



VERAMENDI

NEIGHBORHOOD COMMERCIAL

PHASE 3

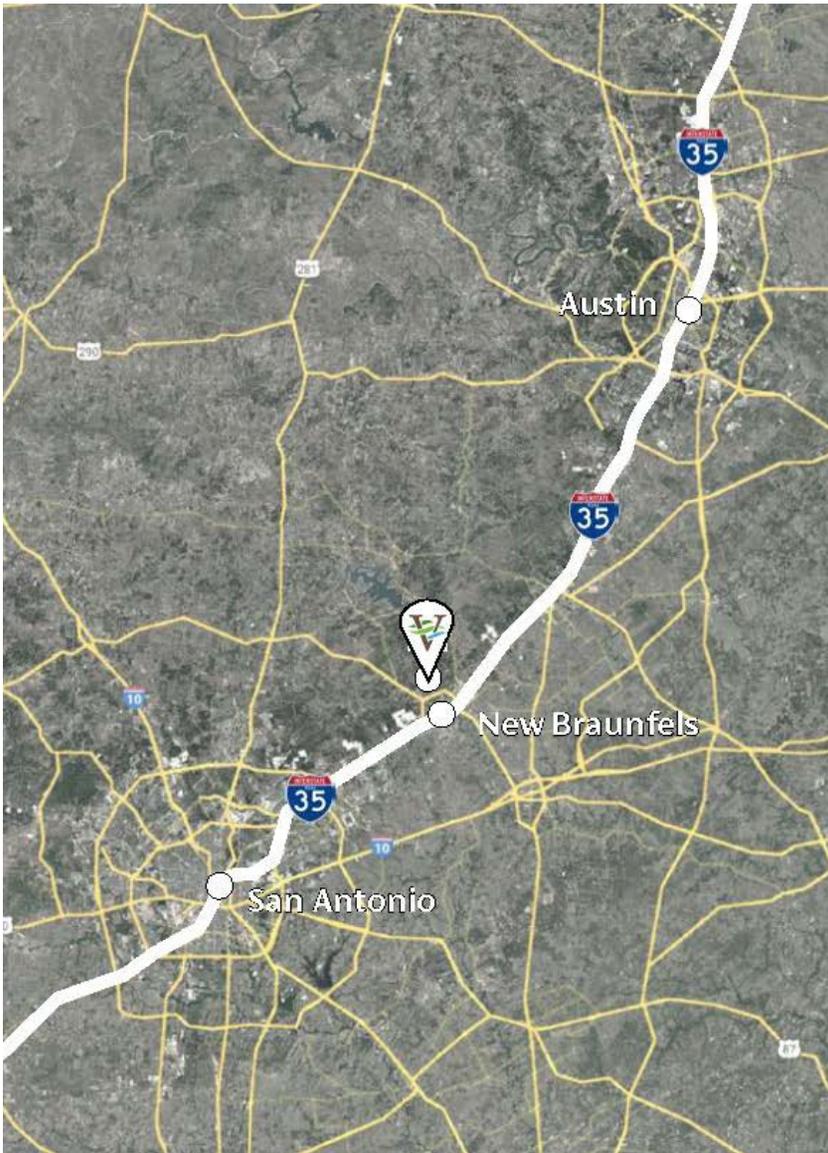


A PREMIER, COMMUNITY FOCUSED COMMERCIAL REAL ESTATE DEVELOPMENT

± 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. | DELIVERY Q3-2025
2 X 4,888 SQ. FT. | MIN DIVISIBLE 1,500 SQ. FT. | DELIVERY Q4-2025

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

Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	3,805	26,745	74,398	187,082	100,643
5 Yr Growth	40.0%	37.9%	37.4%	31.3%	33.5%
Median Age	44	42	39	38	38
5 Yr Forecast	44	43	40	40	40
White / Black / Hispanic	77% / 2% / 20%	73% / 2% / 26%	65% / 2% / 36%	63% / 4% / 34%	91% / 4% / 39%
5 Yr Forecast	77% / 2% / 20%	73% / 2% / 26%	65% / 2% / 36%	64% / 4% / 34%	90% / 5% / 41%
Employment	1,399	14,905	51,855	65,942	48,239
Buying Power	\$186.8M	\$984.8M	\$2.4B	\$6.3B	\$3.2B
5 Yr Growth	40.5%	40.4%	39.9%	33.7%	34.9%
College Graduates	48.2%	41.6%	33.5%	34.4%	45.4%
Household					
Households	1,373	10,914	29,279	68,829	37,476
5 Yr Growth	39.8%	37.7%	37.3%	32.0%	33.7%
Median Household Income	\$136,073	\$90,232	\$83,471	\$91,717	\$85,065
5 Yr Forecast	\$136,744	\$92,055	\$85,018	\$92,898	\$85,814
Average Household Income	\$155,347	\$120,529	\$105,218	\$115,096	\$107,596
5 Yr Forecast	\$153,798	\$121,507	\$106,706	\$116,678	\$108,790
% High Income (>\$75K)	80%	58%	56%	61%	57%
Housing					
Median Home Value	\$403,140	\$395,505	\$318,419	\$311,122	\$297,151
Median Year Built	2010	2000	1999	2007	2005
Owner / Renter Occupied	89% / 11%	66% / 34%	61% / 39%	71% / 29%	68% / 32%

Source: CoStar Group

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	26,788 VPD
Loop 337 at River Road	20,009 VPD
Highway 46 at Loop 337	42,419 VPD
Interstate 35 at Loop 337	151,596 VPD



VERAMENDI



NEIGHBORHOOD COMMERCIAL

- × On Site Today:
 - × The Goddard School
 - × Winslet Provisions
 - × 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

- × 1,000+ homeowners
- × 1,100+ 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.
- × **TRAFFIC COUNTS** (source: TXDOT 2020)

TX-337 Loop:	26,788
SH-46:	42,419



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



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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

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.asaproperties.us.com

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