VERAMENDI

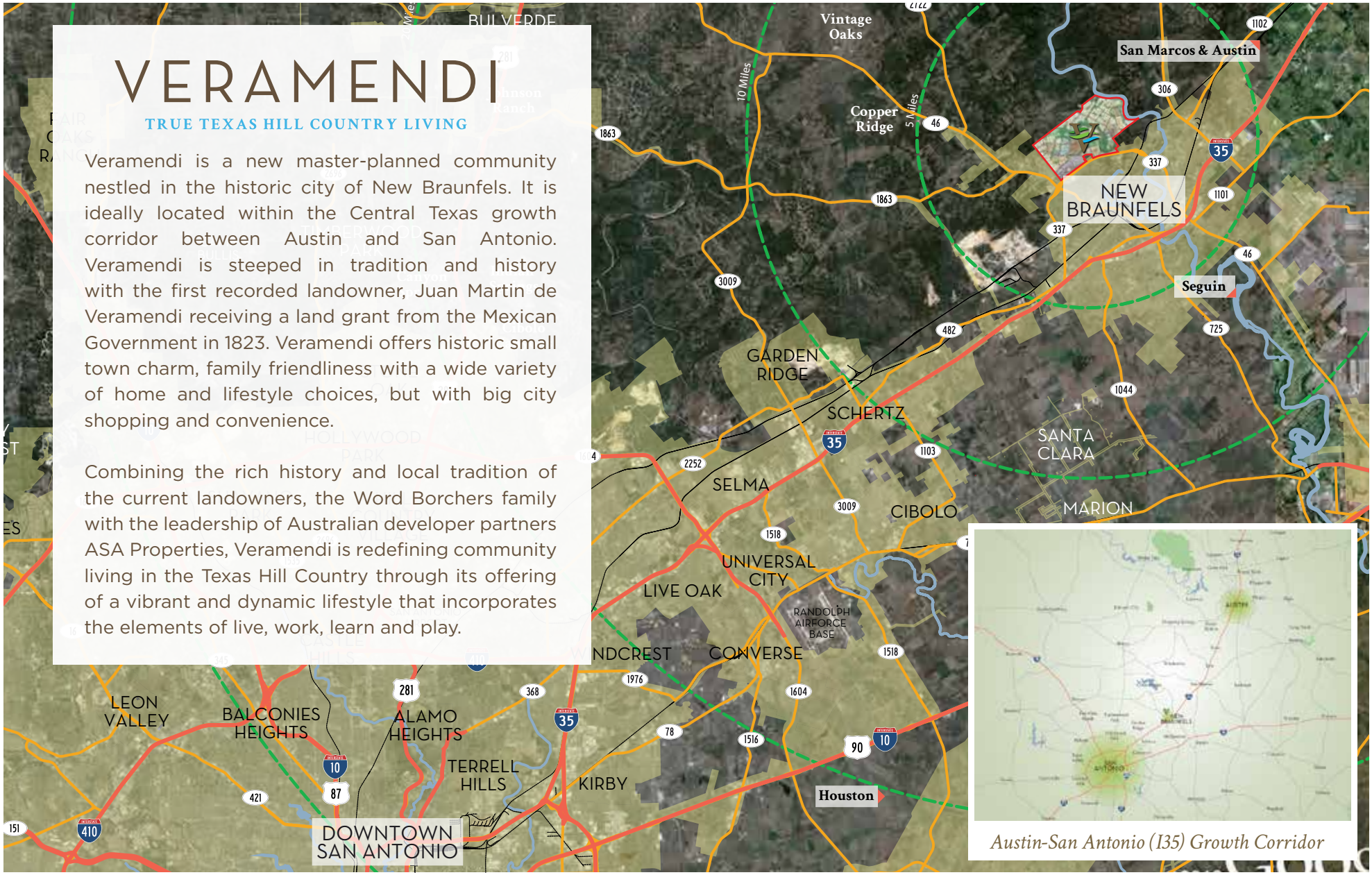
SENIOR LIVING SITE

VERAMENDI

TRUE TEXAS HILL COUNTRY LIVING

Veramendi is a new master-planned community nestled in the historic city of New Braunfels. It is ideally located within the Central Texas growth corridor between Austin and San Antonio. Veramendi is steeped in tradition and history with the first recorded landowner, Juan Martin de Veramendi receiving a land grant from the Mexican Government in 1823. Veramendi offers historic small town charm, family friendliness with a wide variety of home and lifestyle choices, but with big city shopping and convenience.

