



WHERE AUSTIN BUSINESSES GO TO GROW.

Newmark
Knight Frank





Only 20 minutes south of Austin, and an hour north of San Antonio, Plum Creek in Kyle, Texas is perfectly positioned to get business done.

Imagine
yourself in
the center
of the fastest
growing
corridor in
the nation.



±680 Acre

Mixed-Use Development

Everything You Need, Within Walking Distance

Located in Kyle, Texas, Plum Creek is a 2,200-acre master-planned community with mixed-used zoning in place and 7,000 residents in the first phase of residential development. Plum Creek is designed to allow residents and employees to live, work, play and learn – all in the same community. Austin Community College (ACC) Hays Campus sits on 100 acres along Kohler's Crossing and Kyle Parkway, with 2,000 students and counting.

The City of Kyle offers an affordable cost of doing business, a favorable tax structure and is growing its utility and roadway infrastructure to support growth and future development. Hays County has Triple Freeport Status.

Work Close to Home

Plum Creek boasts nearly 350 acres of land zoned for light industrial uses. Plum Creek is ripe for tech/flex office space, light manufacturing, corporate campuses and expansions, data center, distribution, warehouse, and much more.

Live a Healthy Life

Austin Regional Clinic (ARC) opened in Plum Creek in 2009, offering pediatricians and family medicine doctors to area residents. Shortly after ARC opened, many other Medical Office Buildings were developed around Plum Creek, including Seton Healthcare and Baylor Scott & White.

“As impressive as San Antonio and Austin’s progress has been, the most dramatic locus for growth in the region is between the two cities.”

—Forbes Magazine, October 13, 2016

PLUM CREEK HIGHLIGHTS

Gateway to Quality Healthcare

Seton Medical Center Hays conveniently provides advanced medical care and is the largest medical campus in Hays County with a state-of-the-art hospital, outpatient diagnostic and therapeutic services and a medical office building.

Access to Higher Education

Austin Community College (ACC) Hays Campus, which opened in 2014, enrolls nearly 1,700 students in transferable core curriculum courses and college-readiness classes. Construction for Phase 2 is currently underway.

