



V I N T A G E   O A K S

**TEXAS HILL COUNTRY**  
REAL ESTATE BUYING  
GUIDE

[www.vintageoakstexas.com](http://www.vintageoakstexas.com)



## Welcome to the Texas Hill Country

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The Texas Hill Country is no longer a secret enjoyed only by Texans. Rolling hills, abundance of freshwater creeks and thriving culture make the Texas Hill Country an ideal place to call home. And as more and more residents and visitors flock to San Antonio and Austin, the Hill Country has been discovered by the nation. One of the Hill Country's fastest growing towns – the historic and beautiful New Braunfels.

With the eclectic and thriving city of Austin 45 minutes to the north and the culturally diverse San Antonio 30 minutes to the south, New Braunfels enjoys the scenic natural beauty of the Hill Country and a convenient proximity to two dynamic cities.



A few reasons why New Braunfels is the ideal location for your Hill Country Home:



### **Stunning Natural Beauty**

People typically have the same reaction when they first see the Hill Country: “This is Texas?!” With rolling hills, lakes and rivers, towering trees and abundant greenery, there is always something beautiful to see.

### **Abundant Outdoor Activities**

It is no surprise that New Braunfels has been a vacation retreat for Texans for generations. From hikes that wind through wooded areas and up rolling hills to take in scenic lake views, to miles of bike trails offering varying levels of difficulty, to the watersports offered on Canyon Lake, New Braunfels is a recreational haven.

### **Fun**

Pack a picnic lunch—and your swimsuit—and head out to one of the local parks for a day of smiles. Or maybe zooming down one of the waterslides at Schlitterbahn is more your speed. You could always take part in the favorite local pastime of tubing the Comal River.

### **Texas Wine Trail**

The Texas Wine Trail comprises 35 unique local wineries throughout the Texas Hill Country, including New Braunfels. Dry Comal Creek Winery is an award-winning winery known for its Black Spanish Wine, and is located directly across the street from Vintage Oaks.



### **Quick Drive to Two Major US Cities**

Prefer a calm way of life but still want big city convenience? New Braunfels is convenient to not one, but two cities, making it one of the most well-located places to live in Texas. Whether you work in Austin or San Antonio, or you just like the idea of being between two thriving cities, New Braunfels offers a truly ideal location.

### **World-Class Dining**

Restaurants in New Braunfels reflect an international flavor rooted in the city's German heritage. But it wouldn't be the Lone Star state without some good 'ole Texas barbecue, like you'll find at Rudy's. A few favorite local dining options include Huisache Grill & Wine Bar in New Braunfels and The Gristmill in Gruene.

### **Shopping**

In Downtown New Braunfels, you have the historic main plaza dotted with antique stores, quaint shops, and can't-miss boutiques (which offer a taste of what you'll find in the historic town of Gruene). Just up the road in San Marcos, the Premium Outlets have been voted among the "Best places to shop" by the Austin Business Journal and named the third-best place to shop in the world by ABC's "The View."

### **Relaxed, Friendly and Affordable - Quality of life**

New Braunfels is located at the intersection of desirability and affordability, and those who call it home are proud to do so. With a low cost of living, an exceptional climate, beautiful topography, and an array of things to see and do, New Braunfels offers a quality of life that is second to none.



### **The People**

Warm and welcoming, people move to the Hill Country to enjoy the natural beauty of the area. Life here is at a relaxed pace among warm and friendly neighbors. Most have come from bustling cities and simply want to live a more peaceful, family-friendly way of life here among nature and new friends.



# CITY ON THE RISE:

New Braunfels and Comal County thriving  
as more discover the Texas Hill Country



Once known to Texans as a sleepy summer town where generations flocked to float down the cooling rivers in the heat of summer, New Braunfels and the surrounding area has come of age. Many Texans fondly remember a summer pilgrimage each year with extended family and friends to enjoy the long leisurely float down the Guadalupe River to combat the sweltering Texas heat. Now, New Braunfels is a growing primary residential town, thanks to renewed energy in its retail and restaurant businesses, world-class healthcare and growing economic core.

A view to the dynamic, year 'round growth in the New Braunfels area:

## New Braunfels, Comal County, Texas – a 2015 snapshot

Cities and towns with dynamic growth see a great deal of housing availability, employment opportunities and high-quality schools. New Braunfels is no different; with a new and recently transplanted citizen base, as well as low turnover, it's a community on the rise.

