

CREEKSIDE VILLAGE

# ROARK CREEK



**WALKABLE LOCATION**

**GREAT AMENITIES**

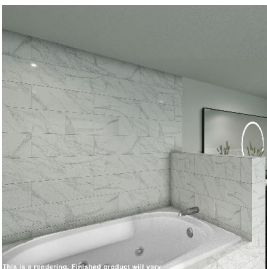
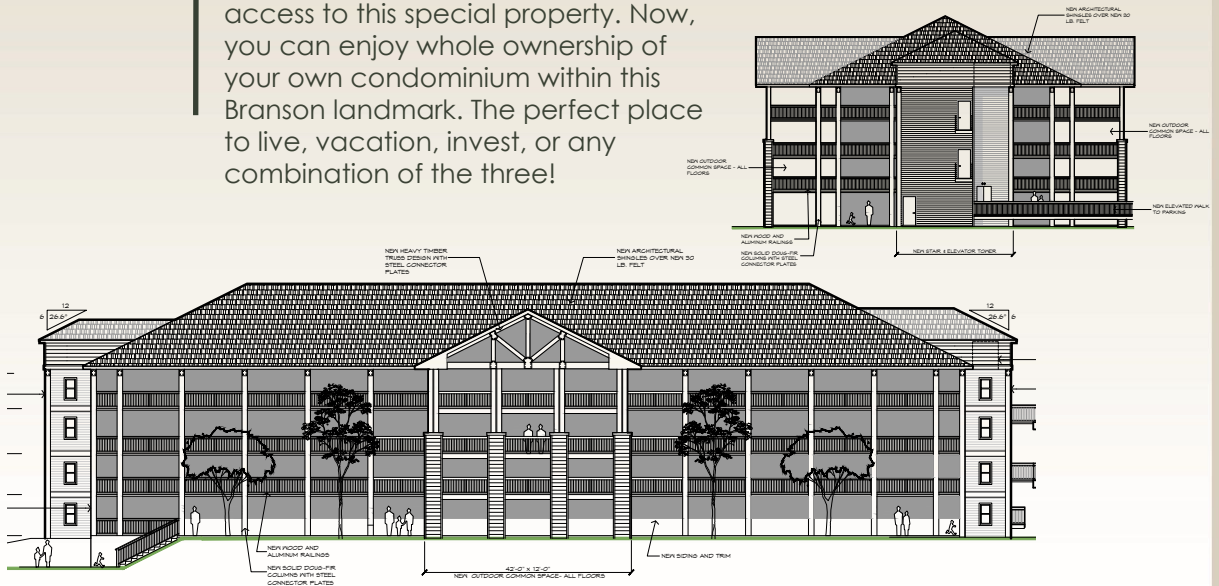
**WATER ACCESS**

**DOWNTOWN BRANSON**

# ROARK CREEK

## walkable creekside condominium village

The beloved Branson landmark previously known as Roark Vacation Resort is coming back to life! The drastic transformation of this property aims to maintain Roark's charm while introducing modern amenities and design features. Previously, only resort guests had access to this special property. Now, you can enjoy whole ownership of your own condominium within this Branson landmark. The perfect place to live, vacation, invest, or any combination of the three!



### Key Features

- Prime location
- Creek Frontage
- Fully Renovated
- Resort-style Community
- Cohesive Style and Design
- Indoor Pool
- Outdoor Pool
- Fitness Center

# CREEKSIDE VILLAGE

Images shown are artist renderings and design inspiration only. Actual finish materials, plans, and design may vary.

# ROARK CREEK

## location

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Formerly known as Roark Vacation Resort, this charming creekside development has been a Branson staple for years! Ideally located in one of the areas most prime locations. Comprised of roughly 7 acres with great amenities and nearly 800 feet of accessible creek frontage, this resort is seconds from Downtown Branson, Branson Landing, and all Branson attractions.

## resort redevelopment plan

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After years of disrepair, this beloved local resort is set to reclaim its beauty! Roark Creek Condominiums will be undergoing an extensive renovation inside and out. Our designer has developed a plan to revive and polish the exterior, consisting of neutral colors, warm accents, and modern lighting. The interior of the condos will be completely overhauled, incorporating a timeless look with neutral colors. There is no doubt that you'll feel right at home.

## premier amenities

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Resort-style amenities include an outdoor pool, indoor pool, clubhouse, large-scale fitness center, and community laundry facility. In addition, Roark Creek Condominiums offers nearly 800 feet of creek frontage that leads into Lake Taneycomo. On top of all that, the community is within walking distance to award-winning dining, shopping, and many Branson attractions!

## projected timeline

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Construction is underway! All buildings will offer one-bedroom and two-bedroom units and are set to be completed in phases. Buildings A&B will be completed Spring 2024. Buildings C and D are scheduled to be completed later in 2024, followed by the remainder of the condominium buildings.



Every effort has been made to ensure accuracy of the contents of this brochure, however, project details are subject to change and should be verified through Buyer's due diligence prior to closing their purchase.

