



VERAMENDI™
TRUE TEXAS HILL COUNTRY LIVING



Veramendi Business District

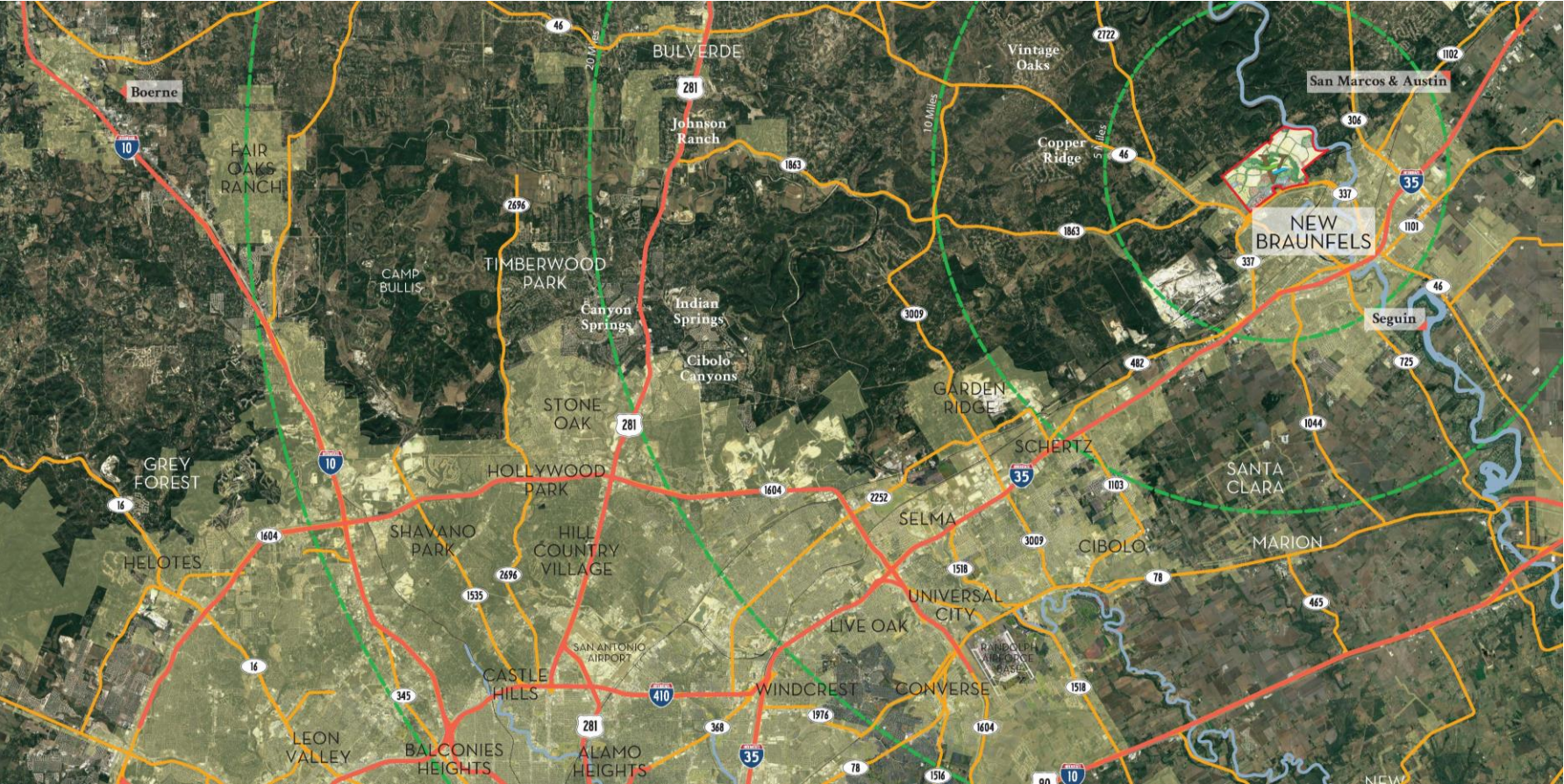
At TX-337 Loop and Borchers Blvd | New Braunfels, Texas

