

Kyle Town Center

*IH-35 & Kyle Crossing
Kyle, Texas*

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Kyle Town Center

IH-35 & Kyle Crossing



City of Kyle

Located 10 miles south of Southpark Meadows and 11 miles north of San Marcos, the Kyle trade area exceeds 91,000 people.

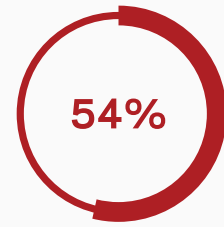
The trade area has built and sold an average of 5,000 single family homes annually, an approximate growth of over 10% per yr.



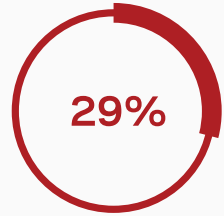
Trade Area Population
(7.5 m radius)
99,019



Average HH Income
\$88,008



Over 54% of households in Kyle have children

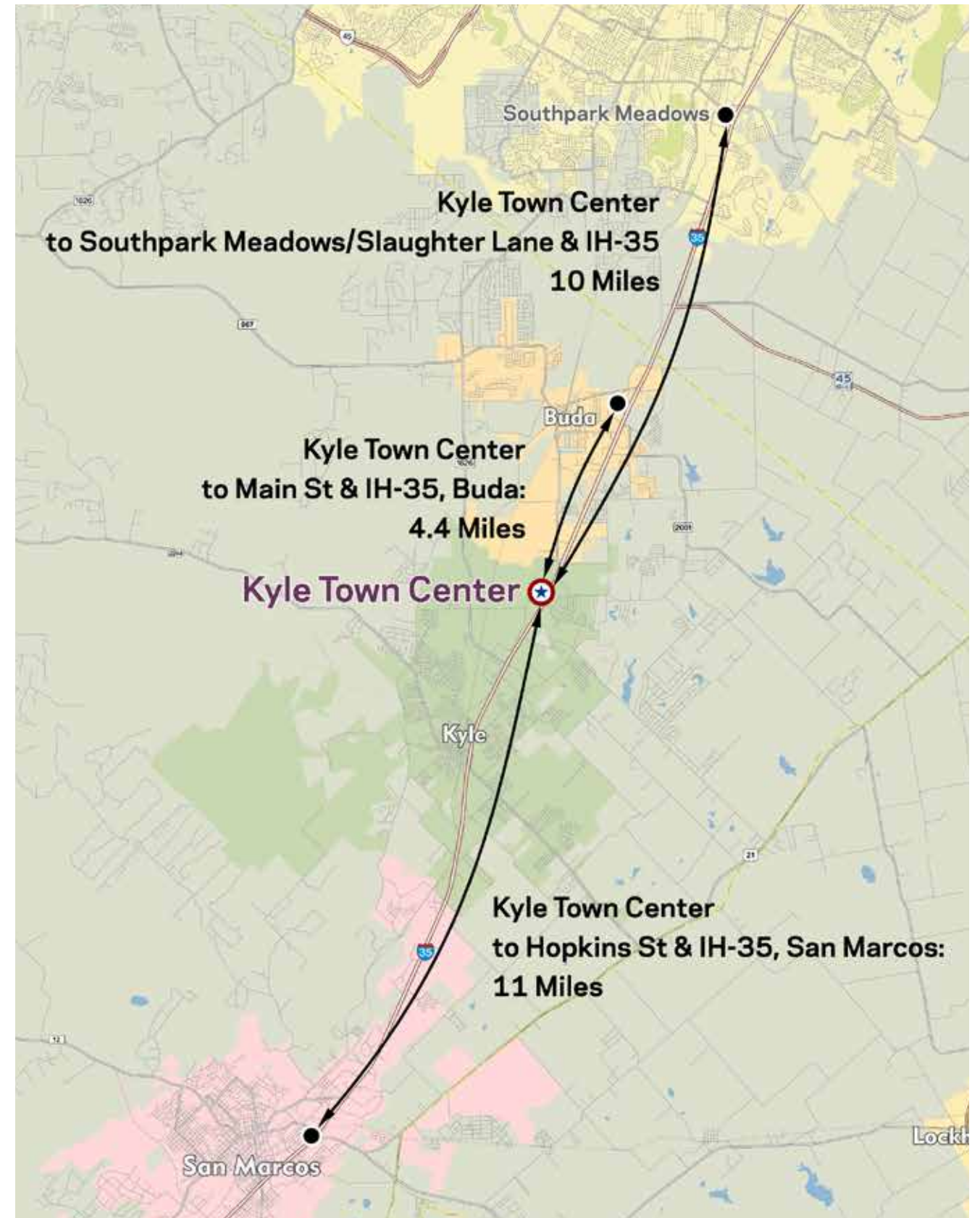


29% of the population has a college degree or higher



Kyle's home to an Austin Community College Campus with 1,000+ students.

Top Employers



Newest shopping center on the IH-35 Corridor

Kyle Town Center

IH-35 & Kyle Crossing

Kyle Town Center Information

Kyle Town Center is 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.

Traffic Counts

- 120,005 VPD - IH-35, just north of Kyle Crossing
- 104,834 VPD - IH-35, just north of CR 158
- 27,253 VPD - FM 1626, just west of IH-35

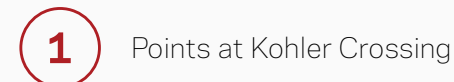
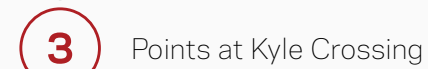
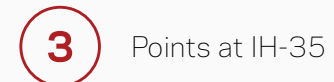
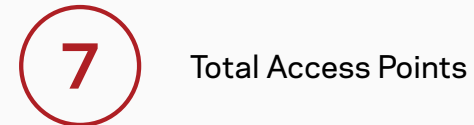


