IOS FOR SALE/LEASE

782 Soechting Rd | **New Braunfels, TX 78130**

Industrial Opportunity

Offering Memorandum

MATTHEWS™

EXCLUSIVELY LISTED BY

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PROPERTY OVERVIEW

782 Soechting Rd
New Braunfels, TX 78130

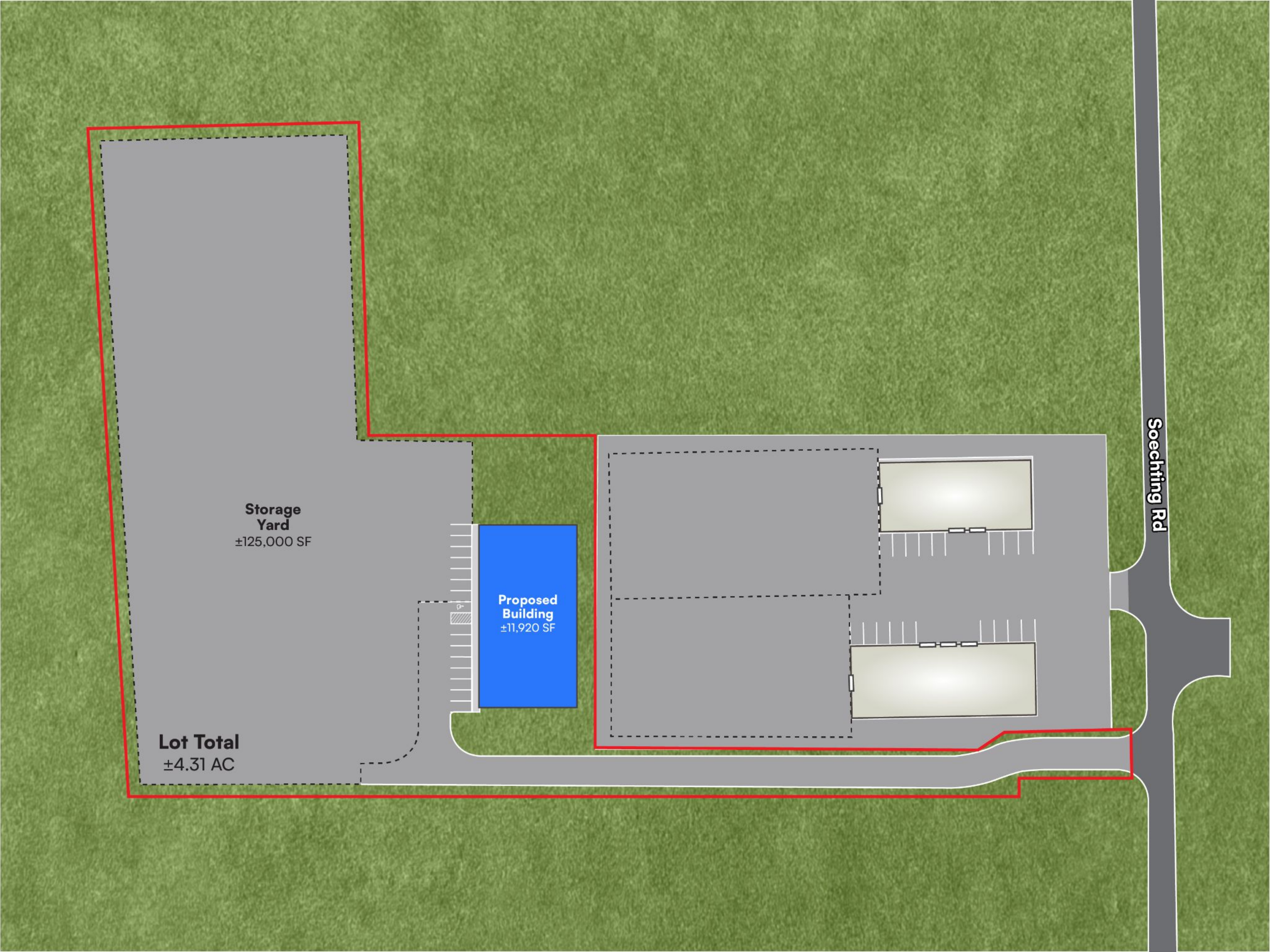
INVESTMENT HIGHLIGHTS

Property Highlights

- **Strategic Location:** Positioned in New Braunfels, TX, a fast-growing city within the Austin-San Antonio corridor, offering seamless access to major metropolitan markets and transportation networks, including Interstate 35 and Highway 46.
- **Industrial Outdoor Storage Optimization:** Spanning 4.31 acres with only 6.35% building coverage, the property features a large, designated storage yard ideal for secure outdoor storage of vehicles, equipment, trailers, containers, and materials, supported by robust drainage systems, erosion controls, and site grading for all-weather usability.
- **Versatile Use:** Flexible spaces suitable for light manufacturing, warehousing, distribution, office use, outdoor storage, catering to a wide range of businesses such as logistics providers, contractors, and fleet operators.
- **High Visibility and Accessibility:** Located at 782 Soechting Rd, the property benefits from excellent visibility and proximity to major highways, facilitating efficient logistics and employee commuting.
- **Thriving Market:** New Braunfels is one of the fastest-growing cities in the U.S., with a population exceeding 104,000 (2022 estimate) and a projected 2025 population of 124,157, driven by a 5.48% annual growth rate.
