SVN
TRADITIONS

OFFERED FOR SALE

Single Tenant Office Building

1428 NORTH WALNUT AVENUE

New Braunfels, TX 78130

PRESENTED BY:

JACKSON OLMSTED
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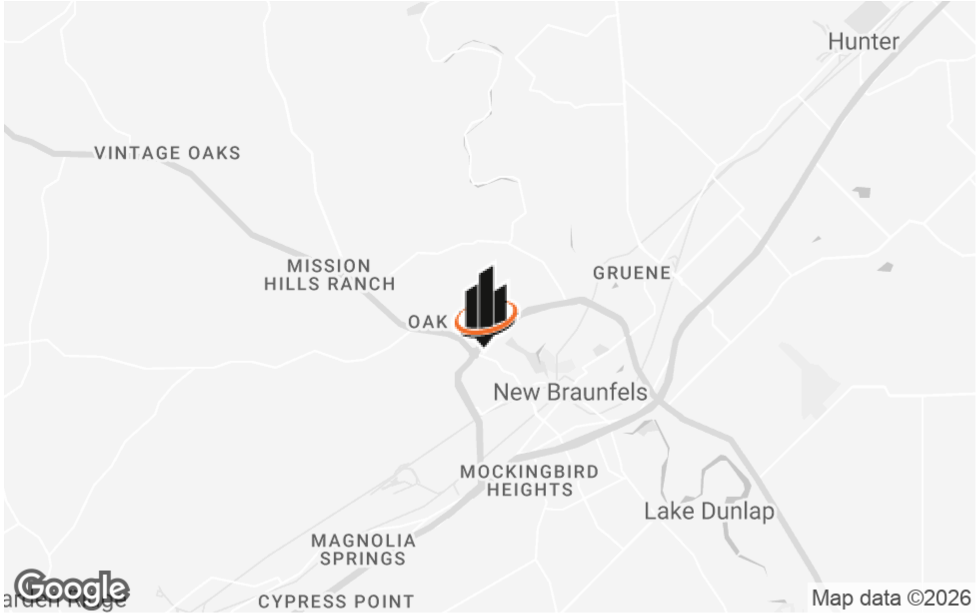


OFFERING SUMMARY

SALE PRICE:	$599,000
BUILDING SIZE:	1,360 SF
LAND AREA	0.36 Acres
YEAR BUILT/RENOVATED:	1956/2015

SHORT-TERM LEASE IN PLACE

The building is currently leased to an insurance agency on a short-term basis, leaving the possibility for an investor to negotiate a renewal.

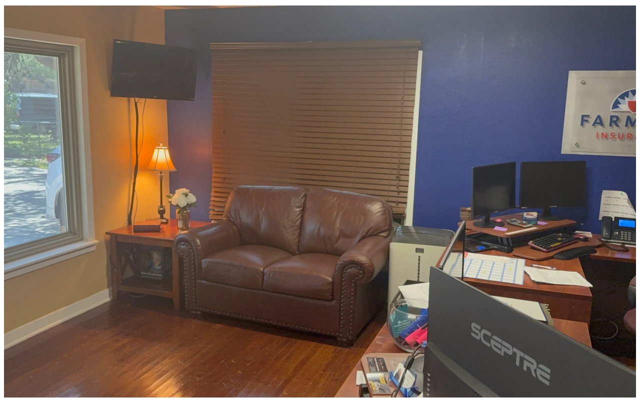
PROPERTY DESCRIPTION

±1,360 SF office building located at 1428 Walnut Ave in New Braunfels, Texas. This well-positioned property offers an efficient office layout with convenient access to Downtown New Braunfels, major thoroughfares, and surrounding residential and commercial areas.

