

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.

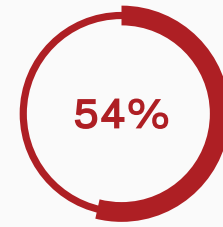
The trade area has built and sold an average of 5,000 single family homes annually, an approximate growth of over 10% per yr.



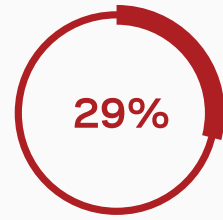
Trade Area Population
91,178



Average HH Income
\$88,008



Over 54% of households in Kyle have children

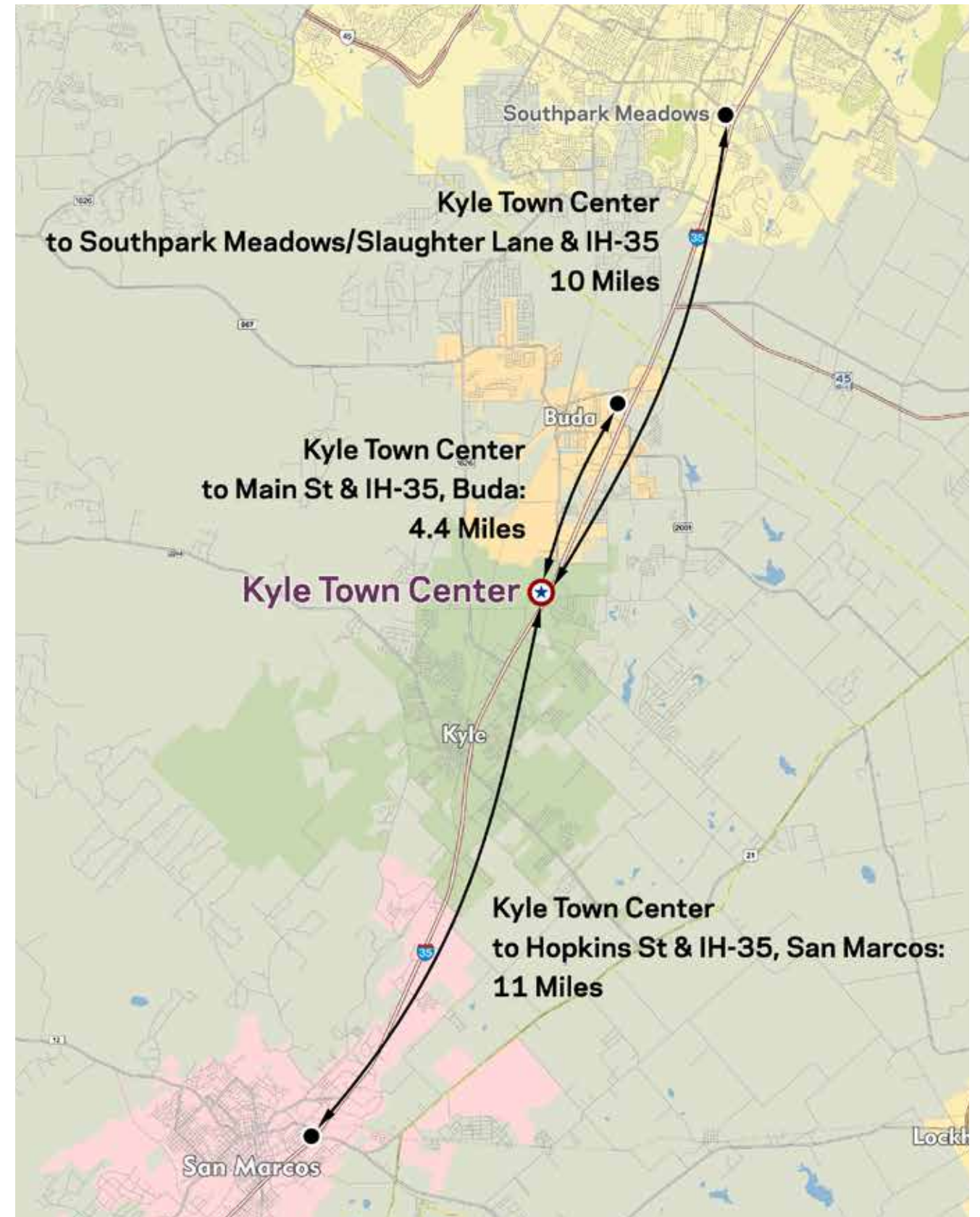


29% of the population has a college degree or higher



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

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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

