



— CREEKSIDE —

# CROSSING

*Community Living. Made Simple.*

*Come Experience Community Living...Made Simple, In This Stylish and Vibrant Neighborhood, Conveniently Located Within Minutes Of New Braunfels Historic Landmarks And Favored Tourist Spots.*



# NEW BRAUNFELS, TEXAS

*Located in the Heart of Texas*

In 1845, Prince Solms of Braunfels, Germany decided to call the heart of the Texas Hill Country home. The town of New Braunfels blossomed amidst the beautiful surrounding landscapes, and a strong cultural influence saturated throughout the charming town and its people. Since then, New Braunfels has maintained its heritage while continuing to prosper and grow.

New Braunfels is located in the heart of Central Texas, 45 miles southwest of Austin and 30 miles northeast of San Antonio. The population is over 58,000 citizens, who enjoy local attractions such as the number one waterpark in the country, Schlitterbahn, Gruene Hall and the peaceful Comal and Guadalupe Rivers.



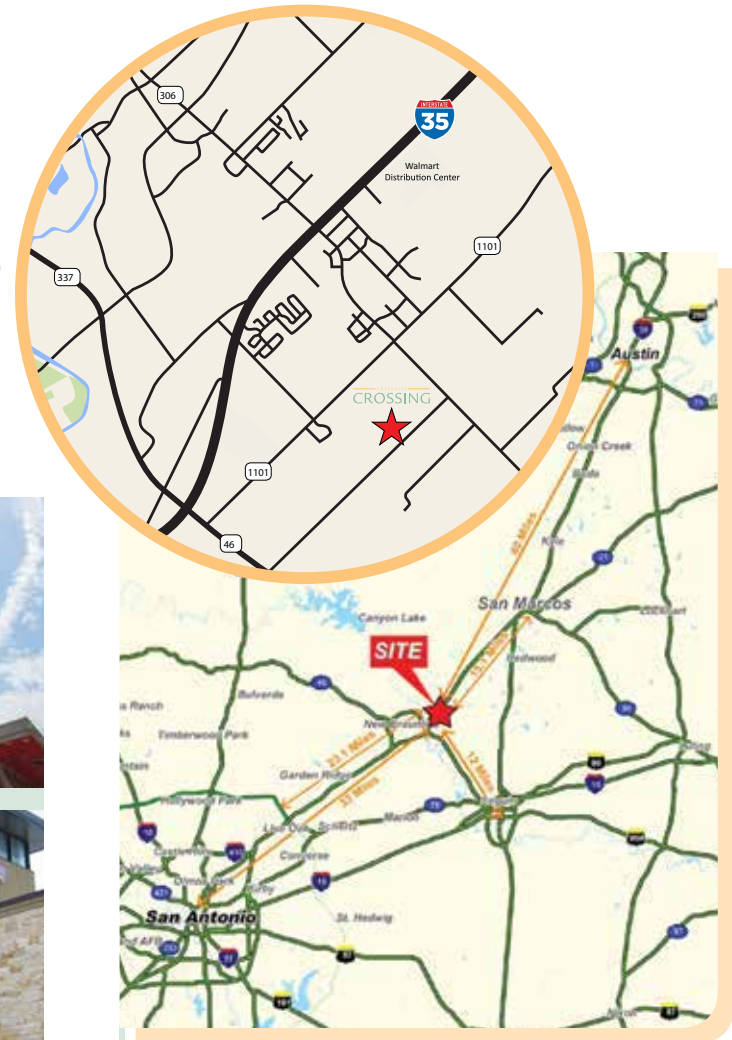
*With annual events such as, Wurstfest, the Comal County Fair, Wassailfest, and Wein & Saengerfest, New Braunfels is sure to capture the interests of everyone!*



# CREEKSIDE AREA

*Strategically Located in the "Texas Triangle"*

Centrally located for convenience, the Creekside area has immediate access to IH 35, and is located only 15 miles from IH 10, with local trade areas including the second and fifth fastest growing counties in the state of Texas. This area serves as the gateway to New Braunfels, Canyon Lake, Gruene, and the fast-growing New Braunfels Regional Airport.



*New Braunfels Town Center at Creekside includes over one million square feet of retail, a medical center, multi-family living developments, and an entertainment complex. The area also offers trails, streams, and fountains. Its no wonder Buc-ee's decided to build the world's largest convenience store here.*



# CREEKSIDЕ CROSSING

## *Offering Something For Everyone*

Creekside Crossing is one of the newest communities in the thriving Creekside area, located within minutes of Historic, Gruene and Downtown New Braunfels. Residents can appreciate the areas high-end retail shopping, and, some of the best antique stores in Texas. There is also a variety of recreational water activities to choose from, with the beautiful Comal and Guadalupe rivers, as well as Canyon and McQueeney lakes. This is just a sample of why we believe Creekside Crossing offers something for everyone.



