



VERAMENDI  
TRUE TEXAS HILL COUNTRY LIVING

## Veramendi Commercial/Office

On Loop 337 at River Road | New Braunfels, Texas

22.11 Acres Ready for Development

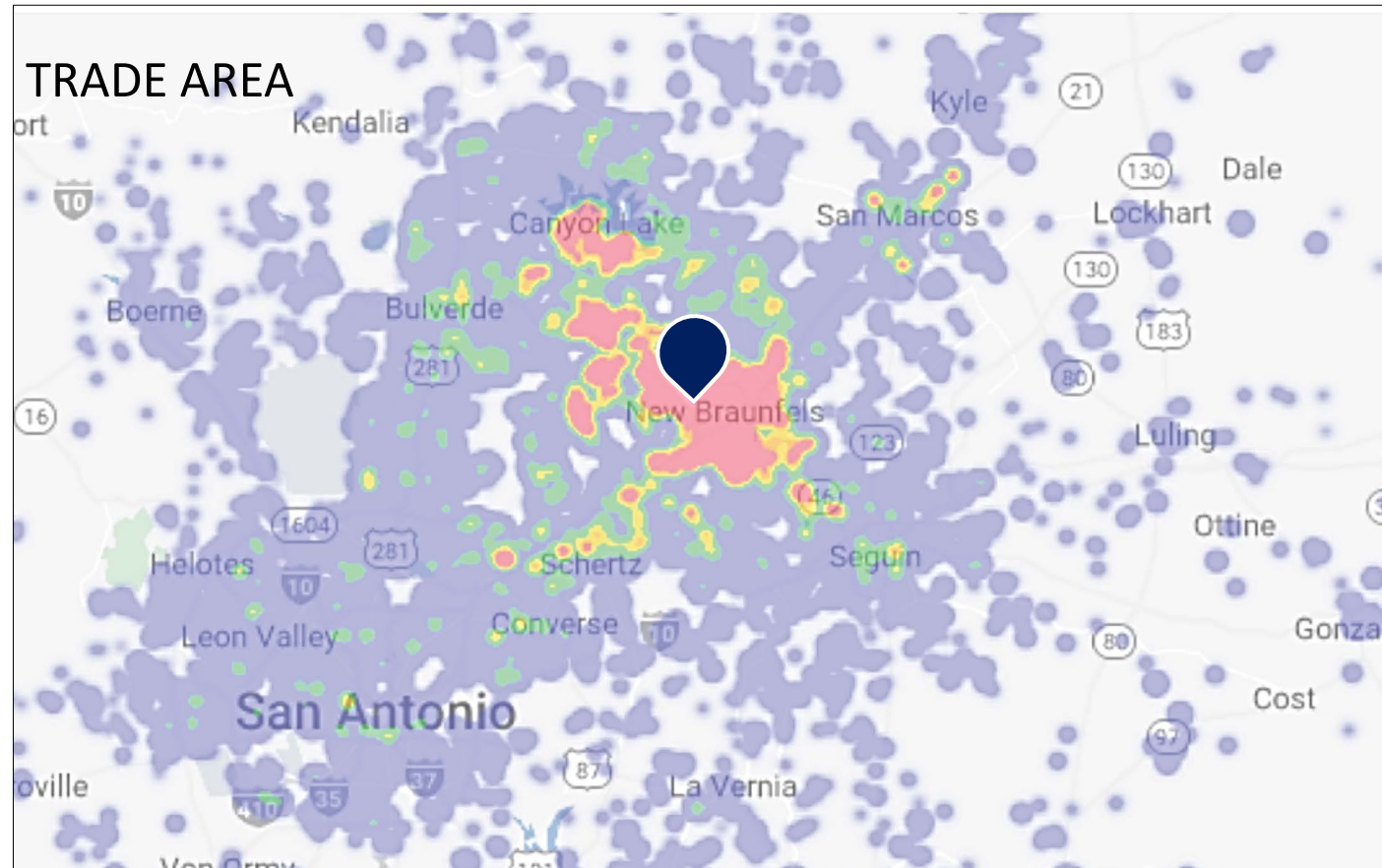
