



CREEKSIDE TOWN CENTER

Over 1M SF of Existing Retail & 750,000 SF Ready for Expansion

NEC of I-35 & FM 306 | New Braunfels, Texas

HOME OF THE REGION'S MOST
SUCCESSFUL RETAIL EPICENTER

Ashley Strickland | Nick Ramsey | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management



★
**49%
 ANNUAL
 GROWTH**
 FROM 2010 - 2018
*Primary Trade Area

**“COMAL COUNTY HAS
 BEEN RANKED THE
 SECOND-FASTEST-
 GROWING COUNTY IN
 THE NATION”**
- U.S. Census 2018

\$80K
 AVERAGE
 HOUSEHOLD
 INCOME
 WITHIN TRADE AREA

TRAFFIC COUNT
 120,760 vehicles per day on I-35
 33,336 vehicles per day on Loop 306
Source: Texas Department of Transportation 2017

ANCHOR TENANTS



**CREEKSIDE
 TOWN CENTER**

**400+ ACRE MASTER PLANNED,
 MIXED USE DEVELOPMENT**
 positioned at the epicenter of the
 Austin/San Antonio corridor in New
 Braunfels, TX

**OVER 1M SF OF EXISTING
 RETAIL and 750,000 SF READY
 FOR EXPANSION**

Over **120,000 VISITORS PER
 WEEK** and up to **435,985
 CURRENT POPULATION IN
 TRADE AREA**

**RESOLUTE HOSPITAL AND
 WELLNESS CAMPUS (156 BEDS)
 - INTEGRATED INTO DEVELOPMENT**

**14 SCREEN CREEKSIDE
 CINEMAS**

**RESTAURANT AND RETAIL
 SPACE AVAILABLE**

Ashley Strickland
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 astrickland@newquest.com

Nick Ramsey
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 nramsey@newquest.com

VERAMENDI
2,430 Acres Master Planned
Community: 5,000+ New Homes





West Village Creekside
469 Homes at Build-Out

187 Acre
Master-Planned Community
540 Lots and Up To
480 Apartment Units

FM 306

FM 306 33,336 VPD

resolute health
156 Bed Hospital

Senior Living
8.95 Acres

120 Gas Pumps
65,000 SF

H-E-B
120,000 SF

Springs at Creekside
Multi-Family
Development
400 Units

Allied Orion
Class A Multi-Family
Under Construction
242 Units

Avenues at Creekside
400 Class A
Multi-Family Units

Titan Industrial Park
1.9 Million SF

Available
±5 Acres



DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA (S.F.)	LAND AREA (ACRES)	BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
TRACT 1'	427,976	9.82	126,942	538	4.24	29.64
TRACT 2'	273,910	6.29	47,600	338	7.10	17.38
TRACT 3'	331,396	7.61	104,777	478	4.56	31.62
TRACT 4'	508,607	11.68	115,397	640	5.55	22.69
TRACT 4A'	181,609	4.17	33,295	124	3.72	18.33
TRACT 5'	251,104	5.76	36,500	412	5.39	30.47
TRACT 5A'	38,421	0.88	5,218	68	13.03	13.58
TRACT 6'	35,523	0.82	3,400	36	10.59	9.57
TRACT 7'	26,923	0.62	9,100	36	3.96	33.80
TRACT 8'	56,197	1.29	5,700	86	13.09	10.14
TRACT 9'	43,484	1.00	5,500	67	12.18	12.65
TRACT 10'	75,193	1.73	20,600	85	4.13	27.40
TRACT 11'	307,116	7.05	47,600	523	10.99	15.50
TRACT 13'	312,224	7.17	95,852	411	4.29	30.70
TRACT 14'	375,153	8.61	120,109	423	3.52	32.02
TRACT 14A'	214,202	4.92	36,896	265	7.18	17.22
TRACT 15'	79,674	1.83	9,164	118	12.88	11.50
TRACT 16'	56,407	1.29	6,250	87	13.92	11.08
TRACT 17'	126,186	2.90	15,824	217	13.71	12.54
TRACT 17A'	47,224	1.10	4,343	78	17.96	9.10
TRACT 18'	59,396	1.36	16,200	67	4.14	27.37
TRACT 19'	43,940	1.01	2,803	66	23.55	6.38
TRACT 20'	40,947	0.94	3,341	36	10.78	8.16
TRACT 21'	47,202	1.08	4,828	49	10.15	10.27
TRACT 22'	42,053	0.97	4,670	53	11.35	11.10
TRACT 22B'	28,411	0.65	2,500	45	18.00	8.80
TRACT 24'	891,883	20.46	212,449	1,013	4.77	23.84
TRACT 25'	61,821	1.42	8,750	87	9.94	14.15
TRACT 26'	39,916	0.92	1,302	37	28.42	3.26
TRACT 27'	62,515	1.44	10,150	91	8.97	16.24
TRACT 28'	94,427	2.17	11,200	69	6.16	11.86
TRACT 37'	121,230	2.78	4,866	83	17.06	4.01
SUBTOTAL	5,301,670	121.71	1,173,026	6,726	5.73	22.13
TRACT 40'	219,118	5.03				
PARK	78,897	1.81				
RESERVED 1'	275,613	6.33				
RESERVED 2'	439,775	10.10				
RESERVED 3'	389,933	8.95				
SUBTOTAL	1,405,336	32.22				
DRAINAGE CHANNEL 1'	54,706	1.26				
DRAINAGE CHANNEL 2'	98,019	2.25				
FUTURE PARK	2,076,825	47.68				
FUTURE PARK 2'	87,183	2.00				
FUTURE PARK 3'	118,023	2.71				
FUTURE 60' R.O.W.	82,928	1.90				
LAKE / DETENTION	2,213,514	50.82				
PUBLIC R.O.W.	1,616,470	37.11				
TRACT 29'	65,273	1.50				
WATER FEATURE	50,280	1.15				
SUBTOTAL	6,463,220	148.38				
TOTAL	13,168,226	302.30				

