- · Visibility to IH-35
- · Over 100K people within a 5-mile radius
- Shadow anchored by Costco, EVO Entertainment and The Home Depot
- Multi-tenant space for lease and pads for sale or ground lease

## For Lease

## **Pad Sites**

1.19 acres

#### Rates

Please call for pricing

## Demographics (2022)



#### Population Estimate

1 mi 3 mi 5 mi 8,008 53,671 101,126



#### Daytime Population

1 mi 3 mi 5 mi 5,132 36,393 66,645



#### Median Household Inc.

1 mi 3 mi 5 mi \$73,748 \$78,552 \$81,131



#### Traffic Counts

• 116,577 VPD (IH-35 at Amberwood)



## Area Retailers & Amenities





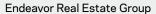






Pad Sites: Available





500 W 5th Street, Ste 700 | Austin, TX 78701 p. 512 682-5500 | f. 512 682-5505

edeitch@endeavor-re.com



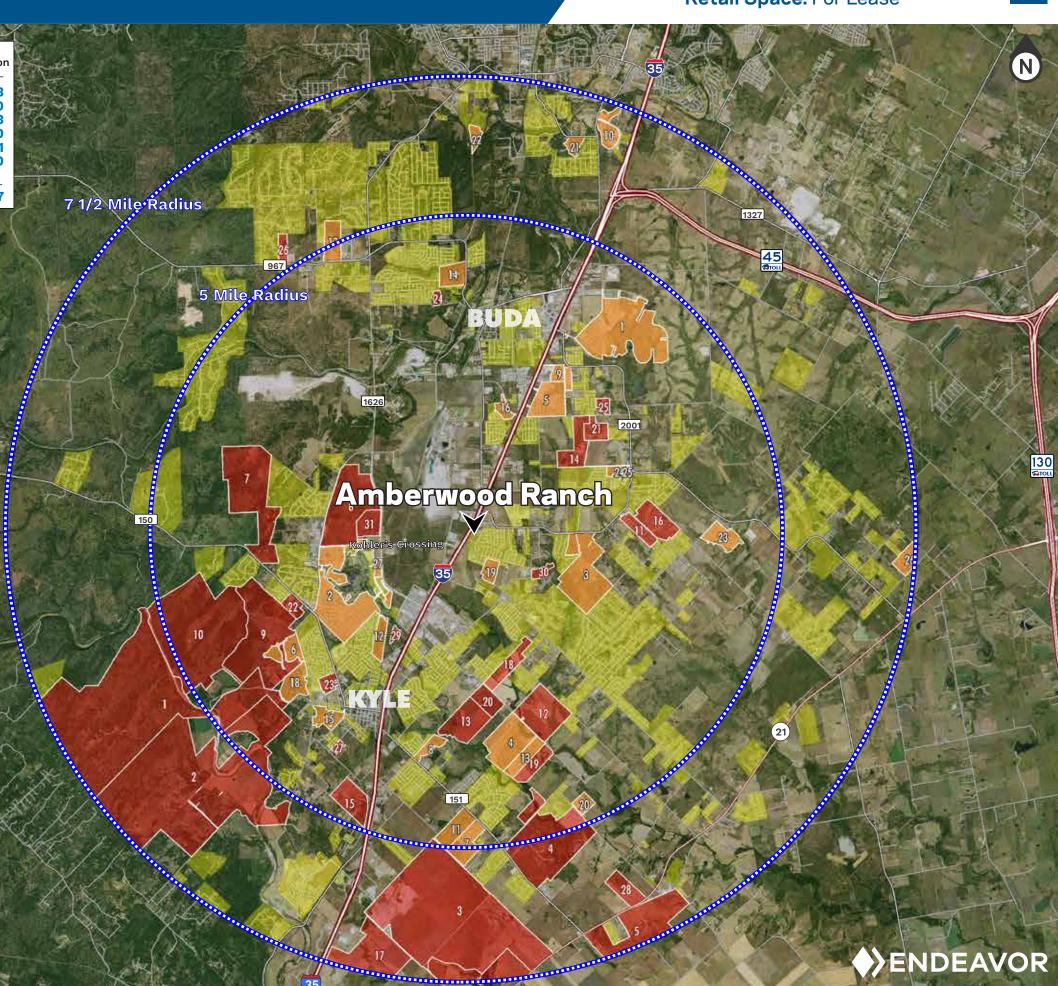
# Amberwood Ranch 19183 IH 35, Kyle, TX 78640