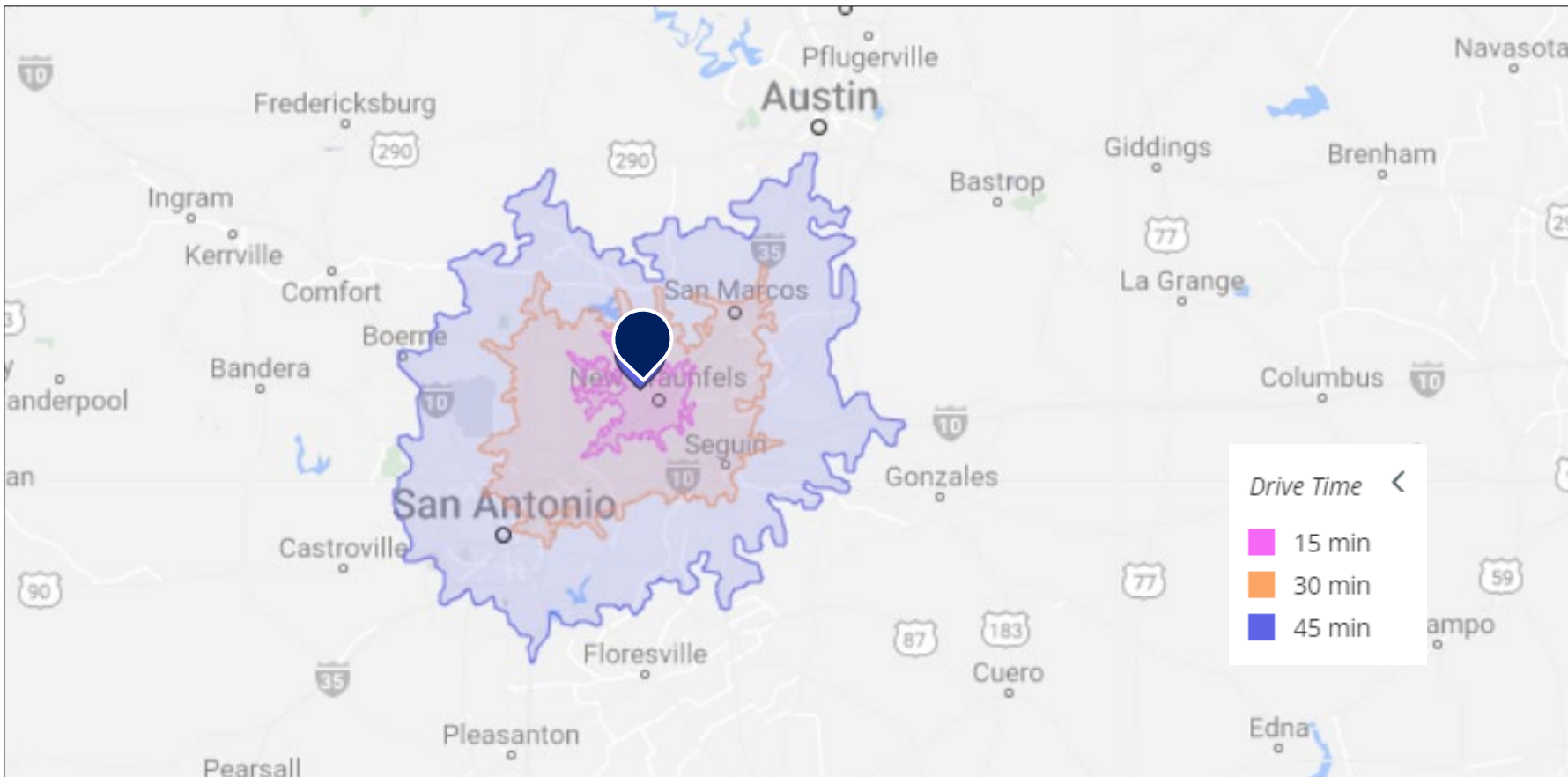
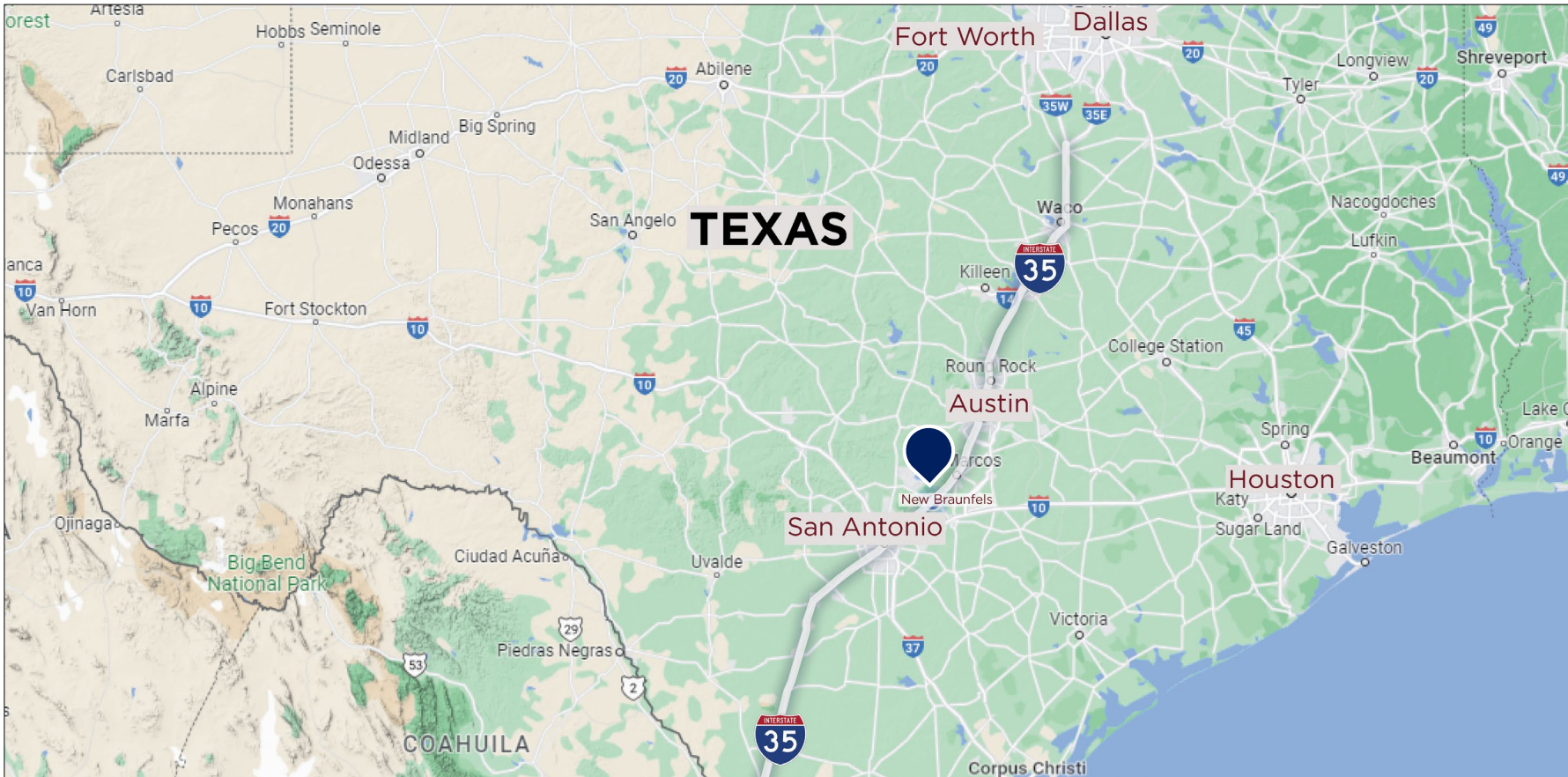




