



VERAMENDI

NEIGHBORHOOD COMMERCIAL

PHASE 3



A PREMIER, COMMUNITY FOCUSED COMMERCIAL REAL ESTATE DEVELOPMENT

± 70,000 SQ. FT. AT FULL BUILD OUT | 8.7 ACRES | ALL COMMERCIAL OFFICE, RETAIL, AND MEDICAL USES PERMITTED

9,800 SQ. FT. | MIN DIVISIBLE 1,500 SQ. FT. | \$38 PER SQ. FT. | 2025
2 X 4,888 SQ. FT. | MIN DIVISIBLE 1,500 SQ. FT. | \$34 PER SQ. FT. | 2025



DEMOGRAPHICS

NEW BRAUNFELS SNAPSHOT

New Braunfels is the second fastest growing city in Texas, and in the top ten fastest growing cities in the United States. Positioned along the I-35 Growth Corridor, New Braunfels is commutable to and from both San Antonio and Austin. Locally, New Braunfels has a high-income population and a thriving tourism industry.

DEMOGRAPHIC COMPARISON

	3-Mile	5-Mile	7-Mile	10-Minute	20-Minute
Radius/Drive Time:					
Population	22,628	85,278	131,058	43,157	167,039
Households	9,588	31,997	47,654	16,903	59,844
Persons per Household	2.310	2.640	2.730	2.500	2.770
Household Median Income	\$73,688	\$76,883	\$83,050	\$75,716	\$85,632
Household Average Income	\$113,394	\$100,463	\$105,834		
Median House Value	\$600,625	\$436,519	\$466,889	\$463,021	\$457,700
Average Age	42.73	39.05	39.02	39.91	38.42
High School Graduate or Higher	14,608	51,605	79,425	26,335	100,143
Bachelor's Degree or Higher	7,027	20,964	33,596	10,471	41,321

	Veramendi	New Braunfels	San Marcos	San Antonio	Austin
Location:					
Population	1,848	100,201	78,351	2,412,932	1,013,293
County	Comal		Hays	Bexar	Travis
YoY Growth Rate	> 100%	3.37%	3.14%	189.50%	1.72%
Growth since 2020	-	10.84%	10.06%	3.99%	5.35%
Avg. Household Income	\$167,000	\$91,046	\$54,477	\$71,917	\$102,876
Median Household Income	\$123,000	\$71,274	\$42,030	\$53,420	\$78,965
Median Age	36	36	25	34	34
Unemployment Rate	-	3.70%	7.40%	3.20%	2.60%

Source: STI Popstats; Placer Labs; US Census Bureau





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



NEIGHBORHOOD COMMERCIAL

- × On Site Today:
 - × The Goddard School
 - × Kora Kora Coffee
 - × Howard Payne University
 - × Veramendi Welcome Center
 - × ASA Properties
 - × breakfast. (Feb 2024)
- × Exclusive commercial offering on Veramendi, providing a premium location to access and integrate into Veramendi's community.
- × Surrounded by Single Family Phases 1 & 2, and adjacent to Veramendi Elementary #1.
- × Multi phased Class A commercial development with entitlements for all uses including retail, commercial office, education, childcare services, dental, medical, veterinary, and salon.
- × **Phase 3 – 9,800 Sq. Ft. Now Leasing.**

VERAMENDI SNAPSHOT

- × 600+ homes constructed on site.
- × 1,000+ lots sold to builder partners.
- × ±480 acres of parkland and trails at full build out.
- × ±900 multifamily units under construction
- × 700+ Age Restricted Single Family Units, 550+ Conventional Single Family in development.
- × 2 Veramendi Elementary Schools.
- × Proximate to SH-46, TX Loop 337 providing quick access to New Braunfels, San Antonio, and Austin markets.
- × 1.5 miles of TX-337 Loop frontage with three signalized intersections and additional driveway access.
- × 1.5 Mile Guadalupe River Frontage
- × **TRAFFIC COUNTS** (source: TXDOT 2020)



TX-337 Loop:	23,534
SH-46:	39,812



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 SITE PLAN



-  NOW LEASING
-  FUTURE: ± 40,000 SQ. FT.




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NEIGHBORHOOD COMMERCIAL SITE PLAN AERIAL



 PHASE 3 AVAILABLE: 9,800 SQ. FT.

