



Co-Op Marketplace

NEW BRAUNFELS, TX

Co-Op Marketplace

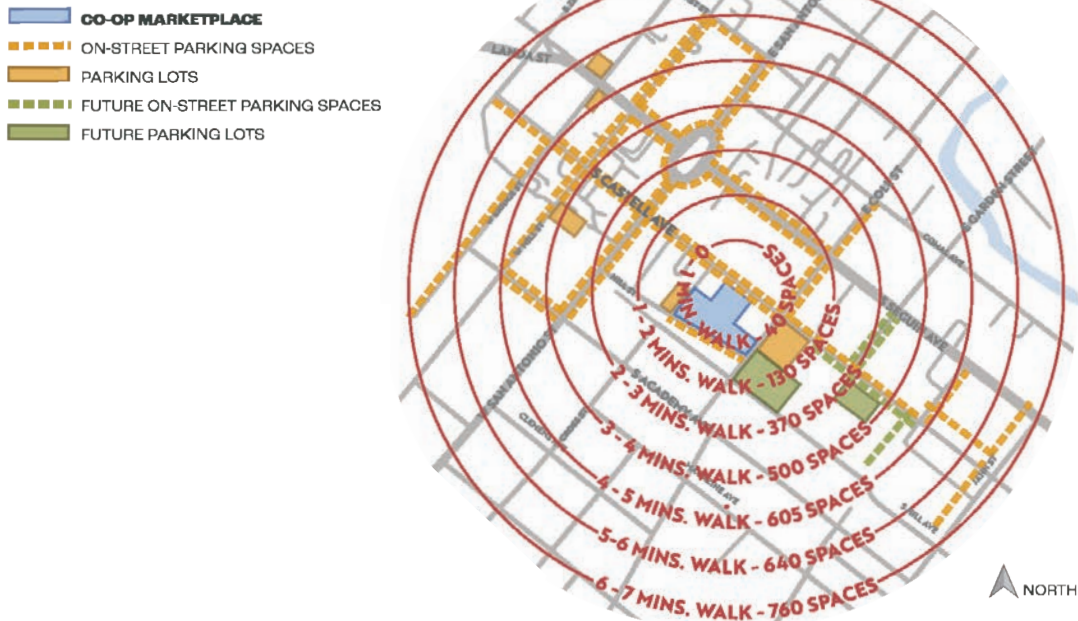
SHOP cos

MOGAS + GONZALEZ
ASSOCIATED ARCHITECTS



IN HISTORIC DOWNTOWN NEW
BRAUNFELS, TEXAS LIES THE FORMER
PRODUCER'S COOP SITE WHICH SERVED
THE AGRICULTURAL SUPPLY NEEDS OF
THE AREA FROM THIS LOCATION FROM
1944-2021. WITH NEW OWNERSHIP
AND A NEW VISION THIS SITE WILL
ONCE AGAIN ENHANCE THE FABRIC
OF DOWNTOWN NEW BRAUNFELS
WITH DINING, SHOPPING AND
ENTERTAINMENT.

