

RESTAURANT SPACE FOR LEASE



LONE OAK VILLAGE | 263 LOOP 337 | NEW BRAUNFELS, TEXAS | 78130

PROPERTY DESCRIPTION

Lone Oak Village is a 13,975 SF Retail development located in a prime location off Loop 337 also known as Highway 46 in New Braunfels, Texas. The center is well maintained, highly visible, has easy ingress and egress, and has large pylon signage opportunity.

PROPERTY HIGHLIGHTS

- Ample parking
- Former Pizzeria/Restaurant space
- Great visibility
- Easy ingress and egress
- Proven tenant mix and location
- High growth area
- NNN lease structure
- Beautiful landscaping

LEASE DETAILS

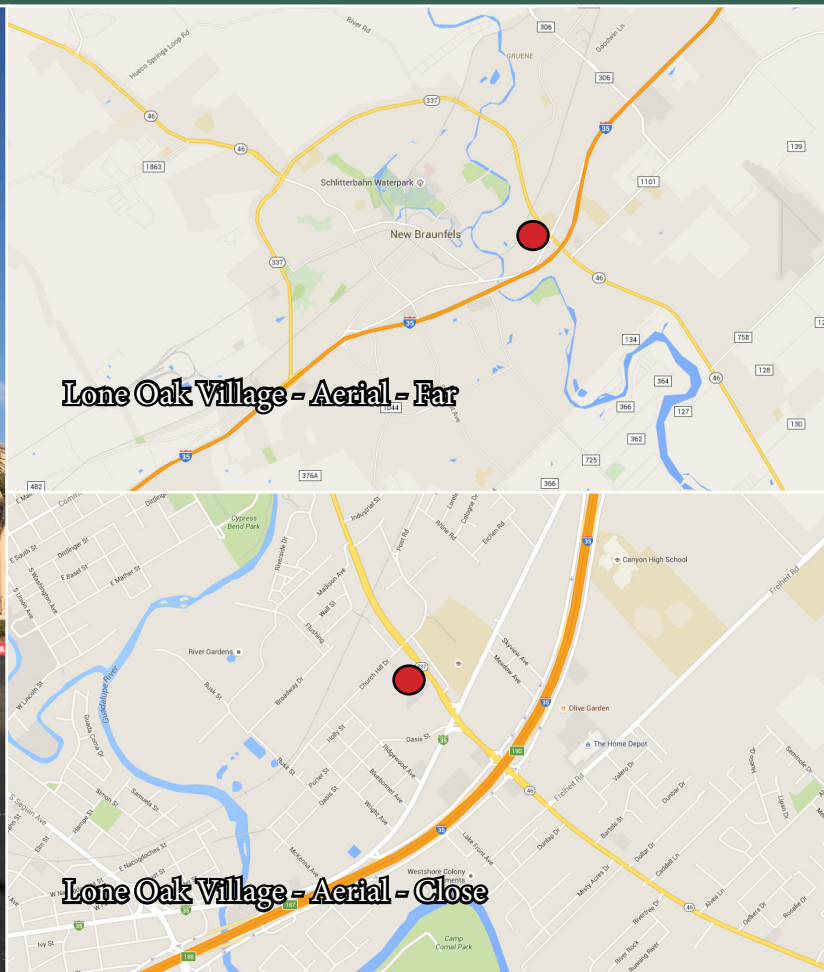
Total SF:	13,975 SF
Total Available SF:	5,125 SF
Lease Rate:	\$21.00 PSF/YR
Expenses:	\$6.72 PSF/YR*
Lease Term:	TBD
Tenant Improvements:	TBD

*Expenses are an estimate, please confirm with Broker for exact NNN's.

**All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions, prior sale, lease or withdrawal without notice.



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