

# Plum Creek: Innovation Campus

Northeast Corner of FM 1626 & Kohlers Crossing, Kyle TX

± 132 Acres

Divisible

Downtown Austin | 19.8 miles

INNOVATION  
CAMPUS

± 132 ACRES

FM 1626

Kohlers Crossing

MULTI-USE, MASTER PLANNED DEVELOPMENT IN  
THE HEART OF THE TEXAS INNOVATION CORRIDOR.

AVISON  
YOUNG



## THE OPPORTUNITY

**Optimal corporate campus site within Plum Creek, a 2,200-acre master-planned community and town center, situated in the vibrant Texas Innovation Corridor.**





# Site plan

## A Plum Creek Innovation Campus

Build-to-Suit

± 132 AC | ± 750,000 SF office space

## B The Brick and Mortar District

Office, Retail, and Hotel parcels  
No density cap

± 138 AC | 2,500 homes | 250,000 SF office space  
150,000 SF retail space | 35 AC parkland

### Plum Creek: Brick and Mortar District

B

With great schools close by, and just minutes from the small-town charms of downtown Kyle, The Brick & Mortar District is a bright new destination in the award-winning Plum Creek community—bustling with over 2,000 homes and over 300 acres of commercial development.

#### 1 Office

- Two (2) 24,000 SF Office Buildings (3 stories)
- 15,000 SF Ground Floor Retail

#### 2 Mixed-Use Phase 1

- 44,000 SF Retail (Single-Story)

#### 3 Mixed-Use Phase 2

- Two (2) 24,000 SF Office Buildings (2 stories)
- 32,000 SF Retail (Single-Story)