- **Strong Demographics:** The area has an average household income of $119,420 and a diverse workforce, supporting robust demand for industrial and commercial spaces, with projected 17.70% population growth in a 10-mile radius over the next five years.
- **New Construction:** 2026 New construction leading to increased functionality of the space with 22 ft eave height , four grade-level doors (three 14'x16' and one 10'x10'), one 14'x16' loading dock, and 3-phase 400-amp 120/208V power, designed for efficient operations in a secure, fenced environment.

N
Distribution Center
H-E-B
DYNAMO Specialty DISTRIBUTING TEXAS
TARGET
maurices
JCPenney
Ashley HOMESTORE
Fullfillment Center
amazon
San Marcos Premium Outlets
Nike Factory Store
OLD NAVY
Disney STORE
west elm
COACH
LACOSTE
adidas
WILLIAMS SONOMA
MICHAEL KORS
HE inc
HELDENFELS ENTERPRISES
± 124,025 VPD
Copart
Capital Precast
35
123
EWING OUTDOOR SUPPLY
HICKS LIGHTNING PROTECTION
BUCKLEY POWDER COMPANY
Subject Property
± 10,800 VPD
McCOY'S BUILDING SUPPLY
Continental
H-E-B
BURGER KING
IN-N-OUT BURGER
TORCHY'S TACOS
Distribution Center
Walmart Supercenter
sam's club
Towncenter at Creekside
TARGET
BEST BUY
HOBBY LOBBY
belk
ULTA BEAUTY
JCPenney
DICK'S SPORTING GOODS
PETSMART
SPEC'S
BUC-EE'S
Resolute Baptist Hospital
±128 Beds
HomeGoods
ULTA BEAUTY
TJ·MAXX
five BELOW
DOLLAR TREE
VICTORIA'S SECRET
New Braunfels
THE HOME DEPOT
New Braunfels National Airport
±7.5 Miles Away
Google Earth

Population	5-Mile	10-Mile	15-Mile
Growth Current Year-Five-Year	30.09%	17.51%	16.33%
Growth 2020-Current Year	44.80%	22.32%	20.98%
Households	**5-Mile**	**10-Mile**	**15-Mile**
Growth Current Year-Five-Year	33.04%	21.08%	19.74%
Growth 2020-Current Year	56.00%	25.00%	24.65%


Storage
Yard
±125,000 SF
Proposed
Building
±11,920 SF
Lot Total
±4.31 AC
Soechting Rd

