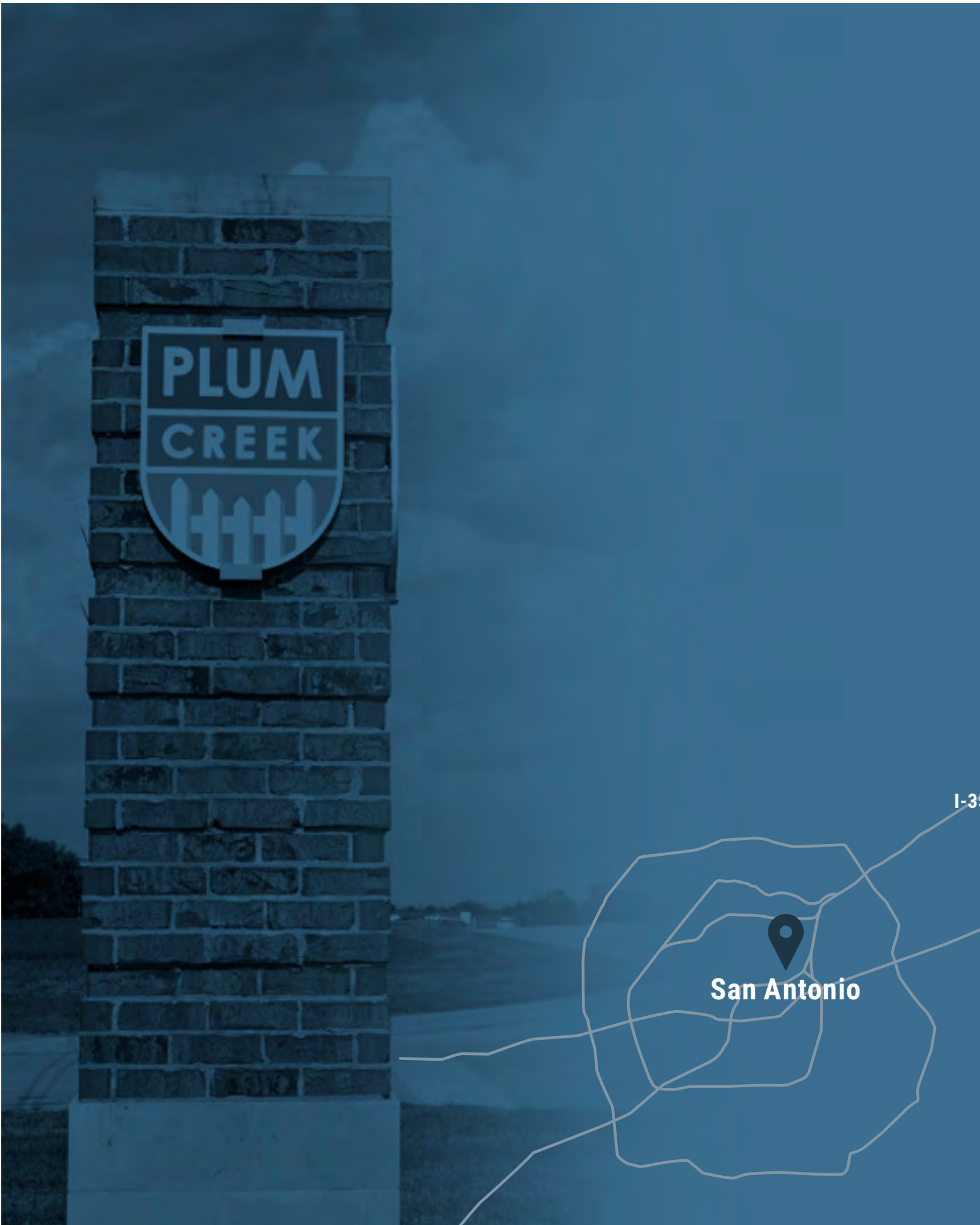
