



Veramendi

At TX-337 Loop | New Braunfels, Texas

Approx. 2,400-acre Master Planned Development
Acquisition | Leasing



Copyright Veramendi Development Company LLC 2019 © . All Rights Reserved.

PROJECT HIGHLIGHTS



Location

Veramendi is a master-planned community located in New Braunfels, TX, one of the most affluent and fastest growing areas in the San Antonio-New Braunfels MSA. New Braunfels is located 45 minutes south of Austin and 35 minutes north of San Antonio along the IH-35 corridor. New Braunfels was named the 2nd 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 95,782 in 2020. New Braunfels is the county seat for Comal County, named the 2nd fastest growing county in the United States over the same period. Veramendi is in a superior suburban location adjacent to the existing SH-46 commercial corridor and holds 1.5 miles of TX-337 Loop frontage with three signalized intersections and additional driveway access.

Project Description

Veramendi is nearly 2,500 acres making it roughly 10% of the total land mass of New Braunfels and is being developed by Australia-based ASA Properties LLC. Due to the project size and largely undeveloped adjacent properties, ASA Properties has the opportunity to shape the area's development trajectory including but not limited to: a Business District of over 1.6 million square feet of retail and office, Christus Santa Rosa Medical Campus, Arts & Entertainment District, University Campus, Town Center, 1.5 miles of Guadalupe River Frontage, Resort Hotel, over 6,000 dwelling units at full project buildout, 2 Elementary Schools, and a Comprehensive Trail Master-Plan with 480 Acres of Parks and Open Spaces. A Water Control and Improvement District maintains jurisdiction over the entire property.

Schools

Veramendi is in New Braunfels Independent School District; a district performing well above the Texas state average in student performance and progress indicators. According to NBISD, the school district is projected to nearly double in student enrollment over the next decade, total projected enrollment at time of full build-out reaching nearly 20,000 students. NBISD's performance and prestige is a critical factor in attracting family buyers. Veramendi Elementary School, within Veramendi, exceeded maximum capacity within its first year of opening, has completed an expansion for 2020, and a second elementary on-site is currently planned.

Residential

Comal county has experienced an average annual increase of 27% in new home closings each year. The strength of the Comal County new home market can be attributed to its strong schools, easy access to jobs in San Antonio and Austin, and attractive natural hill country. Unlike other submarkets, Comal County had not experienced extreme levels of housing activity leading up to the downturn and, as a result, emerged in a state of relative equilibrium rather than in the overbuilt conditions present elsewhere in the market. Current on-site builders include David Weekley Homes, Scott Felder Homes, Gehan Homes, Pulte Homes, and Perry Homes, making up the first phase of 600 homes.

Retail

The retail market in and around New Braunfels is strong, with positive net absorption and an average annual absorption of approximately 210,000 square feet for nine of the past ten years. This strong absorption has led to extremely low vacancies, well below long-term averages for both the PMA and MSA.

