



 1259 N Old Stagecoach Road in Kyle, TX

Available

GROCERY-ANCHORED RETAIL / PAD SITES

Property Overview

Grocery-Anchored Retail/Pads Available

- Located in the southwest quadrant of Old Stagecoach Road and FM-150/Veterans Drive in Kyle
- Multiple nearby subdivisions under construction such as Plum Creek (3,387 lots), Anthem (1,437 lots), Six Creeks (2,409 lots), and Hometown Kyle (845 lots)
- Old Stagecoach Road expanding to four lanes
- The Vybe Trail, an 80+ mile network of trails connecting across the city of Kyle and from Austin to San Antonio, is coming soon
- Zoning: Community Commercial
Perfect for retail, drive thru, restaurant, office space

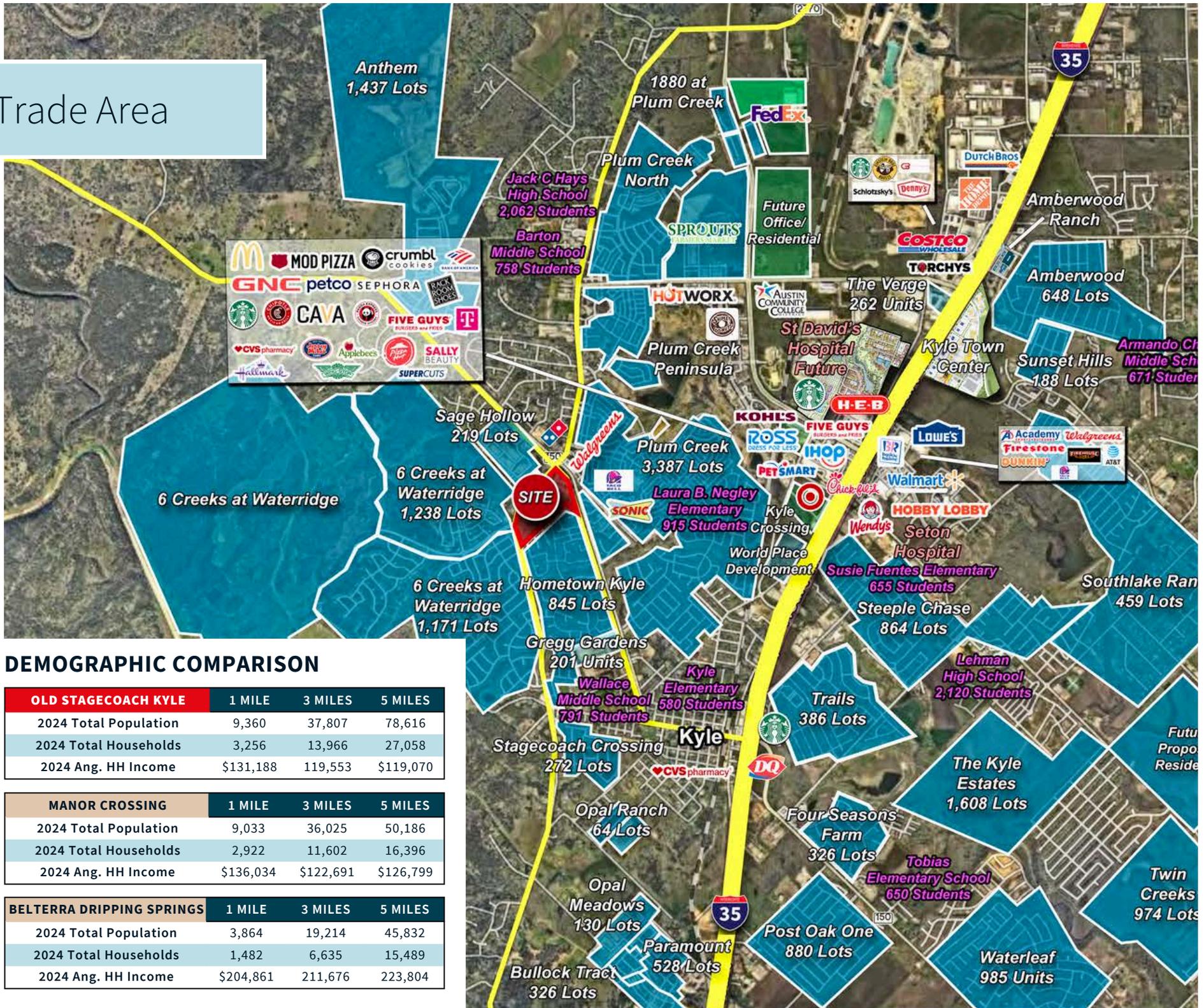


Location	1259 N. Old Stagecoach Road Kyle, TX 78640
Hard Corner	Old Stagecoach Rd. & Veterans Dr. (signalized)
Size	±0.9 - 5.92 Acre Pad Sites
Access/Visibility	<ul style="list-style-type: none"> • Old Stagecoach Rd. • Veterans Dr.
Zoning	Community Commercial
Proposed Curb Cuts	<ul style="list-style-type: none"> • <u>Old Stagecoach Rd</u>: (7) Full Access • <u>Veterans Dr</u>: (3) Full Access