## New Braunfels 2022

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





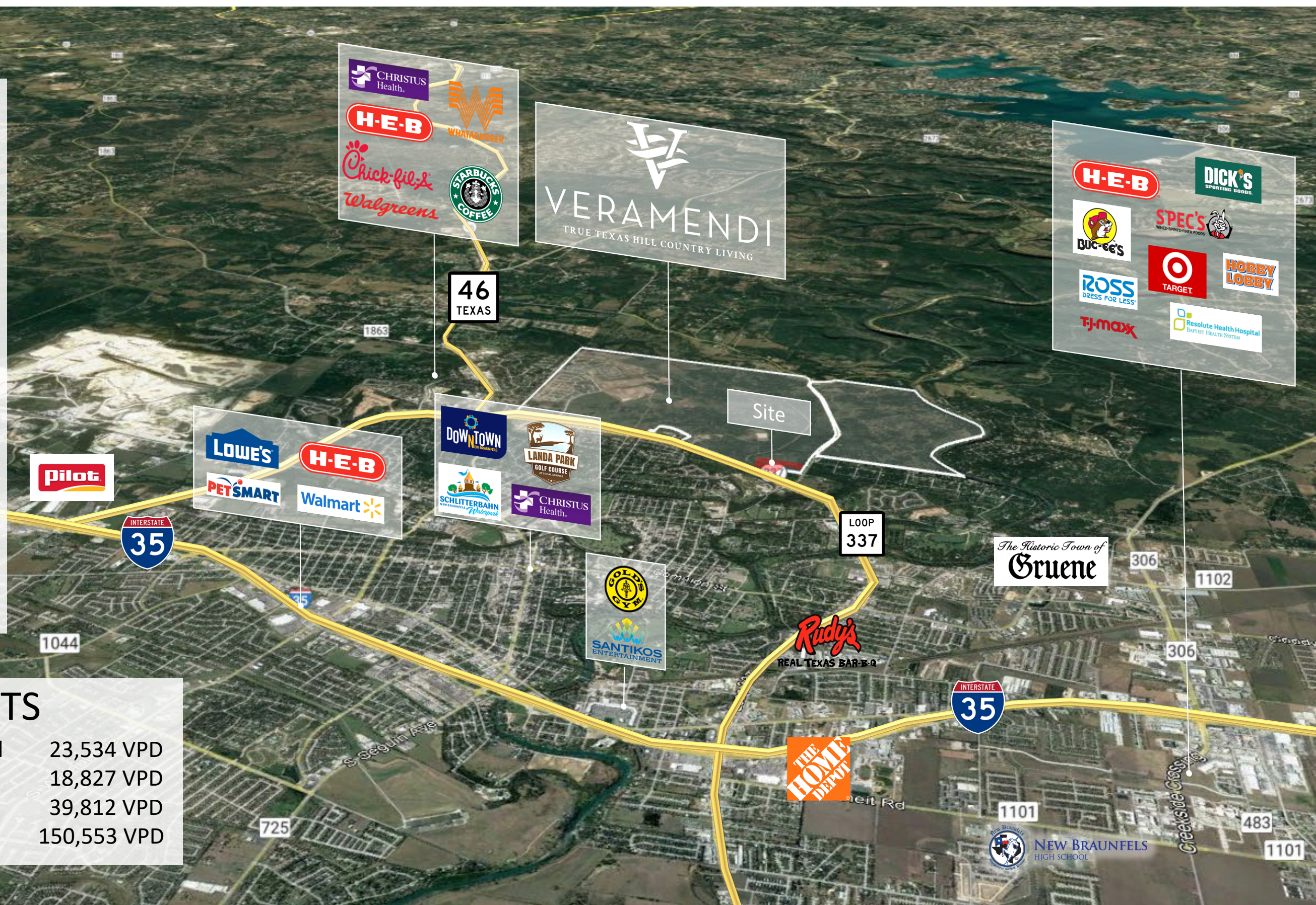
## TOURISM



- \$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



CHRISTUS Health  
H-E-B  
WHATABURGER  
Chick-fil & Walgreens  
STARBUCKS COFFEE

VERAMENDI  
TRUE TEXAS HILL COUNTRY LIVING

H-E-B  
DICK'S SPORTING GOODS  
Buc-ee's  
SPEC'S WINES-SPORTS-FINER FOODS  
TARGET  
HOBBY LOBBY  
ROSS DRESS FOR LESS  
TJ-maxx  
Resolute Health Hospital

LOWE'S  
H-E-B  
PETSMART  
Walmart

DOWNTOWN  
LANDA PARK GOLF COURSE  
SCHLITTERBAHN  
CHRISTUS Health

GOLDS GYM  
SANTIKOS ENTERTAINMENT

Rudy's  
REAL TEXAS BAR-B-Q

THE HOME DEPOT

The Historic Town of Gruene

NEW BRAUNFELS HIGH SCHOOL



# COMMERCIAL/OFFICE | 22.11 ACRES

## Permitted Uses

Included but not limited to:

- Assisted Living Facility
- Multi-Family Dwelling
- Hospice Res Care Facility
- Hotel/Resort
- Bar/Nightclub/Tavern
- Child Care
- Café/Coffee House
- Shopping Center
- Mobile Food Court
- Restaurant
- Supermarket
- Retail Establishment
- Medical Facility
- Office
- Recreation Establishment
- Studio

Acquisition terms available from Developer on request.

All construction to conform with Site Plan and meet all requirements set forth in the Development and Design Control Document, Development Agreement, and Utility Agreement. Site subject to New Braunfels Utilities Impact Fees and City of New Braunfels Permit Fees. Purchaser is responsible for constructing all on-site infrastructure including but not limited to parking, vehicular circulation, stormwater, water quality, wet and dry utilities, and associated connections. Detention requirements will be satisfied by combined facilities provided by Veramendi Development Company, and purchaser shall pay a fee for its respective share of those facilities. Purchaser shall provide utility easements and reciprocal access easements as needed for the cohesive development of the site and neighboring tracts. Additional zoning and permitting requirements may apply. Site subject to Veramendi property owners association. Common area maintenance of paved surfaces, landscaping, and signage will be provided by the POA. Other common area services and charges may apply.