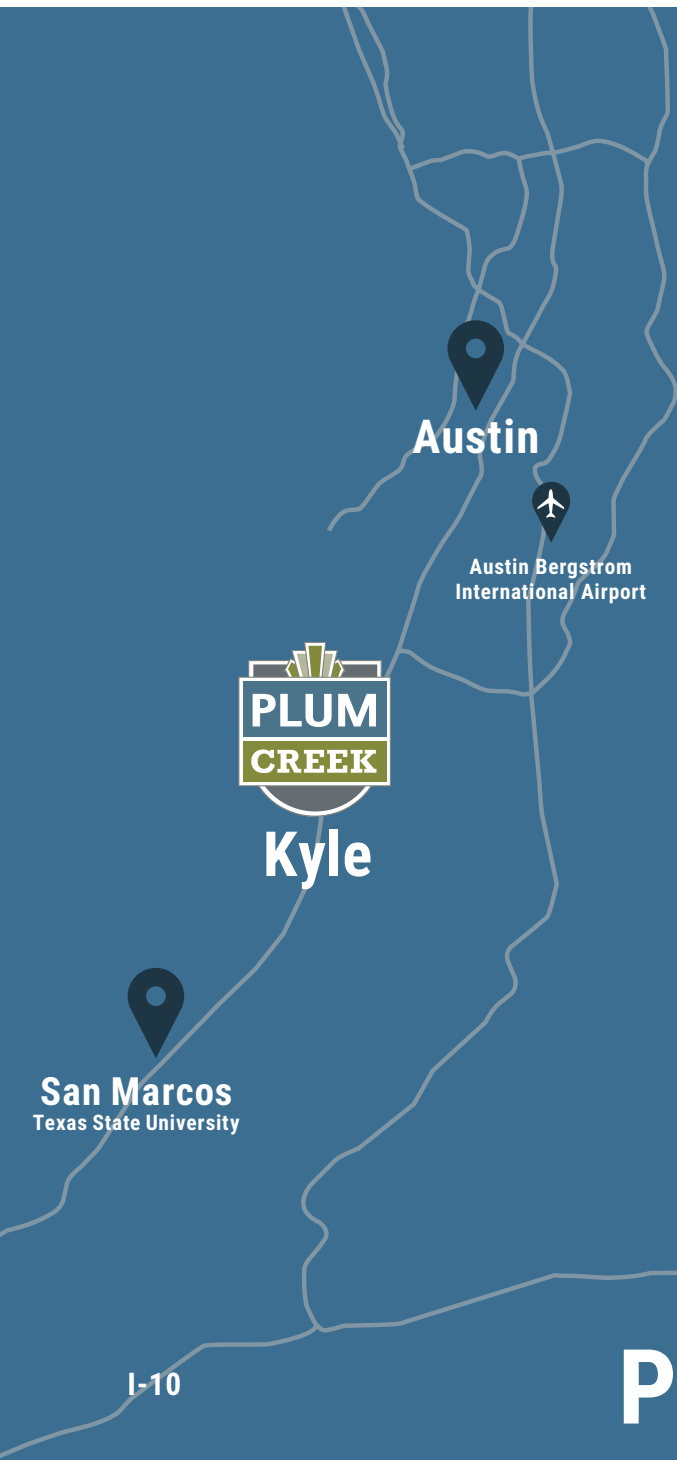




