

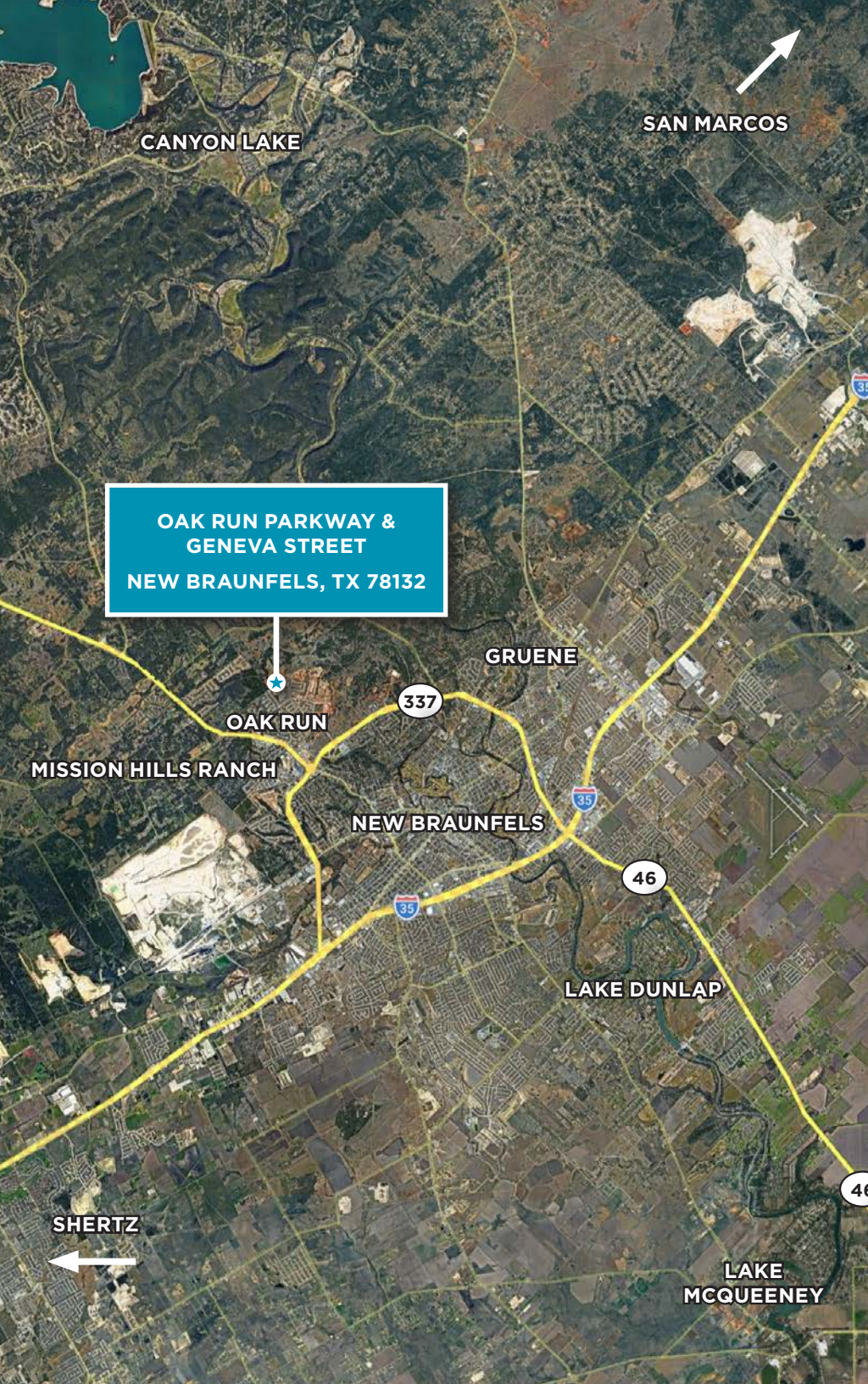
# VERAMENDI COMMERCIAL LAND SITES

OAK RUN PARKWAY & GENEVA STREET | NEW BRAUNFELS, TX 78132

A CUSHMAN & WAKEFIELD PRIVATE CAPITAL GROUP INVESTMENT OPPORTUNITY



FIVE COMMERCIAL PAD SITES WITHIN THE VERAMENDI MASTER-PLANNED COMMUNITY | 2,400 ACRE DEVELOPMENT WITH 6,000 HOMES PLANNED



FOR MORE INFORMATION, PLEASE CONTACT:

