



**DRY RIVER
DISTRICT**

*IH-35 & Kyle Crossing
Kyle, TX 78640*

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Trade Area Population (7.5 mi radius)
100,665 people



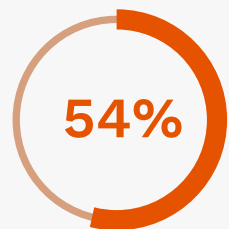
Median HH Income in Kyle is **\$79,231**



Median home price in Kyle is **\$253k**



120,000 Cars per day on I-35



Over **54%** of households in Kyle have children



Kyle is home to Austin Community College Hayes Campus with **4,000+** students.

Top Employers



Majestic Business Park

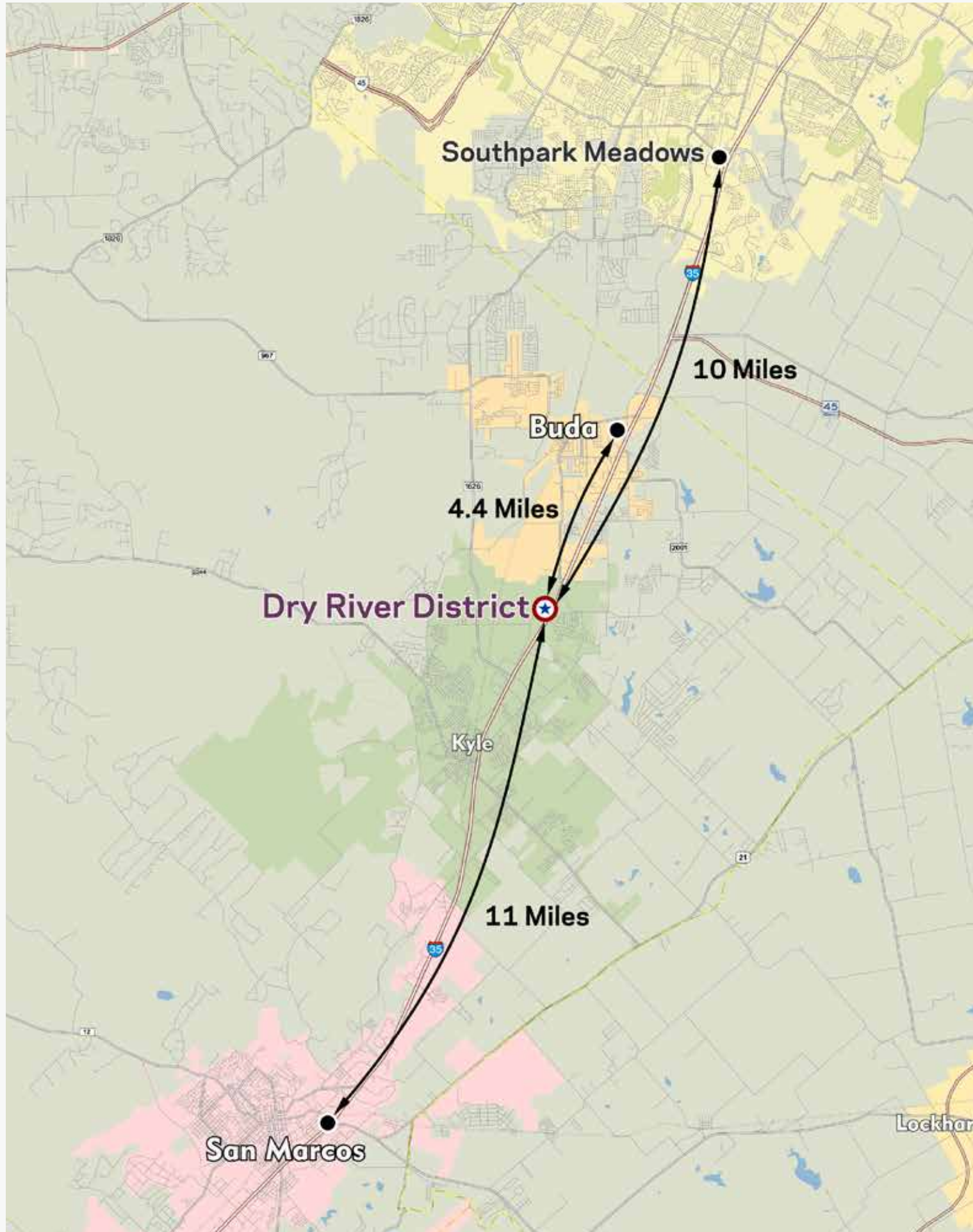


Kyle, TX

Located 10 miles south of Southpark Meadows and 11 miles north of San Marcos, the Kyle trade area exceeds 100,000 people.