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or constraint on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP558 DATE: 03.20.19

AVAILABLE



RETAIL BUILDING 2		
NO.	NAME	LEASE AREA
1	DENTAL FAMILIA	4,520 S.F.
2	SIGNATURE NAIL	3,000 S.F.
3	SALLY BEAUTY SUPPLY	1,200 S.F.
4	SPORT CLIPZ	1,600 S.F.
5	PROPOSED NOTHING BOUNTY CARE	2,000 S.F.
6	AVAILABLE	2,277 S.F.
7	KAY JEWELERS	3,010 S.F.
	SPRINKLER ROOM	45 S.F.
TOTAL		17,652 S.F.

RETAIL BUILDING 10		
NO.	NAME	LEASE AREA
1	CELL PHONE REPAIR	823 S.F.
2	VISIONWORKS	4,000 S.F.
3	AVAILABLE	1,428 S.F.
4	AVAILABLE	1,454 S.F.
5	BONA TUA	1,612 S.F.
6	ORANGE LEAF	1,469 S.F.
7	MEDPOST URGENT CARE	1,871 S.F.
8	SPRINT	2,010 S.F.
	SPRINKLER ROOM	33 S.F.
TOTAL		20,700 S.F.

RETAIL BUILDING 4		
NO.	NAME	LEASE AREA
1	HAKUSI FOOTWEAR	7,000 S.F.
2	AVAILABLE	5,000 S.F.
3	DRESS BARN	7,500 S.F.
4	AMERICAN WEST	3,029 S.F.
TOTAL		22,529 S.F.

RETAIL BUILDING 17A		
NO.	NAME	LEASE AREA
1	NEWS CAFE	4,281 S.F.
2	AVAILABLE	3,613 S.F.
	SPRINKLER ROOM	95 S.F.
TOTAL		7,991 S.F.