DOWNTOWN NEW BRAUNFELS PARKING MAP



MIXED USE DEVELOPMENT WITH CURATED RETAIL AND RESTAURANT



SPACE A	6,175 SF + 2,715 SF PATIO
SPACE B	6,265 SF + 2,200 SF PATIO
SPACE B-1	2,000 SF + 3,400 SF PATIO



SIGNIFICANT AND GROWING DAYTIME AND RESIDENTIAL POPULATION



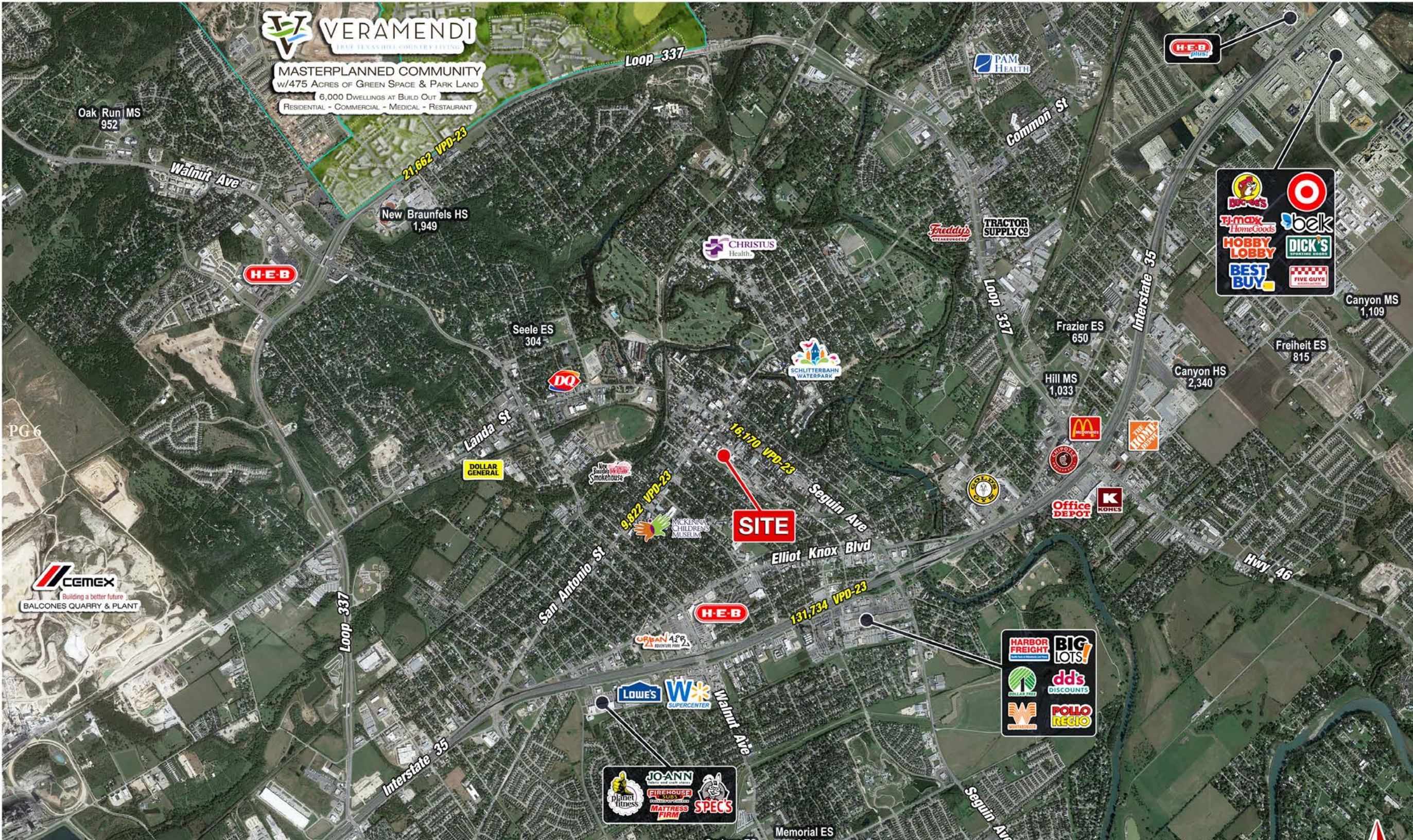
DISTANCE TO MAJOR CITIES:

