



NEW BRAUNFELS
TOWN CENTER AT CREEKSIDE
161 Creekside Way, New Braunfels, Texas 78130

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By The Numbers

Over 1M SF

of existing retail and
100K+ SF ready for expansion -
Featuring a 14-screen EVO Cinemas

400-Plus Acre

Master-planned, mixed-use development
at the epicenter of the New Braunfels'
Austin and San Antonio Corridor

Neighboring Buc-ee's with 8M Visits Annually

Across from Buc-ee's ranked
#4 nationwide and #1 in Texas
by foot traffic

120K+ Cars Per Day on I-35

Strategic location between Austin
and San Antonio

8.8M Visits in the Last 12 Months

186,618 Total Population within 10 miles

60% Population Growth within 3 miles from 2020 to 2024

\$133,250 Average HHI within 10 miles



Family Entertainment Expansion



The final development phase of Creekside includes newly renovated Evo Entertainment, featuring an IMAX theater, upgraded common areas, and expanded specialty retail and dining options. These enhancements, in addition to dynamic new tenants like EoS Fitness and Topgolf, positions Creekside as the premier regional destination for shopping, dining, and entertainment experiences.

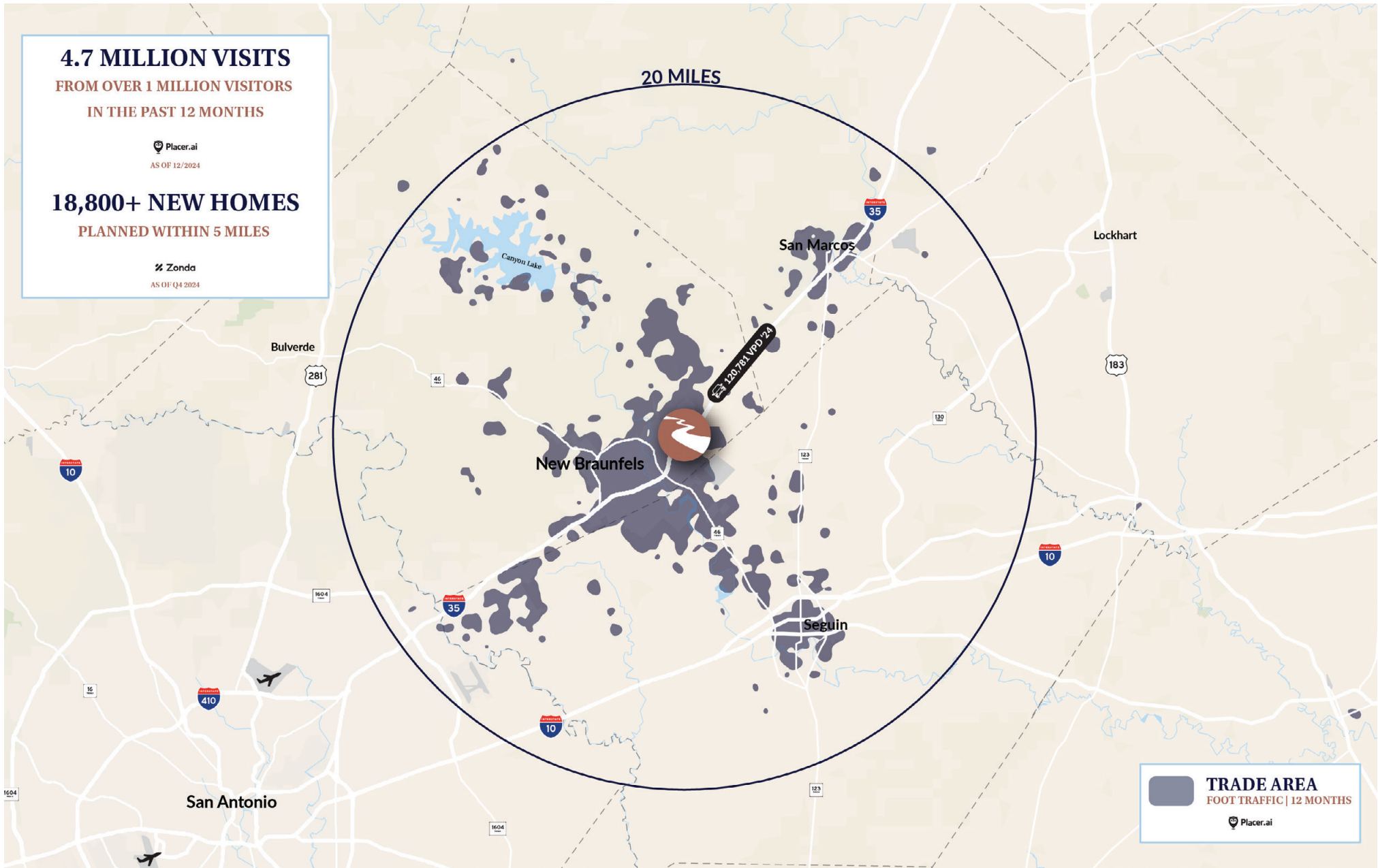


Renovated Common Areas with Greenspace and New Landscaping

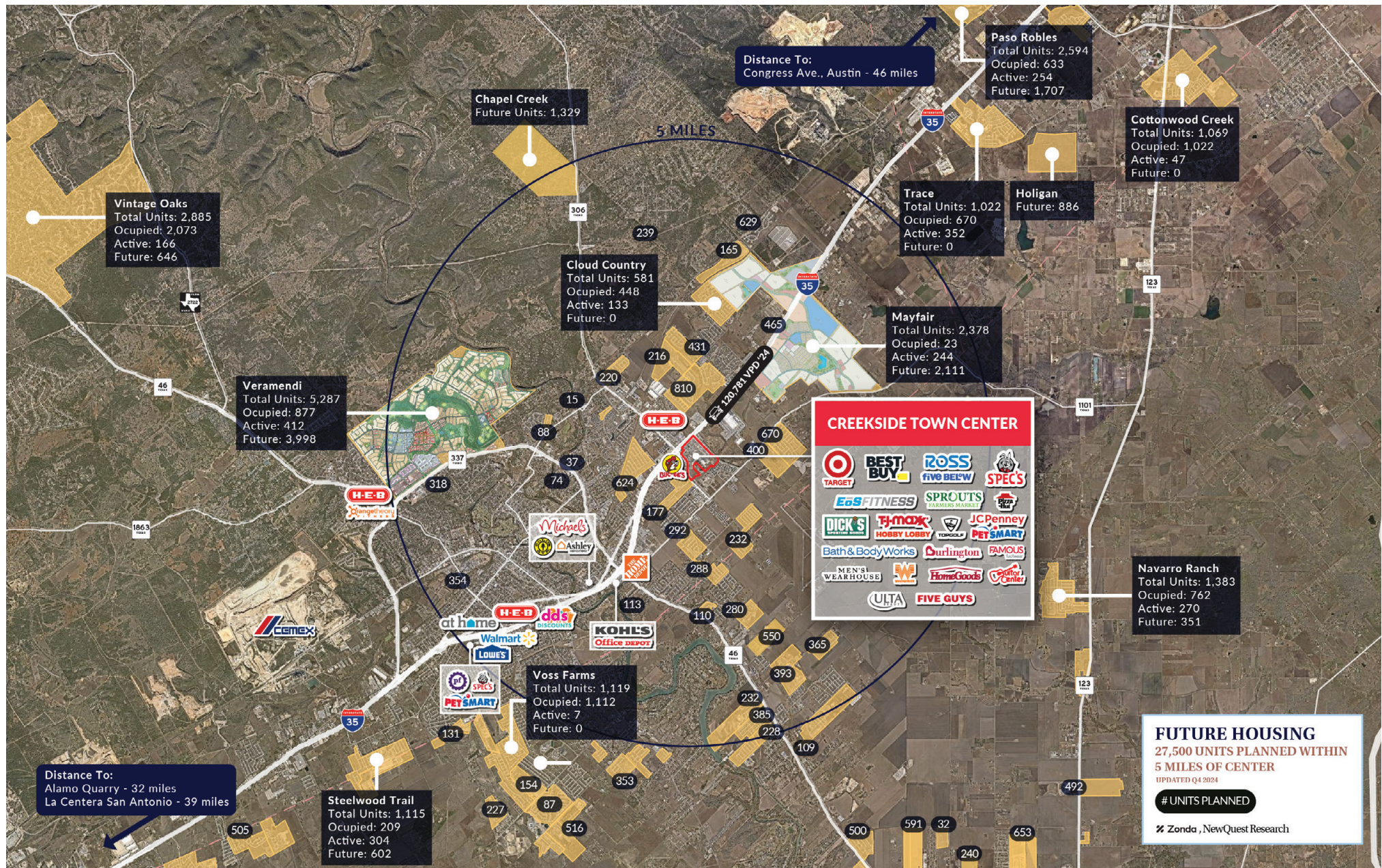


Expanded Shopping, Dining, and Entertainment

Trade Aerial



Retail & Housing Aerial



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Site Plan Overview

STANDOUT TENANTS



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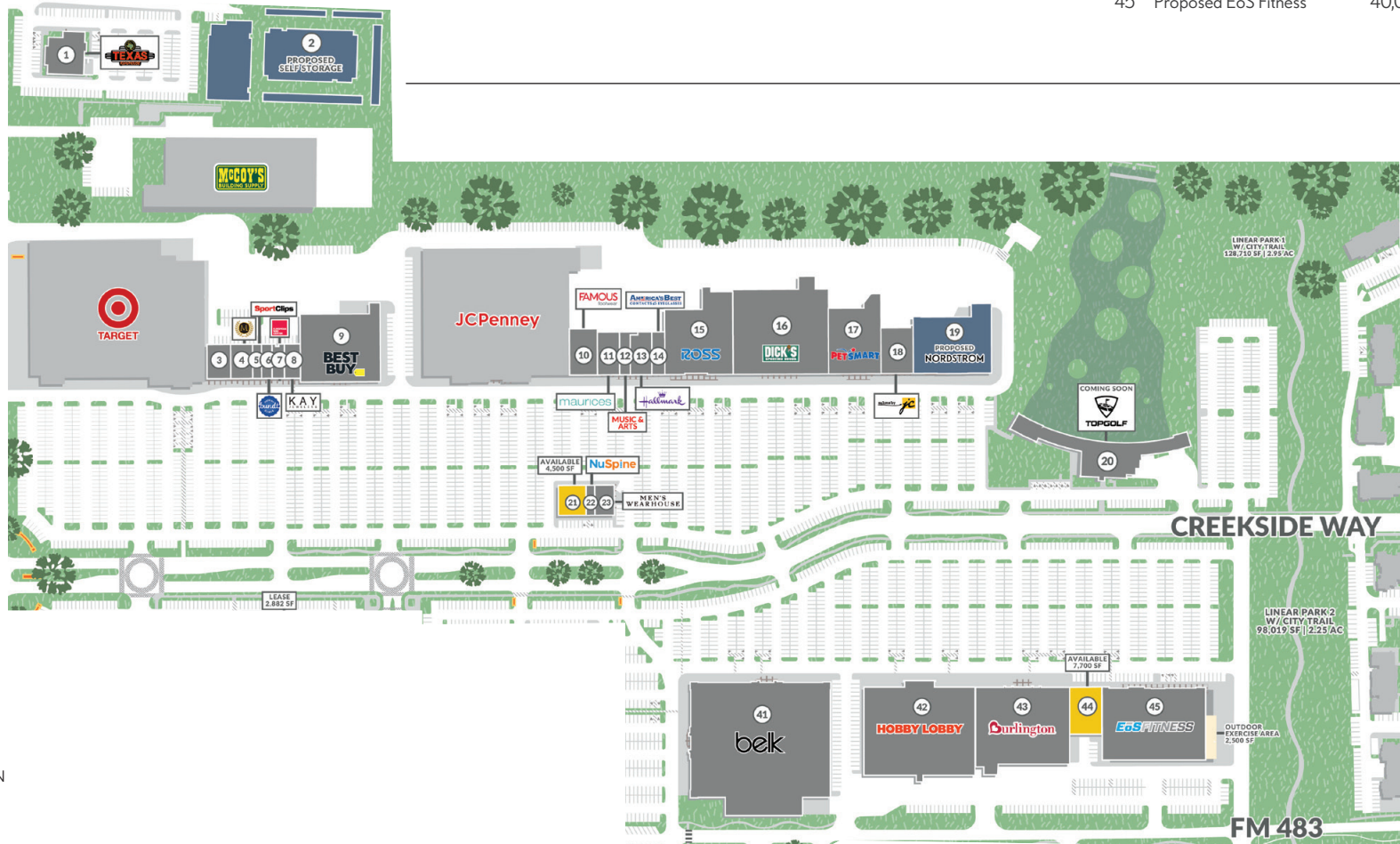
Site Plan View 1