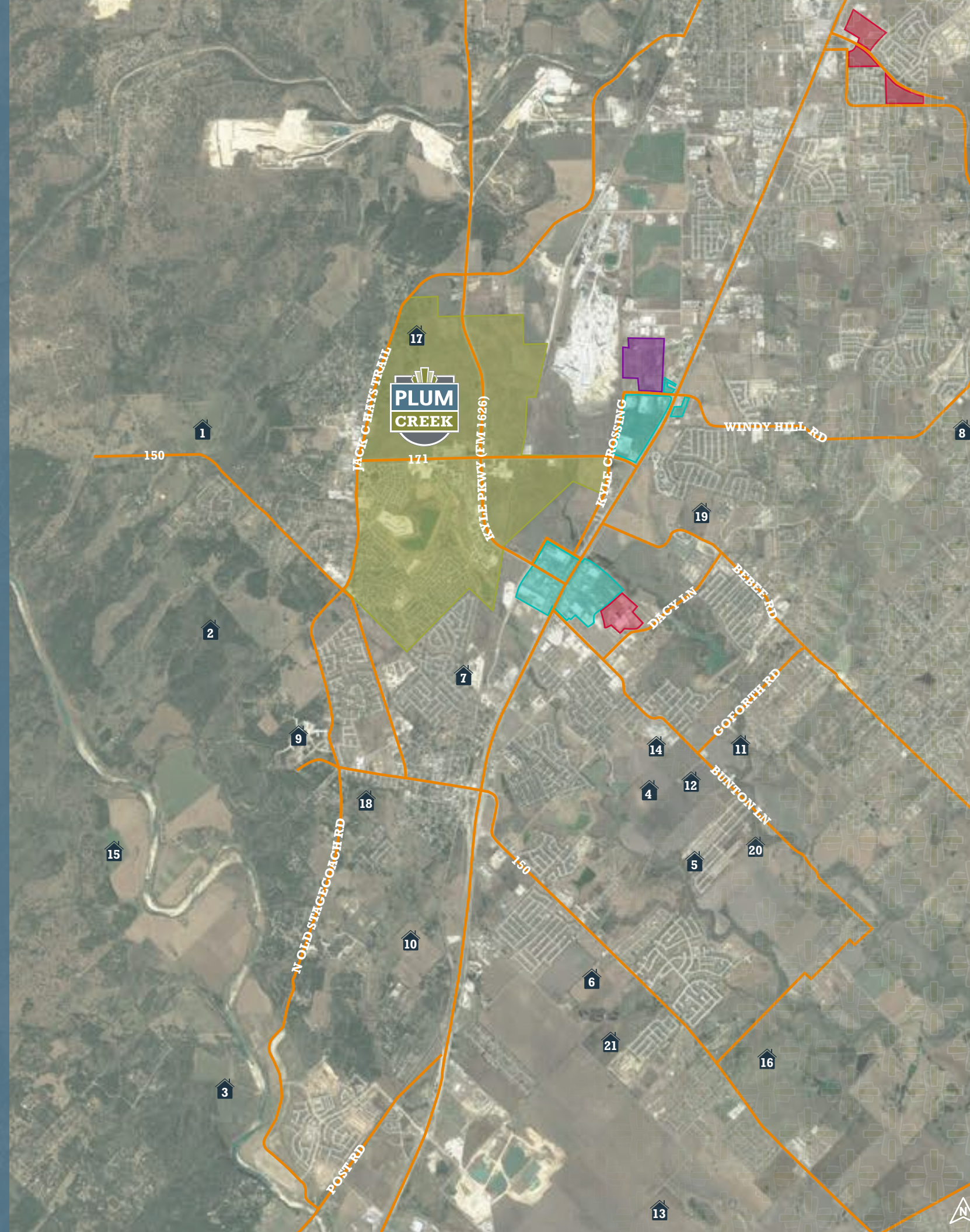
Outstanding Regional Access

Plum Creek is located 20 miles south of Austin and 50 short miles from San Antonio, along Interstate 35, in the heart of one of the fastest growing corridors in the nation.

Proximity to Executive Housing

The property is surrounded by exceptionally affluent residential communities. According to the city, Kyle has 21 subdivisions in progress, to be completed over the next several years. Combined, the developments will create 47,978 new housing lots on more than 15,030 acres.

Subdivisions	Homes	Acres
1 Anthem	2,200	674.3
2 Blanco River Ranch	3,500	2,166.7
3 BRI/McCoy	8,000	3,058.9
4 Brookside Phase 3 & 4	150	15.1
5 Bunton Creek Reserve	355	97.9
6 Cool Springs	372	125.2
7 Creekside Village	280	73.2
8 Crosswinds MUD	1,750	443.5
9 Cypress Forest	337	130.4
10 Intermandeco/Driskell	600	168.5
11 Kyle Estates East (Walton)	2,500	300.2
12 Kyle Estates West (Walton)	2,600	331.1
13 La Salle MUD	10,000	2,740.4
14 Lehman Tract	150	97.6
15 Nance	9,000	2,933.9
16 Pecan Woods	2,600	768.4
17 Plum Creek Lennar	1,404	606.5
18 Stagecoach Forest	270	73.3
19 Sunset Hills	210	53.2
20 Twin Creeks	400	97.5
21 Woodlands Phase 2 & 3	300	74.6



±680

Acre Mixed-Use Development

\$77,400

Kyle Average HH Income

493%

15 Year Projected Growth Rate

29

Median Age

46,978

Planned Homes

- PLUM CREEK
- RETAIL
- HOSPITALS
- INDUSTRIAL



±680 ACRES

AREA MAP DEVELOPMENT SITES

UPTOWN, AREA 6 & R-3
Mixed-Use/Office/Retail/Residential
333.62 acres

AREA 7 & 9
Industrial/Flex
175.34 acres

AREA 10
Flex/R&D
151.6 acres

AREA 11 & 12 (Cromwell District)
Mixed-Use/Retail
20.754 acres

Plum Creek residents and businesses are just minutes from Kyle Marketplace, home of HEB Plus, Target, Starbucks, and much more.