- SAN ANTONIO: 30 MI
- AUSTIN: 45 MI
- HOUSTON: 178 MI
- CORPUS CHRISTI: 176 MI
- DALLAS: 245 MI



CO OP MARKETPLACE AMENITIES

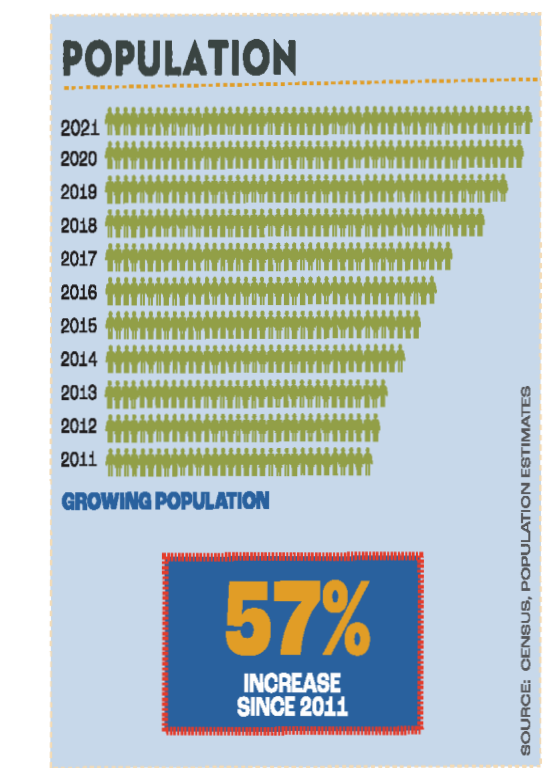
- SPLASH PAD
- 4,000 SF ARTIFICIAL TURF LAWN
- 6-STORY TALL SILO
- PERFORMANCE PLAZA
- NEW HOTEL & CONVENTION CENTER PLANNED
- AMPLE OUTDOOR & COVERED PATIO SPACE