The trade area has built and sold an average of 5,000 single family homes annually, growth of over 10% per yr.







Dry River District

A 65 acre mixed use commercial development that will include medical, hotel, multifamily, and retail space totaling over 300,000 square feet. The retail space will face IH-35 and is currently anchored by Evo Entertainment and Home Depot



Retail Space & Pads Along IH-35



Mixed-use Development



Located Adjacent to Dry River District



Ingress & Egress



Total Access Points



Points at IH-35



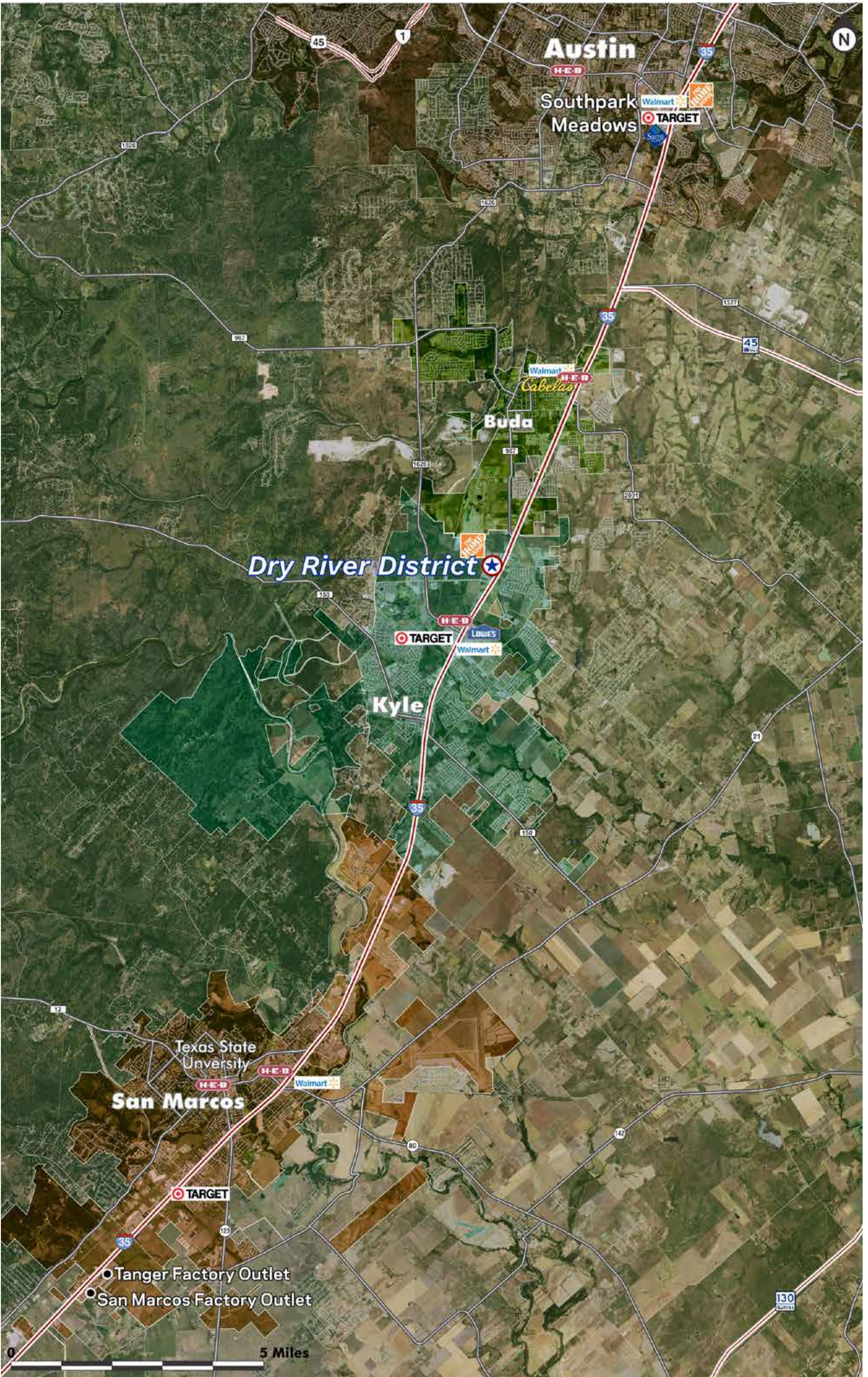
Points at Kyle Crossing



Points at Kohler Crossing

Retailers:





Dry River District Vicinity Subdivision Activity



Existing and Future Subdivisions

	Homes	Pop/Home*	Population
Existing Trade Area			111,313
Active Subdivisions - Vacant Developed Lots	1,800	2.7	4,860
Active Subdivisions - Future Lots	3,938	2.7	10,633
Active Subdivisions- Future Townhomes/Apts	263	2.0	710
Future Subdivisions - Total Lots	44,656	2.7	120,571
Future Apartments	2,130	2.0	4,260
			252,237

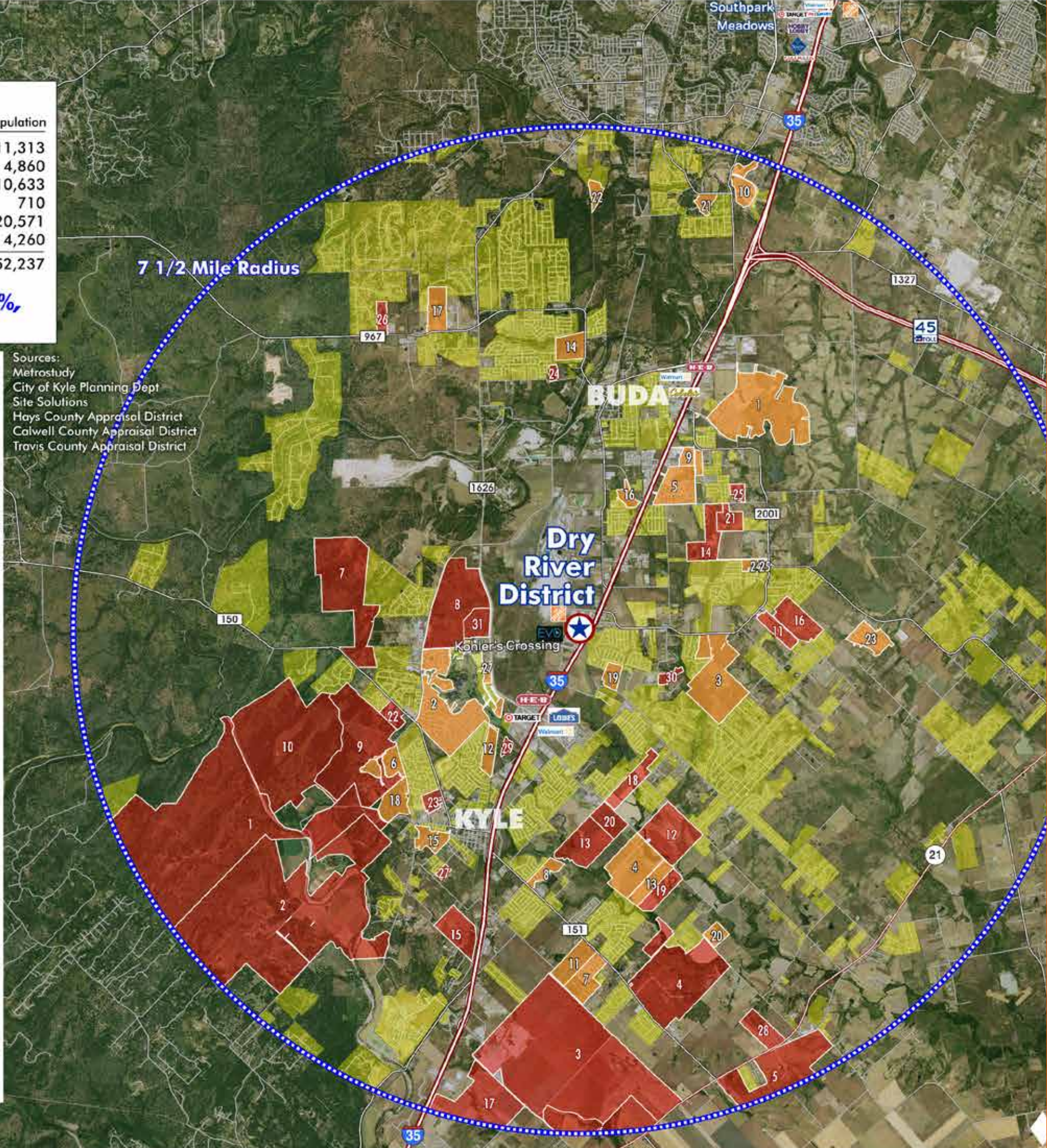
*Source 2009 AHS, NAMB Tabulations

The Dry River District trade area shows an increase of 20,000 residents, roughly 21%, over the last three years.