1.6M Square Feet Ready for Development
Acquisition | Leasing



ASA PROPERTIES™
SMART SUSTAINABLE DEVELOPMENT

LOCAL CONTEXT

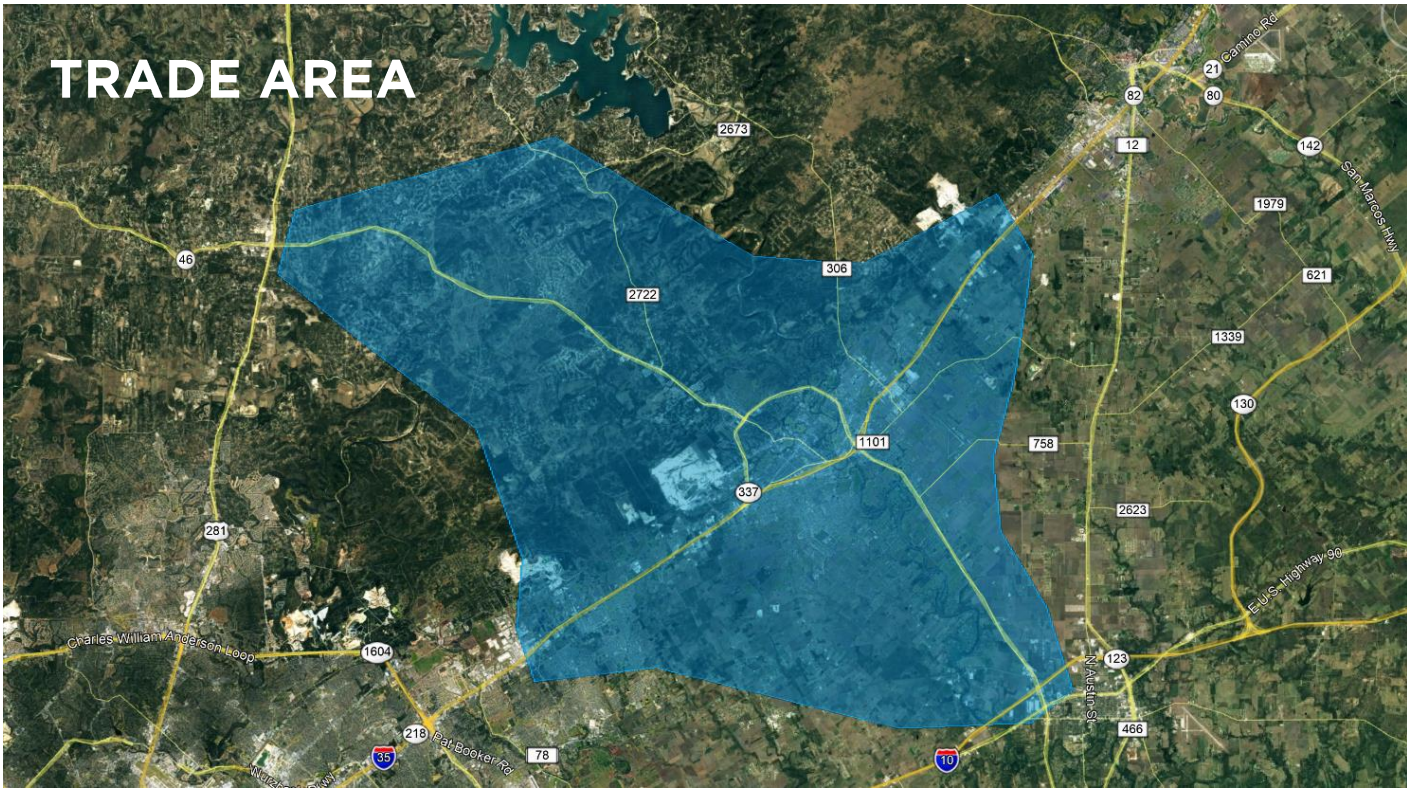


New Braunfels 2019

Total Population: 84,612	Median Age: 36		
	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	6,000	33,907	73,975
Daytime Population	6,053	39,679	75,291
Estimated Household Income	\$128,264	\$ 94,703	\$ 89,721
Population of New Braunfels by Race			
Race	Population	Percentage	
White Hispanic	22,268	29.86%	
White Non-Hispanic	45,360	60.81%	
African American	1,502	2.01%	
Asian	1,058	1.42%	
Other	4,399	5.90%	
Traffic Counts			
Loop 337 at Oak Run Pkwy	16,003 VPD		
Highway 46	32,720 VPD		
Interstate 35	124,534 VPD		