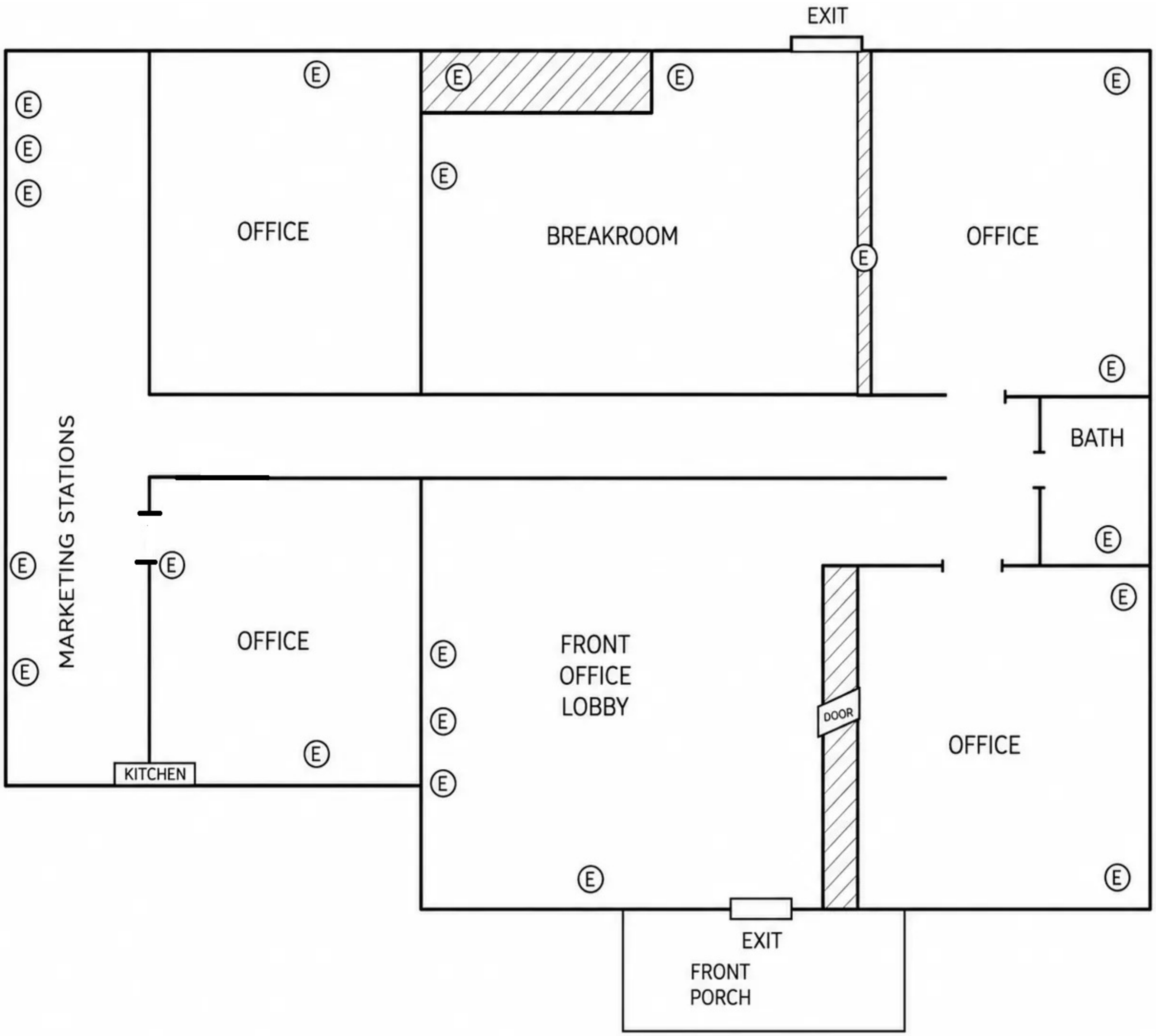
The property provides an excellent opportunity for an owner-user, professional office, or investor seeking a small footprint asset in a growing Central Texas market. The building offers flexibility for a variety of office uses with the potential for immediate occupancy or future expansion. The building is currently leased to an insurance agency on a short-term basis, leaving the possibility for an investor to negotiate a renewal. There is surplus land to the rear, allowing for building expansion.