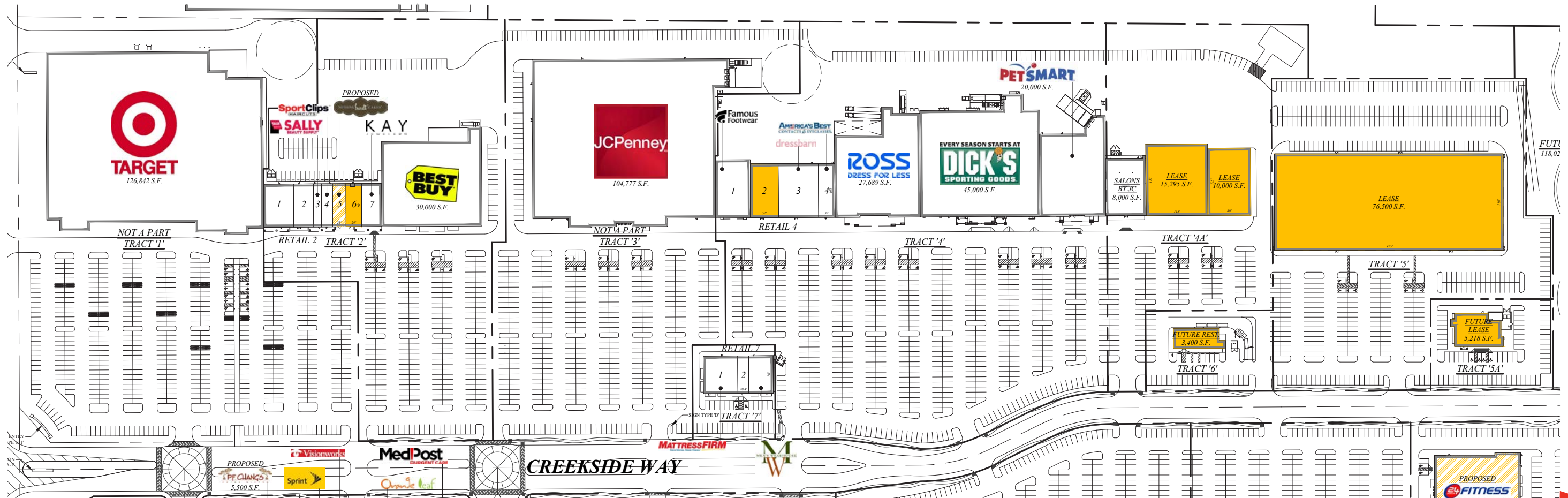
RETAIL BUILDING 7		
NO.	NAME	LEASE AREA
1	MATTRESS FIRM	4,500 S.F.
2	FLASHBROW 'NO STYLER	1,425 S.F.
3	WEN'S HAIRHOUSE	3,175 S.F.
	BBR ROOM	40 S.F.
TOTAL		9,140 S.F.

RETAIL BUILDING 17B		
NO.	NAME	LEASE AREA
1	AVAILABLE	2,739 S.F.
2	SHOCKN	5,015 S.F.
	SPRINKLER ROOM	77 S.F.
TOTAL		7,831 S.F.

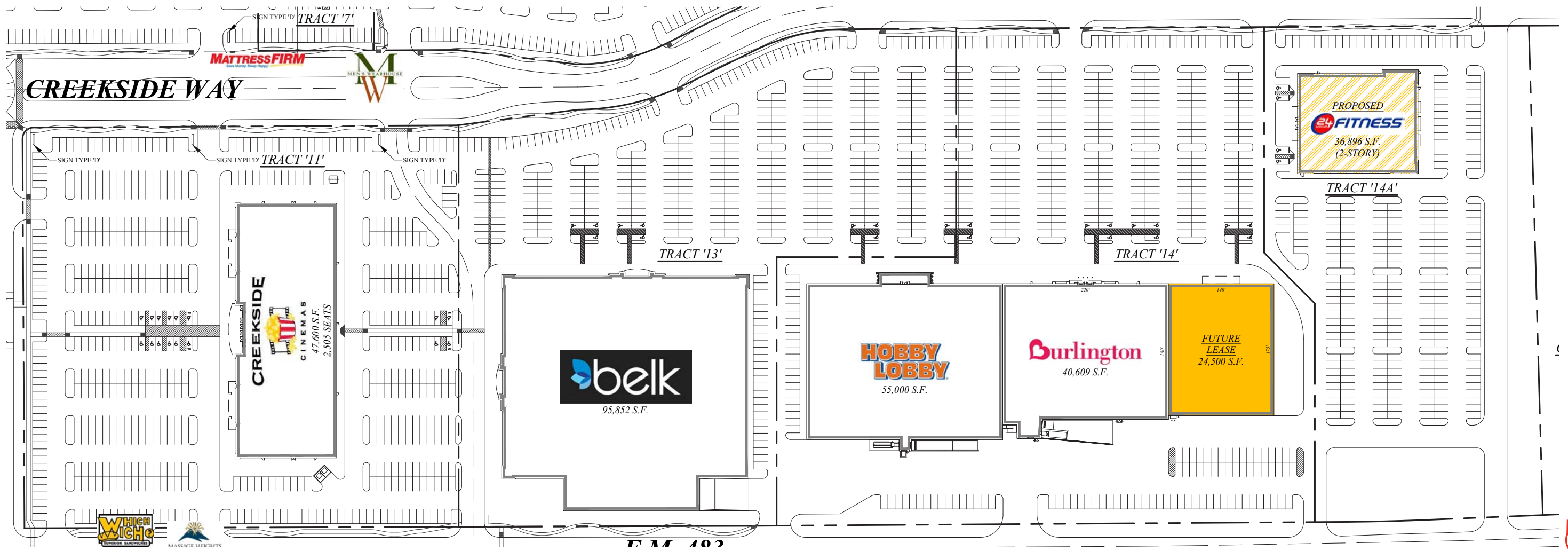
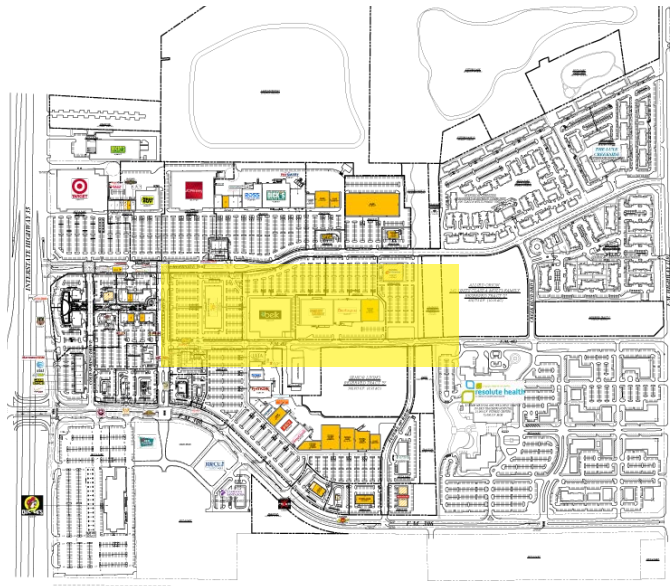
RETAIL BUILDING 18		
NO.	NAME	LEASE AREA
1	DIESEL BARBERSHOP	1,494 S.F.
2	SB QUARRY NAILS	2,550 S.F.
3	WHICH WICH	1,660 S.F.
4	ONC	1,245 S.F.
5	ASPEN DENTAL	3,600 S.F.
6	MASSAGE HEIGHTS	2,413 S.F.
7	JAMES AVERY	2,913 S.F.
	CORRIDOR	245 S.F.
	SPRINKLER ROOM	81 S.F.
TOTAL		16,201 S.F.



