

717 GENERATIONS DRIVE

NEW BRAUNFELS, TEXAS



**Tricity
Pain Associates**

CBRE



PROPERTY INFO:

- Available Immediately: 1,208 SF
- \$20.00 NNN
- 3/1,000 Parking Ratio
- Newly Constructed 2016
- NNN are \$9.85

DEMOGRAPHICS:

- Population within 3 Miles: 21,581
- Average HH Income within 3 Miles: \$71,085
- Employee Population within 3 Miles: 13,962
- Large Tourist Destination: 3 Million Visitors a Year

\$469 Million in City Revenue Annually



717 GENERATIONS DRIVE



TRICITY PAIN ASSOCIATES

MEDICAL | OFFICE | 1,208 SF NOW AVAILABLE

Tricity Pain Associates is strategically located inside a healthcare corridor in the heart of New Braunfels. Resolute Health Hospital, River Valley Pediatrics, and ABCD Pediatrics surround the property.

Additionally, Tricity Pain Associates is directly next to the New Braunfels Town Center at Creekside. New Braunfels Town Center at Creekside is over 1 million square-foot of master planned, retail development with a 120 bed (with expansion ability to over 300 beds) medical center, positioned at the epicenter of the Austin/San Antonio corridor in historic New Braunfels, TX.



CARL SALVATO

Vice President
+1 210 253 6037
carl.salvato@cbre.com

