

## HIGH COTTON OFFICE CONDOMINIUMS

New Braunfels, TX 78130



### OFFERING SUMMARY

<b>Available SF:</b>	Fully Leased
<b>Lease Rate:</b>	N/A
<b>Lot Size:</b>	
<b>Year Built:</b>	2014
<b>Building Size:</b>	2,501 SF
<b>Zoning:</b>	C-1B
<b>Market:</b>	San Antonio
<b>Submarket:</b>	New Braunfels

### PROPERTY OVERVIEW

Rodgers Commercial Realty, LLC is pleased to offer the market 2501 rentable square feet of office space that is fully finished out and ready for occupancy on November 1, 2019. The office offers a reception/waiting area, conference room, copy/fax area, eleven offices, two restrooms and a kitchen/break area. This property can be subdivided into two spaces, 1,153 sf or 1,348 sf. Please call Rodgers Commercial Realty if you have any questions or to schedule a tour 830-500-3787.

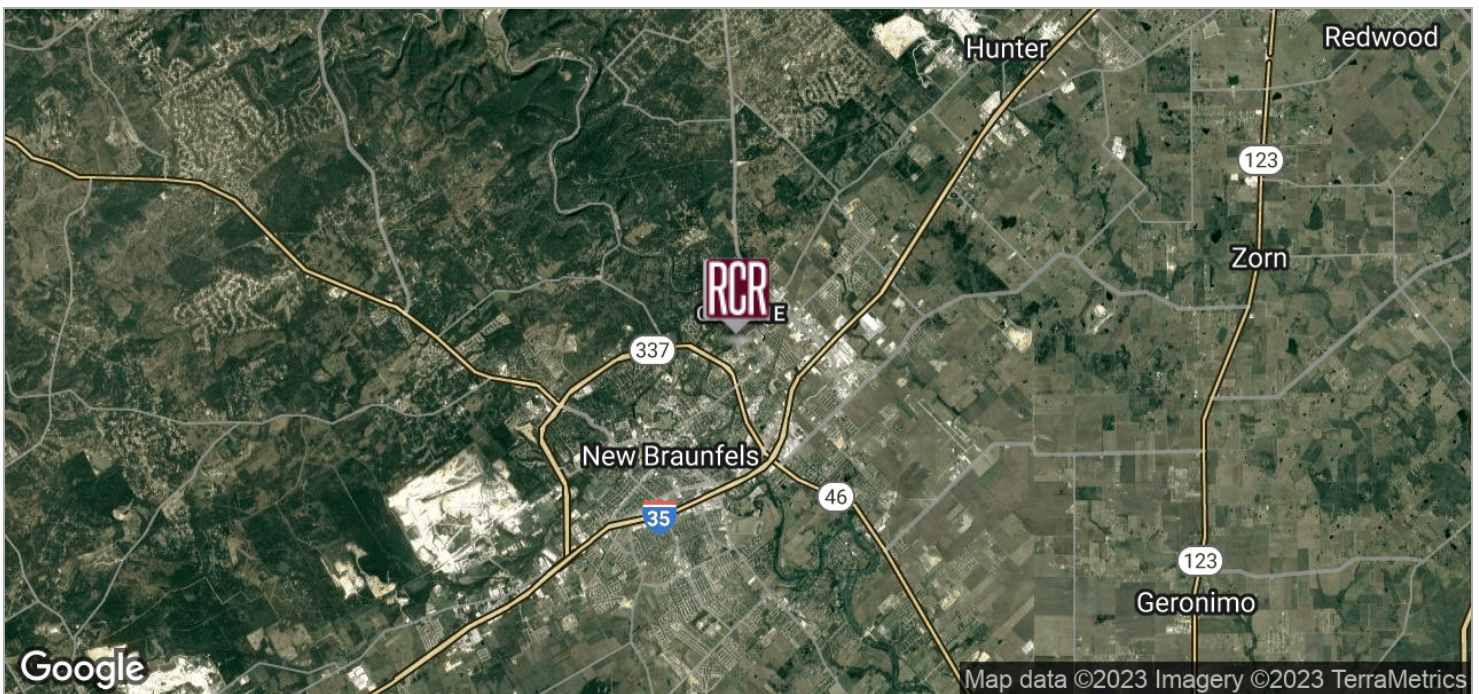
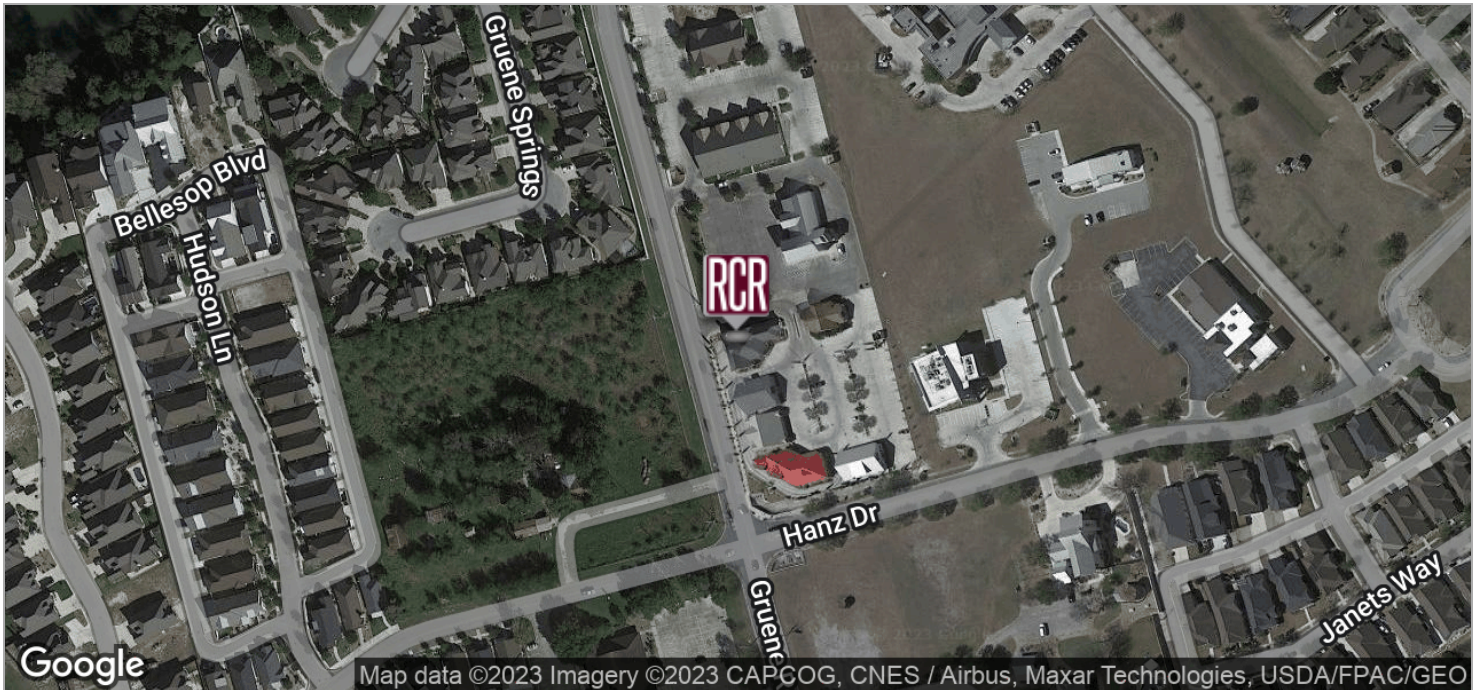
### LOCATION OVERVIEW

The property is located in an extremely active area - Gruene Main Street District, just north of Loop 337 and south of FM 306. Located just minutes from both Christus Medical Center and Resolute Health Hospital, the property offers easy access to a wide variety of housing, office users, retailers, restaurants, and an expanding number of medical users in the area.