TRADE AREA



MASTER PLAN

Area Highlights

- New Braunfels is the second fastest growing city in the United States two years running (7.2% from July 2017 to July 2018), and the fastest growing city in Texas according to the U.S. Census Bureau with a population of 84,612 in 2018.
- New Braunfels is the county seat for Comal County, which was also named the second fastest growing county in the United States over the same period.
- Highly rated public and private schools, included the new Veramendi Elementary which opened in 2017 and is scheduled to expand in 2020.
- 2,089 Home Closings (LTM).

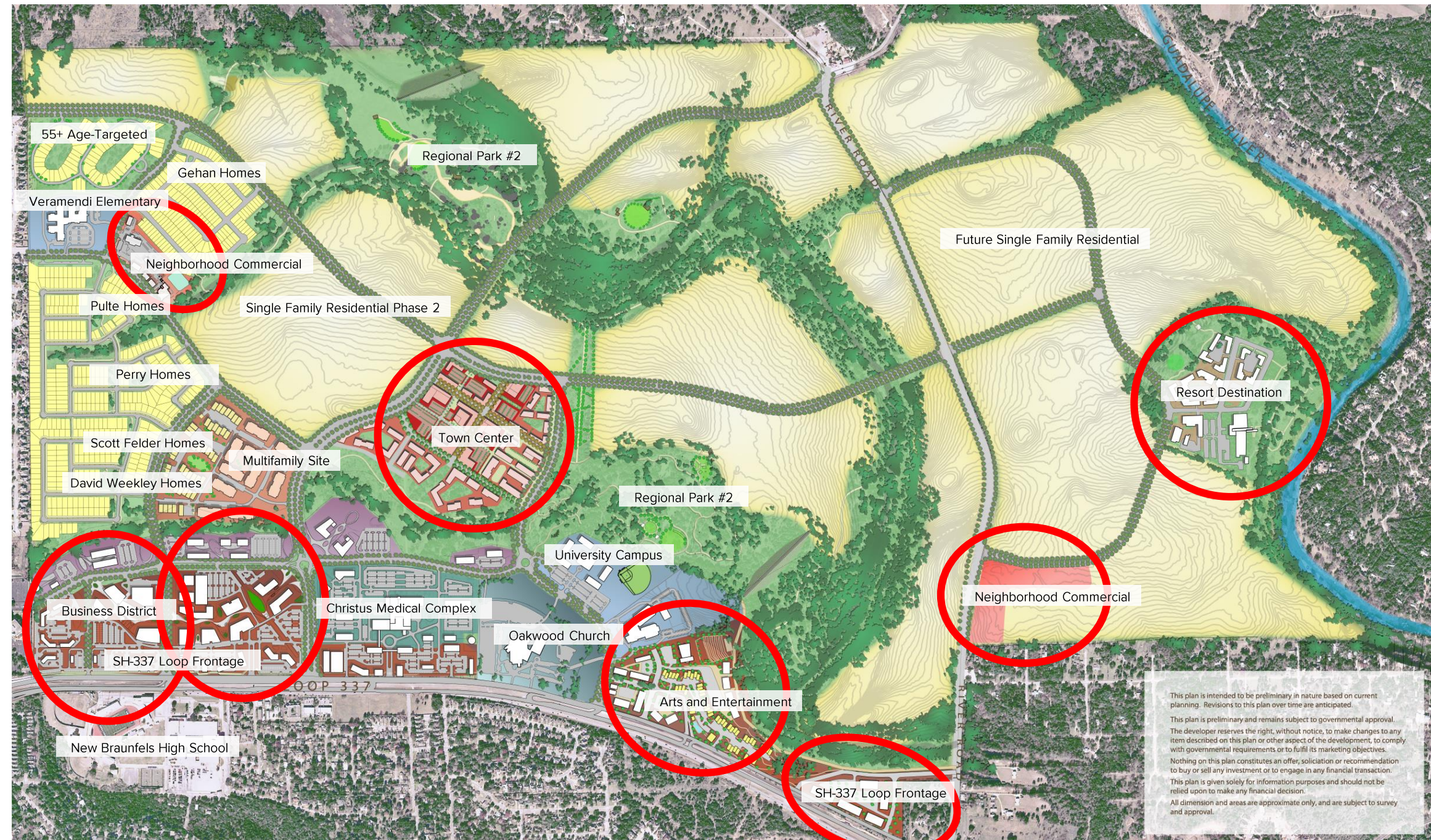
Project Highlights

- Veramendi is the premier master planned community in the San Antonio-New Braunfels MSA, comprised of nearly 2,500 acres in total (equivalent to roughly 10% of New Braunfels' total land mass).
- Development by Australia-based, ASA Properties LLC.
- 1.5 miles of TX-337 Loop frontage with three signalized intersections and additional driveway access.

TRAFFIC COUNTS (source: TXDOT 2018)

TX-337 Loop: 21,000
SH-46: 35,000

- Over 2,000,000 square feet of commercial entitlements achieved in February 2019.
- 6,000 Dwellings at full project buildout. 600 Homes in Phase One.
- Residential Homebuilders include David Weekley Homes, Scott Felder Homes, Gehan Homes, Pulte Homes, and Perry Homes.
- Comprehensive Trails Master Plan with 480 Acres of Parks and Open Spaces.
- 1.5 miles of Guadalupe River Frontage.
- Superior suburban location adjacent to existing SH-46 commercial corridor.
