

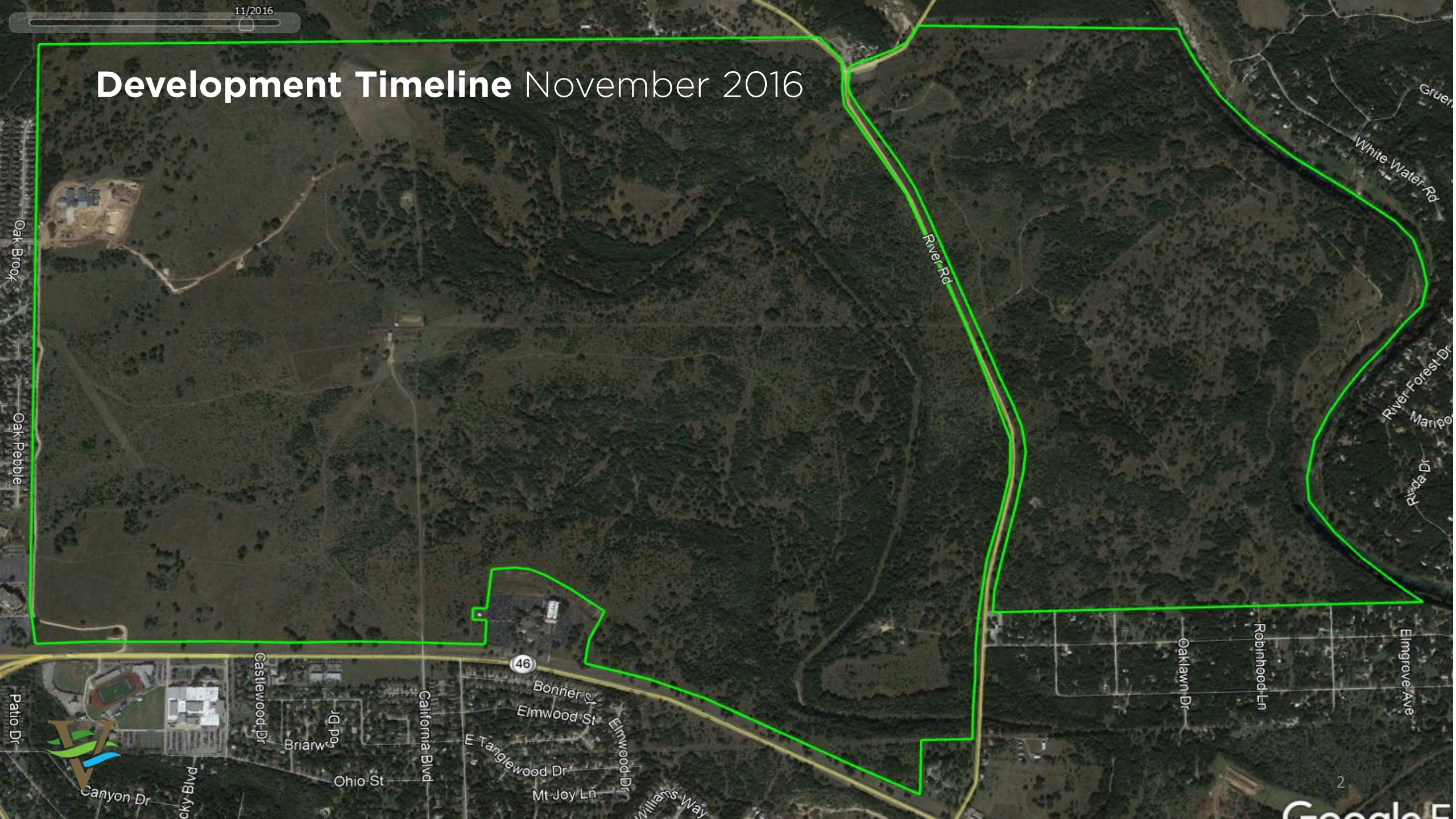


VERAMENDI®

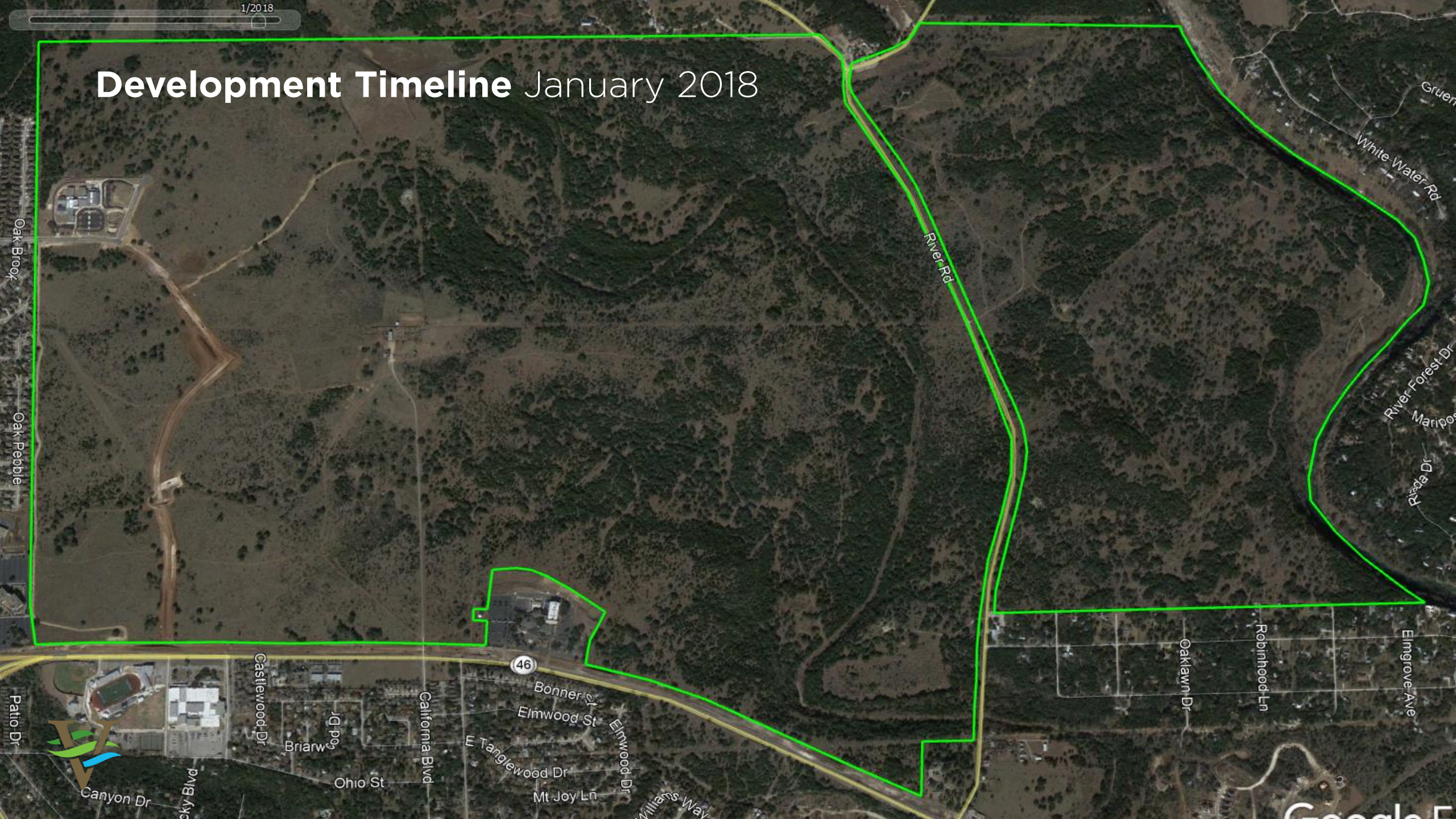
TRUE TEXAS HILL COUNTRY LIVING

OCTOBER 15, 2020
CITY OF NEW BRAUNFLES EDC

