

- 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



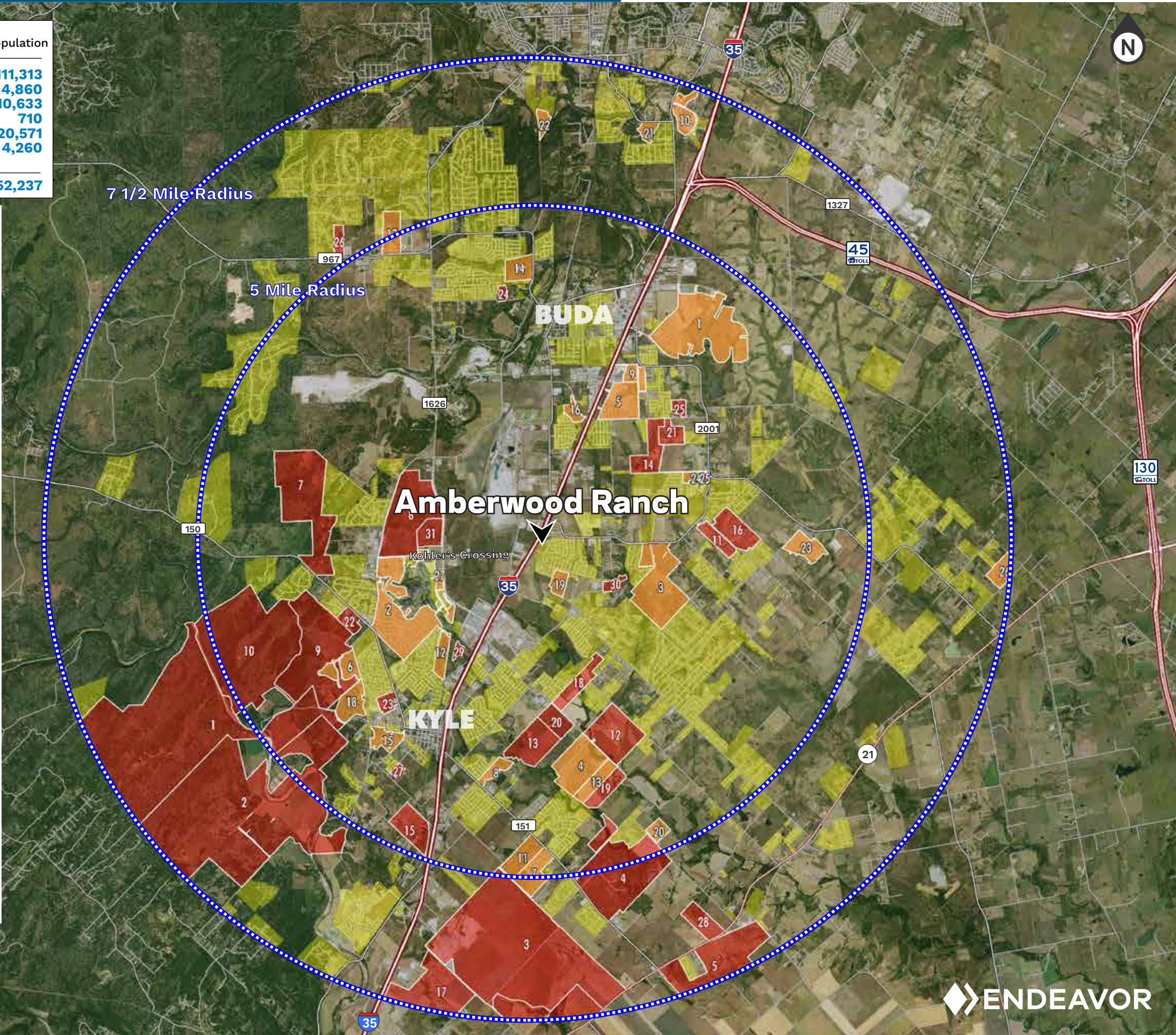
Existing and Future Subdivisions	5 Mile Radius	5 Mile Radius	5 Mile Radius
5-Mile Radius	Homes	Pop/Home*	Population
Existing Trade Area			111,313
Active Subdivisions - Vacant Developed Lots		2.7	4,860
Active Subdivisions - Future Lots	1,800	2.7	10,633
Active Subdivisions- Future Townhomes/Apts	3,938	2.0	710
Future Subdivisions - Total Lots	263	2.7	120,571
Future Apartments	44,656	2.0	4,260
	2,130		
			252,237

*Source 2009 AHS, NAHB Tabulations

ID	Active Subdivisions	Lots
1	Sunfield	3,920
2	Plum Creek	1,974
3	Crosswinds Mud	1,180
4	Bunton Creek	800
5	Stonefield	771
6	6 Creeks At Wateridge	529
7	Woodlands Park	356
8	Brookside Estates	334
9	Stoneridge	293
10	Estancia Hill Country Ph II	281
11	Cool Springs	280
12	Creeside Village	276
13	Bunton Reserve	267
14	White Oak Preserve	226
15	Stagecoach	224
16	Harvest Meadows	222
17	Carpenter Hill	205
18	Cypress Forest	198
19	Sunset Hills	188
20	Grist Mill Highlands	132
21	Bear Creek Crossing Ph 1	112
22	Ring Tract Phase 2	90
23	Studio Estates	76
24	Windy Hill 24 Acre	65
25	Windy Hill 11 Acre	41
26	Prairie Meadows	29
27	MF - Cromwell At Plym Crk Apts	263
		13,332