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**

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

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# OFFERING OVERVIEW

Cushman & Wakefield’s Central Texas Private Capital Group is pleased to present to the market the Veramendi Commercial Pad Sites — a five-tract assemblage of land parcels featuring roadway infrastructure and utilities in place to the site, allowing for accelerated development timelines. Strategically located at the corner of Oak Run Parkway and Geneva Street in New Braunfels, the properties sit within the Veramendi Master Planned Community — a 2,400-acre mixed-use development with approximately 1,000 existing homeowners and plans for 6,000 total dwelling units at full buildout. The pad sites are ideally positioned to capture growing residential density and expanding commercial demand, offering developers and users a rare opportunity for speed-to-market delivery within an established and rapidly maturing community. The existing and planned residential base provides a strong foundation for neighborhood retail, medical, office, and service-oriented uses. For additional information, please contact a member of the Central Texas Private Capital Group.



Lot 1	Lot 3	Lot 4R-1	Lot 4R-3	Lot 7
<ul style="list-style-type: none"> <li>• 0.83 Acres</li> <li>• 7,440 SF Retail/Office Planned</li> </ul>	<ul style="list-style-type: none"> <li>• 1.41 Acres</li> <li>• 8,600 SF Retail/Office Planned</li> <li>• 6,000 SF Retail/Office Planned</li> </ul>	<ul style="list-style-type: none"> <li>• 0.71 Acres</li> <li>• 9,819 SF Retail Office Planned</li> </ul>	<ul style="list-style-type: none"> <li>• 1.72 Acres</li> <li>• 4,888 SF Retail/Office Planned</li> <li>• 4,888 SF Retail/Office Planned</li> </ul>	<ul style="list-style-type: none"> <li>• 0.67 Acres</li> <li>• 3,450 SF Retail/Office Planned</li> <li>• 3,900 SF Retail/Office Planned</li> </ul>

# LOCATION OVERVIEW

## Demographics | 5 Mile Radius

**\$122,262**

Average  
Household Income

**71,023**

Population  
Count

**\$316,392**

Median  
Home Value



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# VERAMENDI DEVELOPMENT & DESIGN CONTROL DOCUMENT (DDCD) OVERVIEW

## NEIGHBORHOOD CENTER PLANNING AREA

### PERMITTED USES:

Uses permitted by right:

- Hospice Residential Care Facility
- Animal Grooming Service
- Cafe/Coffee House
- Convenience Store (No Fuel Sales)
- Laundromat
- Liquor Store
- Retail Center
- Financial Center
- Office
- Vet Clinic (No Outside Kennels)
- College/University
- Day Care Center
- Religious Institution
- Amusement Arcade
- Museum
- Studio (Art, Dance, Music, etc)

### SPECIAL USE PERMITS REQUIRED:

- Bar/Nightclub/Tavern
- Barbershop/Beauty Salon
- Convenience Store with Fuel Sales
- Car Wash
- Microbrewery