Development Timeline November 2016



Development Timeline January 2018



Oak Brook

Oak Pebble

Patio Dr

Canyon Dr

Rocky Blvd

Castlewood Dr

Briarwood Dr

Ohio St

California Blvd

E Tanglewood Dr

Bonner St

Elmwood St

Mt Joy Ln

Williams Way

Elmwood Dr

46

River Rd

Oaklawn Dr

Robinhood Ln

Elmgrove Ave

White Water Rd

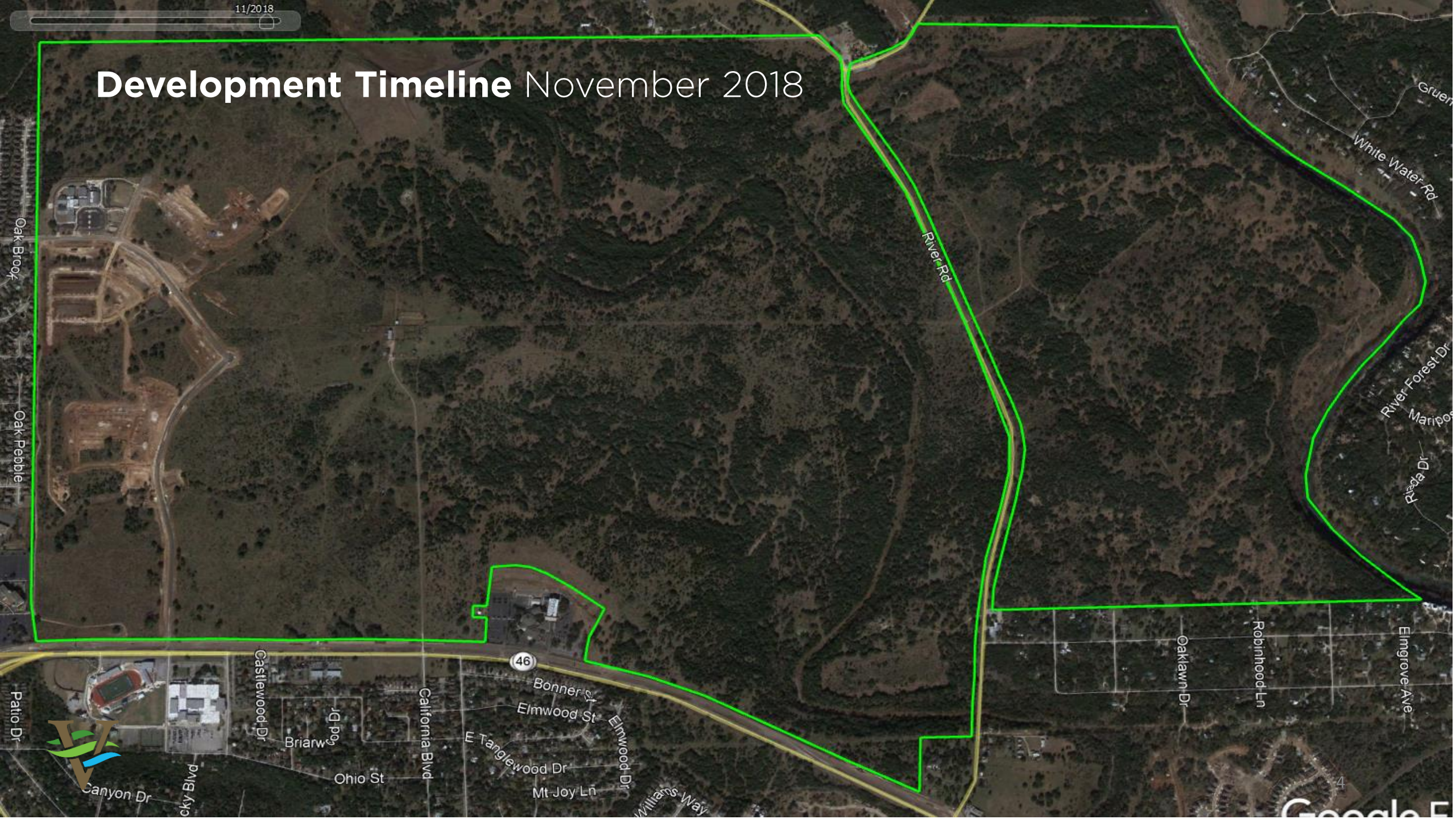
River Forest Dr

Mariposa