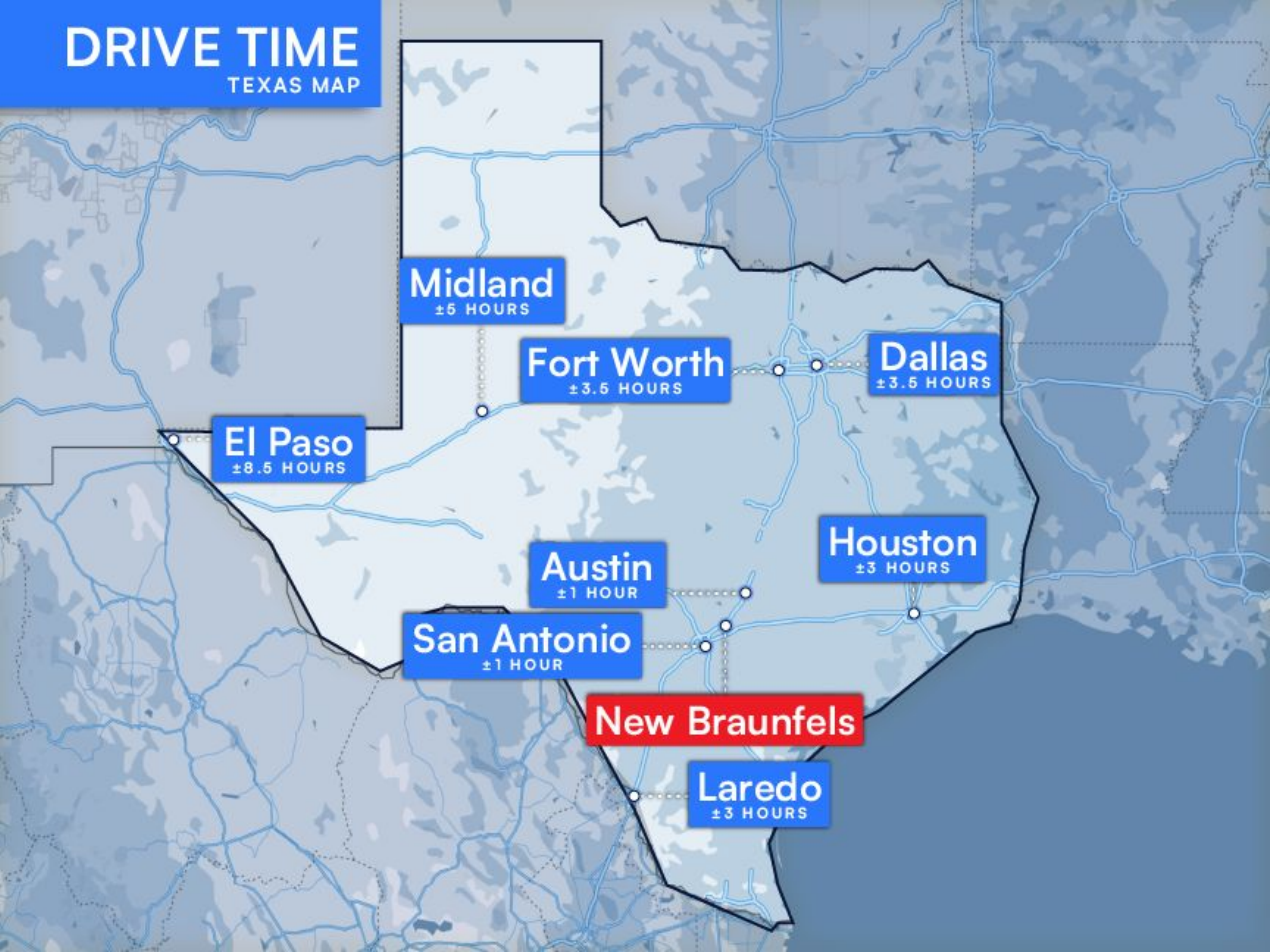
782 Soechting Rd
New Braunfels, TX 78130