*A unique offering of professionally managed duplex homes with popular three bedroom floorplans boasting attached two car garages*



# NEIGHBORING SCHOOLS

## *Something About the Heart*

Schools neighboring the Creekside Developments are part of the Comal Independent School District. The three that surround Creekside Crossing are Freiheit Elementary, Canyon Middle School, and Canyon High School.

Comal ISD is proud to have been named a Texas Education Association “Recognized” school district in 2010, 2011 and 2012. The school district has also had a record 17 campuses named “exemplary” or “recognized” by the TEA in both 2011 and 2012.



*Comal ISD parents, faculty and community members have been the backbone of maintaining a solid foundation in this fast-growing district*

CREEKSIDE

CROSSING

NEIGHBORING  
Developments

*The Village at Creekside, Town Center at Creekside  
Resolute Health Care, Christus Santa Rosa*



# THE VILLAGE AT CREEKSIDE

*Live. Work. Play. Master Planned for Your Well-Being*

From restaurants to medical facilities to home space, The Village at Creekside offers a hometown style typical of downtown New Braunfels: walkways, a multitude of trees, town plaza, and bustling commerce. The Village at Creekside is designed to encourage a healthy, balanced live/work lifestyle with a foundation of happiness, health and home.



*With so many well-planned developments neighboring each other, The Village at Creekside offers a fun-filled experience for all!*

Marketed By \_\_\_\_\_





# TOWN CENTER AT CREEKSIDE

## *Shopping, Dining, and Entertainment Made Easy*

This charming town center offers over 25 national retailers and restaurants to suit the needs of all kinds of visitors. There is a movie theater located in the center to welcome more entertainment options.



*A great addition to the center is the 14-screen movie theater, featuring all the new and upcoming films*

# HEALTH

*Here for the Local Community and Beyond*

Within Creekside, Resolute Health's 120+ bed hospital and wellness campus will offer medical offices, an integrated fitness center, health related retail shops, restaurants, a community center and a day spa.

Working to positively change the health and well-being of people in Comal, Hays, and Guadalupe counties, Resolute Health has also opened a Family Urgent Care facility.



*Resolute Emergency Care*



CREEK SIDE

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FLOORPLANS

*A unique offering of professionally managed duplex homes, with popular three bedroom floorplans, boasting attached two car garages.*