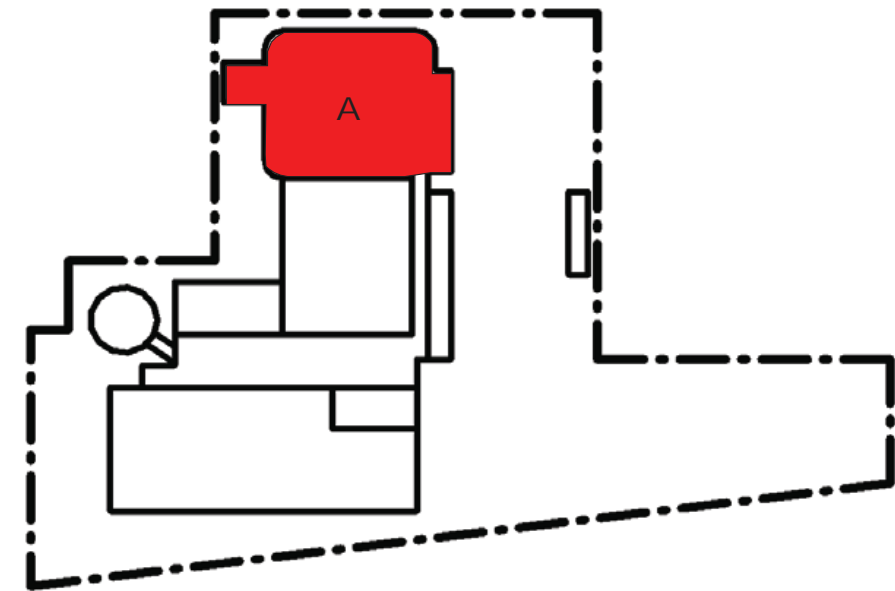


DEMOGRAPHICS

	3 MILE	5 MILE
POPULATION	66,262	108,449
DAYTIME POPULATION	65,356	110,645
HOUSEHOLDS	26,261	41,349

IDEAL LOCATION IN
ONE OF THE FASTEST
GROWING METROS





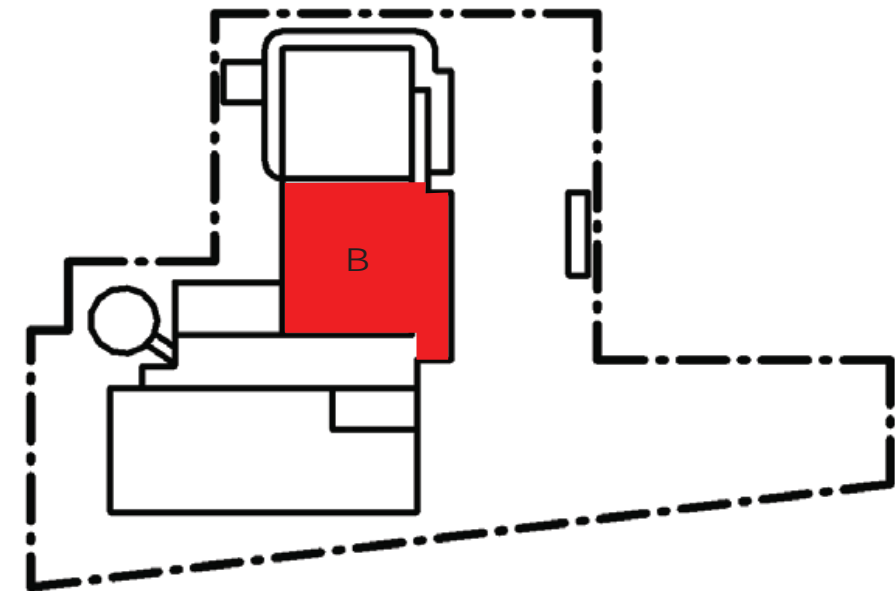
BUILDING A

PG 8
 RESTAURANT SPACE | 6,175 SF INTERIOR SPACE
 2,715 SF EXTERIOR DINING | 600 SF ELEVATED
 PLATFORM

The original 1940's building of the CoOp with historic facade, facing Castell Street. Improvements include opening up the east and west walls to install expansive Western Simulated Steel windows, and a 20 foot light monitor punched through the ribbed concrete structural roof to allow natural daylight and brighten the space.

BUILDING A





BUILDING B

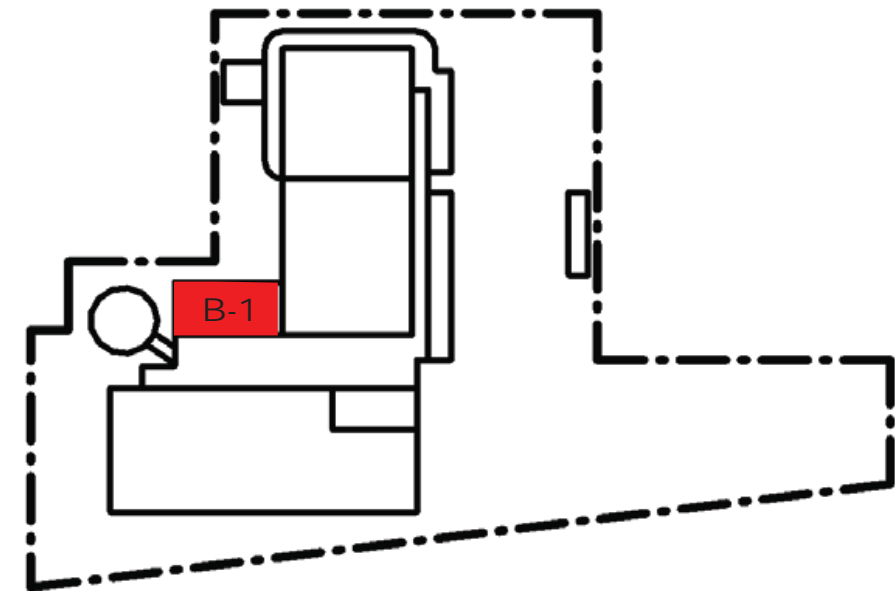
PG 10

RESTAURANT/RETAIL SPACE | 6,265 SF INTERIOR SPACE | 2,200 SF EXTERIOR DINING

The second oldest building on site, facing the grand lawn space, features a punched up roof with clerestory windows and a 12-foot tall window wall to allow plenty of natural light and give a true connection to the terraced outdoor patio and green space beyond.

