

OFFICE FOR LEASE

FULL SERVICE PROFESSIONAL OR MEDICAL LEASE SPACE IN NEW BRAUNFELS

1260 River Acres Dr. , New Braunfels, TX 78130



OFFERING SUMMARY

NUMBER OF UNITS:	1
AVAILABLE SF:	644 - 1,176 SF
LEASE RATE:	\$2,100.00/month FS
LEASE 1 DAY PER WEEK	
LOT SIZE:	0.668 Acres
BUILDING SIZE:	3,830 SF
ZONING:	C-O
MARKET:	San Antonio/Austin/Waco
SUBMARKET:	New Braunfels/Seguin/Schertz

PROPERTY OVERVIEW

- * Fully Furnished 644 sf of private office space plus 532 sf of shared common space
- * Two types of Lease structure: Medical & Professional
- * Professional lease: (\$2,100.00/month) Includes Furniture, Utilities.
- * Medical Price per Month: (\$2,300.00/month) Includes Furniture, Utilities, Bio-
- * Hazard Waste Pick-up All Paper Goods, Basic Medical Supplies, a Scale and Oto/Opto Scopes supplied.

PROPERTY HIGHLIGHTS

- * Fully Furnished 644 sf of private office space plus 532 sf of shared common space
- * Office has Two fully Furnished Exam Rooms with Sinks and Exam Beds - Medical Office
- * Office has two Furnished Office rooms with a small desk the office decor
- * A Seperate Doctors Office, a Private Suite Restroom and a Private Entrance into Space
- * Common Areas include a Nurse Check-In Window, a Large Waiting Room, a Public Restroom
- * Space also includes Built in Cabinets, a built in desk area and built in drawers for Storage.

KW COMMERCIAL
18402 US HWY 281, Suite 285
San Antonio, TX 78259

SCOTT FORESTER
Director
O: 830.708.1340
C: 830.708.1340
scott.forester@kw.com
TX #456039

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

FULL SERVICE PROFESSIONAL OR MEDICAL LEASE SPACE IN NEW BRAUNFELS

1260 River Acres Dr. New Braunfels, TX 78130



Building Name	Full Service Professional or Medical Lease Space In New Braunfels
Property Type	Office
Property Subtype	Professional/Medical
APN	48818
Building Size	3,830 SF
Lot Size	0.668 Acres
Building Class	B
Year Built	1961
Number of Floors	1
Parking Spaces	25
Roof	Shingle
Free Standing	Yes
Number of Buildings	2



- * Fully Furnished 644 sf of private office space plus 532 sf of shared common space
- * Two types of Lease structure: Medical & Professional
- * Professional lease: (\$2,100.00/month) Includes Furniture, Utilities.
- * Medical Price per Month: (\$2,300.00/month) Includes Furniture, Utilities, Bio-Hazard Waste Pick-up, all paper Goods, Basic Medical Supplies, a Scale and Oto/Opto Scopes supplied

- * Fully Furnished 644 sf of private office space plus 532 sf of shared common space
- * Office has Two fully Furnished Exam Rooms with Sinks and Exam Beds - Medical Office
- * Office has two Furnished Office rooms with a small desk the office decor
- * A Seperate Doctors Office, a Private Suite Restroom and a Private Entrance into Space
- * Common Areas include a Nurse Check-In Window, a Large Waiting Room, a Public Restroom
- * Space also includes Built in Cabinets, a built in desk area and built in drawers for Storage.