Retail Space & Pads Along IH-35

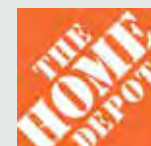


Mixed-use Development

Ingress & Egress

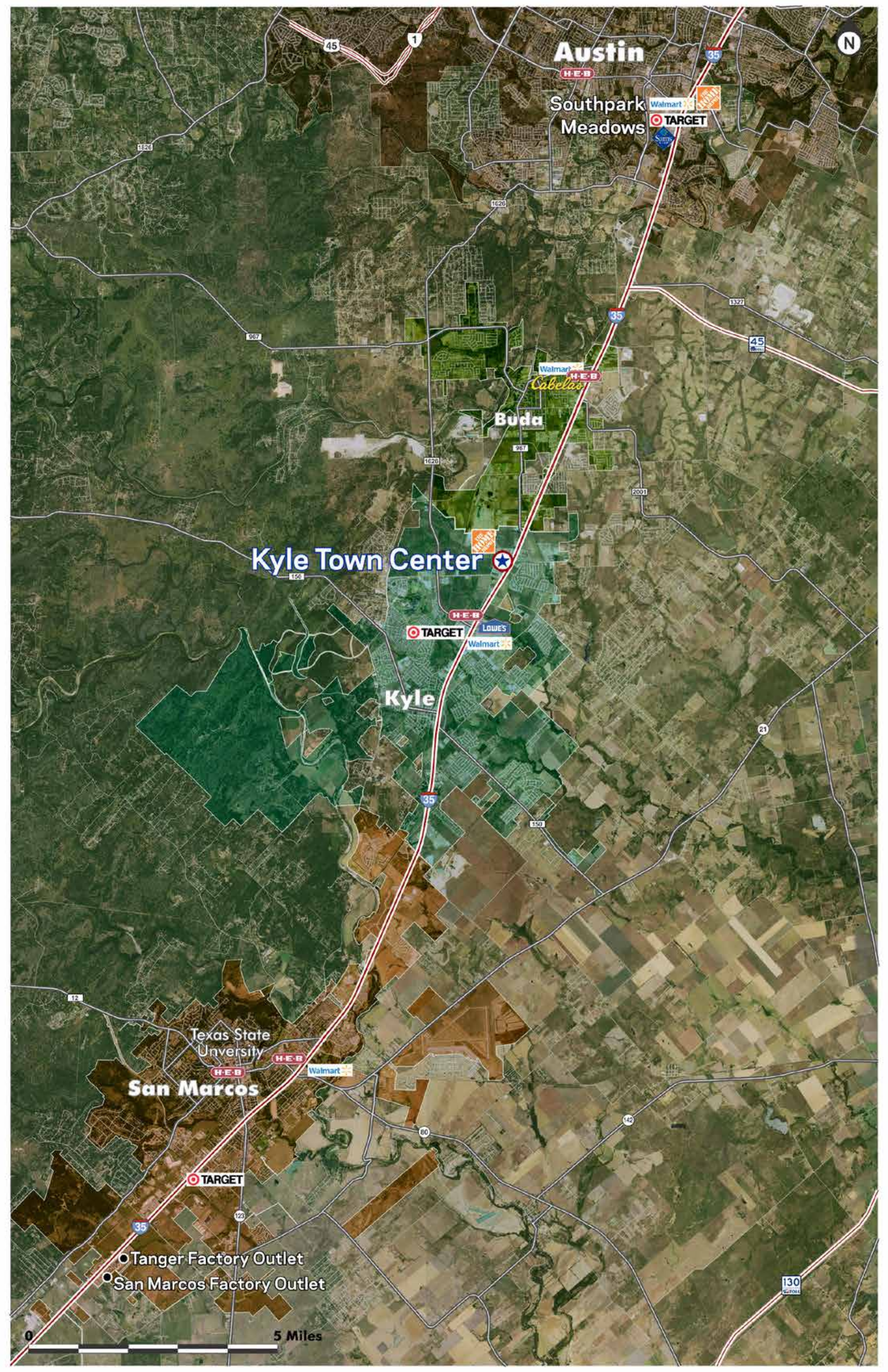


Anchored by:



New future soft goods retailers





Austin

Southpark Meadows

Buda

Kyle

San Marcos

Texas State University

Kyle Town Center

Tanger Factory Outlet
San Marcos Factory Outlet

5 Miles

Kyle Town Center Vicinity Subdivision Activity

Existing and Future Subdivisions

	Homes	Pop/Home*	Population
Existing Trade Area			91,178
Active Subdivisions - Vacant Developed Lots	1145	2.7	3,092
Active Subdivisions - Future Lots	1709	2.7	4,614
Active Subdivisions- Future Townhomes/Apts	936	2.0	1,872
Future Subdivisions - Planned Lots	41,062	2.7	110,867
Future Apartments	1092	2.0	2,184
			213,807