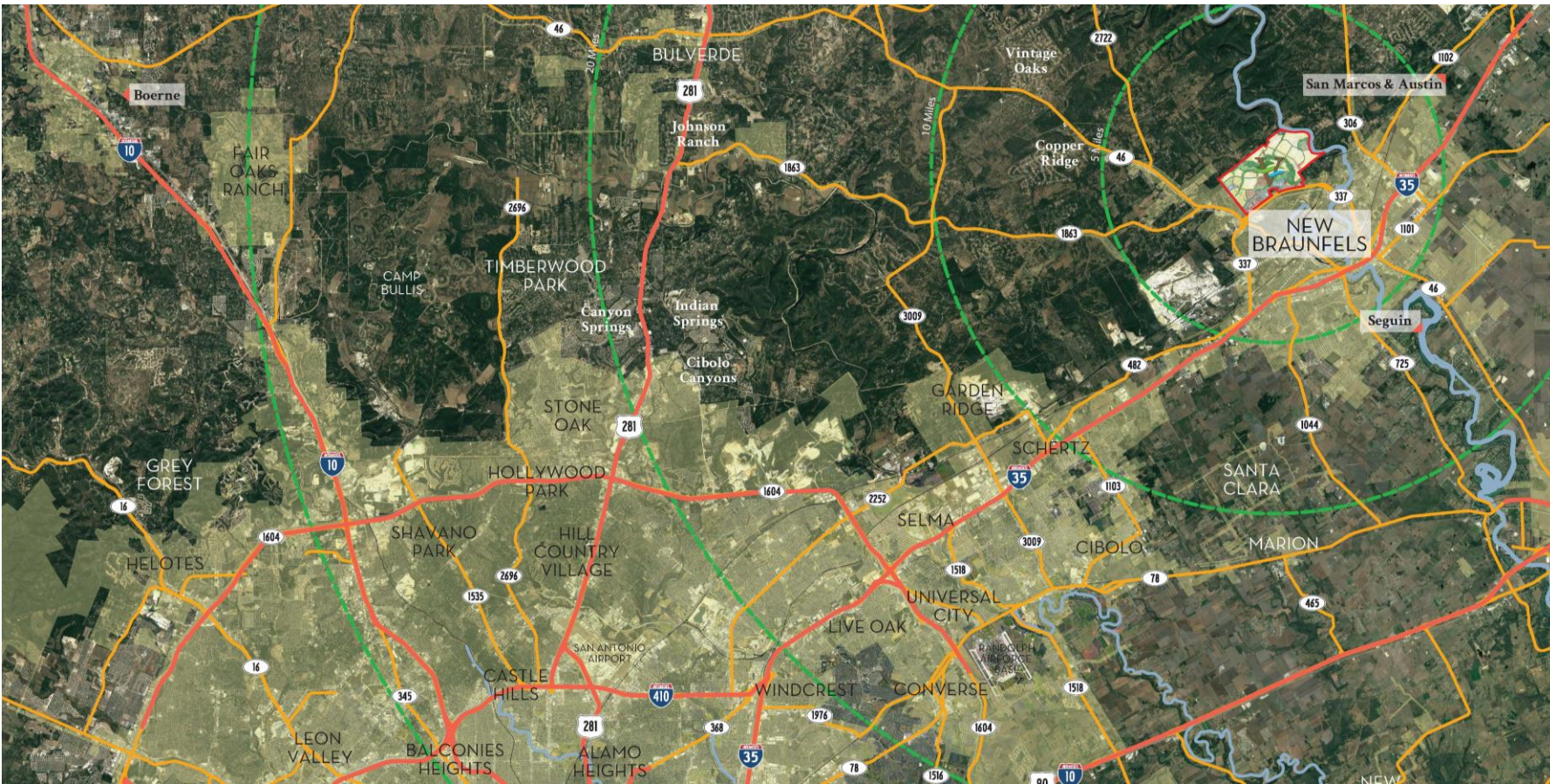
Medical District

The planned 32-Acre medical campus presents a substantial opportunity for complementary medical office and partnerships.

Office

The area's strategic location with strong regional accessibility between San Antonio and Austin will drive office development toward New Braunfels. The city's relocation incentive packages will attract employers in the coming years. Additionally, as new residential developments continue to concentrate in the area, Veramendi will become increasingly attractive for employers and employees.

