



**ARGALI**  
COMMERCIAL REAL ESTATE SERVICES

**VILLAGE AT CREEKSIDE**  
2301 CENTRAL PLAZA, NEW BRAUNFELS TX 78130



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## TENANTS

- Terrace Kitchen and Bar
- Las Fontanas
- Pho 4 Star
- Double Schott's Bar & Grill
- Burn Boot Camp
- Sugaring NYC
- Lonestar Lounge
- Postal Annex
- Milan Laser
- Luxx Nail Bar

## AVAILABLE SITES

Suite 103-105 - 5,406 SF

## TRAFFIC COUNTS

I-35  
120,228 VPD  
FM 306  
6,330 VPD

## RATE \$

PLEASE CALL FOR PRICING



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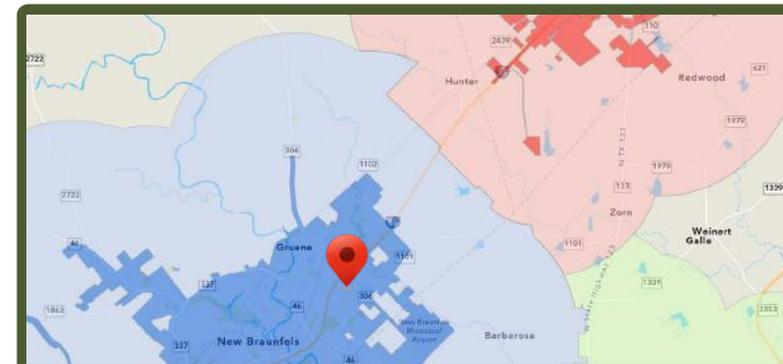
## PROJECT SCOPE

Located approximately half of a mile from I-35, Village at Creekside is perfectly positioned to capture the growth of a rapidly expanding New Braunfels market. Village at Creekside is directly across the street from the 365,000 SF Resolute Health Hospital, and sits adjacent to Creekside Town Center, a 400+ acre, master planned, mixed use development. The positioning next to these two major traffic drivers provides retailers with access to unique mix of residential density and daytime population in one of the fastest growing cities in the country.

## PROPERTY DETAILS

AVAILABILITY	1,691-2,119 SF
GROSS LEASABLE AREA	26,619 SF
TRIPLE NETS	\$11, \$10.10
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DEMOGRAPHICS	WITHIN 2 MI	WITHIN 5 MI	WITHIN 10 MI
EST. POPULATION	27,873	89,748	148,881
AVG. HH INCOME	\$ 85,697	\$ 95,939	\$ 104,173
TOTAL HOUSING UNITS	10,243	34,017	54,939
MEDIAN HOME VALUE	\$ 217,941	\$ 244,528	\$ 268,453



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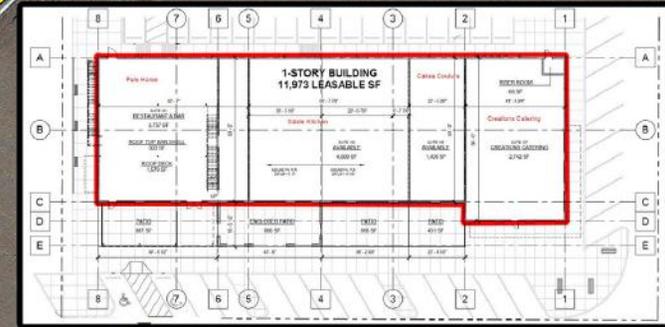
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