

COMING SOON



BAINBRIDGE

creekside

770 BARBAROSA RD. | NEW BRAUNFELS, TEXAS | SAN ANTONIO MSA

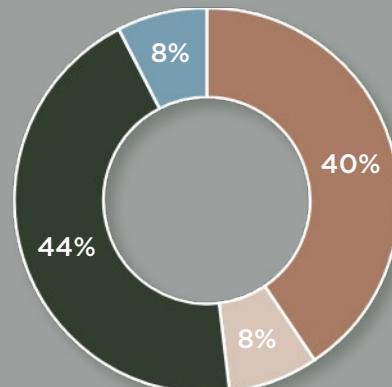
EXECUTIVE SUMMARY

Bainbridge Creekside is a newly delivered, Class A, 291 unit multifamily community completed in 2024 in New Braunfels, Texas. The property presents a compelling investment opportunity at a basis meaningfully below current replacement cost in one of the state's most rapidly expanding markets. Strategically positioned along the I 35 corridor between Austin and San Antonio, Bainbridge Creekside pairs high quality construction with access to robust amenities including Creekside shopping center, and downtown New Braunfels and Gruene.



PROPERTY SUMMARY

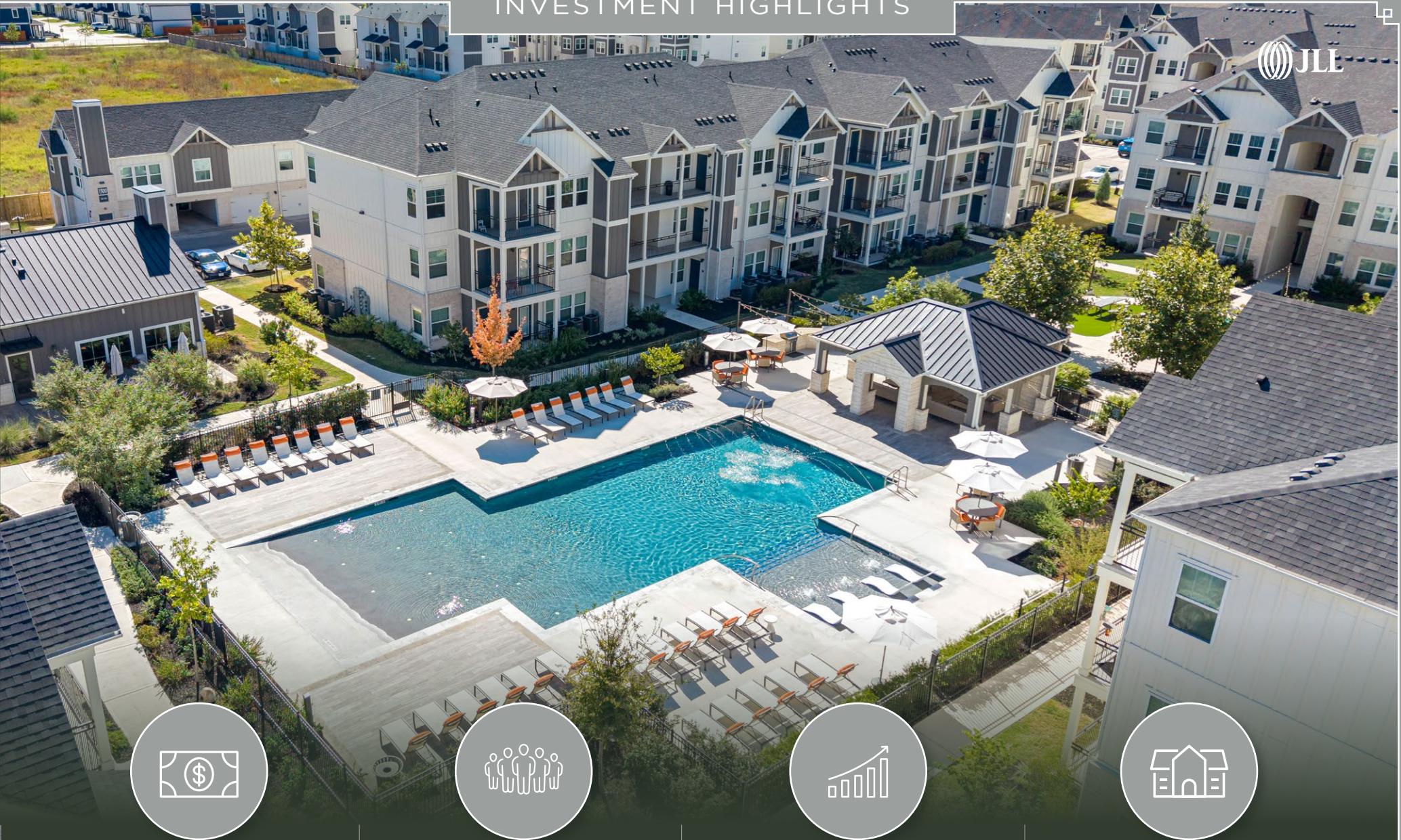
Address	770 Barbarosa Rd, New Braunfels, TX 78130
Year Built	2024
Total Units	291
Avg. Unit Size (SF)	971
Market Rent	\$1,457



UNIT MIX

1 BR	118
1 BR - Townhome	22
2 BR	129
2 BR - Townhome	22
Total	291

INVESTMENT HIGHLIGHTS



2024 VINTAGE
AT **SIGNIFICANT**
DISCOUNT TO
REPLACEMENT COST



CITY-WIDE GROWTH
TAILWINDS WITH **6.2%**
ANNUAL POPULATION
GROWTH SINCE 2015



**OUTSIZED RENT
GROWTH TO FOLLOW
SUPPLY CLIFF –**
ZERO UNITS U/C OR
CAPITALIZED DELIVERING
AFTER 3Q '26



<10-MINUTES FROM
DOWNTOWN NEW
BRAUNFELS AND
HISTORIC GRUENE
LIFESTYLE AMENITIES

~125,000 NEW BRAUNFELS POPULATION

35% POPULATION GROWTH SINCE 2020

240K +

ANNUAL WURST FEST ATTENDEES

#2

FASTESt GROWING CITY IN THE
United States

\$1.3B HOSPITALITY IMPACT
in 2024

500K +

ANNUAL COMAL RIVER FLOTTERS



CENTRAL TEXAS
“MEGA-METRO”

5 million

CURRENT POPULATION

8.3 million

PROJECTED BY 2050

66%

INCREASE



BAINBRIDGE
creekside



JLL

BAINBRIDGE

creekside



INVESTMENT ADVISORY TEAM

Robert Arzola*Managing Director*

T: 210-839-2042

Robert.Arzola@jll.com**Ryan McBride***Managing Director*

T: 512-532-1932

Ryan.Mcbride@jll.com**Robert Wooten***Senior Managing Director*

T: 512-532-1925

Robert.Wooten@jll.com**Alex Fernandes***Associate*

T: 512.636.1686

Alex.Fernandes@jll.com**Annie Lynd***Senior Analyst*

T: 210-315-1476

Annie.Lynd@jll.com**Noah Ehler***Analyst*

T: 210-293-6838

Noah.Ehler@jll.com**Will Eveld***Analyst*

T: 512-532-1907

Will.Eveld@jll.com

FINANCING ADVISORY TEAM

CW Sheehan*Managing Director*

T: 512-593-4883

CW.Sheehan@jll.com**Meredith Sheeder***Director*

T: 210-308-9888

Meredith.Sheeder@jll.com