



HERITAGE PLAZA

1650 Independence Drive • New Braunfels, TX 78132



WORTH
& ASSOCIATES



LEGACY
COMMERCIAL REAL ESTATE

HERITGAGE PLAZA

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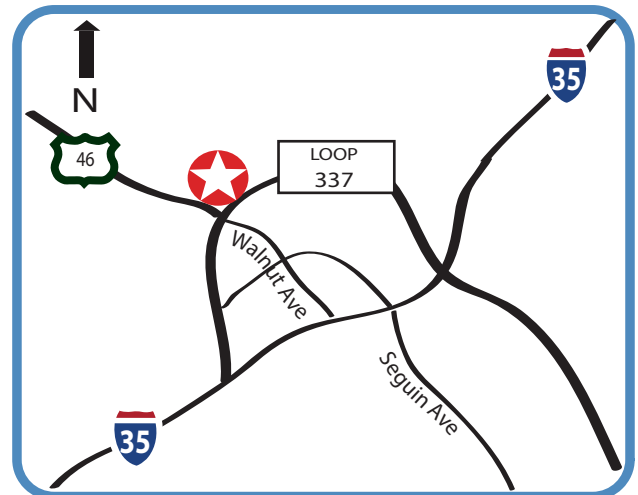
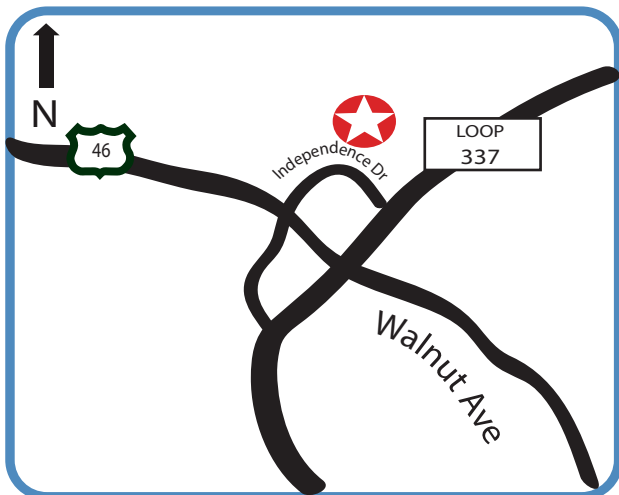
PROPERTY INFORMATION

- 105,000 SF Three Story Class A Office Building
- Generous 7/1000 Parking
- Adjacent to Retail, Dining, Medical and Hospitality Amenities
- Elegant Lobby with Class A Finishes found Throughout
- Superior Loop 337 and HWY 46 Access/Visibility
- Excellent Outdoor Common Areas
- On-Site Fitness Center



AVAILABILITIES

- **Suite 104: 7,679 SF**
- **Suite 300 - Full Floor: 35,000 SF**
- Available 6/1/2020