KW COMMERCIAL
18402 US HWY 281, Suite 285
San Antonio, TX 78259

SCOTT FORESTER
Director
O: 830.708.1340
C: 830.708.1340
scott.forester@kw.com
TX #456039

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

FULL SERVICE PROFESSIONAL OR MEDICAL LEASE SPACE IN NEW BRAUNFELS

1260 River Acres Dr. , New Braunfels, TX 78130



KW COMMERCIAL
18402 US HWY 281, Suite 285
San Antonio, TX 78259

SCOTT FORESTER
Director
O: 830.708.1340
C: 830.708.1340
scott.forester@kw.com
TX #456039

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

FULL SERVICE PROFESSIONAL OR MEDICAL LEASE SPACE IN NEW BRAUNFELS

1260 River Acres Dr. , New Braunfels, TX 78130



KW COMMERCIAL
18402 US HWY 281, Suite 285
San Antonio, TX 78259

SCOTT FORESTER
Director
O: 830.708.1340
C: 830.708.1340
scott.forester@kw.com
TX #456039

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

FULL SERVICE PROFESSIONAL OR MEDICAL LEASE SPACE IN NEW BRAUNFELS

1260 River Acres Dr. , New Braunfels, TX 78130



KW COMMERCIAL
18402 US HWY 281, Suite 285
San Antonio, TX 78259

SCOTT FORESTER
Director
O: 830.708.1340
C: 830.708.1340
scott.forester@kw.com
TX #456039

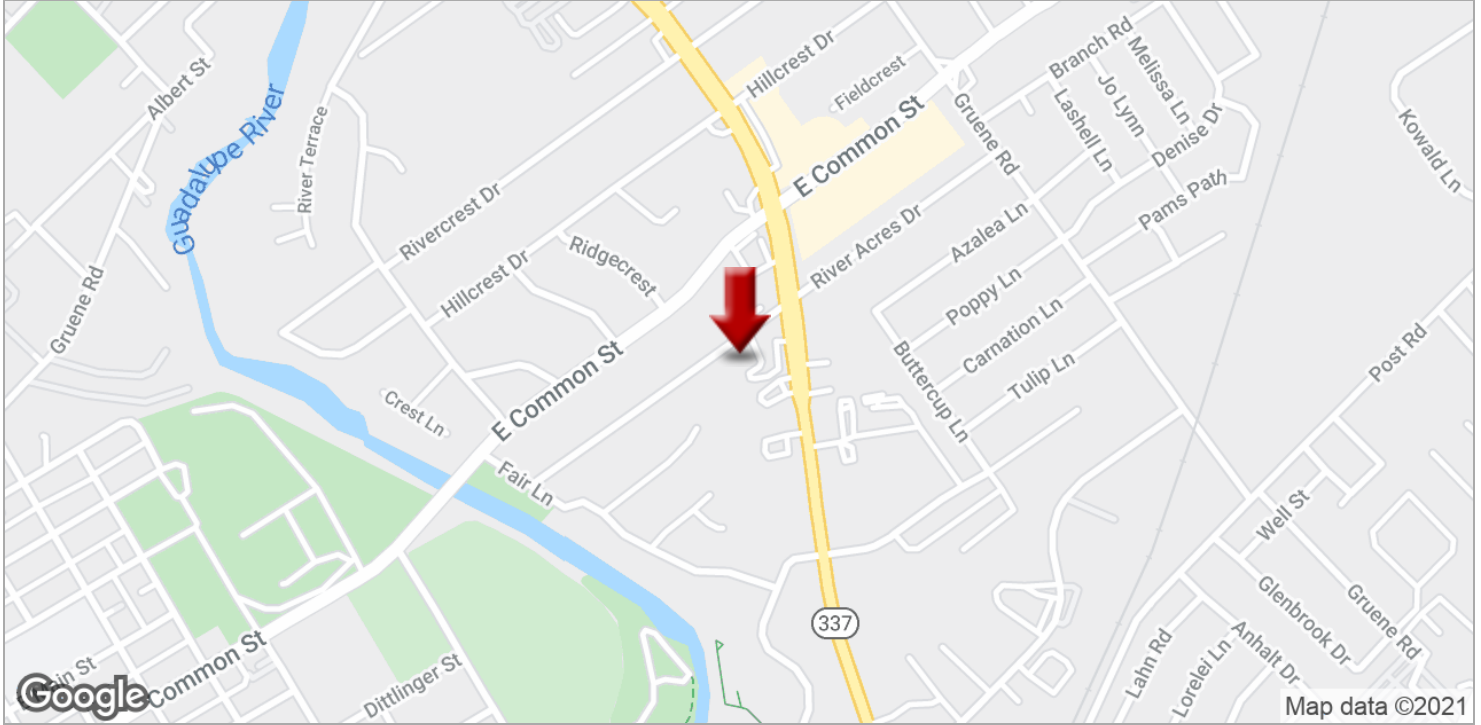
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

