

# Gateway Plaza

280 North Business Interstate Highway 35, New Braunfels, TX 78130



## PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 280 North Business Interstate Highway 35, New Braunfels, TX, 78130. This versatile property offers exceptional visibility and accessibility from the highly traveled interstate, ensuring maximum exposure for any business. Boasting ample parking, modern architecture, and customizable spaces, this property is an ideal retail or professional services location. This property offers a distinctive opportunity for a tenant looking to make a mark in this thriving commercial corridor.

## PROPERTY HIGHLIGHTS

- Co-tenants include Jason's Deli, FedEx Office, NB Nails and CVS
- Located at the intersection of IH-35 & FM 725.
- Excellent pylon signage for maximum visibility to IH-35
- Easy access to IH-35, FM 725 and Business 35

## OFFERING SUMMARY

Lease Rate:	\$28 SF/yr (NNN)
Available SF:	1,625 SF
Building Size:	16,219 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	152	579	2,550
Total Population	375	1,437	6,584
Average HH Income	\$111,664	\$116,462	\$120,688

### For More Information:

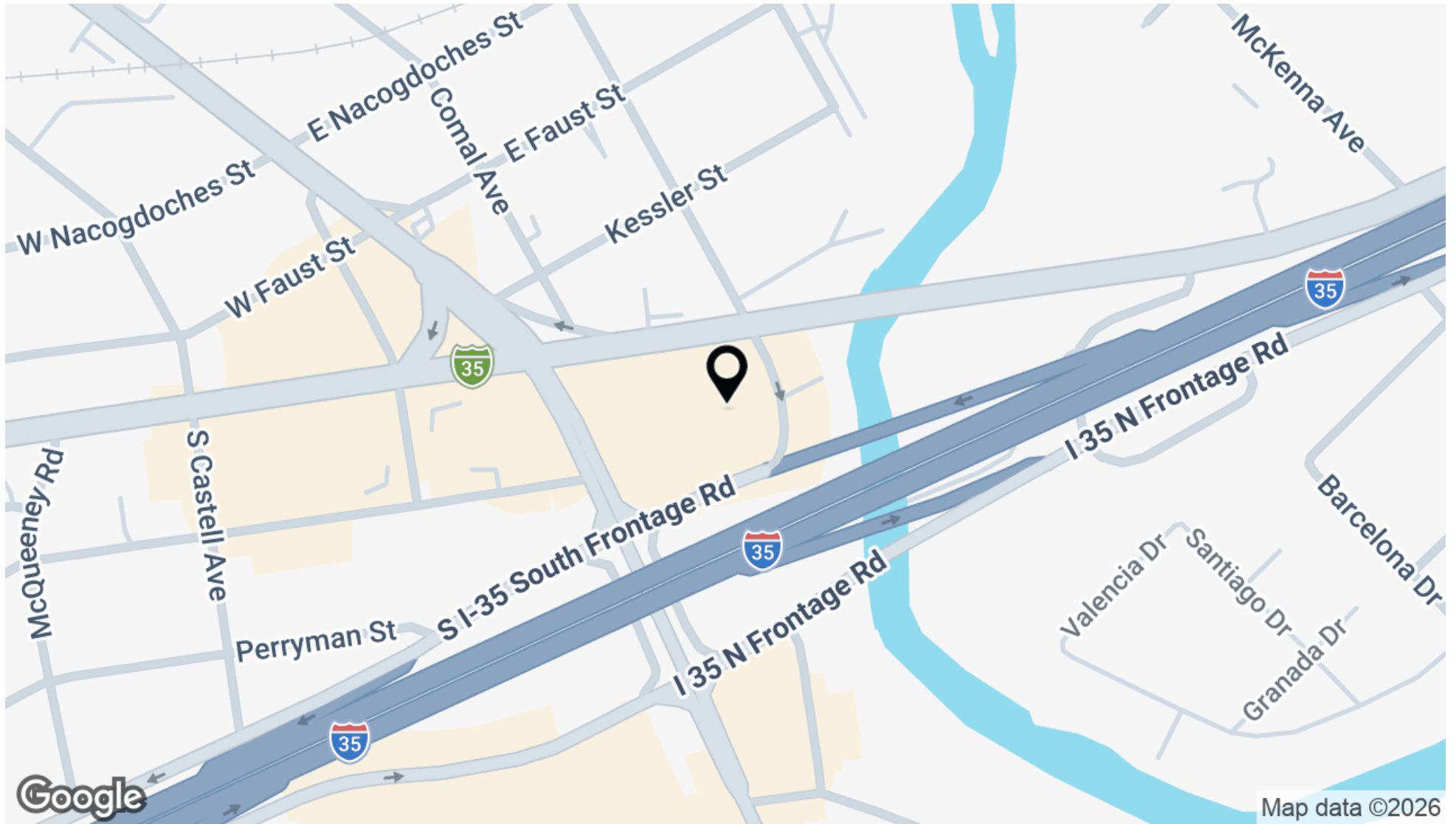
Jonathan Haag  
830.822.2548 | jonathan@reliancecps.com

