



River Chase Plaza - Retail Space for Lease

NEC FM 306 & RIVER CHASE WAY, NEW BRAUNFELS, TEXAS

Matt Strange | matt@smithcodevelopment.com
Joey Lumsden | joey@smithcodevelopment.com
713.622.4040

1400 Post Oak Blvd, Suite 900
Houston, Texas 77056
smithcodevelopment.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof.
The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

LOCATION

NEC of River Chase Way and FM 306
6642 FM 306, New Braunfels, Texas 78132

AVAILABLE SPACE

3,372 SF - 2nd Gen Medical

LEASE RATE

Call for Pricing

PROPERTY HIGHLIGHTS

- 3,372 SF of 2nd gen medical space available for lease
- Join Landa Eye Center, Southern Maid Donuts, and River Hills Custom Homes.
- Adjacent to River Chase neighborhood, a ±4,000 acre - 1,732 lots, custom home community
- Minutes away from downtown New Braunfels and Canyon lake
- New Braunfels is ranked among the fastest growing cities in the country

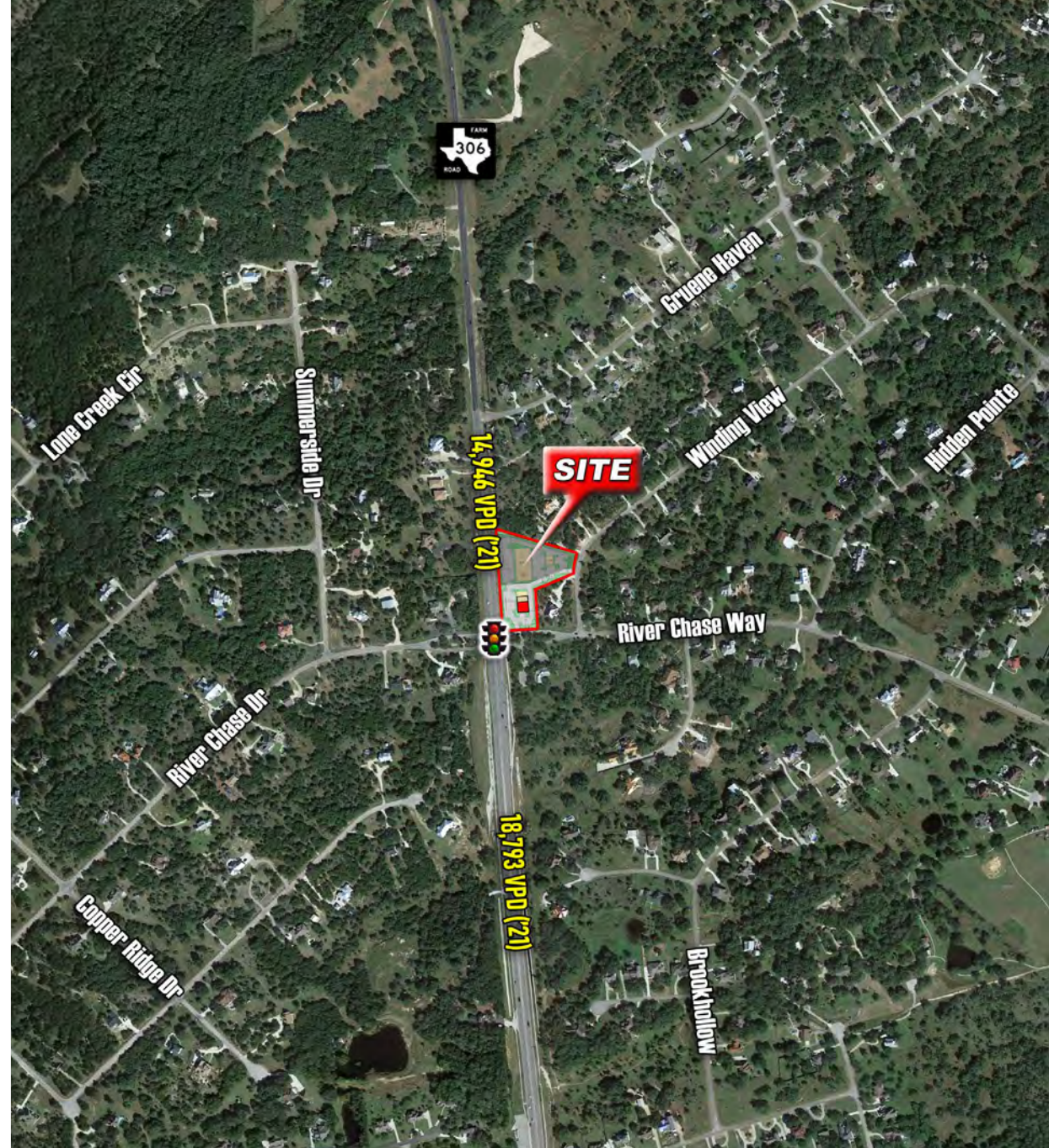
TRAFFIC COUNTS

FM 306 south of River Chase: 18,793 VPD (TXDOT 2021)

FM 306 north of River Chase: 14,946 VPD (TXDOT 2021)

DEMOGRAPHICS

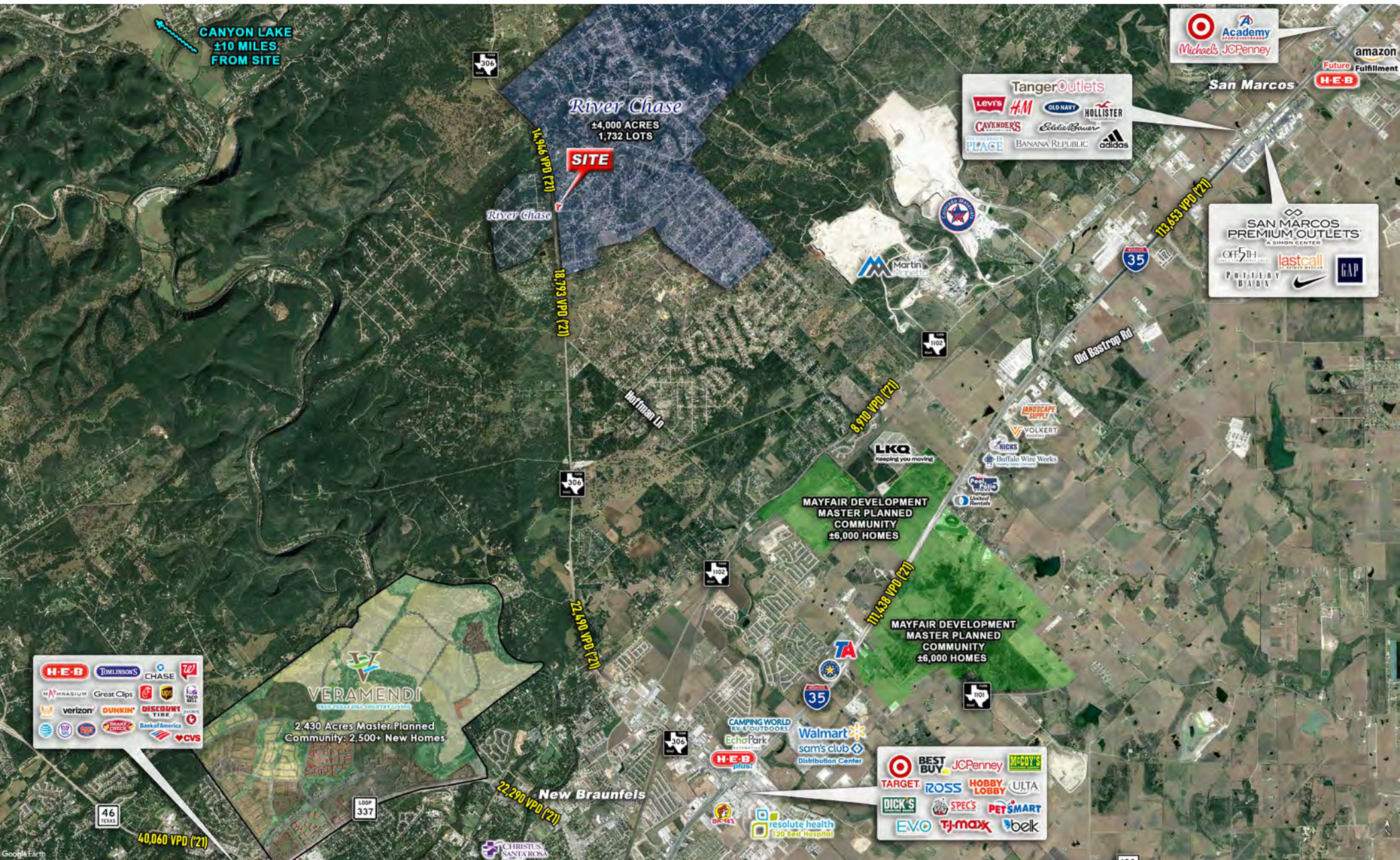
	1-mile	3-mile	5-mile
2022 Population	1,608	7,919	16,936
2027 Projected Pop.	1,789	8,736	18,614
Avg HH Income	\$167,168	\$164,346	\$147,673