**WHERE
AUSTIN
BUSINESSES
GO TO GROW.**





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.



**±572 Acres
Available**

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

READY FOR BUSINESS

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

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

±2,200
Acre Mixed-Use
Development

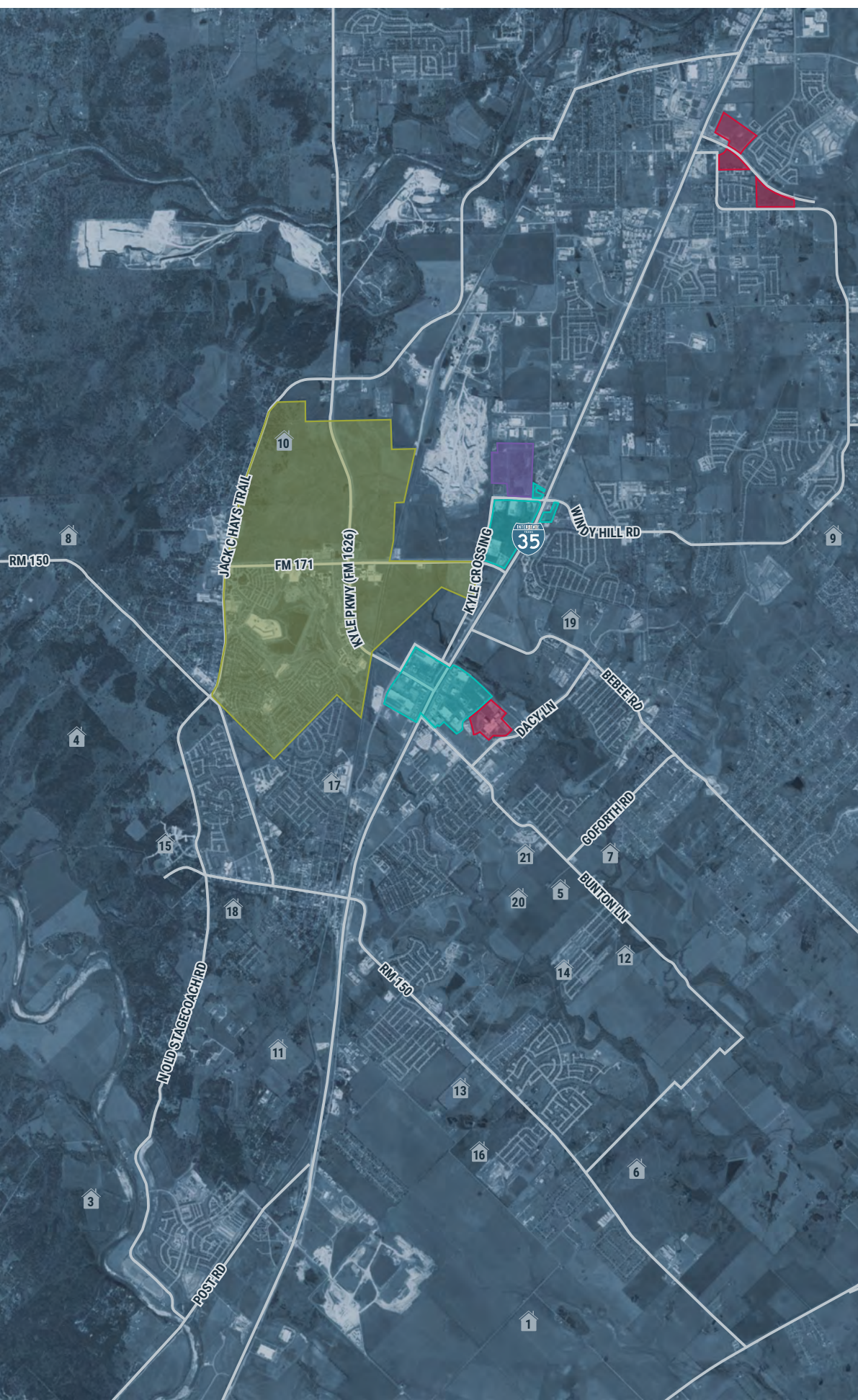
\$82,872
Kyle Average
HH Income

635%
Growth Rate
2000-Present

29
Median Age

46,978
Planned Homes

- PLUM CREEK
- RETAIL
- HOSPITALS
- INDUSTRIAL



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

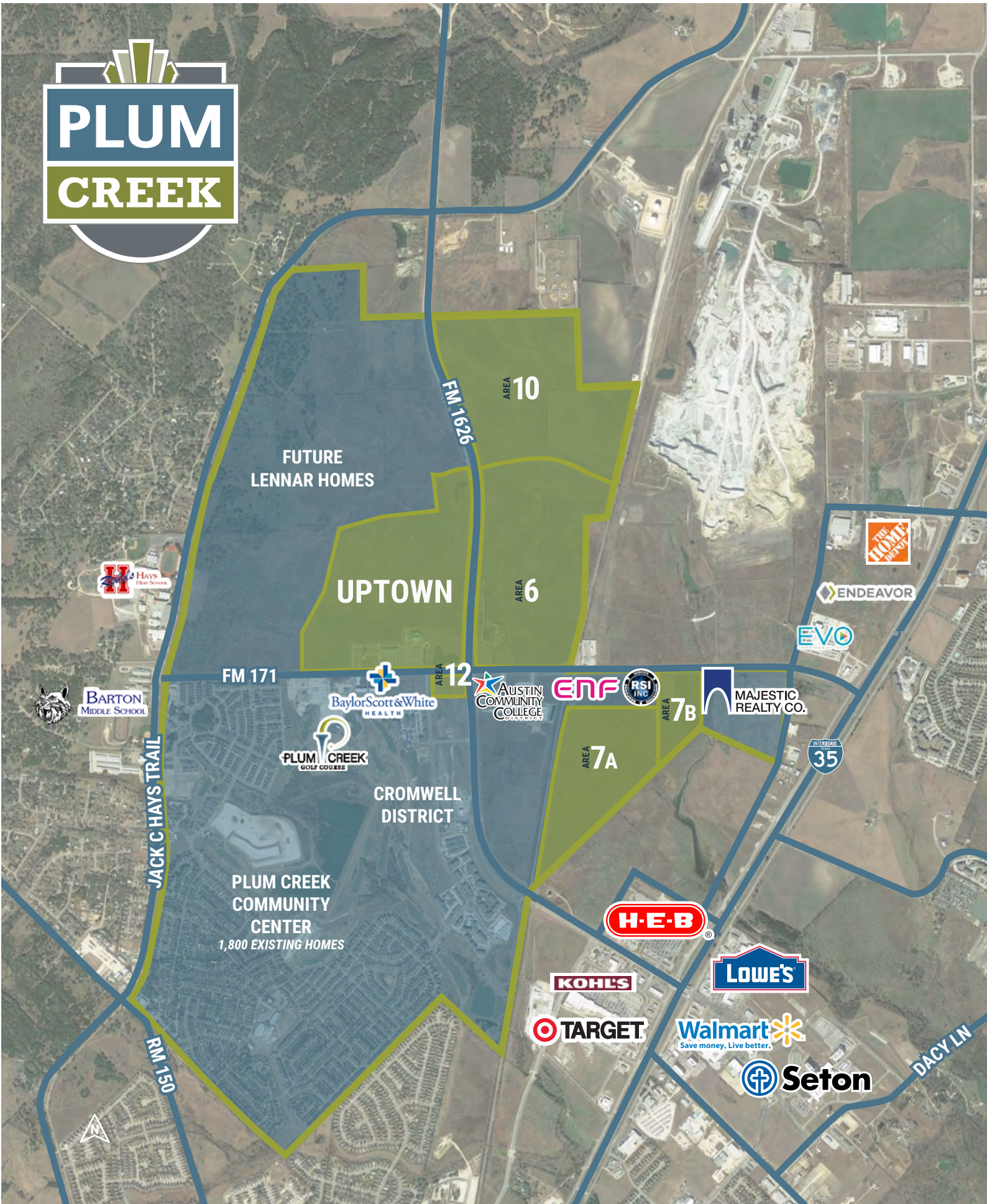
Plum Creek is located 20 miles south of Austin and 50 short miles from San Antonio, along Interstate 35, in the heart of one of the fastest growing corridors in the nation.

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 46,978 new housing lots on more than 15,030 acres.