Population:  
50,480



Long term residents:  
29%



Annual turnover:  
20%



Median Age:  
35



## Growth patterns



With more people comes additional municipal spending on infrastructure, making New Braunfels an ideal place to invest in real estate.

New Braunfels is the 23rd fastest growing city in the United States



5,534 residents added (9.6% growth) from 2011 to 2014



VINTAGE OAKS

Vintage Oaks has been named New Braunfels' fastest growing community for three years in a row!

With over 3,300 acres, Vintage Oaks is a family friendly community of 1-14 acre homesites featuring custom and semi-custom homes.

Vintage Oaks' Resort-style amenities include:

- Miles of nature trails
- Olympic size pool
- Kiddie pool
- Lazy River
- Tuscan-style Clubhouse with Wine room and Pavilion
- Catering kitchen
- Soccer fields
- Baseball field
- Picnic grove
- Kids playground
- Year 'round activities and events for all ages including a Summer Concert Series
- Timber Ridge Park and Veteran's Walk
- Gated and non-gated neighborhoods

From retirees to young families, Vintage Oaks has something to offer everyone.

**REQUEST A TOUR** ➤

## Local amenities

From young families to Texas veterans to retirees and anyone else looking for a dynamic place for relocation in Texas should take a look at the valuable local social and economic assets being built and expanded in the New Braunfels area:

### QUALITY EDUCATION:

2 highly ranked independent school districts serving 8,299 kids (up from 7,512 in 2009)



### JOB GROWTH:

Strong Job Market (1,946 new jobs added in 2014)



### RETAIL & ECONOMIC GROWTH:

Comal County ranked #2 in Texas for annual retail sales growth in 2011  
Consumer spending is well above national average



## Tax revenue

Total sales and use tax:



1.125% supports the city's General Fund  
0.375% supports infrastructure improvements and economic development



### COMAL COUNTY SALES AND USE TAX GROWTH

Growth in Sales and Use Tax collection indicates total area sales and overall economic strength



May 2014  
vs.  
May 2015



2014 payments (Jan. to May)  
vs.  
2015 payments (Jan. to May)

## Comal County: Hotbed of growth

County growth is a strong indicator that New Braunfels isn't an outlier in the region. With a healthy supporting region that has experienced tremendous population growth in the past decade, residents can rest assured that continual expansion is in the cards for quite some time.

Since 2000, Comal County's population increased by 44%



### ACCORDING TO THE AUSTIN BUSINESS JOURNAL, EVEN MORE GROWTH IS IN THE CARDS:

2010 population: 108,472 residents

2050 (projected): 305,977 (182% growth)

In the next 35 years, Comal County is expected to be the 5th-fastest growing county in Texas



## WHAT IS A MASTER-PLANNED COMMUNITY?

A master-planned community is a community that has worked with local and regional agencies and municipalities to deliver a comprehensively planned community.

A master-planned community shows the full vision of the community, how it will look and feel at completion and what owners can expect as a part of the community. This distinction includes;

- Formal community entrance
- Amenities and open space plans to ensure there are ample parks, things to do and protected greenspace in the community
- Coordination with area utilities to ensure your property has access to the best utilities and services
- Coordination with emergency services (working with local agencies to ensure prompt access for fire, police, EMTs)

SOURCES: bizjournals.com/austin/news/2014/05/22/san-marcos-fastest-growing-u-s-city-hays-beats.html?page=all | bizjournals.com/austin/news/2015/03/09/map-texas-su-urbs-not-cities-to-grow-the-fastest.html?ana=e\_aus\_bn\_newsalert&u=4nNmBfko+yzdECUG1oIEg03745e6mysanantonio.com/business/article/S-A-New-Braunfels-area-among-fastest-growing-4075018.php | bestplaces.net/city/texas/new\_braunfels | realtor.com/lo-cal/New-Braunfels\_TX/lifestyle | innnewbraunfels.com/eco-development/2014/04/25/comal-county-growth-booming/ | cbsnews.com/media/top-10-fastest-growing-states/8/nbisd.org/users/0021/docs/Committees/FC/Demographic-update-Fall-2015.pdf | wp.comalisd.org/bond2015/-files/2015/02/4Q14-Comal-USD-PPT.pdf | nbtexas.org/index.aspx?NID=538



## Choosing Your Community

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When choosing a location for your dream home, it's important to do these things:

- Visit at different times of the day
- Drive around, time your commute
- Learn what's happening in the area and within the community i.e. new construction
- Learn if there is a Property Owners Association, research annual fees and services provided
- Research applicable taxes
- Read reviews
- Check the surrounding area
- Research zoning and building codes
- Meet current owners, ask their opinion of the neighborhood
- Learn if there are building covenants that will define the style, size or façade of home you will build here

*Vintage Oaks has one of the highest rates of owner referral of any community in Texas. Owners happily invite their friends and family to become their neighbors.*

## Building vs. Buying

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Many people think that buying a home allows them to move-in for less money and trouble, but that is not necessarily true.

