

NEW BRAUNFELS BUSINESS PARK

102,900 SF CLASS A FLEX OFFICE DEVELOPMENT | THREE SINGLE-STORY BUILDINGS



DESIGNED FOR BUSINESS. BUILT FOR WHAT'S NEXT.

Designed to meet the diverse needs of today's businesses, the project features three Class A buildings totaling approximately 102,900 SF within the Veramendi® master planned community. Two single-story buildings totaling 34,828 SF are designed for office and medical users, while a 68,072 SF single-story flex office building provides flexible space for businesses requiring a combination of professional office and operational functionality. Together, the buildings create a versatile business environment in one of New Braunfels' most desirable growth areas.

Located in New Braunfels, Texas, within the highly desirable Veramendi® master planned community, the development offers businesses the opportunity to establish a presence in one of the fastest-growing markets in Central Texas. Positioned between Austin and San Antonio, the property provides convenient regional access while benefiting from the strong demographics, workforce growth, and expanding commercial activity that continue to drive demand throughout the corridor.

PROJECT HIGHLIGHTS

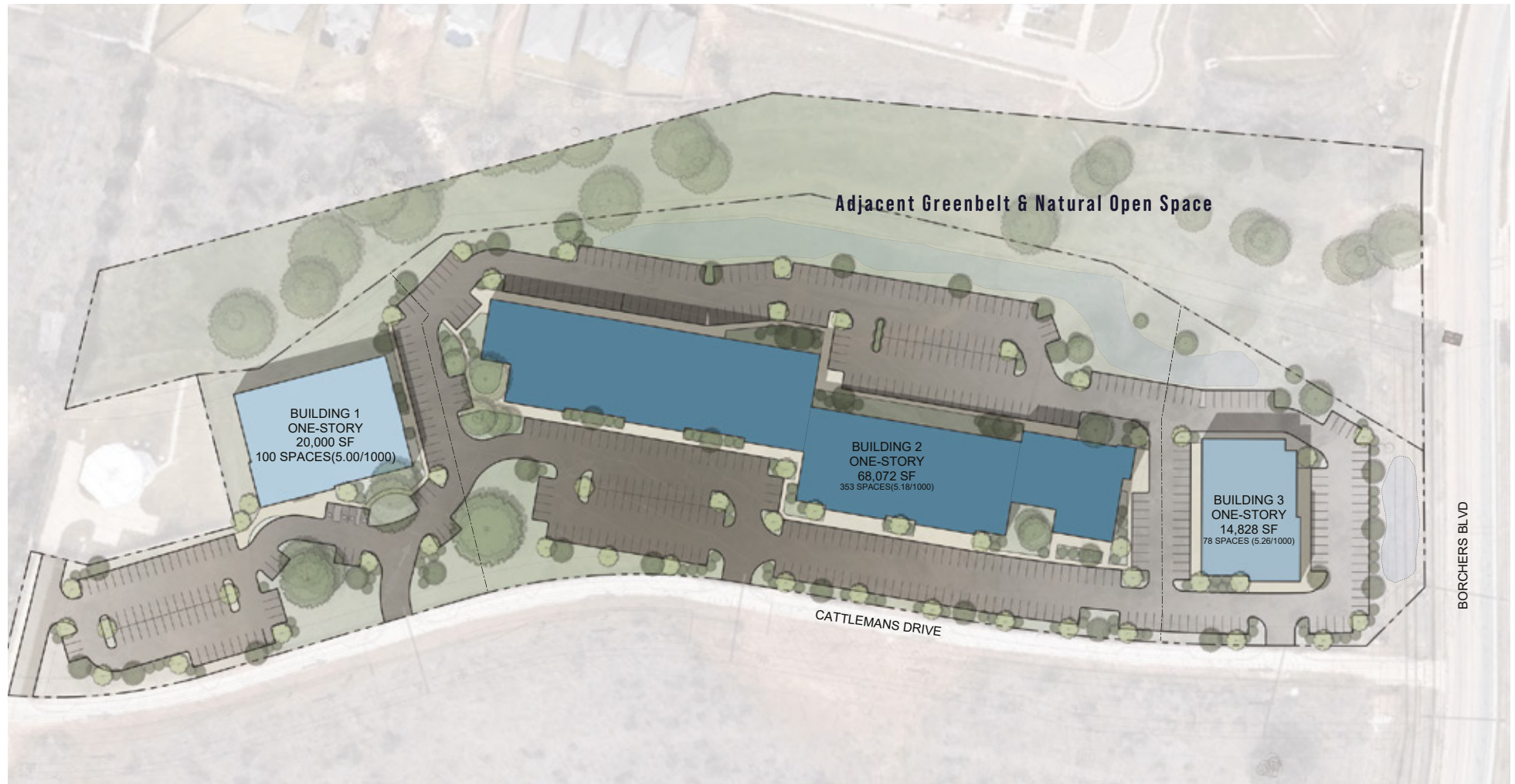
- **Three Class A Flex Office Buildings Totaling 102,900 SF**
- **Office, Medical and Flex Office Opportunities**
- **Leasing Opportunities from 3,000 - 68,072 SF**
- **Outdoor Break Areas with Seating**
- **Adjacent to Greenbelt and Natural Open Space**
- **531 Parking Spaces - 5.16/1000 Parking Ratio**
- **Located in New Braunfels, TX within the Veramendi® Master Planned Community**
- **Convenient Access to nearby Retail, Dining, and Lifestyle Amenities**
- **Strategic Location Between Austin and San Antonio**