	Subdivisions	Homes	Acres
1	La Salle MUD	10,000	2,740
2	Nance	9,000	2,934
3	BRI/McCoy	8,000	3,059
4	Blanco River Ranch	3,500	2,167
5	Kyle Estates West (Walton)	2,600	331
6	Pecan Woods	2,600	768
7	Kyle Estates East (Walton)	2,500	300
8	Anthem	2,200	674
9	Crosswinds MUD	1,750	444
10	Plum Creek Lennar	1,404	607
11	Intermandeco/Driskell	600	169
12	Twin Creeks	400	98
13	Cool Springs	372	125
14	Bunton Creek Reserve	355	98
15	Cypress Forest	337	130
16	Woodlands Phase 2 & 3	300	75
17	Creekside Village	280	73
18	Stagecoach Forest	270	73
19	Sunset Hills	210	53
20	Brookside Phase 3 & 4	150	15
21	Lehman Tract	150	98

PLUM CREEK



PLUM CREEK AREA MAP

DEVELOPMENT SITES

UPTOWN & AREA 6

Mixed-Use/Office/Retail/Residential

302.62 acres

±572
ACRES

AREA 7A & 7B

Industrial/Flex

105.84 acres

AREA 10

Flex/R&D

156.60 acres

AREA 12 (CROMWELL DISTRICT)