Demographics

	1 mile	3 miles	5 miles
2024 Estimated Population	9,360	37,807	78,616
2024 Estimated Households	3,256	13,966	27,058
2024 Average Household Income	\$131,188	\$119,553	\$119,070
2024 Daytime Population	5,889	30,694	54,993

Trade Area



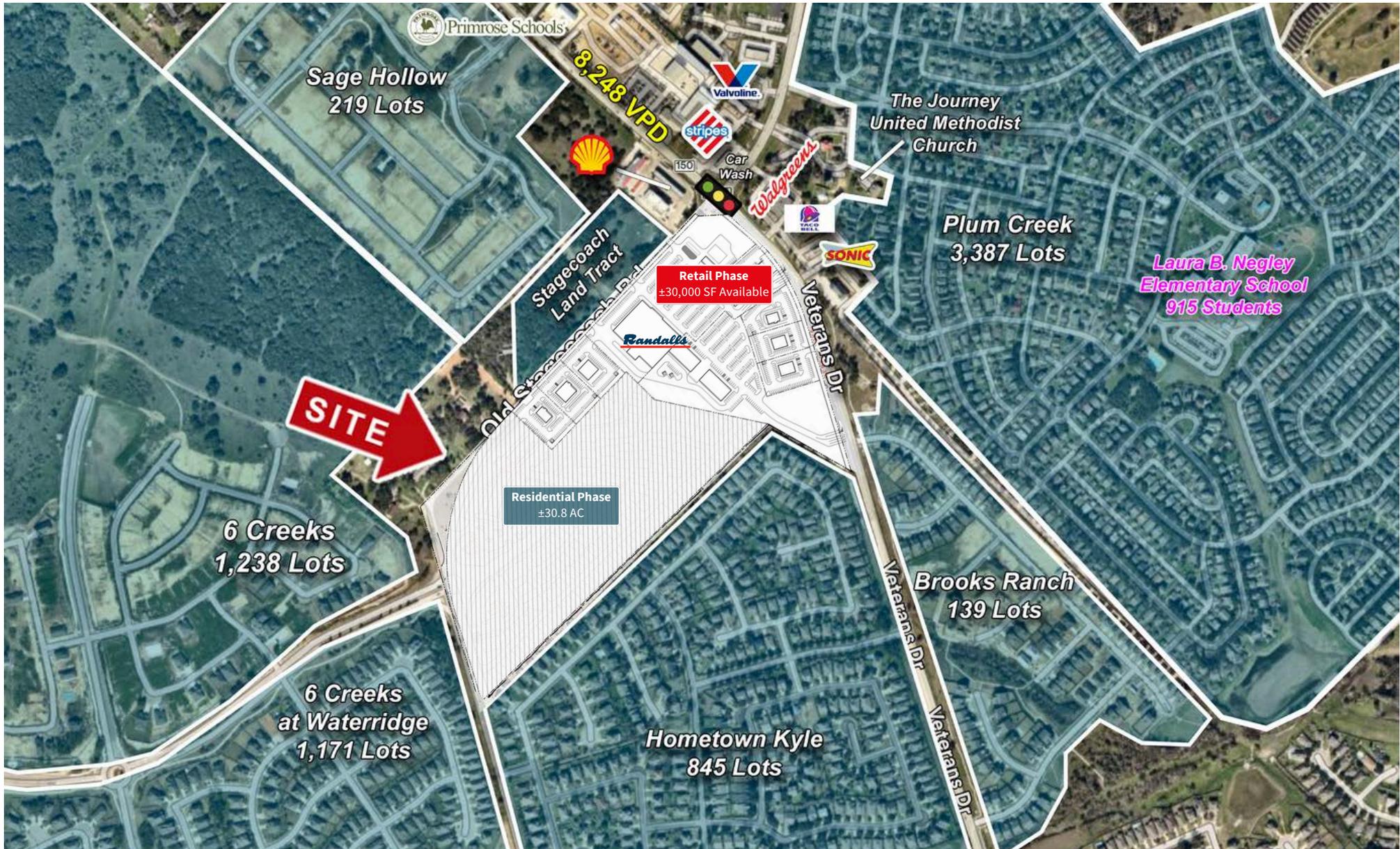
DEMOGRAPHIC COMPARISON

OLD STAGECOACH KYLE	1 MILE	3 MILES	5 MILES
2024 Total Population	9,360	37,807	78,616
2024 Total Households	3,256	13,966	27,058
2024 Ang. HH Income	\$131,188	119,553	\$119,070

