

HERITAGE BUSINESS CENTER

1672 Independence Drive • New Braunfels, TX 78132



SUITE 200 - 41,994 SF



AVAILABLE SPACE

- Suite 200 - 41,994 SF



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SINGLE STORY FLEX OFFICE BUILDING FEATURING 87,000 SF OF SPACE

PARKING RATIO: 5/1000

ENERGY STAR CERTIFIED

BUILDING & MONUMENT SIGNAGE

MULTIPLE GREENSPACES WITH SEATING AND MEETING AREAS

AVAILABLE SPACE FEATURES OPEN OFFICE LAYOUT IDEAL FOR CALL CENTER OR BACK OFFICE USE

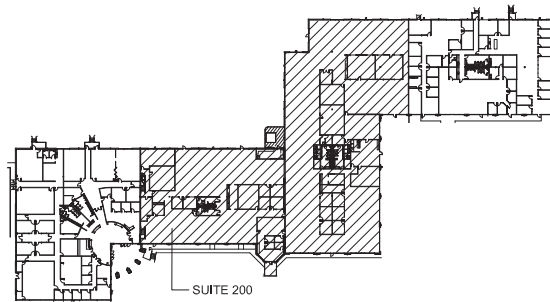
LOCATED IN NEW BRAUNFELS, TX AT THE CORNER OF LOOP 337 AND HIGHWAY 46