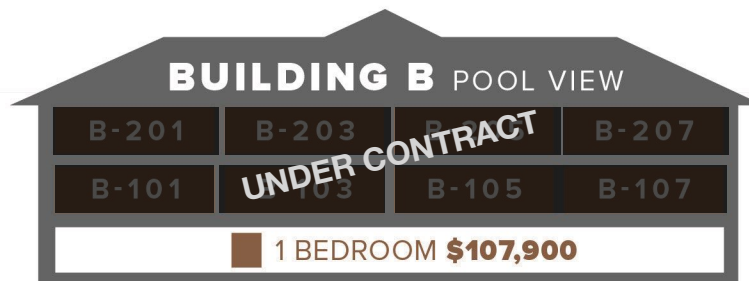
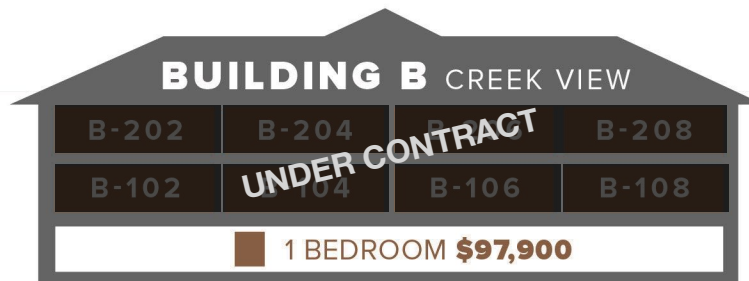
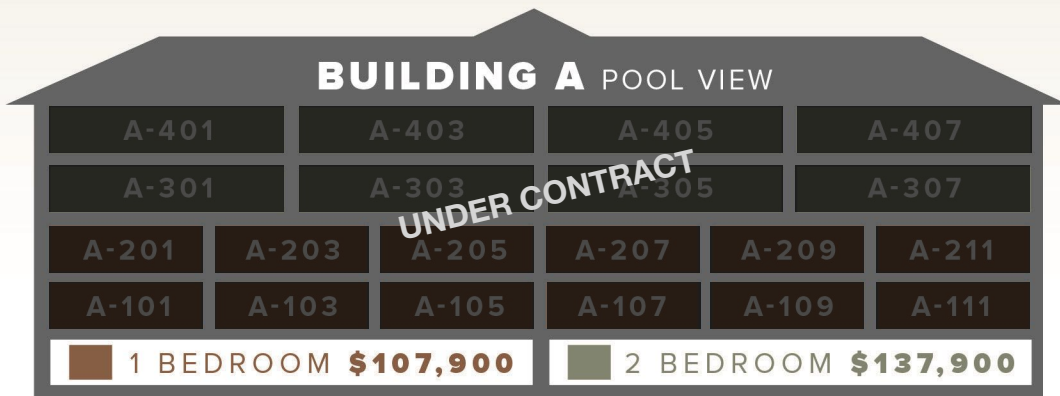
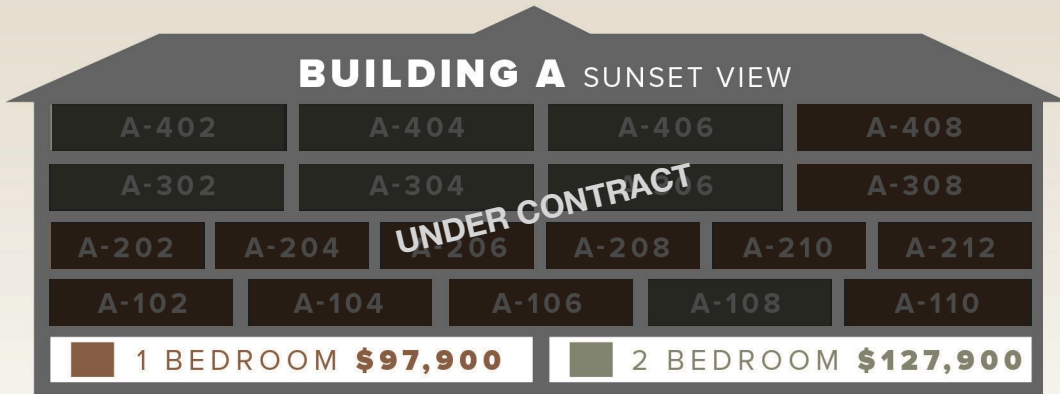
C R E E K S I D E V I L L A G E

# CREEKSIDE VILLAGE



# DOWNTOWN BRANSON

# POOLSIDE CONDOS



# CREEK FRONT CONDOS

## NOW AVAILABLE



■ 2 BEDROOM **\$225,000** ■ 1 BEDROOM **\$149,000**

## FUTURE DEVELOPMENT



# ROARK CREEK

## faq

### are there COA dues?

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There are periodic COA dues (amount TBD) that will include water, sewer, garbage, electric service, building hazard insurance, street & building maintenance, as well as access to the pools and fitness center for the current occupants of the condo unit.

### are short-term rentals allowed?

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Roark Creek meets everyone's needs! Owners will be able to use their unit as a full-time residence, second home, nightly rental, or long-term lease! There are no management restrictions. Investors can self-manage or select a reputable company.

### can you provide a pro-forma of rental income?

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We'll leave the rental and income projections to the professionals in that field. We recommend contacting one of the qualified property management companies in the area.

### is there creek access for all owners and guests?

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Yes! The creek frontage and dock are accessible to owners!

### can I make customizations to my unit while it's under construction?


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Our goal is to deliver a quality, master-planned community in an efficient manner. To accomplish this mission and deliver finished product more quickly, no customizations will be considered.

### what about the flood plain?

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With the community situated on a creek, some of the units are in a floodplain. However, these units are already insured with a flood insurance policy that will be maintained by the COA. Owners can obtain additional insurance coverage if desired.



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