*Source 2009 AHS, NAHB Tabulations

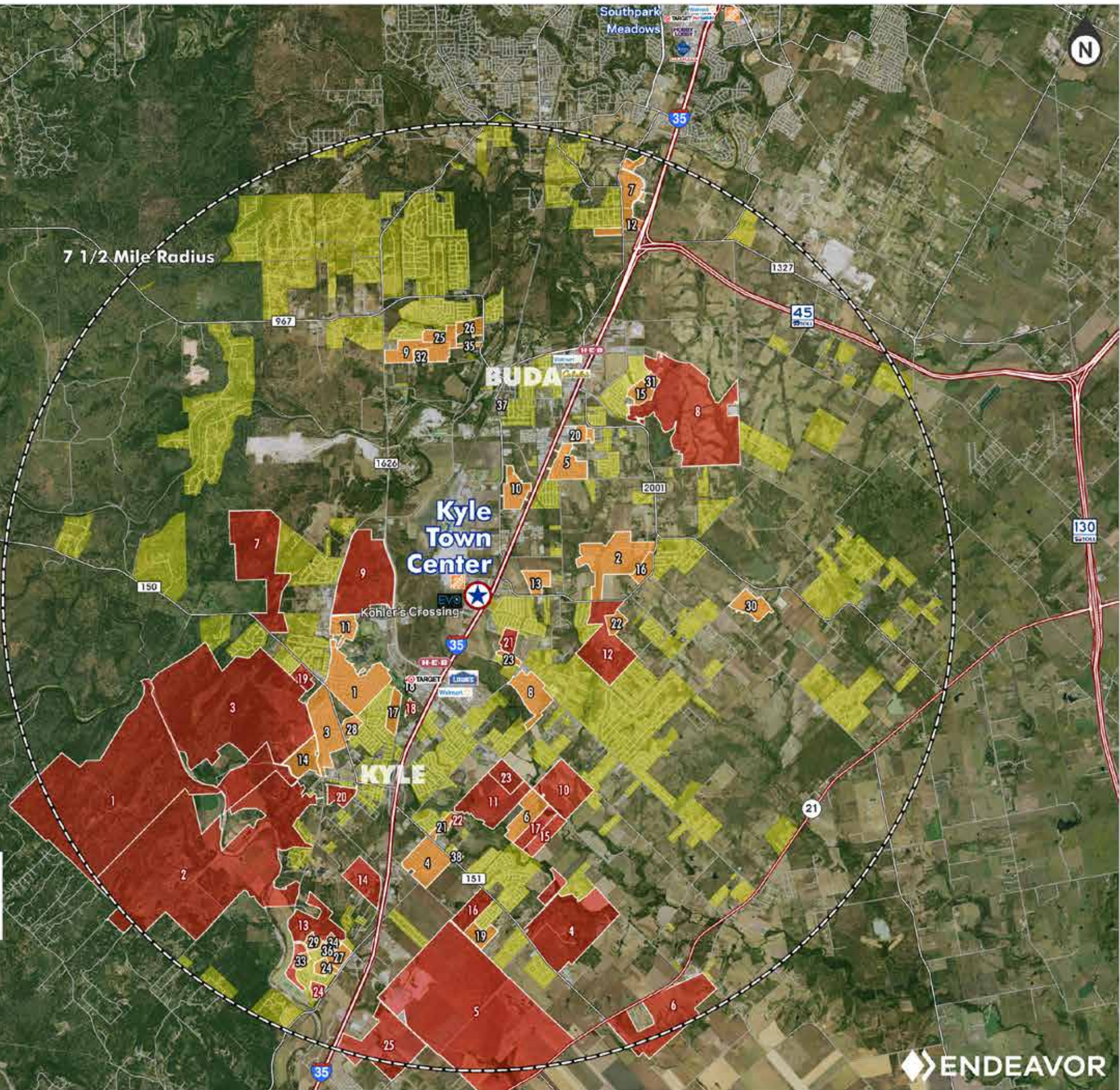
The Kyle Town Center trade area has developed an average of 5,000 lots annually, growth of over 10% per annum.

ID	Active Subdivisions	Lots
1	Plum Creek/Single Family	1,552
2	Shadow Creek/Meadows	990
3	Hometown Kyle	845
4	Post Oak	809
5	Stonefield	696
6	Bunton Creek Village	694
7	Estancia - 682 MF Units	682
8	Kensington Trails	656
9	Whispering Hollow/Single	615
10	Meadows at Buda	509
11	Plum Creek/Parks, The	466
12	Estancia - 385 Homes	385
13	Meadows at Kyle	313
14	Cypress Forest	311
15	Sunfield Azalea	310
16	Shadow Creek/Single Fam	285
17	Creeside Village	283
18	Oaks on Marketplace	254
19	Woodlands Park	247
20	Stoneridge	238
21	Creeside - Kyle	231
22	Crosswinds MUD	225
23	Hays Junction Apts	207
24	Blanco Vista/Eastridge	203
25	Whispering Hollow/Estate	191
26	White Oak Preserve	190
27	Blanco Vista/Heritage Poi	167
28	Brooks Crossing	124
