VERAMENDI
TRUE TEXAS HILL COUNTRY LIVING

Veramendi Neighborhood Commercial

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

70K Square Feet Ready for Development
Acquisition | Leasing

ASA PROPERTIES
SMART SUSTAINABLE DEVELOPMENT

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PROJECT HIGHLIGHTS

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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

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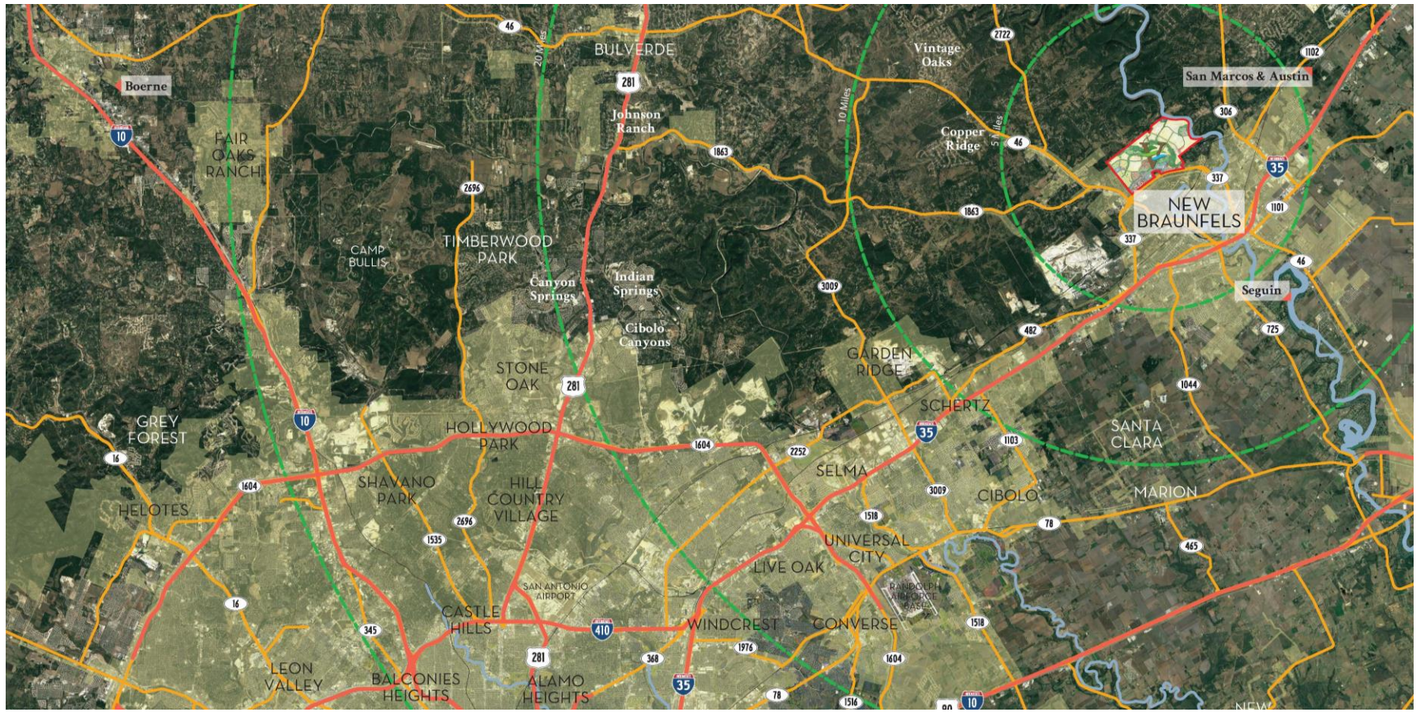
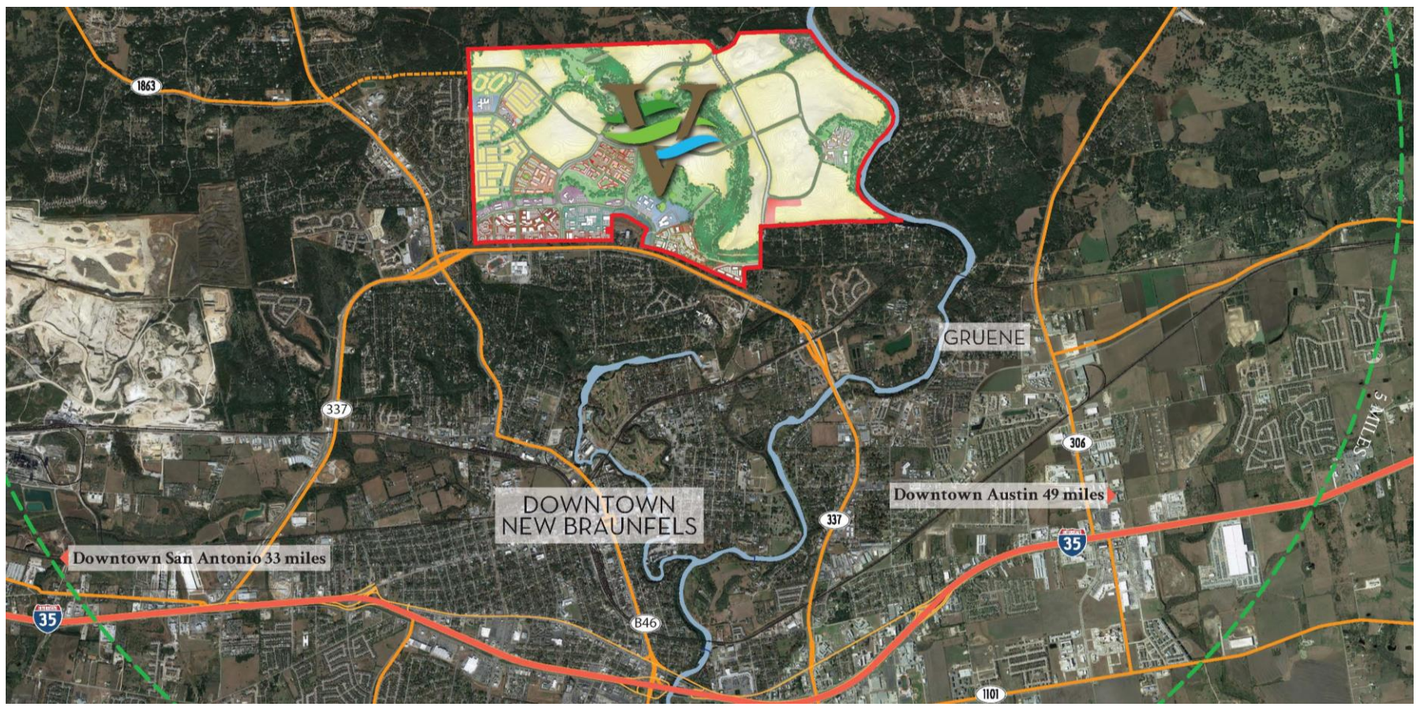