### THE ADVANTAGES OF BUILDING A HOME

- **Your Dream Home Your Way:** Why settle for someone else's choices when you can select your favorite cabinets, countertops, appliances, carpets and flooring? Your new home will reflect your style, not someone else's taste
- **Choose a Floorplan and Room Layout that Meets Your Needs:** Want a master bedroom on the first floor? It's yours. With massive his and hers walk-in closets? Done! Want high ceilings and a luxurious, resort-style master bath? Perhaps you'd like a sitting room with a fireplace in your owner's suite or French doors that open to your private patio or the pool? Your home, designed for the way you live.

What is a master-planned community continued...

- Title guarantees – in SouthStar Communities like Vintage Oaks, titles are guaranteed unencumbered



- Deeds and covenants ensure some consistency of architecture and presentation, protecting property values

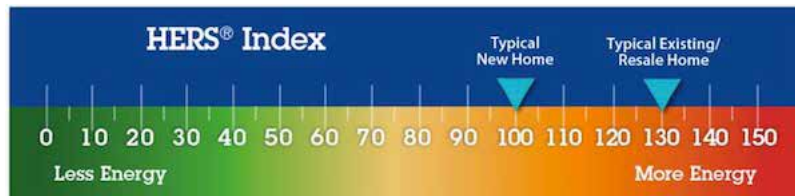


- SouthStars Communities' in-house Property Management Company manages the amenities and common areas in the community. Someone is on-hand to answer your questions and attend to issues

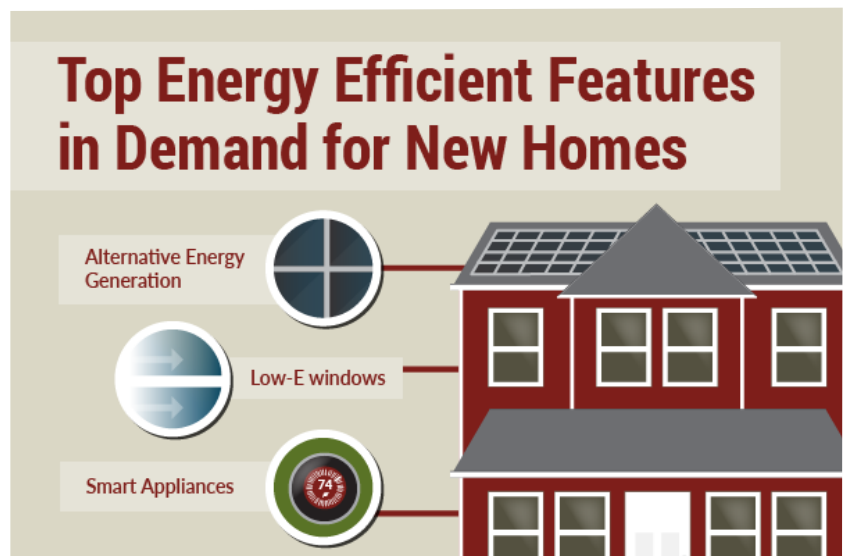




- **All New, Under Warranty:** A used home may have older or poorly maintained features that may soon need replacing. Your new home — and the products that comprise it — are brand-new and under warranty. What's the cost to replace a roof, appliances, countertops or a water heater on a used home? Those components of your new home feature the latest designs and building materials and should offer you years of comfort and enjoyment before needing replacement.
- **Energy Efficiency and Cost Savings:** Today's new homes are far more energy efficient than homes built just five years ago. With all of the advances in efficient windows, doors, heating & cooling and ore, your new home will save you energy and money while you enjoy the comfort of a well-sealed, efficient home.



