

KYLE PARKWAY & KOHLER'S CROSSING | KYLE, TX



.99 AC I-35 FRONTAGE PAD SITE AVAILABLE



EXCELLENT VISIBILITY I-35 Frontage

PRIME LOCATION

KYLE IS ONE OF THE FASTEST GROWING CITIES IN TX

- Proximity to future mixed-use district
- Strong visibility & access to I-35
- Near the new Dry River District anchored by EVO Entertainment, COSTCO, and Home Depot with national retailers such as Starbucks, Torchy's Taco, P. Terry's, Burger Stand, Willie's Ice House, VIA 313, Freebirds, Cycle Bar, etc.



KW COMMERCIAL | SAN ANTONIO
15510 Vance Jackson Road
San Antonio, TX 78249

PRESENTED BY:

SAM SELIG

(210) 816-1547

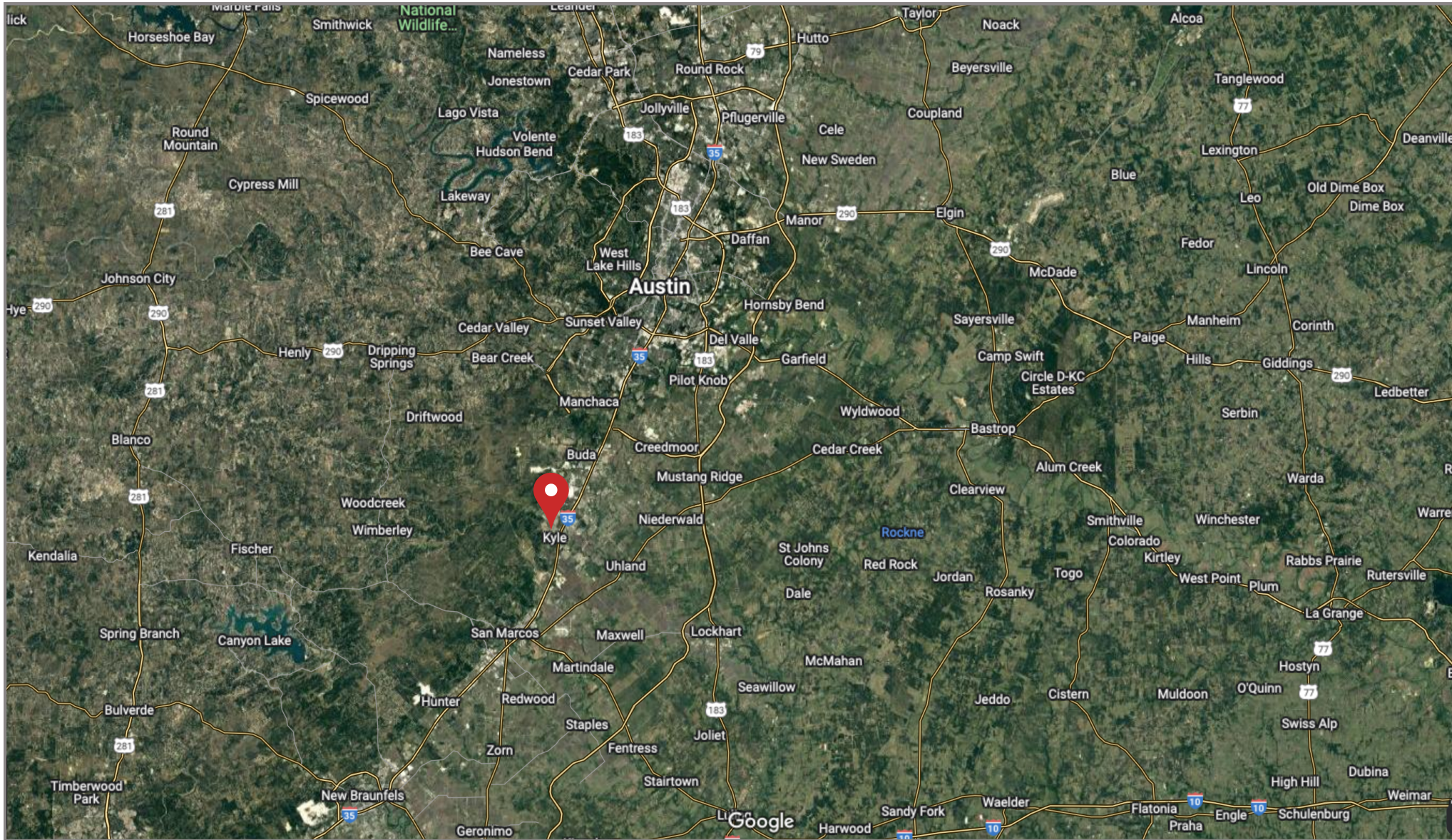
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kw CITY VIEW
KELLERWILLIAMS.REALTY