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.



## 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).

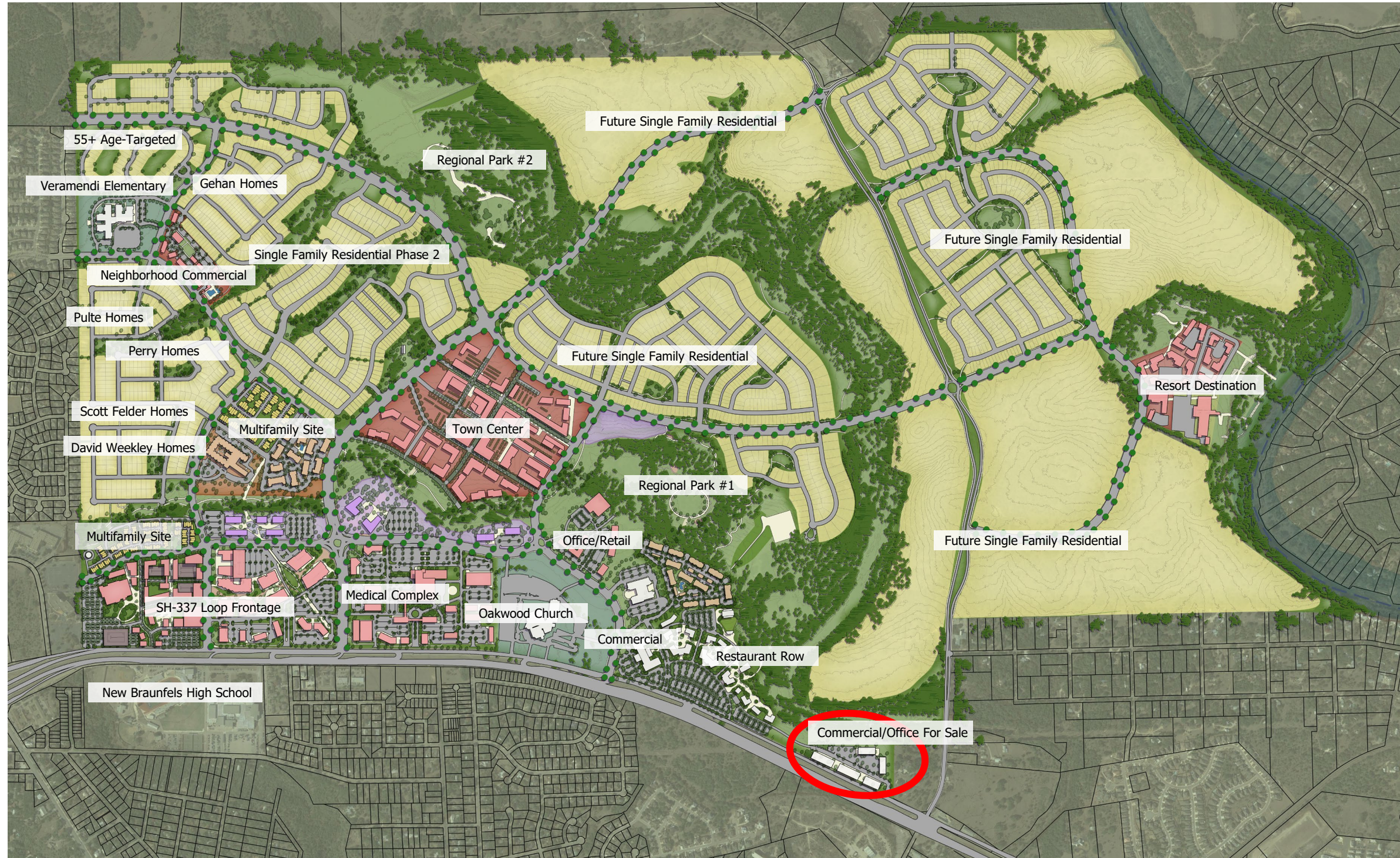
## Project Highlights

- 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.







# 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](http://www.veramenditx.com)

**PETER JAMES**

CEO, ASA Properties

(830) 302.0012

[peter@asaproperties.us.com](mailto:peter@asaproperties.us.com)

**STUART HANSMANN**

Commercial Real Estate, ASA Properties

(830) 708.1734

[stuart.hansmann@asaproperties.us.com](mailto:stuart.hansmann@asaproperties.us.com)