

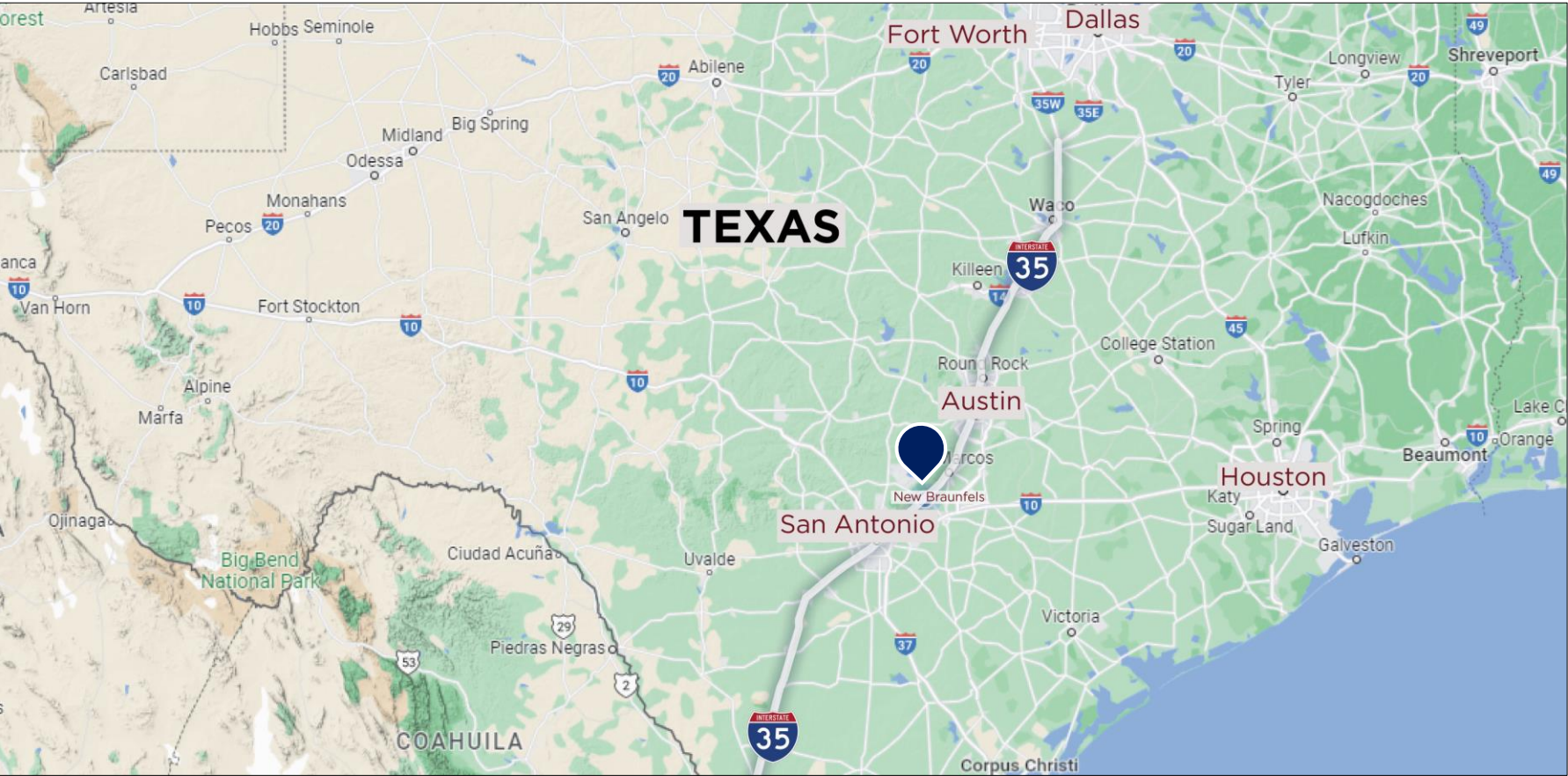


Veramendi

TX-337 Loop | New Braunfels, Texas

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

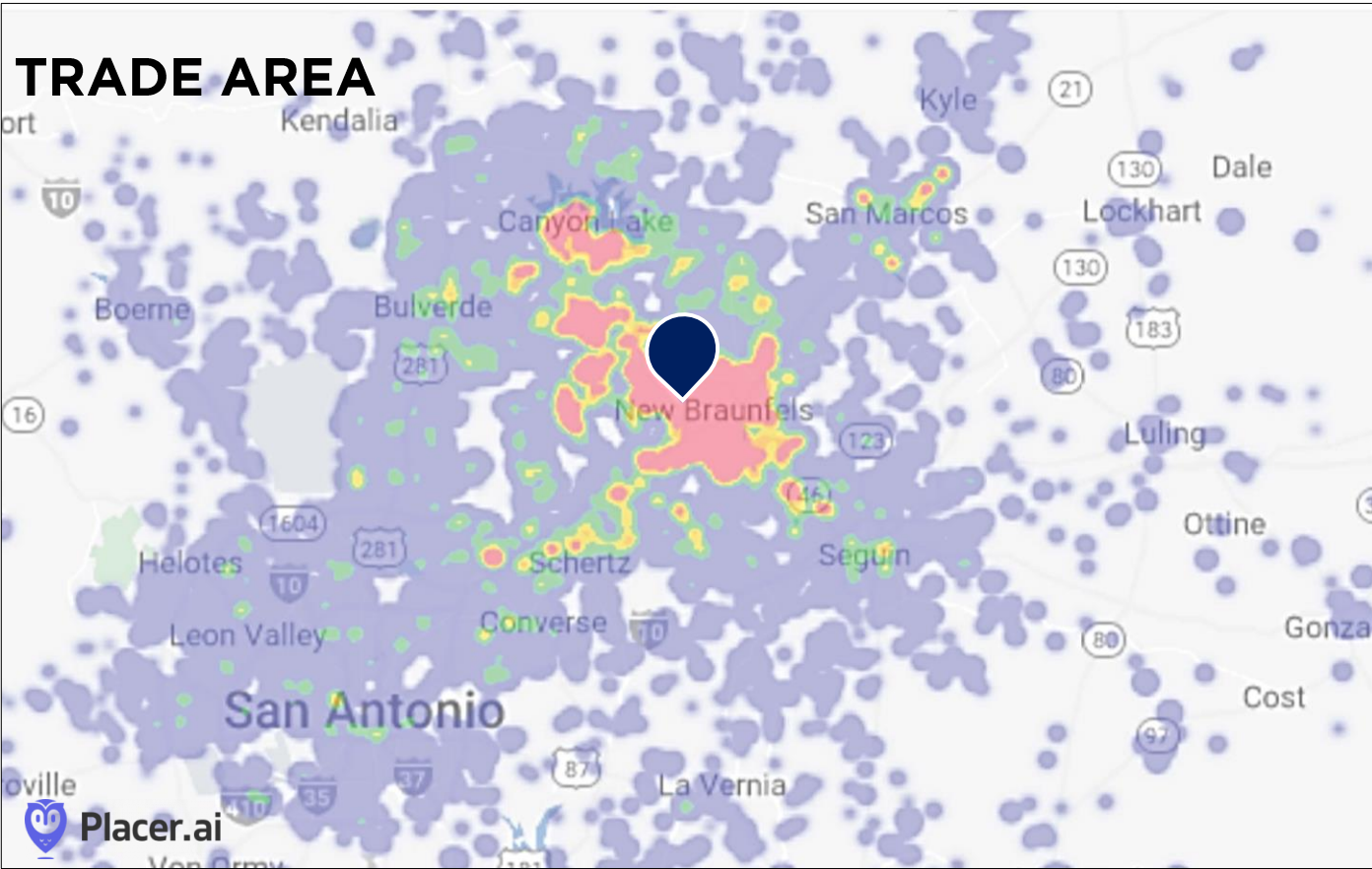
LOCATION CONTEXT



New Braunfels 2022

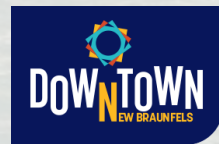
Total Population (City Limits): 107,351
Median Age: 37
Population Growth Rate: 4.66%
Household Income Growth Rate: 4.54%

| | 2-Mile Radius | 5-Mile Radius | 10-Mile Radius |
|------------------------------|---------------|---------------|----------------|
| Population | 13,070 | 90,020 | 162,094 |
| Daytime Employment | 8,262 | 35,006 | 82,758 |
| Household Income | \$115,407 | \$97,195 | \$104,932 |
| <i>Number of Households</i> | 11,549 | 33,408 | 43,975 |
| <i>Persons per Household</i> | 2.48 | 2.67 | 2.74 |