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

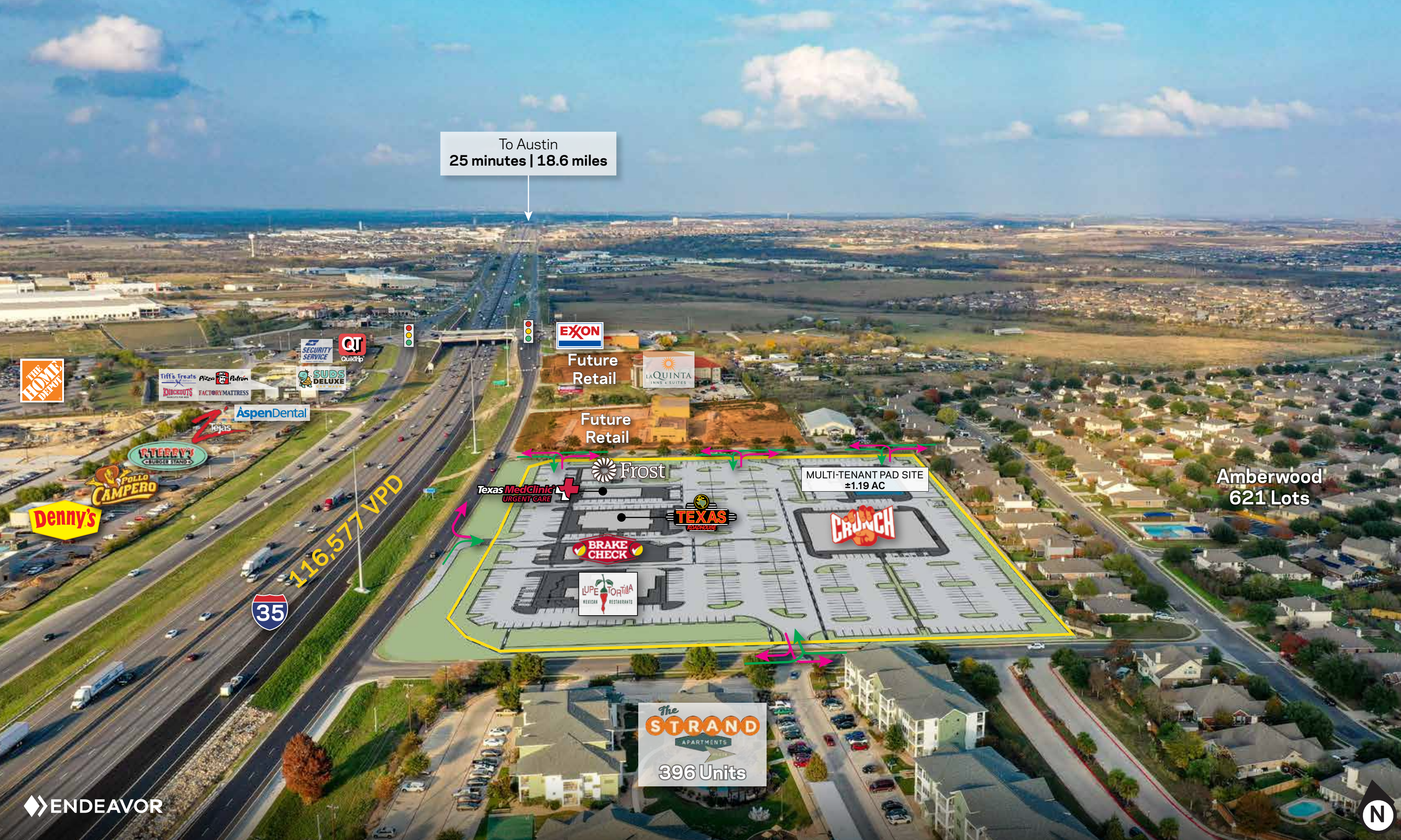
Sources:
Metrostudy
City of Kyle Planning Dept
Site Solutions
Hays County Appraisal District
Calwell County Appraisal District
Travis County Appraisal District











