

VERAMENDI RETAIL CENTER

2164 & 2168 OAK RUN PARKWAY | NEW BRAUNFELS, TX 78132

A CUSHMAN & WAKEFIELD PRIVATE CAPITAL GROUP INVESTMENT OPPORTUNITY



FULLY LEASED MULTI-TENANT RETAIL CENTER IN NEW BRAUNFELS, TX | 2023 CONSTRUCTION IN VERAMENDI MASTER PLANNED COMMUNITY



[VIEW LANDING PAGE](#)

[VIEW ASSET ON MAP](#)

EXECUTIVE SUMMARY

Cushman & Wakefield's Central Texas Private Capital Group is pleased to present to the market the Veramendi Retail Center, a 12,564 square foot, multi-tenant neighborhood retail center located at 2164 & 2168 Oak Run Parkway within the highly acclaimed Veramendi master-planned community in New Braunfels, Texas.

Delivered in 2023, the high-quality project is 100% leased to four complementary tenants well-suited for the surrounding neighborhood, providing a curated mix of educational, real estate, food & beverage, and community service uses. The offering features a 3.1-year weighted average lease term (WALT), delivering near-term income stability with staggered lease expirations that help mitigate rollover risk while preserving future mark-to-market flexibility.

This center serves as a mission-critical location for ASA Properties and Veramendi Development Company, functioning as a flagship commercial component within the Veramendi master-planned community. The broader 2,400-acre development is planned for approximately 6,000 dwelling units at full build-out and is less than halfway complete, with more than 10 years of projected development remaining—supporting sustained residential growth and long-term retail demand.

The property benefits from an irreplaceable, central location within the community and draws consistent traffic from adjacent and nearby schools, including The Goddard School of New Braunfels, Veramendi Elementary School (950 students), New Braunfels High School (2,000 students), and Oak Run Middle School (960 students), all located within close proximity. The Veramendi Retail Center offers investors the opportunity to acquire a newly constructed, fully leased neighborhood retail center positioned at the heart of one of the region's most dynamic and long-term growth corridors.



Fully Leased Multi-Tenant Retail Center



Near Term Stability with 3.1 Year WALT & Staggered Rollover Schedules



High Quality Construction Built in 2023



Exceptional Demographics
\$122,262 Avg. Household Income
71,023 Population Count 5 mile radius



Irreplaceable Location within the Veramendi Neighborhood
Adjacent to Veramendi Elementary School ±950 Students



Veramendi Community Offers Embedded Demand
2,400 Acre Master Planned Development
1,000 Existing Homeowners
6,000 Dwelling Units Upon Completion



Fully Leased to Complementary Tenant Mix
Mission Critical Location for ASA Properties & Veramendi Development Co.

OFFERING OVERVIEW



YEAR BUILT:
2023



OCCUPANCY:
100%



PROPERTY SIZE:
12,564 SF



TENANT COUNT:
4



LAND AREA:
0.713 Acres



NET OPERATING INCOME:
\$472,458



PARKING:
5:1,000 Shared Parking Ratio

Demographics | 5 Mile Radius

\$122,262 Average Household Income
71,023 Population Count
\$316,392 Median Home Value



CENTRAL TEXAS PRIVATE CAPITAL GROUP

TRAVIS CROW
Director
C: 713 303 3837
O: 512 637 5528
travis.crow@cushwake.com

CARRIE CAESAR
Senior Director
C: 210 275 4933
O: 210 640 1757
carrie.caesar@cushwake.com

DEBT & EQUITY

CHASE JOHNSON
Managing Director
C: 281 704 6189
O: 512 222 0959
chase.johnson@cushwake.com

CALEB RIEBE
Senior Associate
C: 979 255 5573
O: 512 439 6720
caleb.riebe@cushwake.com

PRIVATE CAPITAL GROUP

PHOENIX, AZ
Chris Hollenbeck
Eric Wichterman
Foster Repine
Katie Bundy
Michael Coover
Phil Haenel
Race Carter
Shane Carter

INLAND EMPIRE, CA
Emily Brun
Nico Napolitano
Zachary Harman
LOS ANGELES, CA
Brandon Burns
Erica Finck
Michael Tidwell

ORANGE COUNTY, CA
Jon Mitchell
Mark Bridge
Nico Napolitano
Randy Ellison
SACRAMENTO, CA
Kevin Partington

SAN DIEGO, CA
Brooks Campbell
Mark Avilla
Peter Curry
Zachary Harman
DENVER, CO
Craig Branton
Jon Hendrickson
Mitch Veremeychik
Pat Knowlton

HAWAII
Ryan Sakaguchi
LAS VEGAS, NV
Cody Seager
Emily Brun
Marlene Fujita
PORTLAND, OR
Gary Griff
Jim Lewis

AUSTIN, TX
SAN ANTONIO, TX
Carrie Caesar
Travis Crow
SEATTLE, WA
Pat Mutzel



ONE TEAM THIRTEEN MARKETS