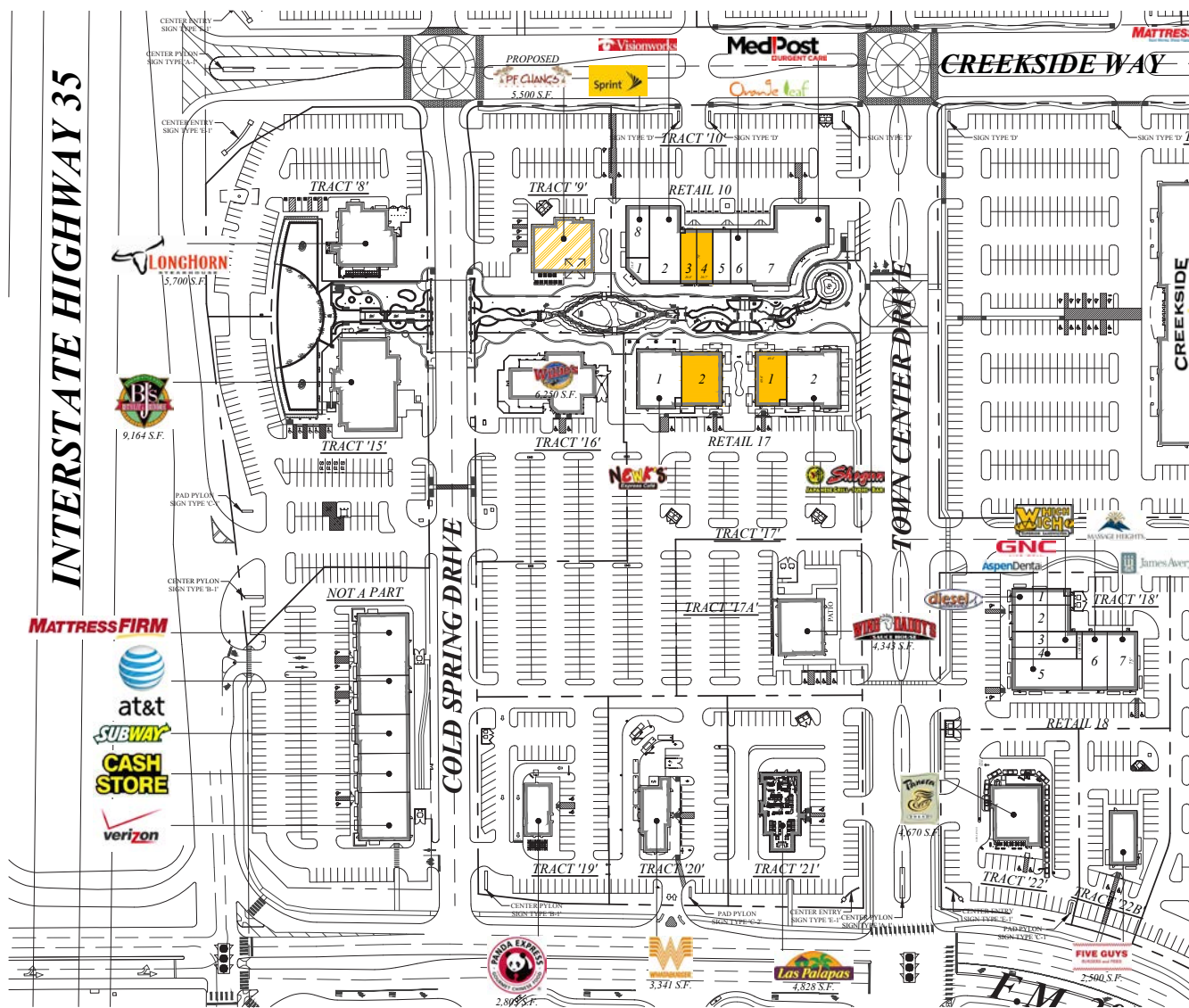
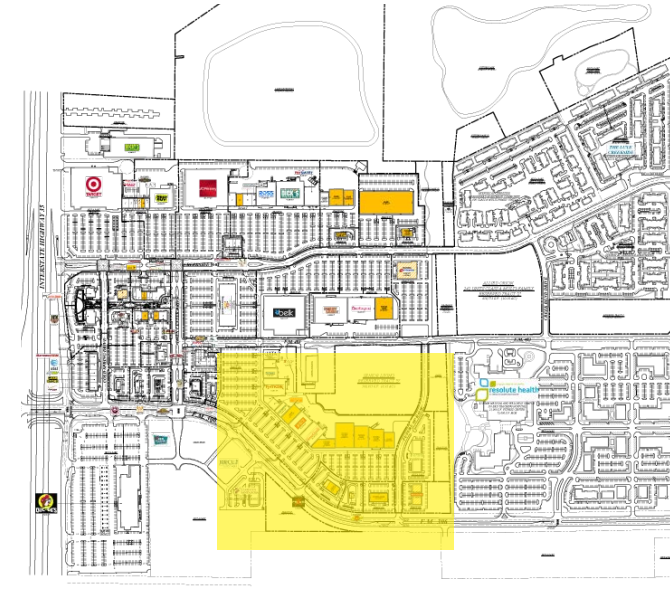