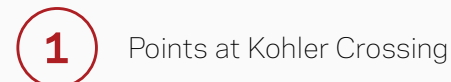
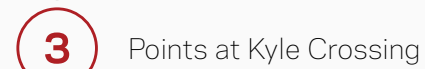
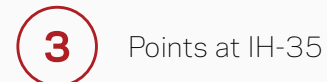
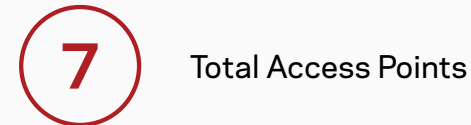


Retail Space & Pads Along IH-35



Mixed-use Development

Ingress & Egress

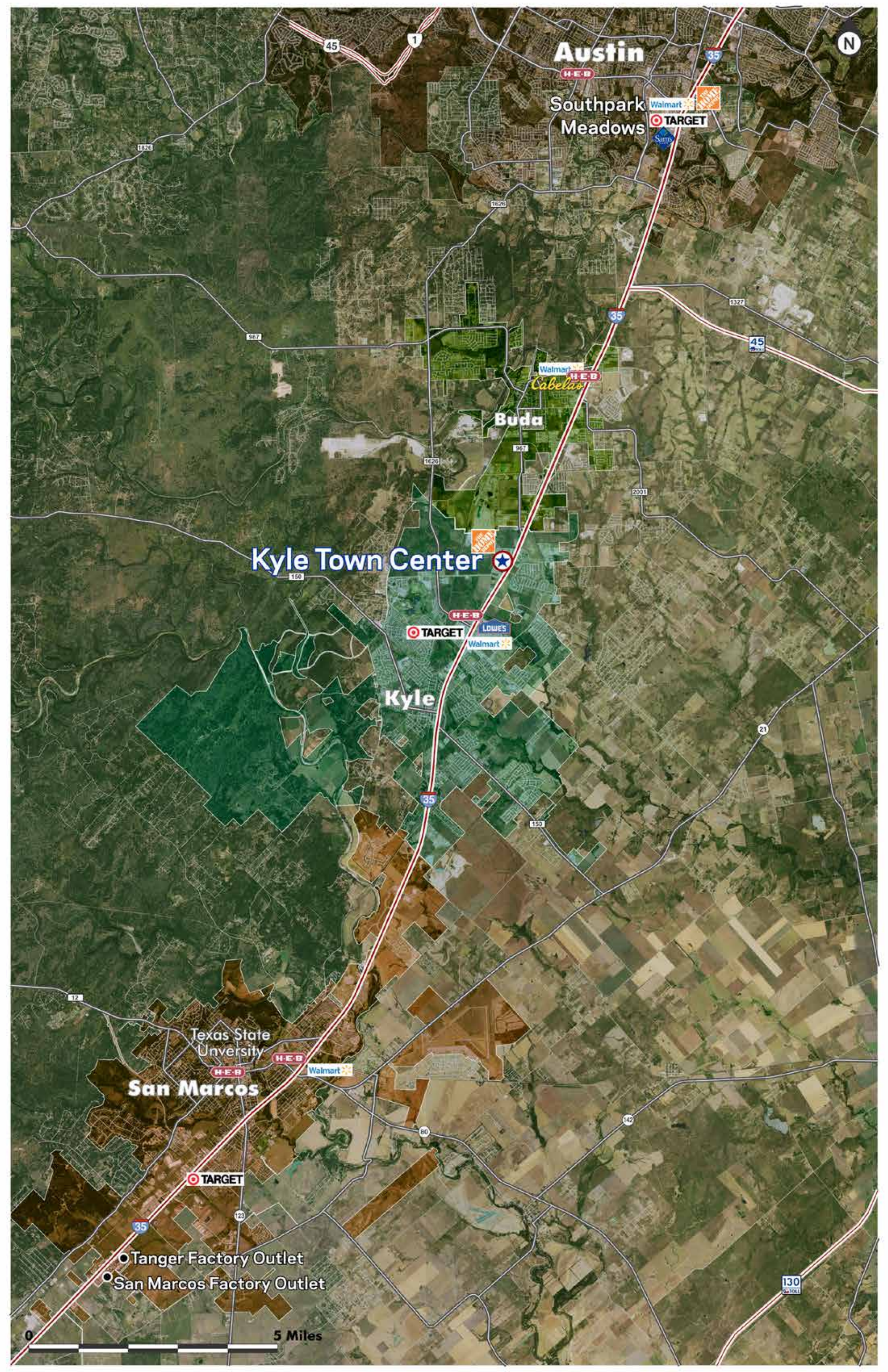


Anchored by:



New future soft goods retailers





Austin

Southpark Meadows

Buda

Kyle Town Center

Kyle

San Marcos

Texas State University

Tanger Factory Outlet
San Marcos Factory Outlet

5 Miles



45

1

35

1826

967

1626

1327

45

1626

967

2001

150

35

150

21

17

HEB

Walmart

TARGET

35

126

80

142

130

1011

HEB

Walmart

TARGET

Sum's

Walmart

Cabelas

HEB

TARGET

Lowes

Walmart

