



KYLE CROSSING

PHASE II

Kyle, Texas



42-ACRE RETAIL
OPPORTUNITY AWAITS



NEARBY:



Seton
Medical Center
Hays



Bank of America.



Walmart

Firestone

Walgreens



BROADWAY BANK

CHASE

KOHL'S



petco



DRIVING DISTANCES

Airport	23 miles
Dallas	214 miles
Houston	178 miles
San Antonio	60 miles
Austin	20 miles
New Braunfels	29 miles
Lockhart	19 miles
San Marcos	12 miles
Buda	6 miles
Dripping Springs	24 miles
Sequin	32 miles

Located just twenty miles South of Austin, the City of Kyle has a pro-business climate with a committed, progressive, and collaborative community. Kyle has an affordable, available, and growing workforce, quality education base and the benefit of a strategic location in the heart of one of the fastest growing corridors in the nation. In addition, the city has an affordable cost of doing business, a favorable tax structure, and is growing its utility and roadway infrastructure to support growth and future development.

Greater Austin is a region defined by stunning growth, lower business and living costs, and a youthful, well-educated workforce. Because of its draw as a destination for migrating talent, metro Austin's population surpassed 2.0 million in 2015. The City of Kyle is poised to be the largest city in Hays County. *The population multiplied seven times over since the 2000 Census from 5,000 citizens to just over 52,300 in 2020.*

** Excerpts taken from Kyle Economic Development

#1 Best Place to Live, No. 4 Best City to Build a Forever Home,
#9 America's Top City for Young Entrepreneurs.

"No. 4 Best City for Small Businesses" #3 Best City in the U.S. to Start a Family
9th fastest growing MSA in the country.

No. 9 Top City for Millennials. Metro area ranks highly among nation's most educated cities. Three of the nation's 10 largest cities - Houston, San Antonio and Dallas - are no more than three hours away. **Workforce of over 1.1M in the Austin MSA.**

Austin is within 250 miles of 4 of the top US Ports. Median age of 33.8 - workforce is young, diverse and highly skilled. *27 public and private universities and colleges with an additional 95 four-year universities within 200 miles.* Over 40% of Austin area residents age 25 and over hold a bachelor's degree. Forbes calls Austin "America's No. 1 Boom Town" - evaluated based on workforce quality, capacity for innovation, low cost of doing business, and the quality of life that Central Texas affords.



MISSING PIECE OF THE PUZZLE

A 42-Acre retail opportunity near Austin TX. Conveniently located in Kyle, Texas, Kyle Crossing Phase II will offer space for a variety of businesses, including retail, health and wellness, restaurant and entertainment.

Located along a major north-south interstate (IH-35), Kyle is not just a growing suburb of Austin, but instead a way to attract consumers traveling to and from the surrounding tourism areas.

Directly across FM 1626 from the site will be the recently-approved, future, \$300M, 7-story St. David's Hospital, which estimates to create at least 200 jobs.

Adjacent to the site is Plum Creek, a 2,200 acre master-planned community with mixed use zoning, approximately 8,700 homes upon completion, and 700 acres of commercial land. The Austin Community College North Hays Campus (1,700 students) is in the heart of Plum Creek and Texas State (38,000 students) is just 20 minutes away in San Marcos.



5 Mile Population
124,884



5 Mile Households
33,726



5 Mile Daytime Population
72,324



Average HH Income
\$115,243

Demographics			
	1 Mile	3 Miles	5 Miles
2024 Estimated Population	7,926	54,674	124,884
2024 Estimated Households	3,424	17,906	33,726
Average HH Income	\$116,443	\$117,452	\$115,243
Daytime Population	9,282	40,100	72,324

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FUTURE
St. David's HEALTHCARE
\$300M, 7-STORY HOSPITAL
EST. 200 EMPLOYEES

