



# 7765 FARM TO MARKET ROAD 482 #1 NEW BRAUNFELS, TX 78132

**FOR LEASE**



- Professional-grade office at 7765 Farm to Market Road 482
- Flexible interior layouts ideal for collaborative and private work zones
- Generous natural light through expansive window systems throughout
- Modern HVAC and electrical infrastructure supporting tenant operations
- Dedicated parking for tenants and visitors
- Professional landscaping delivers refined curb appeal
- Straightforward ingress and egress accommodate daily commuting
- Finished interior promotes a polished client-ready presentation
- Durable construction provides long-term operational reliability
- Efficient floor plates minimize circulation waste and maximize productivity

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

**Available SF:** 3,500 SF

**Lease Rate:** \$4,000 SF/yr (MG)

**Building Size:** 3,500 SF

**Zoning:** M-1

## PROPERTY OVERVIEW

7765 Farm to Market Road 482 offers a well-appointed office campus with flexible interior possibilities perfectly suited for professional office and flex space. The property features a welcoming vestibule, abundant natural light, and efficient layout options for both collaborative and private workspace configurations. Built to accommodate high-performing teams, it provides modern mechanical systems and quality finishes that support a polished, client-ready atmosphere. Ample surface parking and easy ingress and egress facilitate daily operations.

## LOCATION OVERVIEW

Just west of IH 35 on FM 482. This property is conveniently located in the area between North San Antonio, Schertz and New Braunfels, Tx. 1 mile from IH 35 thoroughfare.

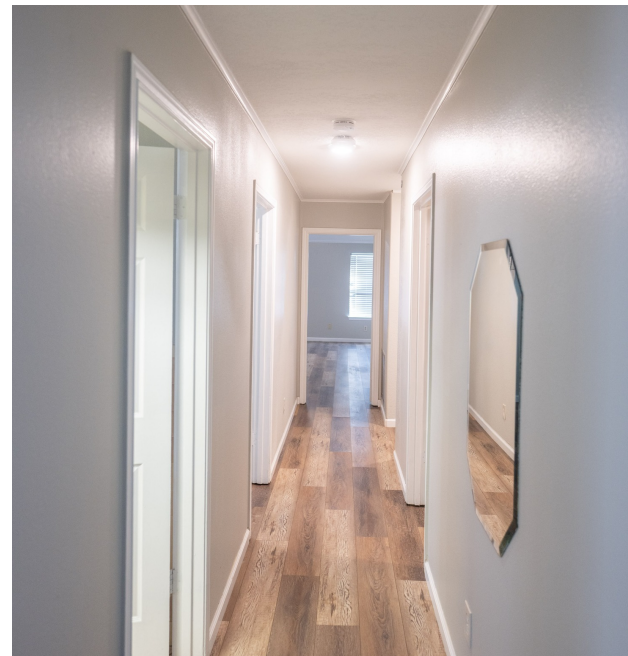
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# ADDITIONAL PHOTOS