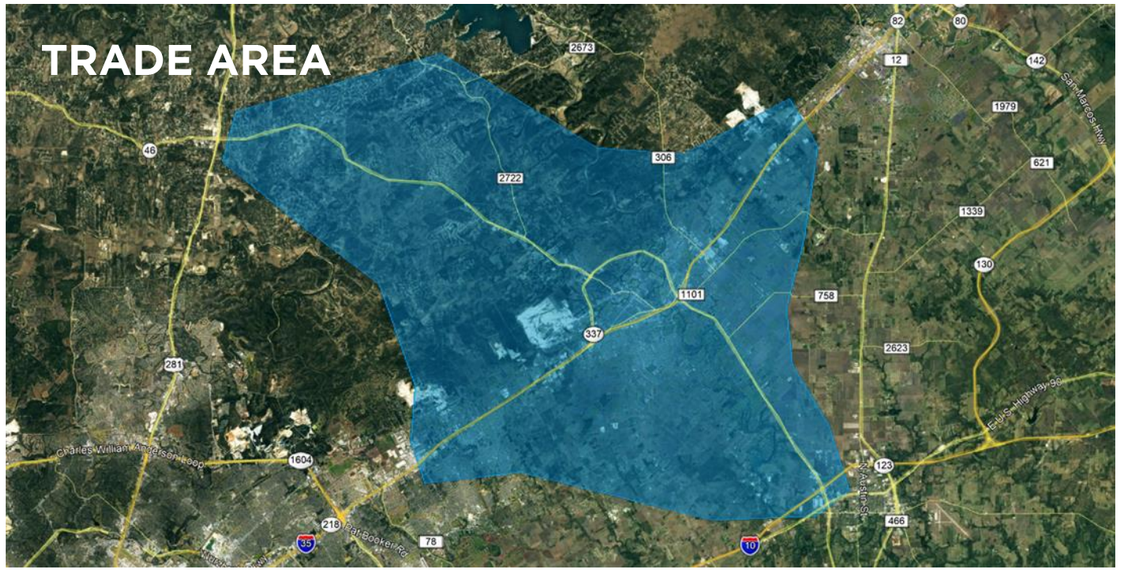
New Braunfels 2020

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



MASTER PLAN

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Area Highlights

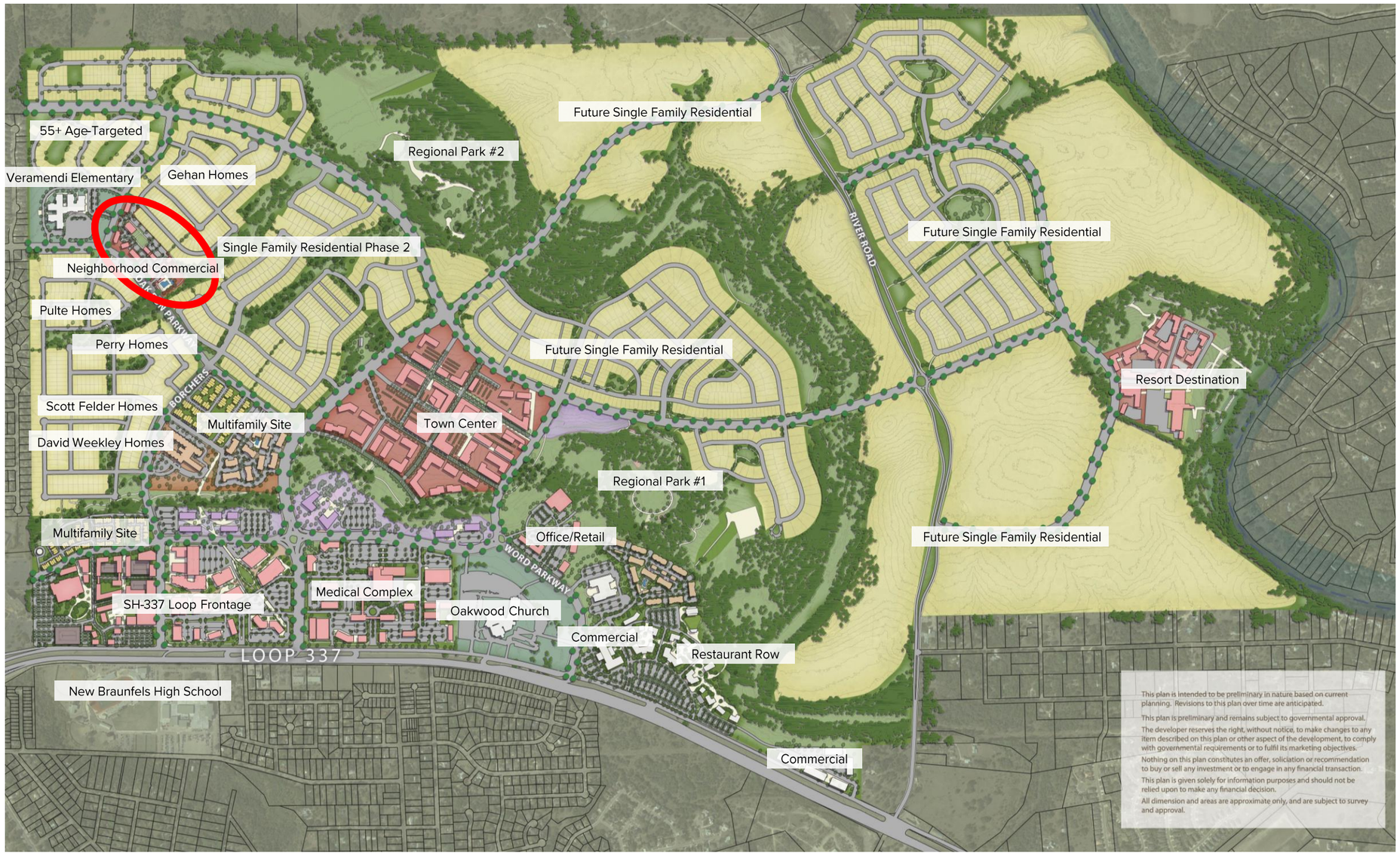
- New Braunfels is the second fastest growing city in the United States two years running (7.2% from July 2017 to July 2018), and the fastest growing city in Texas according to the U.S. Census Bureau.
- New Braunfels is the county seat for Comal County, which was also named the second fastest growing 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 2018)
TX-337 Loop: 23,534
SH-46: 39,812

