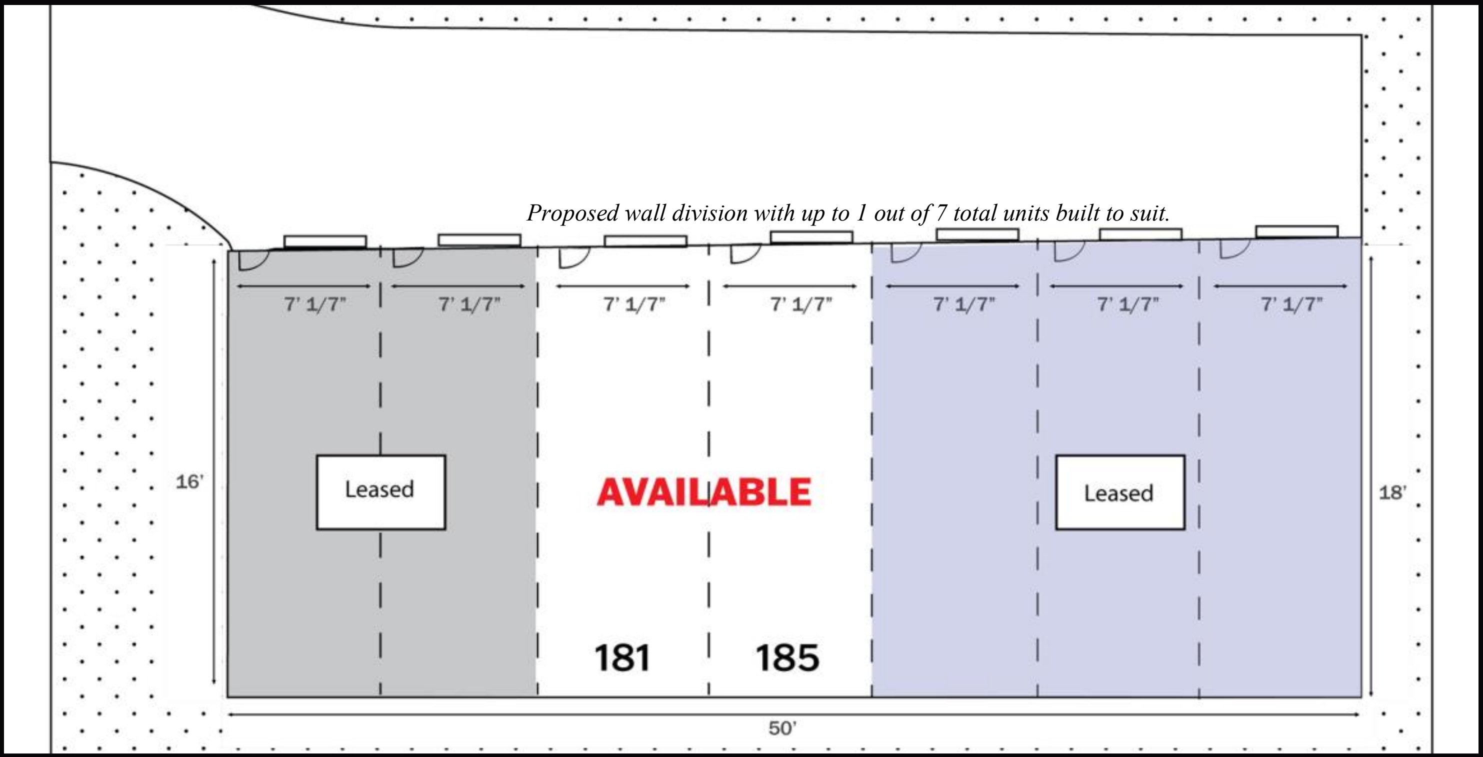
149 Ferry Boat Ln | New Braunfels, TX 78130



LEASE: $1.15/SQ FT/MONTH* (+NNN)

- Spacious & newly constructed heavy-duty metal warehouse is built to suit
- Each unit is 1,320 sq. ft. with up to 2 units available
- 14 ft roll-up door with chain hoist
- Plumbing and electric available
- Large 3.787 acre lot allows for easy maneuvering in order to perform day to day operations
- Located in between New Braunfels and Seguin with easy access to FM 725
- Upgrade features available at an additional $0.10/sq ft: 8x13 office, bathroom, & window HVAC.