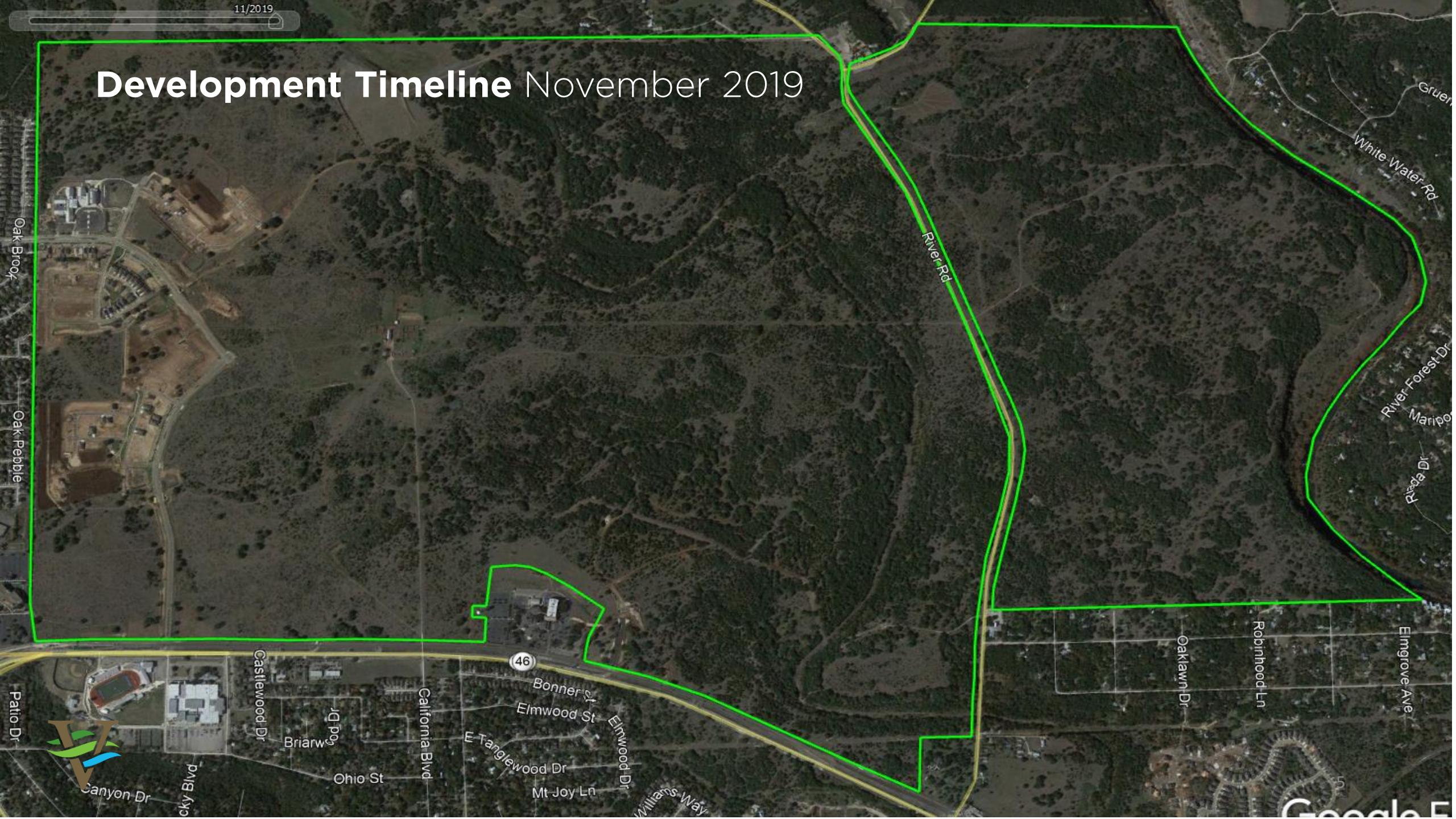
Plada Dr

Gruen

Development Timeline November 2018



Development Timeline November 2019

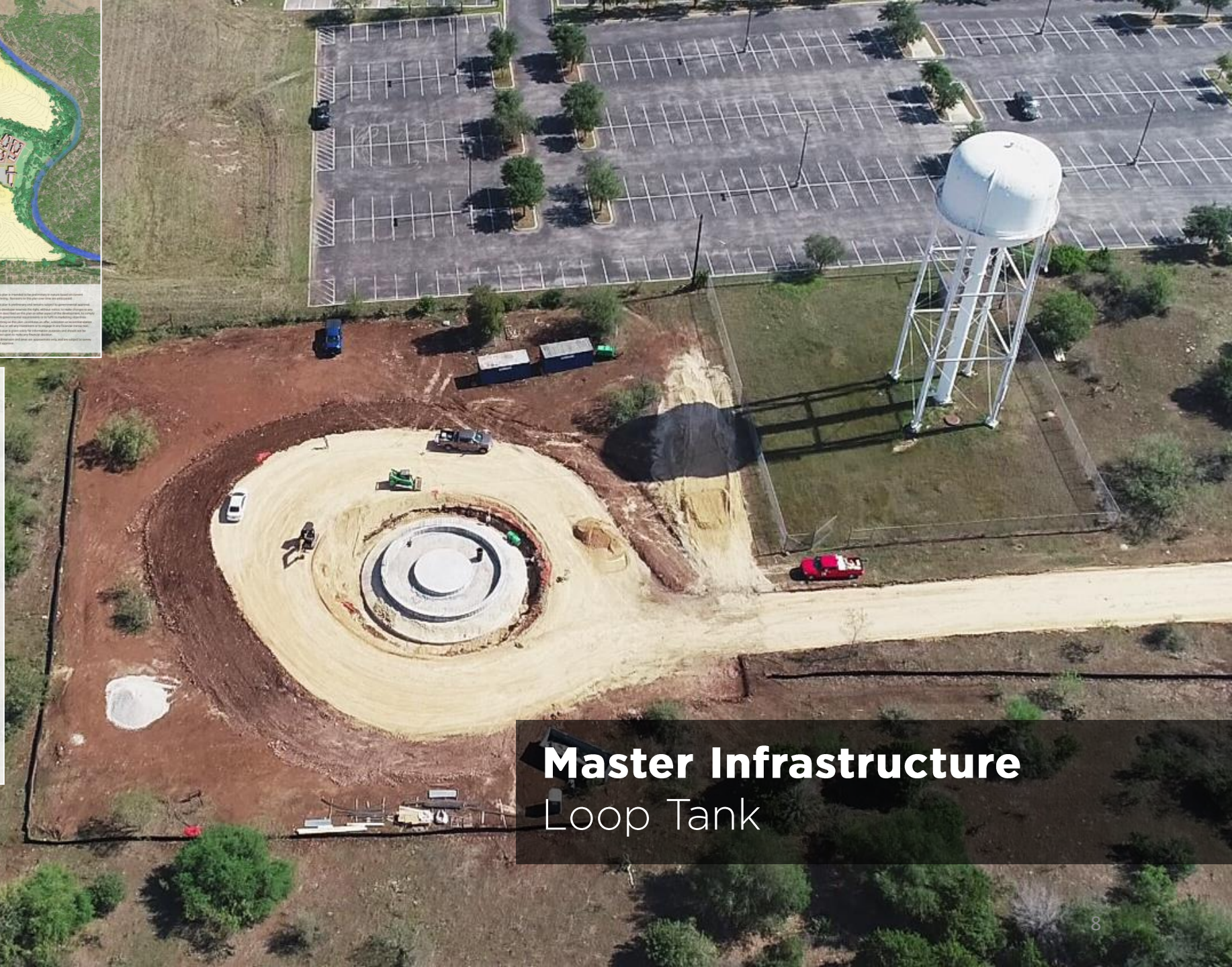


[illegible]