Mixed-Use/Retail

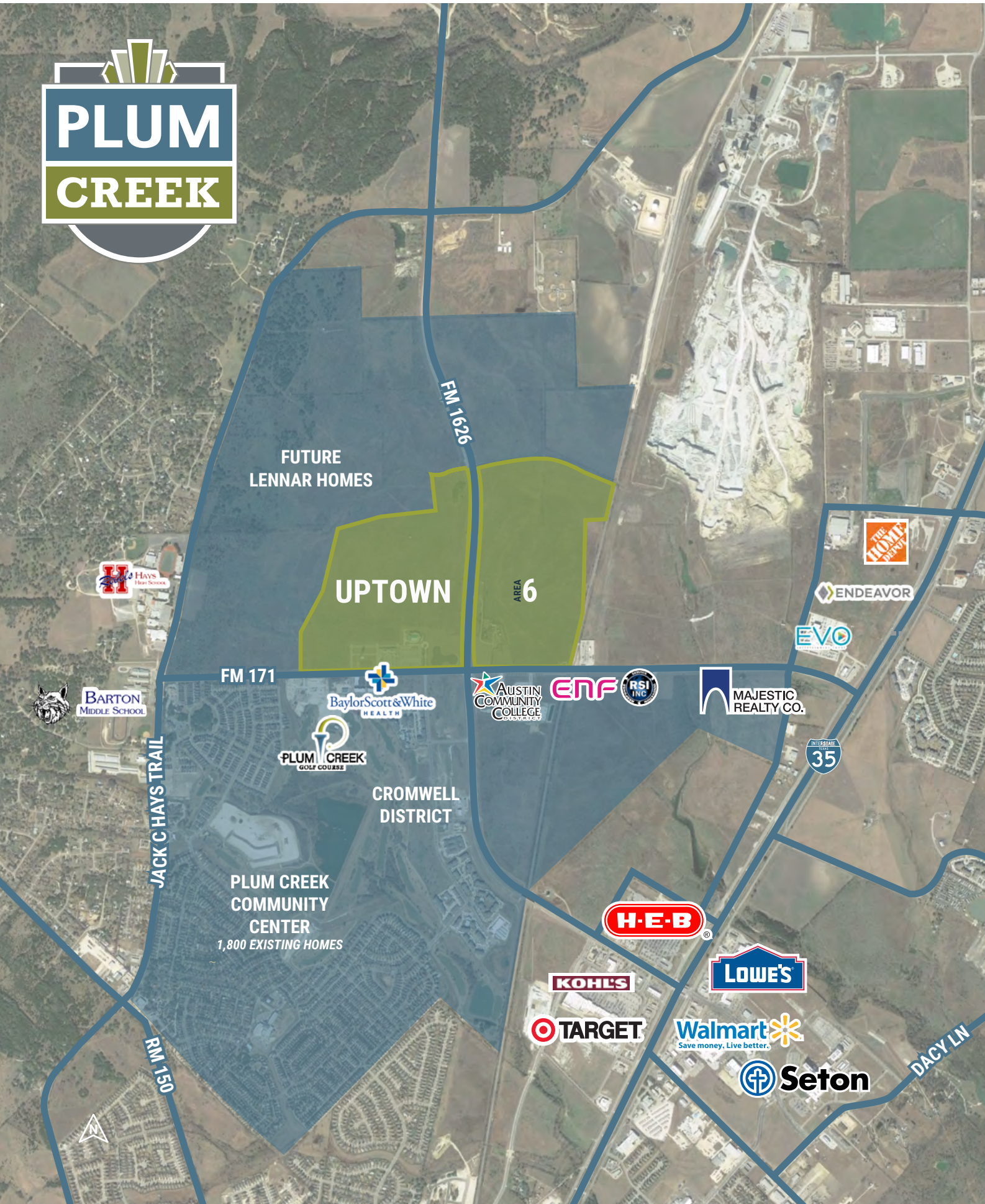
6.03 acres



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.

PLUM CREEK



MIXED-USE UPTOWN & AREA 6

UPTOWN

Town Center
137.10 acres

AREA 6

Corporate Center
165.52 acres

ZONING

Mixed-Use (Office, Retail, Multi-Family)