EXCELLENT ACCESS TO LOOP 337, HIGHWAY 46 & IH-35

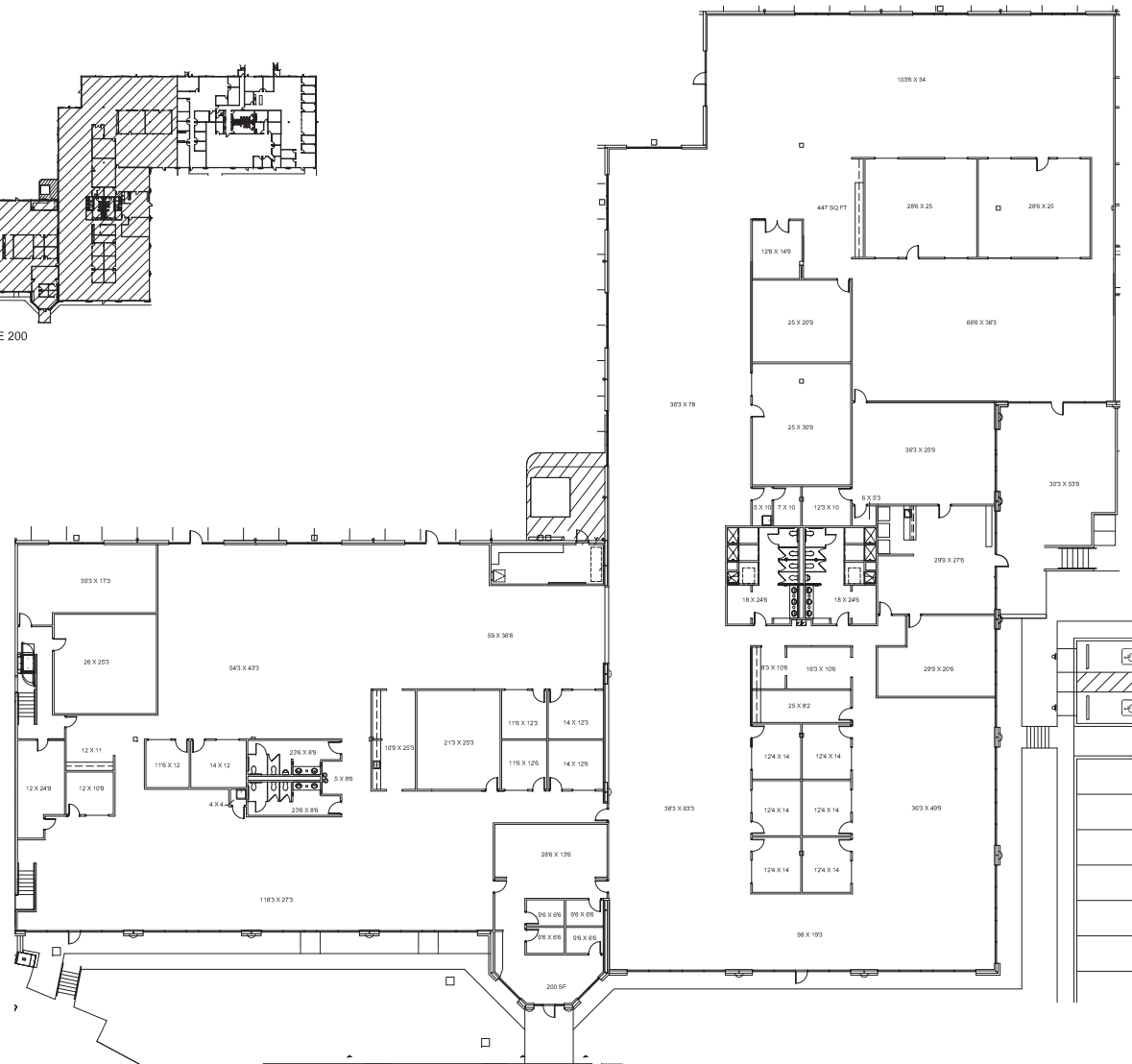
ADJACENT TO RETAIL, DINING, MEDICAL AND HOSPITALITY AMENITIES



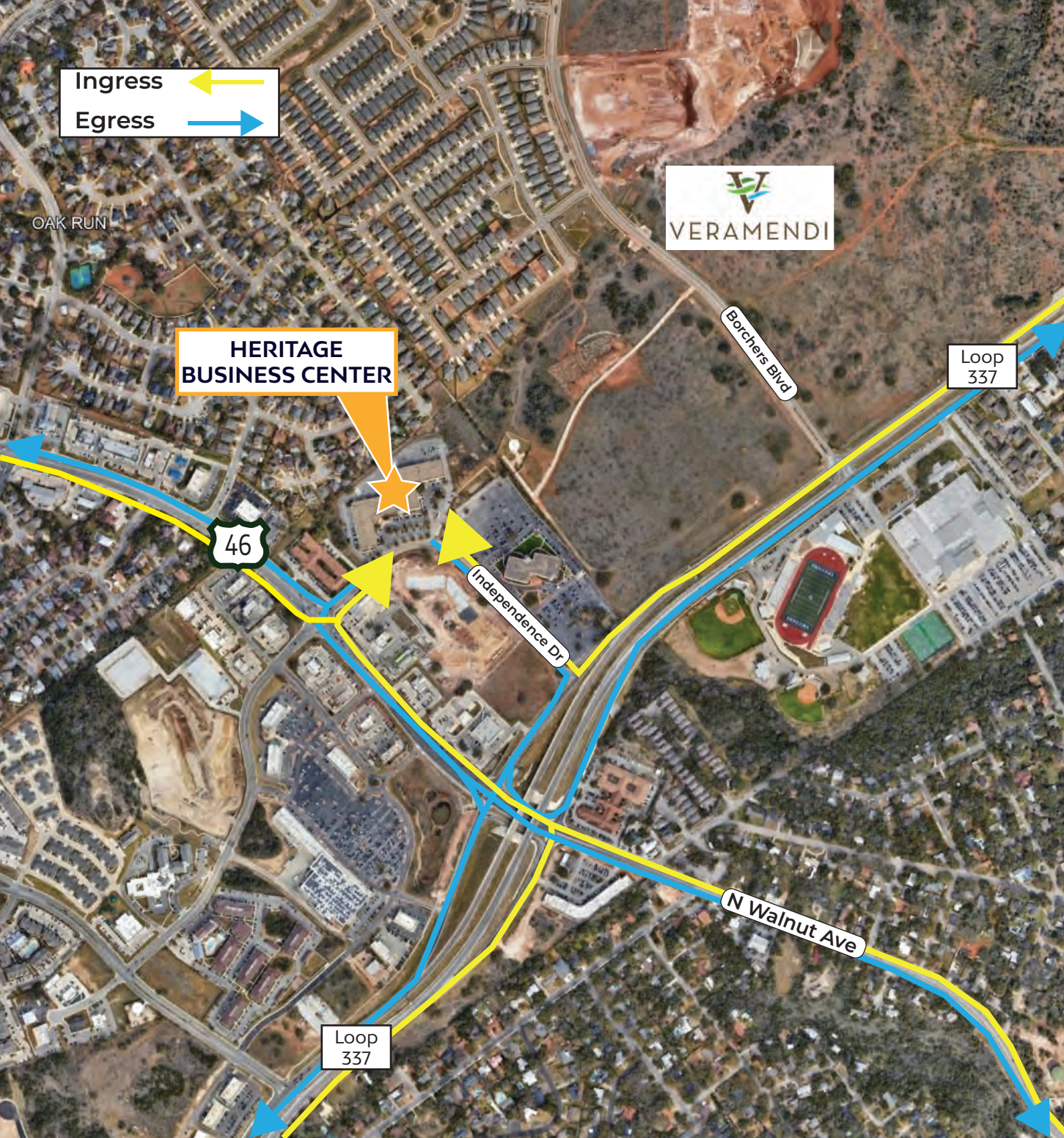
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LOCATION PLAN



LOCATION ANALYSIS



- New Braunfels, TX
- Located at the Corner of Loop 337 and Highway 46
- Two (2) Access Points to the Site from Independence Drive
- One Entry/Exit Route to Loop 337 and Highway 46
- Close to Numerous Restaurant, Retail, Hospitality and Entertainment Amenities

