

## COUNTRY LIVING IN THE CITY OF COLLEGE STATION

*The College Woodlands Neighborhood is nestled in the center of the historic Eastgate Neighborhood, sometimes called College Hills, only 5 minutes from the entrance to Texas A&M, and stretches from Lincoln Avenue to Dominik Drive and Walton Drive to Munson Avenue. Platted in the 1940s, it is among the oldest of College Station's neighborhoods, and is characterized by large wooded lots, quiet streets, a park, a nature preserve, a variety of home styles, and longtime homeowners who care deeply about neighborhood preservation and maintaining a sense of community.*



The Schob Nature Preserve on Ashburn Ave., pictured on the cover, is one of two green spaces within the neighborhood boundaries. The other is Woodland Parkway Park.

DESIGNATED AS A NEIGHBORHOOD  
CONSERVATION AREA BY THE CITY OF  
COLLEGE STATION

For more information about the neighborhood, contact the association officers or e-mail [collegewoodlands@gmail.com](mailto:collegewoodlands@gmail.com) or visit us at <https://collegewoodlands.wixsite.com/cwna>

Neighborhood Association Officers:  
Suzanne Droleskey, 979-693-1869  
Joel Cantrell, 979-777-4293



## College Woodlands Neighborhood



NEIGHBORHOOD  
CONSERVATION  
AREA

**College Station, Texas 77840**

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# College Woodlands Neighborhood: Family Friendly



College Woodlands, like its name, is an oasis of large green lawns and old oak trees in the historic Eastgate

neighborhood minutes from the Texas A&M Campus. The three original subdivisions — College Hills Woodlands, Woodland Acres, and Woodland Estates — were platted in the 1940s. Lots ranging in size from about 1/4 acre to 3 acres are dotted with historic homes — many with modern, renovated interiors — as well as newer homes. Neighbors treasure this peaceful area, its nature trails and shady walks, and its serene lifestyle in the midst of the city. The majority of the area has deed restrictions ensuring no more than two unrelated in any home. One of the safest neighborhoods in College Station, it is truly a hidden jewel.



## An Excellent Place to Raise a Family



Woodland Parkway Park playground

The school playground is one of three nearby playgrounds. The other two are located in Woodland Parkway Park and nearby Thomas Park, which also has tennis and basketball courts, a swimming pool, running track, and multiuse field.

## Central Location

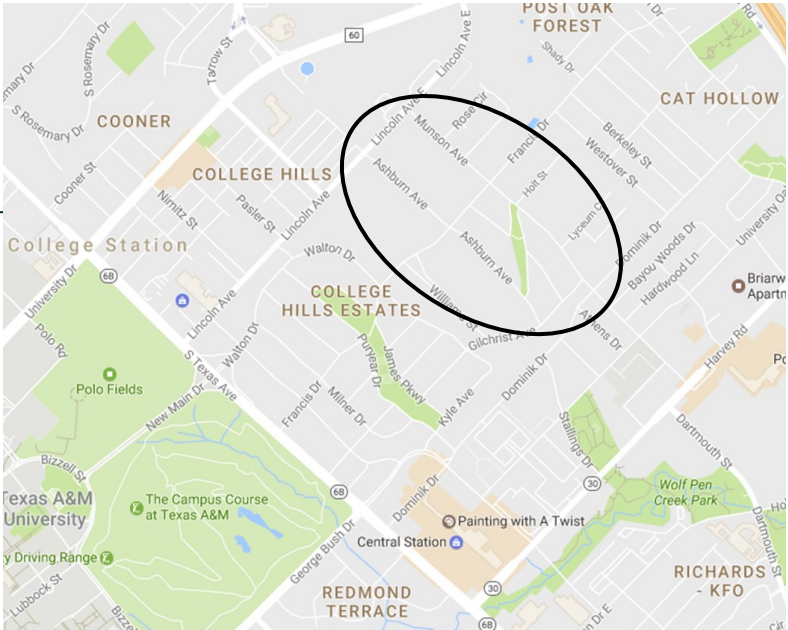
With increasing traffic in College Station and Bryan, the College Woodlands Neighborhood



New homes built on older, large plats blend in with historic homesteads

is within easy access of major shopping areas, Highway 6, excellent restaurants, Home Depot, Wolf Pen Creek, City Hall, the Arts Center of the Brazos Valley, and has easy access in and out of the neighborhood from a variety of directions, unlike many modern neighborhoods with only one or two access

Generations of College Station schoolchildren have walked to and from College Hills Elementary School, one of the best in the city. The



points. The central location also provides easy access to an outstanding medical clinic, which borders the neighborhood. College Woodlands is equidistant from downtown Bryan and south College Station.



## NEIGHBORHOOD CONSERVATION AREA

Ask your realtor whether College Woodlands may be right for you and your family.

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