Existing and Future Subdivisions		5 Mile Radius				
5-Mile Radius	Homes	Pop/Home*	Population			
Existing Trade Area Active Subdivisions - Vacant Developed Lots Active Subdivisions - Future Lots Active Subdivisions - Future Townhomes/Apts Future Subdivisions - Total Lots Future Apartments	1,800 3,938 263 44.656	2.7 2.7 2.0 2.7 2.0	111,313 4,860 10,633 710 120,571 4,260			
·	2,130	2.0				
*Source 2009 AHS, NAHB Tabulations			252,237			

2 Plum Creek       1,974       2 Bri-Mccoy         3 Crosswinds Mud       1,180       3 La Salle M         4 Bunton Creek       800       4 Pecan Woc         5 Stonefield       771       5 Caldwell R         6 6 Creeks At Wateridge       529       6 Sunset Oal         7 Woodlands Park       356       8 Plum Cree         8 Brookside Estates       334       8 Plum Cree         9 Stoneridge       293       9 6 Creeks A         10 Estancia Hill Country Ph II       281       10 Wateridge         11 Cool Springs       280       11 Southgrov         12 Creekside Village       276       13 Kyle Estat         13 Bunton Reserve       267       13 Kyle Estat         14 White Oak Preserve       226       15 Paramour         15 Stagecoach       224       15 Paramour         16 Harvest Meadows       222       16 Trails At V         17 Carpenter Hill       205       17 Whisper         18 Cypress Forest       198       19 Twin Cree         20 Grist Mill Highlands       132       20 Casetta R         21 Bear Creek Crossing Ph 1       112       21 Greg Tuni         22 Ring Tract Phase 2       90       23 Kyle 46 Pc         24 Windy Hil	ID	Active Subdivisions	Lots		ID	Future Su
3 Crosswinds Mud 4 Bunton Creek 800 5 Stonefield 771 6 6 Creeks At Wateridge 7 Woodlands Park 8 Brookside Estates 9 Stoneridge 10 Estancia Hill Country Ph II 11 Cool Springs 12 Creekside Village 13 Bunton Reserve 14 White Oak Preserve 15 Stagecoach 16 Harvest Meadows 17 Carpenter Hill 18 Cypress Forest 19 Sunset Hills 10 Wateridge 11 Cool Springs 12 Creekside Village 13 Bunton Reserve 14 Sawyer Ro 15 Stagecoach 16 Harvest Meadows 17 Carpenter Hill 18 Cypress Forest 19 Sunset Hills 18 Cypress Forest 19 Sunset Hills 18 Is8 20 Grist Mill Highlands 21 Bear Creek Crossing Ph 1 22 Ring Tract Phase 2 23 Studio Estates 24 Windy Hill 11 Acre 25 Windy Hill 11 Acre 26 Prairie Meadows 29 26 Kali Kate	1	Sunfield	3,920	8	1	Nance Tra
4 Bunton Creek 5 Stonefield 771 6 6 Creeks At Wateridge 7 Woodlands Park 8 Brookside Estates 9 Stoneridge 10 Estancia Hill Country Ph II 11 Cool Springs 12 Creekside Village 13 Bunton Reserve 14 White Oak Preserve 15 Stagecoach 16 Harvest Meadows 17 Carpenter Hill 18 Cypress Forest 19 Sunset Hills 10 Wateridge 11 Kyle Estat 12 Kyle Estat 13 Kyle Estat 14 White Oak Preserve 15 Stagecoach 16 Harvest Meadows 17 Carpenter Hill 18 Cypress Forest 19 Sunset Hills 19 Sunset Hills 19 Grist Mill Highlands 20 Grist Mill Highlands 21 Bear Creek Crossing Ph 1 22 Ring Tract Phase 2 23 Studio Estates 24 Windy Hill 11 Acre 25 Windy Hill 11 Acre 26 Prairie Meadows 27 Jecun Wood 27 Jecun Wood 28 Jecun Wood 29 Jecun Wood 29 Jecun Wood 20 Grist Mill Highlands 20 Casetta Roo 21 Greg Tuni 22 Kyle Ranc 23 Kyle 46 Pro 24 Windy Hill 11 Acre 25 Windy Hill 11 Acre 26 Prairie Meadows 29 Jecun Wood 29 Jecun Wood 20 Grist Kali Kate	2	Plum Creek	1,974	$\prec$	2	Bri-Mccoy
