

The Village at *AVERY PARK*



Avery Village, New Braunfels, TX 78130

INVESTMENT HIGHLIGHTS

LOCATION:

- [Click Here For Map](#)
- [Avery Park Village website](#)

HELPFUL WEBSITES:

- [New Braunfels Chamber of Commerce](#)
- [New Braunfels Economic Development](#)
- [Value Builders, Inc.](#)
- [Demographics](#)



Accessibility:

Residents of Avery Park have convenient access to a vast amount of jobs, shopping, medical, and dining from the subdivision's close-in location.

- ◆ 3.5 miles from Interstate 35
- ◆ Subdivision is located adjacent to single family home subdivision with neighborhood elementary school.
- ◆ 4 Mile From [Resolute Health Hospital](#) With 1200 New Medical Jobs
- ◆ 4 Miles From The Epicenter of New Braunfels' New High End Retail and Dining
- ◆ 4.8 Miles From The [New Braunfels Regional Rehabilitation Hospital](#) with 100 New Medical Jobs
- ◆ 9 Miles From [Sysco's San Antonio/Round Rock Consolidation](#).
- ◆ 20 Miles to [Texas State University](#) in San Marcos with over 35,000 Students.
- ◆ 17 Miles to North San Antonio

Benefits of This Location:

- **Comal ISD:** One of New Braunfels' most significant growth drivers is the relocation of San Antonio residents who are seeking to place their children in the New Braunfels Independent School Districts.
- **Medical - Amenities and Job Creation:** Between [Resolute Health](#) (Baptist Health System), and [New Braunfels Regional Rehabilitation Hospital](#) (Earnest Health), New Braunfels has close to 1100 new medical jobs being formed - all within 2.8 miles of this subdivision.
- **Part of the San Antonio MSA:** San Antonio recently ranked #5 on CNN's list of "Fastest Growing U.S. Cities: Texas Is King" due to its high population growth and job creation, as well as its stable home prices. New Braunfels just made the list of one of the [15 fastest-growing cities and towns in the United States](#) between July 1, 2014 and July 1, 2015 because of its strategic location to San Antonio and Austin.
- **Geographic Position:** Due to New Braunfels' strategic position about halfway between Austin and San Antonio, approximately 1/2 of New Braunfels' 63,000+ residents commute to one of these two cities daily for work. However, with New Braunfels having added over [2000 jobs in 2014 alone](#), more and more residents will be staying local for work.

Shopping and Entertainment:

- **Town Center At Creekside:** New Braunfels Town Center at Creekside is a 400+ acre master planned, mixed use commercial development positioned at the epicenter of the Austin/San Antonio corridor in historic New Braunfels, TX. The project integrates over 1M SF of retail with a 120 bed (with expansion ability to over 300 beds) medical center, a multi-family development and an entertainment complex—all interlaced with trails, streams and fountains.
- **Schlitterbahn Water Park and The Comal/Guadalupe Rivers:** New Braunfels boasts the #1 water park in the nation, along with its famous tubing rivers. These attractions alone bring over 2 Million visitors annually to the city.

RESOLUTE HEALTH: NEW MEDICAL COMPLEX



- Medical Complex Covering Nearly 90 Acres
- 300 Bed Medical Center
- Surgery Center
- Acute Care
- Physicians Offices
- Day Spa and Wellness Center
- Approximately 1200 Medical Jobs
- 12,000-15,000k Square Feet of Retail Shops
- Restaurants
- Walking Trails, Green Spaces, and Water Gardens

UNIT MIX / DESCRIPTION

Total # of Units: 17 Duplexes
Average Rent/Month - One Story \$1595 per unit **Average Rent PSF - One Story:** \$1.21 **Average Rent/Month Two Story -** \$1750 per unit
Average Rent PSF - Two Story: \$1.23
Average Unit Size: 1,301 to 1681 Sq.ft.

EXPENSE SUMMARY

Sales Price: 2573 Plan \$368,160
2662 Plan \$382,910
3551 Plan \$413,000

Rents: Plan 2573 = \$1595 w/Island & \$1525 w/Breakfast Bar
Plan 2662 = \$1595 w/Island & \$1650 w/Breakfast Bar
Plan 3551 = \$1750 per door

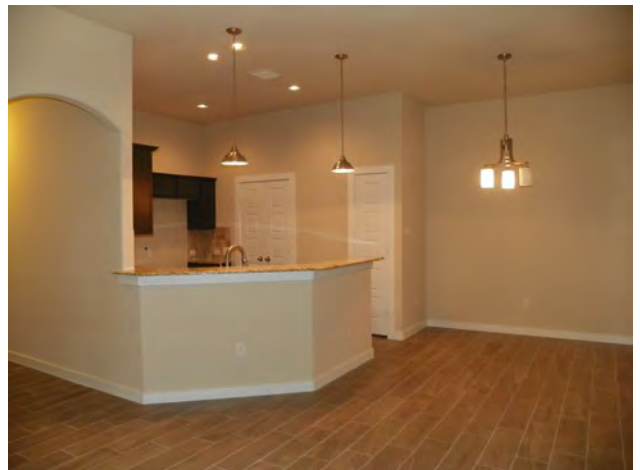
Taxes: 2.27%

HOA: \$750 per duplex/annually (estimated)

