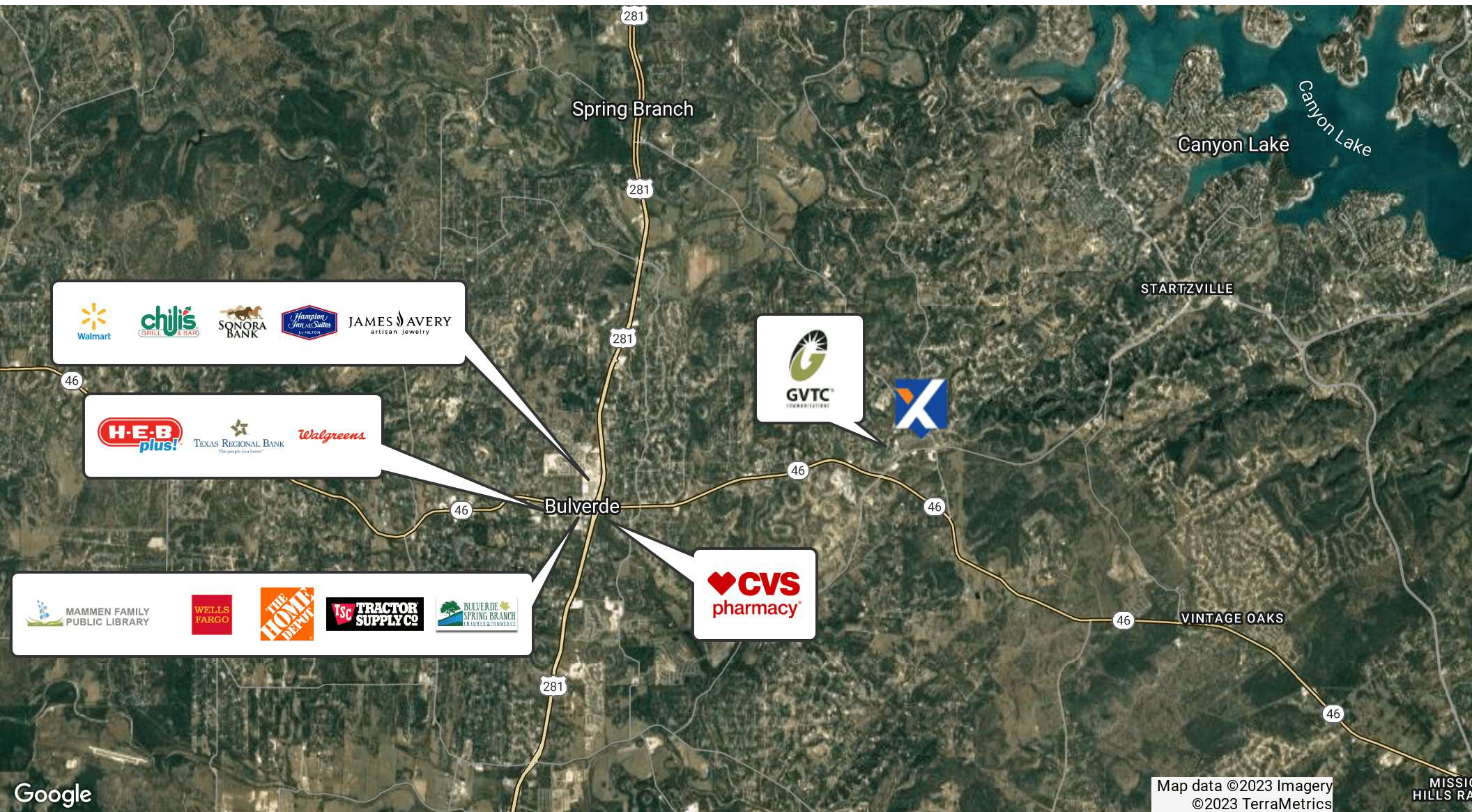
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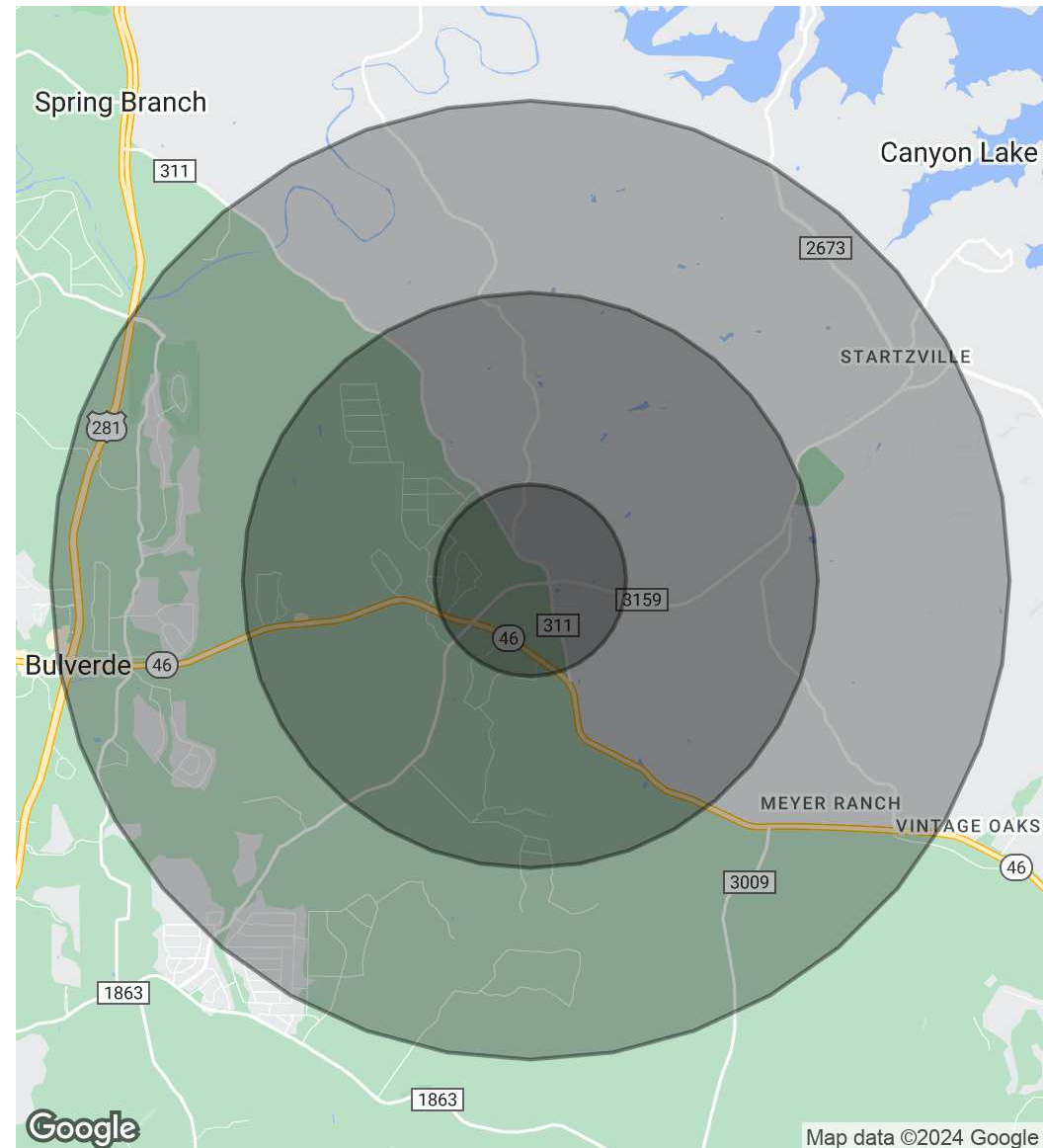
| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 308 | 3,136 | 13,310 |
| Average Age | 50.7 | 49.5 | 47.5 |
| Average Age (Male) | 49.6 | 46.9 | 46.2 |
| Average Age (Female) | 50.8 | 50.9 | 47.8 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 112 | 1,163 | 5,055 |
| # of Persons per HH | 2.8 | 2.7 | 2.6 |
| Average HH Income | \$126,997 | \$120,363 | \$116,602 |
| Average House Value | \$475,694 | \$426,828 | \$401,154 |

TRAFFIC COUNTS

| | |
|--------|-----------|
| FM 311 | 8,500/day |
|--------|-----------|

** Demographic data derived from 2020 ACS - US Census*



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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.

| | | | |
|---|-------------|-----------------------------|--------------|
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| Tom Hackleman | 615018 | Tom@210CRE.com | 210-549-6728 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date