EDWARDS COMMERCIAL REAL ESTATE

D. Lee Edwards

Broker/Owner
Edwards Commercial Real Estate
1111 N. Walnut Ave., New Braunfels, TX 78130
Cell: 830-708-2319 | Office: 830-620-7653
leeedwards1109@msn.com

Wayne Windle

Associate Commercial Broker
Edwards Commercial Real Estate
Cell: (915) 203-6361
wwindle88@gmail.com

Prices and statuses subject to change without notice. Square footage measurements are approximate. Please verify measurements.

**Monthly lease price is total adjusted rent based on NNN terms. Call agent for details.*

MLS

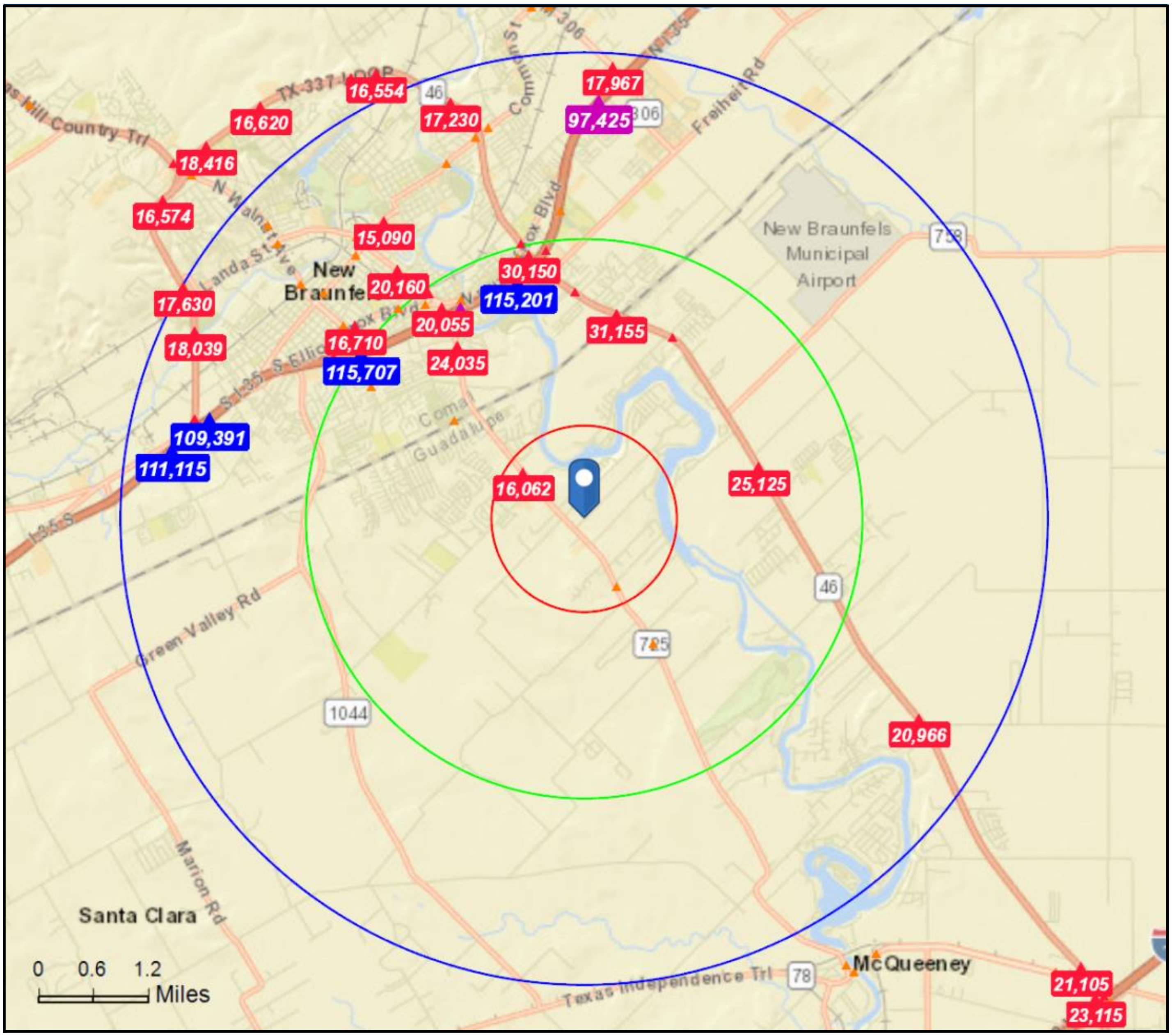
149 Ferry Boat Ln | New Braunfels, TX 78130