UTILITIES

On-Site

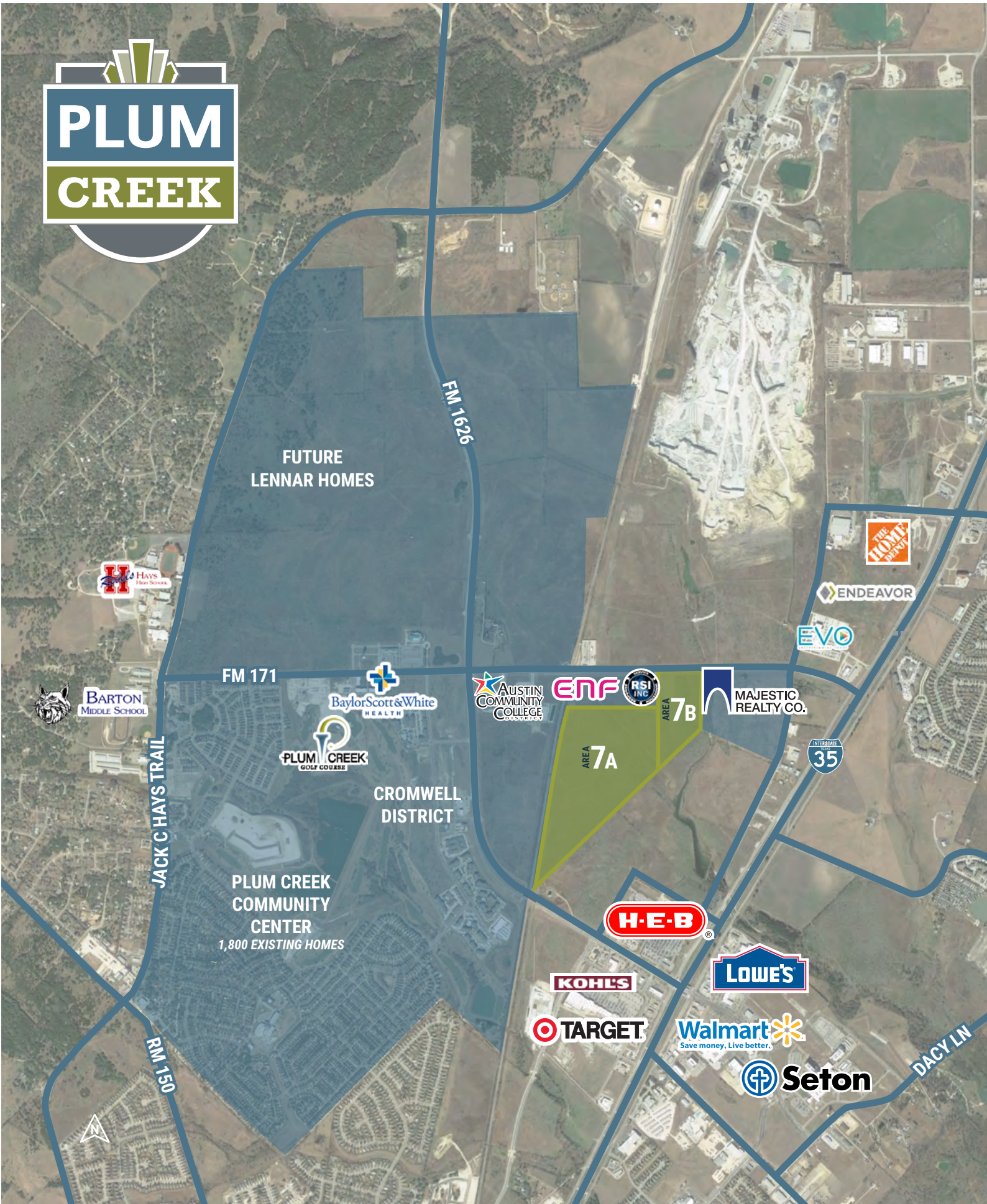
±303
ACRES



“Uptown 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.