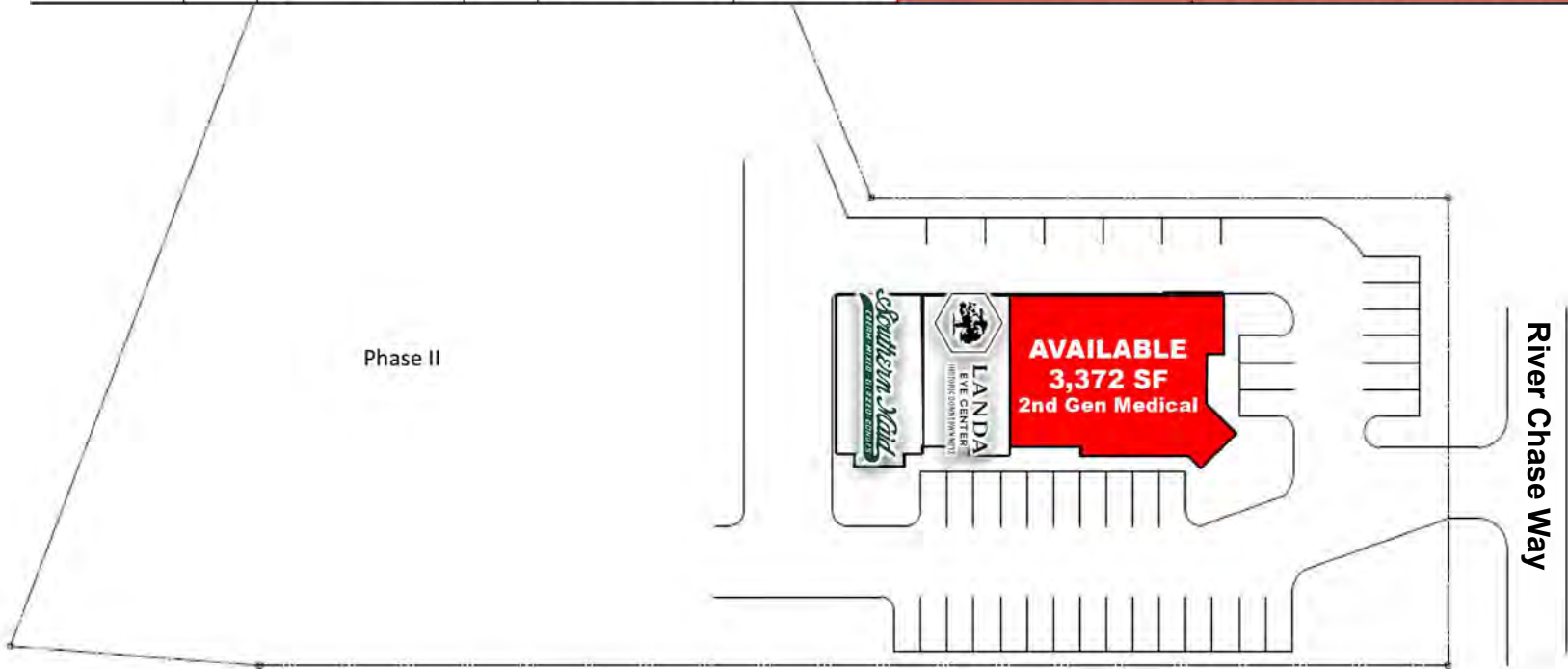
River Chase Plaza

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.