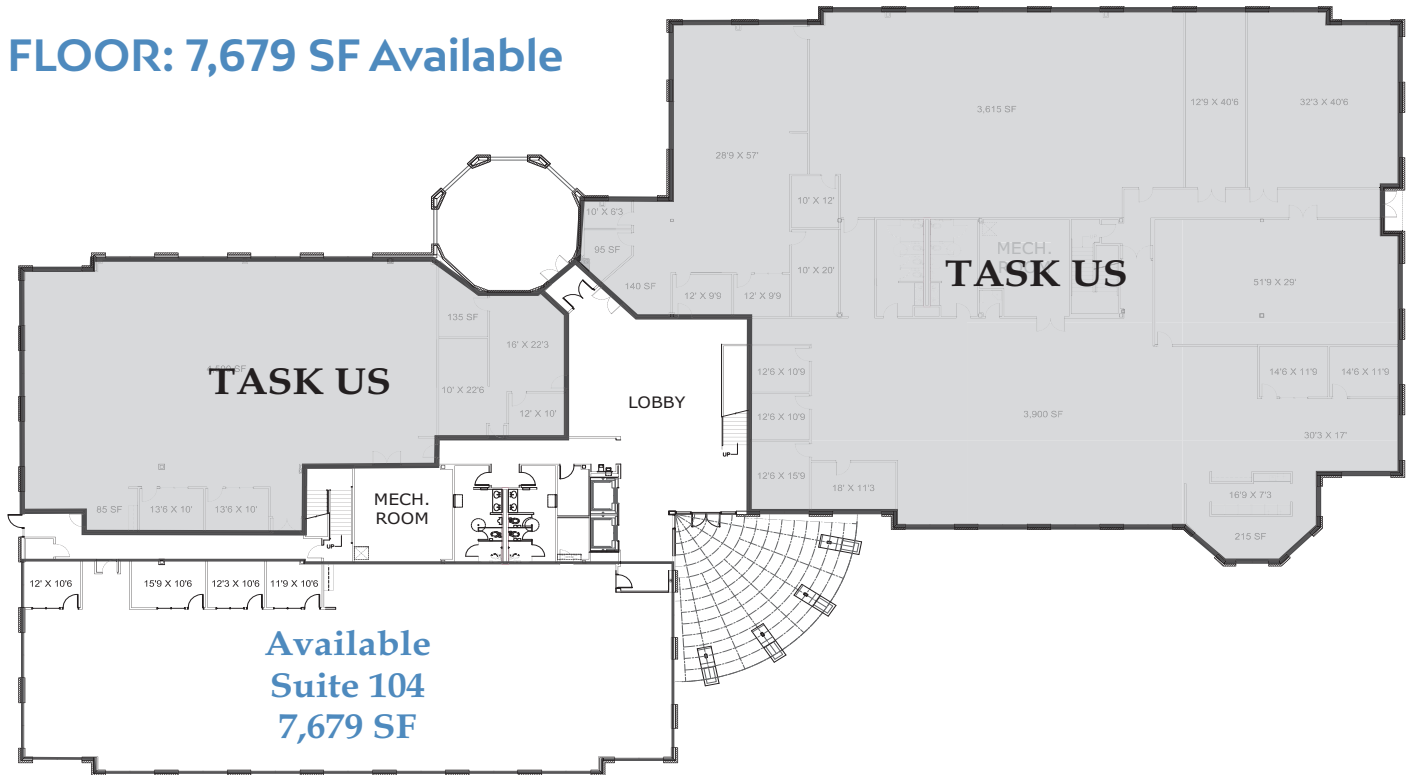


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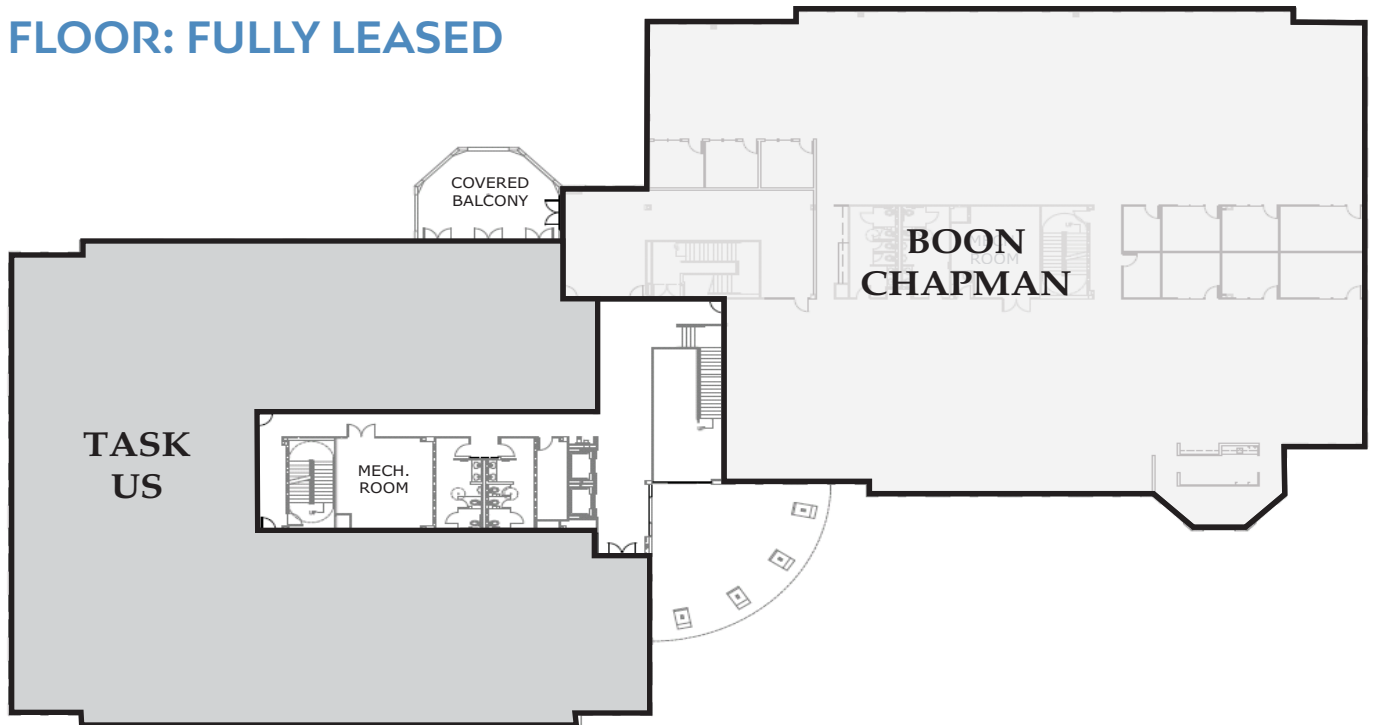
FLOOR PLAN

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1st FLOOR: 7,679 SF Available