LOCAL CONTEXT



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

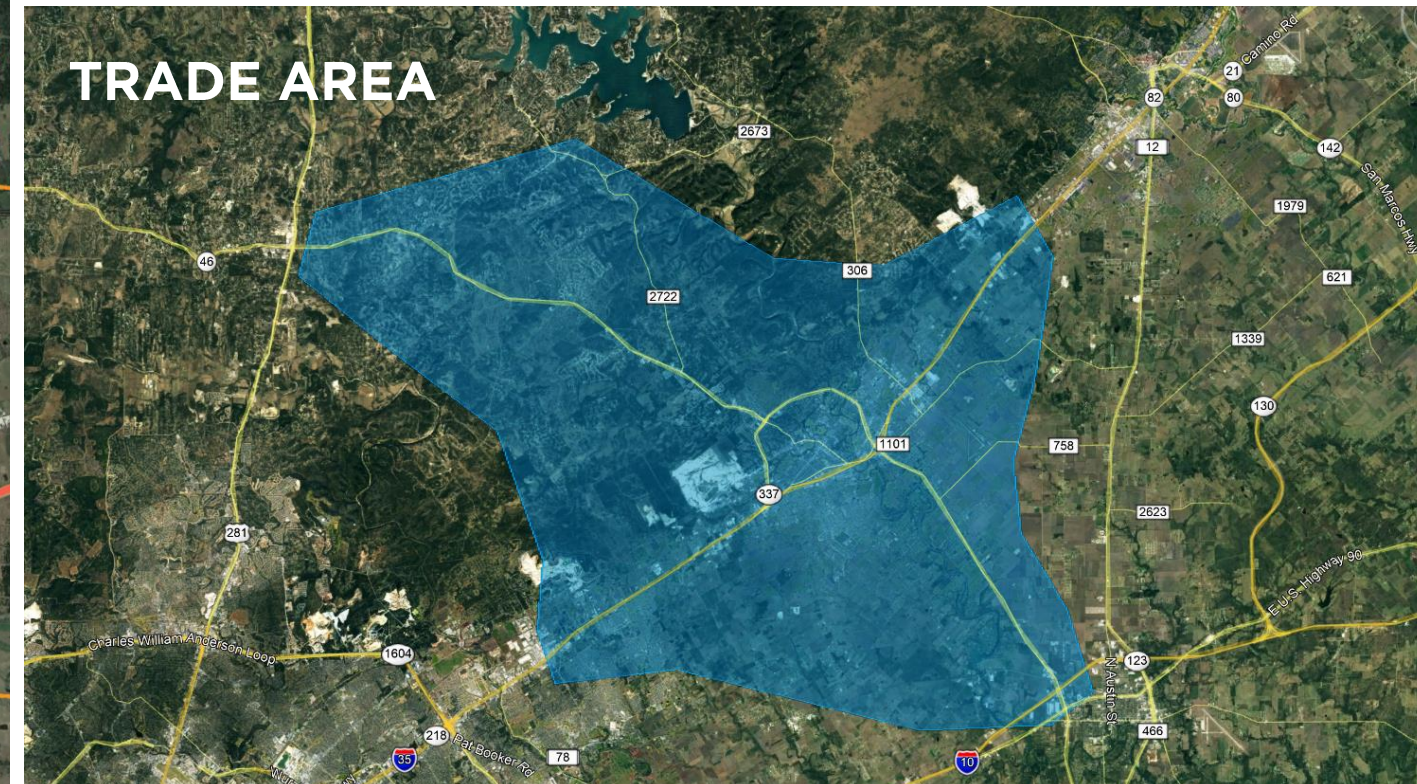
Population of New Braunfels by Race

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%

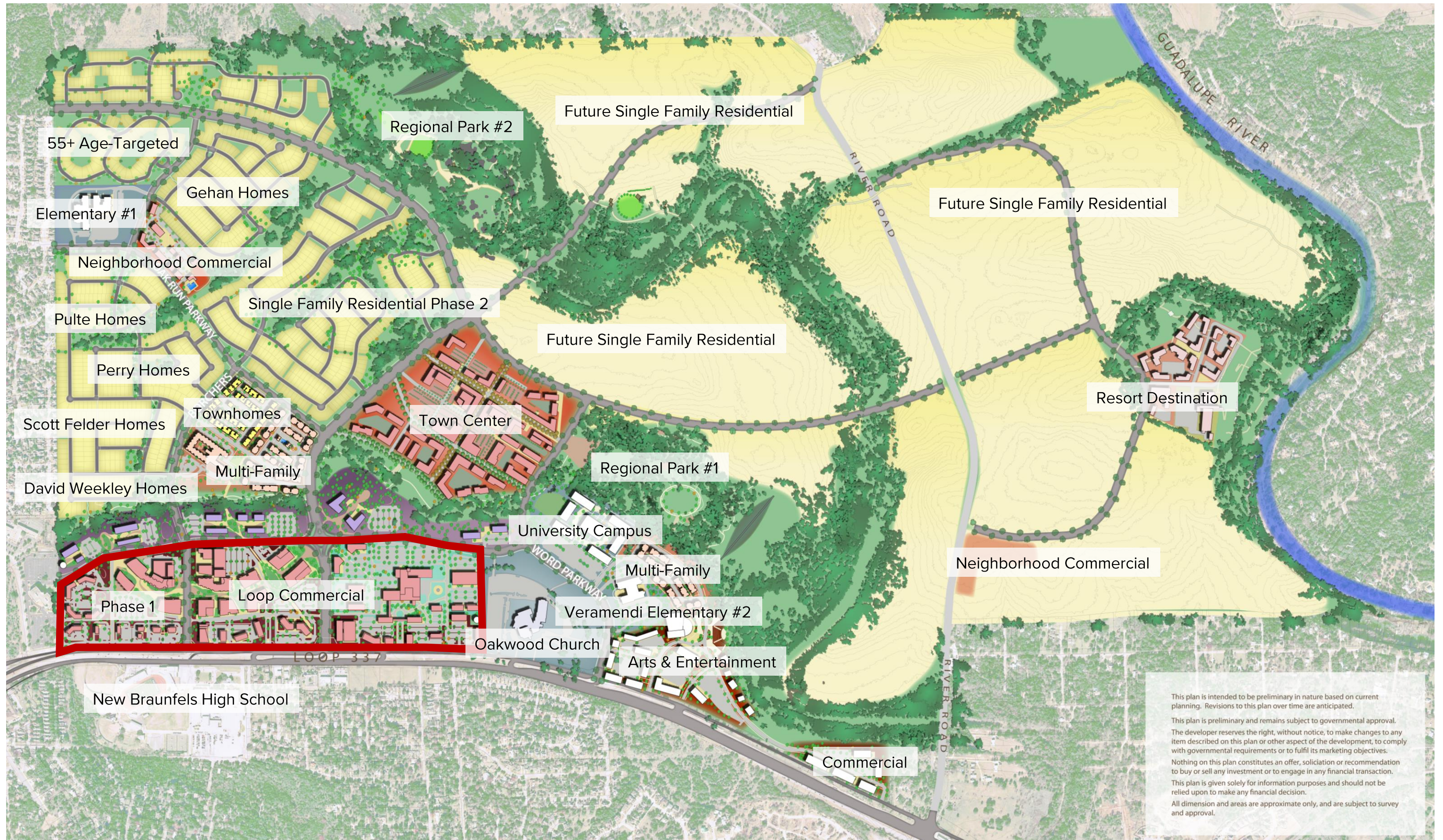
Traffic Counts

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

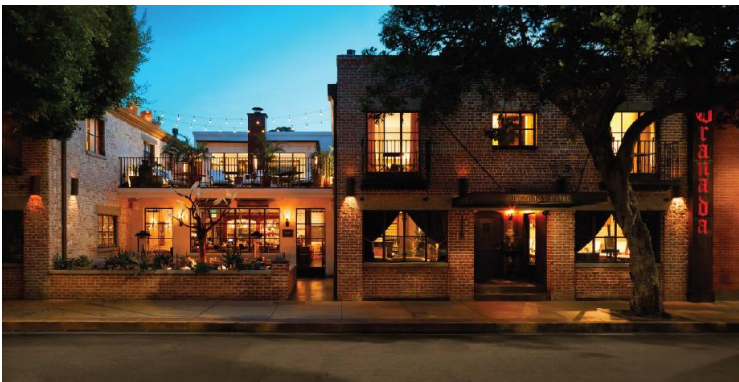
TRADE AREA



MASTER PLAN



PHASE 1 LOOP COMMERCIAL | 48 ACRES



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.

PHASE 1 LOOP COMMERCIAL | 48 ACRES



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 | NEW SINGLE FAMILY ON SITE