The planned "Uptown at Plum Creek" will host restaurants, lifestyle retail, offices, residents, and unmatched open spaces.





±333 ACRES

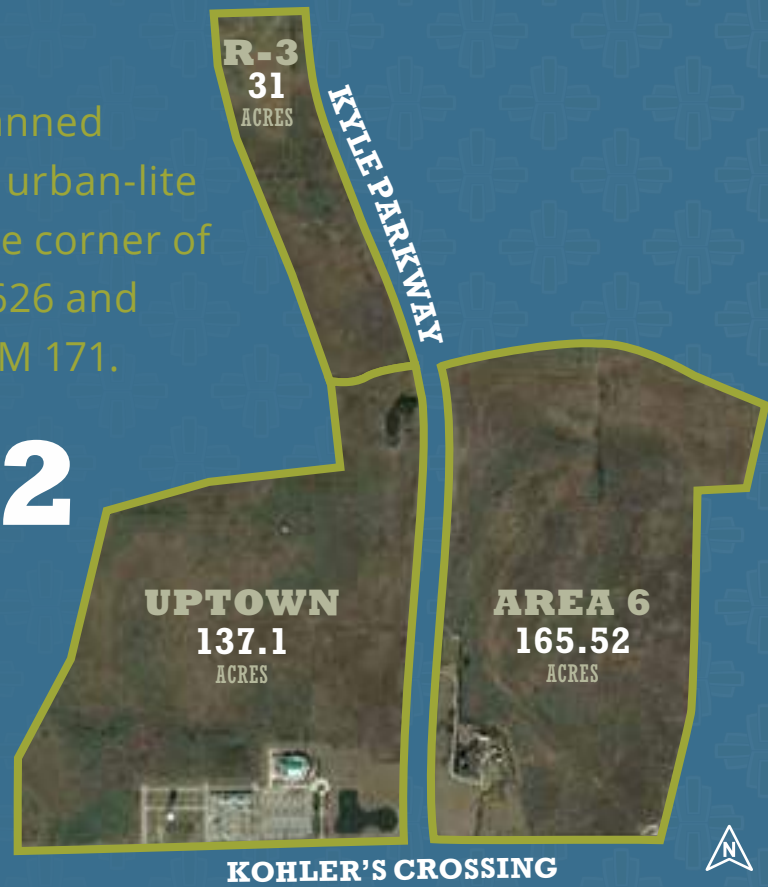
MIXED-USE UPTOWN, AREA 6 & R-3

Uptown	137.1 acres (Town Center)
Area 6	165.52 acres (Corporate Center)
R-3	31 acres (R-3 Zoning; Medium Density Residential)
Zoning	Mixed-Use (Office, Retail, Multi-Family)
Utilities	Onsite (1Q18)



“Uptown Center at Plum Creek” is a planned lifestyle center and urban-lite neighborhood at the corner of Kyle Parkway/FM 1626 and Kohler’s Crossing/FM 171.