TxDOT Loop 337 Upgrade

\$2.5M for “local match” + \$2.2M for intersections for a total of \$4.7M contribution







Master Infrastructure Loop Tank



35-foot-tall earthen dam
with 20 million cubic
feet detention capacity



Master Infrastructure Veramendi Dam No. 2

Regional Dam August 13



Regional Dam August 27



Regional Dam September 10



Regional Dam September 17



Regional Dam October 1



Regional Dam October 7



Precinct 15A Gehan Homes



Precinct 15B Vista Alta



Precinct 13 Pulte Homes



Precinct 13 Perry Homes





Precinct 13

Scott Felder & David Weekley



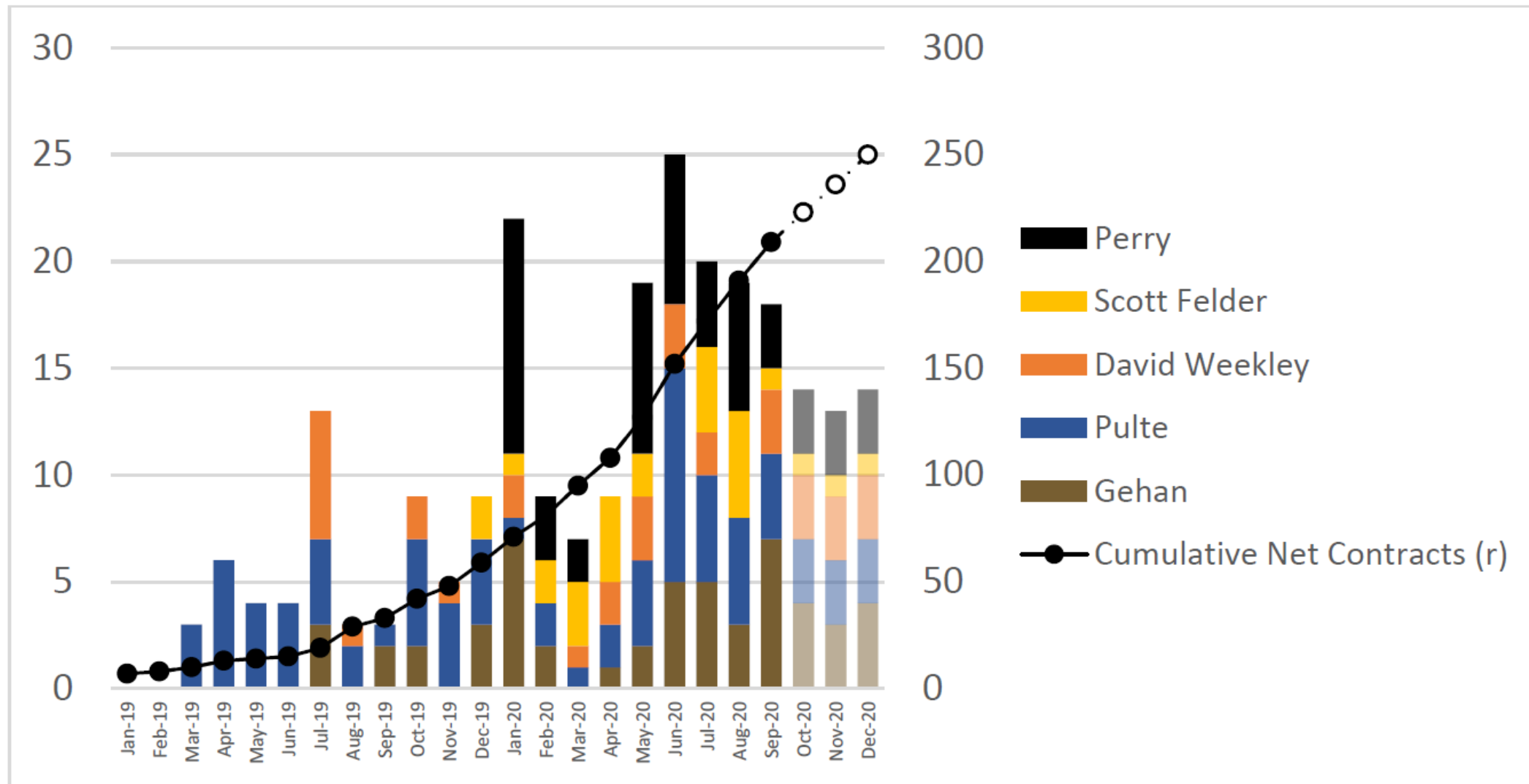


Precinct 13

Scott Felder & David Weekley