KEY	BUSINESS	AREA
1	Texas Roadhouse	8,091 SF
2	Proposed Self Storage	91,050 SF
3	Dental Familia	4,520 SF
4	Milano Nails	4,200 SF
5	SportClips	1,600 SF
6	Nothing Bundt Cakes	2,000 SF
7	European Wax Center	2,277 SF
8	Kay Jewelers	3,010 SF
9	Best Buy	30,000 SF

KEY	BUSINESS	AREA
10	Famous Footwear	7,000 SF
11	Maurices	5,000 SF
12	Music & Art	2,599 SF
13	Hallmark	4,901 SF
14	America's Best Eyewear	3,029 SF
15	Ross	27,689 SF
16	Dick's Sporting Goods	45,000 SF
17	PetSmart	20,000 SF
18	Salons by JC	8,000 SF

KEY	BUSINESS	AREA
19	Proposed Nordstrom	25,391 SF
20	Coming Soon: Topgolf	37,000 SF
21	Available For Lease	4,500 SF
22	NUSPINE Chiropractic	1,425 SF
23	Men's Wearhouse	3,175 SF
41	Belk	95,852 SF
42	Hobby Lobby	55,000 SF
43	Burlington	40,609 SF
44	Future Lease	7,700 SF
45	Proposed EoS Fitness	40,000 SF



- AVAILABLE
- LEASED
- IN NEGOTIATION
- NOT A PART



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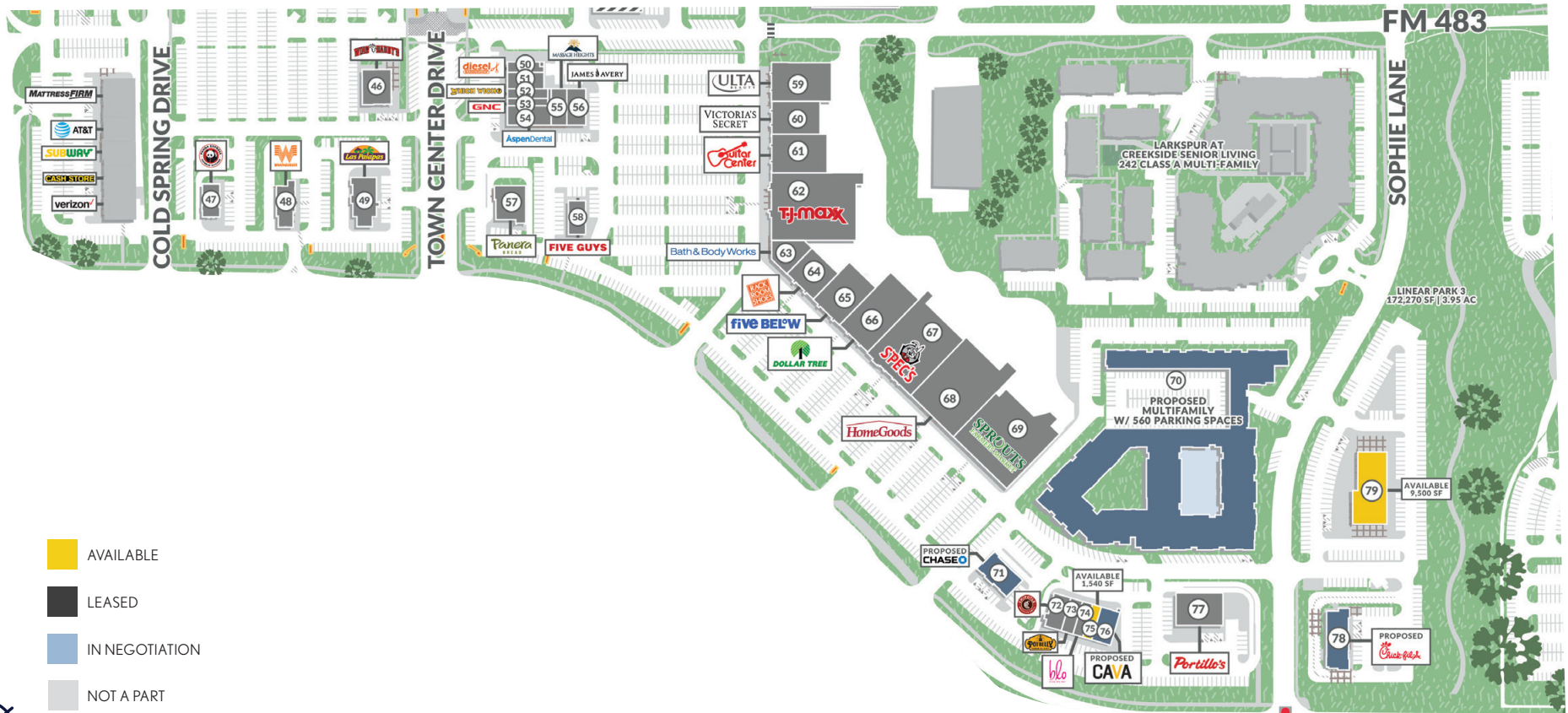
Site Plan View 2



