



Master Planned Community
Creekside Town Center



Master Planned Communities
Retail
Brownfield Redevelopment
Restaurant
Healthcare Facilities
Modular Labs



Phase I site preparation



Regional stormwater management system

The Need

- Destination shopping and lifestyle center in a high growth market
- Suitable location for a new regional hospital
- Infrastructure improvements to relieve traffic and flooding

The Challenge

- Assemble and transform 440 acres owned by 23 different parties
- Solve regional drainage area problems
- Extend Hwy 306 to a rapidly expanding airport

The Result

- 1.5 Million sf shopping and lifestyle center anchored by Target, J.C. Penney, Best Buy, Barnes & Noble
- Storm sewer and street infrastructure paid by developer but reimbursed by tax increment financing

Facts & Figures

Owner: AI-95 Creekside Town Center, LP

Type of Project: Master Planned Community

Location: New Braunfels, Texas

General Contractor: Lockard Construction

Size: 400+ acres

Project Milestones:

Power Center - Under construction
Lifestyle center - pre-leasing

That's
VERSATILITY