2nd FLOOR: FULLY LEASED

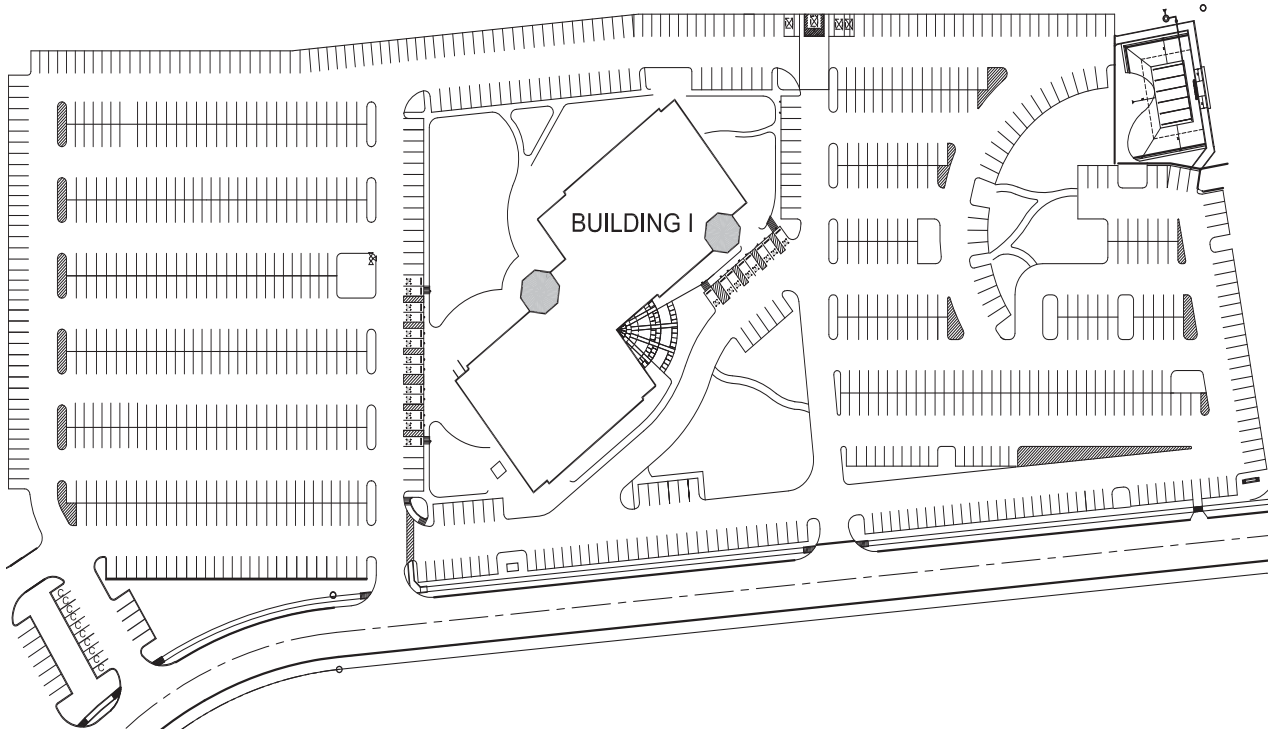
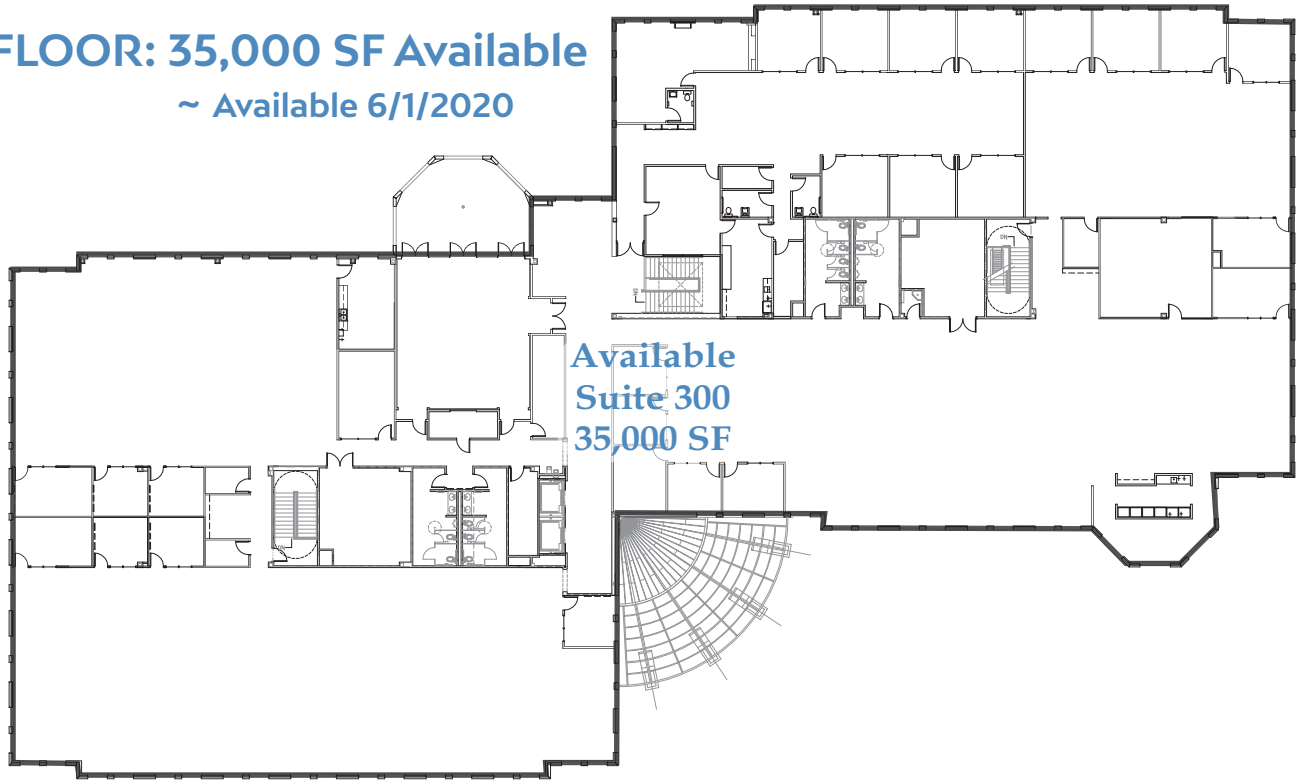