KEY	BUSINESS	AREA
46	Wing Daddy's	4,343 SF
47	Panda Express	2,803 SF
48	Whataburger	3,341 SF
49	Las Palapas	4,828 SF
50	Diesel Barbershop	1,494 SF
51	NB Quarry Nails	2,550 SF
52	Which Wich	1,660 SF
53	GNC	1,245 SF
54	Aspen Dental	3,600 SF
55	Massage Heights	2,413 SF
56	James Avery	2,913 SF
57	Panera Bread	4,670 SF

KEY	BUSINESS	AREA
58	Five Guys	2,500 SF
59	ULTA	10,000 SF
60	Victoria's Secret	6,841 SF
61	Guitar Center	9,289 SF
62	TJ Maxx	25,063 SF
63	Bath & Body Works	3,658 SF
64	Rack Room Shoes	5,545 SF
65	Five Below	8,008 SF
66	Dollar Tree	12,043 SF
67	Spec's	20,000 SF
68	HomeGoods	21,500 SF

KEY	BUSINESS	AREA
69	Sprouts Farmers Market	23,434 SF
70	Proposed Multifamily	250,910 SF
71	Proposed Chase Bank	3,380 SF
72	Chipotle	2,522 SF
73	Potbelly	1,750 SF
74	Blow Blo Dry Bar	1,260 SF
75	Future Lease	1,540 SF
76	Proposed CAVA	2,800 SF
77	Portillo's	6,250 SF
78	Proposed Chick-fil-A	5,512 SF
79	Future Lease	9,500 SF

