

COUNTRY LIVING IN THE CITY OF COLLEGE STATION

The College Woodlands Neighborhood is nestled in the center of the historic Eastgate Neighborhood, only 5 minutes drive from the entrance to Texas A&M, with easy walking and bike paths to campus. The neighborhood stretches from Lincoln Avenue to Dominik Drive and Walton Drive to Munson Avenue (see map inside). 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.



The Schob Nature Preserve on Ashburn Ave. is one of two green spaces within the neigh-

CONSERVATION NEIGHBORHOOD

For more information about the neighborhood, contact the association officers or e-mail collegewoodlands@gmail.com

Neighborhood Association Officers:
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College Woodlands Neighborhood



CONSERVATION
NEIGHBORHOOD

College Station, Texas 77840



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College Woodlands Neighborhood: Family Friendly



Historic home moved from campus

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 a 1/4 acre to 3 acres are dotted with historic homes, many with modern, renovated interiors, and newer homes built when older homes were past repair. Neighbors treasure this peaceful area, its nature trails and shady walks, and its serene lifestyle in the midst of the city. One of the safest neighborhoods in College Station, it is truly a hidden jewel. Much of the area has deed restrictions about occupancy, short term rental, and lot subdivision.



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An Wonderful Neighborhood to Raise Your Family



Woodland Parkway Park playground is maintained by the city

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

Central Location

With increasing traffic in College Station and Bryan, the College Woodlands Neighborhood is within easy access of major shopping areas, grocery stores, Highway 6, restaurants, Wolf Pen Creek, City Hall, the Arts Council of the Brazos Valley, and has easy access in



New homes built on original plats blend in with historic homesteads

and out of the neighborhood from a variety of directions. The central location also provides easy access to the Baylor Scott and White Clinic, which borders the neighborhood. College Woodlands is also equidistant from downtown Bryan and south College Station.



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

If you or your realtor need information about deed restrictions in the neighborhood, please contact us at collegewoodlands@gmail.com.