- 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.



NEIGHBORHOOD COMMERCIAL | 8.7 ACRES

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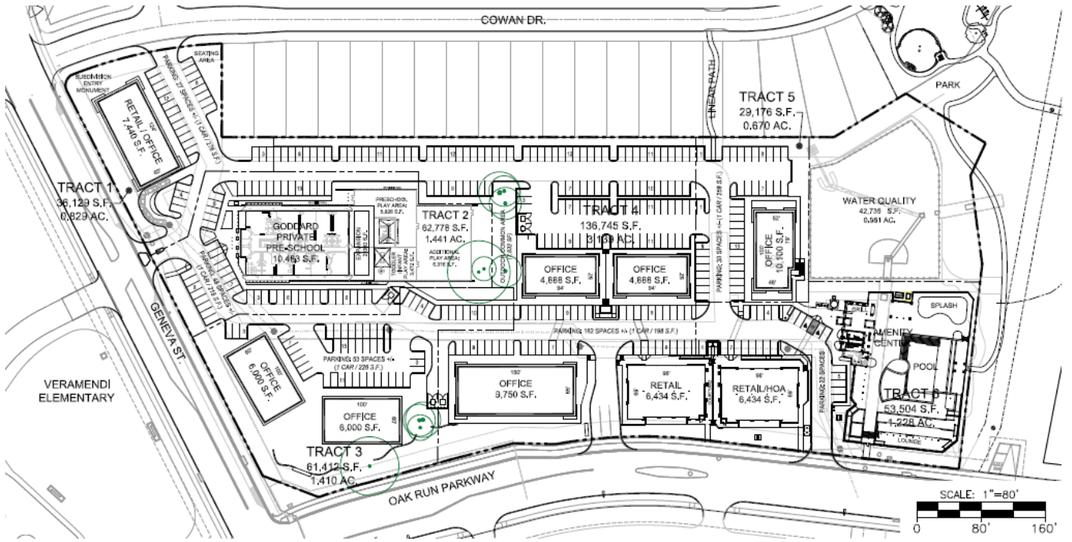

Disclaimer: All plans remain subject to change as may be required by governmental entities or to accommodate development strategies and goals. Any forward looking statements regarding the character of the development are estimates only and subject to change without notice. No terms are binding until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

TRAILS CONCEPTUAL PLAN

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MOUNTAIN BIKE & ADVENTURE ZONE