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FLOOR PLAN & SITEPLAN

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3rd FLOOR: 35,000 SF Available
~ Available 6/1/2020



Shawn Gulley
210.805.3333
shawn@worthsa.com



Cory Elrod
830.460.9178
cory@legacycommercialre.com

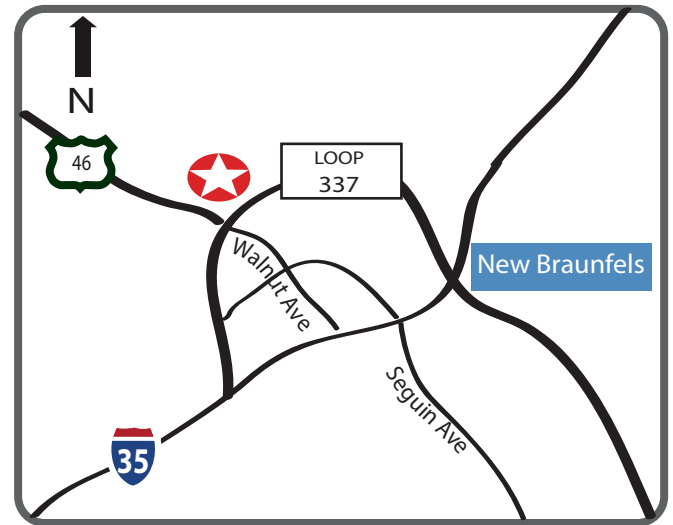
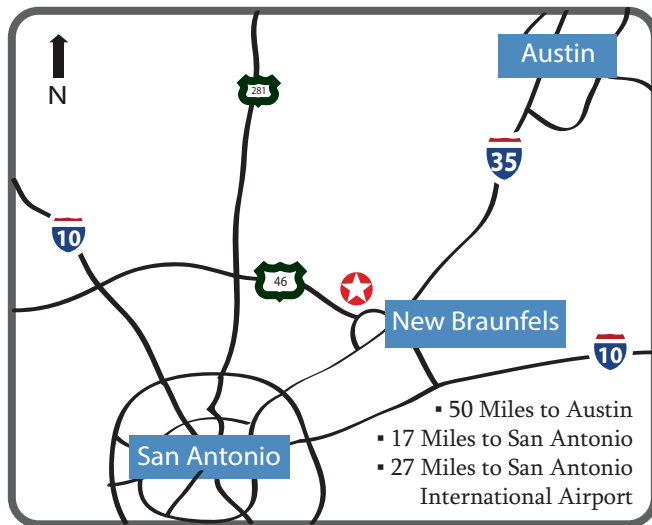
Mike Ybarra
210.601.1414
mike@legacycommercialre.com