PLUM CREEK



INDUSTRIAL/FLEX AREAS 7A & 7B

AREA 7A

Along Kohler's Crossing

82.04 acres

AREA 7B

Along Kohler's Crossing, Just Off I-35

23.80 acres

ZONING

Light Industrial

UTILITIES

On-Site

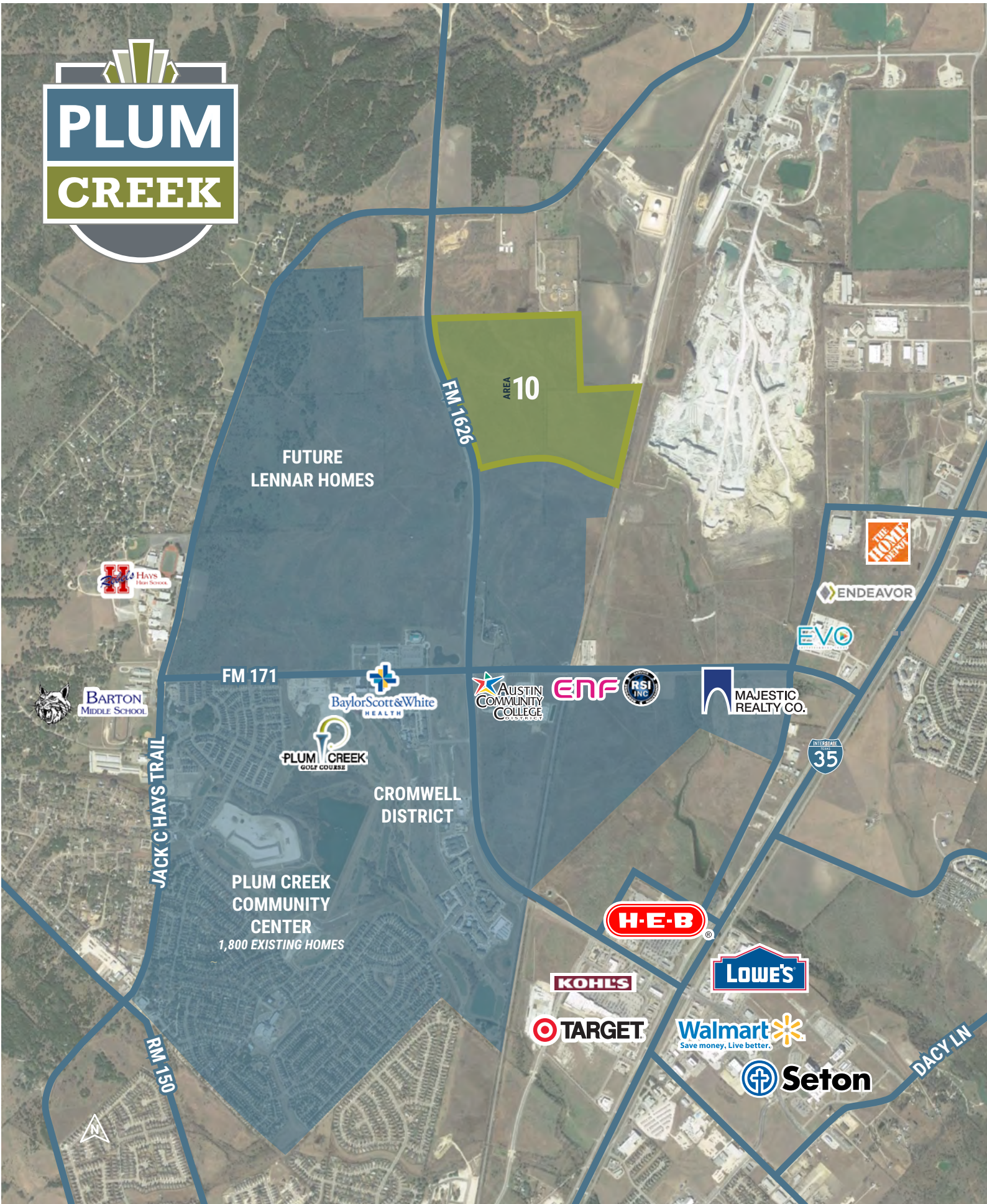
**±106
ACRES**



Adjacent tenants include Majestic Realty, ENF Technology, Austin Community College and RSI Electro-Mechanical Distribution.



PLUM CREEK



FLEX/R&D

AREA 10

AREA 10

Along Kyle Parkway

156.60 acres

ZONING

Light Industrial (Employment Park)