*Contact us...to schedule your personalized tour today!*

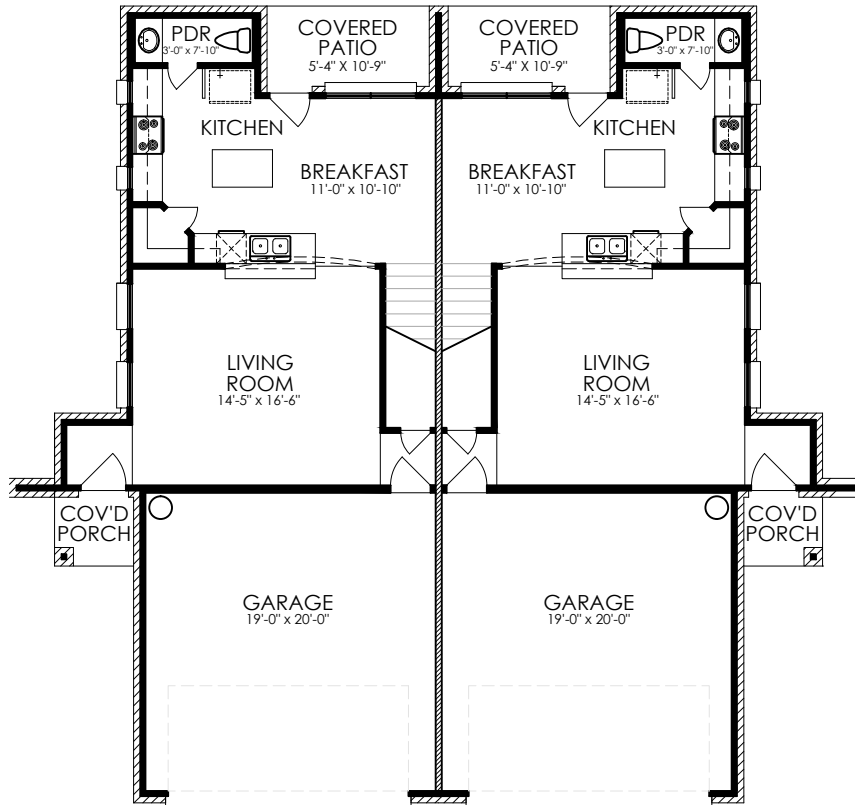




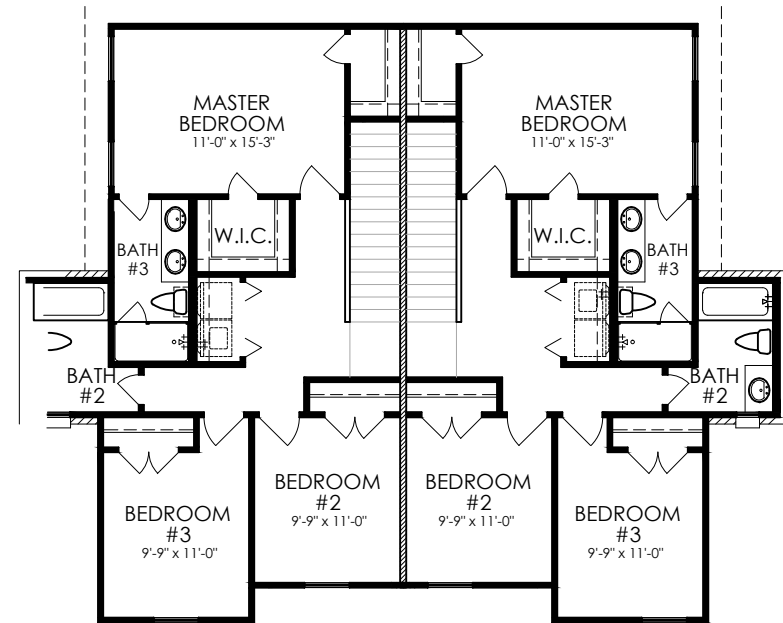
# SOLMS

## Two Story Duplex: Plan 2832

Plush two story living featuring a large living room, island kitchen, and covered patio in back. Xeriscaped, HOA Maintained Front Yards Included.



First Floor



Second Floor



*Solms: Plan 2832*

*Three bedrooms and two and a half baths offered in this inviting floor plan containing 1400 square feet!*