29	Blanco Vista/Oaks	119
30	Studio Estates	112
31	Sunfield/Futures	110
32	Summer Pointe	101
33	Blanco Vista/Riverbend	89
34	Blanco Vista/Northwoods	53
35	Stonewood Commons	48
36	Blanco Vista/Leather Oak	43
37	Bella Vita/Garden Homes	36
38	Villas at Creekside II (TH)	28

ID	Future Subdivisions	Lots
1	Nance/Bradshaw	9,000
2	Blanco Rvr Inv/McCoy	8,000
3	Blanco River Ranch	3,500
4	Pecan Woods	2,600
5	La Salle MUD	2,400
6	Caldwell Ranch	2,242
7	Anthem/Nance Ranch	2,200
8	Sunfield/Futures	1,910
9	Plum Creek Phase 2	1,500
10	Kyle Estates East (Walton)	1,200
11	Kyle Estates West (Walton)	1,200
12	Crosswinds MUD	1,174
13	Blanco Vista/Futures	1,128
14	Intermandeco/Driskell	600
15	Twin Creeks	400
16	Cool Springs	400
17	Creeside at Bunton Cree	320
18	Brooks R-3-3	300
19	Drenner Group	300
20	Stagecoach Forest	200
21	Sunset Hills	177
22	Brookside Phase 3&4	150
23	Lehman Tract	150
24	Blanco Vista/Stonebrook/	93
25	Whisper 8	46
		41,190