EXISTING RESIDENTIAL

LEASING NOW
2 X 4,888 SQ. FT

LEASING NOW
9,800 SQ. FT

VERAMENDI
ELEMENTARY



TRUE NORTH PLAN NORTH

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NEIGHBORHOOD COMMERCIAL PHASE 3 | 9,800 SQ. FT.



NOW LEASING
9,800 SQ. FT



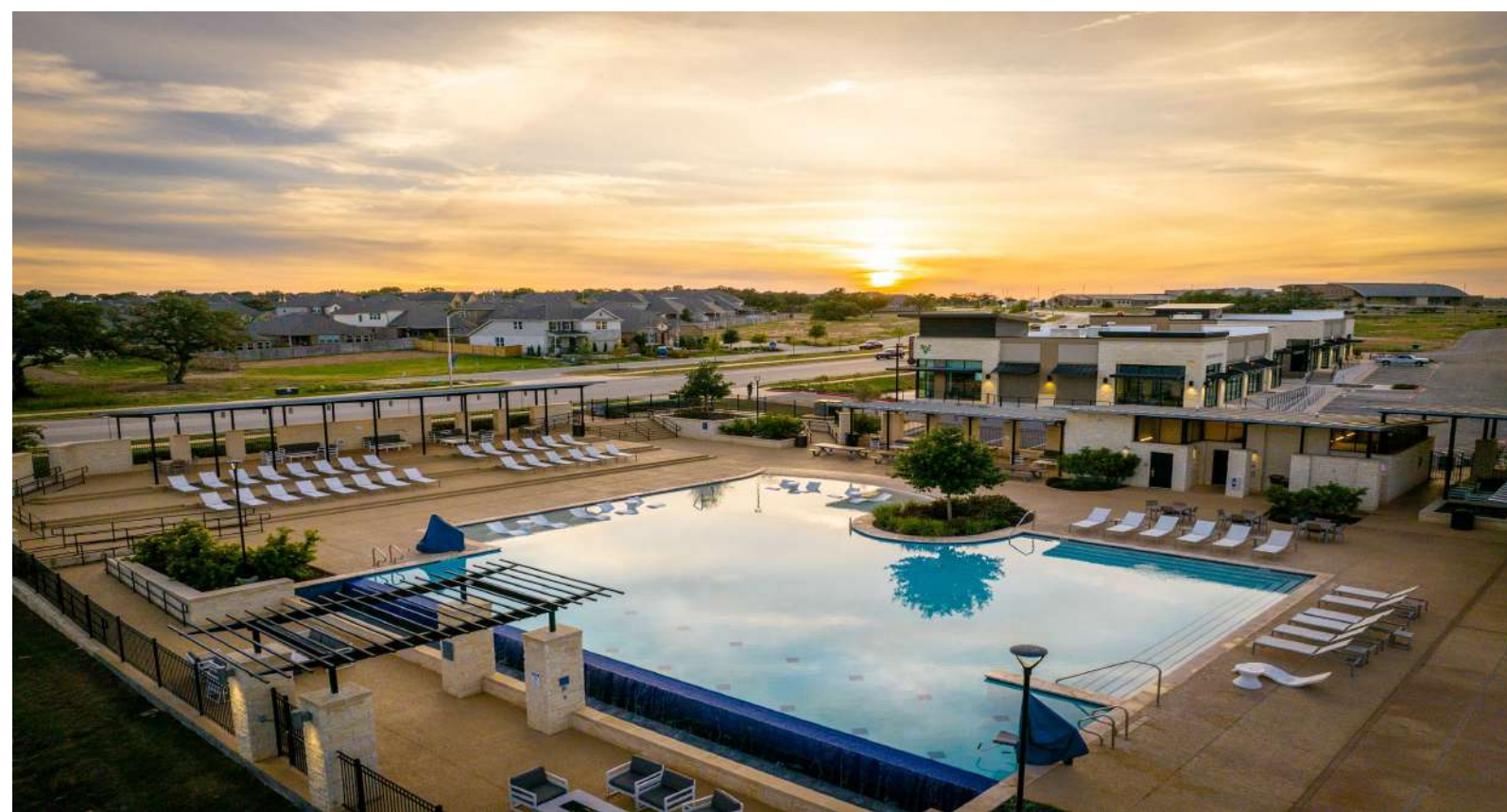
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NEIGHBORHOOD COMMERCIAL | 8.7 ACRES 70,000 SQ. FT.



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NEIGHBORHOOD COMMERCIAL | ON SITE TODAY



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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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