

Solms Landing

6.96 AC Entitled Seniors Development Site



CONFIDENTIAL OFFERING
MEMORANDUM



FUTURE
MIXED USE

SUBJECT SITE
6.96 Acres

Creekside Crossing

2 EXECUTIVE SUMMARY

Jones Lang LaSalle ("JLL") is pleased to offer the unique opportunity to purchase 6.96 acres of land (The "Property" or "Site"), a development ready senior housing land tract located in New Braunfels, TX. The Site is part of the Solms Landing Mixed-Use Development and has been zoned "SLPD" (Solms Landing Planned Development), which is designated "Medium-High Density Residential" and "Commercial" on New Braunfels' Future Land Use Plan. The site has direct access to Interstate 35 (112,000 VPD) and is situated between the high growth corridors of Austin and San Antonio. The Austin to San Antonio corridor of I-35 has attracted distribution centers from both Wal-Mart (2.5 miles from the site) and Amazon (12 miles to the site) that added thousands of jobs in the immediate area. Downtown New Braunfels is just 10 minutes away and major employers in the area include Comal ISD, Resolute Health, Christus Santa Rosa Medical Center, Wal-Mart, Amazon, and Texas State University. The Site is in close proximity to some of the best retail and entertainment amenities New Braunfels has to offer, including New Braunfels Town Center, San Marcos Premium Outlets, and Gruene Hall.



SITE DEVELOPMENT DETAILS

Site Area	6.96 Acres
Current Zoning	SLPD
Maximum Height	100'
Maximum Building Coverage	60%
Maximum FAR	1.5 : 1



- 1 MINUTE** NEW BRAUNFELS TOWN CENTER AT CREEKSIDE
- 2 MINUTES** H-E-B PLUS
- 8 MINUTES** WALMART DISTRIBUTION CENTER
- 10 MINUTES** NEW BRAUNFELS REGIONAL AIRPORT
- 13 MINUTES** DOWNTOWN NEW BRAUNFELS
- 17 MINUTES** DOWNTOWN SAN MARCOS

OAK CREEK
ELEMENTARY SCHOOL



SAN MARCOS PREMIUM OUTLETS

Walmart
DISTRIBUTION CENTER

NEW BRAUNFELS TOWN CENTER AT CREEKSIDE



FUTURE
MIXED USE/
MULTI FAMILY

FUTURE
RESTAURANT/
MUSIC VENUE



FUTURE
ENTERTAINMENT
USER

FUTURE
MARKET/OFFICE



SUBJECT SITE
6.96 Acres

CANYON MIDDLE SCHOOL



4 INVESTMENT HIGHLIGHTS

PROLIFIC IH-35 GROWTH CORRIDOR BETWEEN AUSTIN-SAN ANTONIO

Projections show the population of the Austin-San Antonio corridor, made up of 13 counties, to catapult from 4.27 million in 2014 to 5.71 million in 2030 (a 34% increase). Solms Landing is located directly in between Austin and San Antonio, benefiting from the proximity to each city shown through Amazon and Wal-Mart' strategic decisions to place distribution centers near the Site. As Austin, San Antonio, and everything in between continue to see prolific growth, the Site will benefit and demand for mixed-use will continue to rise, satisfying the needs of growing population desiring a live-work-play environment outside of the major metros.

ROBUST DEMOGRAPHIC

Solms Landing is located in New Braunfels, Texas, is one of the nation's fastest growing cities, having boasted a population increase of 56.4% during the last decade. People are attracted to New Braunfels because of its accessibility to Austin and San Antonio, the affordable cost of living, and the beautiful Texas Hill Country. The median age within a 1-mile radius of the site is 32.84, below the US median of 37.8, showing the attractiveness of the area to younger generations which is perfect for a mixed-use development.

PROXIMITY TO THE AREA'S MAJOR EMPLOYMENT CENTERS AND ECONOMIC DRIVERS

The Site is positioned at the northern edge of New Braunfels next to many major employers, large retail amenities, and affluent residential areas. The Wal-Mart Distribution Center is located just 2.5 miles from the Site and employs over 1,200 employees. Titan Industrial Park, a 96-acre site 2.5 miles from the property, is being developed by Titan Development and will contain about 1.9 million square feet of industrial space upon completion. Amazon's Distribution Center is also near the Site, located 12 miles and employing 2,500 employees. Downtown New Braunfels, a bustling center for local business and entertainment amenities is 4.7 miles away. Two hospitals are located in close proximity to the site, including Resolute Health and Christus Santa Rosa. Resolute Health, a 365,000 square-foot campus, is directly across FM 306 less than half a mile away (walkable) and employs over 400 people. Christus Santa Rosa is located 5.3 miles away and employs over 500 people. There is new retail and entertainment located directly next to the site, including the New Braunfels Town Center at Creekside which is home to tenants such as Creekside Cinemas, Dick's Sporting Goods, Target, Hobby Lobby, Ross, Best Buy, and many more. Additionally, there is an H-E-B plus! within one mile of the site.