Home Sales Forecast

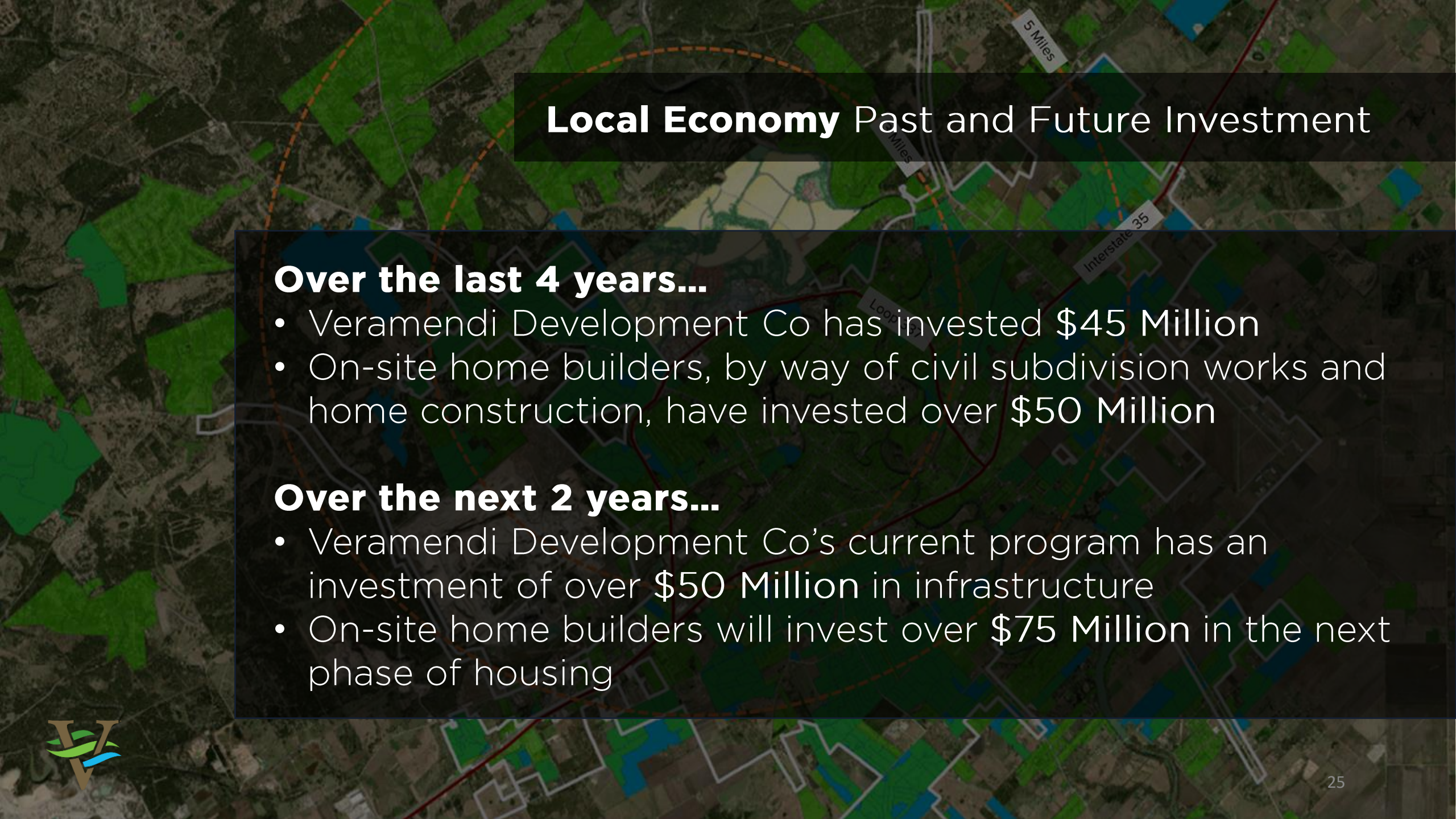




Local Economy At Project Completion

- **Property Value in Veramendi is expected to reach \$2.0-\$2.5 Billion**
(Comal Appraisal District estimates values for NB and the County at \$7.1 billion and \$22.5 billion respectively in 2020)
- **Anticipated Commercial users could generate an additional \$1.3 Million in sales and use tax**
(City is budgeting \$23.3 million in FY 2019-2020)





Local Economy Past and Future Investment

Over the last 4 years...

- Veramendi Development Co has invested \$45 Million
- On-site home builders, by way of civil subdivision works and home construction, have invested over \$50 Million