- **Comfort and Indoor Air Quality:** Today's new homes meet stringent energy standards and codes not in place even a few years ago. They combine high-performance energy efficiency with state-of-the-art ventilation and air filtration. The result is year-round, draft-free comfort and higher indoor air quality.
- **Low Maintenance:** Today's new homes have open floorplans and high ceilings that reflect the way we live today. They're also made of cutting-edge building products that require less care and maintenance. Another plus? The latest building systems and components are designed and engineered to work together and require less maintenance.
- **Safety:** State-of-the-art circuit breakers. Electric garage door openers with infrared beams that stop if a tricycle or child is too near. High-efficiency furnaces and air conditioners that use the latest environmentally-friendly coolants. Cabinets, carpets and paints that use fewer volatile organic compounds, so that you and your family can breathe easier. New technology and design keeps your family safer.
- **Easier Than You Think:** Sounds like a lot of work? At Vintage Oaks, simply choose the lot of your dreams and our Builder Services team will recommend a qualified homebuilder who can offer you plans, options and costs quickly, making the process fast, painless and far less expensive than you think!



## Choosing Your Homesite

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Perhaps the best part of building your home is that you get to choose where you will be located. Heavily wooded lot? Flat and open for fun in the yard? Hilly and secluded with great views and privacy? When you decide to build, you choose the ideal homesite, and orient your home plan to your wants and needs, and what views it will enjoy.

### CONSIDERATIONS WHEN CHOOSING YOUR HOMESITE:

- Budget: How much are you comfortable/approved to spend?
- How large of a homesite do you want to own?
- Do you want a certain amount of road frontage or is seclusion more important to you?
- Zoning & Deed restrictions – do you want to be able to put any style or number of structures on your property or do you want a consistent community that protects values with community guidelines?



### WHEN YOU ARE LOOKING AT HOMESITES WITH A LICENSED REALTOR®, HAVE YOUR QUESTIONS READY:

- **Are there currently utilities in place?** i.e. Water, electric, sewer
- **Is the property surveyed?** With a surveyed parcel, you have greater assurance that the acreage will be exactly what you contracted for. Boundary lines are shown on the survey map, as well as pinned and flagged on the property.
- **Is the title to the property clear?** (free of liens and other encumbrances)
- **Is title insurance available on the property?** We suggest that you consult your closing attorney, escrow agent or real estate agent for further information on title insurance.
- **What are the current taxes on the property?** Taxes usually relate to services provided by the town, county or school authority, and they vary by community. Ask your sales representative for more information on the local taxes in the area you are considering.
- **What are the deed restrictions on this property?** It is important that you understand what uses are permitted or not permitted on any given property to help you decide which parcels meet your requirements. Occasionally a property will meet all town requirements for a particular use, but a deed restriction will not permit that use. Be sure to ask if there are any deed restrictions before building. If you intend to build, inquire about building codes and what permits will be required.
- **If I choose to build, do I have to select a specific builder?** SouthStar Communities property owners have the freedom to select any builder, as long as the builder is qualified. All home designs will have to be approved by the Vintage Oaks Architectural Review Board to ensure architectural consistency and adherence to neighborhood covenants. This process protects the integrity of the community. Your builder/architect will present your plans for review.



- **Does the community have a Property Owners' Association (POA)?** At SouthStar Communities, we believe that Property Owners' Associations are vital to the success of the community, which is why we have an in-house Property Management Company that can offer the highest level of customer service to our residents.
- **How can I get information on building guidelines for my community/homesite?** Each community has a specific set of codes, covenants and restrictions that spell out the building standards for that community. To obtain this information, simply call or visit the community you're interested in and a representative will be happy to help you.

## Custom vs. Semi-Custom Homes

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A custom home is designed from the ground up by you, your builder and/or architect. It will be custom-fit to your lot and your desires. It involves many decisions to ensure the home is entirely to your specifications, which can take a good deal of time, but in the end your home will be exactly as you have chosen.

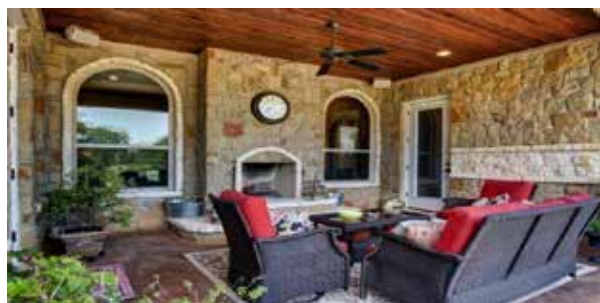


A semi-custom home is where you choose elements of a standardized plan – floorplan, façade, lot layout, etc that are common to the builder. Purchasers then are told what they can customize – finishes, non-structural walls, etc. Builders often have many plans to choose from, helping you to find one that fits your desires.

## Considerations Before Hiring a Builder

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Designing a dream home will be one of the most exciting events in your life. Here's how to make sure it results in the perfect home for you.