5 Stonefield 6 6 Creeks At Wateridge 7 Woodlands Park 8 Brookside Estates 9 Stoneridge 10 Estancia Hill Country Ph II 11 Cool Springs 12 Creekside Village 13 Bunton Reserve 14 White Oak Preserve 15 Stagecoach 16 Harvest Meadows 17 Carpenter Hill 18 Cypress Forest 19 Sunset Hills 19 Sunset Hills 10 Wateridge 11 Southgrov 12 Kyle Estat 13 Kyle Estat 14 Sawyer Ro 15 Stagecoach 16 Harvest Meadows 17 Carpenter Hill 18 Cypress Forest 19 Sunset Hills 18 Cypress Forest 19 Sunset Hills 19 Sunset Hills 18 Twin Cree 20 Grist Mill Highlands 21 Bear Creek Crossing Ph I 22 Ring Tract Phase 2 23 Studio Estates 24 Windy Hill 24 Acre 25 Windy Hill 11 Acre 26 Prairie Meadows 29 Caldwell R 6 Sunset Oal 7 Anthem 8 Plum Cree 8 Plum Cree 10 Wateridge 11 Southgrov 12 Kyle Estat 13 Kyle Estat 14 Sawyer Ro 15 Paramour 16 Trails At V 17 Carpenter Hill 205 Trails At V 17 Carpenter Hill 205 Twin Cree 20 Casetta Ro 21 Greg Tuni 22 Ring Tract Phase 2 23 Studio Estates 24 Old Black 25 Windy Hill 11 Acre 26 Prairie Meadows 29 Call Kali Kate	3	Crosswinds Mud	1,180	j	3	La Salle Mi
6 6 Creeks At Wateridge 7 Woodlands Park 8 Brookside Estates 9 Stoneridge 10 Estancia Hill Country Ph II 11 Cool Springs 12 Creekside Village 13 Bunton Reserve 14 White Oak Preserve 15 Stagecoach 16 Harvest Meadows 17 Carpenter Hill 18 Cypress Forest 19 Sunset Hills 19 Sunset Hills 19 Sunset Hills 19 Grist Mill Highlands 20 Grist Mill Highlands 21 Bear Creek Crossing Ph I 22 Ring Tract Phase 2 23 Studio Estates 24 Windy Hill 24 Acre 25 Windy Hill 11 Acre 26 Prairie Meadows 27 Anthem 28 Studio Estates 29 Greeks A 29 Studio Estates 29 Casetta Ro 20 Grist Mill Highlands 20 Grist Mill Highlands 21 Bear Creek Crossing Ph I 22 Ring Tract Phase 2 23 Studio Estates 24 Windy Hill 11 Acre 25 Windy Hill 11 Acre 26 Prairie Meadows 27 Kali Kate	4	Bunton Creek	800	7	4	Pecan Woo
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9 Stoneridge 293 9 6 Creeks A 10 Estancia Hill Country Ph II 281 11 Cool Springs 280 11 Southgrow 12 Creekside Village 276 13 Bunton Reserve 267 13 Kyle Estat 14 White Oak Preserve 226 14 Sawyer Ro 15 Stagecoach 224 15 Paramoun 16 Harvest Meadows 222 16 Trails At V 17 Carpenter Hill 205 17 Whisper 18 Cypress Forest 198 18 Schlortt P 19 Sunset Hills 188 19 Twin Cree 20 Grist Mill Highlands 132 20 Casetta Ro 21 Bear Creek Crossing Ph 1 112 21 Greg Tuni 22 Ring Tract Phase 2 90 22 Kyle Ranc 23 Studio Estates 76 23 Kyle 46 Pc 24 Windy Hill 24 Acre 65 24 Old Black 25 Windy Hill 11 Acre 41 26 Prairie Meadows 29 26 Kali Kate	7	Woodlands Park	356	<u>g</u> e	7	Anthem
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20 Grist Mill Highlands 21 Bear Creek Crossing Ph 1 22 Ring Tract Phase 2 23 Studio Estates 24 Windy Hill 24 Acre 25 Windy Hill 11 Acre 26 Prairie Meadows 20 Casetta Ro 21 Greg Tuni 22 Kyle Ranc 23 Kyle 46 Po 24 Old Black 25 Hillside Lo 26 Prairie Meadows 29 26 Kali Kate	18	Cypress Forest	198		18	Schlortt Pr
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Sources:
Metrostudy
City of Kyle Planning Dept
Site Solutions
Hays County Appraisal District
Calwell County Appraisal Distric
Travis County Appraisal District