VERAMENDI | LOCAL CONTEXT

TOURISM



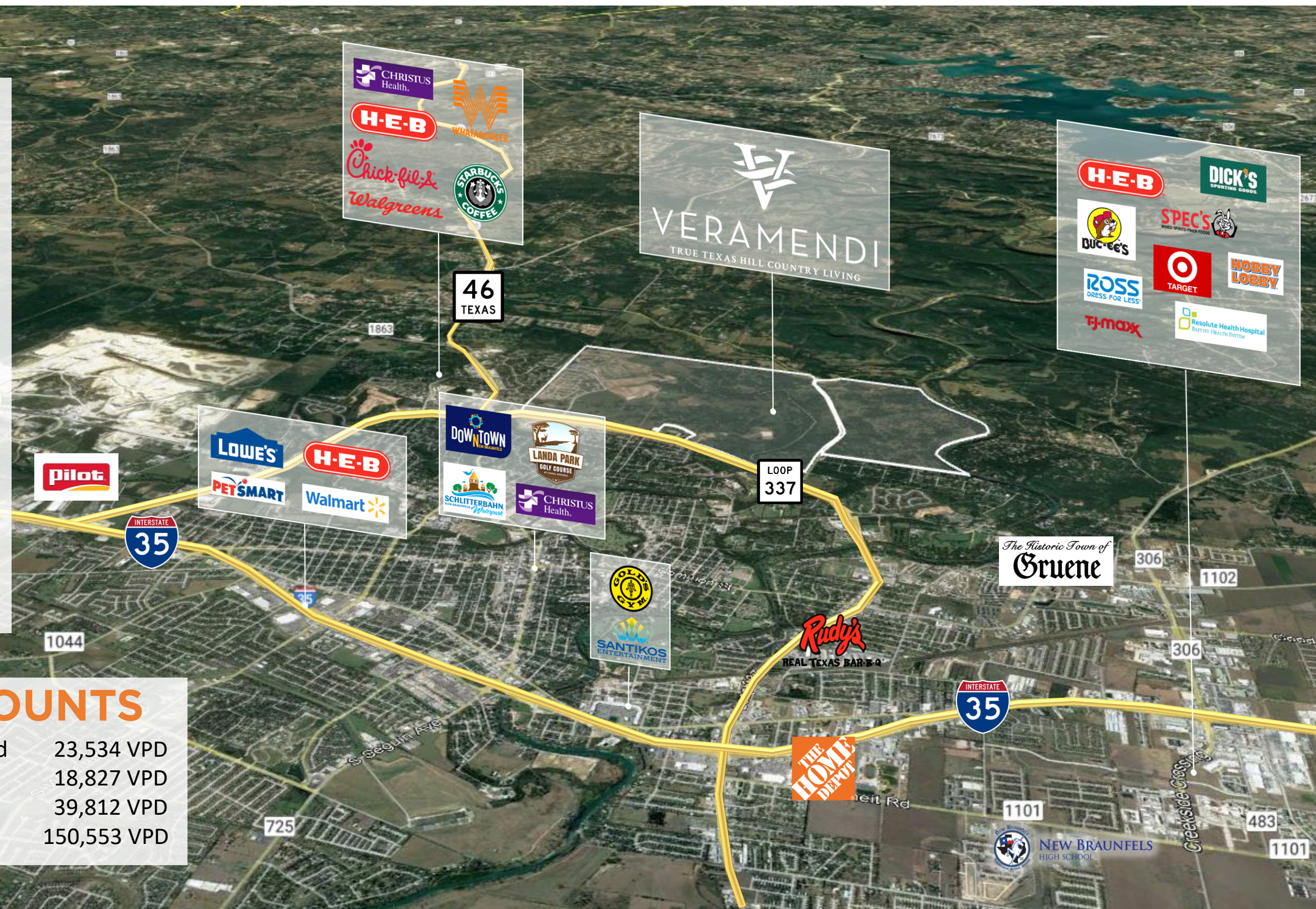
- **\$705 Million:** Economic Impact annually