Determine what you need. For most, it starts with number of bedrooms, size of living areas and special preferences. Do you need a big gourmet kitchen, or an outside cooking area? A room for kids to play or a home theater? Home office space or a workshop? Write down what you absolutely need, and then what you would like should budget allow.

The biggest trend in home design right now is “green building”. This may simply mean energy efficient windows and weather stripping, or may extend to powerful solar systems that actually sell energy back to the utility, resulting in lower or non-existent energy bills. There are water catchment systems that capture rainwater or household grey water for “free” irrigation of gardens and yards. Many of these technologies can add to the purchase price, but may pay for themselves in utility savings and tax credits.

## Let Vintage Oaks' Builder Services do the research for you!

Vintage Oaks Builder Services provides all of the information to make building your dream home easy and stress-free.



Vintage Oaks Builder Services is a complimentary service that assists property owners in choosing the best builder for their dream home. Builder Services helps Vintage Oaks owners by providing inspiration with floorplans and elevations from the area's best builders, and simplifies the process of building a home.

If there are existing new homes in the community that have caught your eye, ask us about their builders and designers, and what the experience was like for those owners.

Only Builder Services can provide you with:

- Builder "reviews" based on owner feedback including quality, budget, timeframe, post-completion service, etc.
- Recommendations based on the 500+ property owners who have built previously and those who have recently constructed a home in Vintage Oaks

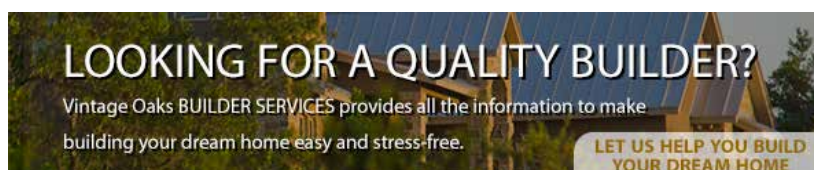
Our Service:

- Explain/simplify the construction process – explain ARB process, construction process and typical timeline, what to watch for to avoid costly changes or delays
- Follow-up through the building process to understand your experience
- Based on an understanding of your specific needs, recommend builders who have come highly recommended from other owners
- Share your feedback with other owners to ensure your voice is heard

Our Process: Building a home is a very personal experience. We will meet with you to understand:

1. Do you already have a home plan in mind?
2. Special/unique factors to your Vintage Oaks homesite to highlight/consider – views, topography, signature trees, etc.
3. Budget and price sensitivities
4. Timeline/time requirements
5. Communication requirements
6. Special needs – i.e. someone great at millwork, custom cabinetry, outbuildings, xeriscaping, etc.

Based on your specific requirements, we will introduce you to area builders who have proven success among other Vintage Oaks property owners or area homeowners.





## Building a home at Vintage Oaks

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**No timeframe to build.** When you find the homesite of your dreams, secure it at today's prices and low financing rates, and build when you are ready.

**So many options.** Gated and non-gated neighborhoods with homesites ranging from 1-14 acres.

**Variety of topography and locations.** Wooded hilltop? Serene open pasture? Steps to the pool or tucked quietly behind a gate, Vintage Oaks offers a broad selection of areas to suit your desired lifestyle. But all enjoy the amenities and management of the Vintage Oaks community.



**So many amenities.** Resort-style amenities at one of the lowest Property Association annual fees in the Hill Country.

**Guided by the owners.** Vintage Oaks owners make up the committees and board that guide the community along with a seasoned developer.

**Happy Homeowners.** As you tour Vintage Oaks, be sure to meet the homeowners, and ask them about living there. Vintage Oaks owners bring their friends and family to the community as new neighbors each month. There is no greater accolade for a community than the happiness of its homeowners and residents.

**Seasoned Developer.** SouthStar Communities has been successfully developing residential communities across the Southern United States for nearly 25 years. We are actively developing and operating 4 communities in Texas today, located in the Texas Hill Country, San Antonio and in Bryan-College Station. We welcome you to learn more at [www.SouthstarCommunities.com](http://www.SouthstarCommunities.com).



**Please contact a Vintage Oaks Land Consultant at 800-713-3693** to let us help you find the home of your dreams in **Vintage Oaks** or any one of our other communities in Texas:

**King Oaks**, Bryan-College Station, TX - [www.kingoaks.com](http://www.kingoaks.com)

**The Crossings**, New Braunfels, TX - [www.thecrossingstexas.com](http://www.thecrossingstexas.com)

**Mission del Lago**, San Antonio, TX - [www.missiondellago.net](http://www.missiondellago.net)