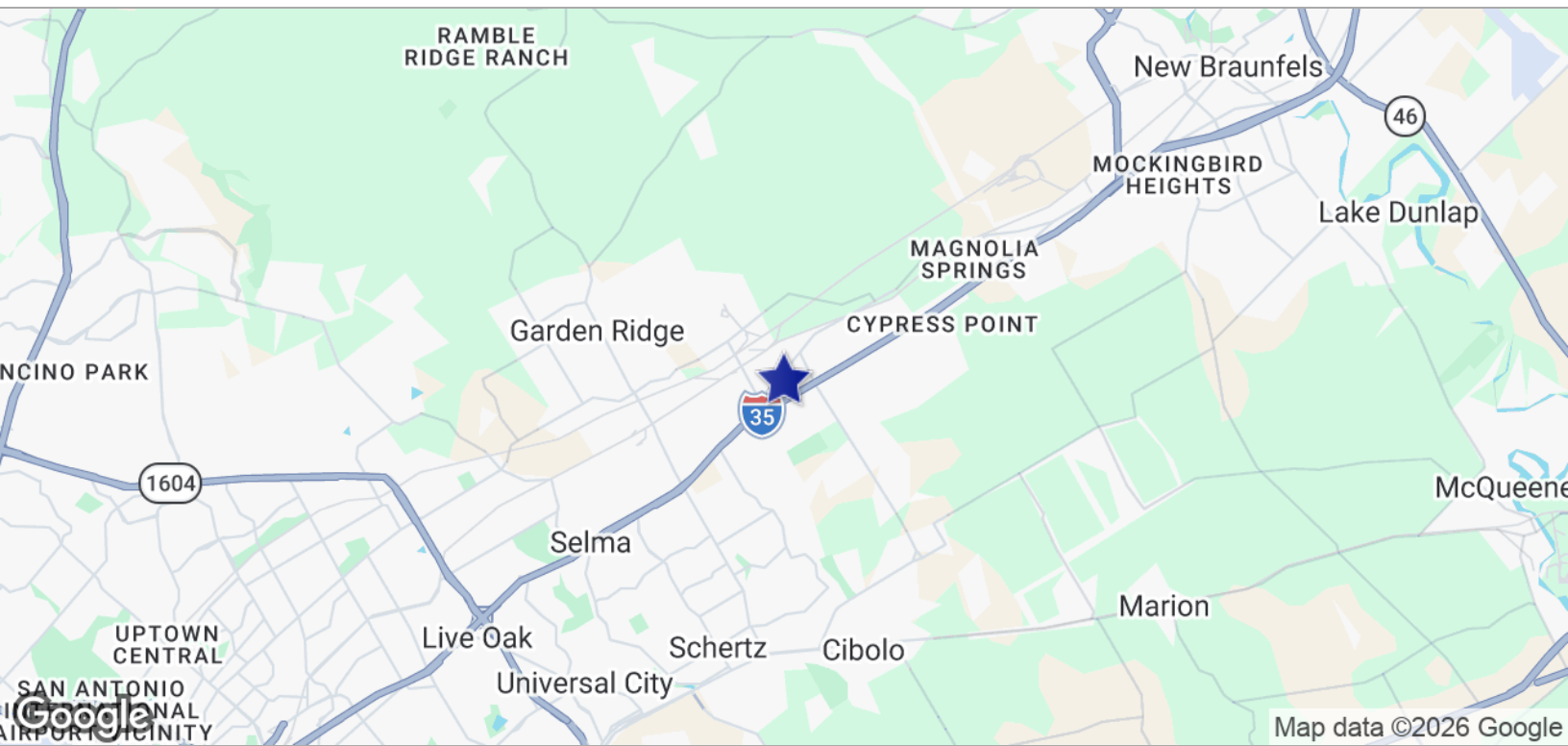
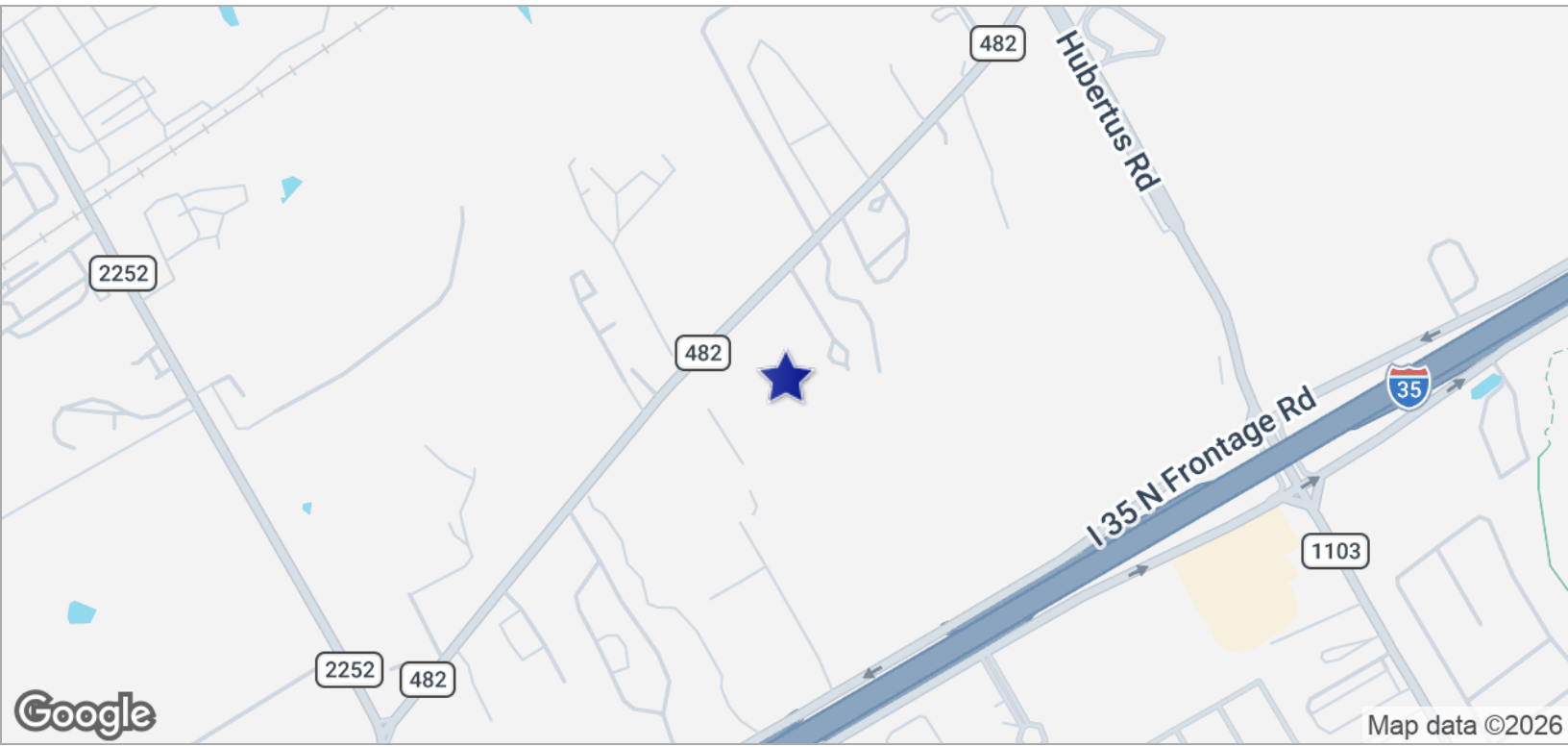
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# LOCATION MAPS



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## Information About Brokerage Services

Texas law requires all real estate licensees 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.

<b>Legacy Commercial Real Estate</b>	<b>593525</b>	<b>mike@legacycommercialre.com</b>	<b>(830)625-6400</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Mike Ybarra</b>	<b>376986</b>	<b>mike@legacycommercialre.com</b>	<b>(830)625-6400</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Mike Ybarra</b>	<b>376986</b>	<b>mike@legacycommercialre.com</b>	<b>(830)625-6400</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Zac Barfield</b>	<b>668872</b>	<b>zac@legacycommercialre.com</b>	<b>(830)310-4262</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

TXR-2501

Legacy Commercial Real Estate, 2021 W State Hwy 46 Ste 101 New Braunfels TX 78132  
Zac Barfield

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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