



MARK HAMPTON
RESIDENTIAL AND COMMERCIAL REAL ESTATE

The Signature of Experience

**1619 E. Common St.
Building B, Ste. 204
New Braunfels, Tx 78130**
For Lease



1,000 Sq. Ft.



Mark Hampton | KW Commercial
Mark@MarkHamptonHomes.com | 210-823-8611
888 Landa Street, New Braunfels TX 78130



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PROPERTY SUMMARY

Positioned within the highly regarded Canyon Vista business complex, this property offers an exceptional opportunity for businesses looking to establish or expand their presence in one of the fastest-growing regions in the United States. Featuring a classic stucco and stone exterior, this well-designed commercial condo development perfectly blends a highly functional professional environment with top-tier local accessibility. The unit itself boasts ample shared surface parking, abundant natural light throughout, and excellent street-facing visibility with opportunities for prominent business.

Conveniently located between Loop 337 and FM 306, the property provides rapid access to both Interstate 35 and downtown New Braunfels. This strategic location makes it an ideal footprint for medical users, practitioners, specialists, or corporate office tenants.

The welcoming experience begins outside with a manicured courtyard lawn and a covered patio entrance. Inside, you are greeted by a bright, inviting reception area and a large dedicated room perfect for team meetings or client presentations. The layout also includes two spacious private offices, a fully compliant ADA private restroom, and a well-equipped breakroom complete with wood cabinetry, a full-sized refrigerator, and a microwave.



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PROPERTY PHOTOS



The information presented here is deemed to be accurate but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to confirm accuracy and completeness. All KW offices are independently owned and operated.

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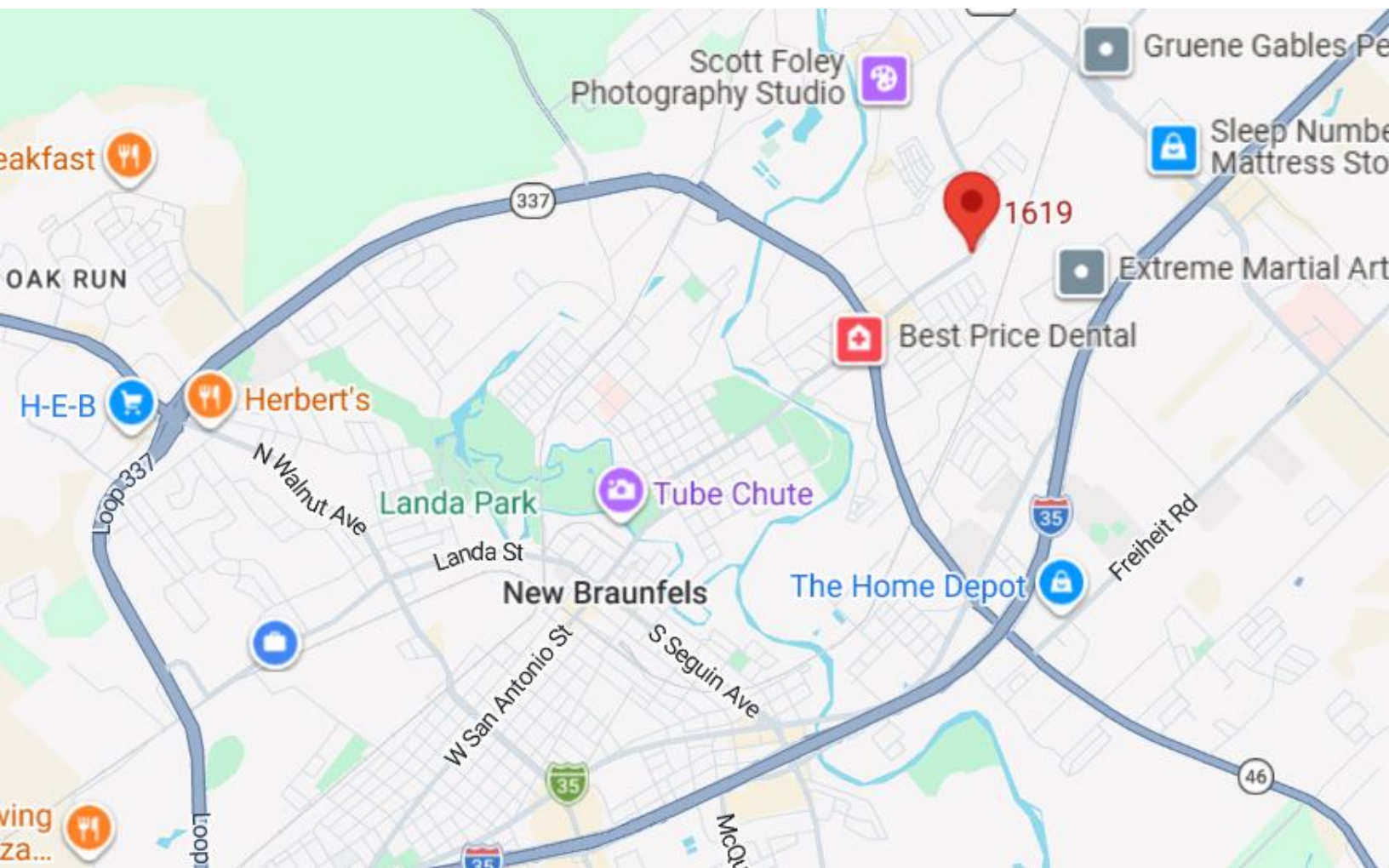
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LOCATION & DIRECTIONS