Sources:
Metrostudy
City of Kyle Planning
Lanamation LLC

Future Subdivisions
 Active Subdivisions
 Built-out Subdivisions



Hays Commerce Center (UC)
Flex/Industrial/Retail
HPI Real Estate Services
±700k sf, Delivering in 2019

Texas Lehigh
Cement Company

Kyle Town Center

SOUTHBOUND OFF RAMP
Exit 215 for Kyle Town Center,
Kohler's Crossing
& FM 1626 (1.4 Miles south).

Kohler's Crossing

±500k sf
Flex/Industrial
Delivering in 2019

Planned
Plum Creek
Commercial
Development

Interstate Highway 35 (120,00 CPD)

Kyle Crossing
1.4 Miles - Exit 215 to FM 1626

Marketplace Ave

Kyle Marketplace

FM 1626

Kyle Crossing

Kyle Parkway

Seton Pkwy

CR 205

Bunton Rd

Seton
Family of Hospitals
Medical Center
Hays County

Warm Springs
Rehab. Hospital

Hays Surgery
Center

Hamilton
Jan

Hays
ISD

KYLE ER

Map showing various retail and commercial establishments:

- Walmart
- Target
- Kohl's
- Lowes
- Home Depot
- Exxon
- McDonald's
- Wendy's
- Goodwill
- Subway
- Starbucks
- Image Microsystems
- EVO
- RSI Inc
- United Heritage Credit Union
- Castle Dental
- Supercuts
- Walmart
- Wendy's
- Goodwill
- Seton Family of Hospitals
- Warm Springs Rehab. Hospital
- Hays Surgery Center
- Hamilton Jan
- Hays ISD
- KYLE ER

0 1/4 1/2 Mile



Hays Commerce Center (UC)
 Flex/Industrial/Retail
 HPI Real Estate Services
 ±700k sf, Delivering in 2019

Vista Ridge Dr

Windy Hill Rd

TEXAS TURN



TEXAS TURN

Kyle Crossing



Image Microsystems



NORTHBOUND OFF RAMP

SOUTHBOUND OFF RAMP
 Exit 215 for Kyle Town Center,
 Kohler's Crossing
 & FM 1626 (1.4 Miles south).

Amberwood N

Kyle Town Center

Future Development
 1.68 Ac

Interstate Highway 35 - 120,000 CPD

Amberwood S

The Strand

Kyle Crossing



Kohler's Crossing

FM 1626
 1 Mile further south

±500k sf
 Flex/Industrial
 Delivering in 2019

0 500 1000 Ft

Kyle Town Center

Kyle, TX

ACC Campus
(Phase I & II - 3,000 Students)
& Plum Creek (1,500+ Homes)

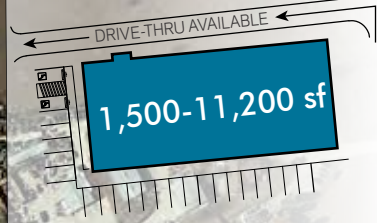
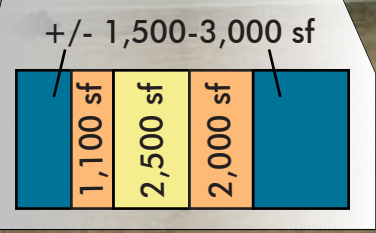
±500k sf
Flex/Industrial
Delivering 2019

Southbound IH-35
On-Ramp 0.4 Miles

Northbound IH-35
On-Ramp 0.66 Miles

Interstate Highway 35
(120,000 VPD)

- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working
- Future Building



The Strand

LA QUINTA
INNS & SUITES









11-2-2015



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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Daniel Joseph Frey	637356	DFrey@Endeavor-Re.com	512-682-5507
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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