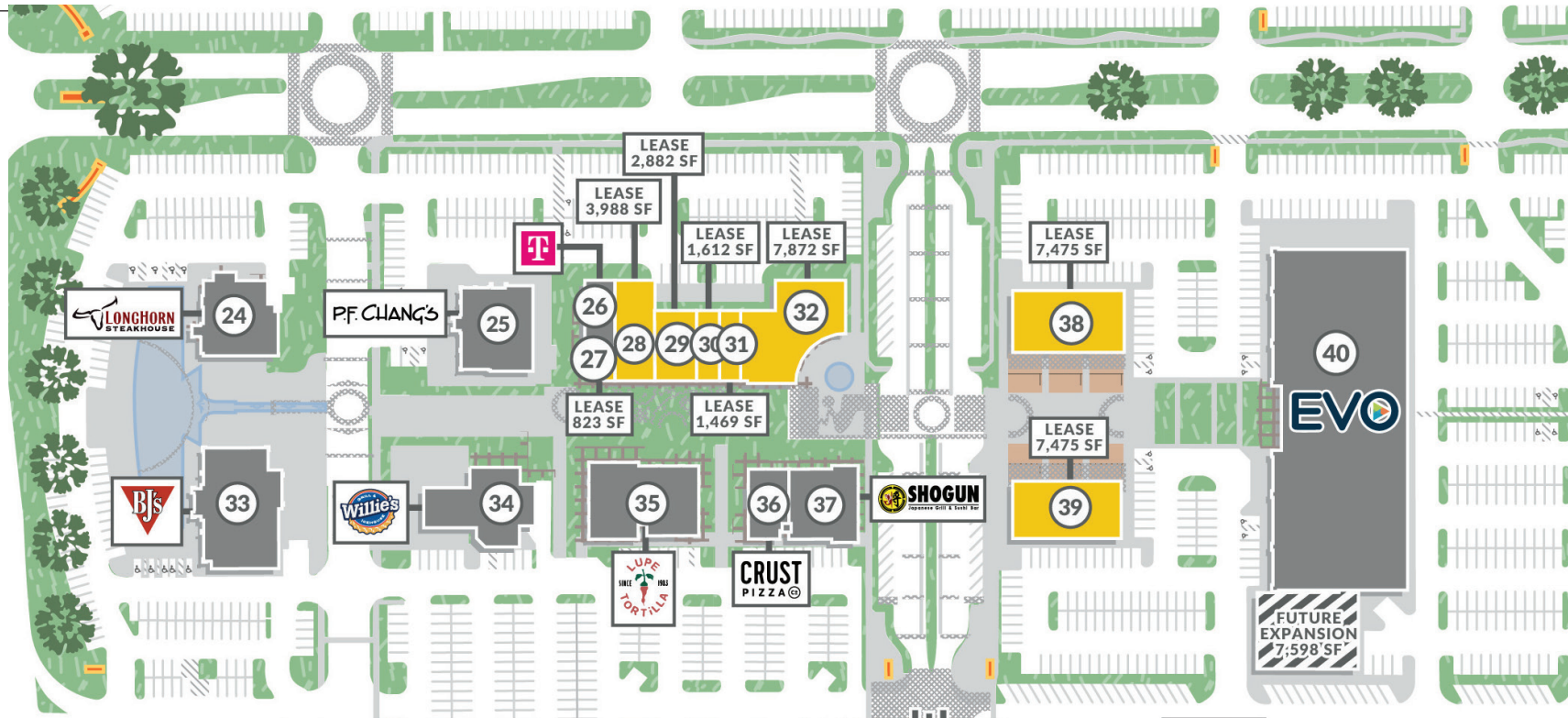


Final Specialty Phase Expansion



KEY	BUSINESS	AREA
24	Longhorn Steakhouse	5,700 SF
25	P.F. Chang's	5,996 SF
26	T-Mobile	2,010 SF
27	Available For Lease	823 SF
28	Available For Lease	3,988 SF
29	Available For Lease	2,882 SF
30	Available For Lease	1,612 SF
31	Available For Lease	1,469 SF
32	Available For Lease	7,872 SF

KEY	BUSINESS	AREA
33	BJ's Brewhouse	9,164 SF
34	Willie's Grill & Icehouse	6,250 SF
35	Lupe Tortilla	7,896 SF
36	Crust Pizza	2,739 SF
37	Shogun	5,015 SF
38	Future Lease	7,475 SF
39	Future Lease	7,475 SF
40	EVO Entertainment (w/ Future Expansion)	49,075 SF (56,673 SF)



AVAILABLE

LEASED

EXPANSION



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Core Demographics



Population	3 Miles	5 Miles	10 Miles
Current Households	20,092	38,585	69,958
Current Population	51,965	98,934	186,618
2020 Census Population	32,467	68,952	135,494
Population Growth 2020 to 2024	60.05%	43.48%	37.73%
2024 Median Age	34.6	36.5	37.4

Race and Ethnicity	3 Miles	5 Miles	10 Miles
White	69.30%	69.80%	68.69%
Black or African American	4.19%	3.94%	4.27%
Asian or Pacific Islander	2.41%	1.97%	2.07%
Hispanic	33.37%	33.52%	33.90%

Income	3 Miles	5 Miles	10 Miles
Average Household Income	\$110,343	\$122,531	\$133,250
Median Household Income	\$82,358	\$88,989	\$98,543
Per Capita Income	\$44,231	\$48,049	\$50,769

Census Households	3 Miles	5 Miles	10 Miles
1 Person Households	25.30%	25.06%	22.03%
2 Person Households	40.07%	37.65%	38.39%
3+ Person Households	34.63%	37.29%	39.57%
Owner-Occupied Housing Units	49.64%	58.71%	67.02%
Renter-Occupied Housing Units	50.36%	41.29%	32.98%

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Source: 2020 Census, 2024 Estimates with Delivery Statistics as of 0 4/2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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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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