Combining the rich history and local tradition of the current landowners, the Word Borchers family with the leadership of Australian developer partners ASA Properties, Veramendi is redefining community living in the Texas Hill Country through its offering of a vibrant and dynamic lifestyle that incorporates the elements of live, work, learn and play.



Austin-San Antonio (I35) Growth Corridor

COMMUNITY MASTER PLAN

The plan herein are intended to be preliminary in nature based on current planning. Revisions to these plans over time are anticipated. These plans are preliminary and remain subject to governmental approval. The developer reserves the right, without notice, to make changes to any item described on these plans or other aspect of the development, to comply with governmental requirements or to fulfill its marketing objectives. Nothing on these plans constitutes an offer, soliciation or recommendation to buy or sell any investment or to engage in any financial transaction. These plans are given solely for information purposes and should not be relied upon to make any financial decision. All dimension and areas are approximate only, and are subject to survey and approval.

NEW BRAUNFELS, TX
CENTRAL TEXAS GROWTH CORRIDOR

2,430 acres

380 acres

of non-residential uses including:

- Town Center
- Corporate campus
- Resort Hotel
- Higher Education Campus
- 2 Elementary Schools

480 acres

of public parks connected through an extensive network of hike and bike trails

1.7 Miles
Guadalupe River Frontage

1.5 Miles
SH Loop 337 Frontage

CHRISTUS SANTA ROSA Health System
Medical Center

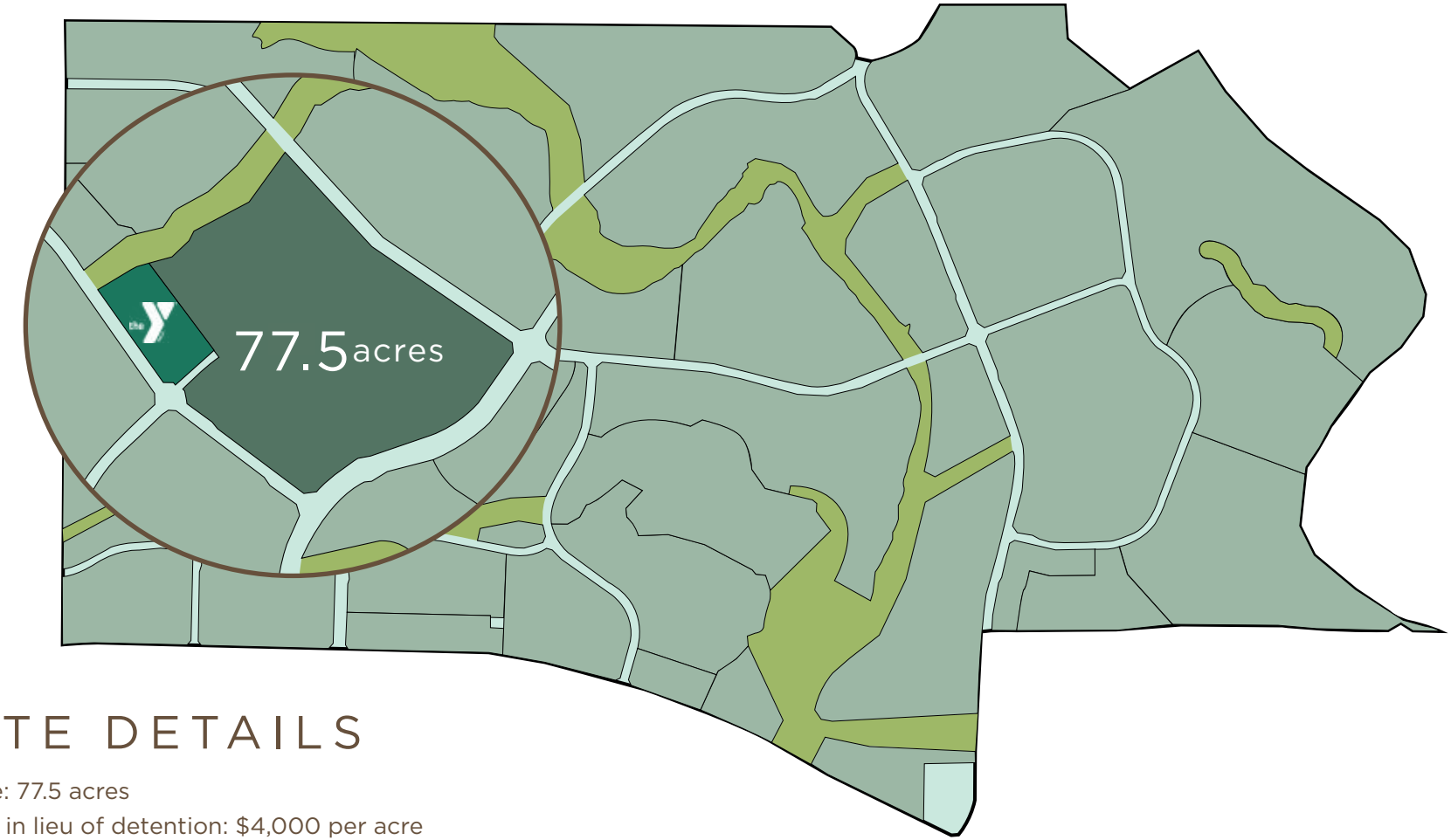
HOWARD PAYNE UNIVERSITY
NEW BRAUNFELS CENTER
Howard Payne University, Residential Campus

