



ARGALI
COMMERCIAL REAL ESTATE SERVICES

VILLAGE AT CREEKSIDE

2301 CENTRAL PLAZA,
NEW BRAUNFELS TX 78130



Brad Fitzerman | LEASING@ARGALICRE.COM | 210.610.2828
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TENANTS

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

AVAILABLE SITES

Suite 103 - 4,000 SF
Suite 105 - 1,406 SF
Suite 110 - 1,305 SF

TRAFFIC COUNTS

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

RATE \$

PLEASE CALL FOR PRICING

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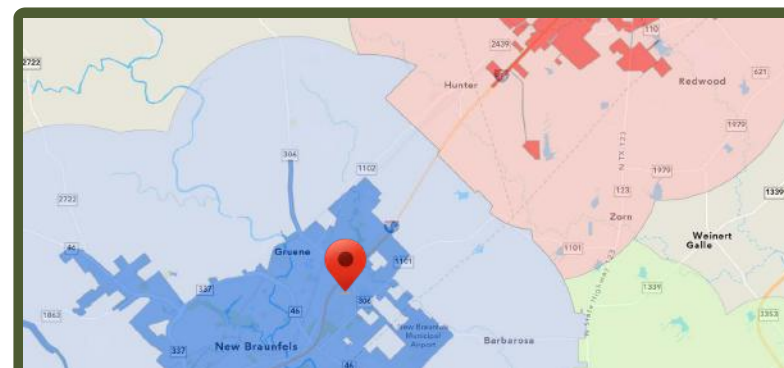
PROJECT SCOPE

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	1,305 - 4,000 SF
GROSS LEASABLE AREA	26,619 SF
TRIPLE NETS	\$ 10.95, \$ 10.62
PLEASE CALL FOR PRICING	

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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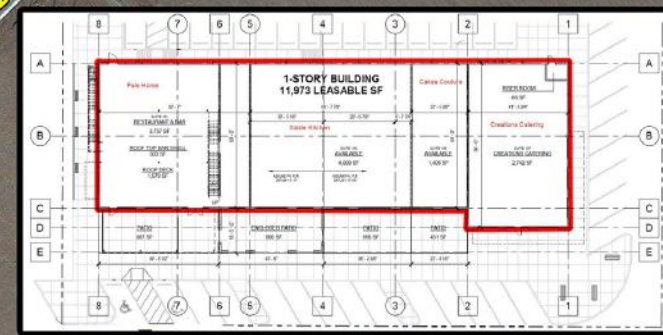
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