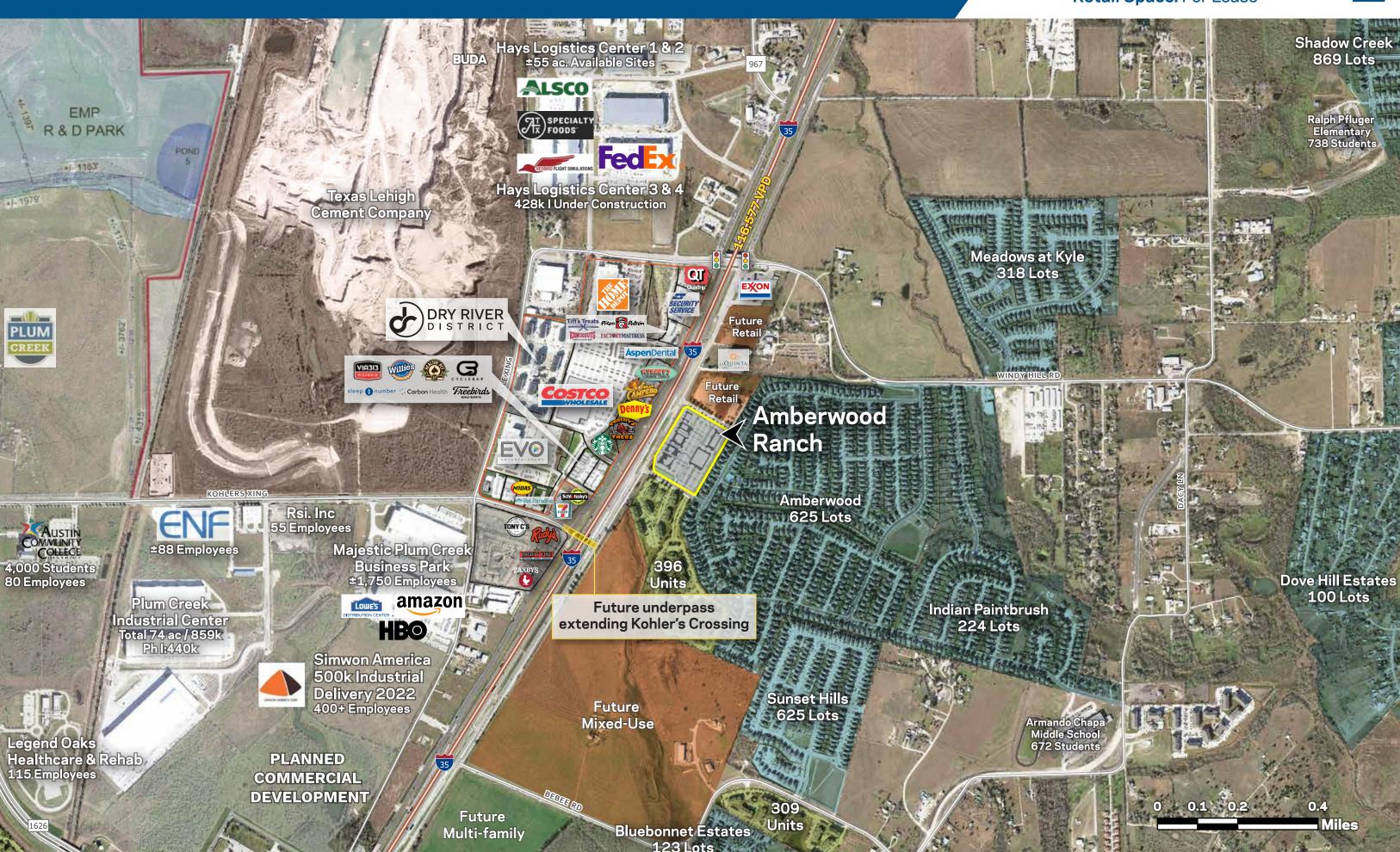
	2,130		
		25	2
ID	Future Subdivisions	Lots	
1	Nance Tract	9,000	ķ
2	Bri-Mccoy	8,200	ij
3	La Salle Mud	7,600	ļ
4	Pecan Woods	2,600	
5	Caldwell Ranch	2,242	á
6	Sunset Oaks	2,227	
7	Anthem	1,596	S
8	Plum Creek Ph. II	1,404	
9	6 Creeks At Wateridge	1,257	
10	Wateridge	1,115	ă
11	Southgrove	1,025	
12	Kyle Estates East	804	=
13	Kyle Estates West	800	Į
14	Sawyer Ranch	775	
15	Paramount	600	
16	Trails At Windy Hill	583	
17	Whisper	582	1
18	Schlortt Property	400	3
19	Twin Creeks - Kyle	400	
20	Casetta Ranch	375	١
21	Greg Tunnell	300	F
22	Kyle Ranch	166	
23	Kyle 46 Pud	166	
24	Old Black Colony	155	
25	Hillside Lakes	127	l
26	Kali Kate	75	34
27	Opal Ranch	69	
28	Caldwell Valley		
29	Mf - Marketplace R-3-3	300	
30	Mf - Dacy Lane Apartments	330	
31	Mf - Brick and Mortar District	1,500	
		46,786	
	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 20 30 30 30 30 30 30 30 30 30 30 30 30 30	1 Nance Tract 2 Bri-Mccoy 3 La Salle Mud 4 Pecan Woods 5 Caldwell Ranch 6 Sunset Oaks 7 Anthem 8 Plum Creek Ph. II 9 6 Creeks At Wateridge 10 Wateridge 11 Southgrove 12 Kyle Estates East 13 Kyle Estates West 14 Sawyer Ranch 15 Paramount 16 Trails At Windy Hill 17 Whisper 18 Schlortt Property 19 Twin Creeks - Kyle 20 Casetta Ranch 21 Greg Tunnell 22 Kyle Ranch 23 Kyle 46 Pud 24 Old Black Colony 25 Hillside Lakes 26 Kali Kate 27 Opal Ranch 28 Caldwell Valley 29 Mf - Marketplace R-3-3 30 Mf - Dacy Lane Apartments	ID   Future Subdivisions   Lots