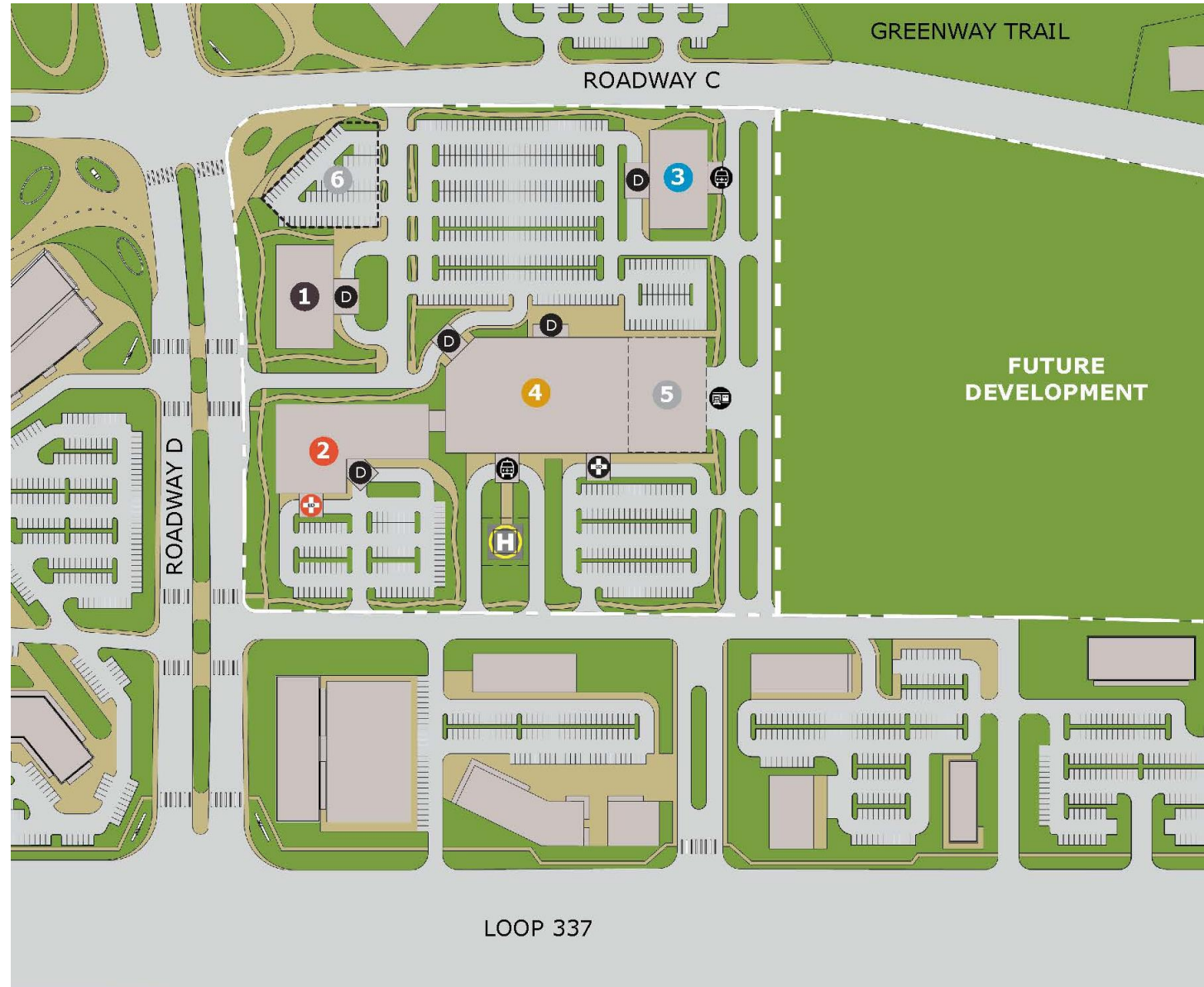
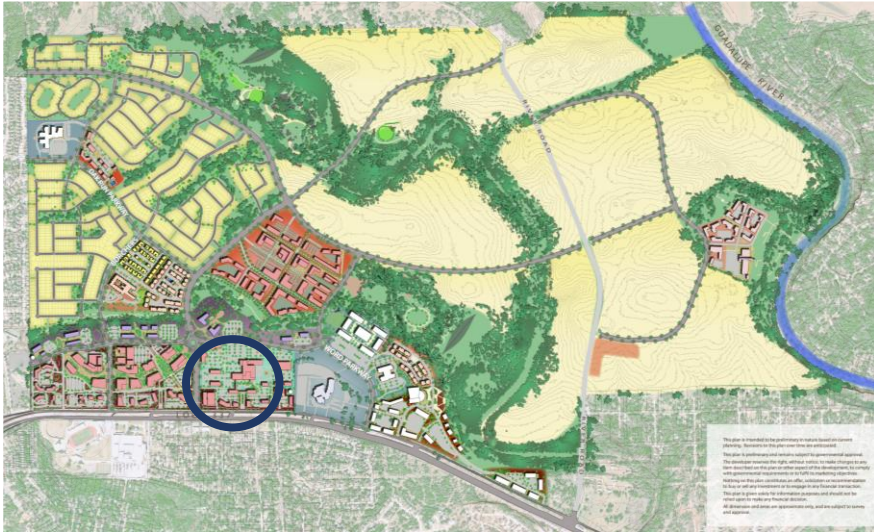
Over the next 2 years...

