



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

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Veramendi Neighborhood Commercial

At Oak Run Pkwy and Borchers Blvd | New Braunfels, Texas

70K Square Feet Ready for Development
Acquisition | Leasing



New Braunfels 2020

Total Population: 95,782 (2020) Median Age: 36

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	8,292	31,464	81,570
Daytime Population	8,262	35,006	82,758
Estimated Household Income	\$128,264	\$ 94,703	\$ 89,721

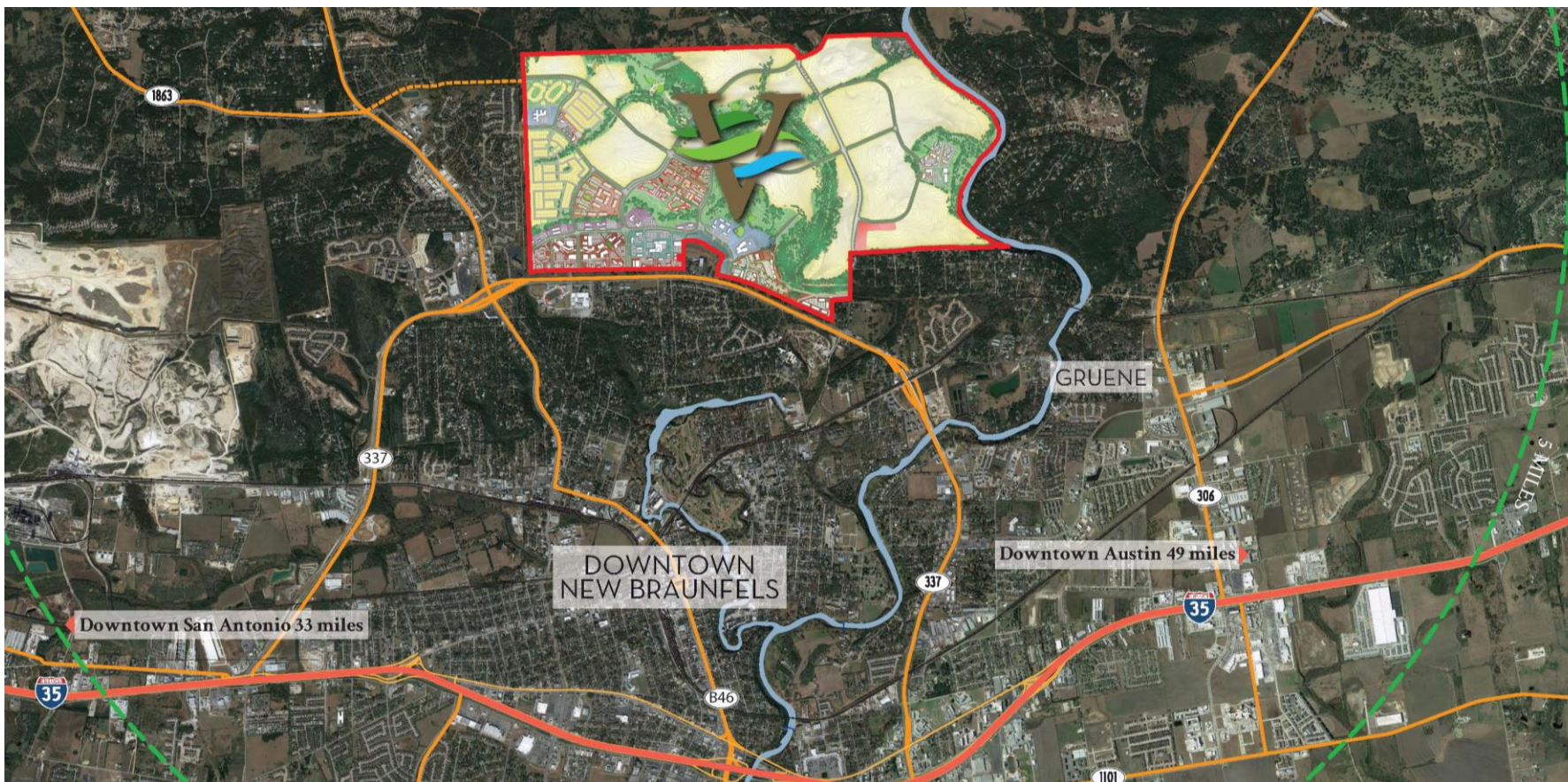
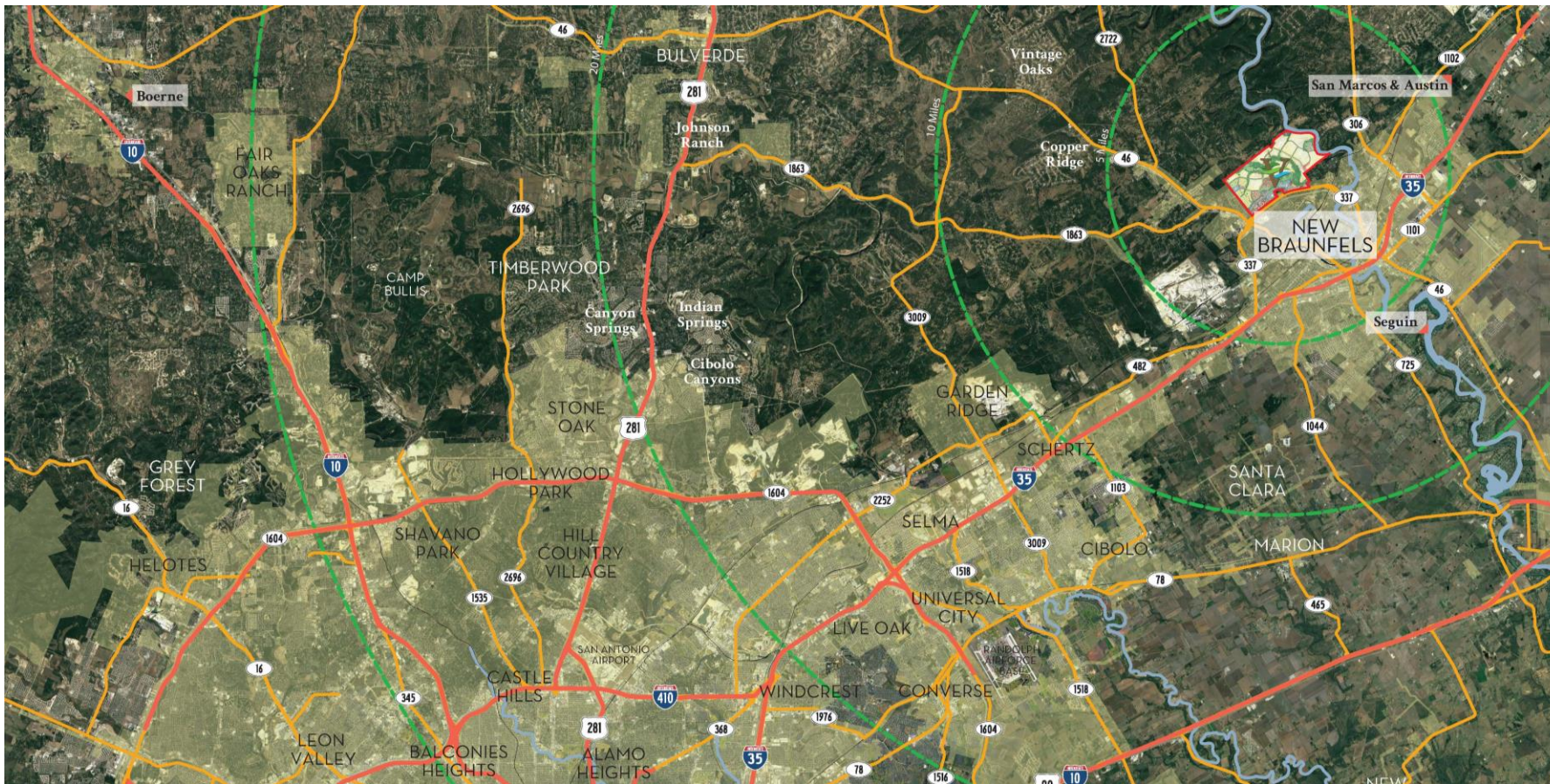
Population of New Braunfels by Race