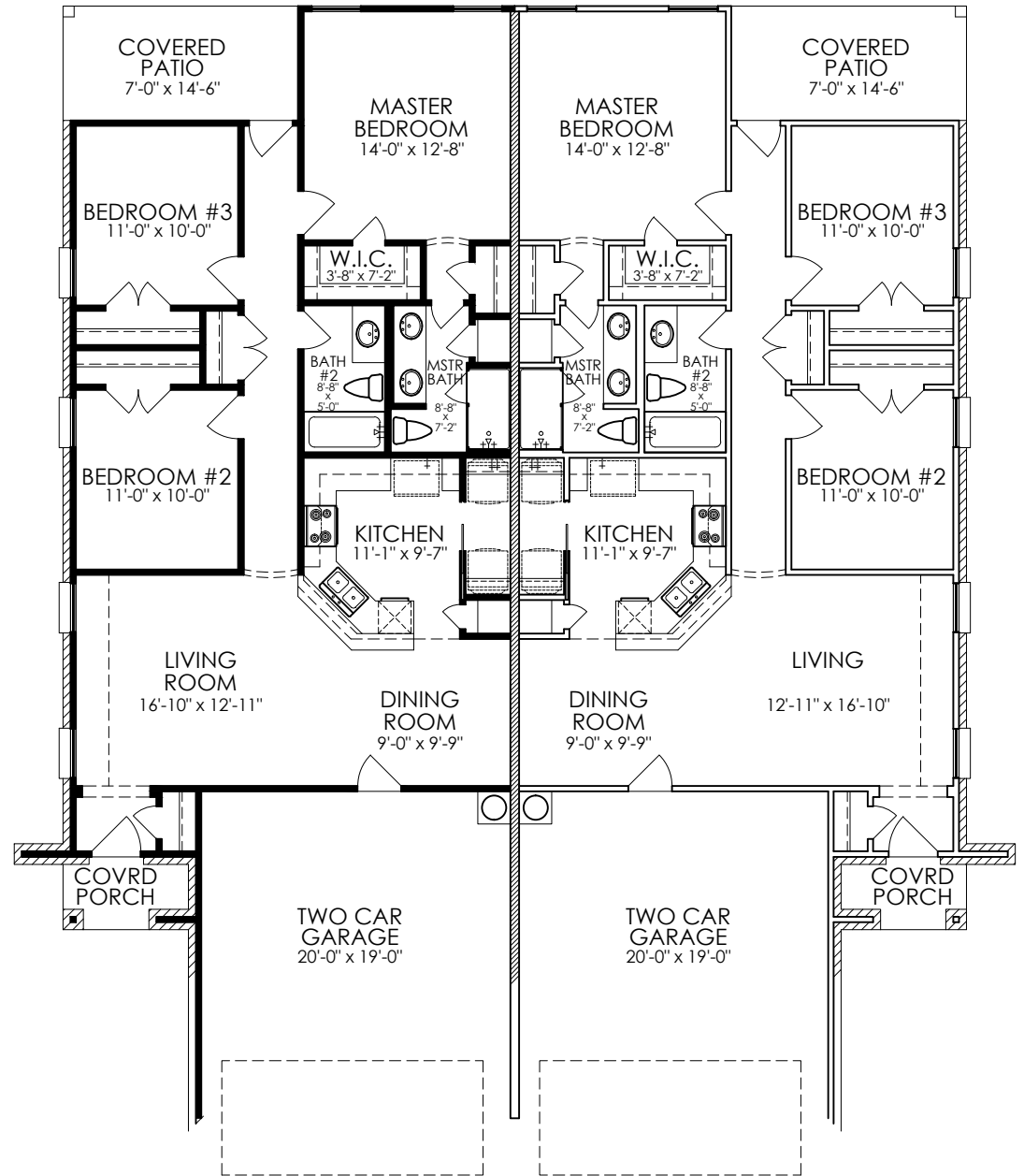


# GRUENE

One Story Duplex: Plan 2530



Wonderful one story plan that invites a chair on the beautiful covered back patio! Xeriscaped, HOA Maintained Front Yards Included.



FLOOR PLAN



### *Gruene: Plan 2530*

*A kitchen overlooking the living room gives an open feel to this three bedroom, two bath floorplan. Also, the hallway leading out to the covered back patio will ensure you have a space to enjoy the outdoors with friends or family!*