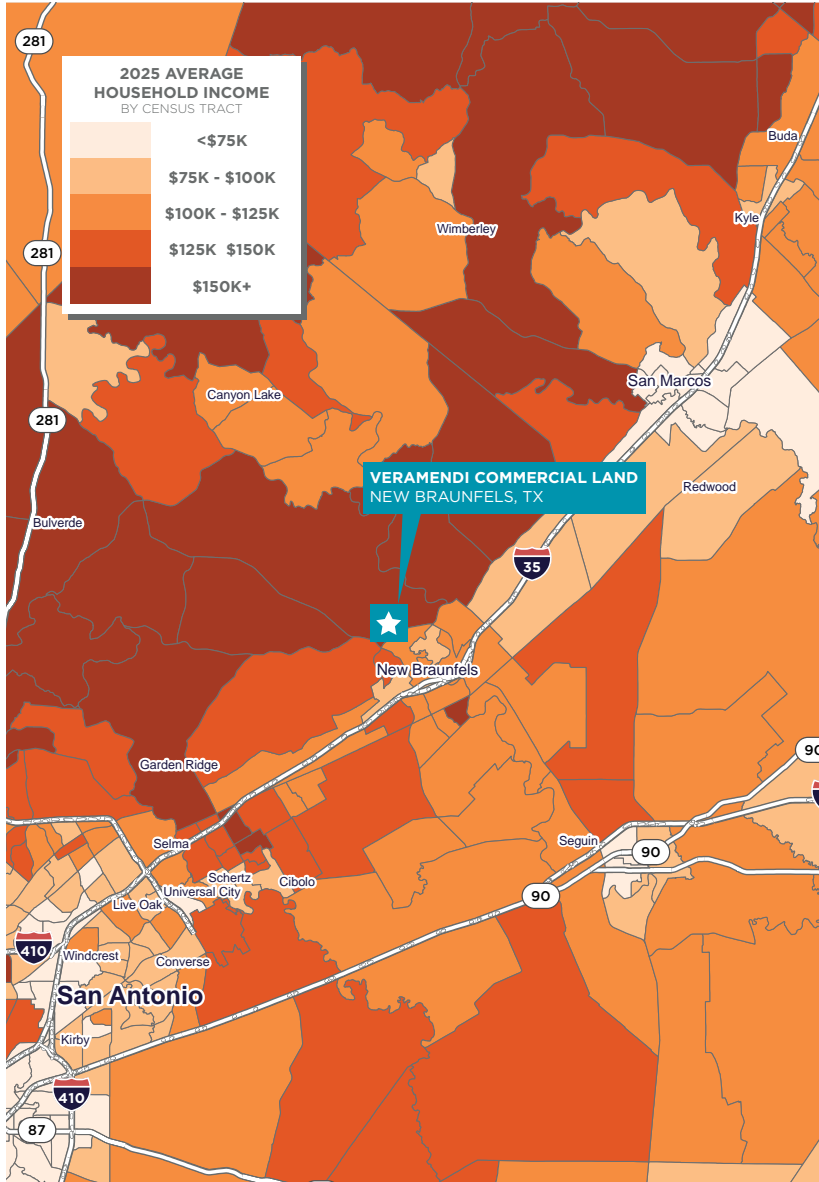


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# CONCEPTUAL SITE PLAN



# DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2010 Population	1,360	15,702	47,141
2020 Population	2,268	21,585	62,231
2025 Population	4,429	25,050	71,023
2030 Population	8,103	33,399	87,175
2010-2020 Annual Rate	6.68%	3.75%	3.20%
2020-2025 Annual Rate	19.06%	3.21%	2.83%
2025-2030 Annual Rate	16.59%	6.67%	4.55%
2025 Male Population	49.2%	48.0%	48.7%
2025 Female Population	50.8%	52.0%	51.3%
2025 Median Age	44.8	45.0	40.7

	1 MILE	3 MILES	5 MILES
<b>RACE AND ETHNICITY</b>			
2025 White Alone	78.1%	74.8%	67.3%
2025 Black Alone	2.1%	2.4%	2.8%
2025 American Indian/Alaska Native Alone	0.3%	0.5%	0.7%
2025 Asian Alone	2.4%	1.6%	1.7%
2025 Pacific Islander Alone	0.1%	0.1%	0.1%
2025 Other Race	2.9%	5.4%	9.0%
2025 Two or More Races	14.2%	15.1%	18.4%
2025 Hispanic Origin (Any Race)	18.9%	24.5%	34.8%

	1 MILE	3 MILES	5 MILES
<b>HOUSEHOLDS</b>			
2025 Wealth Index	191	135	109
2010 Households	503	6,447	18,039
2020 Households	826	9,032	24,662
2025 Households	1,707	10,697	29,217
2030 Households	3,186	14,337	36,556
2010-2020 Annual Rate	6.42%	4.01%	3.67%
2020-2025 Annual Rate	21.33%	3.69%	3.69%
2025-2030 Annual Rate	17.33%	6.81%	5.02%
2025 Average Household Size	2.59	2.30	2.36

	1 MILE	3 MILES	5 MILES
<b>HOUSEHOLD INCOME</b>			
2025 Median Household Income	\$141,544	\$97,505	\$90,003
2030 Median Household Income	\$154,855	\$111,156	\$102,733
2025-2030 Median Annual Growth Rate	1.81%	2.66%	2.68%
2025 Average Household Income	\$180,171	\$136,281	\$122,262
2030 Average Household Income	\$191,640	\$151,806	\$135,706
2025-2030 Average Annual Growth Rate	1.27%	2.71%	2.67%

	1 MILE	3 MILES	5 MILES
<b>PER CAPITA INCOME</b>			
2025 Per Capita Income	\$66,425	\$57,768	\$50,292
2030 Per Capita Income	\$72,079	\$64,753	\$56,896
2025-2030 Annual Rate	1.70%	2.42%	2.63%