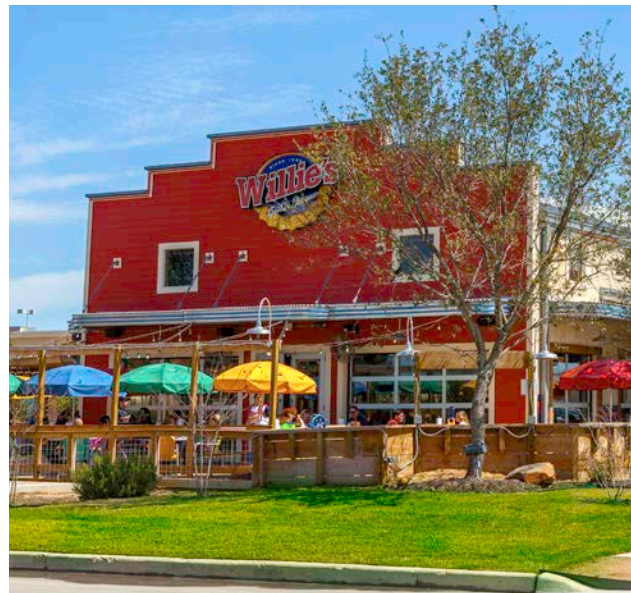
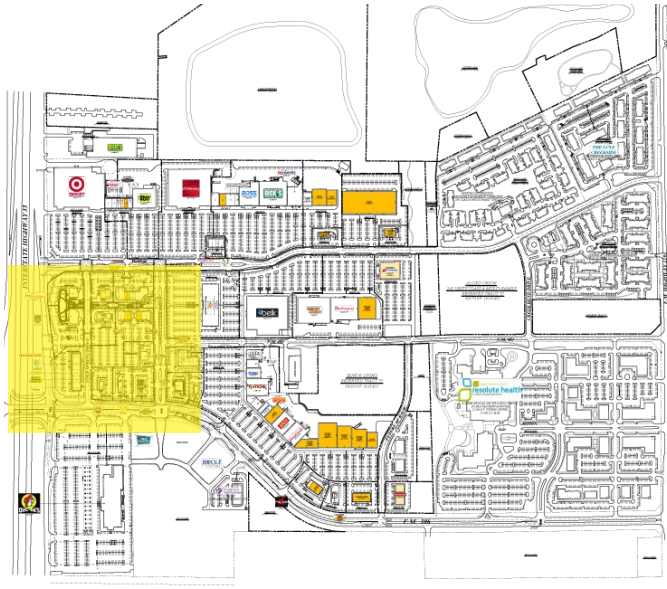
WHERE YOU COULD BE