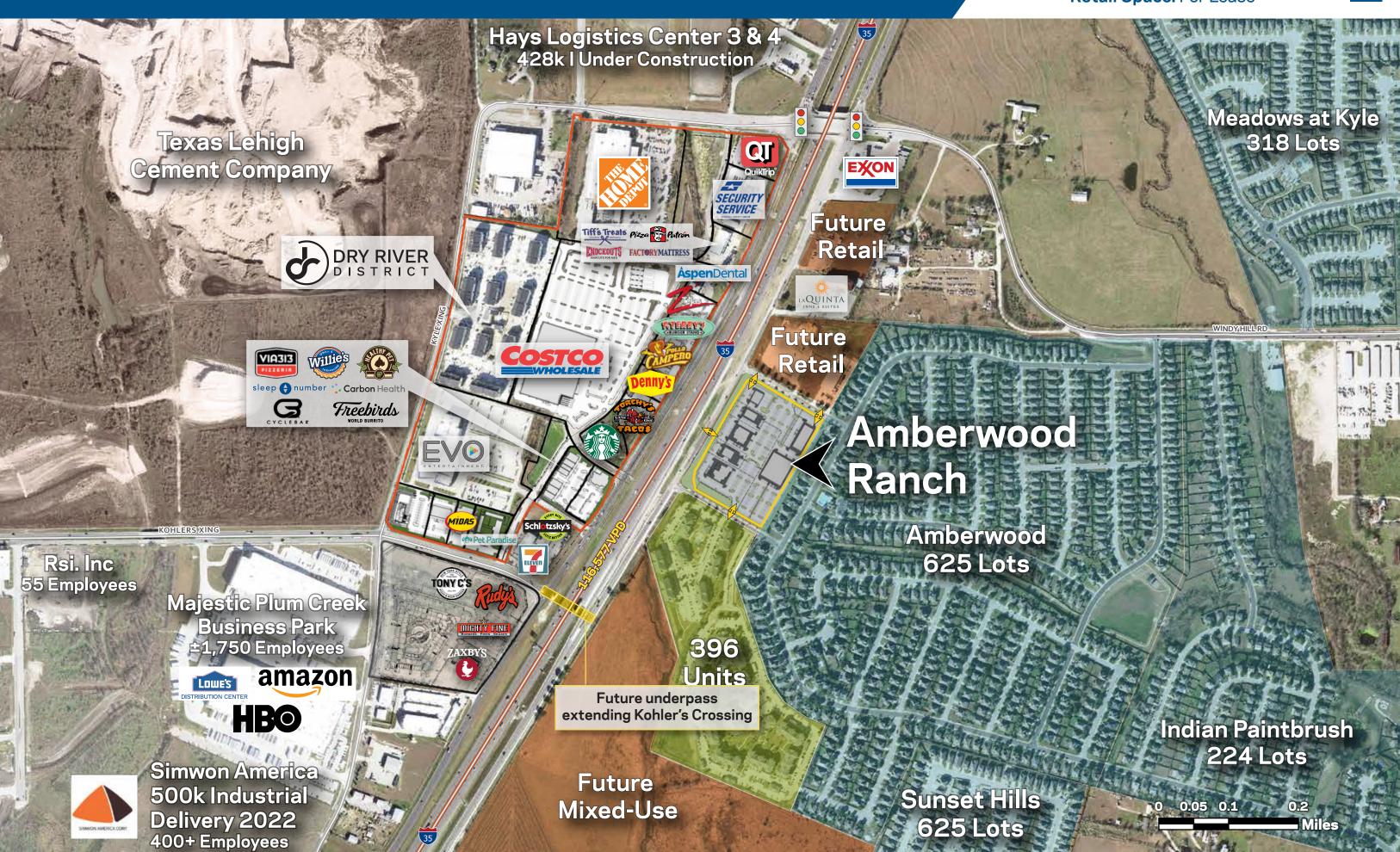


Pad Sites: Available

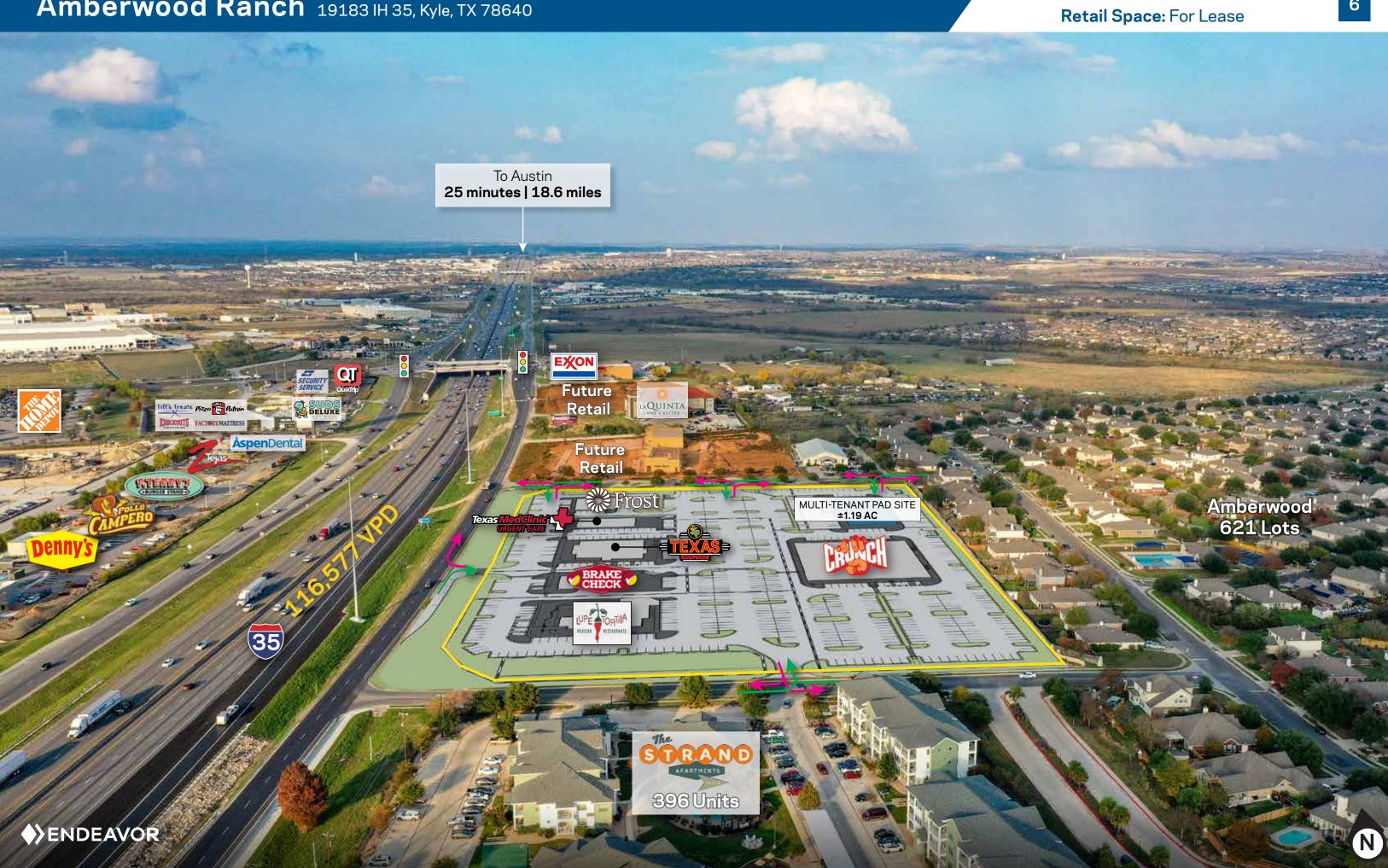
## Amberwood Ranch 19183 IH 35, Kyle, TX 78640