- **Over 2 Million:** Tourists Visiting each year

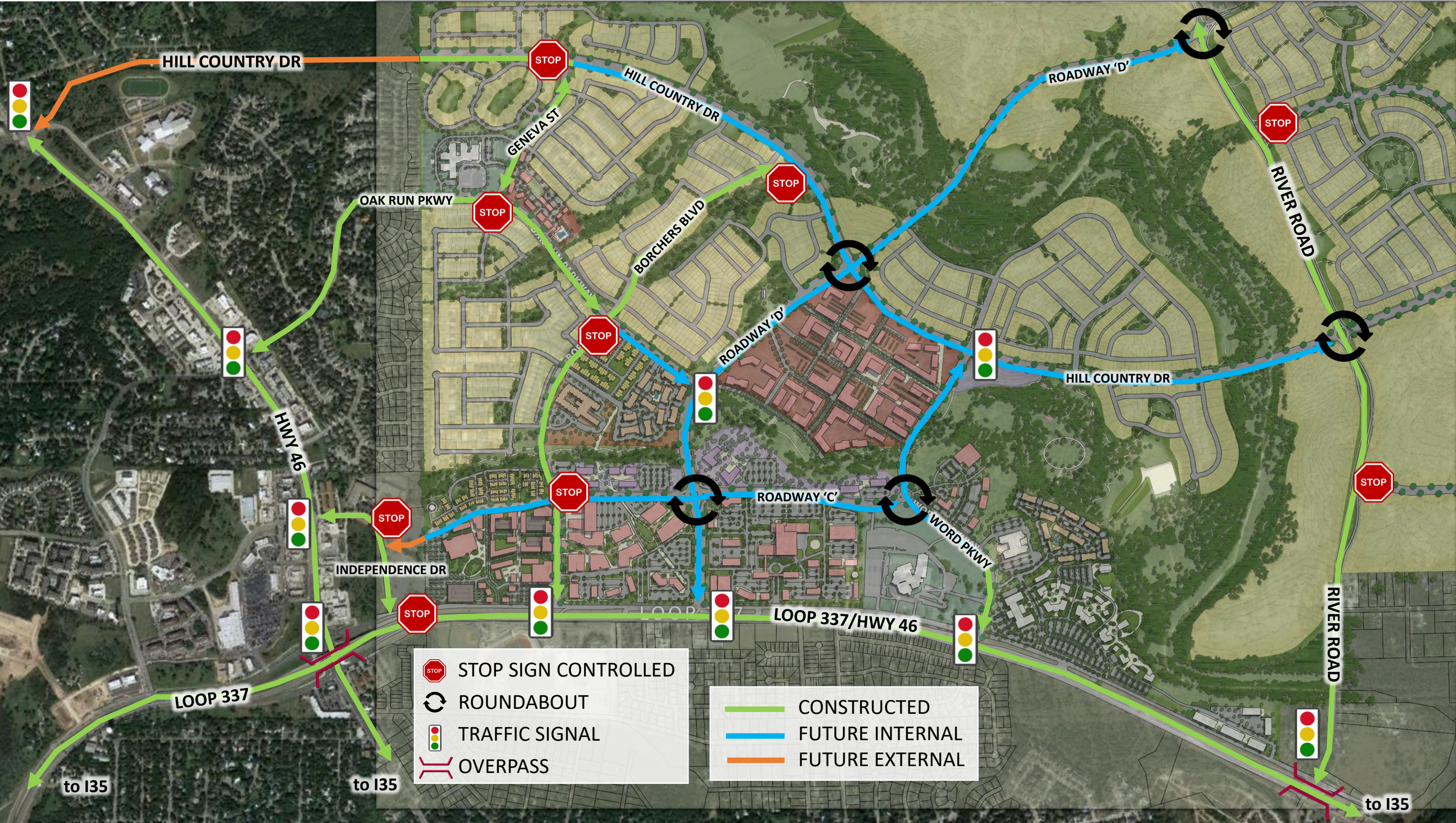
- **\$4.4 Million:** Hotel Occupancy revenue in 2021

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 |



VERAMENDI | LOCAL TRAFFIC FLOW



MASTER PLAN

Area Highlights

- New Braunfels ranked in the top ten fastest growing cities in the United States in 2021 (5.62% 2020 growth rate), and the second fastest growing city in Texas (U.S. Census Bureau). Comal County ranked as one of fastest growing in US.
- Highly rated public and private schools, including the new Veramendi Elementary which opened in 2017 and a second scheduled to start construction in 2024.
- 2,089 Home Closings (last twelve months).