6 INVESTMENT HIGHLIGHTS





SIGNIFICANT DEVELOPMENT COST ADVANTAGES

The City of New Braunfels recently increased park fees in the city by roughly \$1,600 per unit on residential developments. Solms Landing is grandfathered in under the old fee schedule, saving a multi-family development, townhome development, or single-family development a significant amount of capital. Additionally, no on-site water quality or detention is required providing developers significant cost savings as compared to opportunities in the area.

MIXED USE MASTER PLAN

The Site is part of the larger Solms Landing tract, a master planned mixed-used development that will include residential, office, retail, and potential hotel development. Solms Landing is +-98 acres that has been zoned "SLPD" (Solms Landing Planned Development) which is designated "Medium-High Density Residential" and "Commercial" on New Braunfels' Future Land Use Plan. The potential for a future office development or campus is great, due to the City of New Braunfels adopting a 5-year strategic plan in 2017 with the main goal for real estate development to be the addition of Class A office space of at least 300,000 square feet. The City has singled out Solms Landing as one of its ideal locations for the office development. The mixed-use development will also include a large amount of upscale retail development with the possibility of a hotel development. Walkability, bikability, accessible recreation, retail and entertainment and proximity to employers—quality of living amenities—are all attractive characteristics to a potential residential development located in the boundaries of Solms Landing.

8 LOCATION OVERVIEW

NEW BRAUNFELS OVERVIEW

Austin and San Antonio get a lot of attention for their consistent growth and economic prowess, and rightly so. But smaller cities like New Braunfels, located between those two cities and offering a unique combination of charm, convenience and family friendliness, are making an impressive impact on Texas. The city of New Braunfels' resident population has grown by 77 percent since 2003, according to the New Braunfels EDC's 2017 Economic Benchmarks report. Growth is not only shown in the population but shown in corporate presence, with both Amazon and Wal-Mart choosing the New Braunfels-San Marcos area as location for Central Texas Distribution Centers. The median home price in New Braunfels rose 9.4 percent from January 2017 to January 2018 according to Texas Realtor Data Relevance Project, further showing the proven growth in the Austin-San Antonio Corridor. As the larger cities continue to sprawl outward, areas like New Braunfels are poised to be the biggest beneficiaries making future development to these areas look extremely attractive.

ENTERTAINMENT AMENITIES

New Braunfels Town Center at Creekside – home to over 54 stores and 1 movie theatre, New Braunfels Town Center is a class A retail development home to brand names such as Target, Best Buy, Dick's Sporting Goods, JCPenny, Men's Warehouse, Spec's, amongst others.

San Marcos Premium Outlets – 140 Outlet stores that are home to the world's finest international fashion labels and American brands. Major retailers here include Armani, Calvin Klein, Gucci, Saks Fifth Avenue, Nieman Marcus, Diane Von Furstenberg, Cole Haan, Victoria's Secret, Pottery Barn, and many more.

Courtyard Plaza – with 190,000 square feet of space, this shopping center on the southern side of New Braunfels off of Interstate 35 is home to numerous restaurants, auto shops, a Harbor Freight Tools, as well as a Bealls and and Burke's Outlet.