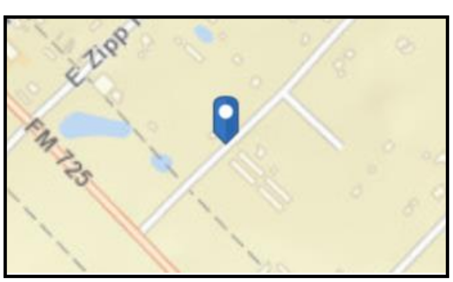
EDWARDS COMMERCIAL REAL ESTATE

Traffic Count Map

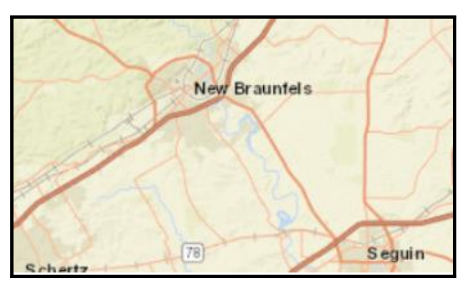
149 Ferry Boat Ln | New Braunfels, TX 78130

Traffic Count Close-up





Average Daily Traffic Volume
- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies

149 Ferry Boat Ln | New Braunfels, TX 78130

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2000 Population	2,070	13,796	25,709
2010 Population	2,579	23,948	28,944
2019 Population	2,934	36,441	37,559
2024 Population	3,408	42,718	41,950
2000-2010 Annual Rate	2.22%	5.67%	1.19%
2010-2019 Annual Rate	1.40%	4.64%	2.86%
2019-2024 Annual Rate	3.04%	3.23%	2.24%
2019 Male Population	50.5%	48.8%	49.2%
2019 Female Population	49.5%	51.2%	50.8%
2019 Median Age	35.9	35.0	37.3

In the identified area, the current year population is 37,559. In 2010, the Census count in the area was 28,944. The rate of change since 2010 was 2.86% annually. The five-year projection for the population in the area is 41,950 representing a change of 2.24% annually from 2019 to 2024. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 35.9, compared to U.S. median age of 38.5.

Race and Ethnicity			
2019 White Alone	81.7%	82.2%	80.6%
2019 Black Alone	2.2%	2.7%	3.4%
2019 American Indian/Alaska Native Alone	0.9%	0.9%	0.8%
2019 Asian Alone	0.4%	1.5%	1.0%
2019 Pacific Islander Alone	0.0%	0.0%	0.1%
2019 Other Race	11.9%	9.7%	11.1%
2019 Two or More Races	2.9%	2.9%	3.2%
2019 Hispanic Origin (Any Race)	47.6%	42.4%	51.1%

Persons of Hispanic origin represent 51.1% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 67.5 in the identified area, compared to 64.8 for the U.S. as a whole.