HEB

HEB

TARGET

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.

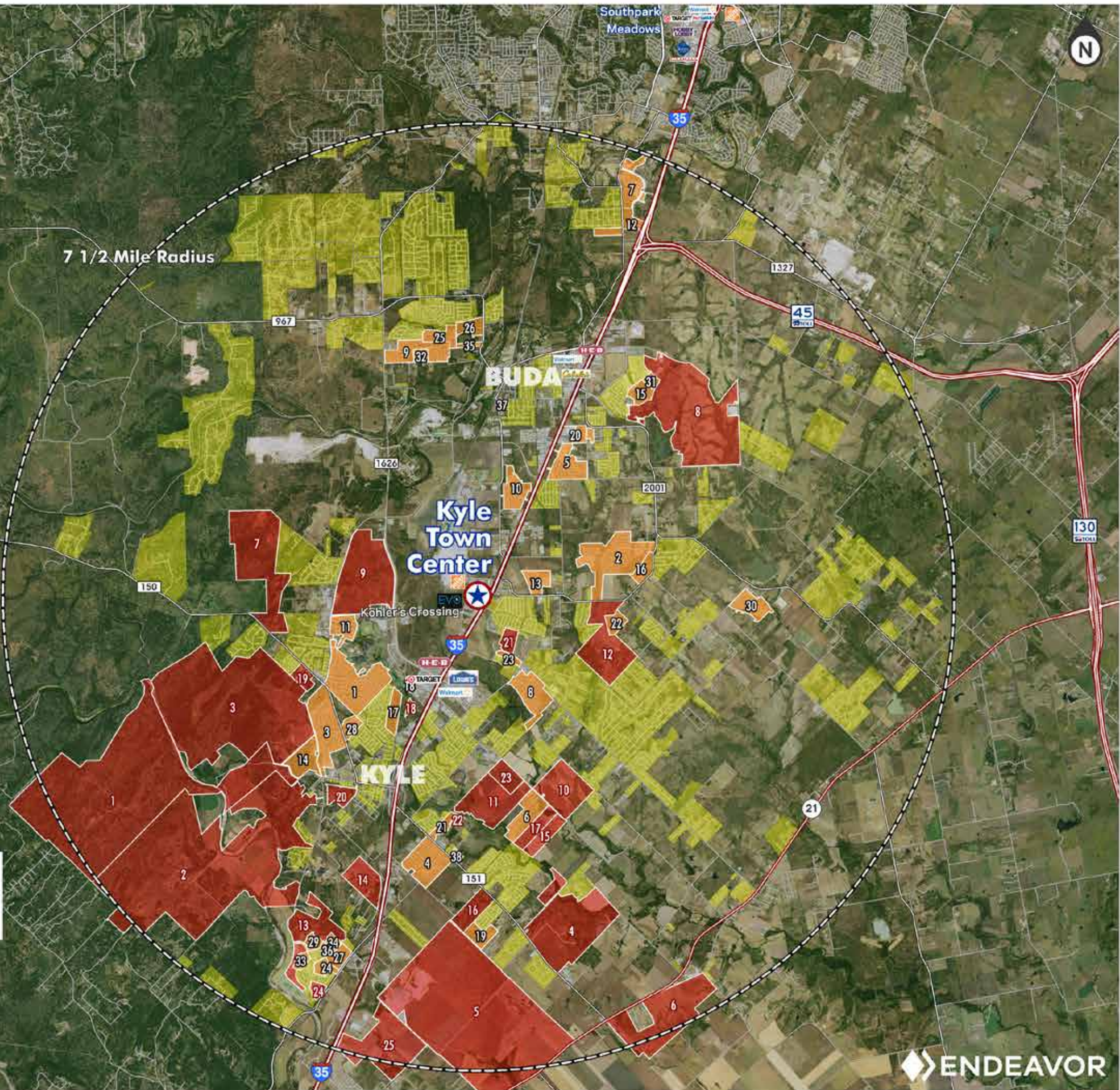
ID	Active Subdivisions	Lots
1	Plum Creek/Single Family	1,552
2	Shadow Creek/Meadows	990
3	Hometown Kyle	845
4	Post Oak	809
5	Stonefield	696
6	Bunton Creek Village	694
7	Estancia - 682 MF Units	682
8	Kensington Trails	656
9	Whispering Hollow/Single	615
10	Meadows at Buda	509
11	Plum Creek/Parks, The	466
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	Creekside Village	283
18	Oaks on Marketplace	254
19	Woodlands Park	247
20	Stoneridge	238
21	Creekside - 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	Creekside 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