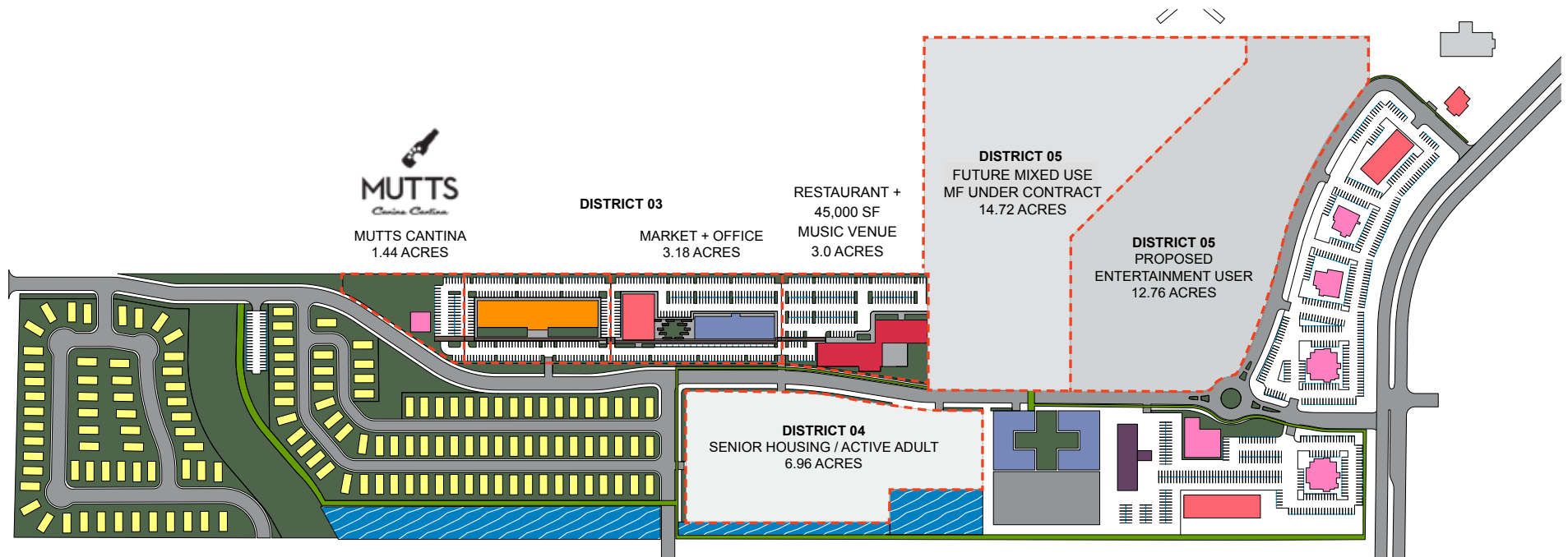
Walnut Square – located across from the H-E-B anchored shopping center, this 91,000 square foot space is positioned along Interstate 35 and includes a diverse set of tenants such as a Chase Bank, an At Home, Dollar Tree, a tailor, Payless, as well as several dining options including a Japanese Steak and Sushi House.

Gruene Hall – Built in 1878, Gruene Hall is the oldest running dance hall and the birthplace to many great song writers and musicians, including Jerry Jeff Walker, Lyle Lovett, and countless more. Its history and proximity to Austin, the live music capital of the world, draws thousands of visitors annually.





SITE PLAN



NEW ACCESS POINT



12 ECONOMIC DRIVERS

MAJOR EMPLOYERS

Amazon Distribution Center – (2,500 Employees) a \$166 million project, covering 1.2 million square feet near Schertz, TX, 12 miles from Solms Landing.

Wal-Mart Distribution Center – (1,200 Employees) with over one million square feet and over 12 miles of conveyor belt, the Wal-Mart Distribution Center employs over 1,200 people and supplies products to Wal-Mart customers throughout Texas. Located 2.5 miles from the Site.

Resolute Health Hospital – (400 Employees) located directly across FM 306 from the Site (walkable), Resolute Health Hospital is composed of 365,000 square feet of medical space and employs over 400 people.

Christus Santa Rosa (500 Employees) – a medical center that is part of the South Texas Medical Center, Christus Santa Rosa Healthcare was founded in 1869 by the Sisters of Charity of the Incarnate Word. Today, it's the only Catholic faith-based non-profit, health care system and includes five full service hospitals and over 4,000 employees. It's New Braunfels location employs over 500 people.





Comal ISD (2,300 Employees) – Spanning 589 square miles of Central Texas, Comal ISD enrolls over 18,500 students at its intersection between 5 counties. Its 27 schools sit within close reach of three major highways, including Interstate 35, U.S. Highway 281, and Texas Highway 46.

Schlitterbahn Waterpark – (1,500 Employees) Schlitterbahn spans over 70 acres of land, features over 40 rides, and is voted the #1 most popular summertime waterpark in the United State. Schlitterbahn employs over 1,500 employees.



Texas State University – Texas State University educates over 35,000 students per semester in 96 bachelors programs, 87 masters programs, and 12 doctoral programs. In addition, the University currently provides employment to over 2,000 full-time staff.

Solms Landing

Land Development



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