



## Pads Sites & Shop Space Available

### Kyle Crossing

5029 Kyle Center Dr.  
Kyle, Texas 78640

## Property Overview & Demographics

- Located along IH-35 & Kyle Center Dr. with easy access to site
- Target anchored shopping center
- Over 100K people within 5-mile radius
- 6.3 Million visits to the shopping center annually (Placer AI)

<b>Location</b>	5029 Kyle Centre Dr. Kyle, TX 78640
<b>Pad Sizes</b>	1.02 AC, 0.89 AC & 0.89 AC
<b>Traffic Counts</b>	<u>IH-35</u> : 117,271 CPD <u>Kyle Pkwy</u> : 37,122 CPD
<b>Lease Rates</b>	Call Broker for Rates

### Area Retailers:



2024 Demographics	1 mile	3 miles	5 miles
<b>Estimated Population</b>	6,360	51,213	99,990
<b>Estimated Households</b>	2,439	18,132	33,405
<b>Average HH Income</b>	\$108,484	\$116,345	\$114,712
<b>Daytime Population</b>	9,781	40,185	71,827



## Site Plan





# Trade Area





## Access Aerial



## Contact Brokers for Information

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