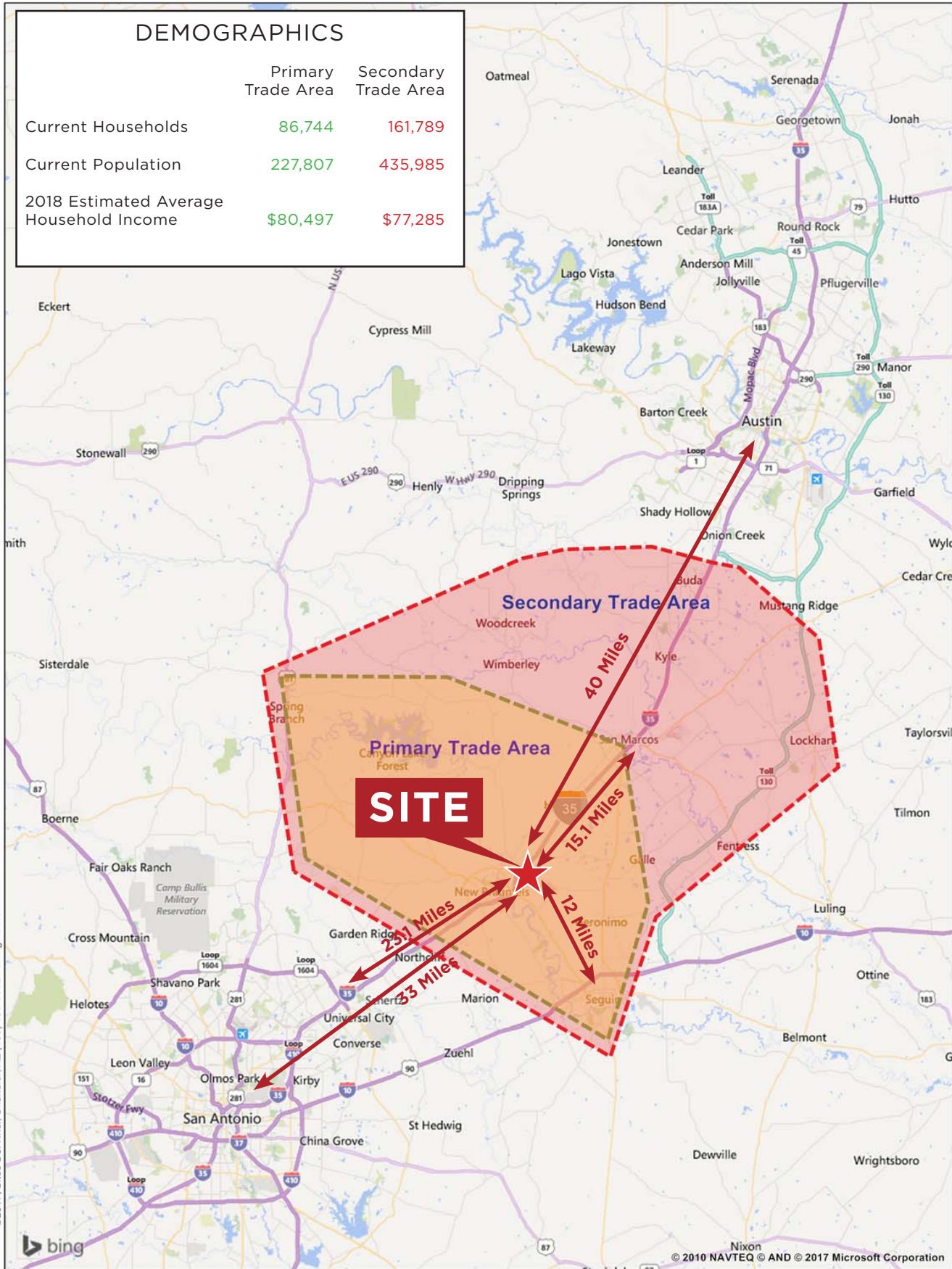


WHERE YOU COULD BE



WHERE YOU COULD BE





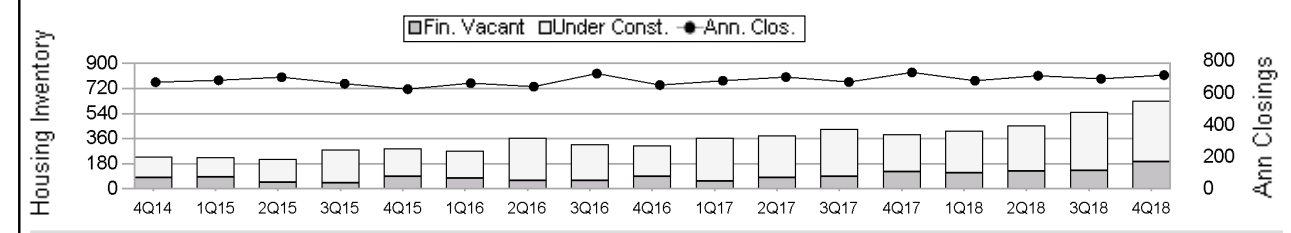
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Logos are for identification purposes only and may be trademarks of their respective companies.

Historical Housing Activity Summary

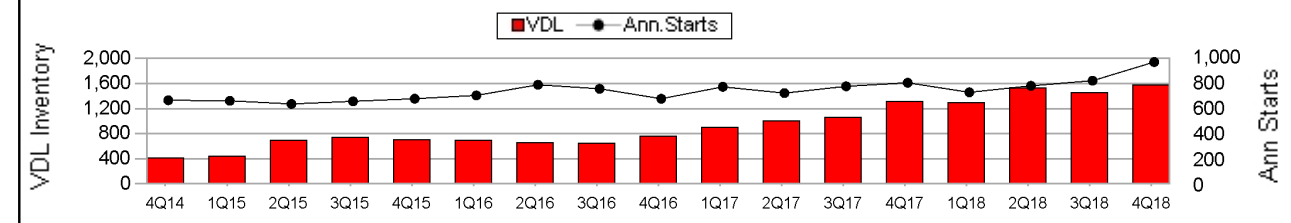
10 Mile Radius Report for Creekside

Qtr	Qtr Clos	Ann Clos	Model	FinVac	UC	Total Inv	Total Supply	Qtr Starts	Ann Starts	VDL	VDL Supply	Fut Lots	Ann Lot Deliv
4Q14	187	668	24	82	147	253	4.5	135	670	418	7.5	9,720	479
1Q15	154	680	22	85	142	249	4.4	150	666	449	8.1	9,634	628
2Q15	167	699	24	49	164	237	4.1	155	641	700	13.1	9,982	739
3Q15	150	658	27	43	239	309	5.6	222	662	746	13.5	10,201	912
4Q15	153	624	22	90	199	311	6.0	155	682	710	12.5	19,416	974