- Water Control and Improvement District with jurisdiction over entire property.
- Anchored by 32-acre Christus Santa Rosa Health Systems medical site.
- Shadow-anchored by H-E-B shopping center.



 Project-Wide Commercial Opportunities

TRAILS CONCEPTUAL PLAN



LOCAL TOURISM



TUBING ON THE RIVER IN
New Braunfels, Texas



The Historic Town of
Gruene



HILL COUNTRY REGION

- \$9.1 Billion**
 - Direct travel spending in 2017
- \$1.5 Billion**
 - Hotel room revenue in 2017
- 8% increase**
 - Tourism spending in 2017



Over 23 Miles of Conceptual Trails

	Multi-Use Path	10 mi
	Bike Lane	
	Hiking Trail	2.5 mi
	XC & Hiking Trail	7.5 mi
	Alternative XC Skills	.5 mi
	Inter. MTB Flow	1.25 mi
	Beginner MTB Flow	.75 mi
	Return Trail	.75 mi
	Primary Amenity	
	Primary Circulation Connection	

BUSINESS DISTRICT | 48 ACRES



Permitted Uses

Included but not limiting to, and as permitted by the Development and Design Control Document.

- Amusement Arcade
- Bar/Nightclub/Tavern
- Barber Shop/Beauty Salon
- Broadcasting/Production Studio
- Café/Coffee House
- Car Wash
- Convenience Store
- Convention Center
- Dance Hall
- Day Care Center
- Department Store
- Farmer's Market
- Financial Institution
- Government Building
- Hotel/Resort
- Medical Facility
- Microbrewery
- Mobile Food Vendors
- Museum
- Office
- Pharmacy
- Research and Development Facility
- Restaurant
- Retail Establishment
- Shopping Center
- Studio
- Supermarket
- Theater
- Veterinary Clinic