DRIVE TIMES

Landa Park
8 Min

Downtown New Braunfels
10 Min

IH-35
10 Min

Canyon Lake
27 Min

San Antonio International Airport
40 Min

AMENITIES

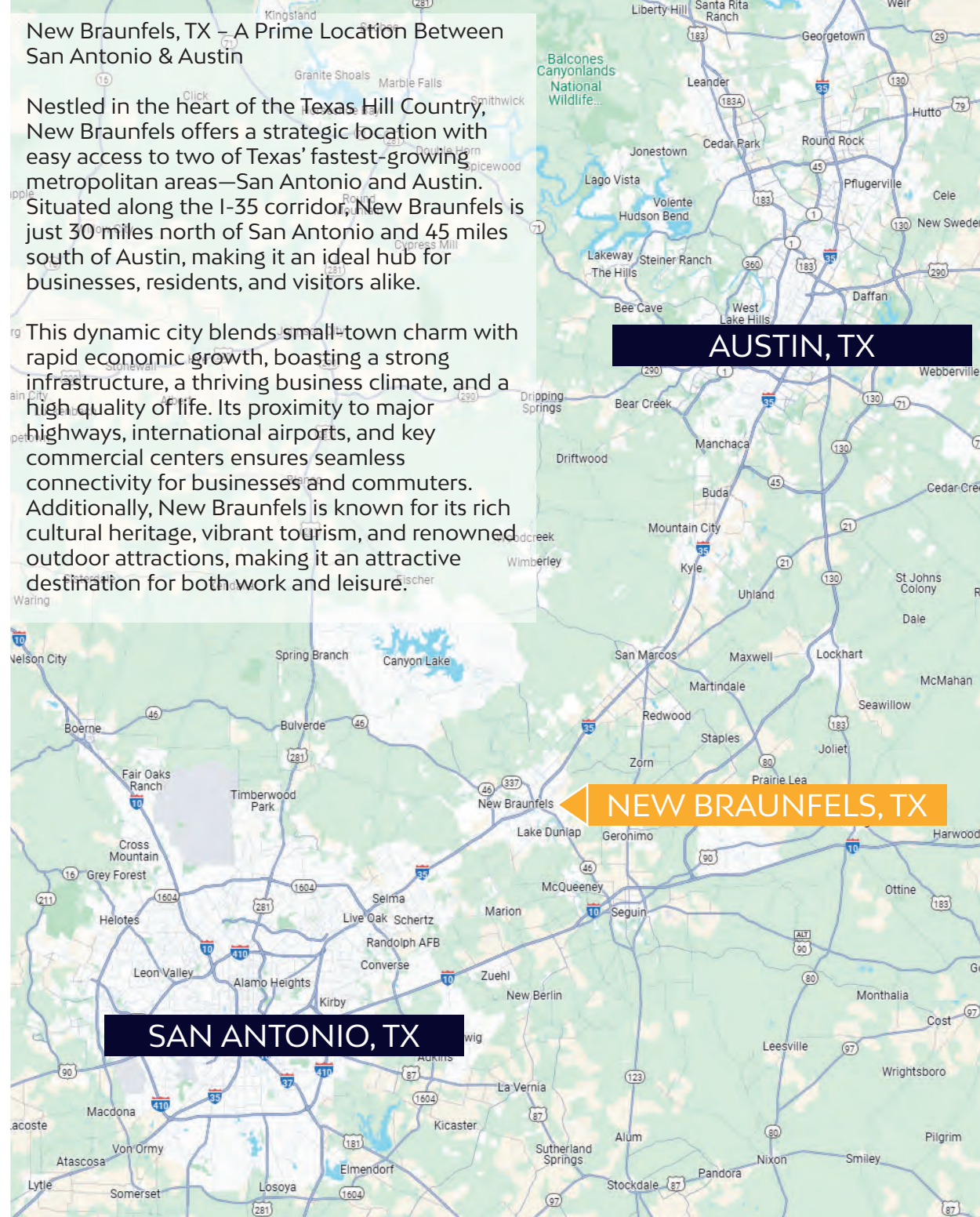




New Braunfels, TX – A Prime Location Between San Antonio & Austin

Nestled in the heart of the Texas Hill Country, New Braunfels offers a strategic location with easy access to two of Texas' fastest-growing metropolitan areas—San Antonio and Austin. Situated along the I-35 corridor, New Braunfels is just 30 miles north of San Antonio and 45 miles south of Austin, making it an ideal hub for businesses, residents, and visitors alike.

This dynamic city blends small-town charm with rapid economic growth, boasting a strong infrastructure, a thriving business climate, and a high quality of life. Its proximity to major highways, international airports, and key commercial centers ensures seamless connectivity for businesses and commuters. Additionally, New Braunfels is known for its rich cultural heritage, vibrant tourism, and renowned outdoor attractions, making it an attractive destination for both work and leisure.



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FOR LEASING INFORMATION, CONTACT:

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