FULL SERVICE PROFESSIONAL OR MEDICAL LEASE SPACE IN NEW BRAUNFELS

1260 River Acres Dr. , New Braunfels, TX 78130



KW COMMERCIAL
18402 US HWY 281, Suite 285
San Antonio, TX 78259

SCOTT FORESTER
Director
O: 830.708.1340
C: 830.708.1340
scott.forester@kw.com
TX #456039

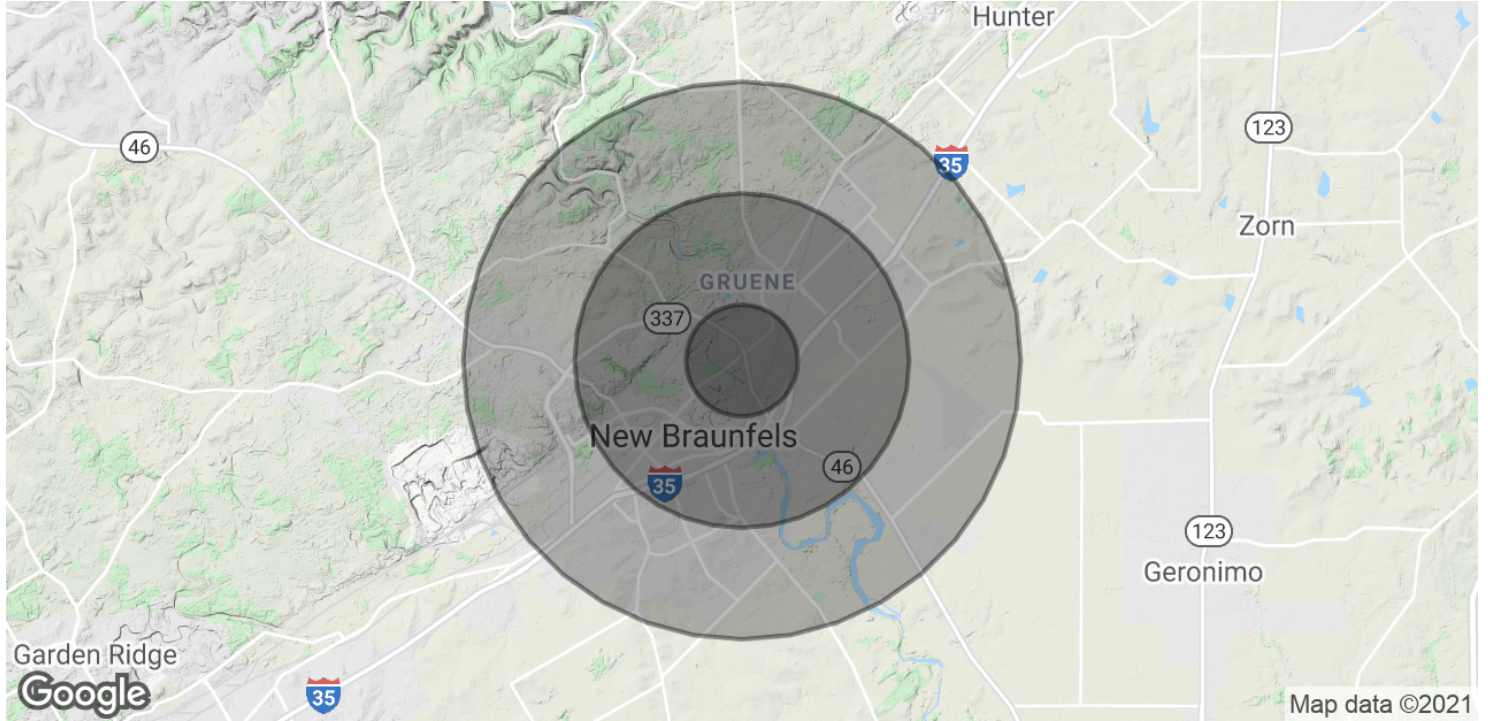
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