BUILDING B





BUILDING B-1

PG 12

BAR / COFFEE / RETAIL SPACE | 2,000 SF INTERIOR SPACE | 3,400 SF EXTERIOR DINING

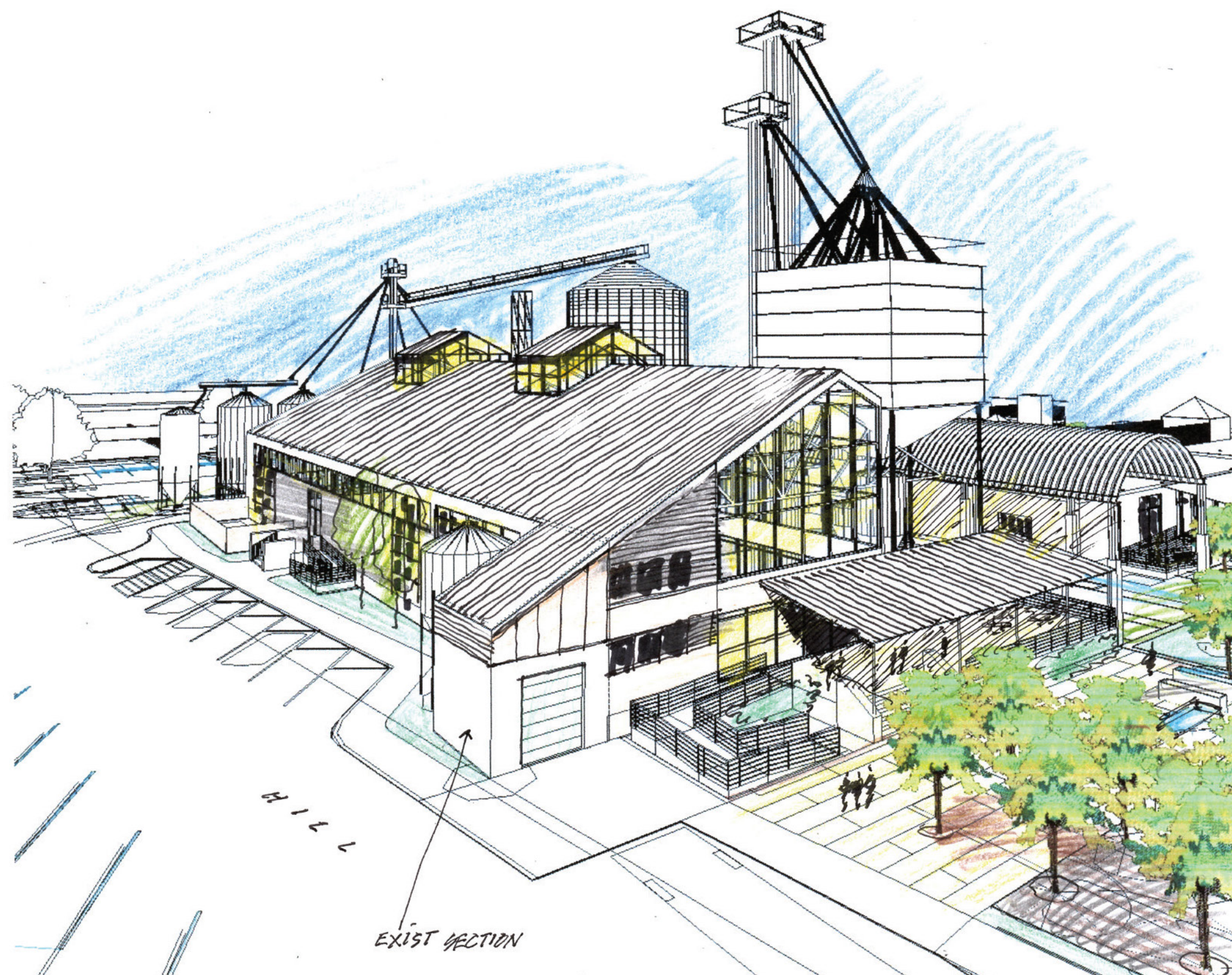
Nestled within the shady West Garten entrance off of Castell, Building B-1 is a unique space that offers great connected indoor-outdoor seating, and dual entrances from both the street and Breezeway. Glass entries on both the North and South facades allow lots of indirect light.