1Q16	192	662	24	78	193	295	5.3	176	708	694	11.8	19,349	953
2Q16	145	640	25	60	303	388	7.3	238	791	663	10.1	19,305	754
3Q16	232	722	28	59	260	347	5.8	191	760	654	10.3	19,186	668
4Q16	81	650	35	92	216	343	6.3	77	682	766	13.5	19,195	738
1Q17	219	677	28	57	308	393	7.0	269	775	908	14.1	19,589	989
2Q17	168	700	34	80	300	414	7.1	189	726	1,009	16.7	19,643	1,072
3Q17	201	669	30	92	335	457	8.2	244	779	1,065	16.4	19,893	1,190
4Q17	141	729	31	126	264	421	6.9	105	807	1,315	19.6	21,526	1,356
1Q18	167	677	31	117	300	448	7.9	194	732	1,303	21.4	23,575	1,127
2Q18	199	708	37	128	324	489	8.3	240	783	1,532	23.5	23,200	1,306
3Q18	182	689	42	132	417	591	10.3	284	823	1,463	21.3	22,985	1,221
4Q18	164	712	48	197	433	678	11.4	251	969	1,579	19.6	29,796	1,233

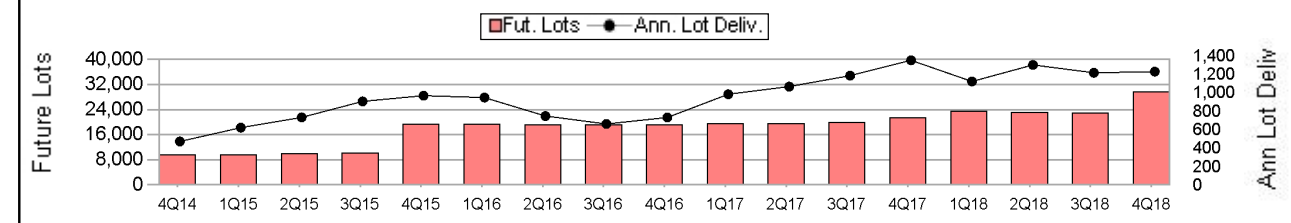
Housing Inventory and Closings By Quarter