ID	Active Subdivisions	Lots
1	Sunfield	3,920
2	Plum Creek	1,974
3	Crosswinds Mud	1,180
4	Bunton Creek	800
5	Stonefield	771
6	6 Creeks At Wateridge	529
7	Woodlands Park	356
8	Brookside Estates	334
9	Stoneridge	293
10	Estancia Hill Country Ph II	281
11	Cool Springs	280
12	Creekside Village	276
13	Bunton Reserve	267
14	White Oak Preserve	226
15	Stagecoach	224
16	Harvest Meadows	222
17	Carpenter Hill	205
18	Cypress Forest	198
19	Sunset Hills	188
20	Grist Mill Highlands	132
21	Bear Creek Crossing Ph 1	112
22	Ring Tract Phase 2	90
23	Studio Estates	76
24	Windy Hill 24 Acre	65
25	Windy Hill 11 Acre	41
26	Prairie Meadows	29
27	MF - Cromwell At Plym Crk Apts	263
		13,332

ID	Future Subdivisions	Lots
1	Nance Tract	9,000
2	Bri-Mccoy	8,200
3	La Salle Mud	7,600
4	Pecan Woods	2,600
5	Caldwell Ranch	2,242
6	Sunset Oaks	2,227
7	Anthem	1,596
8	Plum Creek Ph. II	1,404
9	6 Creeks At Wateridge	1,257
10	Wateridge	1,115
11	Southgrove	1,025
12	Kyle Estates East	804
13	Kyle Estates West	800
14	Sawyer Ranch	775
15	Paramount	600
16	Trails At Windy Hill	583
17	Whisper	582
18	Schlortt Property	400
19	Twin Creeks - Kyle	400
20	Cosetto Ranch	375
21	Greg Tunnell	300
22	Kyle Ranch	166
23	Kyle 46 Pud	166
24	Old Black Colony	155
25	Hillside Lakes	127
26	Kali Kate	75
27	Opal Ranch	69
28	Caldwell Valley	13
29	Mf - Marketplace R-3-3	300
30	Mf - Dacy Lane Apartments	330
31	Mf - Uptown Plum Creek	1,500
		46,786

Sources:
 Metrostudy
 City of Kyle Planning Dept
 Site Solutions
 Hays County Appraisal District
 Calwell County Appraisal District
 Travis County Appraisal District



■ Future Subdivisions
■ Active Subdivisions
■ Built-out Subdivisions

0 5 Miles



DRY RIVER DISTRICT WITH AM/PM DRIVE PATTERNS

3 Mile Radius Demographics
Population: 46,876
Households - 14,966
Employed Labor Force: 35,445
Med HH Inc: \$77,142



Dry Creek District Kyle, TX



- AM/Morning Drive Route
- PM/Evening Drive Route





ACC Campus
(Phase I & II - 4,000 Students)
& Plum Creek (1,500+ Homes)

Kohler's Crossing

±584k sf
Flex/Industrial
Delivered

Kyle Crossing

350 RESIDENTIAL
UNITS

NOT A PART

Flex/Industrial/Ret
PH II - 215k SF



Smile Direct Club
(850-1,200 employees
Delivered)

NOT A PART



75,000 Sf Entertainment
Center
- 8 Screens
- 14 Lane Bowling Center
- Games and Arcade