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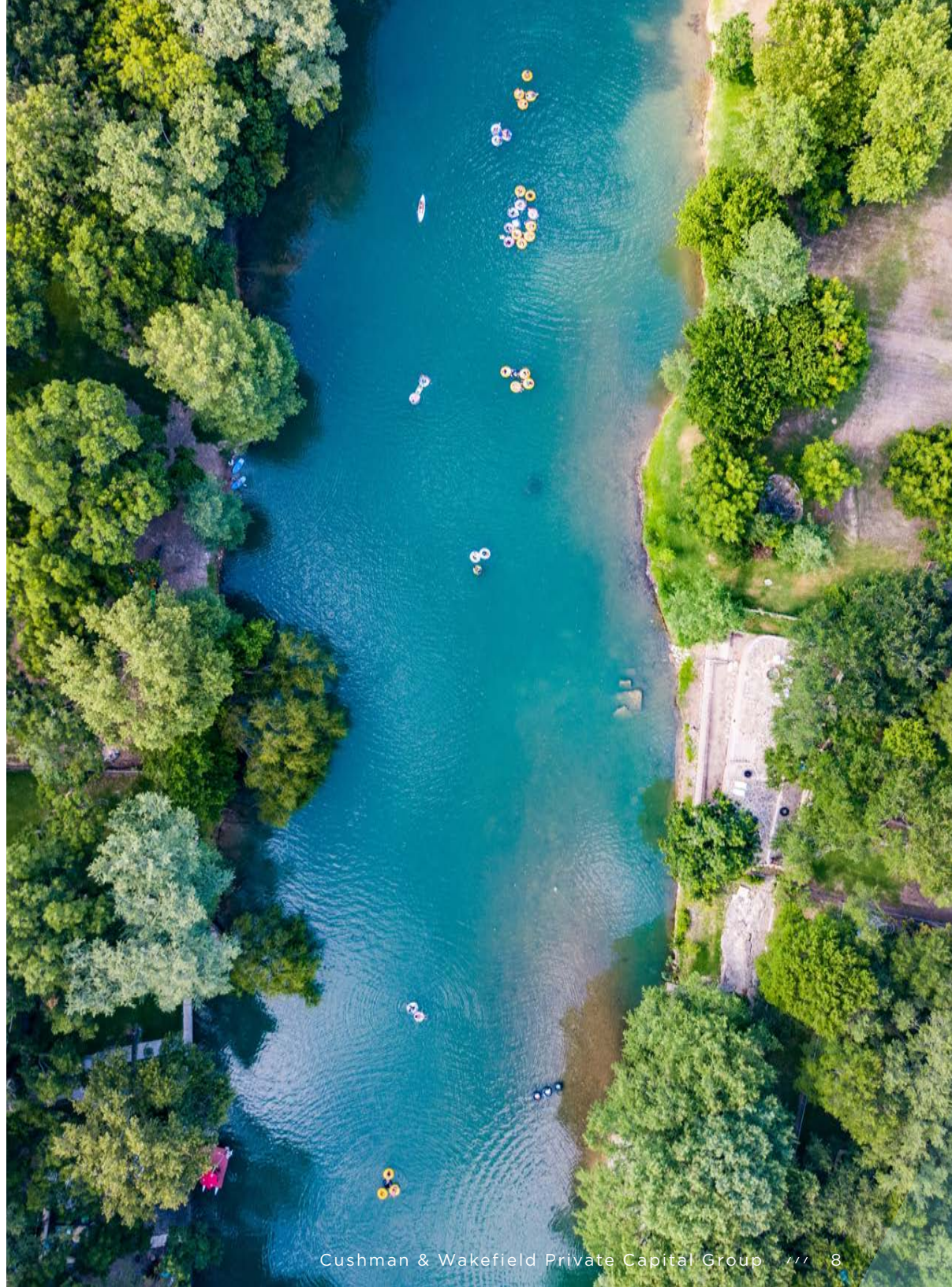
# NEW BRAUNFELS OVERVIEW

## New Braunfels, Texas

Over the past decade, the City of New Braunfels has emerged as one of the fastest-growing communities in the United States. Strategically located between San Antonio and Austin along the I-35 corridor, New Braunfels benefits from its position within one of the strongest economic regions in Texas. The city has experienced significant population growth well above national averages, driven by in-migration, employment expansion, and sustained residential development.