THE CLIFFS

PUMP TRACK & FITPOD

CAMP VERAMENDI

PARK

ENVIRONMENTAL DISCOVERY ZONE

HIGH POINT OVERLOOK

CATWALK & CANOPY TRAIL

COMMERCIAL CLAMPING

LOOP 337

LOCAL TOURISM

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

TTIA

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	

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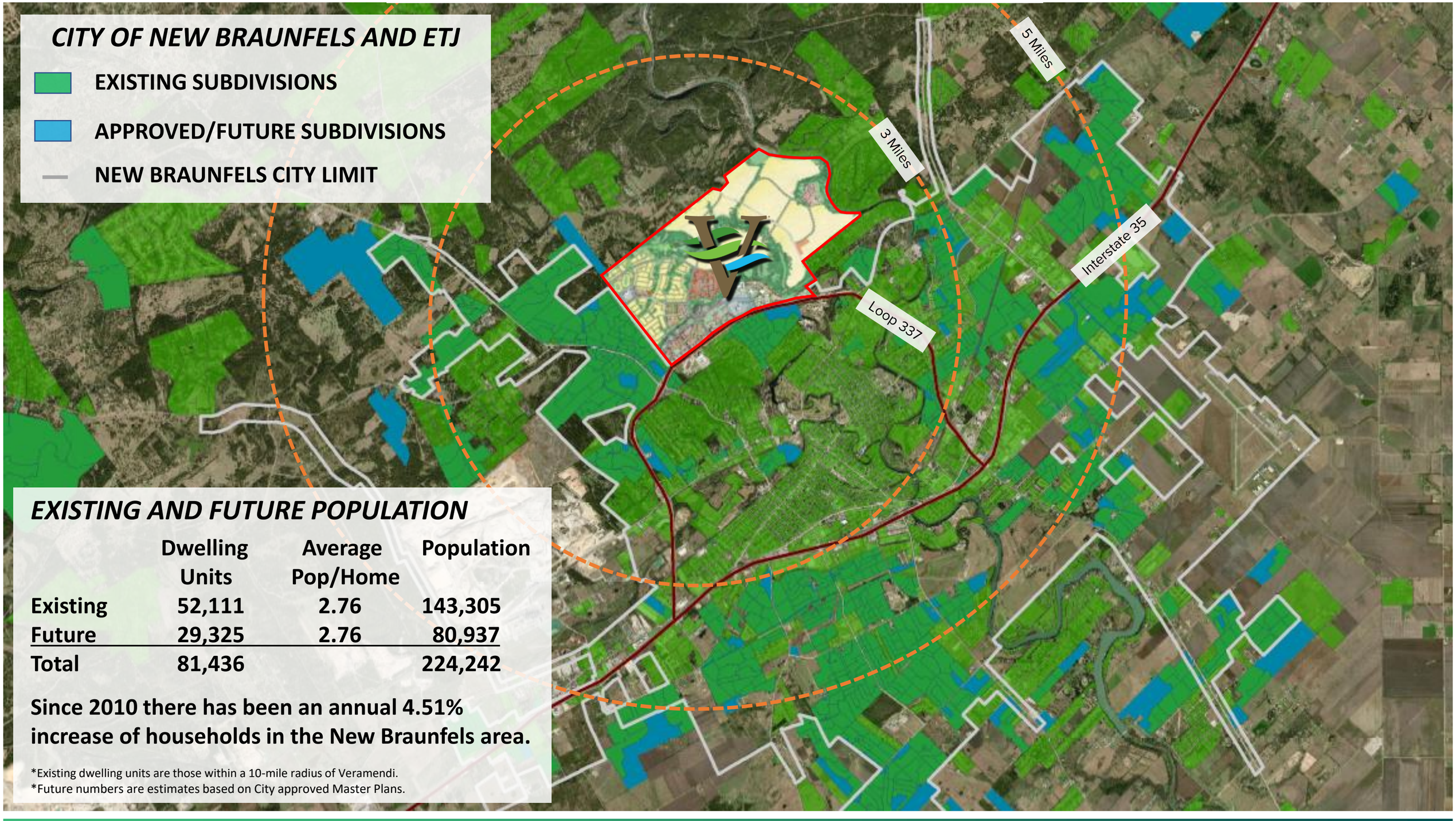

EXISTING AND FUTURE POPULATION

	Dwelling Units	Average Pop/Home	Population
Existing	52,111	2.76	143,305
Future	29,325	2.76	80,937
Total	81,436		224,242

Since 2010 there has been an annual 4.51% increase of households in the New Braunfels area.

*Existing dwelling units are those within a 10-mile radius of Veramendi.
*Future numbers are estimates based on City approved Master Plans.

