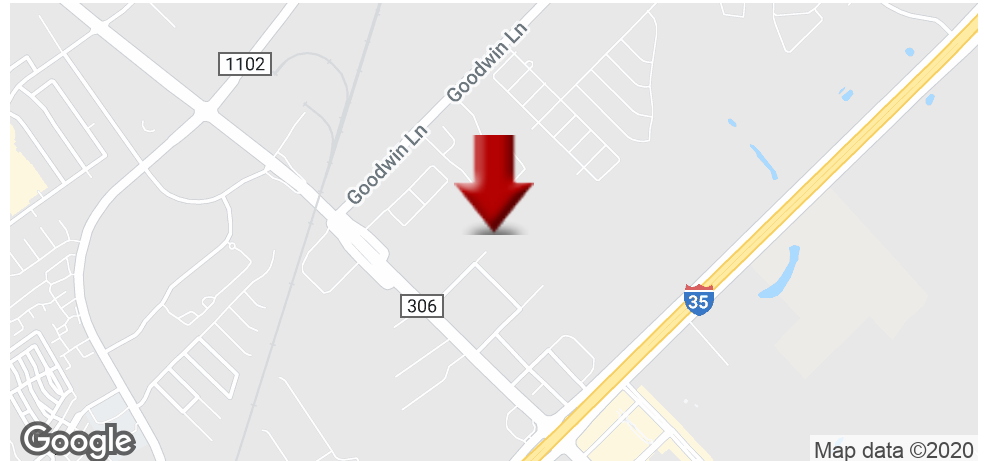


## OFFICE OR CALL CENTER WITH STORAGE FOR LEASE

2415 LIFEHAUS INDUSTRIAL DR - FLEX OFFICE BUILDING WITH DISTRIBUTION & STORAGE FACILITIES

2415 Lifehaus Industrial Dr , New Braunfels, TX 78130



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	30,065 SF
<b>LEASE RATE:</b>	\$7.50 SF/yr (NNN)
<b>LOT SIZE:</b>	2 Acres
<b>YEAR BUILT:</b>	1984
<b>BUILDING SIZE:</b>	30,065
<b>RENOVATED:</b>	2017
<b>ZONING:</b>	M-1
<b>MARKET:</b>	New Braunfels
<b>SUBMARKET:</b>	San Antonio

### PROPERTY OVERVIEW

Maximum Available SF Lease Space: 30,065 sf

Office: 9,877 sf

Showroom : 6,042 sf

Warehouse: 12,630 sf Lease Rate: \$7.50/Sf/Year for all 30,065 sf space  
Plus NNN Rate

\* Note: Office & Showroom must be leased by tenant, but flexibility of warehouse space can be negotiated with LAndlord.

### PROPERTY HIGHLIGHTS

- Easy Access located less than half a mile from IH 35
- Zoning M-1
- Flexible Uses
- Huge Show Room and Conference Areas
- Surface and Dock High Bay Doors
- 12,630 Sf of Warehouse Space
- Great Use for a Call Center