The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



Phase II

River Chase Way



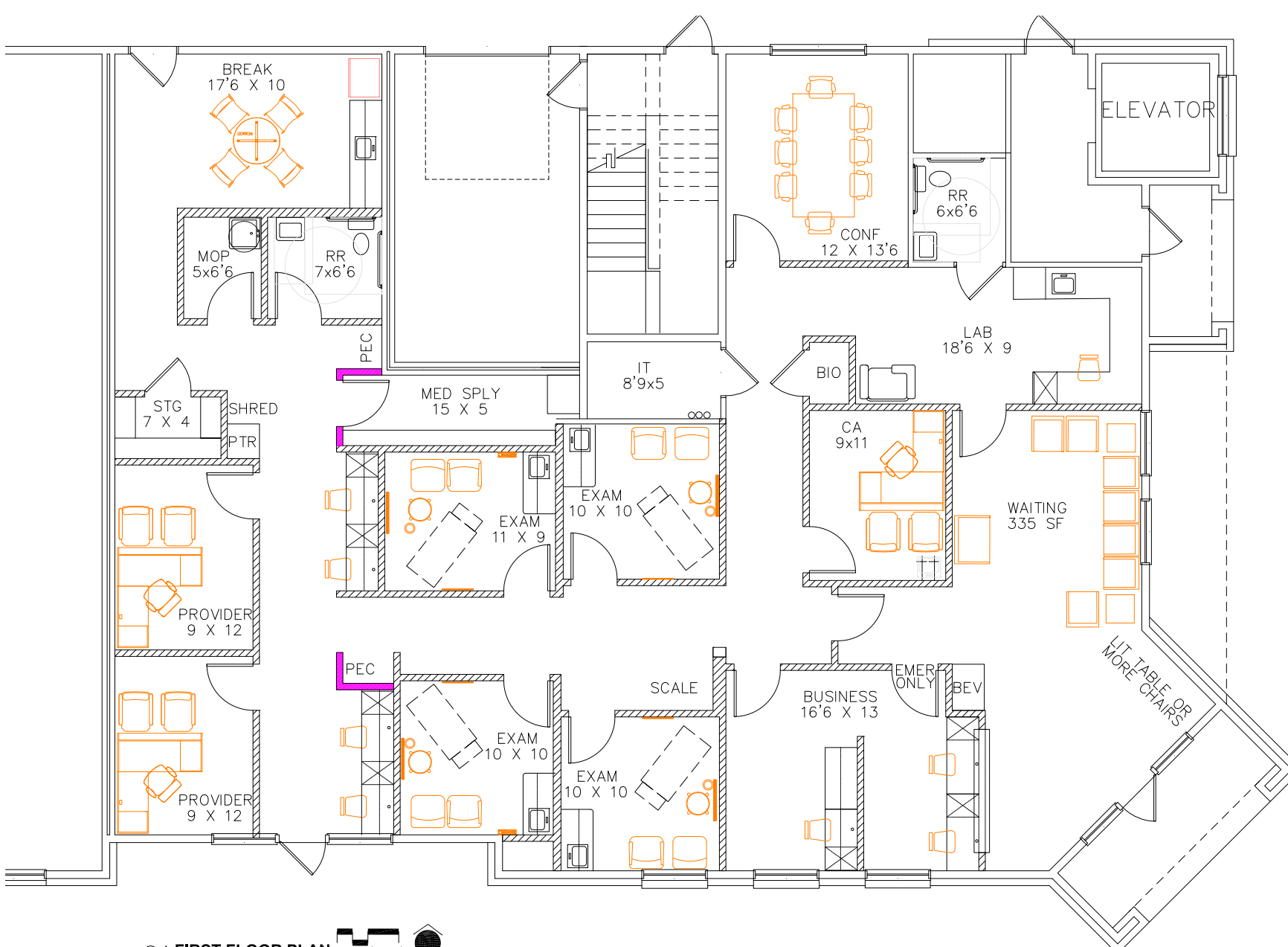
14,946 VPD



smithco
DEVELOPMENT

River Chase Plaza

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



- SUPPORT SPACES:**
- Waiting Room
 - Conference Room
 - Break Room
 - Check-in (2)
 - Clinic Admin (1)
 - Restrooms 2
 - MDF Room (1)
 - General Storage (1)
 - Janitor-Mop sink (1)
 - Bio Closet

- CLINICAL SPACE:**
- 2 Providers Office
 - 4 MA Workstations
 - 4 Exam Rooms
 - 1 Lab

01 **FIRST FLOOR PLAN**
 SCALE: PER GRAPHIC SCALE
 0 1' 2' 4'
 PLAN NORTH



River Chase Plaza

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ 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 1-0