VERAMENDI | LOCAL CONTEXT

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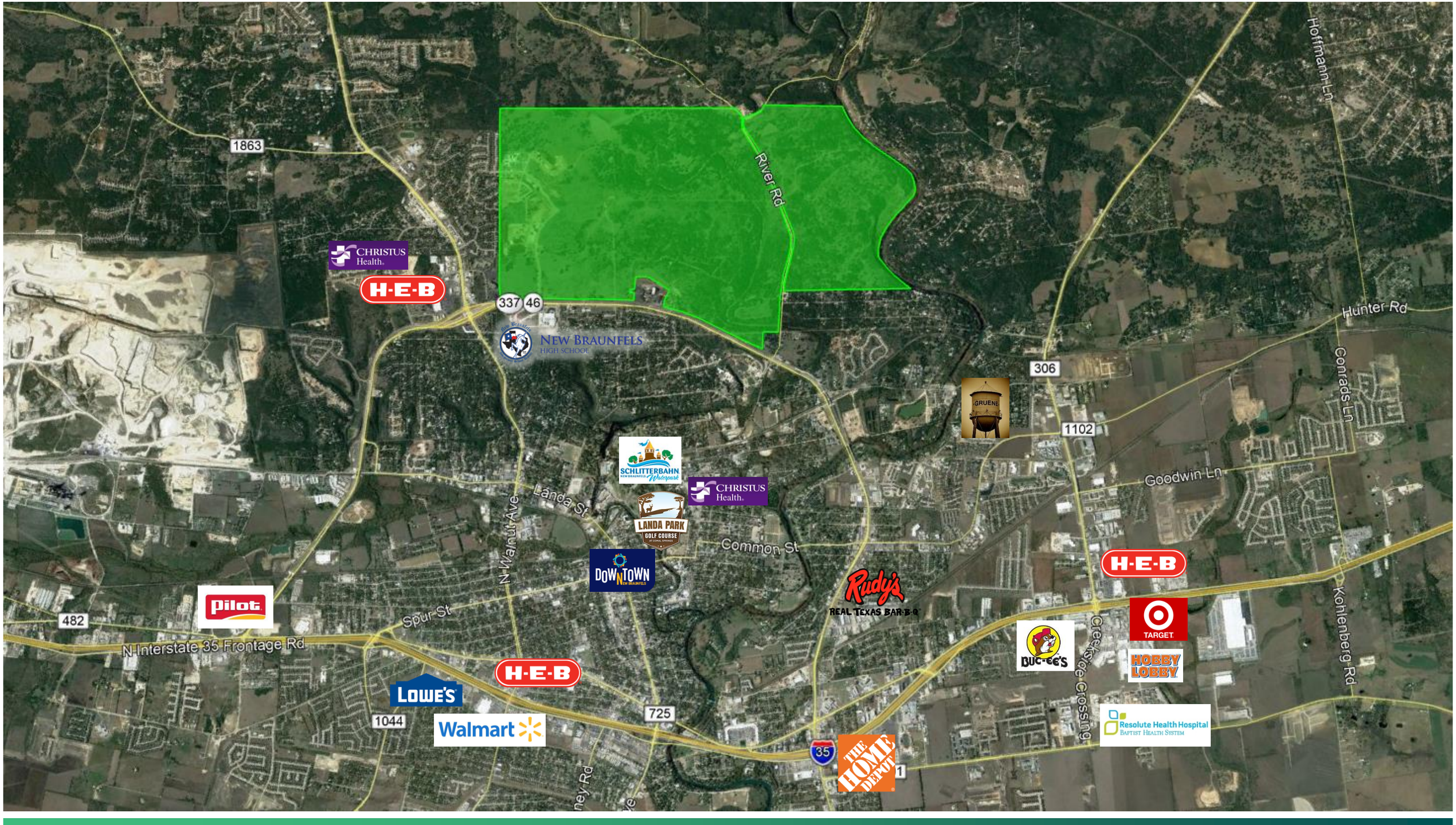

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By partnering with community and industry leaders, we build inclusive places that connect people through the provision of remarkable open spaces and vibrant built environments. We are committed to responsible and sustainable growth that enriches the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

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