

THE PARK AT PLUM CREEK

KOHLERS CROSSING, KYLE, TX 78640
MEDICAL/RETAIL/RESTAURANT | LEASE



LEASING INFORMATION

TYLER DUTTON
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PROPERTY INFORMATION



FEATURES

LOCATION

- 800 Apartments Built with 900-1000 planned
- 1650 existing homes; Lennar plans to build 1,400 more (350 to deliver in 2018)
- Hays County Performing Arts Center hosts 200+ events annually
- Austin Community College is above capacity with 2,400 students, currently expanding workforce training facilities.
- Jack C Hays High School has 2,400 students enrolled
- Adjacent to Plum Creek Golf Course- home course to TX State University and Hays HS

DEMOGRAPHICS

(5-MILE, 2017 Est.)

- Population- 75,567
- Estimated Households- 23,974
- Avg. Household Income- \$85,699
- Traffic Count
FM 1626- 13,000 VPD
Kohler's Crossing- 5,000 VPD
- Kohlers Crossing is the major east/west thoroughfare in Kyle.



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✓ AVAILABILITY

BUILDING B (UP TO 3,229 RSF)

BUILDING C (UP TO 1,100 RSF)

BUILDING D (UP TO 3,938 RSF)

BUILDING E (UP TO 7,200 RSF)

BUILDING F (UP TO 7,200 RSF)

💰 LEASE TERMS

RATE: STARTING AT \$28/RSF + NNN (est. \$11.14/RSF)

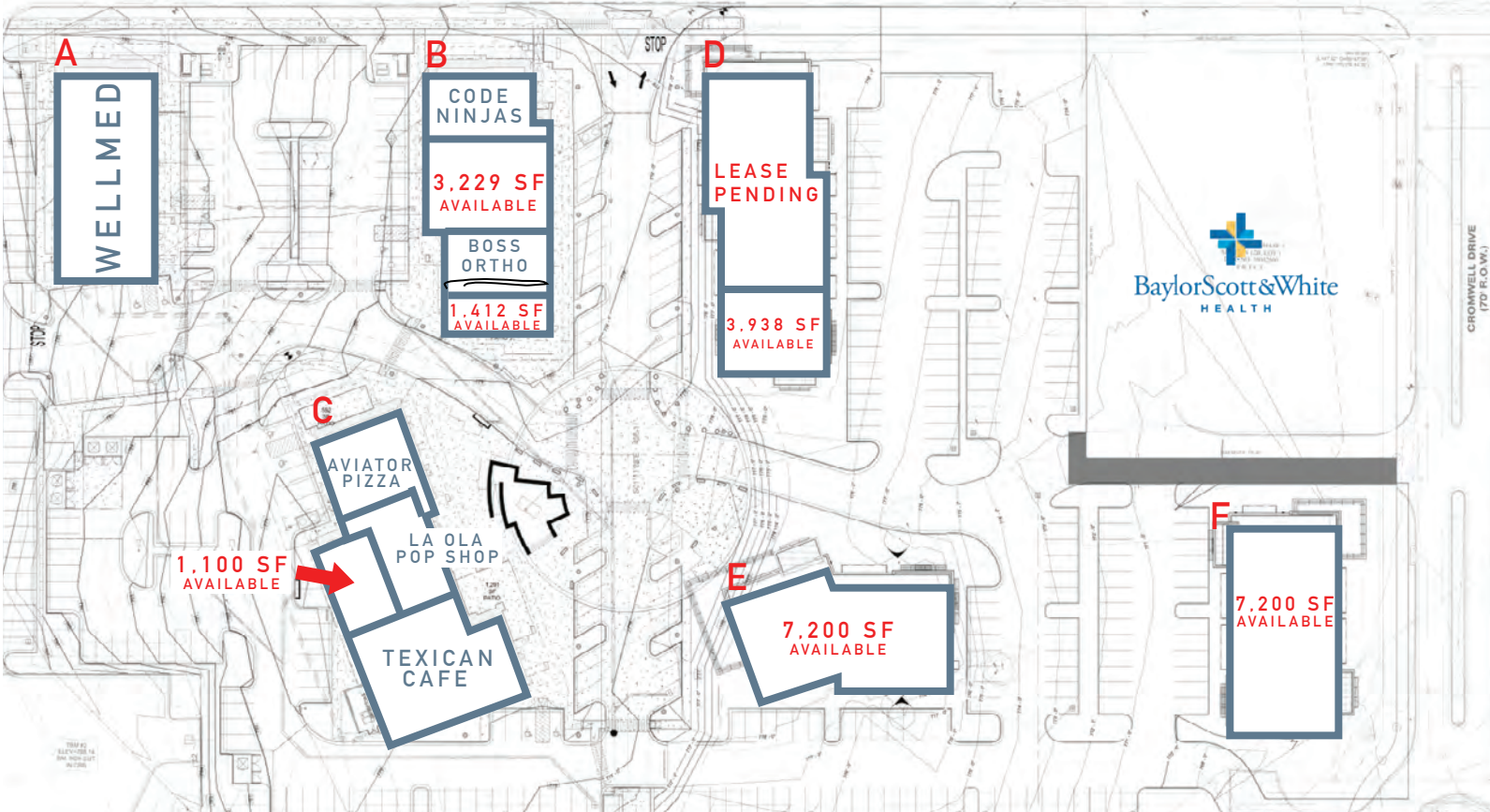
TI: \$35/RSF

TERM: 5-10 years

SITE PLAN

PHASE I - BLDG A, B & C
(SHELL COMPLETION - JAN 2019)

PHASE II - BLDG D, E & F
(SHELL COMPLETION - MID 2021)



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AREA MAP



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PROJECT PHOTOS



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PHASE II RENDERINGS



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