**1619 E. Common St.
New Braunfels, TX 78130
Building B Suite 204**

From IH-35, take the 190 Exit and turn West onto Gruene Rd. Continue straight for about half a mile and turn left onto Post Rd and take an immediate Right back onto Gruene Rd. In another half of a mile, turn Right onto Common St. You will see the Office Condo Park on the Left side.

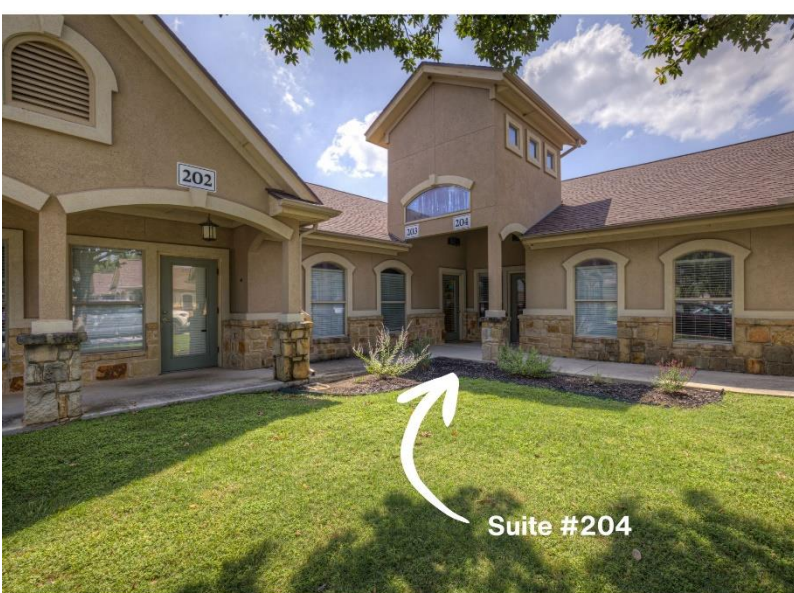


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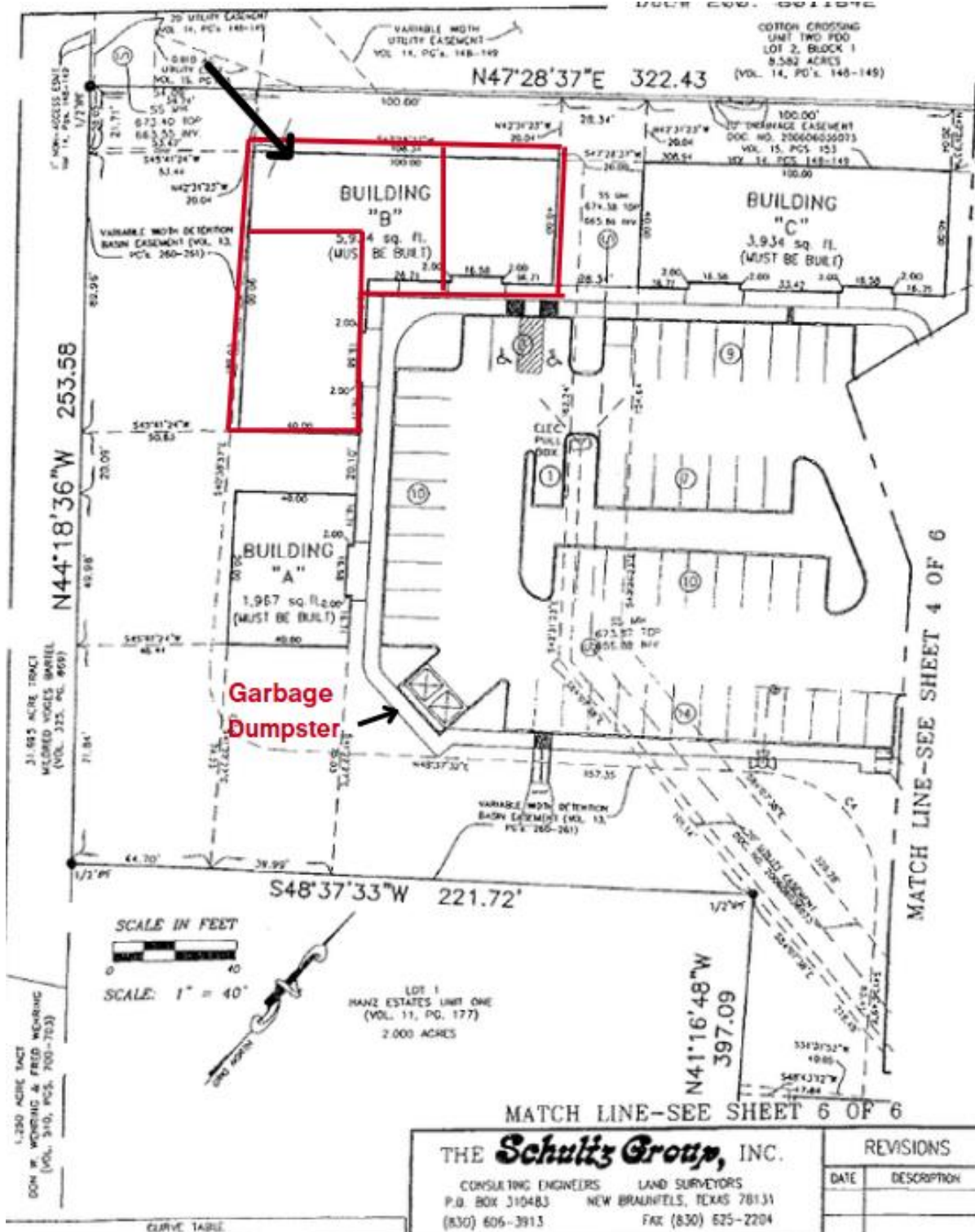
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Map of building location



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Keller Williams Heritage	434367	broker@mykwsa.com	210.493.3030
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Garret S. Brandt	742614	broker@mykwsa.com	210.493.3030
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Lisa Munoz	488746	lmunoz@mykwsa.com	830.624.2400
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Mark Hampton	464012	Mark@MarkHamptonHomes.com	210.823.8611
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IABS 1-2

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