Located in one of the fastest-growing communities in Texas, 1428 Walnut Ave benefits from strong demographics, continued population growth, and proximity to established businesses, services, and amenities.

ADDITIONAL PHOTOS

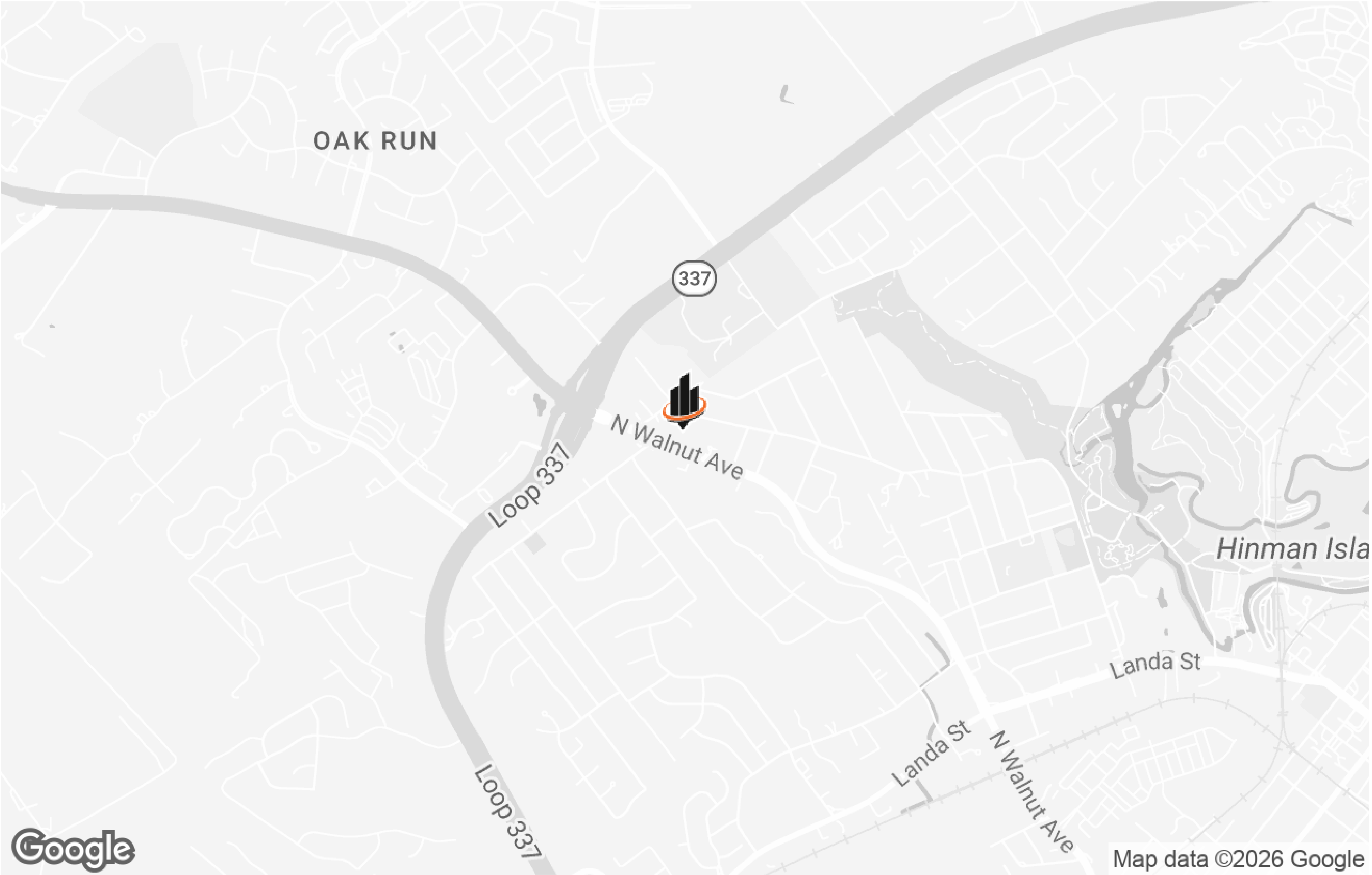


FLOOR PLAN



Floor Plan Not to Scale and May Contain Errors - For Illustrative Purposes Only

LOCATION MAP



ADVISOR BIO

JACKSON OLMSTED

Associate Advisor

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TX #786951

PROFESSIONAL BACKGROUND

Jackson Olmsted is a Commercial Real Estate Advisor with SVN Traditions specializing in land, ranch, and investment real estate across Texas. Drawing from his experience with Dullnig Ranch Sales, Jackson advises clients on acquisitions, dispositions, and investment opportunities throughout Central and South Texas.

Combining hands-on ranching experience with advanced market research and Land id mapping technology, he brings a practical, data-driven approach to evaluating real estate opportunities. Known for his integrity, responsiveness, and commitment to long-term relationships, Jackson is dedicated to helping clients maximize the value of their real estate investments.

EDUCATION

Baylor University Hankamer School of Business; Batchelor's in Business Management

MEMBERSHIPS

National Association of Realtors

San Antonio Board Of Realtors

ADVISOR BIO

TRAVIS TAYLOR MAI, CCIM

Managing Director
travis.taylor@svn.com
Direct: **830.500.3787 x101** | Cell: **210.391.4514**

TX #549653

PROFESSIONAL BACKGROUND

Travis Taylor is a Managing Director at SVN | Traditions, holding the CCIM Designation and also the MAI Designation through the Appraisal Institute. With over two decades in commercial real estate, he has built a career distinguished by deep market expertise, strategic vision, and an unwavering commitment to guiding clients toward achieving their goals. He began his career as a commercial appraiser. Travis opened his own valuation firm, which was acquired by a national firm in 2017.

Travis left the appraisal profession to open and co-own SVN | Traditions, bringing his analytical and valuation experience to the deal side. Travis brings a highly unique skill set to the table, with the ability to understand one of the most important aspects of any deal...value! He has worked on hundreds of assignments across all property types, from small commercial to institutional investment grade properties.