Although information has been obtained from sources deemed reliable, neither Owner nor are RCPS make any guarantees, warranties, or representations, expressed or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions, or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor RCPS accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding the matter, this information is subject to the terms of the agreement.



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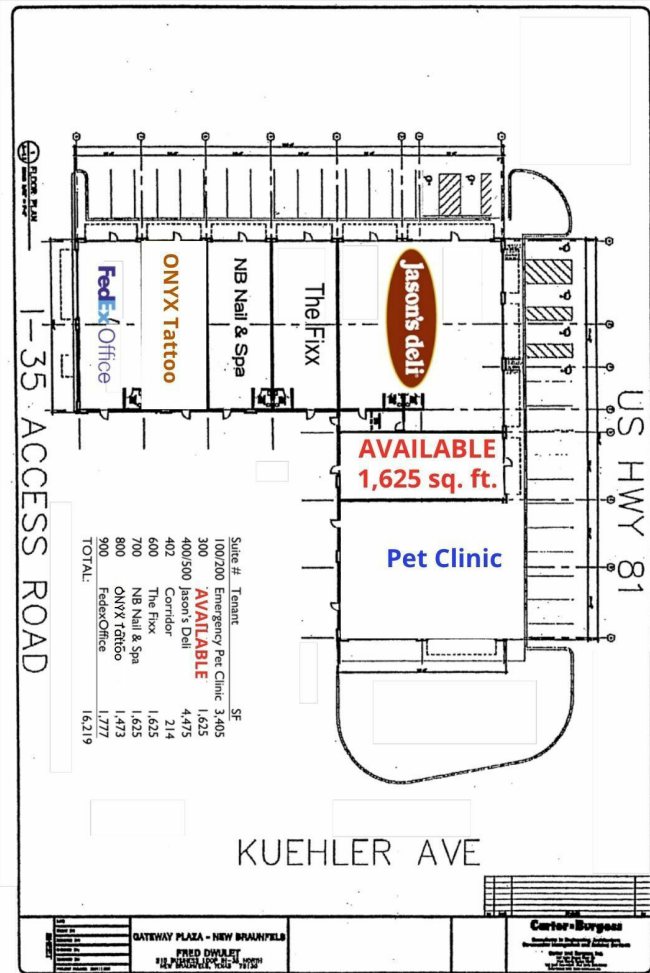
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GATEWAY PLAZA - NEW BRAUNFELS