0 5 Miles



Hays Commerce Center (UC)
Flex/Industrial/Retail
HPI Real Estate Services

Texas Lehigh
Cement Company



Kyle Crossing

Kyle Town Center

Image
Microsystems



Kohler's Crossing

The Strand

Amberwood

The Settlement

Planned
Plum Creek
Commercial
Development

Planned
Plum Creek
Commercial
Development

Interstate Highway 35

Hays Junction

Marketplace Ave

Kyle Crossing

Kyle Marketplace

FM 1626

Kyle Crossing

Kyle Parkway

Seton Pkwy

CR 205

Kyle Crossing

TARGET



Wynn Springs
Rehab Hospital

Kyle
FD

Hays
ISD

Bunton Rd

1/4

1/2 Mile

0

This block contains a detailed aerial view of a commercial district. The map is overlaid with numerous logos for various businesses, including HEB, Target, Walmart, Lowe's, IHOP, McDonald's, and many others. The area is bounded by Marketplace Ave to the west, Kyle Crossing to the north, and Kyle Parkway to the east. Major roads like FM 1626 and CR 205 are also visible.



Hays Commerce Center (UC)
Flex/Industrial/Retail
HPI Real Estate Services

Windy Hill Rd

TEXAS TURN



TEXAS TURN



NORTHBOUND OFF RAMP

SOUTHBOUND OFF RAMP

Amberwood N

Interstate Highway 35

Kyle Town Center

Future Development
11.68 Ac

Amberwood S



Kohler's Crossing

Planned Plum Creek Commercial Development

0 500 1000 Ft

Vista Ridge Dr

Kyle Crossing



Image Microsystems

1.30 ac

1.30 ac

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Hays Commerce Center (UC)
Flex/Industrial/Retail
HPI Real Estate Services