Travis has focused much of his time advising clients, not only from a buying and selling prospective, but also in a consulting capacity. When a sale may not be the right course of action for a certain client at a given time, he's able to help them maximize value by improving net revenues, so that they are strategically positioned to realize the highest possible outcome when the client decides it is time. On the other side of the deal, buyer-clients also rely heavily on his underwriting abilities, so that their eyes are wide open. He finds tremendous satisfaction in knowing he's earned the trust of his clients with his ability to quickly, carefully and accurately size a deal, measure risk and understand the nuances that drive pricing. His buyers have a competitive advantage to quickly act on a deal, or move on to the next.

EDUCATION

Texas A&M University; Bachelor of Business Administration - Finance

MEMBERSHIPS

CCIM Designation - CCIM Institute
MAI Designation - Appraisal Institute
NAR - National Association of Realtors
TAR - Texas Association of Realtors
SABOR - San Antonio Board of Realtors
Rotary Club of New Braunfels

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SVN TRADITIONS

SALES
LEASING
PROPERTY MANAGEMENT
TENANT REPRESENTATION
CORPORATE SERVICES
CAPITAL MARKETS
ACCELERATED SALES/AUCTIONS

TREC TEXAS REAL ESTATE COMMISSION

11-2-2015

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.

EQUAL HOUSING OPPORTUNITY

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 a s 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.

Traditions Commercial Real Estate, LLC	9011826	travis.taylor@svn.com	830-500-3787
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Rodgers	0510821	steve.rodgers@svn.com	830-500-3787
Designated Broker of Firm	License No.	Email	Phone
Travis Taylor	0549653	travis.taylor@svn.com	830-500-3787
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Travis Taylor	0549653	travis.taylor@svn.com	830-500-3787
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.texasgov