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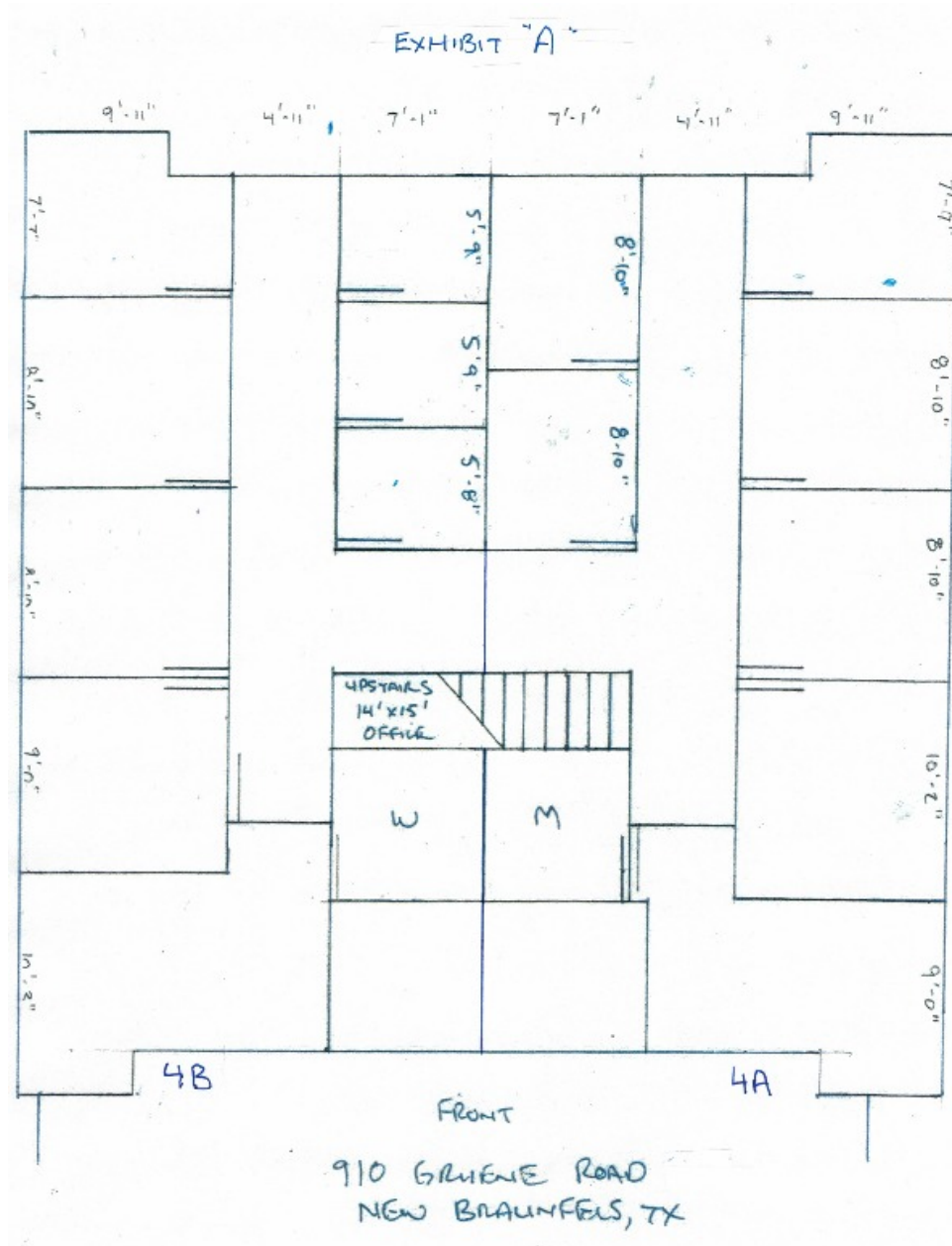
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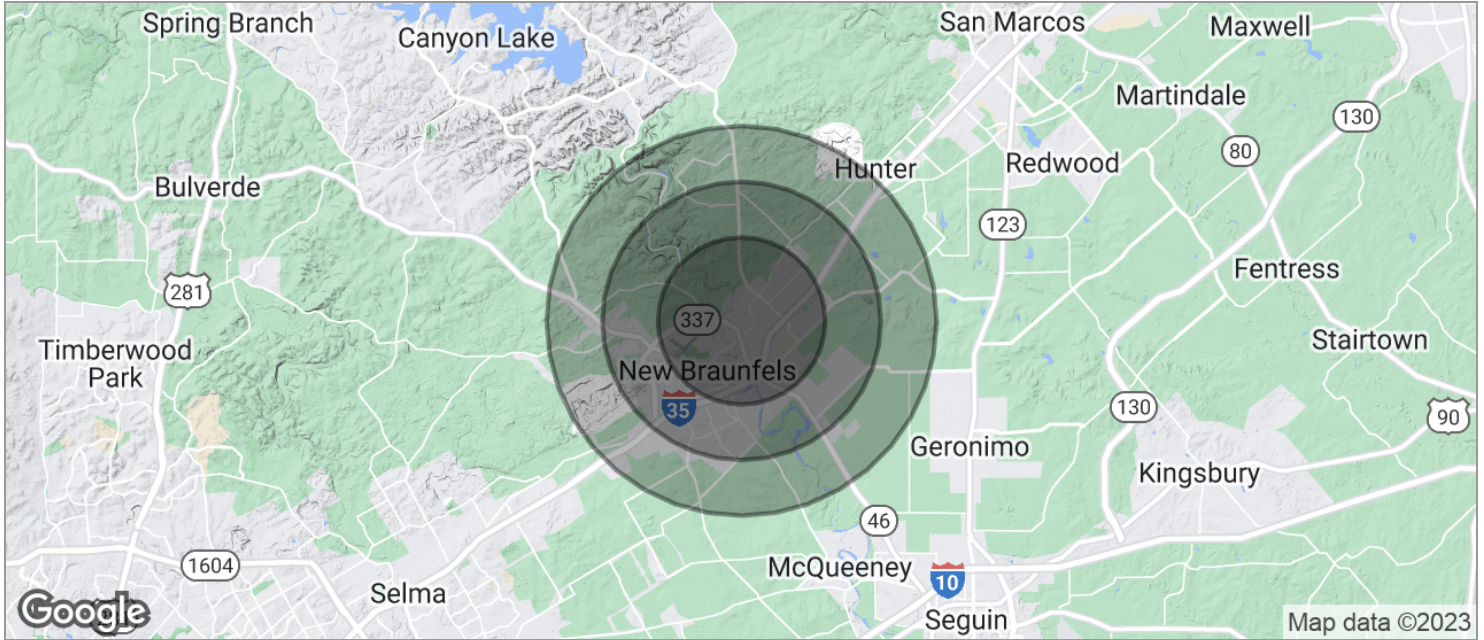
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POPULATION	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	26,667	52,870	70,117
MEDIAN AGE	37.3	36.6	36.3
MEDIAN AGE (MALE)	35.1	35.0	34.9
MEDIAN AGE (FEMALE)	40.3	39.0	38.1
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
TOTAL HOUSEHOLDS	10,493	19,795	25,574
# OF PERSONS PER HH	2.5	2.7	2.7
AVERAGE HH INCOME	\$67,623	\$69,494	\$71,752
AVERAGE HOUSE VALUE	\$186,144	\$173,347	\$173,328

\* Demographic data derived from 2020 ACS - US Census

## HIGH COTTON OFFICE CONDOMINIUMS

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### STEVE RODGERS, CCIM, CPM®

#### Broker



1659 W State Highway 46, Suite 115 #457  
New Braunfels, TX 78132

T 830.500.3787  
C 214.914.1357  
srodgers@rcrtx.com  
TX #510821

#### Professional Background

Steve Rodgers is an active Commercial Real Estate Broker licensed by the Texas Real Estate Commission. Mr. Rodgers is Co-Owner of SVN | Traditions which he helped form 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 almost 18 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, and then formed and operated Rodgers Commercial Realty, LLC from 2015 through 2021. 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.

#### Memberships & Affiliations

Texas A&M Association of Former Students  
Rotary Club of New Braunfels, Treasurer - 2020-2022  
National Association of Realtors  
Texas Association of Realtors  
CCIM Institute  
Institute of Real Estate Management (IREM), Board President - 2018, 2019

#### Education

Texas A&M University, Bachelors of Science, Construction Science  
Certified Commercial Investment Member (CCIM)  
Certified Property Manager (CPM®)



## 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:
  - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date