333.62 ACRES

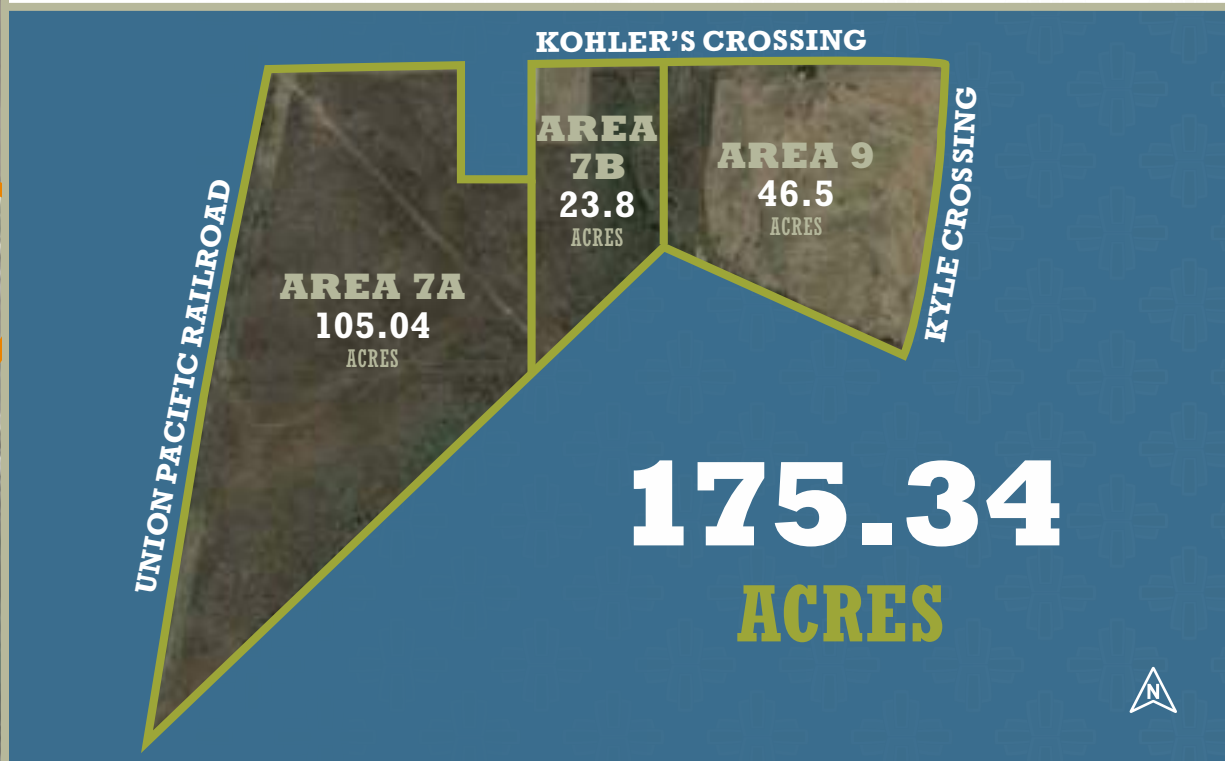




±175 ACRES

INDUSTRIAL/FLEX AREA 7 & 9

- Area 7A** 105.04 acres (along Kohler's Crossing)
- Area 7B** 23.8 acres (along Kohler's Crossing, just off I-35)
- Area 9** 46.5 acres (along Kyle Parkway/FM 1626)
- Zoning** Light Industrial
- Utilities** Onsite