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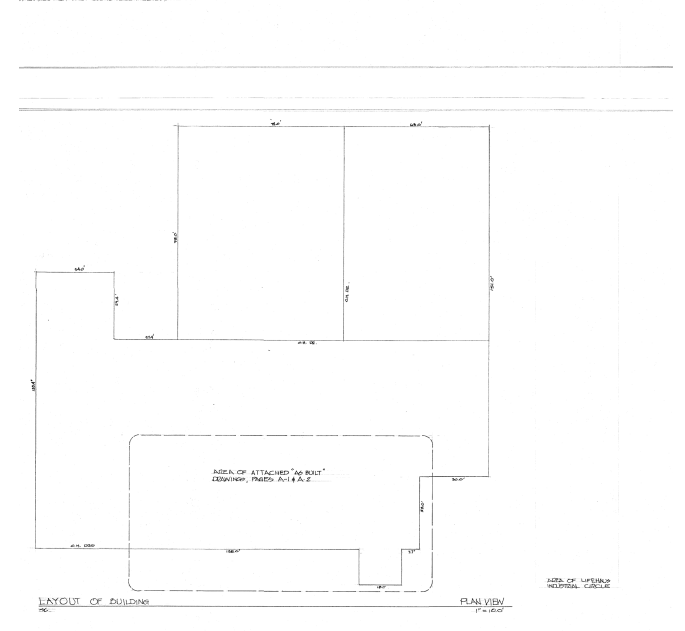
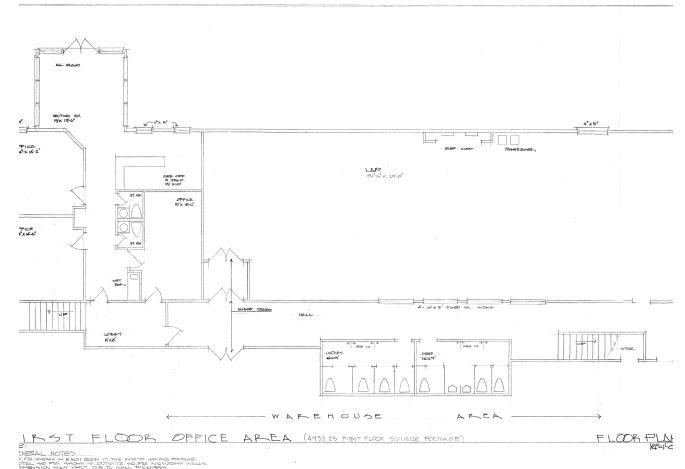
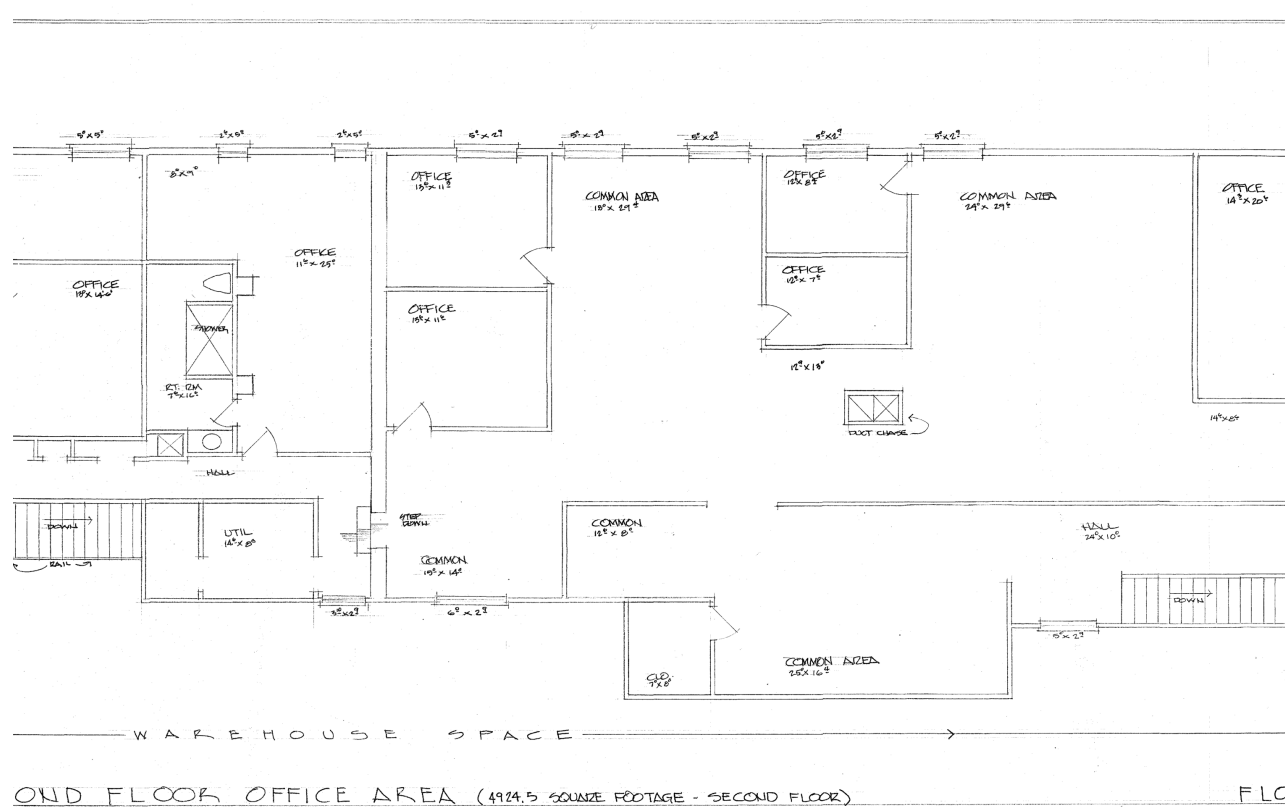
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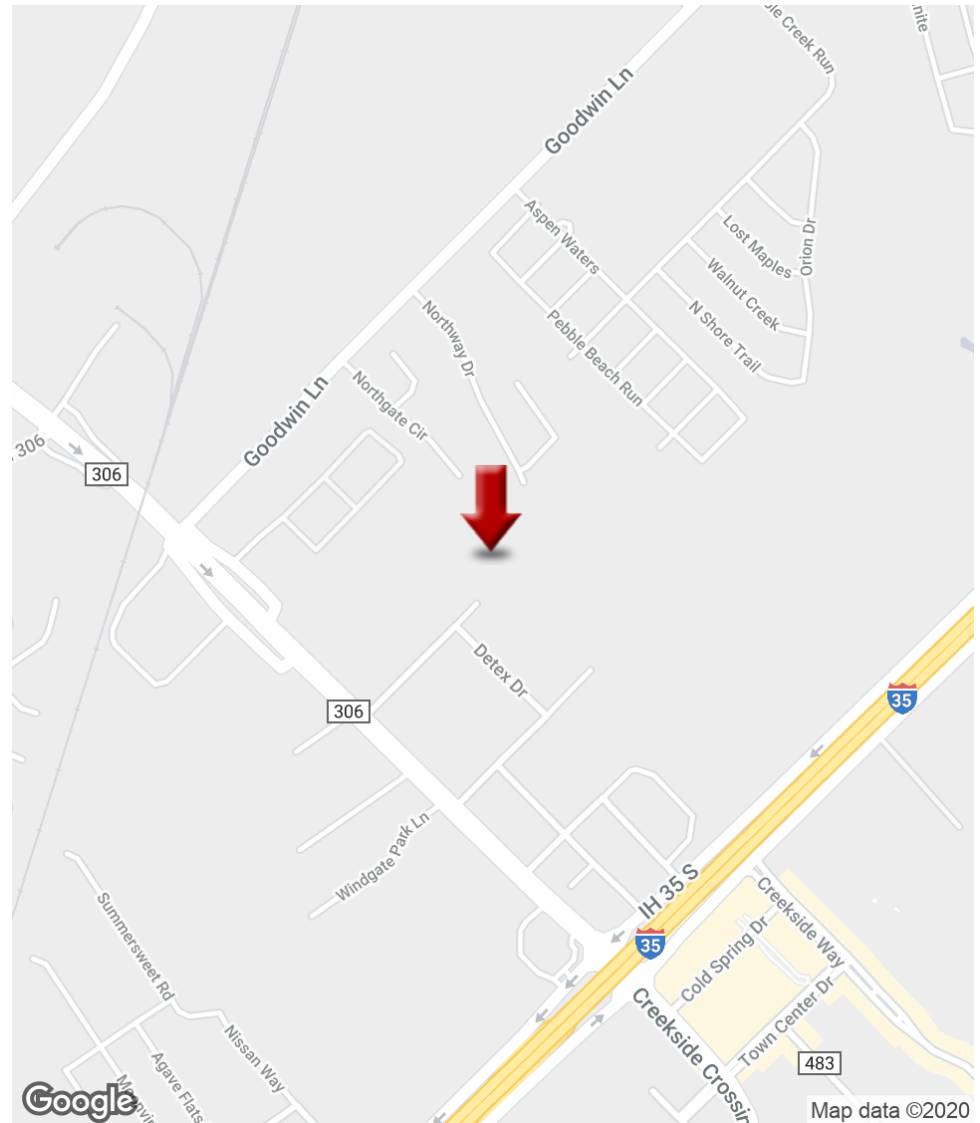
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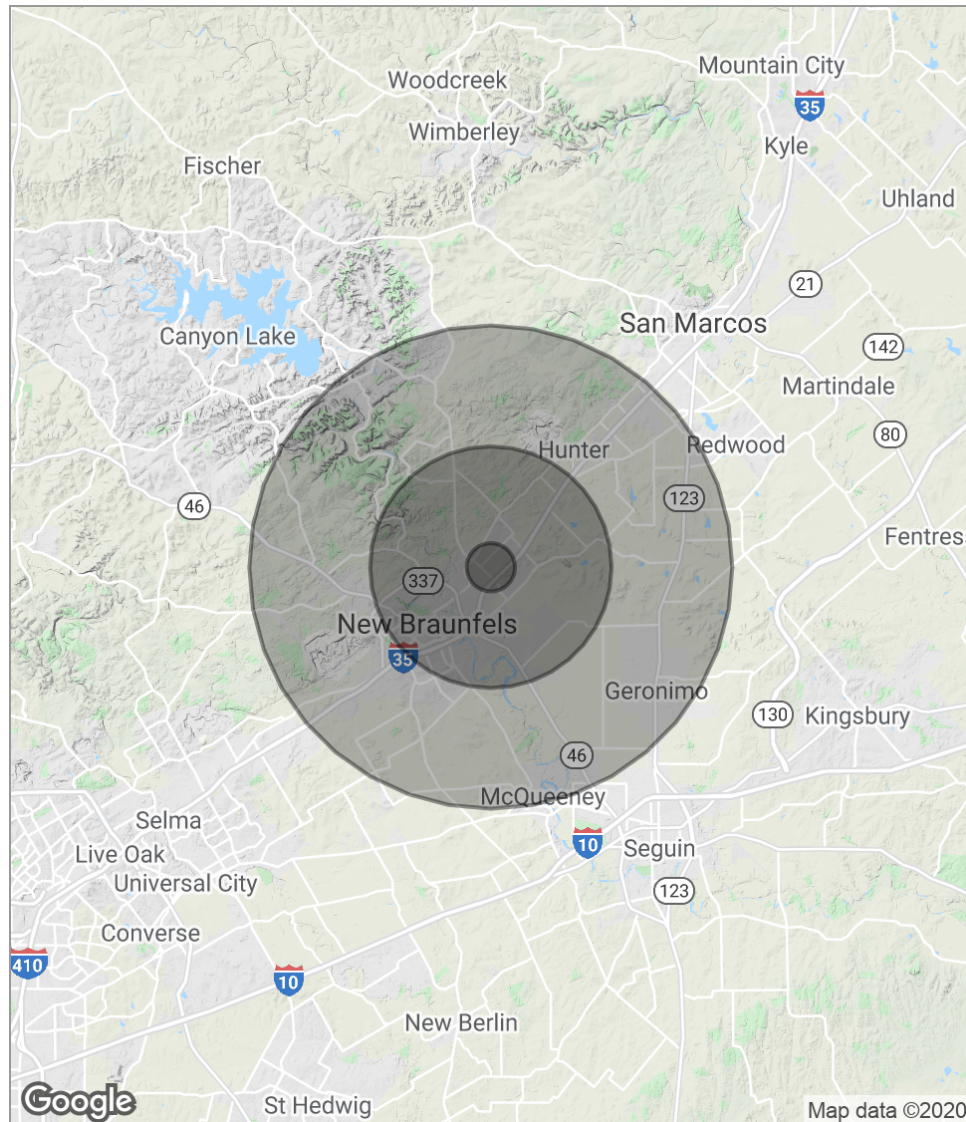
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,454	40,555	94,259
Median Age	38.6	36.9	36.5
Median Age (Male)	37.4	35.2	35.2
Median Age (Female)	41.0	39.3	38.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	616	15,402	34,432
# Of Persons Per HH	2.4	2.6	2.7
Average HH Income	\$74,849	\$71,624	\$71,786
Average House Value	\$186,084	\$181,120	\$179,287

\* Demographic data derived from 2010 US Census

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### SCOTT FORESTER

Director

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### 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

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## NEW BRAUNFELS, TX

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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 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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Designated Broker of Firm	License No.	Email	Phone
Stephanie Williams	601297	shornsby55@gmail.com	210.323.3322
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Scott Forester	456039	Scott.forester@kw.com	830.708.1340
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date