Households			
2019 Wealth Index	72	78	83
2000 Households	678	4,964	9,477
2010 Households	833	8,453	10,768
2019 Total Households	956	12,471	14,077
2024 Total Households	1,108	14,513	15,693
2000-2010 Annual Rate	2.08%	5.47%	1.29%
2010-2019 Annual Rate	1.50%	4.29%	2.94%
2019-2024 Annual Rate	3.00%	3.08%	2.20%
2019 Average Household Size	3.07	2.91	2.62

The household count in this area has changed from 10,768 in 2010 to 14,077 in the current year, a change of 2.94% annually. The five-year projection of households is 15,693, a change of 2.20% annually from the current year total. Average household size is currently 2.62, compared to 2.64 in the year 2010. The number of families in the current year is 9,560 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

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	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2019 Percent of Income for Mortgage	15.5%	14.6%	17.0%
Median Household Income			
2019 Median Household Income	$58,139	$64,796	$55,854
2024 Median Household Income	$61,901	$71,310	$61,828
2019-2024 Annual Rate	1.26%	1.93%	2.05%
Average Household Income			
2019 Average Household Income	$72,751	$79,258	$78,151
2024 Average Household Income	$80,845	$89,122	$89,842
2019-2024 Annual Rate	2.13%	2.37%	2.83%
Per Capita Income			
2019 Per Capita Income	$23,538	$27,105	$28,898
2024 Per Capita Income	$26,019	$30,264	$33,182
2019-2024 Annual Rate	2.02%	2.23%	2.80%
Households by Income			

Current median household income is $55,854 in the area, compared to $60,548 for all U.S. households. Median household income is projected to be $61,828 in five years, compared to $69,180 for all U.S. households

Current average household income is $78,151 in this area, compared to $87,398 for all U.S. households. Average household income is projected to be $89,842 in five years, compared to $99,638 for all U.S. households

Current per capita income is $28,898 in the area, compared to the U.S. per capita income of $33,028. The per capita income is projected to be $33,182 in five years, compared to $36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	139	145	127
2000 Total Housing Units	746	5,298	10,757
2000 Owner Occupied Housing Units	546	3,630	6,034
2000 Renter Occupied Housing Units	132	1,334	3,443
2000 Vacant Housing Units	68	334	1,280
2010 Total Housing Units	961	9,069	12,584
2010 Owner Occupied Housing Units	635	6,143	6,612
2010 Renter Occupied Housing Units	198	2,310	4,156
2010 Vacant Housing Units	128	616	1,816
2019 Total Housing Units	1,091	13,269	16,357
2019 Owner Occupied Housing Units	739	9,596	8,632
2019 Renter Occupied Housing Units	217	2,874	5,445
2019 Vacant Housing Units	135	798	2,280
2024 Total Housing Units	1,252	15,405	18,207
2024 Owner Occupied Housing Units	869	11,329	9,810
2024 Renter Occupied Housing Units	239	3,184	5,883
2024 Vacant Housing Units	144	892	2,514

Currently, 52.8% of the 16,357 housing units in the area are owner occupied; 33.3%, renter occupied; and 13.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 12,584 housing units in the area - 52.5% owner occupied, 33.0% renter occupied, and 14.4% vacant. The annual rate of change in housing units since 2010 is 12.36%. Median home value in the area is $193,593, compared to a median home value of $234,154 for the U.S. In five years, median value is projected to change by 3.82% annually to $233,551.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

Information About Brokerage Services

11-2-2015

EQUAL HOUSING OPPORTUNITY

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.

Name	License No.	Email	Phone
Edwards Commercial Real Estate Licensed Broker/Broker Firm Name or Primary Assumed Business Name	467649	LeeEdwards1109@msn.com	(830)620-7653
D. Lee Edwards Designated Broker of Firm	467649	LeeEdwards1109@msn.com	(830)620-7653
D. Lee Edwards Licensed Supervisor of Sales Agent/ Associate	435290	LeeEdwards1109@msn.com	(830)620-7653
D. Lee Edwards Sales Agent/Associate's Name	435290	LeeEdwards1109@msn.com	(830)708-2319

Buyer/Tenant/Seller/Landlord Initials ____ ____ Date ____