Planned Plum Creek Commercial Development

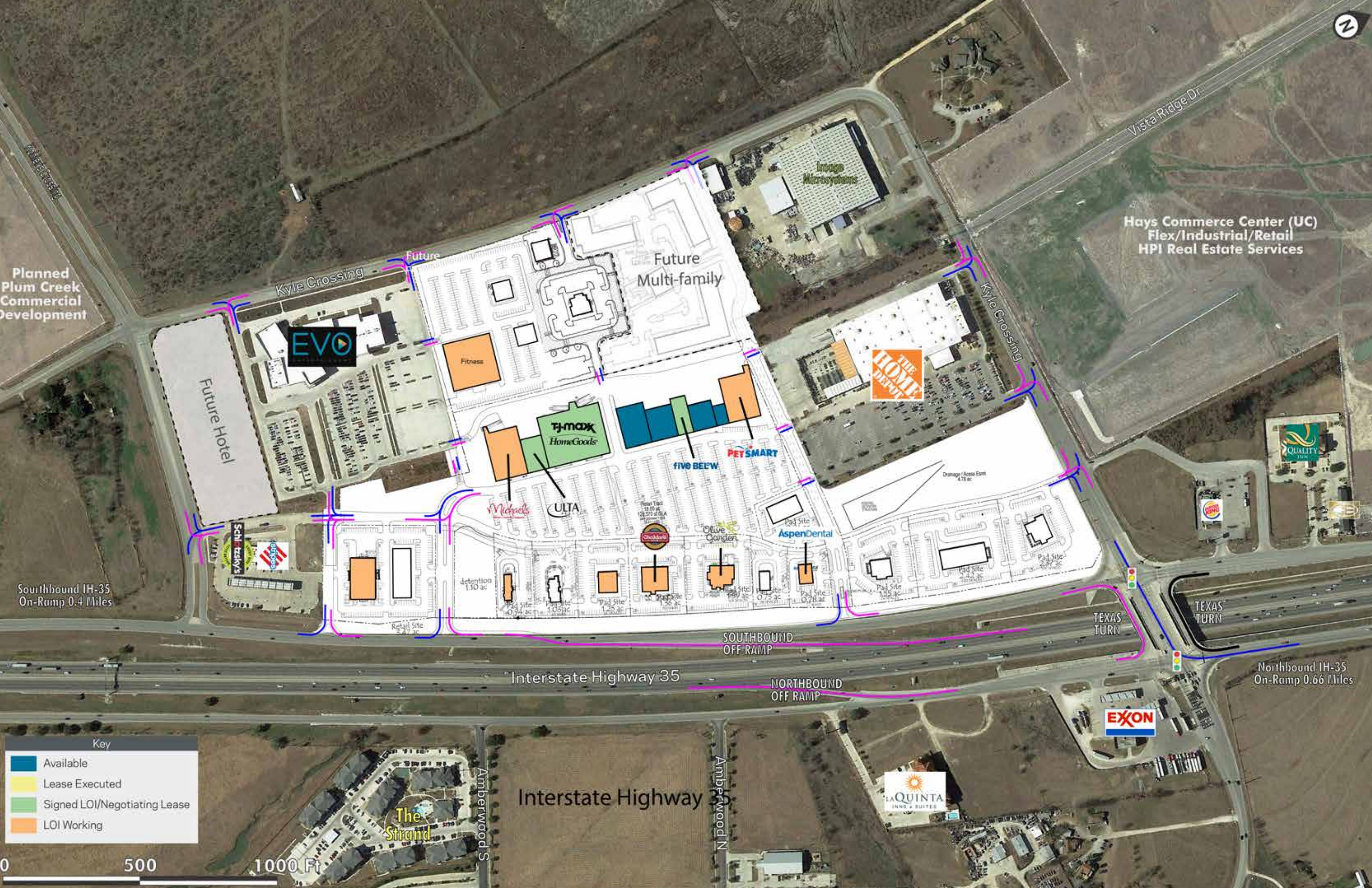
Southbound IH-35
On-Ramp 0.4 Miles

Northbound IH-35
On-Ramp 0.66 Miles

Key

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

0 500 1000 Ft



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Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

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With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

ACKNOWLEDGMENT: Please acknowledge your receipt of this information, for Broker's records

OWNER (LANDLORD) OR BUYER (TENANT) OR AUTHORIZED REPRESENTATIVE

Date:

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)



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