- Veramendi Development Co's current program has an investment of over \$50 Million in infrastructure
- On-site home builders will invest over \$75 Million in the next phase of housing

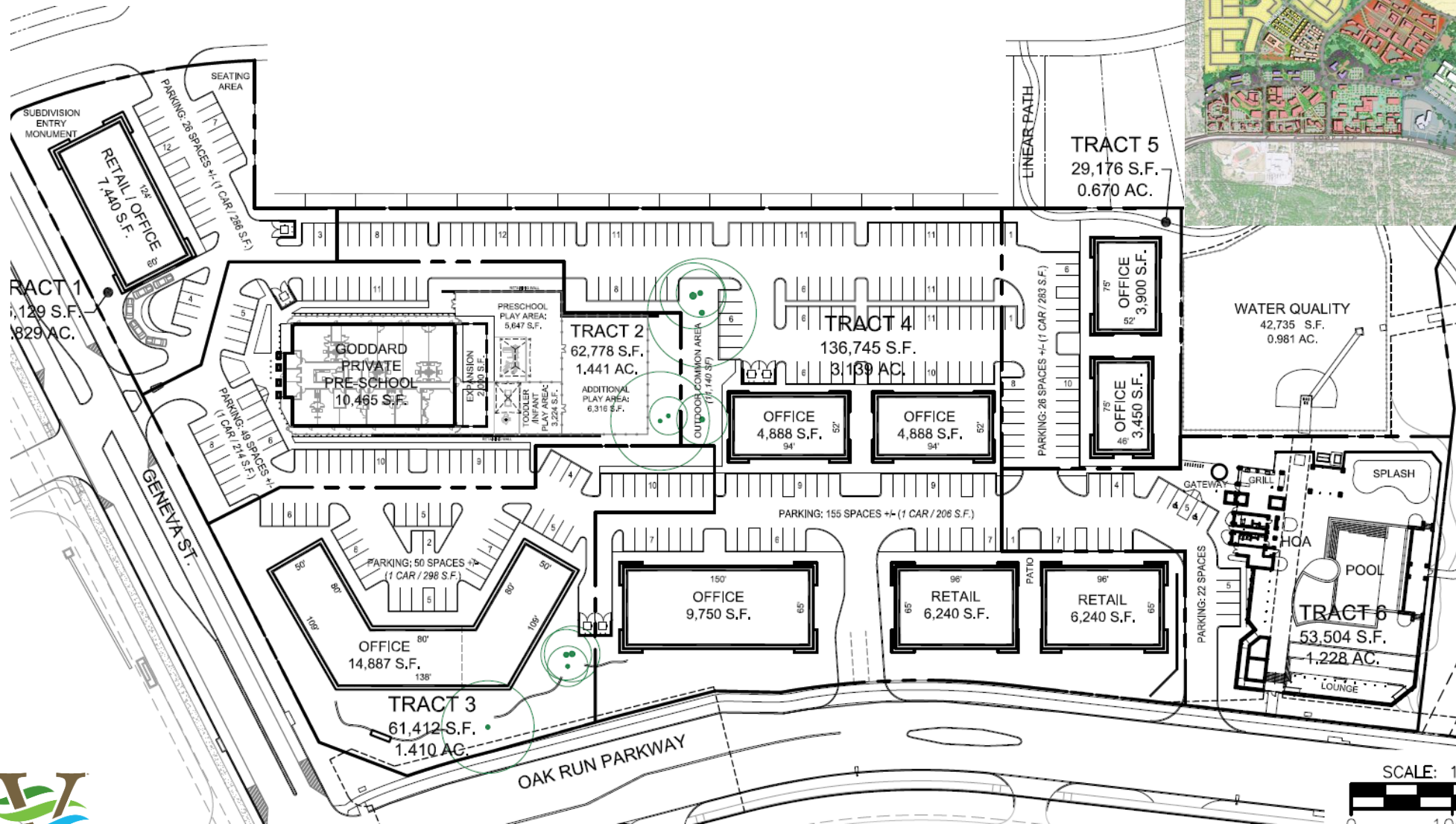


Health & Life Sciences

Christus Santa Rosa



Commercial Neighborhood Center



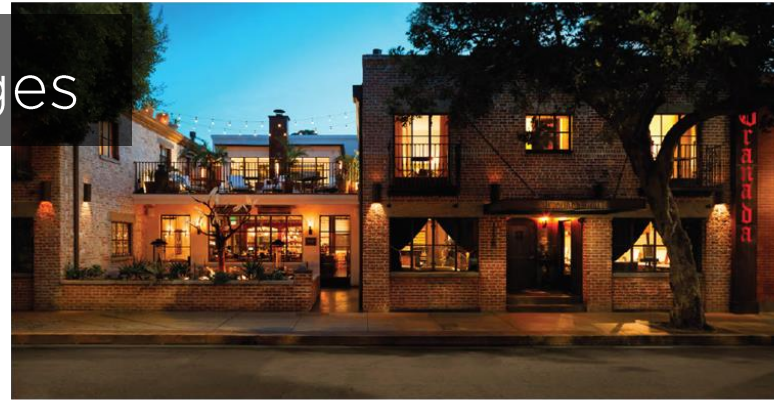
Commercial Neighborhood Center



Commercial Business District



Business District Precedent Images



Business District Precedent Images



Veramendi

Team on the Ground



Peter James
CEO



Max Harford
Development Manager



Garrett Mechler
Development Manager



Emily Lane
Development Coordinator



Stuart Hansmann
Development Const. Manager



Julie Willeke
Real Estate Manager



Ana Michalak
Controller



James Tipton
Graduate Dev. Manager