- **Building 1 - 20,000 SF - Office/Medical**
- **Building 2 - 68,072 SF - Flex Office**
- **Building 3 - 14,828 SF - Office/Medical**

SITE PLAN

THREE BUILDINGS. ONE CONNECTED BUSINESS ENVIRONMENT.



Building 2

68,072 SF

Flex Office

The 68,072 SF single-story flex office building combines Class A office design with the flexibility and functionality required by today's modern businesses. Designed to accommodate a variety of office and operational configurations, the building provides an adaptable environment for users seeking professional office space alongside additional operational, service or support functions.

- 68,072 SF Single-Story Flex Office Building
- Flexible Office and Operational Configurations
- Building and Monument Signage Opportunities
- Class A Finishes
- 5/1000 Parking
- Adjacent to Greenbelt and Natural Open Space
- Outdoor Break Areas with Seating
- On-Site Building Technician



** Images shown below are representative only and may not reflect final finishes or configurations.*





Building 1

20,000 SF

Office/Medical

- 20,000 SF Single Story Flex Office Building
- Flexible Office and Operational Uses
- Building and Monument Signage
- Class A Finishes
- 5/1000 Parking
- Adjacent to Greenbelt and Natural Open Space
- Outdoor Break Areas with Seating

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Building 3

14,828 SF

Office/Medical

- 14,828 SF Single Story Flex Office Building
- Flexible Office and Operational Uses
- Building and Monument Signage
- Class A Finishes
- 5.26/1000 Parking
- Adjacent to Greenbelt and Natural Open Space
- Outdoor Break Areas with Seating

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LOCATION ANALYSIS



Located in New Braunfels, Texas, within the highly desirable Veramendi® master planned community, the development offers businesses the opportunity to establish a presence in one of the fastest-growing markets in Central Texas. Positioned between Austin and San Antonio, the property provides convenient regional access while benefiting from the strong demographics, workforce growth, and expanding commercial activity that continue to drive demand throughout the corridor.



DEMOGRAPHICS - 5 Mile

87,000

Population

\$122,000

Average Household Income

42%

Bachelor's Degree or Higher

35,037

Number of Households

39.4

Median Age

64.4%

White Collar Labor Force

DRIVE TIMES

1
Min

Loop
337

3
Min

Highway
46

7
Min

Interstate
35

9
Min

Downtown
New Braunfels

35
Min

Downtown
San Antonio

60
Min

Downtown
Austin

LOCATED WITHIN THE VERAMENDI® MASTER PLANNED COMMUNITY

A connected business environment surrounded by the lifestyle, amenities and growth that define the modern New Braunfels.

Situated within the Veramendi® master planned community, New Braunfels Business Park offers businesses a highly connected and amenitized environment in one of New Braunfels' most desirable growth corridors. The surrounding community combines residential, retail, recreational, and commercial development to create a dynamic setting for both employees and businesses.

With convenient access to nearby dining, shopping, trails, and everyday services, the project delivers an elevated workplace experience designed for today's workforce.



2,400+

ACRE MASTER PLANNED COMMUNITY

480 +

ACRES OF PARKS & GREENSPACE



6,000+

PLANNED RESIDENTIAL UNITS

GROWING

NUMBER OF RETAIL, COMMERCIAL,
HOSPITALITY AND COMMUNITY AMENITIES



NEW BRAUNFELS, TX

- Located in the Heart of the Texas Hill Country
- 116,000+ Population
- 29% Population Growth Since 2020
- Strong and Growing Working-Age Population
- Direct IH-35 Access
- Top U.S. Growth Market
- Known for its Historic Downtown, Guadalupe & Comal Rivers and Outdoor Recreation

STRATEGICALLY POSITIONED BETWEEN AUSTIN & SAN ANTONIO

5M+

REGIONAL POPULATION

#1

AMONG AMERICA'S FASTEST
GROWING CORRIDORS

2

INTERNATIONAL AIRPORTS

THOUSANDS

OF NEW RESIDENTS ANNUALLY

TOP

U.S. MARKET FOR BUSINESS &
POPULATION GROWTH

BILLIONS

IN REGIONAL DEVELOPMENT
INVESTMENT



NEW BRAUNFELS BUSINESS PARK

Borchers Blvd & Loop 337 | New Braunfels, TX 78132



A NEW STANDARD FOR FLEX OFFICE IN NEW BRAUNFELS

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WORTH
& ASSOCIATES