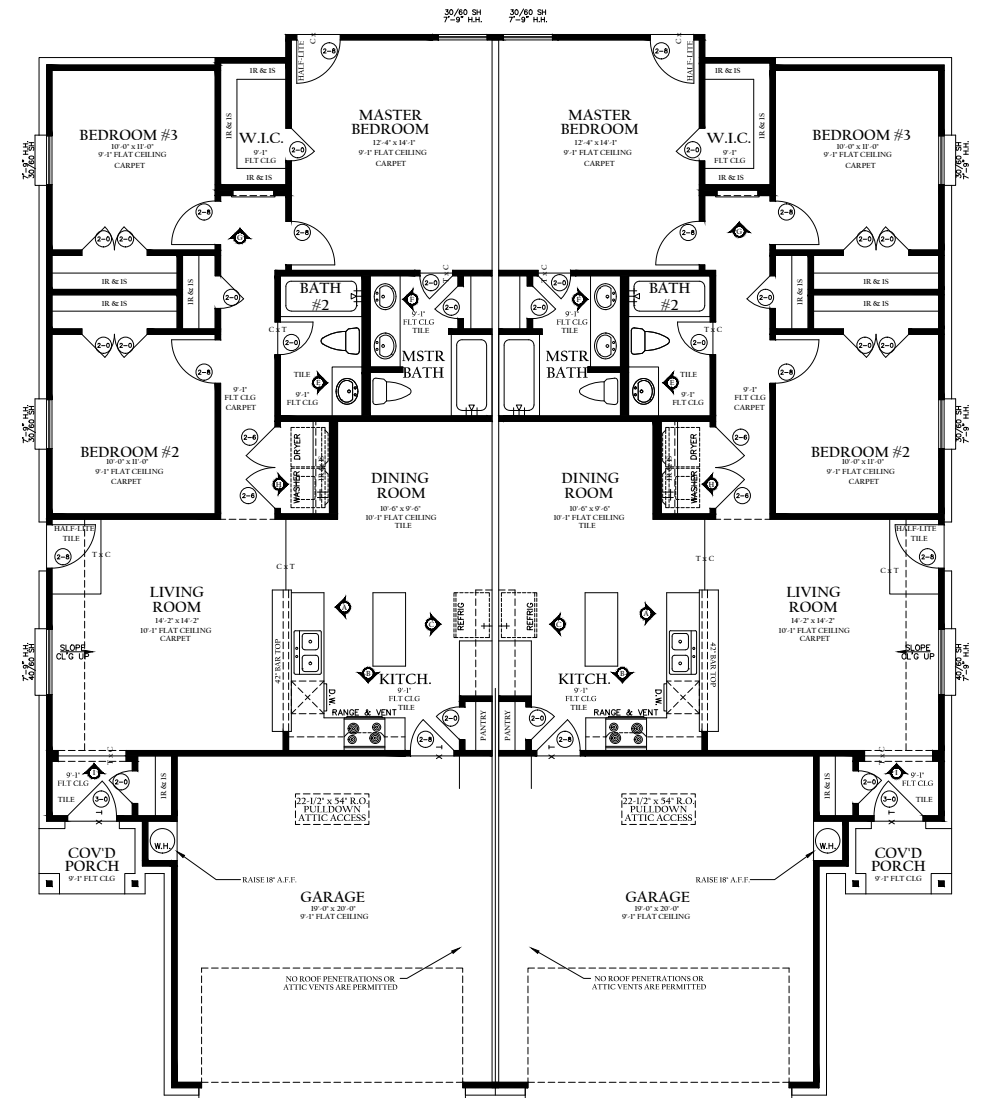


# COMAL

One Story Duplex: Plan 2504



A plan that offers something for everyone. One story duplex with island kitchen, dedicated dining area, and open living area. Xeriscaped, HOA Maintained Front Yards Included.



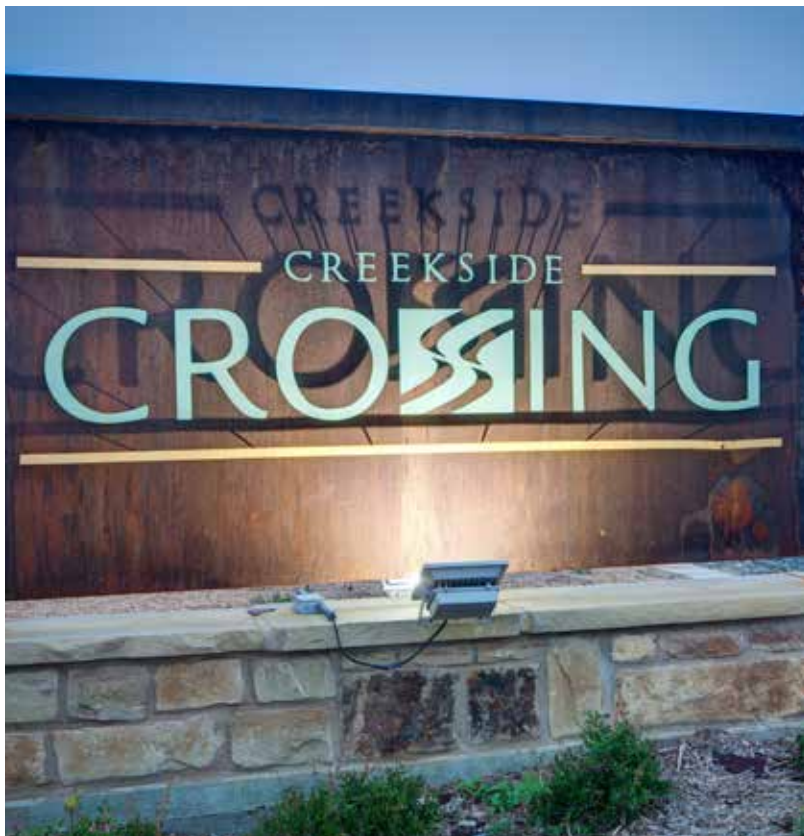




### *Comal: Plan 2504*

*Three bedrooms and two baths offered in one of our most popular floor plans!*





SELLING BROKER  
FOR SALES, CONTACT:



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NEIGHBORING DEVELOPMENTS:

- [www.newbraunfelstowncenter.com](http://www.newbraunfelstowncenter.com)
- [www.resolutehealth.com](http://www.resolutehealth.com)
- [www.christussantarosa.org](http://www.christussantarosa.org)



A Value Builders, Inc. Project





# LEASING AND MANAGEMENT:



## Property Professionals, Inc.

Property Professionals, Inc.  
421 S. Seguin Avenue  
New Braunfels, TX 78130  
PH: 830-625-8065  
[www.PropertyNB.com](http://www.PropertyNB.com)

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