To Austin
25 minutes | 18.6 miles



116,577 VPD



Future Retail



Future Retail



MULTI-TENANT PAD SITE
±1.19 AC

Amberwood
621 Lots





Hays Logistics Center 1 & 2
±55 ac. Available Sites

Hays Logistics Center 3 & 4
428K | Under Construction

Texas Lehigh
Cement Company

CITIZEN HOUSE
KYLE
342 Units

COSTCO
WHOLESALE

THE HOME DEPOT

Tiff's Treats Pizza Patron
KNOCKOUTS FACTORY MATTRESS

SUBS DELUXE

SECURITY SERVICE

QT
QuikTrip

AspenDental

Denny's

POLLO CAMPERO

PERRY'S
BURGER STAND

Zejas

35

116,577 VPD

Future
Retail

Texas MedClinic
URGENT CARE

Frost

LUPE TORTILLA
MEXICAN RESTAURANTS

BRAKE CHECK

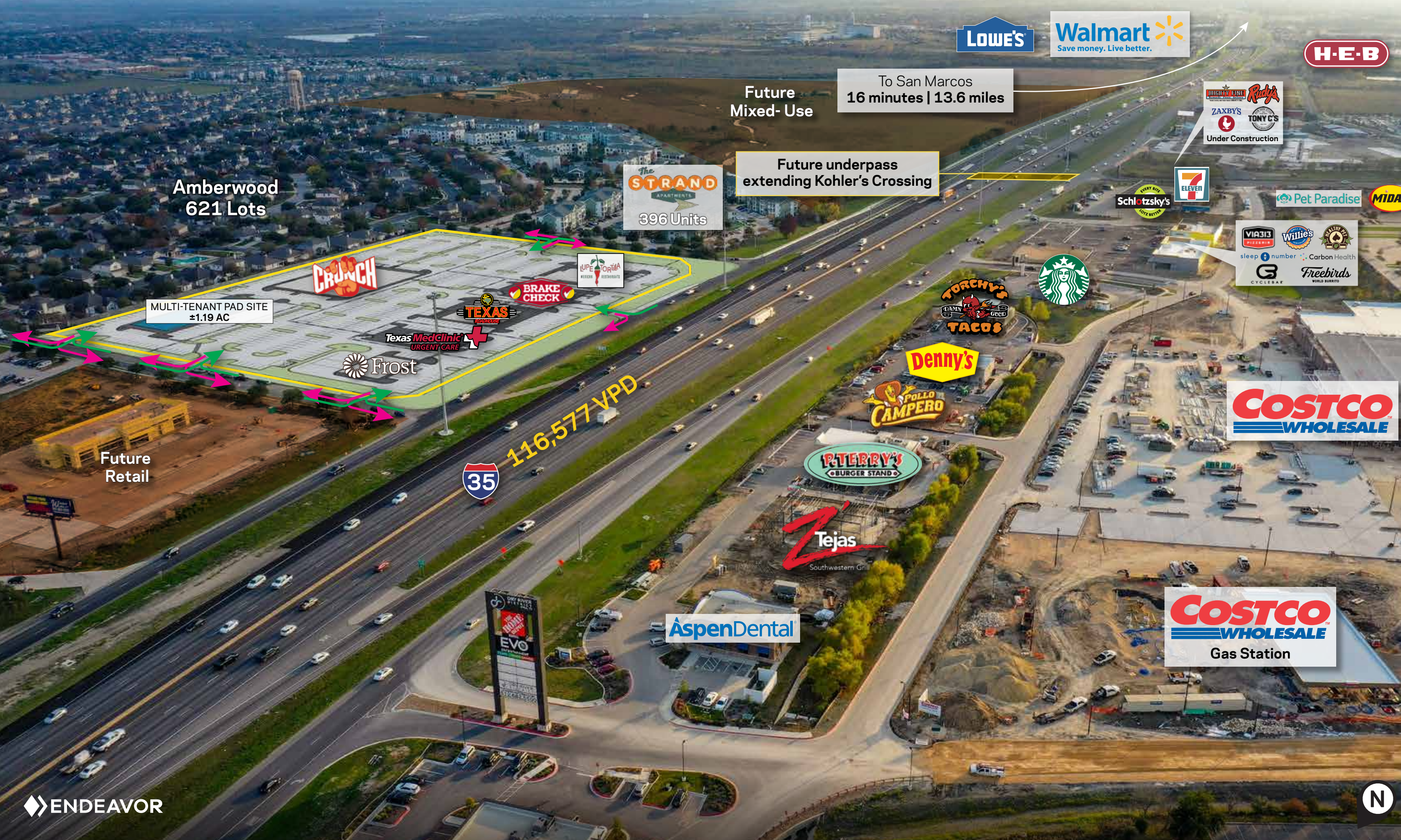
TEXAS
ROADHOUSE

CRUNCH

MULTI-TENANT PAD SITE
±1.19 AC

The STRAND
APARTMENTS
396 Units

Amberwood
621 Lots



Amberwood
621 Lots

MULTI-TENANT PAD SITE
±1.19 AC

Future
Retail

Future
Mixed- Use

To San Marcos
16 minutes | 13.6 miles

Future underpass
extending Kohler's Crossing

The
STRAND
APARTMENTS
396 Units

116,577 VPD



AspenDental

COSTCO
WHOLESALE
Gas Station



Future
Retail

Amberwood
621 Lots

Indian Paintbrush
224 Lots

MULTI-TENANT PAD SITE
±1.19 AC

The
STRAND
APARTMENTS
396 Units



116,577 VPD



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>)