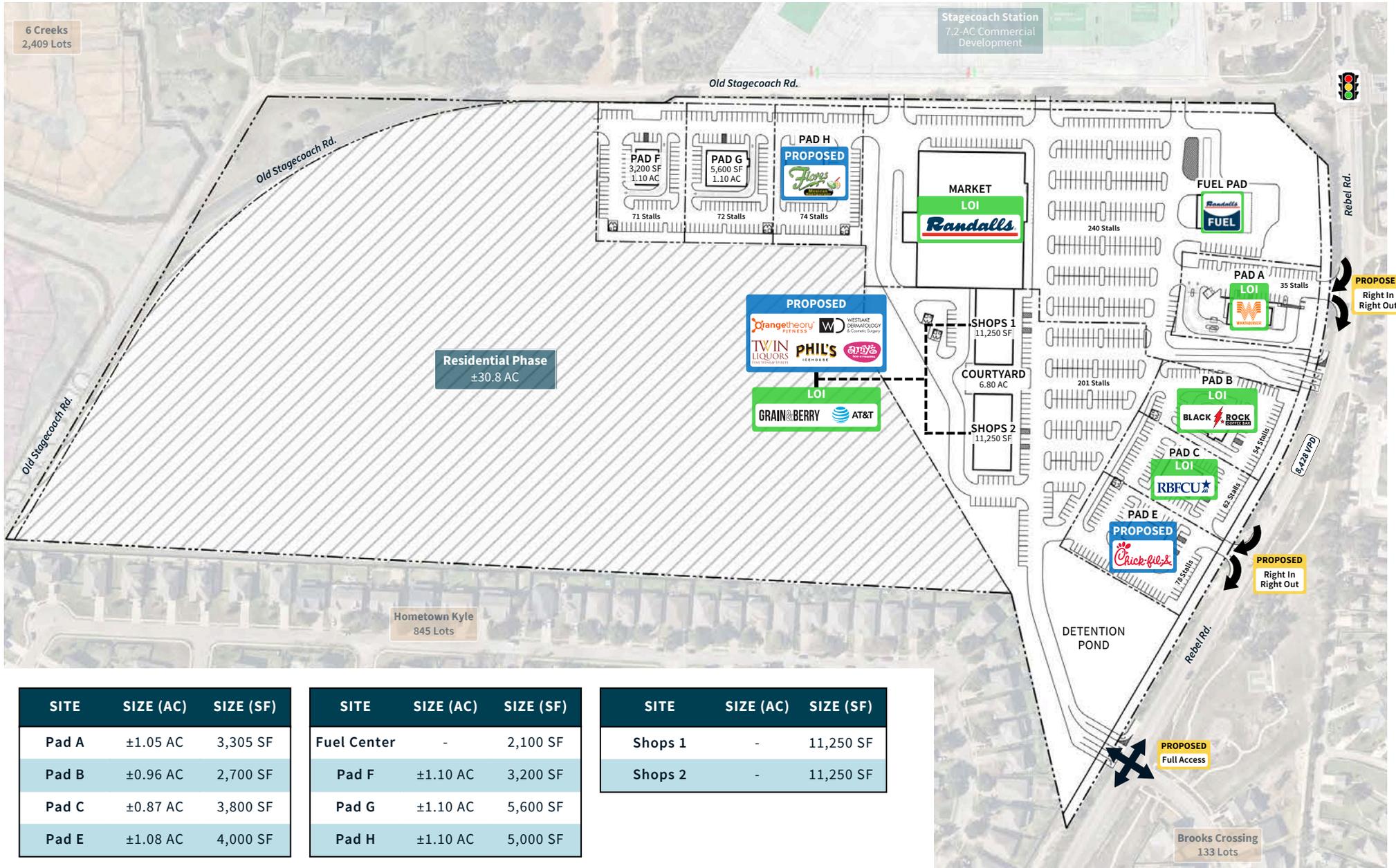
MANOR CROSSING	1 MILE	3 MILES	5 MILES
2024 Total Population	9,033	36,025	50,186
2024 Total Households	2,922	11,602	16,396
2024 Ang. HH Income	\$136,034	\$122,691	\$126,799

BELTERRA DRIPPING SPRINGS	1 MILE	3 MILES	5 MILES
2024 Total Population	3,864	19,214	45,832
2024 Total Households	1,482	6,635	15,489
2024 Ang. HH Income	\$204,861	211,676	223,804

Site Location



Concept Retail Plan



SITE	SIZE (AC)	SIZE (SF)
Pad A	±1.05 AC	3,305 SF
Pad B	±0.96 AC	2,700 SF
Pad C	±0.87 AC	3,800 SF
Pad E	±1.08 AC	4,000 SF

SITE	SIZE (AC)	SIZE (SF)
Fuel Center	-	2,100 SF
Pad F	±1.10 AC	3,200 SF
Pad G	±1.10 AC	5,600 SF
Pad H	±1.10 AC	5,000 SF

SITE	SIZE (AC)	SIZE (SF)
Shops 1	-	11,250 SF
Shops 2	-	11,250 SF

*Concept retail plan is subject to changes.

Concept Residential Plan



*Concept residential plan is subject to changes.

Conceptual Renderings





Contact

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