KYLE CROSSING II OPTION 1



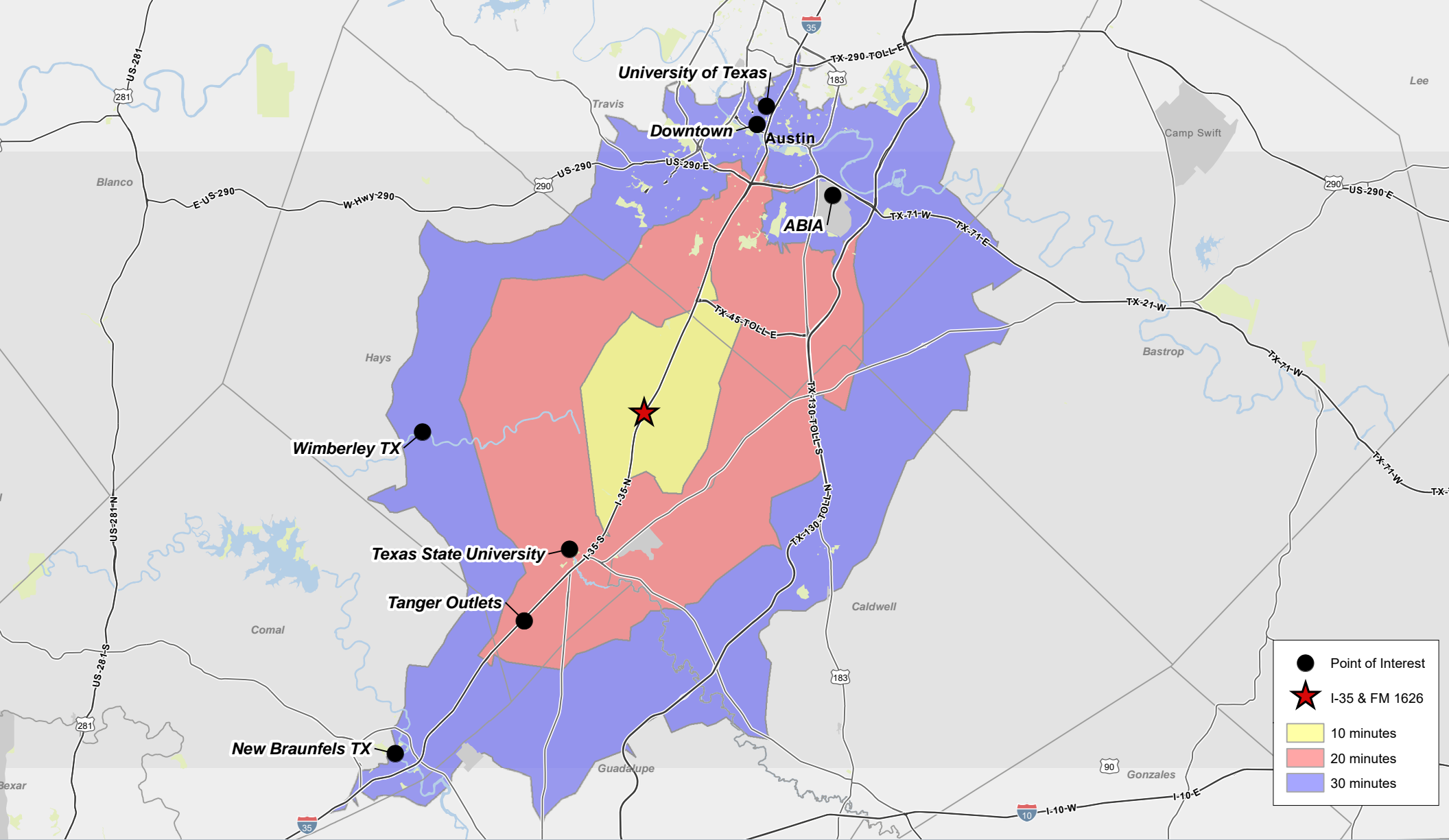
KYLE CROSSING II OPTION 2





- Walkable from recently-approved, future, \$300M, 7-story St. David's Hospital (est. 200 jobs) and 1,100 multi-family apartments being delivered in 2024
- Adjacent to Target, Kohl's, and HEB Plus!
- Village at Kyle development across I-35 includes 300,000 SF Seton Hospital with up to 600 employees and approximately 150 beds, 100,000 SF medical office building, Wal-Mart Supercenter & Lowe's
- Austin Community College (ACC) Hays Campus enrolls nearly 4,000 students and employs about 80 faculty members
- Over 100,266 vehicles per day on I-35 & 32,235 vehicles per day on FM 1626
- Pylon & monument signage opportunity on Kyle Parkway & FM 1626
- Two high schools nearby: Lehman & Hays Consolidated





DRIVE TIME

THE LOOK



RESTAURANT PAD E



RETAIL BUILDINGS 2 - 3



RESTAURANT PAD D & RETAIL BUILDING 2



RESTAURANT PADS A & B

KYLE CROSSING PARKSIDE



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