BUSINESS DISTRICT | 48 ACRES



Opportunities

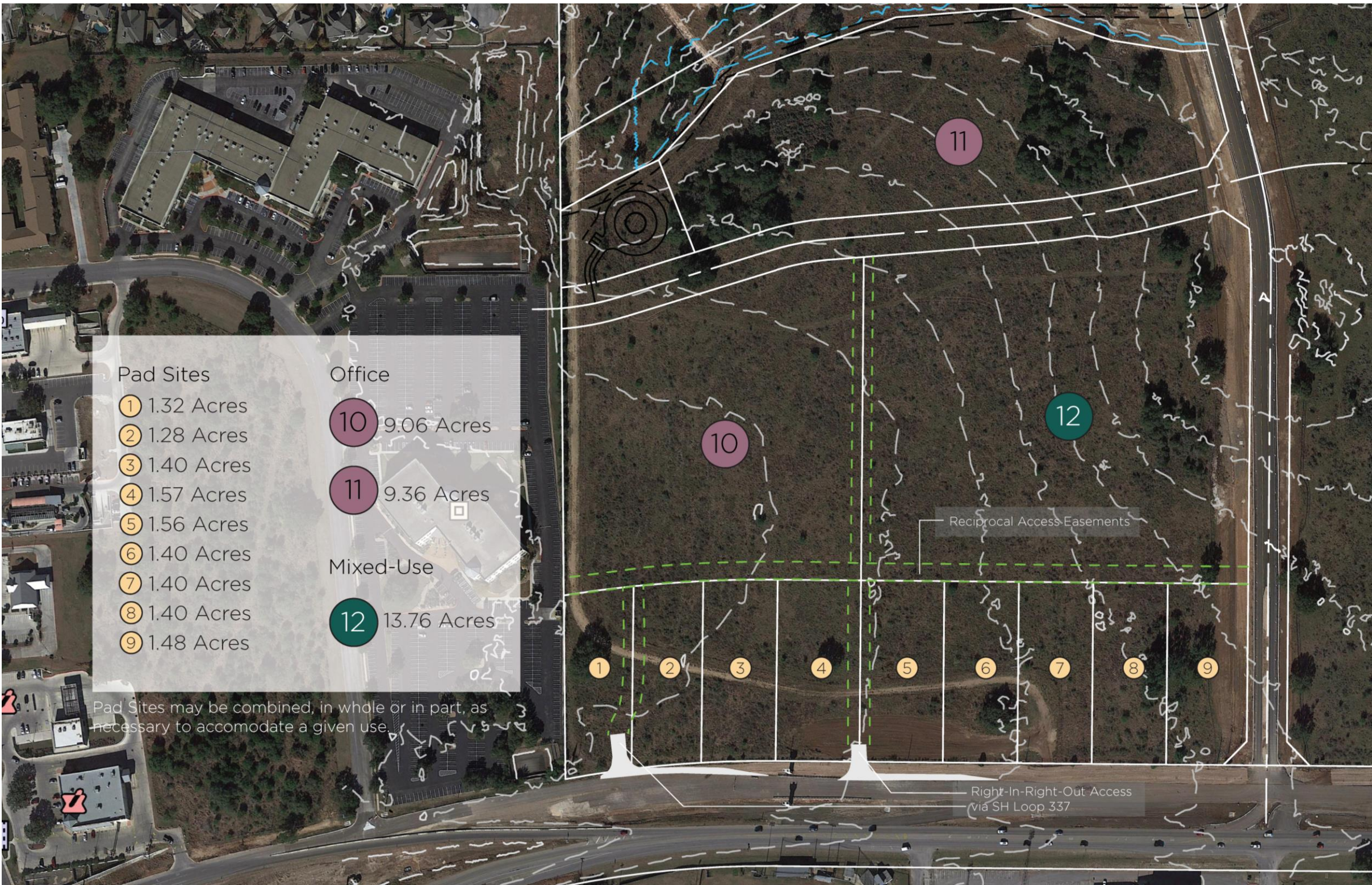
Acquisition terms available from Developer on request.

Build to Suit opportunities by Veramendi Development Company also available.



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All construction to conform with Site Plan and meet all requirements set forth in the Development and Design Control Document, Development Agreement, and Utility Agreement. Site subject to New Braunfels Utilities Impact Fees and City of New Braunfels Permit Fees. Purchaser is responsible for constructing all on-site infrastructure including but not limited to parking, vehicular circulation, stormwater, water quality, wet and dry utilities, and associated connections. Detention requirements will be satisfied by combined facilities provided by Veramendi Development Company, and purchaser shall pay a fee for its respective share of those facilities. Purchaser shall provide utility easements and reciprocal access easements as needed for the cohesive development of the site and neighboring tracts. Additional zoning and permitting requirements may apply. Site subject to Veramendi property owners association. Common area maintenance of paved surfaces, landscaping, and signage will be provided by the POA. Other common area services and charges may apply.



Disclaimer: All plans remain subject to change as may be required by governmental entities or to accommodate development strategies and goals. Any forward looking statements regarding the character of the development are estimates only and subject to change without notice. No terms are binding until and unless a definitive agreement is executed by the parties.



ASA PROPERTIES

SMART SUSTAINABLE DEVELOPMENT

By partnering with community and industry leaders, we build inclusive places that connect people through the provision of remarkable open spaces and vibrant built environments. We are committed to responsible and sustainable growth that enriches the authentic New Braunfels experience.

www.veramenditx.com