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LOCATION ANALYSIS

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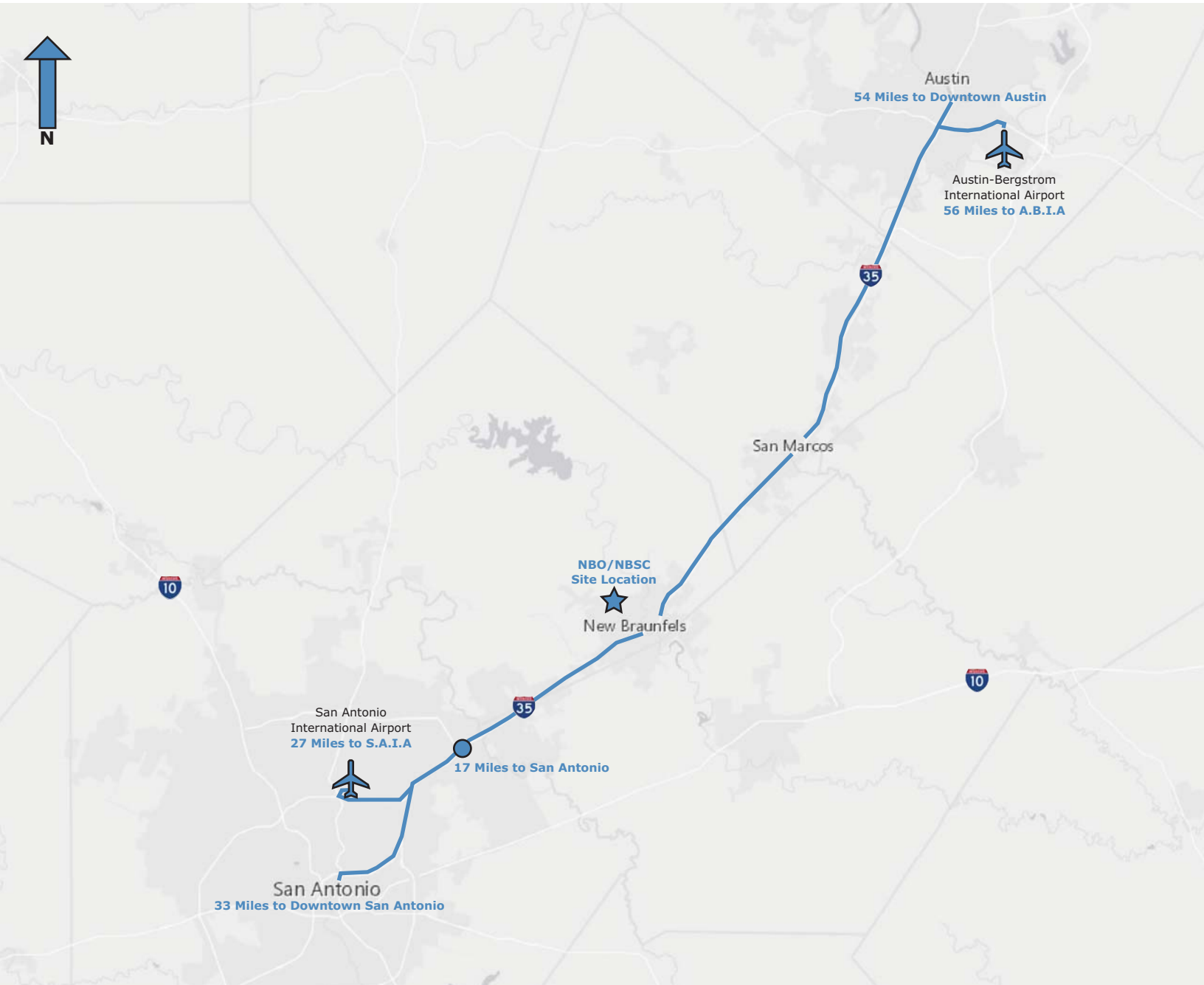
Heritage Plaza is located at the corner of Loop 337 and HWY 46 in the vibrant north west area of New Braunfels, TX. Heritage Plaza is located next to many amenities including retail, restaurants, recreation and hotels. Sitting at the intersection of HWY 46 and Loop 337, Heritage Plaza enjoys great access to all areas of New Braunfels and quick access to IH-35 which connects New Braunfels to San Antonio and Austin. New Braunfels is part of the San Antonio-New Braunfels MSA, and is only 17 miles northeast of San Antonio and 50 miles southwest of Austin. Within close proximity to Austin and San Antonio, New Braunfels businesses can take advantage of the larger amenities that the two cities offer, while taking advantage of the comfortable hill country lifestyle that New Braunfels provides.