GehanHOMES

Pulte Homes

PERRY HOMES

David Weekley Homes

SCOTT FELDER HOMES

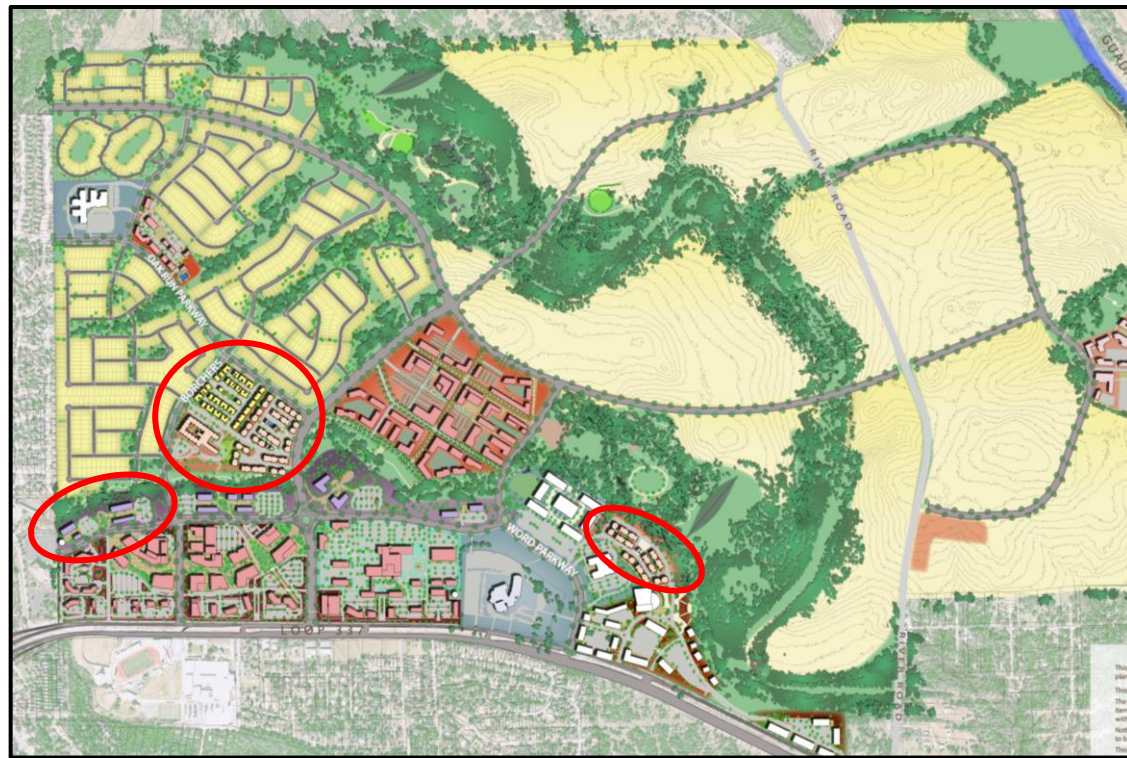
DYNAMIC CUSTOM HOMES

HIGHLAND HOMES

COVENTRY HOMES

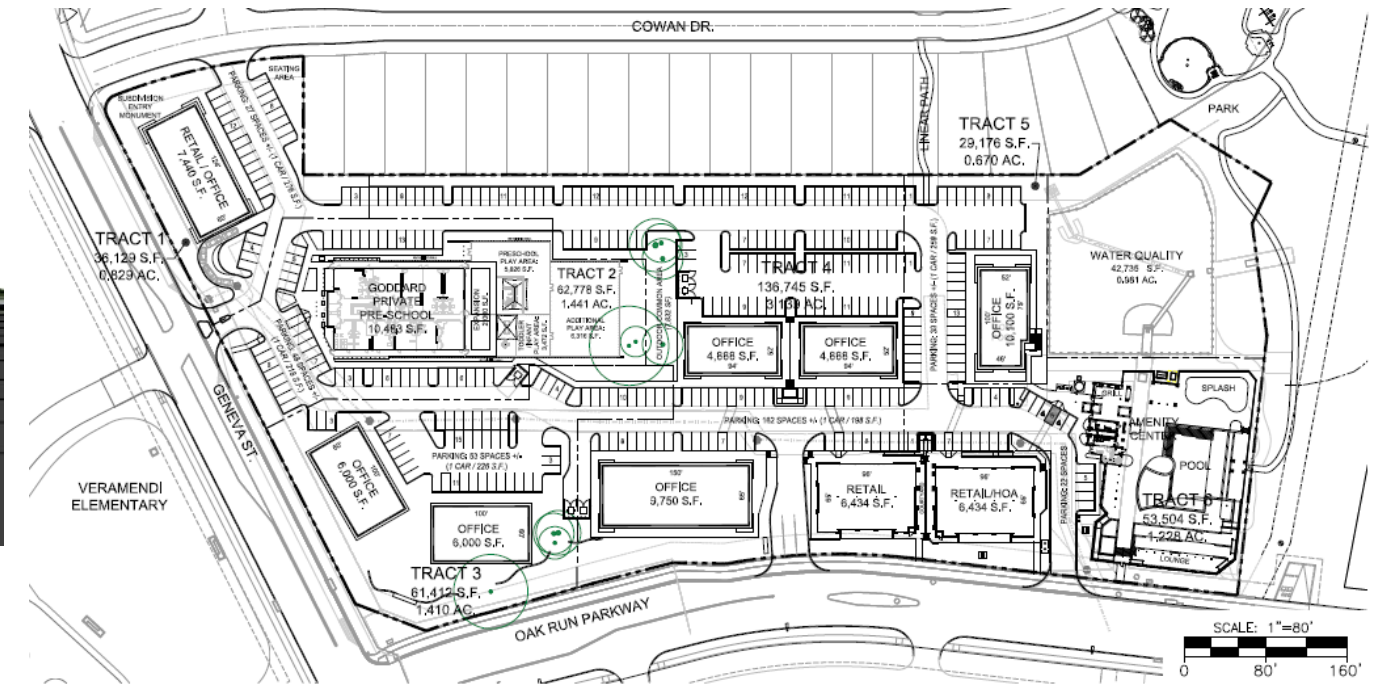
Disclaimer: All plans remain subject to change as may be required by governmental entities or to accommodate development strategies and goals. Any forward looking statements regarding the character of the development are estimates only and subject to change without notice. No terms are binding until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