FULL SERVICE PROFESSIONAL OR MEDICAL LEASE SPACE IN NEW BRAUNFELS

1260 River Acres Dr. , New Braunfels, TX 78130



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,794	32,790	57,398
Average age	38.2	36.8	36.3
Average age (Male)	35.2	34.7	34.8
Average age (Female)	41.6	39.8	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,959	12,733	21,288
# of persons per HH	2.4	2.6	2.7
Average HH income	\$62,894	\$66,859	\$69,213
Average house value	\$195,081	\$178,494	\$172,026

* Demographic data derived from 2010 US Census

KW COMMERCIAL
18402 US HWY 281, Suite 285
San Antonio, TX 78259

SCOTT FORESTER
Director
O: 830.708.1340
C: 830.708.1340
scott.forester@kw.com
TX #456039

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

FULL SERVICE PROFESSIONAL OR MEDICAL LEASE SPACE IN NEW BRAUNFELS

1260 River Acres Dr. , New Braunfels, TX 78130



SCOTT FORESTER

Director

scott.forester@kw.com

Direct: 830.708.1340 | Cell: 830.708.1340

TX #456039

PROFESSIONAL BACKGROUND

Scott Forester currently serves as a Commercial Real Estate Director with Keller Williams Heritage in New Braunfels, TX. Scott works to actively know the commercial real estate market in the surrounding Central Texas area, including, Seguin, Canyon Lake, Spring Branch, Bulverde, Schertz, Cibolo, Seguin, San Marcos and San Antonio.

Scott's 13 years of prior residential real estate helped him transition into commercial real estate in 2012 with SVN | Norris Commercial Group office in New Braunfels.

Some of Scott's greatest skills are those of a communicator and facilitator, traits he honed during many years of coaching and teaching around the state of Texas. That "coaching" mentality is exactly what serves his commercial real estate clients and customers so well.

Scott currently concentrates on sale and lease listings as a Seller and Landlord representative. He is a tireless, enthusiastic worker who knows the current market for industrial, office, retail, and raw land properties. He has helped guide his clients through dozens of sale and lease transactions in these categories, and has been there to guide and answer questions along the way. Scott will commit his best effort in giving to his clients what they want most; to correctly value, aggressively market and to sell or lease their commercial property at the best market rate possible.

Scott uses the latest tools and technology to evaluate, market, contact prospects, and take a commercial transaction from listing to closing in a very effective and efficient way. Scott wants the opportunity to help you with your commercial needs now or in the future and to develop a relationship of trust built on communication.

Heritage

18402 US HWY 281, Suite 285
San Antonio, TX 78259
210.493.3030

KW COMMERCIAL
18402 US HWY 281, Suite 285
San Antonio, TX 78259

SCOTT FORESTER
Director
O: 830.708.1340
C: 830.708.1340
scott.forester@kw.com
TX #456039

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

Confidentiality & Disclaimer

NEW BRAUNFELS, TX

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial Heritage in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL

18402 US HWY 281, Suite 285

San Antonio, TX 78259

PRESENTED BY:

SCOTT FORESTER

Director
O: 830.708.1340
C: 830.708.1340
scott.forester@kw.com
TX #456039

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.