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).
- **1.5 miles** of TX-337 Loop frontage with three signalized intersections and additional driveway access.

TRAFFIC COUNTS (source: TXDOT 2020)

TX-337 Loop: 23,534

SH-46: 39,812

- Over **2,000,000** square feet of commercial entitlements.
- **6,000** Dwellings at full project buildout. 1,200 Homes in Phases One and Two.
- Residential Homebuilders include David Weekley Homes, Scott Felder Homes, Gehan Homes, Pulte Homes, Highland Homes, Coventry, 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.
- Shadow-anchored by H-E-B shopping center.



VERAMENDI | SINGLE FAMILY RESIDENTIAL



PERRY
HOMES


SCOTT FELDER
HOMES

Gehan
HOMES

David Weekley
Homes


COVENTRY
HOMES

HIGHLAND
HOMES


DYNAMIC
CUSTOM HOMES


Pulte
HOMES

500+

Homes Sold or Under Contract

1,000+

Lots Constructed

1,200+

Additionally Entitled Lots

6,000+

Dwelling Units at Final Build Out

NEIGHBORHOOD COMMERCIAL | 8.7 ACRES | 49k sqft

THE LEDGE

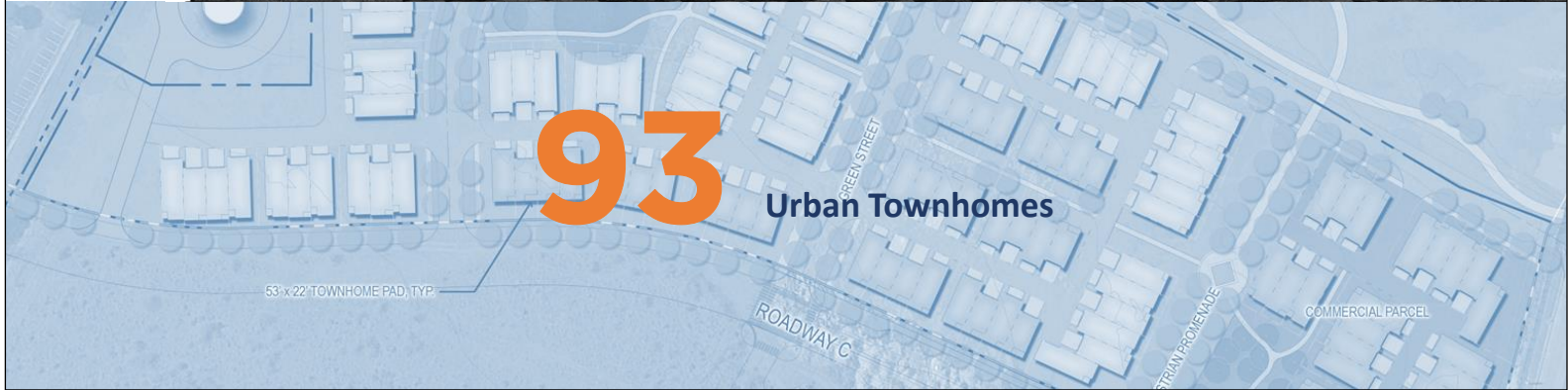


VERAMENDI | MULTI-FAMILY



93

Urban Townhomes



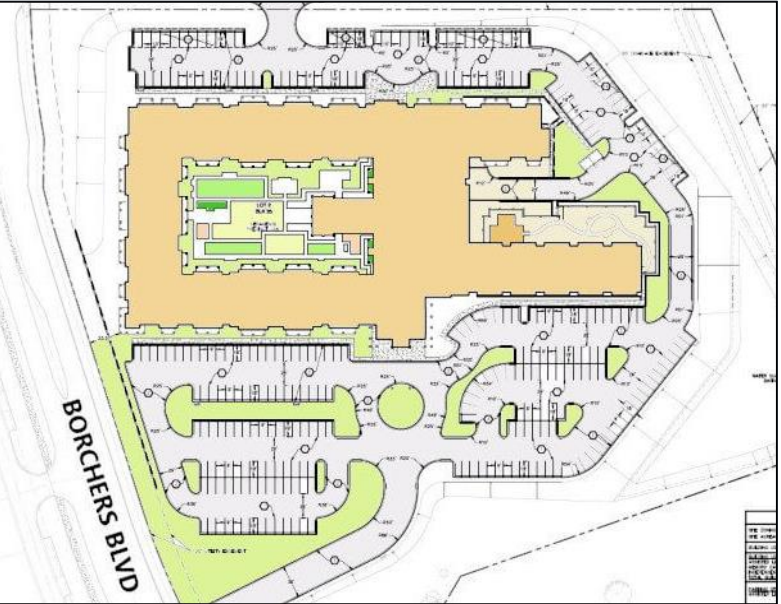
Townhomes

84



231

Independent & Assisted Living; Memory Care



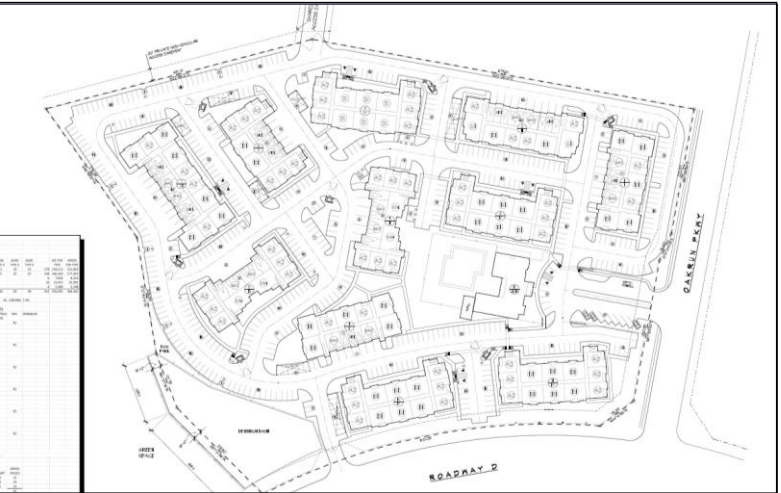
324

Conventional Apartment Units

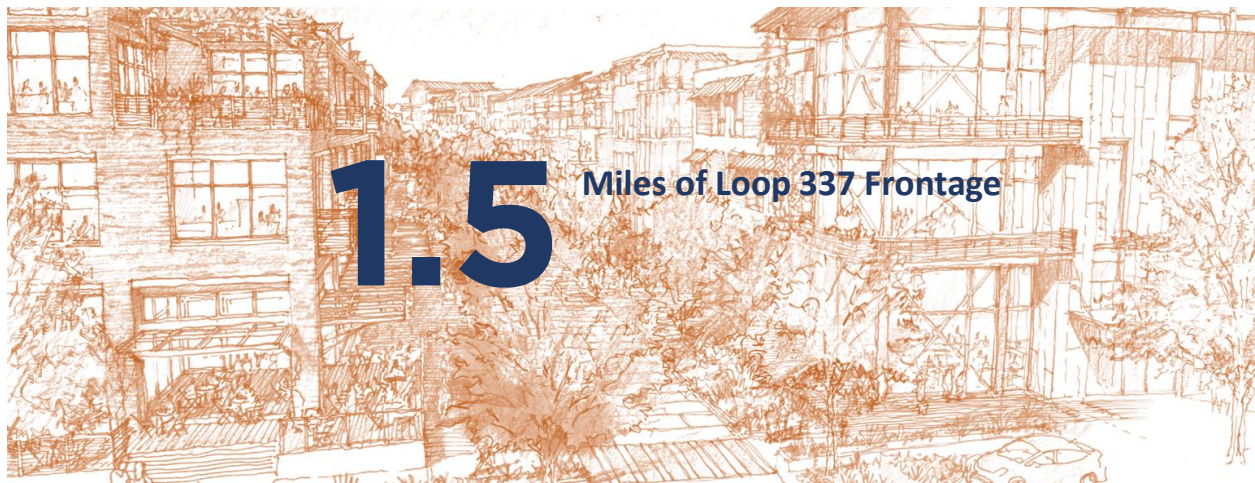


352

Conventional Apartment Units



LOOP FRONT COMMERCIAL | MIXED-USE



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

PETER JAMES

CEO, ASA Properties

(830) 302.0012

peter@asaproperties.us.com

STUART HANSMANN

Commercial Real Estate, ASA Properties

(830) 708.1734

stuart.hansmann@asaproperties.us.com