Vacant Developed Lots and Starts By Quarter



Future Lots and Deliveries By Quarter



WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2018 Estimates with Delivery Statistics as of 12/18

Primary Trade Area **Secondary Trade Area**

POSTAL COUNTS

Current Households	86,744	161,789
Current Population	227,807	435,985
2010 Census Average Persons per Household	2.63	2.70
2010 Census Population	156,476	307,908
Population Growth 2010 to 2018	48.80%	48.03%

CENSUS HOUSEHOLDS

1 Person Household	23.11%	22.52%
2 Person Households	35.72%	34.08%
3+ Person Households	41.17%	43.40%
Owner-Occupied Housing Units	69.39%	67.57%
Renter-Occupied Housing Units	30.61%	32.43%

RACE AND ETHNICITY

2018 Estimated White	83.03%	79.44%
2018 Estimated Black or African American	3.99%	4.47%
2018 Estimated Asian or Pacific Islander	1.45%	1.57%
2018 Estimated Other Races	10.80%	13.76%
2018 Estimated Hispanic	36.00%	40.18%

INCOME

2018 Estimated Average Household Income	\$80,497	\$77,285
2018 Estimated Median Household Income	\$68,144	\$67,000
2018 Estimated Per Capita Income	\$30,537	\$28,045

EDUCATION (AGE 25+)

2018 Estimated High School Graduate	28.38%	27.32%
2018 Estimated Bachelors Degree	21.05%	21.19%
2018 Estimated Graduate Degree	10.04%	10.32%

AGE

2018 Median Age	38.3	35.6
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Our quest is your success.

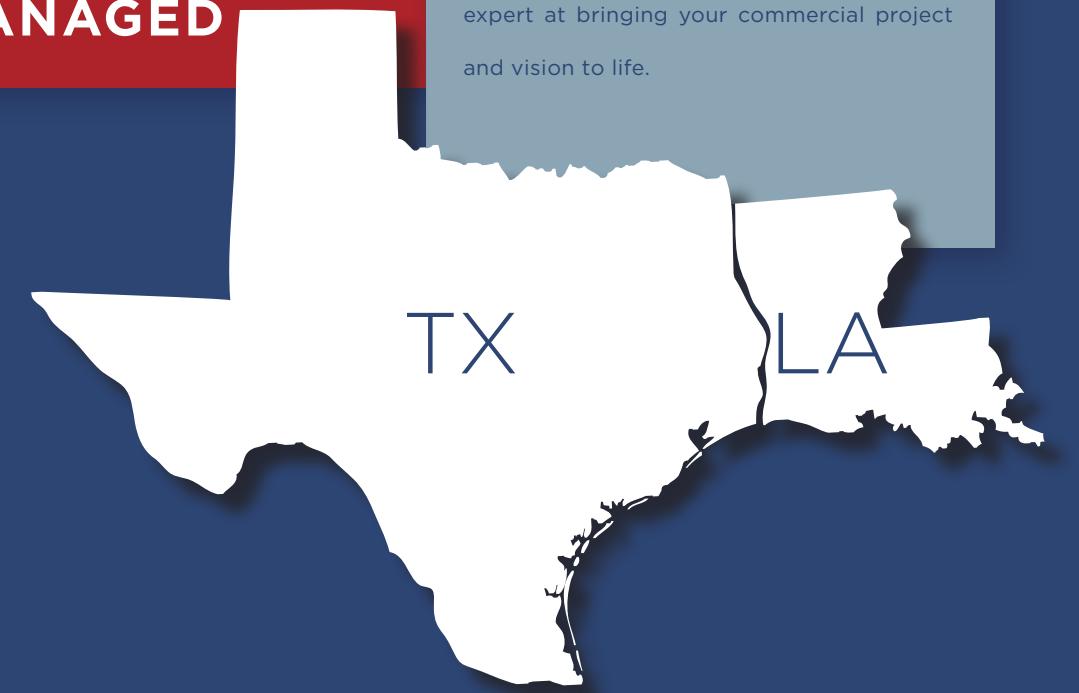
9.9M SF OWNED

12.1M SF LEASED

10.8M SF MANAGED

Specializing in retail space leasing, asset and property management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.





Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

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.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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