New Braunfels' appeal stems from its pro-business climate, central location, and exceptional quality of life. The community offers access to a skilled labor force drawing from both the San Antonio and Austin MSAs, while maintaining lower operating costs and a business-friendly regulatory environment. This strategic positioning has supported steady growth in healthcare, advanced manufacturing, logistics, professional services, and retail sectors.

Renowned for its heritage, tourism, and outdoor recreation, New Braunfels provides a lifestyle that supports both workforce attraction and retention. The city is home to destination attractions such as Schlitterbahn Waterpark and Gruene Historic District, along with year-round recreation on the Comal River and Guadalupe River. Its historic downtown, strong school systems, and abundant parkland contribute to a high quality of life that continues to attract families, retirees, and employers alike.



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# VERAMENDI OVERVIEW

Veramendi is a 2,400+ acre master-planned community in New Braunfels, strategically positioned along the high-growth I-35 corridor between San Antonio and Austin. Rooted in an 1827 Spanish land grant to early Texas statesman Juan Martín de Veramendi, the property remained rangeland for generations before its 2013 master development approval transformed it into one of the region’s most significant mixed-use communities. Veramendi encompasses 480+ acres of parks and open space, a growing residential base with 6,000+ planned homes, on-site schools, neighborhood retail, and future medical and commercial districts, creating a fully integrated live-work-play environment. Anchored by amenities such as The Ledge and the planned 65-acre Word Park, Veramendi represents approximately 10% of New Braunfels’ land mass and stands as a defining component of the city’s long-term growth and development trajectory.



## By the Numbers



**2,400**  
TOTAL ACRES



**480+**  
ACRES OF  
GREEN SPACE



**1,000+**  
CURRENT  
HOMEOWNERS



**6,000+**  
TOTAL DWELLING  
UNITS PLANNED



**2**  
ONSITE SCHOOLS



**5**  
NEIGHBORHOODS

# 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.

## 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.

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# CONFIDENTIALITY AGREEMENT



Cushman & Wakefield has been engaged as exclusive advisors to the Seller (the “Seller”), in connection with Seller’s solicitation of offers for the purchase of the fee simple interest in Veramendi Commercial Land Sites located at Oak Run Parkway & Geneva Street New Braunfels, Texas. (“The Property”). The Property is being offered on an “AS IS” basis. This Offering Memorandum is furnished to prospective purchasers on a confidential basis solely for the purpose of prospective purchasers determining whether or not to submit an offer to purchase the Property. The information contained herein, or any other related information provided by Seller may not be reproduced, redistributed, or used in whole or in part for any other purpose. No person has been authorized to give any information or to make any representation or warranty, either express or implied, other than that contained in an executed purchase agreement subject to any disclaimer or limitations set forth therein. Information or representations given or made in any other form, should not be relied upon.

While Seller has no reason to believe that the information provided herein, or in the due diligence materials, contains any material inaccuracies, neither Seller nor any of its respective officers, directors, shareholders, owners, employees, agents, members, managers, etc., make any representations or warranties, express or implied, as to the validity, accuracy or completeness of the information provided or to be provided except as may be set forth in an executed purchase agreement, subject to any disclaimers or limitations set forth therein. Without limiting the generality of the foregoing sentence,

nothing herein shall be deemed to constitute a representation, warranty or promise by Seller or any of its respective officers, directors, shareholders, owners, employees, agents, members, managers, etc., as to the future performance of the Property or any other matters set forth herein.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in the Due Diligence Materials, shall be limited to those expressly provided in an executed purchase agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or any of its officers, directors, shareholders, owner’s employees, agents, members, managers, etc., for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Prospective purchasers are not to construe the contents of this Offering Memorandum, any Due Diligence Materials or any prior or subsequent communications from Seller or any of its respective officers, directors, shareholders, owners, employees, agents, members, managers, etc. as legal, tax or other advice. Prior to submitting an offer, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.



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**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

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**DEBT & EQUITY**

**CHASE JOHNSON**

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

**CALEB RIEBE**

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

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**CUSHMAN & WAKEFIELD PRIVATE CAPITAL GROUP**

**PRIVATE CAPITAL GROUP**

**PHOENIX, AZ**

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

**INLAND EMPIRE, CA**

Emily Brun  
Nico Napolitano  
Zachary Harman

**LOS ANGELES, CA**

Brandon Burns  
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**ORANGE COUNTY, CA**

Jon Mitchell  
Mark Bridge  
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**SACRAMENTO, CA**

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Zachary Harman

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Pat Knowlton

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**SAN ANTONIO, TX**

Carrie Caesar  
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