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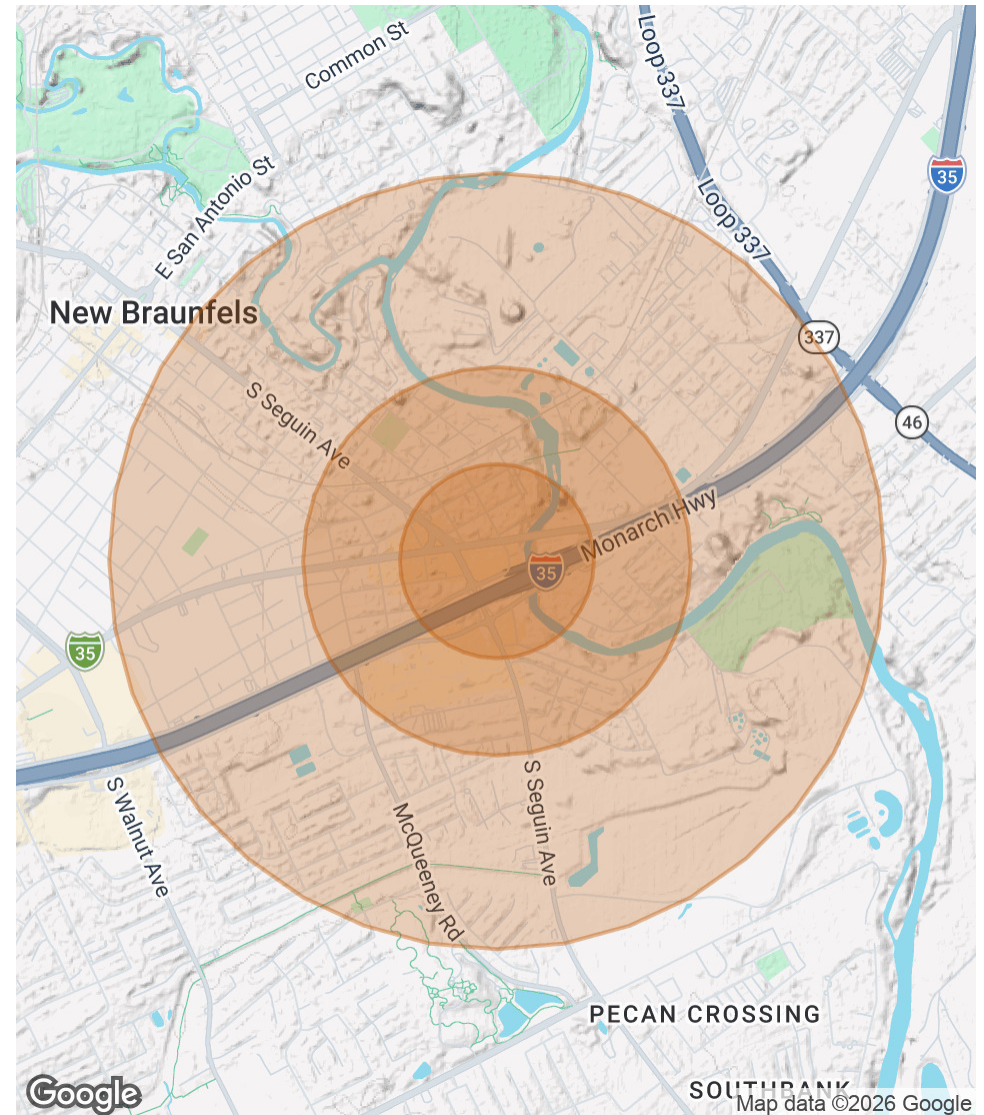
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	375	1,437	6,584
Average Age	41.9	39.8	38.5
Average Age (Male)	42.1	39.9	39.2
Average Age (Female)	41.9	41.5	41.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	152	579	2,550
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$111,664	\$116,462	\$120,688
Average House Value	\$285,649	\$300,068	\$321,348

