

VERAMENDI

RETAIL PHASE I

34 Acres of Retail Pads, Multi-tenant, Anchor, and Hotel Space Available

NWQ of LOOP 337 & TX-46W in NEW BRAUNFELS, TX

ABOUT NEW BRAUNFELS, TX

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 U.S.

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)



AREA DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
ESTIMATED TOTAL POPULATION	5,882	32,041	85,672
ESTIMATE TOTAL HOUSEHOLDS	2,523	13,082	33,392
AVERAGE HOUSEHOLD INCOME	\$143,709	\$121,694	\$115,357
ESTIMATED DAYTIME POPULATION	6,136	36,034	94,756

MASTER PLAN



Located in the HWY 46 Commercial Corridor and with over 1.5 miles of Loop 337 frontage, Veramendi is poised to offer convenient access both to its residents and to New Braunfels as a whole.

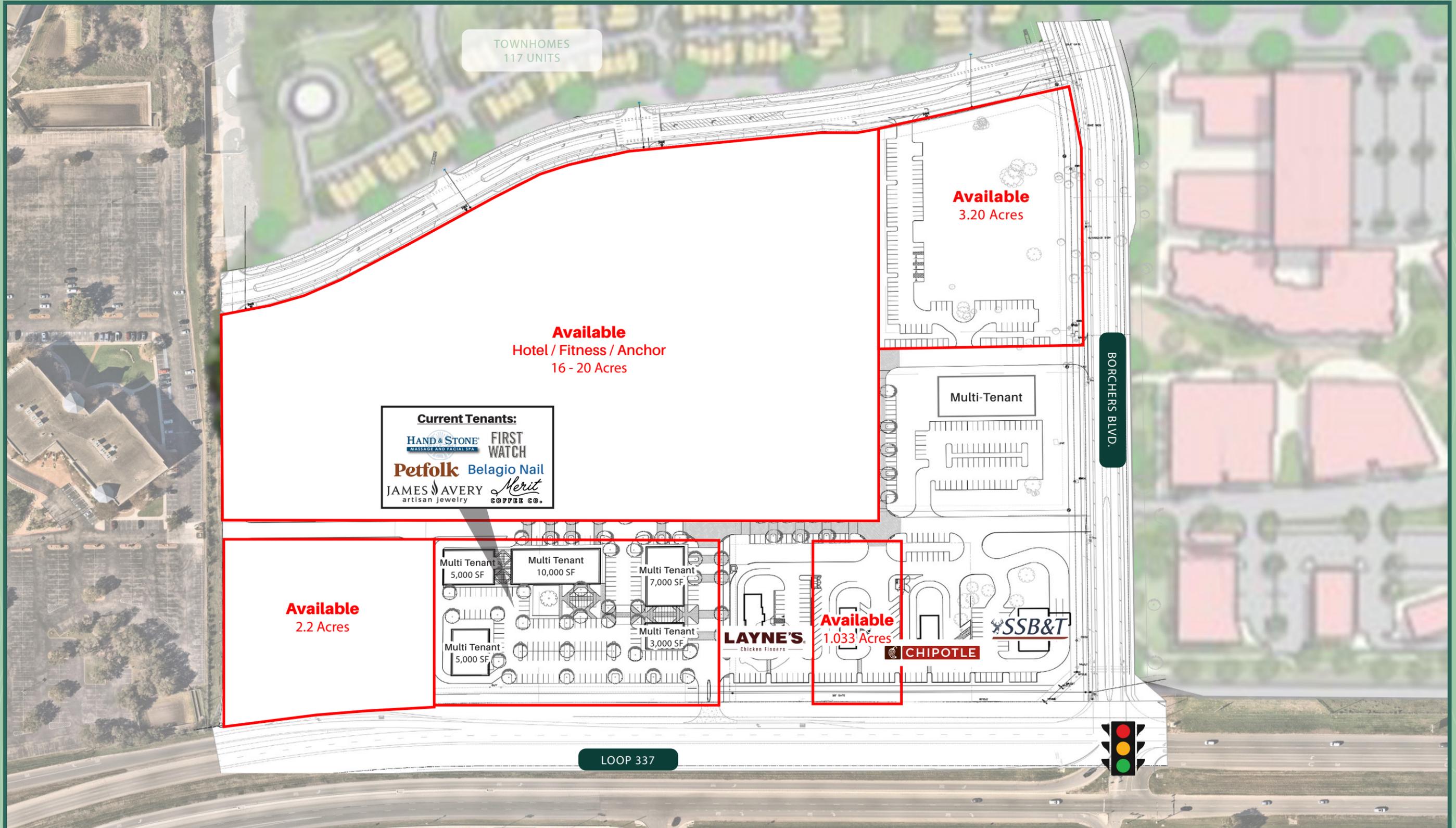
PROPERTY HIGHLIGHTS:

- » 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' total land mass), where approximately 380 acres of land will be dedicated to commercial real estate.
- » 1.5 miles of TX-337 Loop frontage with three signalized intersections and additional driveway access.
- » Over 2,000,000 square feet of commercial entitlements achieved in February 2019.
- » 6,000 Dwellings at full project buildout: 1,100 Homes in Phase One, additional 550 homes in Phase Two now underway.
- » 700 Multifamily units constructed
- » Residential Home Builders include David Weekley Homes, Scott Felder Homes, Brightland Homes, Pulte Homes, Perry Homes, Highland Homes and Coventry Homes.
- » Comprehensive Trails Master Plan with 480 Acres of Public 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



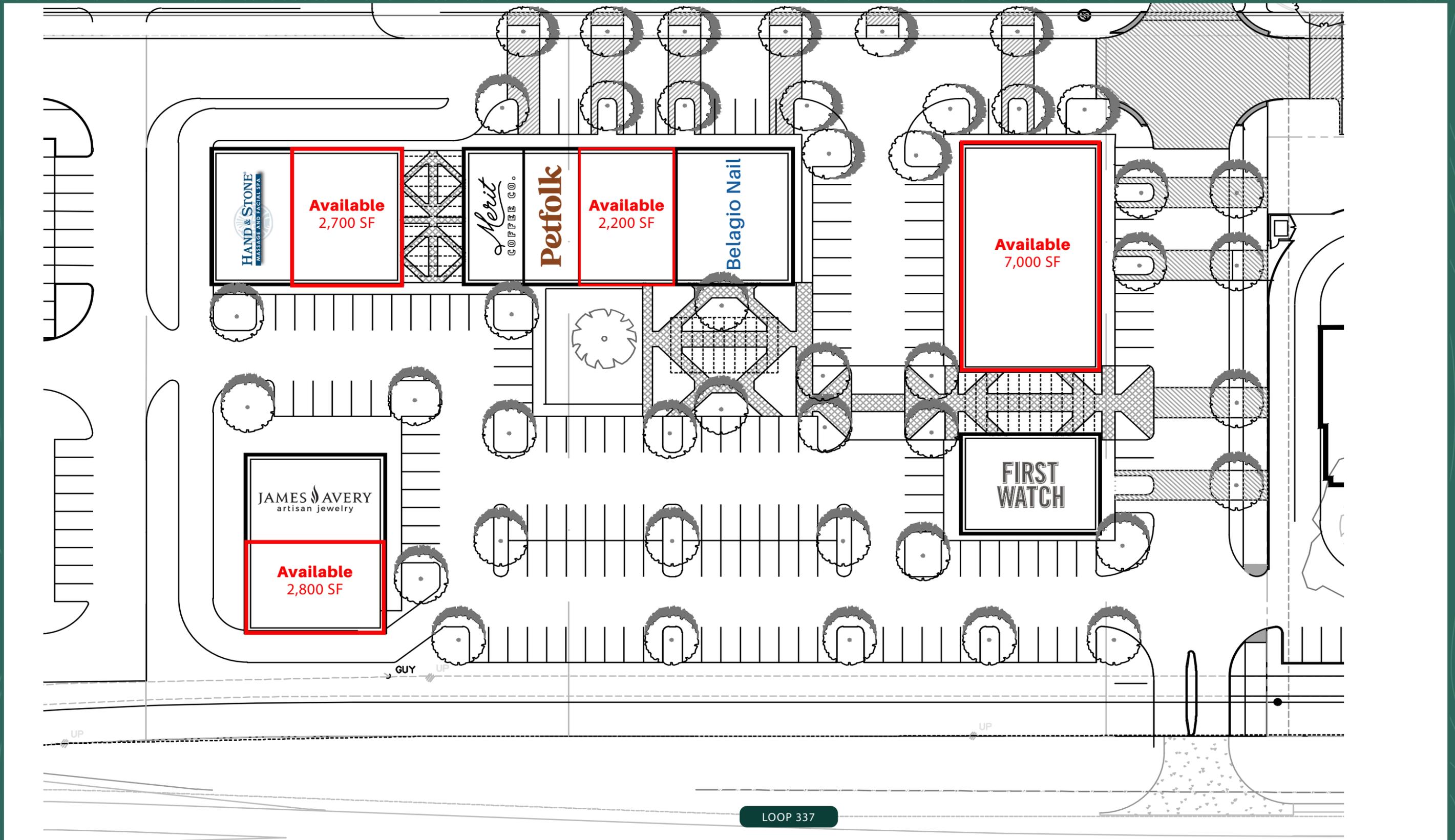
SITE PLAN

AVAILABLE PADS



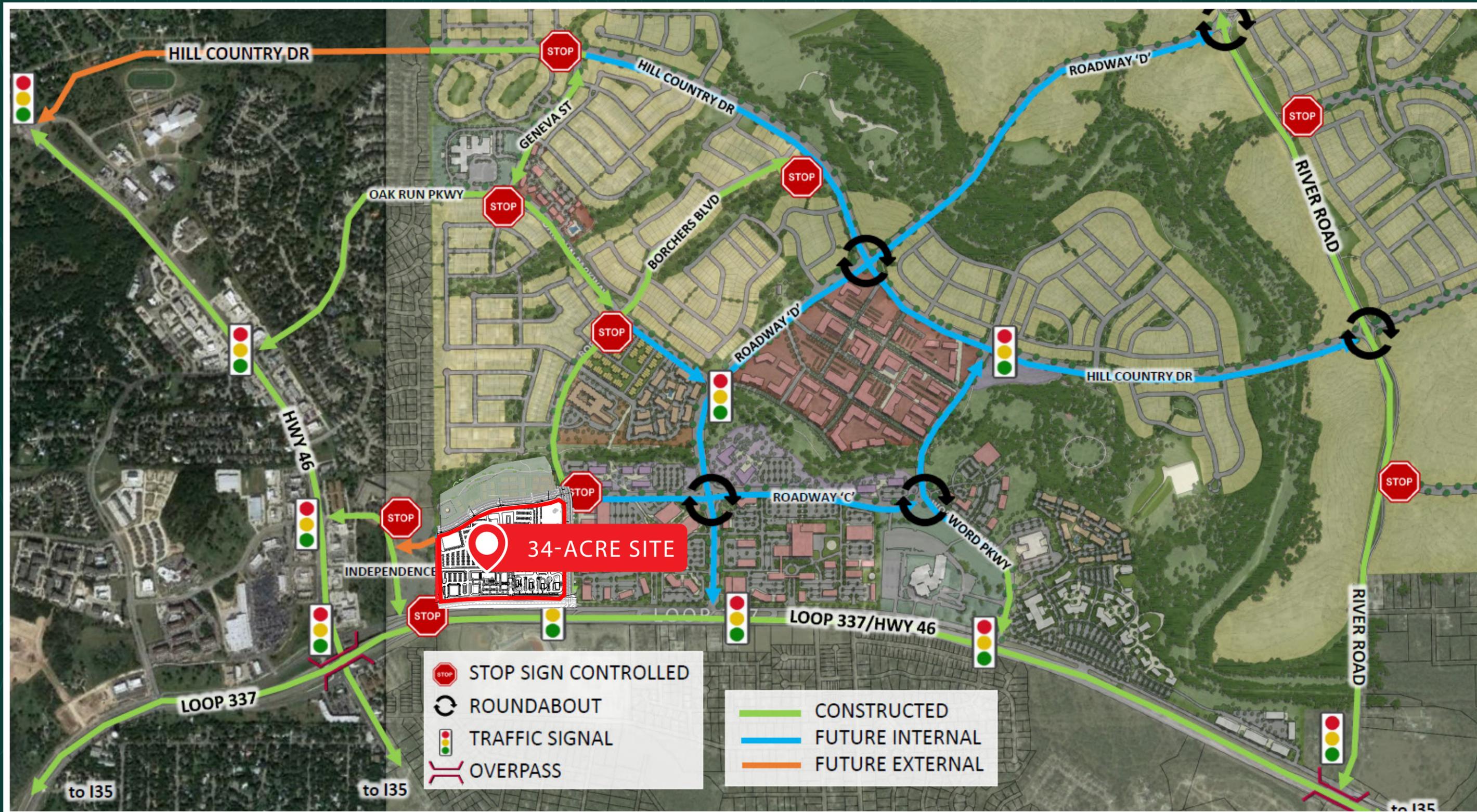
MULTI TENANT

with LOOP 337 FRONTAGE



TRAFFIC CIRCULATION

ACCESSING THE SITE



AXION

NORTH VIEW





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Underhill	N/A	Matthew.Underhill@jllcom	512-368-7058
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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