Each Office Independently Owned and Operated

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

AERIAL MAP



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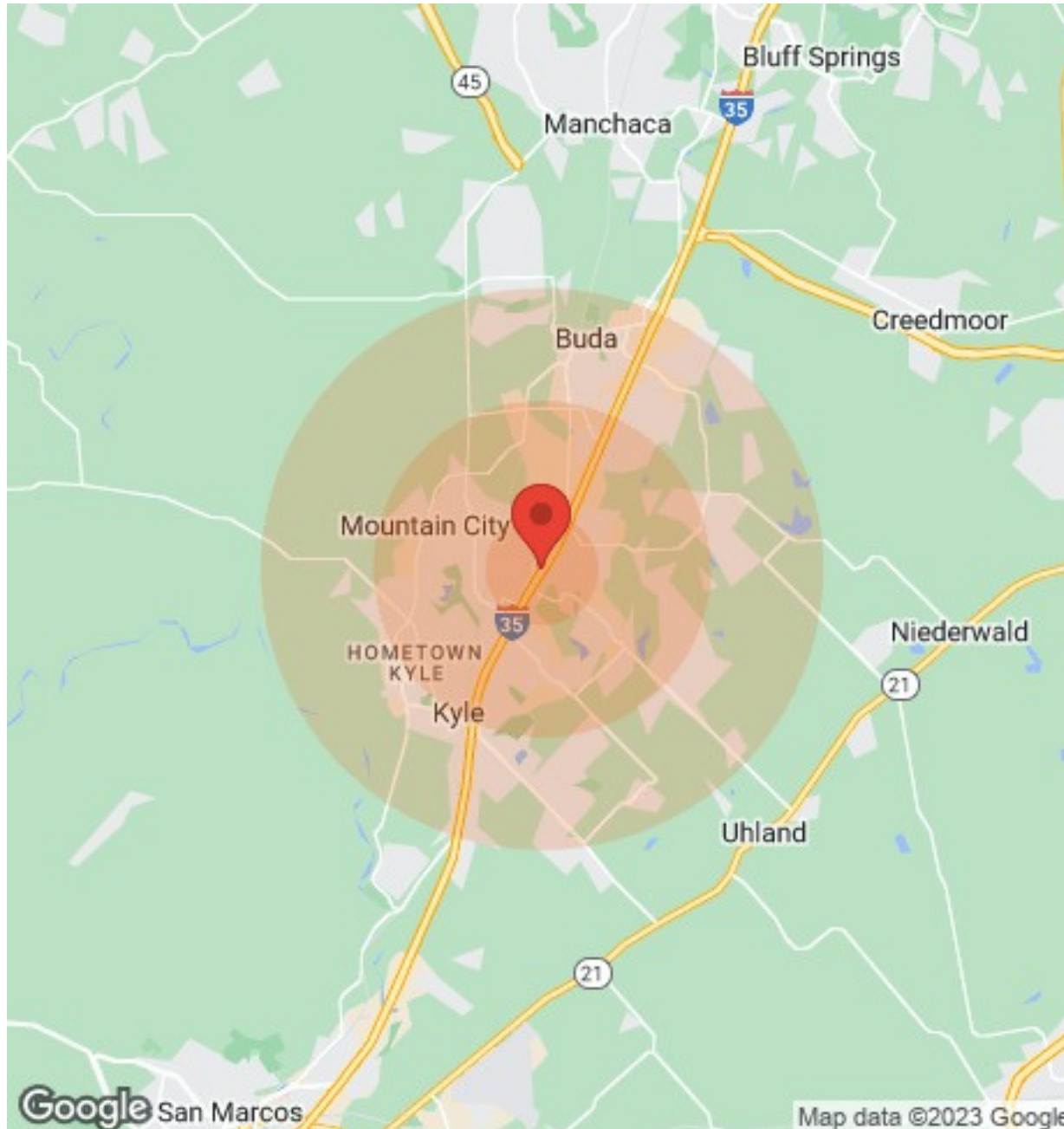
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DEMOGRAPHICS



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | N/A | 20,925 | 29,877 |
| Female | N/A | 20,777 | 29,128 |
| Total Population | N/A | 41,702 | 59,005 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | N/A | 10,268 | 14,582 |
| Ages 15-24 | N/A | 7,258 | 10,335 |
| Ages 25-54 | N/A | 15,354 | 21,448 |
| Ages 55-64 | N/A | 4,187 | 5,994 |
| Ages 65+ | N/A | 4,635 | 6,646 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | N/A | 31,933 | 44,335 |
| Black | N/A | 1,328 | 1,680 |
| Am In/AK Nat | N/A | 119 | 201 |
| Hawaiian | N/A | 1 | 6 |
| Hispanic | N/A | 20,510 | 30,798 |
| Multi-Racial | N/A | 16,326 | 25,198 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|----------|----------|
| Median | N/A | \$74,031 | \$69,967 |
| < \$15,000 | N/A | 640 | 1,148 |
| \$15,000-\$24,999 | N/A | 589 | 1,003 |
| \$25,000-\$34,999 | N/A | 1,186 | 1,631 |
| \$35,000-\$49,999 | N/A | 1,868 | 2,665 |
| \$50,000-\$74,999 | N/A | 3,269 | 4,246 |
| \$75,000-\$99,999 | N/A | 2,419 | 3,061 |
| \$100,000-\$149,999 | N/A | 2,501 | 3,567 |
| \$150,000-\$199,999 | N/A | 365 | 462 |
| > \$200,000 | N/A | 186 | 336 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | N/A | 12,870 | 18,290 |
| Occupied | N/A | 12,249 | 17,265 |
| Owner Occupied | N/A | 9,813 | 13,789 |
| Renter Occupied | N/A | 2,436 | 3,476 |
| Vacant | N/A | 621 | 1,025 |

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