2013 — Governmental Approvals: 1st Quarter 2013 (obtained)

2018 — Residential Construction of 100 acres with over 500 dwellings commences Q1 2018.

The information herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any presentation of size, quality, or quantity of any of the physical characteristics of the property should be verified by you or your advisors. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SENIOR LIVING SITE

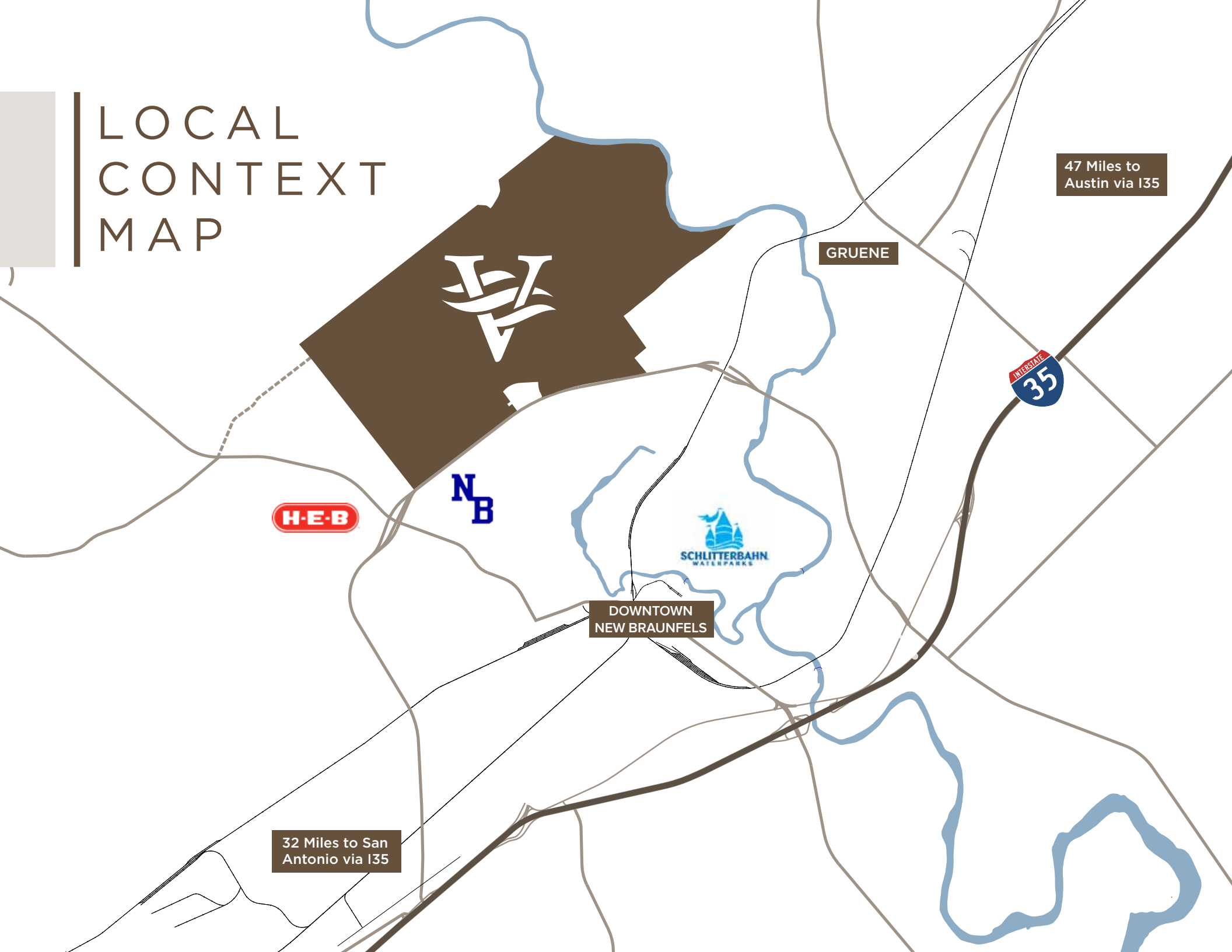


SITE DETAILS

- Size: 77.5 acres
- Fee in lieu of detention: $4,000 per acre
- Park fee: $4,000 per acre

