

COMING SOON



BAINBRIDGE

creekside

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

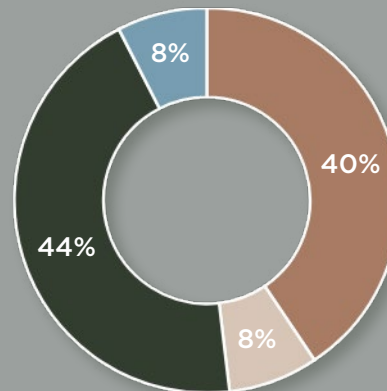
EXECUTIVE SUMMARY

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 FLOATERS



CENTRAL TEXAS
"MEGA-METRO"

5 million
CURRENT POPULATION

8.3 million
PROJECTED BY 2050

66%
INCREASE

I-35 CORRIDOR

ATX



SATX

the emerging
"MEGA-METRO"



AUSTIN



BUDA

KYLE

SAN
MARCOS



GRUENE

NEW
BRAUNFELS



BAINBRIDGE
creekside

SAN ANTONIO



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