

IOS DEVELOPMENT FOR LEASE

415 & 423 STOLTE RD, NEW BRAUNFELS, TX 78130



MATTHEWSTM

Exclusively Listed By



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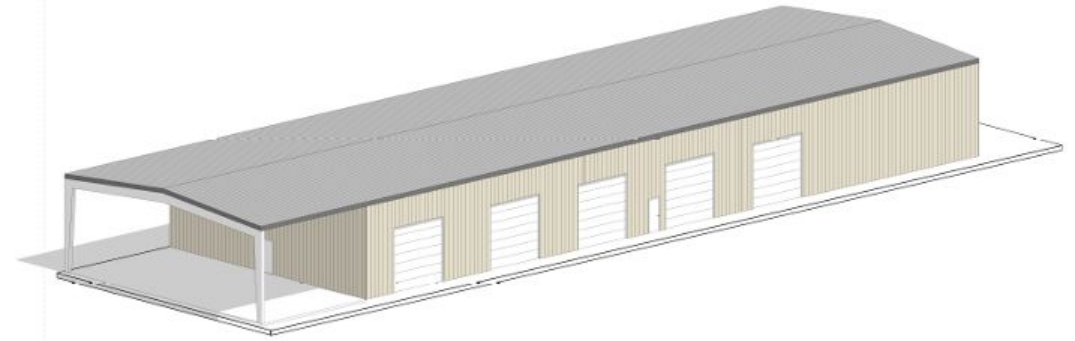


PROPERTY OVERVIEW

CONTACT BROKER

Lease Rate

The proposed site plan will subdivide the 10.90 AC parcel into 3 lots, which will include 2 IOS facilities. The City of New Braunfels approved the petition for ETJ Release in April 2026, so the property is now only subject to Guadalupe County jurisdiction.