VERAMENDI | MULTI-FAMILY



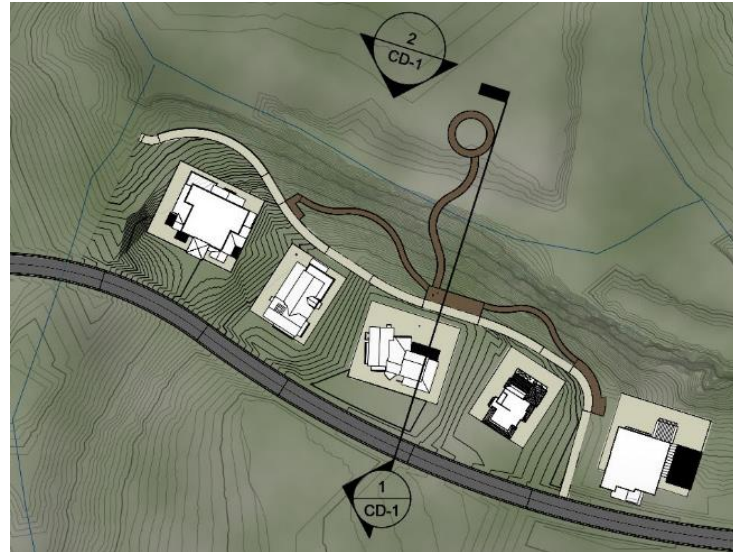
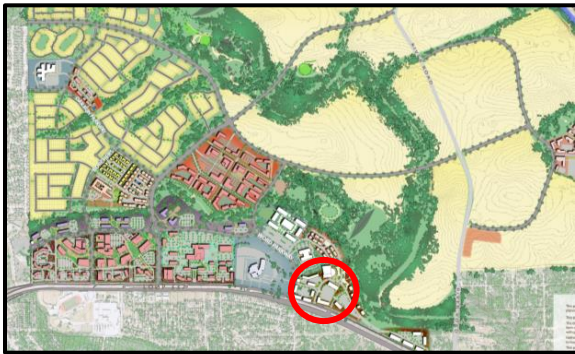
Disclaimer: All plans remain subject to change as may be required by governmental entities or to accommodate development strategies and goals. Any forward looking statements regarding the character of the development are estimates only and subject to change without notice. No terms are binding until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

NEIGHBORHOOD COMMERCIAL | 8.7 ACRES



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.

ARTS & ENTERTAINMENT DISTRICT | COMMERCIAL



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.