2023 American Community Survey (ACS)



**For More Information:**

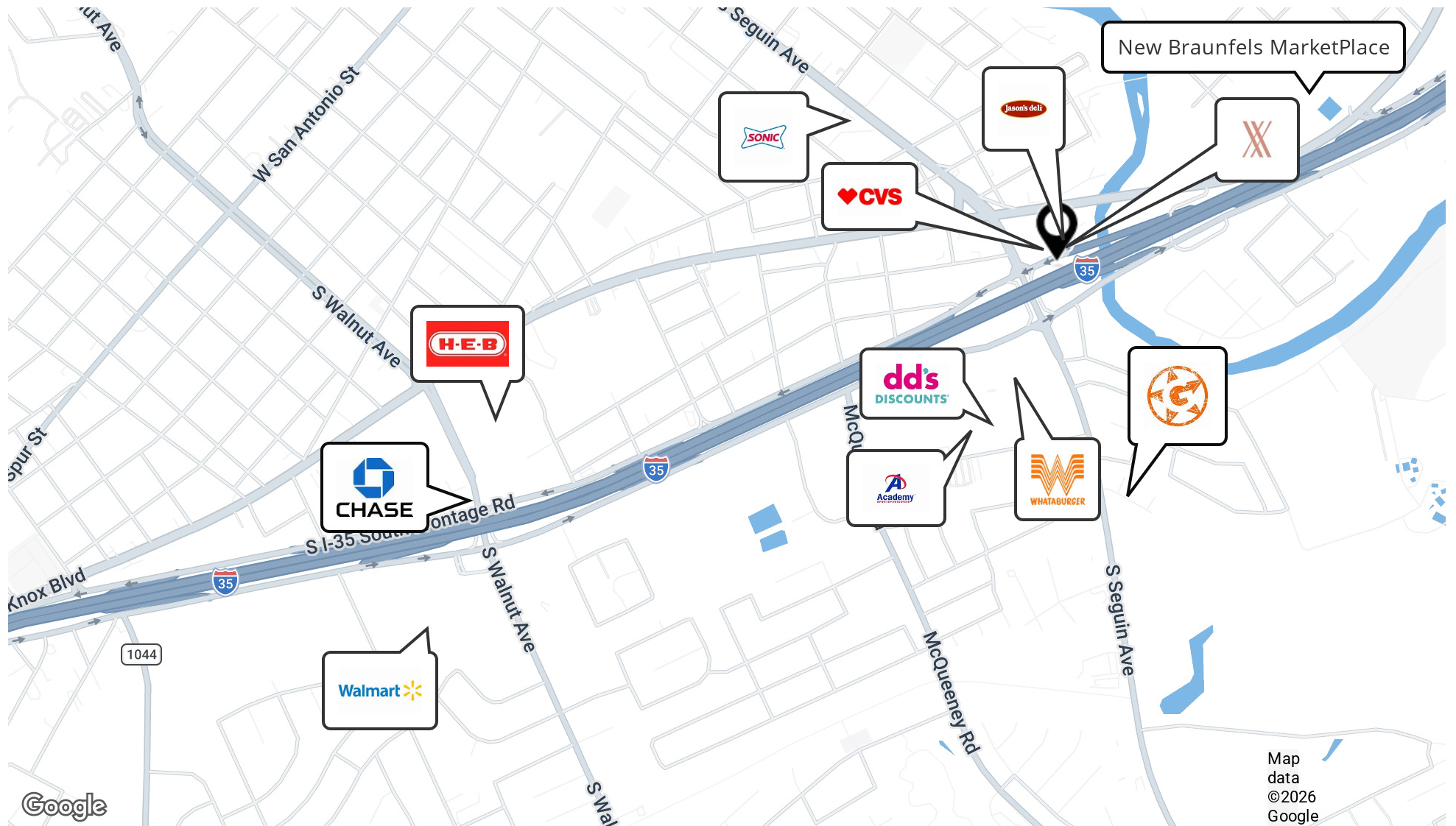
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# Information About Brokerage Services

11-2-2015



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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jonathan Haag	561368	jonathan@reliancecps.com	830-822-2548
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date