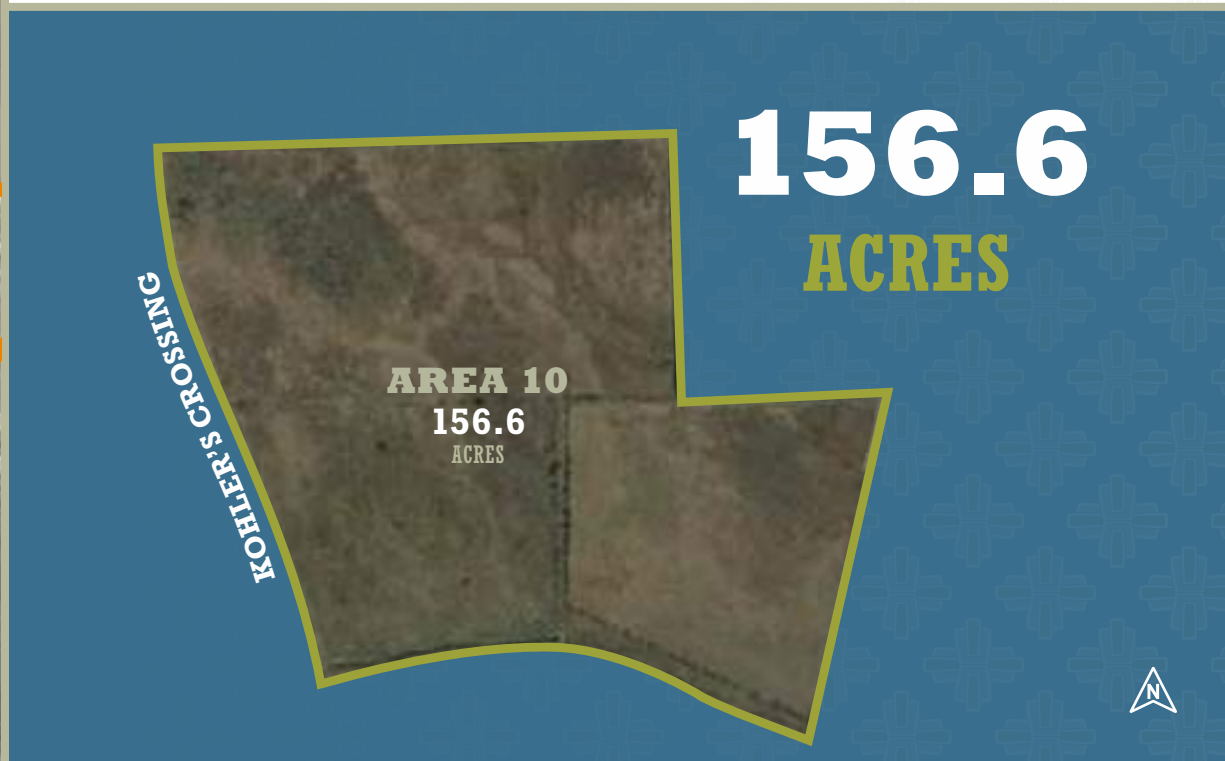




±156 ACRES

FLEX/R&D AREA 10

Area 10	156.6 acres (along Kyle Parkway/FM 1626)
Zoning	Light Industrial (employment park)
Utilities	Onsite (1Q18)





±15 ACRES

MIXED-USE/RETAIL

AREA 11 (Cromwell District)

Area 11I 9.727 acres (along Kyle Parkway/FM 1626)

Area 11H 2.858 acres (along Kyle Parkway/FM 1626)

Area 11G 2.139 acres (along Kyle Parkway/FM 1626)

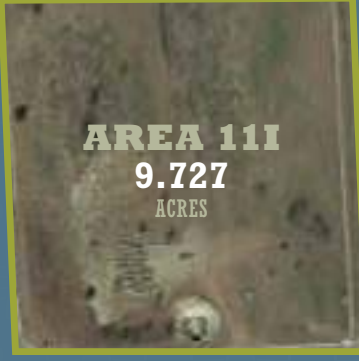
Zoning Mixed-Use/Retail

Utilities Onsite

All lots have frontage on FM 1626 with great visibility for retail and office uses.