TRAILS CONCEPTUAL PLAN



LOCAL TOURISM



TUBING ON THE RIVER IN
New Braunfels, Texas

The Historic Town of
Gruene



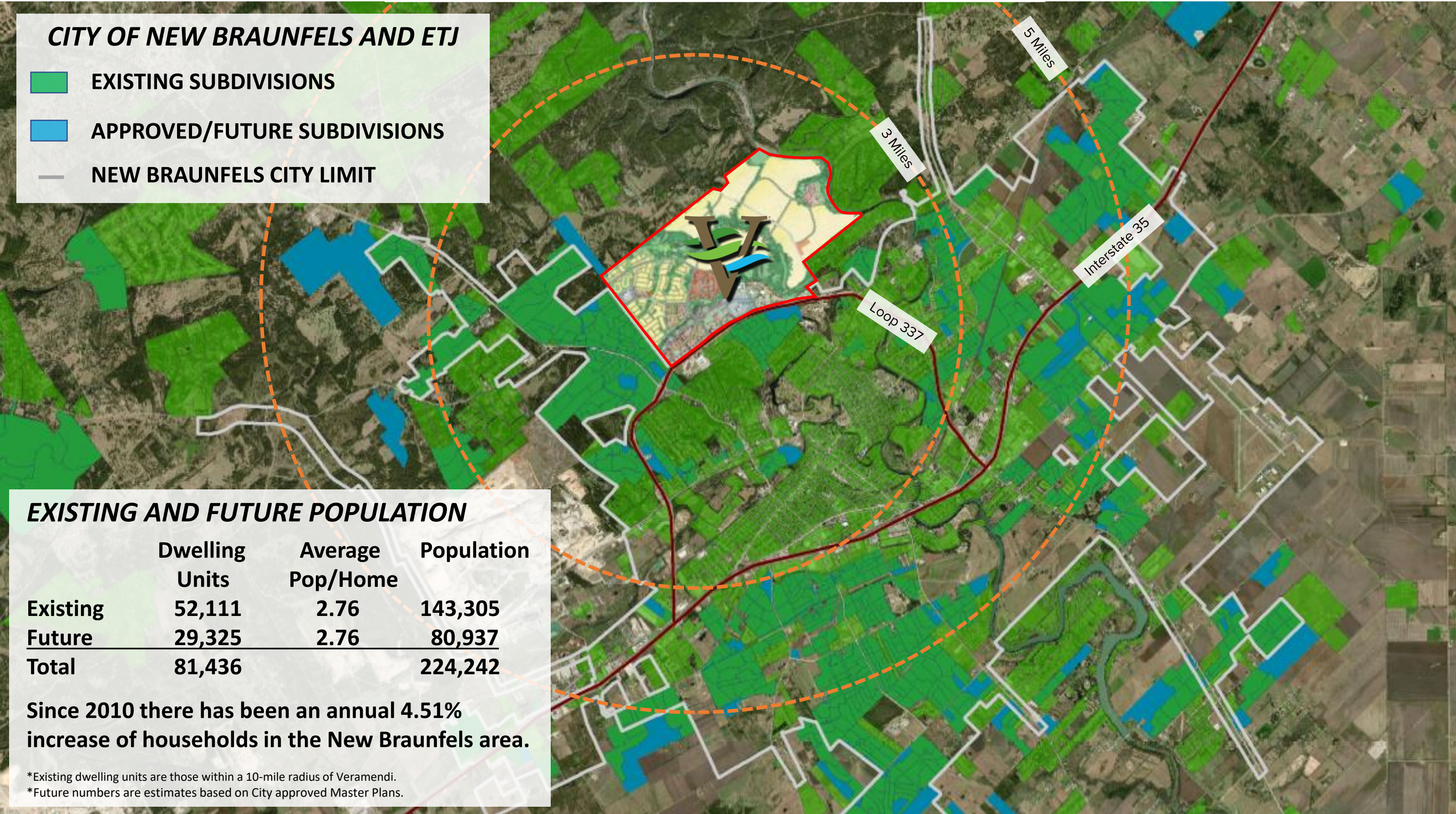
HILL COUNTRY REGION

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

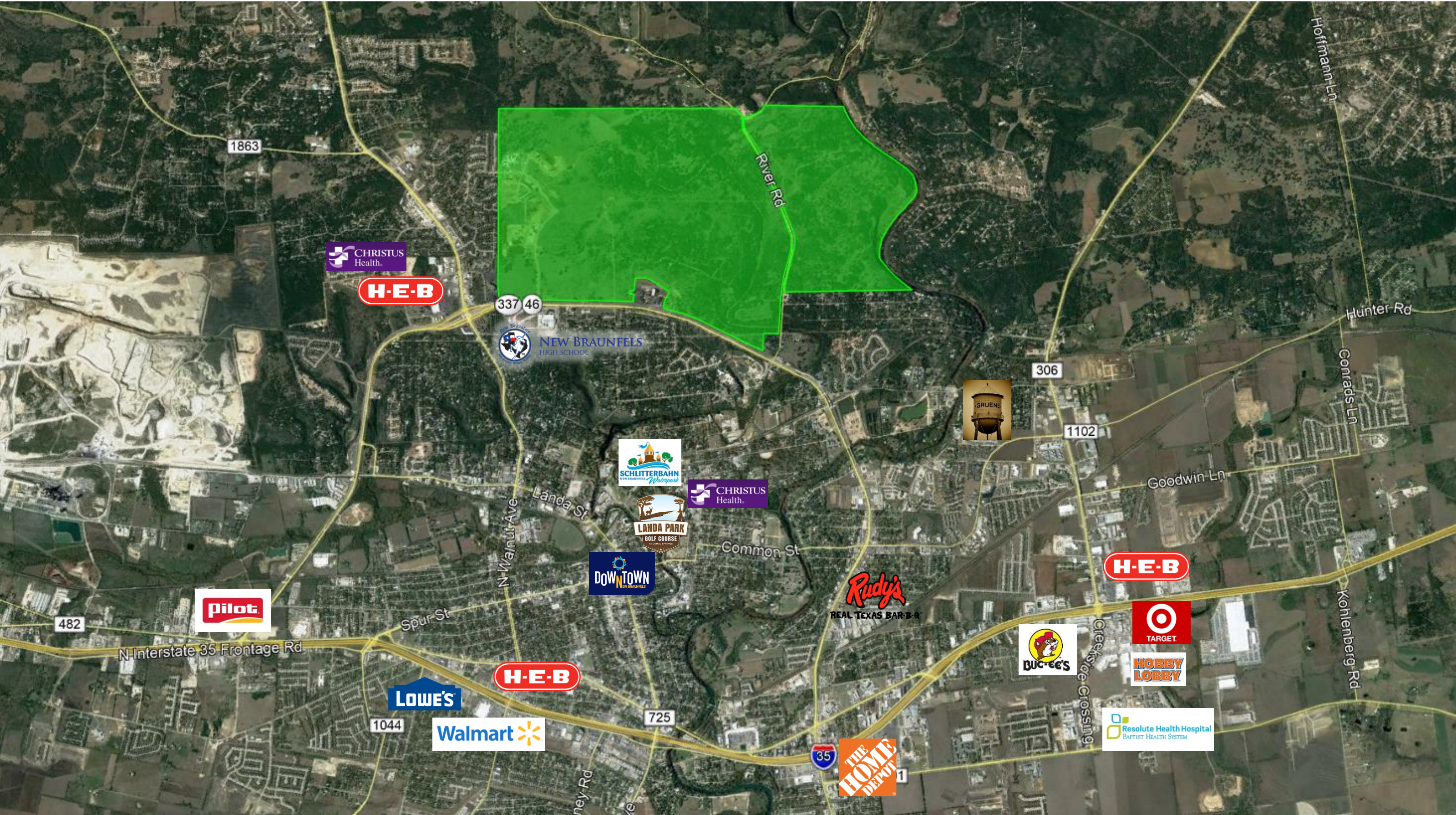


Over 23 Miles of Conceptual Trails

	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	



VERAMENDI | LOCAL CONTEXT





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

PETER JAMES

CEO, ASA Properties

(830) 302.0012

peter@asaproperties.us.com

EMILY LANE

General Manager, ASA Properties

(832) 515.5478

emily.lane@asaproperties.us.com

STUART HANSMANN

ASA Properties

(830) 708.1734

stuart.hansmann@asaproperties.us.com