UTILITIES

On-Site

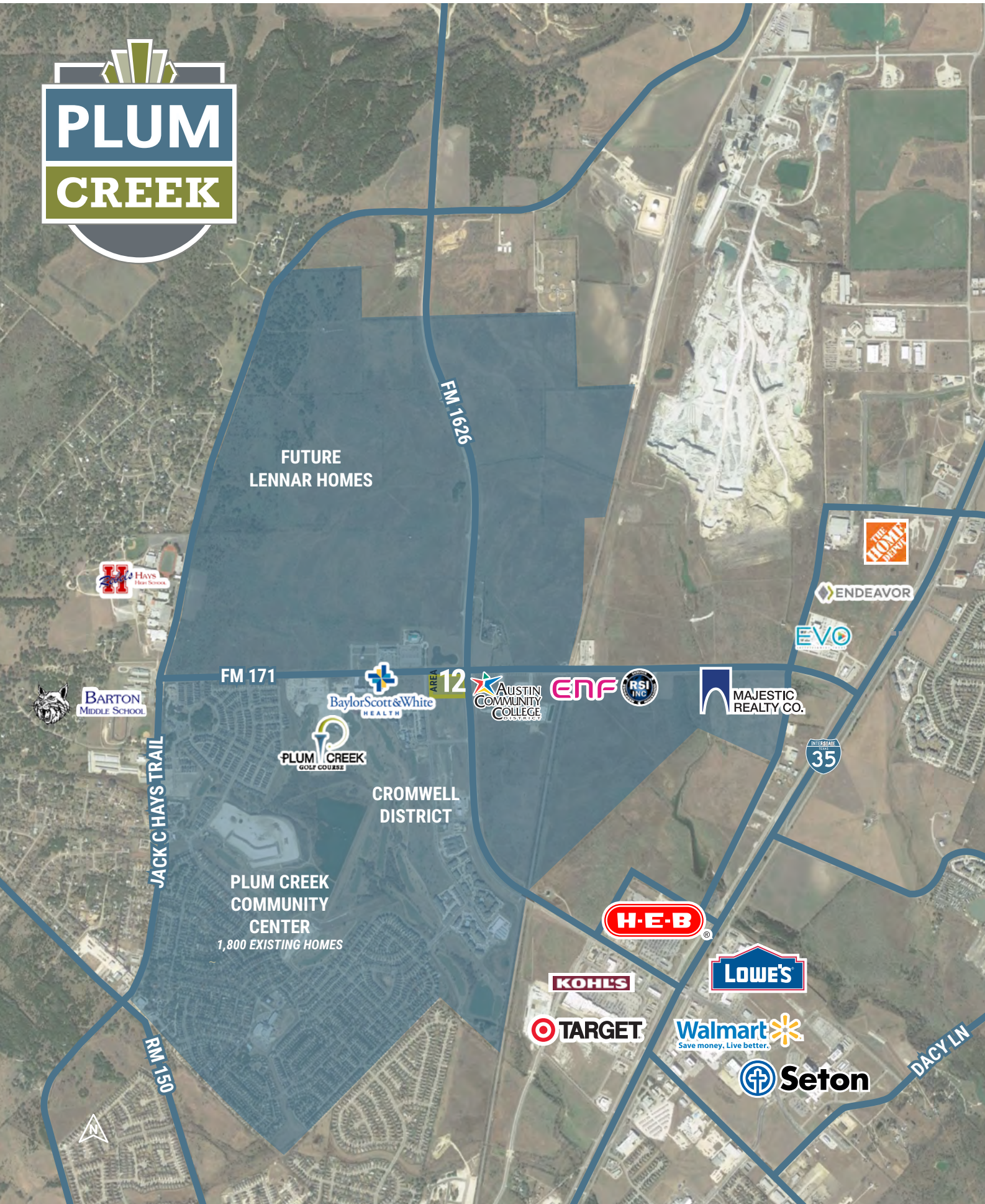
±157
ACRES



Future employment district perfect
for commercial campus use.



PLUM CREEK



MIXED-USE/RETAIL

AREA 12 (CROMWELL DISTRICT)

AREA 12

Corner of Kohler's Crossing and Kyle Parkway

6.03 acres

±6
ACRES

ZONING

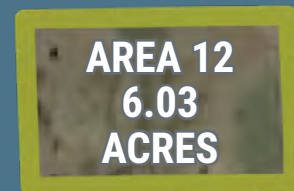
Mixed-Use/Retail

UTILITIES

On-Site



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





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.



BUSINESS WITH A SIDE OF LIFE.

COMMUNITY SNAPSHOT

#1

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

635%

Growth Rate
2000-Present

\$82,872

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

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.

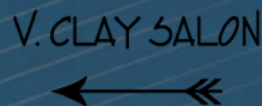
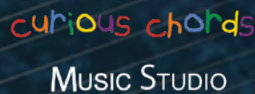
Featuring more than 350 acres of open space, Plum Creek residents and future employees can enjoy the Plum Creek Golf Course, a 30-acre catch and release fishing lake, miles of scenic hike and bike trails and numerous pocket parks.

DEMOGRAPHICS

Radius in Miles	1	3	5	10
2018 Population	5,094	34,518	79,094	169,484
2018 Median HH Income	73,336	75,156	74,846	69,603
2023 Median HH Income	81,509	80,034	80,461	76,396
2018 Total HH	1,722	11,025	24,878	58,423
2023 Total HH	2,217	13,758	31,727	71,312

BUSINESS 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.

-Forbes Magazine, October 2016

READY TO MAKE THE MOVE? CALL US.



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Cambodia
China
Hong Kong
India
Indonesia
Japan
Malaysia
New Zealand
Philippines
Singapore
South Korea
Taiwan
Thailand

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Botswana
Kenya
Malawi
Nigeria
South Africa
Tanzania
Uganda
Zambia
Zimbabwe

MIDDLE EAST

Saudi Arabia
United Arab Emirates



**Newmark
Knight Frank**



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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