Leasing Fee 65 - 100%

Management Fee: 5%

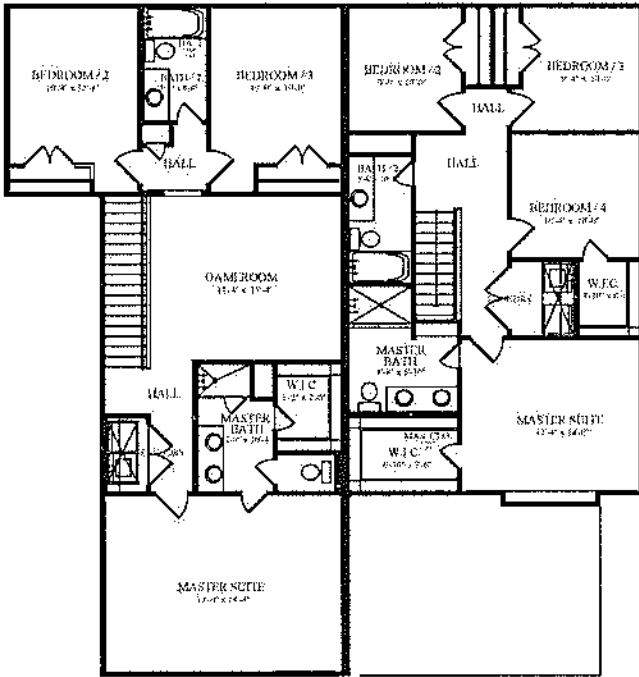
Utilities: All utilities are paid for by the tenant.



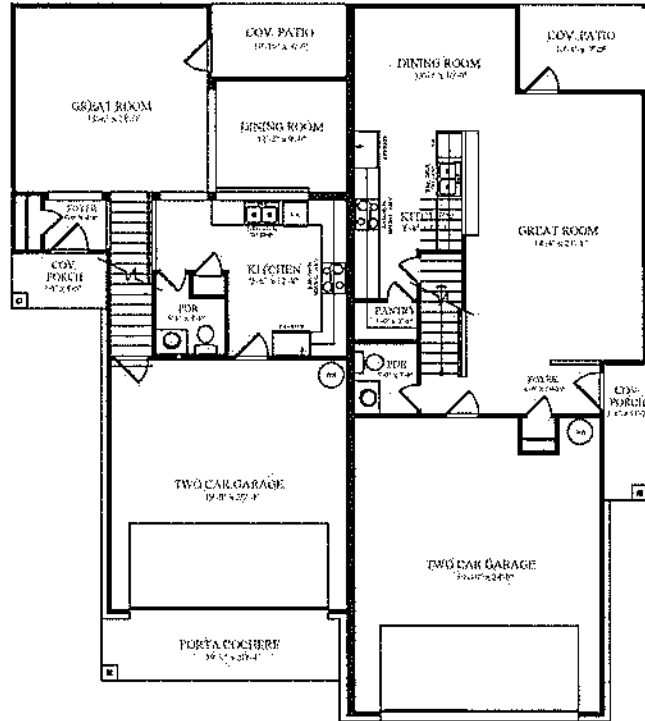
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ELEVATION "C"



UPPER FLOOR PLAN



LOWER FLOOR PLAN

"BARTON"

PLAN NUMBER :	3551
A/C FOOTAGE :	3551 Sq.Ft.
COV. PORCH / PATIO/PORTA-COCHERE :	322 Sq.Ft.
GARAGE / WORKSHOP :	876 Sq.Ft.
TOTAL SQ. FT. :	3777 Sq.Ft.
WIDTH / DEPTH :	51'-4" X 58'-5 1/2"