Retail Space: For Lease Meadows at Buda 110 Lots Hillside Terrace 300 Lots Shadow Creek 869 Lots Ralph Pfluger Elementary 738 Students Cement Company R & D PARK Mountain City Oaks Hays Logistics Center 3 & 4 238 Lots COSTCO EVO 318 Lots Future lum Creek: PLUM 1,400 Lots ve Oak Acader **Amberwood Future Plum Creek:** Brick and Mortor District Ranch Mixed Use 1,500 MF Units Rsi. Inc 55 Employees Austin Community College 621 Lots Dove Hill Estates 100 Lots Majestic Plum Creek Business Park ±1,750 Employees Units 🔣 Indian Paintbrush amazon HBO 224 Lots Industrial Center
Total 74 ac / 859k
Ph I:440k 237 Lots Simwon America 500k Industrial **Future** Sunset Hills 136 Lots Legend Oaks Healthcare & Rehab Mixed-Use 115 Employees PLANNED COMMERCIAL 141 Hidden Oaks Units Units Plum Creek 309 Units DEVELOPMENT Dove Hollow Estates Multifamily: 1,521 Total Existing Lots **Future** 152 Lots Multi-family **Plum Creek** Bluebonnet Estates
Science Hall
123 Lots
Elementary 2,184 Lots H-E-B Units IH-35 / FM-1626 Intersection LOWE'S POPEYES Arbus FedEx. Duni **Kyle Crossing Kensington Trails** Ascension Spring Branch 125 Lots ROSS MOD HALL 240 Lots 0.17 0.35 Hometown Kyle 653 Lots 0.7 PETCO Chiebrille