KOHLER'S CROSSING



14.724
ACRES





MIXED-USE/RETAIL

AREA 12 (Cromwell District)

Area 12C 6.03 acres (corner of FM 171 & FM 1626)

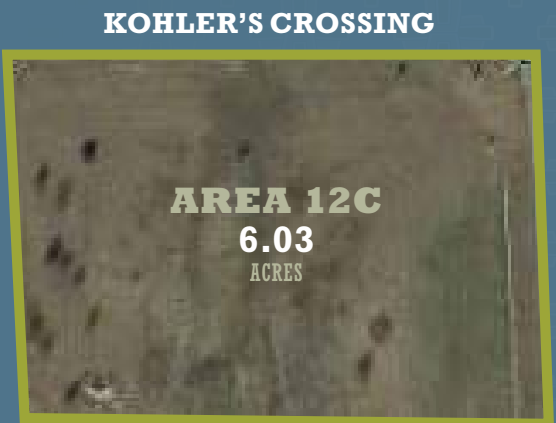
Zoning Mixed-Use/Retail

Utilities Onsite

Centrally located, premier hard corner opportunity—perfect for flagship retail, office or multi-family.

6.03

ACRES



INFRASTRUCTURE

Electricity

Electric Service is distributed by the Pedernales Electric Cooperative (PEC) with a double-circuit feed and transmitted by the Lower Colorado River Authority (LCRA). PEC substation on-site.



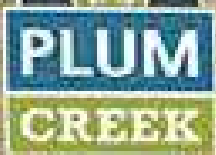
Water/Gas

Water and wastewater service is provided by the City of Kyle and has been preplanned and engineered to support commercial, employment, and manufacturing services. Several sites have water and wastewater utilities today. Gas service is provided by CenterPoint Energy.



Tech-Connected

Fiber, cable, and telecom services are available from Verizon and Time Warner Cable. They include DSL and DS1 support and high-capacity capabilities.



PLUM
CREEK

BUSINESS WITH A SIDE OF LIFE.

Life is All Around

Plum Creek is a 2,200 acre, mixed-use, master planned community. Upon completion, Plum Creek will have approximately 8,700 homes and over 700 acres of commercial land, including a 165 acre business park. The planned 90-acre mixed-use Uptown District will include street level retail, restaurants, and entertainment.

Plum Creek already includes over 2,000 homes, a 1,000 seat Performing Arts Center, and access to Austin Regional Clinic. The ACC North Hays Campus is in the heart of Plum Creek and 38,000 Texas State students are just 20 minutes away.

Featuring more than 350 acres of open space, Plum Creek residents and future employees can enjoy the Plum Creek Golf Course, a 30-acre catch and release fishing lake, miles of scenic hike and bike trails, and numerous pocket parks.

Demographics

Radius in Miles	1	3	5	10
2016 Population	3,331	29,537	61,402	153,053
2016 Median HH Income	58,929	74,554	77,874	72,450
2021 Median HH Income	67,529	82,112	84,206	76,872
2016 Total HH	1,112	9,479	19,282	52,039
2021 Total HH	1,452	11,527	24,046	63,201

Development managed by Momark Development in Austin.

Visit plumcreektx.com | 512.391.1789 | momarkdevelopment.com

COMMUNITY SNAPSHOT

No. 1

Austin is America's Fastest-Growing Metropolitan Area for the 3rd Consecutive Year

\$77,400

Average Household Income, Compared to a Texas Average of \$69,000

493%

Estimated 15 Year Population Growth for Kyle and Surrounding Areas

1994

Planning Begins on the 2,200 Acre Plum Creek Development, the Largest in Kyle's History

BUSINESSES IN PLUM CREEK EVERYTHING YOU NEED

COMMUNITY INVOLVEMENT SUPPORTED ORGANIZATIONS



There is no regional economy that has more momentum than the one that straddles the 74 miles between San Antonio and Austin.

READY TO MAKE THE MOVE? CALL US.



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United States

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Portugal
Romania
Russia
Spain
Switzerland
United Kingdom

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Argentina
Brazil
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Colombia
Mexico
Peru
Puerto Rico

Asia-Pacific

Australia
Cambodia
China
Hong Kong
India
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Uganda
Zambia
Zimbabwe

Middle East

Saudi Arabia
United Arab
Emirates

Austin

ABIA



Kyle

San Marcos
Texas State University

I-35

I-10

San Antonio

**Newmark
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