BUILDING B-1



PG 13

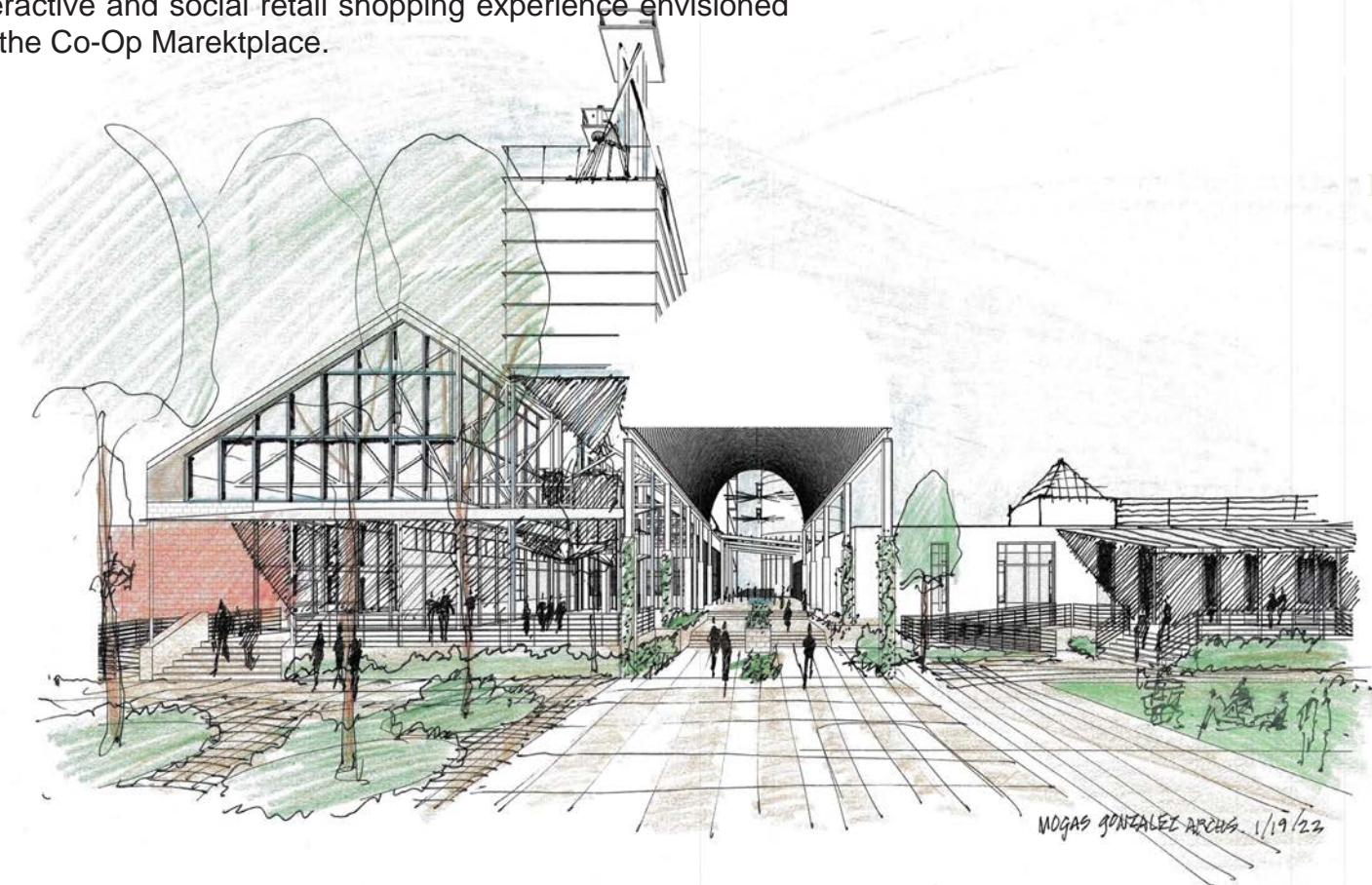
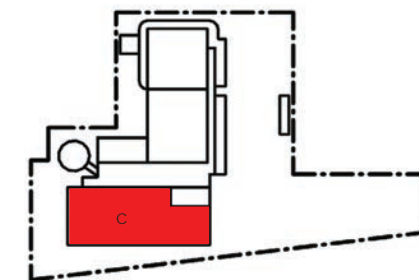