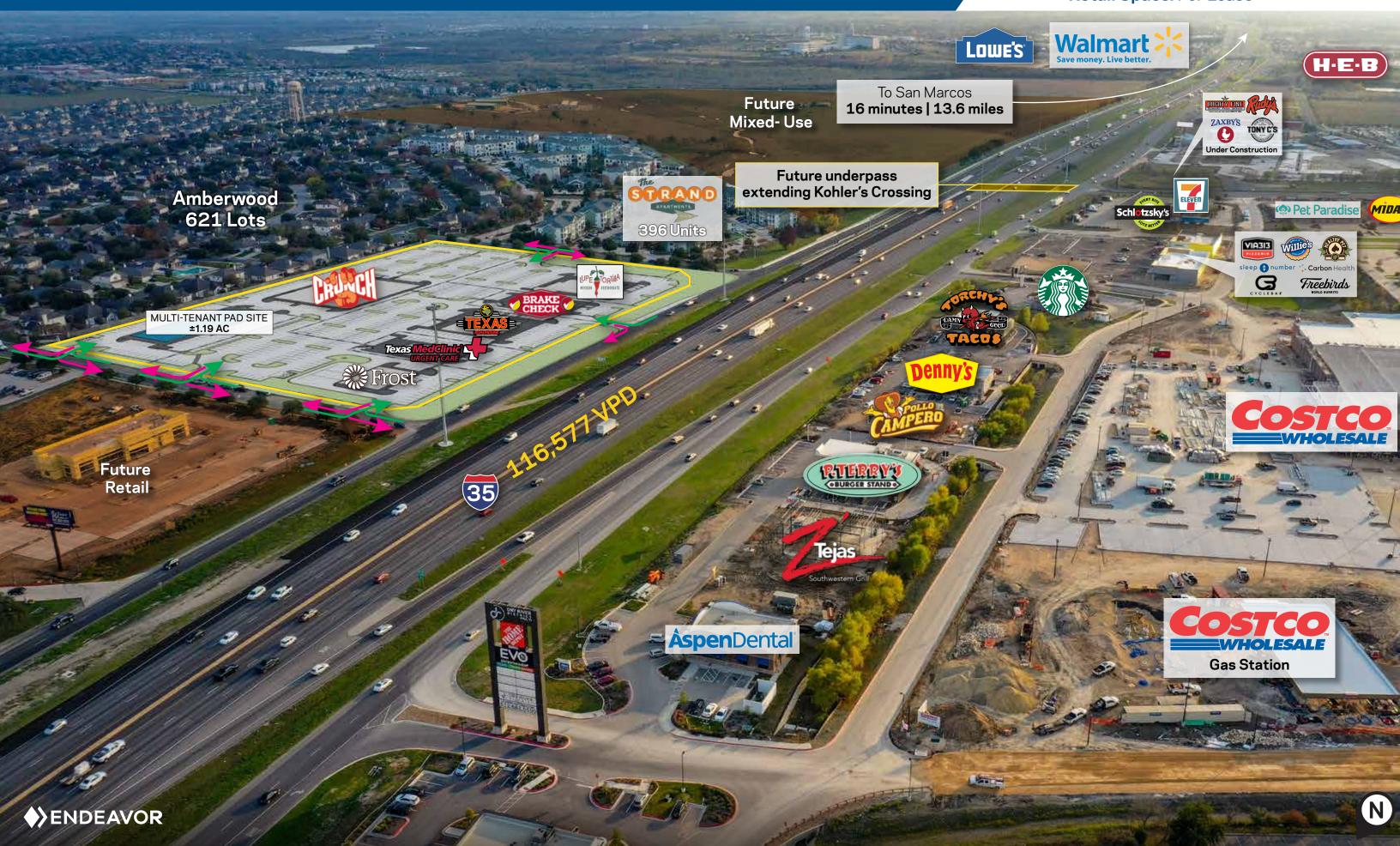




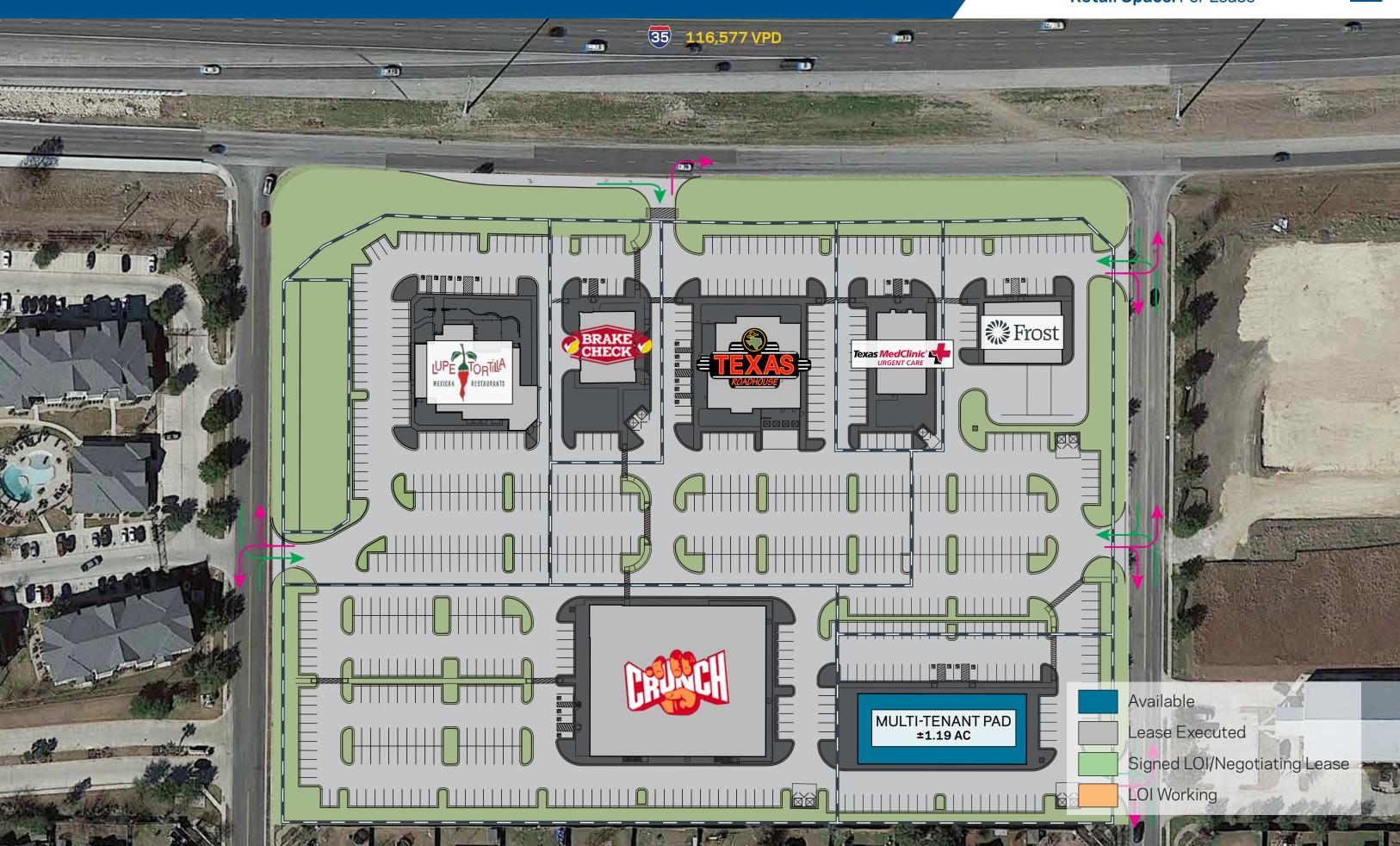
Pad Sites: Available











Pad Sites: For Ground Lease Retail Space: For Lease

## 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.

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)