125,000 SF

DETECTION
POND

DETECTION
POND

Phase II

Southbound IH-35
On-Ramp 0.4 Miles
↕ FM 1626

SOUTHBOUND OFF RAMP
Exit 215 for Kohler's Crossing/FM 1626

TEXAS
TURN

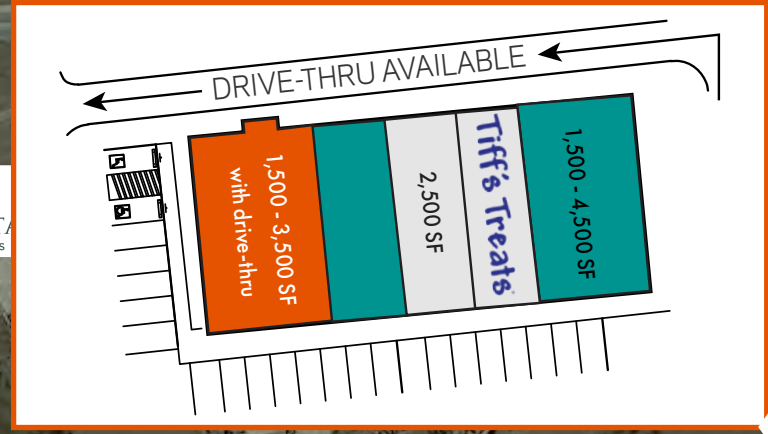
TEXAS
TURN

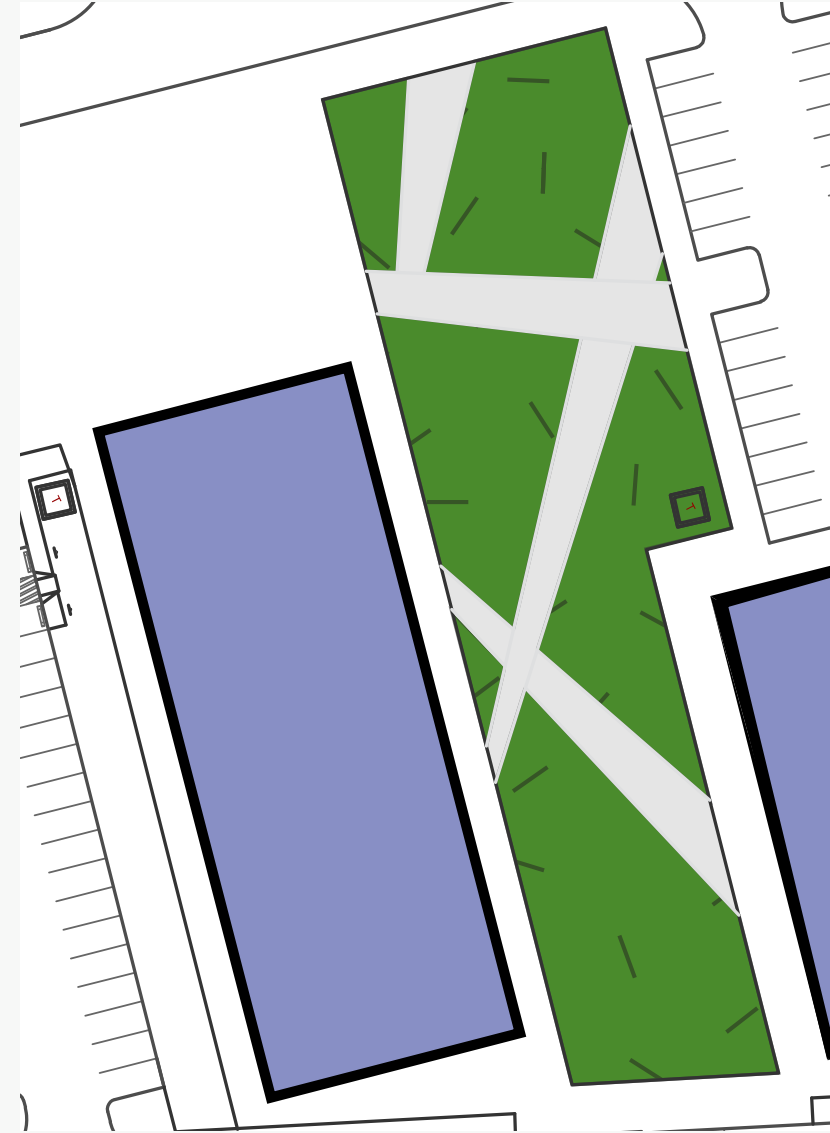
Interstate Highway 35
(120,000VPD)

NORTHBOUND
OFF RAMP

- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working
- I-35 Pad Sites
- Grove Restaurants Area

0 500 1000 Ft









Austin American-Statesman

SmileDirectClub To Open \$37 million plant in Kyle, employ up to 850

By Bob Sechler | Oct 8, 2019

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By Will Anderson | Jan 21, 2020

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Jay Janner/American-Statesman

kxan

Billion-Dollar "Uptown" Area Moves Forward in Kyle Council Members Start Design and Budger Process for Three Uptown Projects

By Tahera Rahman | Jan 22, 2020

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By Daniel Salazar | Feb 26, 2020

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

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Information available at www.trec.texas.gov

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