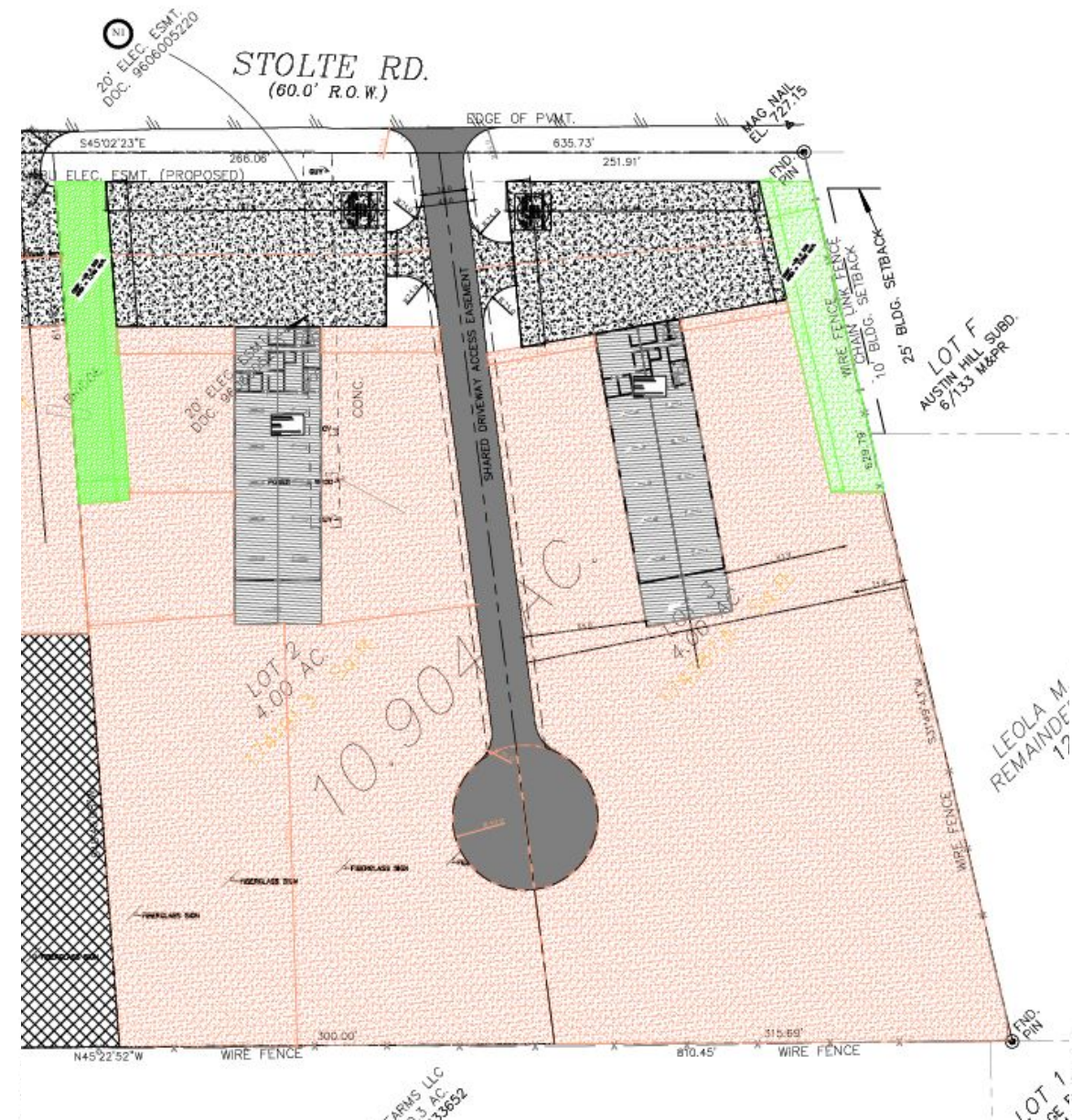
423 Stolte Rd	
Lot Size	±4.00 AC
Portion of Shared Access Driveway	±10,559 SF
Net Usable Acreage	±3.76 AC
Zoning	None
Total Building Area	±10,500 SF
Office	±2,700 SF
Warehouse	±7,800 SF
Construction	Metal
Grade Level Doors	Ten (10) 14'w x 16'h
Clear Height	24'
Power	3 phase, 277/480V, 800 amps
Additional Features	Wash Bay with Oil Separator
Yard Space	±117,037 SF
Concrete Driveway & Parking Area	±20,125 SF
OSSF Reserved Area	±7,745 SF