BUILDING C

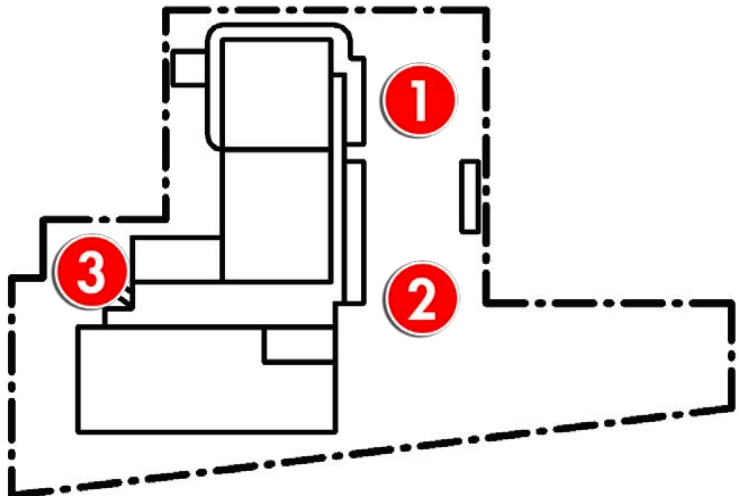
BUILDING C

The development also includes a destination marketplace in Building C with the continuation of park-like exterior settings including an outdoor bar, pavilion, food trucks and direct connectivity to the City's future planned hotel, convention center and housing outlined by the South Castell Visioning Plan. This unique marketplace will blend retail and food concepts in a stylish indoor space designed to attract the growing number of consumers who are looking for an alternative to internet, mall and big box shopping experiences. The pavillion will provide shade and house an expanded venue for the decade old New Bruanfels Farmers Market which brings hundres of weekly visitors whose shopping preferences align with the interactive and social retail shopping experience envisioned for the Co-Op Marektplace.



AMENITIES

Exciting amenities specific to the site help create a destination place for the City of New Braunfels and surrounding areas. A splash pad, the 4,000 sf artificial turf lawn, performance plaza, and the unique opportunity to walk through the 6-story Silo, welcomes visitors and encourages repeat customers. A long, covered breezeway and multiple covered patio spaces provide opportunities for outdoor dining in the year-round enjoyable weather of south-central Texas. The expansion of the Farmer's Market will activate the site on market days and draw in locals and tourists alike.



AMENITIES





CO-OP MARKETPLACE



THE CO-OP MARKETPLACE IS AN EXCITING PROJECT THAT WILL REACTIVATE AND BRING THIS HISTORIC SET OF BUILDINGS INTO THE 21ST CENTURY FOR THE CITY OF NEW BRAUNFELS AND BEYOND TO ENJOY.

CO-OPMARKETPLACE.COM



SHOP^{COS.}

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