	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 Borchers Blvd	23,534 VPD
Loop 337 at River Road	18,827 VPD
Highway 46 at Loop 337	39,812 VPD
Interstate 35 at Loop 337	150,553 VPD

TRADE AREA



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.
- 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 2017)

TX-337 Loop: 19,000
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.



This plan is intended to be preliminary in nature based on current planning. Revisions to this plan over time are anticipated. This plan is preliminary and remains subject to governmental approval. The developer reserves the right, without notice, to make changes to any item described on this plan or other aspect of the development, to comply with governmental requirements or to fulfill its marketing objectives. Nothing on this plan constitutes an offer, solicitation or recommendation to buy or sell any investment or to engage in any financial transaction. This plan is given solely for information purposes and should not be relied upon to make any financial decision. All dimension and areas are approximate only, and are subject to survey and approval.

TRAILS CONCEPTUAL PLAN

LOCAL TOURISM



HILL COUNTRY REGION



TUBING ON THE RIVER IN
New Braunfels, Texas

\$9.1 Billion
• Direct travel spending in 2017

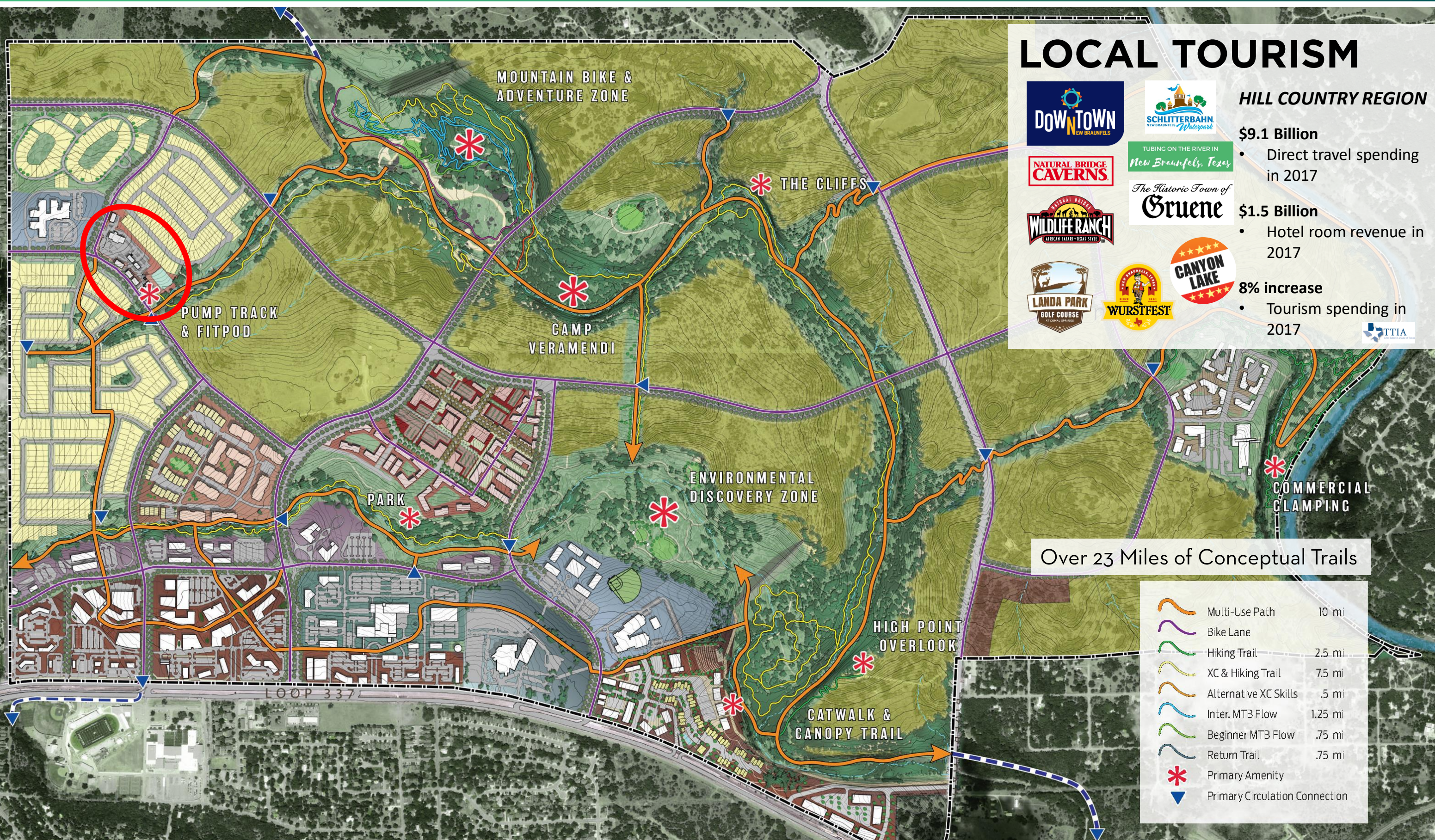


The Historic Town of
Gruene

\$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	

VERAMENDI COMMERCIAL | 8.7 ACRES



Permitted Uses

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

- Animal Grooming Service
- Bar/Nightclub/Tavern
- Barber Shop/Beauty Salon
- Broadcasting/Production Studio
- Café/Coffee House
- Car Wash
- Convenience Store
- Convention Center
- Dance Hall
- Day Care Center
- Financial Institution
- Medical Facility
- Mobile Food Vendors
- Museum
- Office
- Pharmacy
- Restaurant
- Retail Establishment
- Shopping Center
- Studio
- Supermarket
- Theater
- Veterinary Clinic



VERAMENDI COMMERCIAL | 8.7 ACRES



Single Family Residential

Opportunities

\$24/sf to \$26/sf

Additional information 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, wet and dry utilities, and associated connections. Detention and Water Quality 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.

	PHASE 1
	DAYCARE COMING 2020
	HOA AMENITY COMING 2020
	OFFICE/RETAIL SPACE AVAILABLE
	TENANT SPACE AVAILABLE
	PHASE 2 – TENANT SPACE AVAILABLE

Neighborhood Park

TRACT 1
 36,129 S.F.
 0.829 AC.

TRACT 2
 62,778 S.F.
 1.441 AC.

TRACT 4
 136,745 S.F.
 3.109 AC.

TRACT 5
 29,176 S.F.
 0.670 AC.

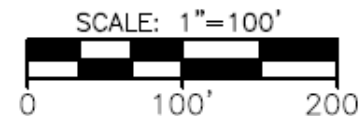
WATER QUALITY
 42,735 S.F.
 0.981 AC.

Veramendi Elementary

TRACT 3
 61,412 S.F.
 1.410 AC.

TRACT 6
 53,504 S.F.
 1.228 AC.

Single Family Residential



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.



VERAMENDI COMMERCIAL | 8.7 ACRES