415 Stolte Rd	
Gross Lot Size	±4.00 AC
Portion of Shared Access Driveway	±10,559 SF
Net Usable Acreage	±3.76 AC
Zoning	None
Total Building Area	±10,500 SF
Office	±2,700 SF
Warehouse	±7,800 SF
Construction	Metal
Grade Level Doors	Ten (10) 14'w x 16'h
Clear Height	24'
Power	3 phase, 277/480V, 800 amps
Additional Features	Wash Bay with Oil Separator
Yard Space	±118,616 SF
Concrete Driveway & Parking Area	±18,756SF
OSSF Reserved Area	±7,700 SF

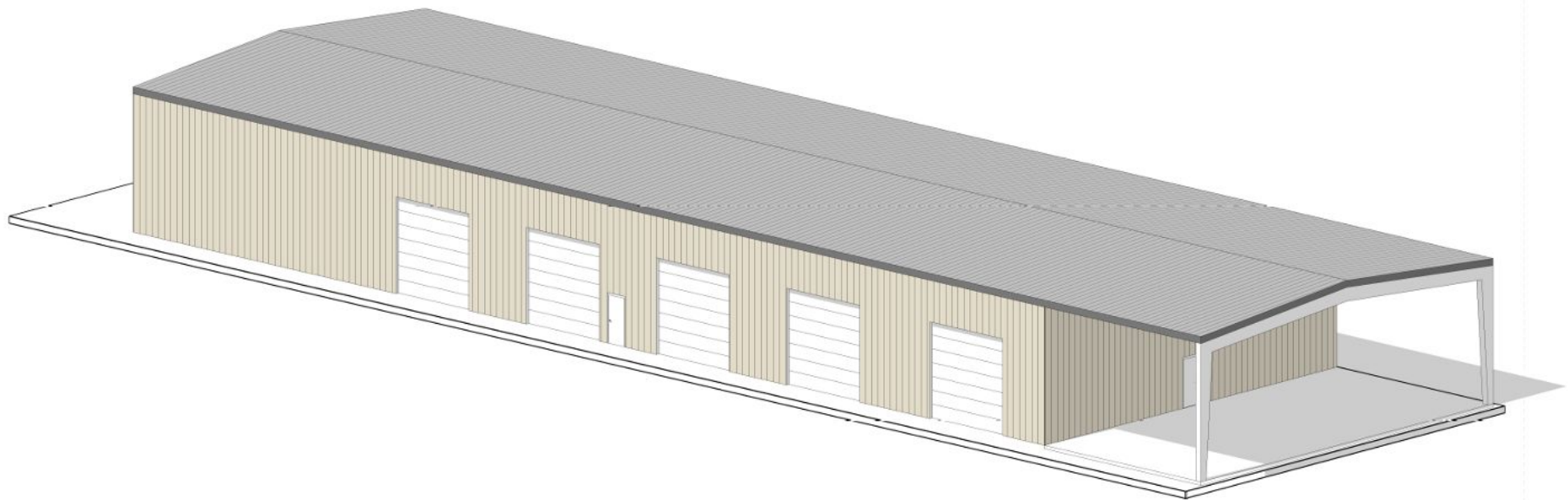
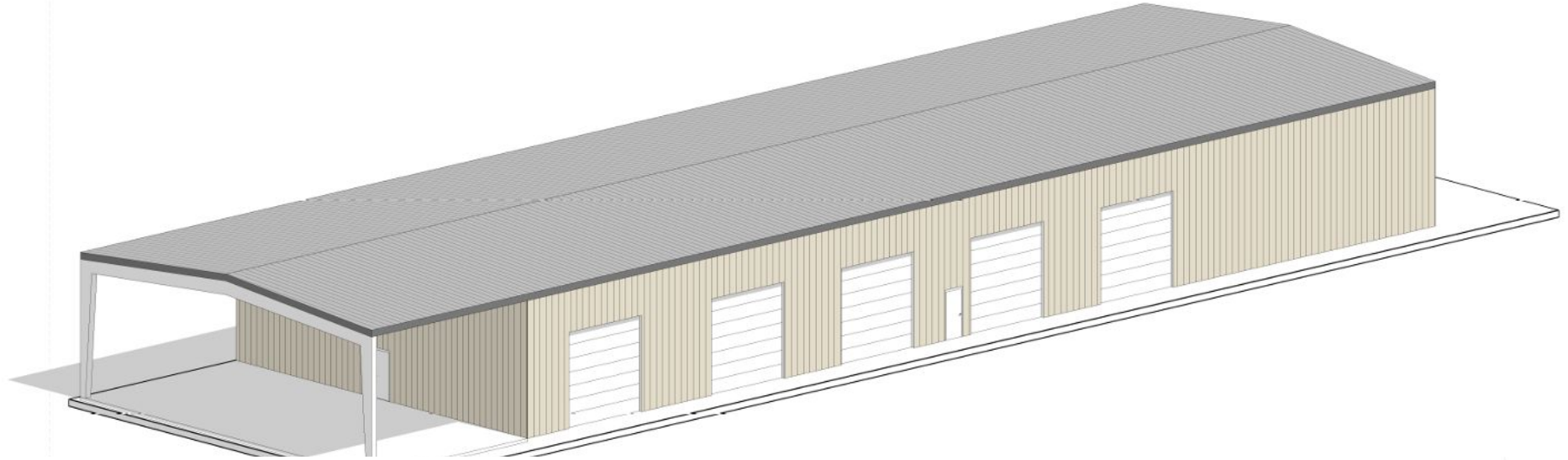
LEASING HIGHLIGHTS