Property Details

Address	782 Soechting
List Price	Contact Broker
Lease Rate	Contact Broker
Building SF	±11,920
Office SF	±1,600
Lot Size - AC	±4.31
Coverage	6.35%
Year Built	Q3 2026
Clear Height	22'
Grade Level Doors	4 - (3) 14'x16' & (1) 10'x10'
Loading Docks	1 - 14'x16'
Power	3 Phase - 400 Amps - 120 / 208 V

EXTERIOR PHOTOS

WAREHOUSE PHOTOS


DRIVE TIME
TEXAS MAP
Midland
±5 HOURS
Fort Worth
±3.5 HOURS
Dallas
±3.5 HOURS
El Paso
±8.5 HOURS
Houston
±3 HOURS
Austin
±1 HOUR
San Antonio
±1 HOUR
New Braunfels
Laredo
±3 HOURS

MARKET OVERVIEW

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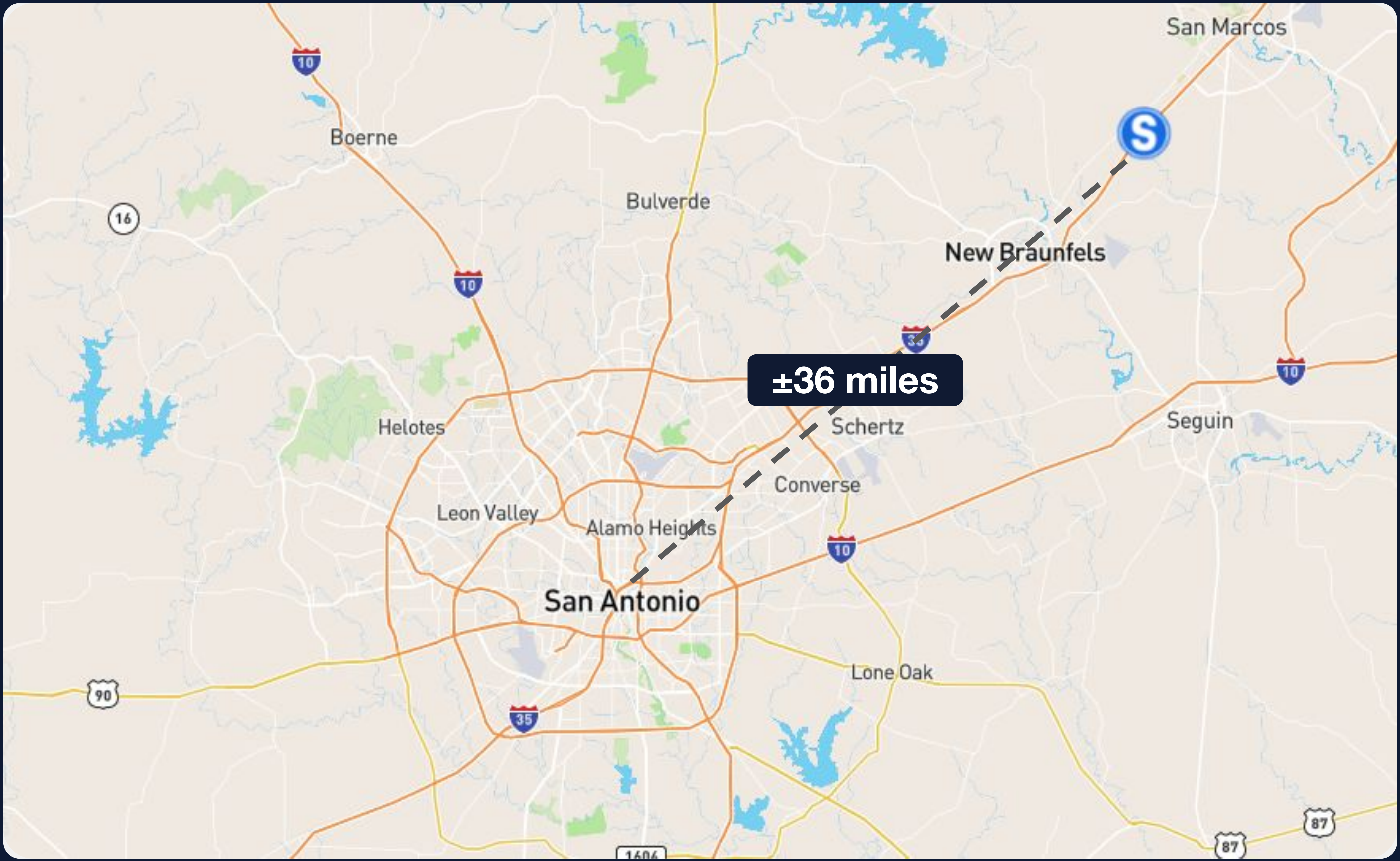