Located at the corner of Borchers Blvd and Oak Run Parkway adjacent to the Phase 1 single family residential, this 77.5-acre parcel has been identified for age-targeted products ranging from more traditional single-family homes to an assisted living facility. Purchaser is responsible for constructing all on-site infrastructure including but not limited to water quality, stormwater, water, and wastewater utilities and associated connections. Site subject to New Braunfels Utilities Impact Fees and City of New Braunfels Permit Fees. Site subject to a Veramendi property owners association. Additional Zoning or Permitting Requirements may apply.

LOCAL CONTEXT MAP



MARKET SNAPSHOT

- New Braunfels is now the nation's second-fastest growing city with a population of 50,000 or more, according to the U.S. Census Bureau.
- 2017 total population is 79,152, an 8% increase from 2016.
- Since 2010, the total population has increased by 36%.
- Comal County, in which New Braunfels lies, was recently ranked the 7th fastest growing large county in the US Census Bureau.
- Such growth is attributed to its location on IH35 in between two of the fastest growing metropolitan areas in the nation, Austin and San Antonio.
- Commercial building permits set a new record in 2015. The City approved 7,605 new lots in 2017
- Highly rated public and private schools, including the new Veramendi Elementary which opened in 2017
- In 2017, *Money Magazine* picked New Braunfels as the country's best retirement locale for "encore workers".

NEW BRAUNFELS

New Braunfels, Texas, presents a unique and active lifestyle while offering proximity to the metropolitan areas of San Antonio and Austin.

- A number of artesian springs feed the Comal River, which winds through the City before meeting the larger Guadalupe River.
- The area is one of the best leisure destinations in Texas with numerous local offerings such as “toobing” on local rivers, small town character and charm, and popular destinations such as historic downtown New Braunfels, Schlitterbahn Water Park and Gruene.
- Since 2000, the city’s population has grown by over 90% with an annual job growth rate of 3.2%.
- New Braunfels has a diversified base of employment in both private and public sectors - tourism is one of the most significant drivers of the local economy.
- Other key employment sectors within the region include manufacturing, health care, aviation, logistics, and distribution.

AUSTIN-SAN ANTONIO GROWTH COORIDOR

Veramendi is located in the Texas Hill Country, just 33 miles from downtown San Antonio and 49 miles to the State capitol in Austin.

- The region has experienced 58% population growth over the past decade.
- San Antonio – Texas' 2nd largest city – has an economy focused on finance, tourism and health sectors with a strong military concentration.
- The San Antonio-New Braunfels Metropolitan Area has a population of 2 million people and is the 4th fastest growing metro area in Texas.
- Austin – the State capitol – has an economy focused on government, education and technology, with growth in the pharmaceuticals and biotechnology industries.
- This region has been one of the most economically stable regions in the US over recent years.
- *Forbes* rated Austin and San Antonio as the #1 and #4 "boom" towns in the US. The Nation's cities were ranked considering job growth, family formation, education, population growth and general attractiveness to immigrants. Texas provided 4 of the top 7 cities on the list.

HOME BUILDERS

Veramendi is pleased to open the first section of single family homes in Summer '18. We have partnered with Pulte, David Weekly, Gehan and Scott Felder Homes to develop over 400 lots over the next few years. Home prices will range from $250,000 to $450,000.

Pulte Homes

Gehan HOMES

SF SCOTT FELDER HOMES

David Weekley Homes

CONTACT

DEVELOPER

ASA PROPERTIES
SMART SUSTAINABLE DEVELOPMENT

PETER JAMES
P.O. BOX 310699, New Braunfels, TX 78131
P 830 302 0012 **E** peter@asaproperties.us.com
www.veramenditx.com

BROKERS

CRAIG HALL
P 210 887 3659
E craig.hall@asaproperties.us.com

CRAIG
Real Estate

LEGACY
COMMERCIAL REAL ESTATE

CORY ELROD
P 830 214 3489 **E** cory@legacycommercialre.com
legacycommercialsre.com

MIKE YBARRA
P 210 601 1414 **E** mike@legacycommercialre.com

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