- **Unrestricted Operations:** Located outside all municipal city limits and ETJ boundaries—subject only to Guadalupe County jurisdiction with no zoning constraints.
- **Generous Outdoor Storage:** ±3.0 acres of fully stabilized, heavy-duty yard space ideal for equipment storage, trailer parking, or lay down operations.
- **Superior Loading & Access:** Drive-through capability featuring ten (10) oversized 14' wide by 16' high grade-level overhead doors.
- **Dedicated Wash Bay:** Integrated wash bay equipped with an oil-water separator for fleet maintenance and equipment cleaning.
- **Heavy Power Infrastructure:** 800 Amp, 120/208V, 3 phase power to support heavy machinery and maintenance equipment.
- **Modern Office & Layout:** 2,700 SF of move-in ready office space coupled with 7,800 SF of clear-span warehouse space and an additional 1,800 SF of covered outdoor storage.
- **Paved Site Access:** Concrete driveway and concrete vehicle parking area providing durable ingress/egress for heavy traffic.

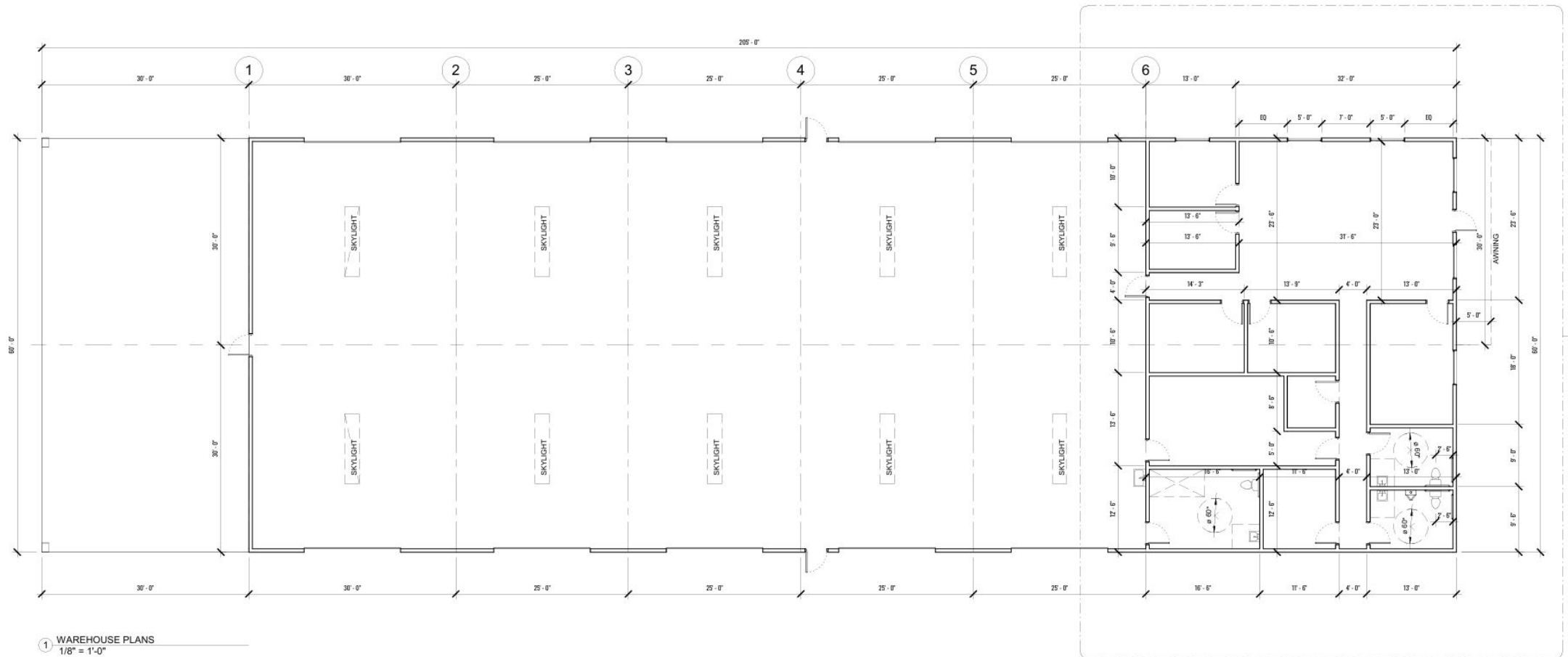
SITE PLAN



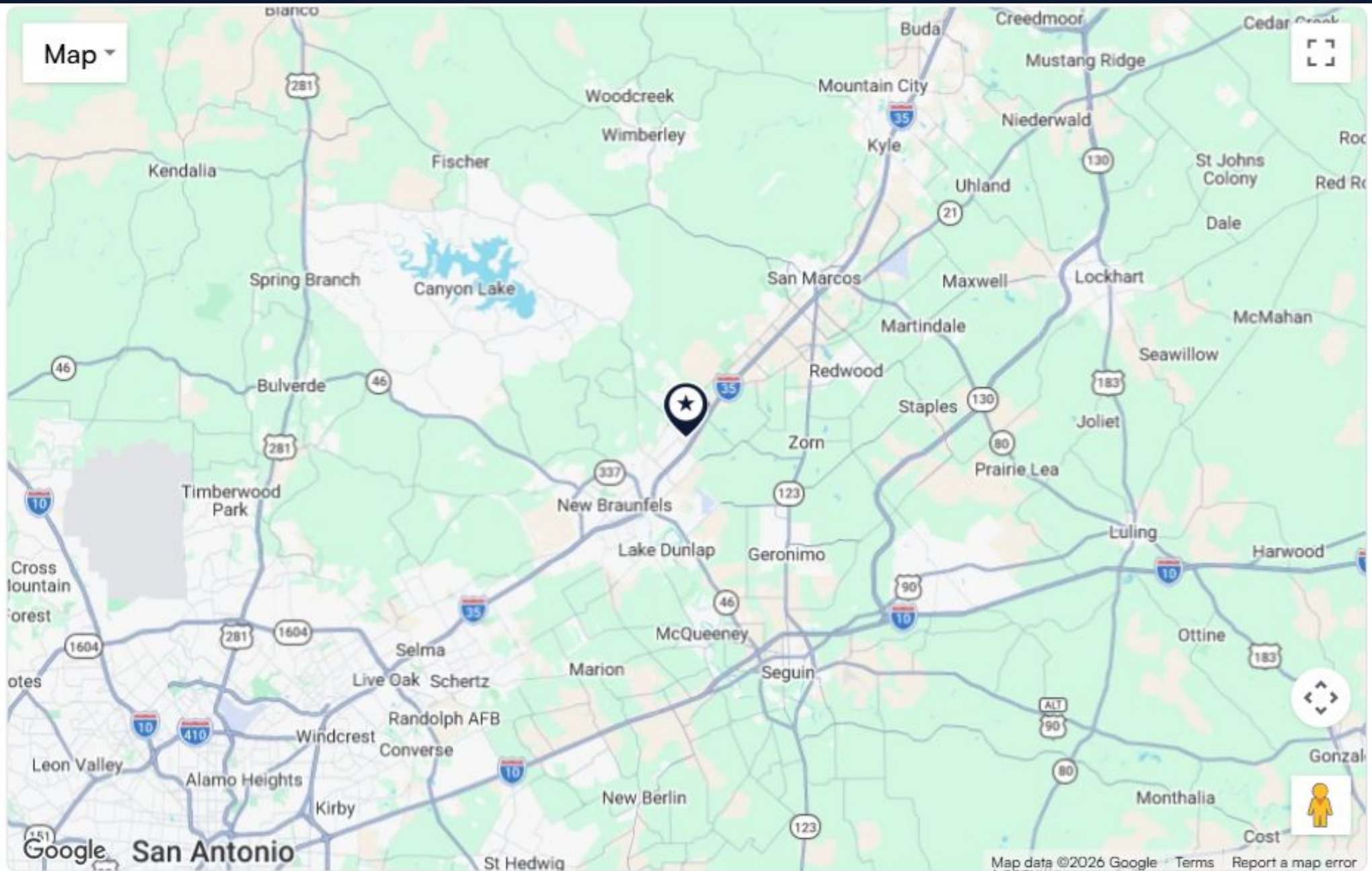
BUILDING RENDERINGS



BUILDING FLOOR PLAN



LOCATION MAP





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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.

11-2-2015



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 Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Patrick Graham	528005	licensing@matthews.com	866-889-0050
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