NEW BRAUNFELS , TX

Market Demographics

Local Market Overview

New Braunfels is one of the fastest-growing communities in Central Texas, strategically positioned between San Antonio and Austin along the I-35 corridor. The city benefits from strong population growth, a diversified employment base, and continued in-migration driven by affordability relative to nearby major metros. Its proximity to key transportation routes and access to a skilled regional labor pool support ongoing commercial and industrial demand.

The local economy is anchored by manufacturing, logistics, healthcare, and tourism, with major employers such as Caterpillar, Hunter Industries, and CHRISTUS Santa Rosa Health System contributing to stable job growth. Tourism remains a meaningful economic driver, supported by destinations like Schlitterbahn Waterpark, the Guadalupe and Comal Rivers, and a historic downtown that attracts year-round visitors.

Commercial real estate fundamentals remain favorable, with sustained demand for industrial and flex space, particularly from distribution and light manufacturing users serving the broader Central Texas region. Retail performance has been bolstered by population growth and expanding residential development, while limited supply in certain segments has supported steady rent growth. Overall, New Braunfels continues to position itself as a high-growth secondary market with long-term economic and real estate upside.

Population	5-Mile	10-Mile	15-Mile
Five-Year Projection	37,758	226,525	367,569
Current Year Estimate	29,025	192,771	315,980
2020 Census	20,045	157,602	261,177
Growth Current Year-Five-Year	30.09%	17.51%	16.33%
Growth 2020-Current Year	44.80%	22.32%	20.98%
Households	**5-Mile**	**10-Mile**	**15-Mile**
Five-Year Projection	14,431	88,213	146,026
Current Year Estimate	10,847	72,855	121,952
2020 Census	6,953	58,282	97,835
Growth Current Year-Five-Year	33.04%	21.08%	19.74%
Growth 2020-Current Year	56.00%	25.00%	24.65%
Income	**5-Mile**	**10-Mile**	**15-Mile**
Average Household Income	$124,112	$119,710	$116,617

SAN ANTONIO, TX MSA

Market Demographics

1,458,954
Total Population

$62,917
Median HH Income

547,883
# of Households

52.4%
Homeownership Rate

28.7%
% Bachelor's Degree

34.6
Median Age

$219,700
Median Property Value

Local Market Overview

San Antonio is a leading healthcare center for South-Central Texas, supported by a network of hospitals, research institutions, and specialty clinics. The healthcare and bioscience sector employs more than 180,000 residents, with major systems such as Methodist Healthcare, University Health, and UT Health San Antonio driving steady demand for medical office and clinical space. A significant military and veteran population further strengthens the city's healthcare base.

Population growth and an aging demographic continue to shape healthcare property needs. With more than 1.4 million residents and a median age near 35, San Antonio is seeing rising demand for outpatient and specialty care. Developers are targeting sites near hospital campuses and suburban corridors, where accessibility and modern infrastructure align with medical users' preferences.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 782 Soechting Rd, New Braunfels, TX, 78130 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

TREC

TEXAS REAL ESTATE COMMISSION

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 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 Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials　　Date