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LOCATION MAP



HERITAGE PLAZA

AERIAL

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Heritage Plaza



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PHOTOS

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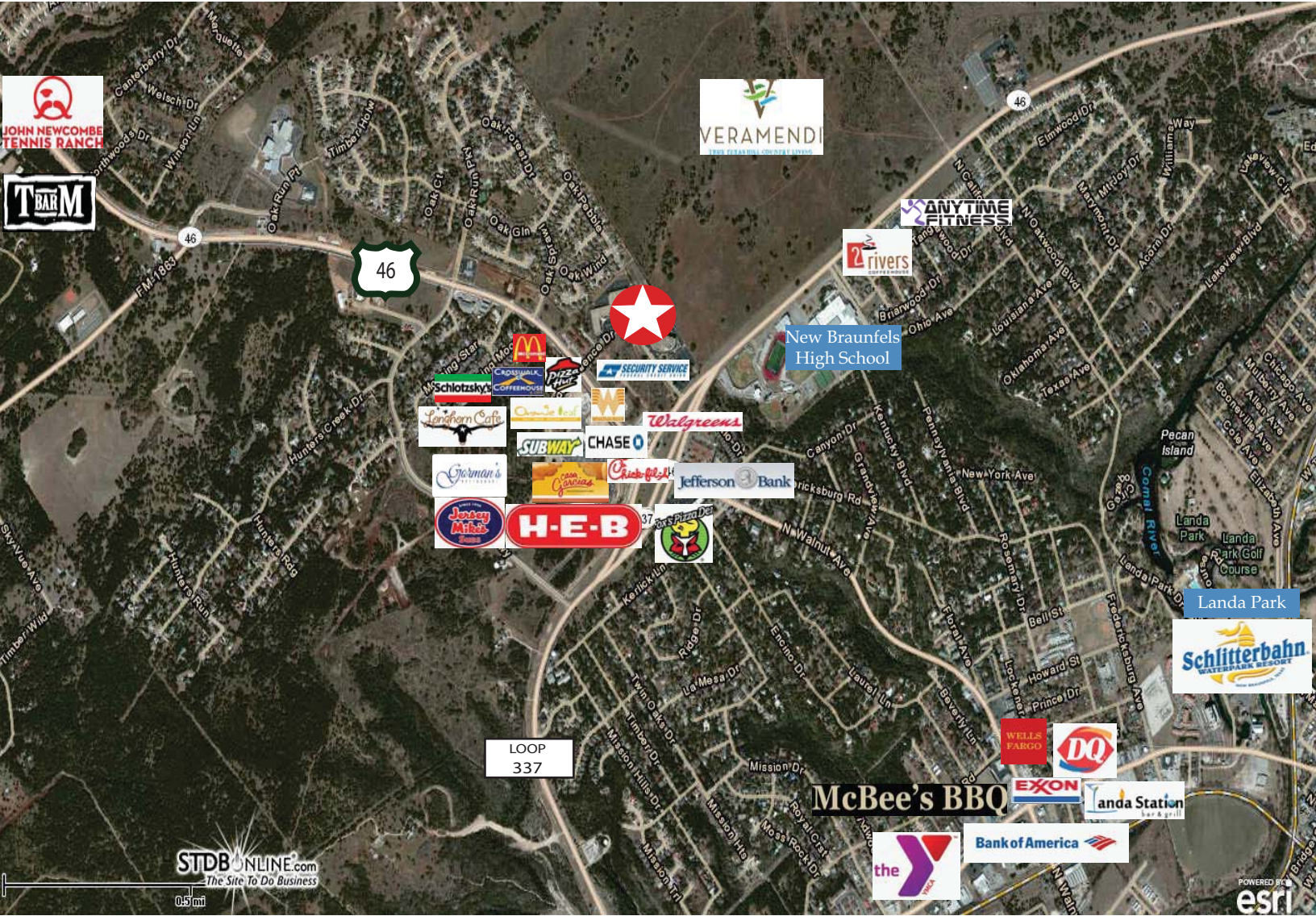
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AMENITY MAP



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