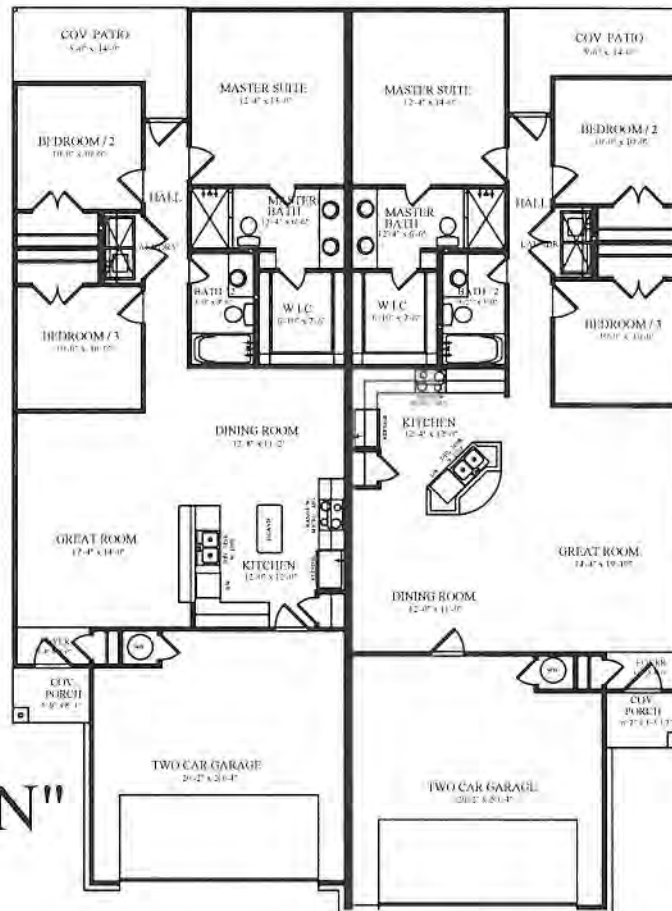
Impact Design Architectural Group, Inc.
 Jim Fisher - Architect 16120 Rimstone Trail
 Alton, Texas, 78326
 (512) 597-3818
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ELEVATION "B"

RIGHT SIDE PROJECTED



"FAIRHAVEN"
FLOOR PLAN

PLAN NUMBER : 2662
A/C FOOTAGE : 2662 Sq.Ft.
COVERED PORCH / PATO : 239 Sq.Ft.
GARAGE / WORKSHOP : 876 Sq.Ft.
TOTAL SQ. FT. : 3777 Sq.Ft.
WIDTH / DEPTH : 54'-0" X 73'-9 1/2"



**Impact Design
Architectural Group, Inc.**
 Jim Fisher - Architect 11129 Rimstone Trail
 Austin, Texas, 78736
 1 512 1947-1818
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 IMPACT.AKCH16@GMAIL.COM



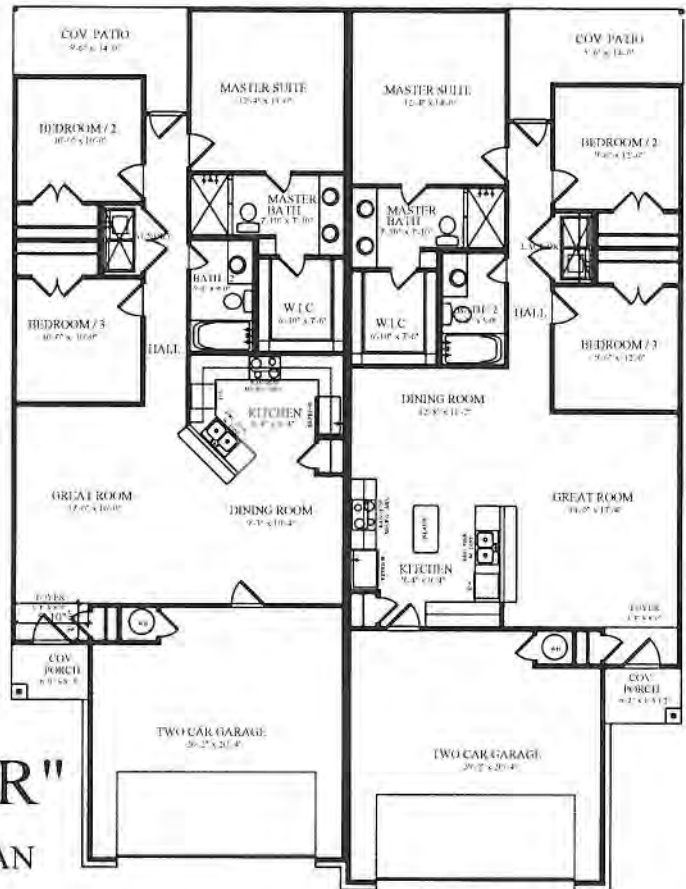


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ELEVATION "D"

RIGHT SIDE PROJECTED



"HANOVER"
FLOOR PLAN

PLAN NUMBER :	2573
A/C FOOTAGE :	2573 Sq.Ft.
COVERED PORCH / PATO :	242 Sq.Ft.
GARAGE / WORKSHOP :	876 Sq.Ft.
TOTAL SQ. FT. :	3691 Sq.Ft.
WIDTH / DEPTH :	54'-0" X 71'-9 1/2"



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 Jim Evelyn - Architect 10120 Rimstone Trail
 Austin Texas 78736
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