#### Features

- Dense zoning allowances
- Office, retail and hospitality parcels available

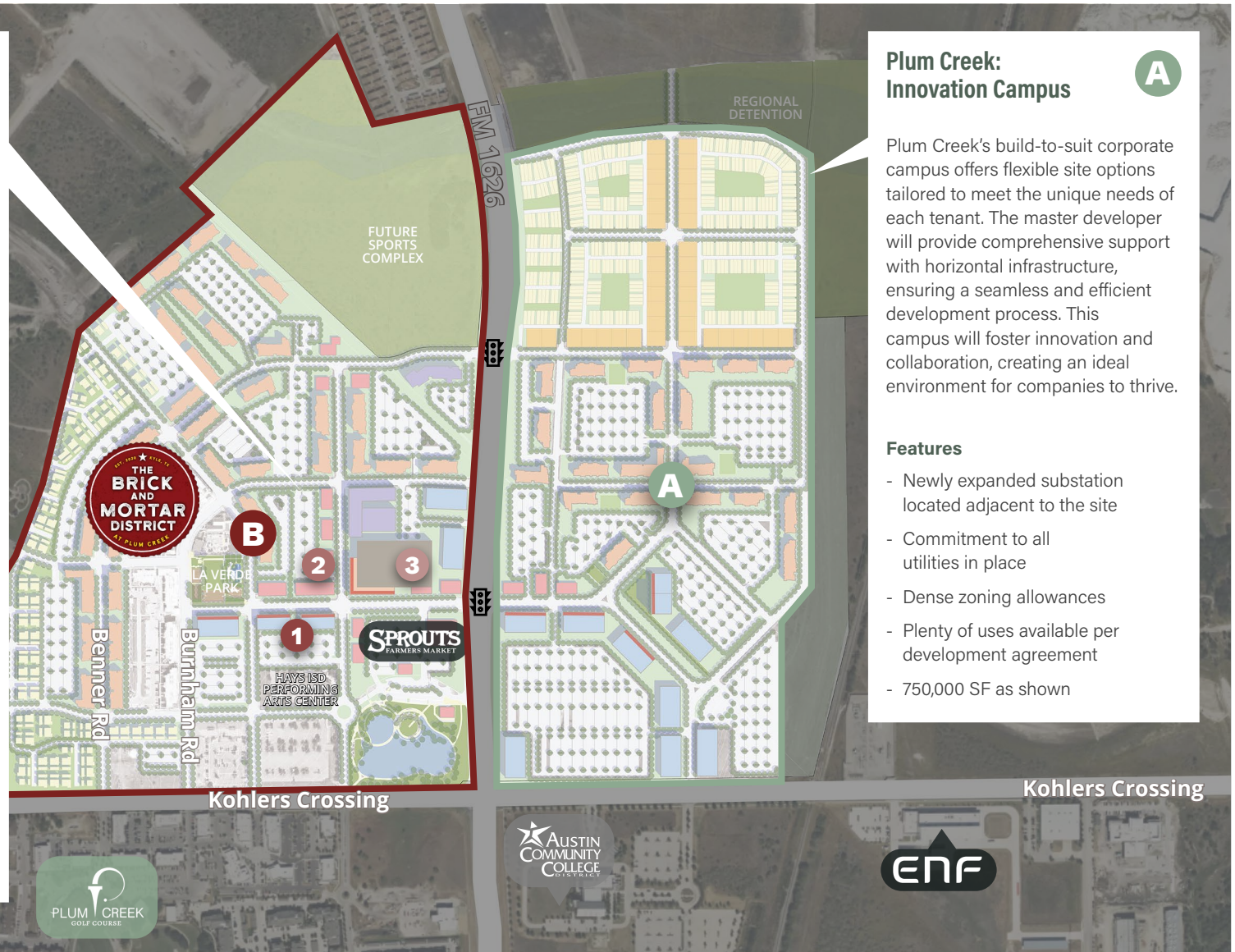
### Plum Creek: Innovation Campus

A

Plum Creek's build-to-suit corporate campus offers flexible site options tailored to meet the unique needs of each tenant. The master developer will provide comprehensive support with horizontal infrastructure, ensuring a seamless and efficient development process. This campus will foster innovation and collaboration, creating an ideal environment for companies to thrive.

#### Features

- Newly expanded substation located adjacent to the site
- Commitment to all utilities in place
- Dense zoning allowances
- Plenty of uses available per development agreement
- 750,000 SF as shown





## TOP AND EMERGING INDUSTRIES



TECH



HOSPITALITY



CYBERSECURITY



HEALTHCARE



BIOTECH



MANUFACTURING



AEROSPACE



DEFENSE

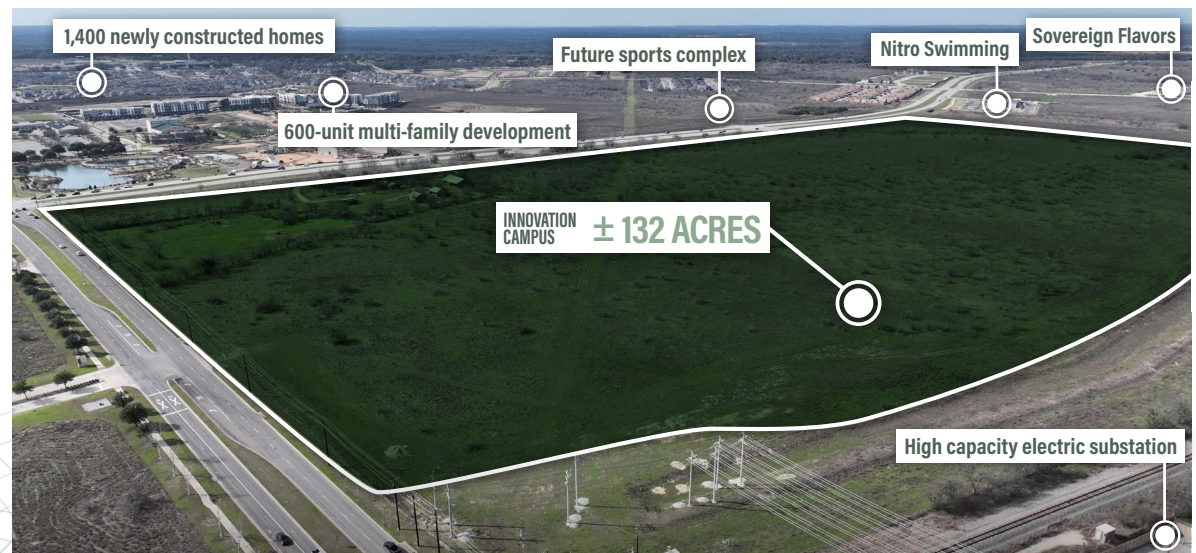
## THE OPPORTUNITY

# Plum Creek: Innovation Campus

**Plum Creek: Innovation Campus**, within the City of Kyle, is an ideal location for a business headquarters or corporate campus. Sitting alongside the **Plum Creek: Brick and Mortar District** mixed-use development, and within a larger 2,200-acre master planned community, the site benefits from a prime location in a thriving economic corridor, strategically positioned in the path of growth between two of Texas' fastest-growing metropolitan areas: Austin and San Antonio.

Since the 2010s, both cities have experienced sustained growth, fueled by a strong educational foundation from the University of Texas systems, Texas State University, and Austin Community College. The presence of industry giants like Tesla, Samsung, Ascension Seton Healthcare, and Amazon adds credence to the longevity of the sustained growth. These key players have significantly contributed to the region's economic vitality, creating abundant opportunities and an expanding workforce.

In Kyle, affordability has driven exponential population growth, transforming the city into a thriving "live, work, play" destination. At the heart of this transformation is Plum Creek — a vibrant, well-established community featuring thousands of single family homes and apartments, a scenic golf course, a performing arts center, diverse shopping and dining options, numerous parks and trails, and a 30-acre catch and release lake. This dynamic environment has attracted new occupiers like Simwon, Plastikon, ENF, Fat Quarter, and Sovereign Flavors, further enhancing Plum Creek's reputation as a strategic hub for business expansion and innovation.





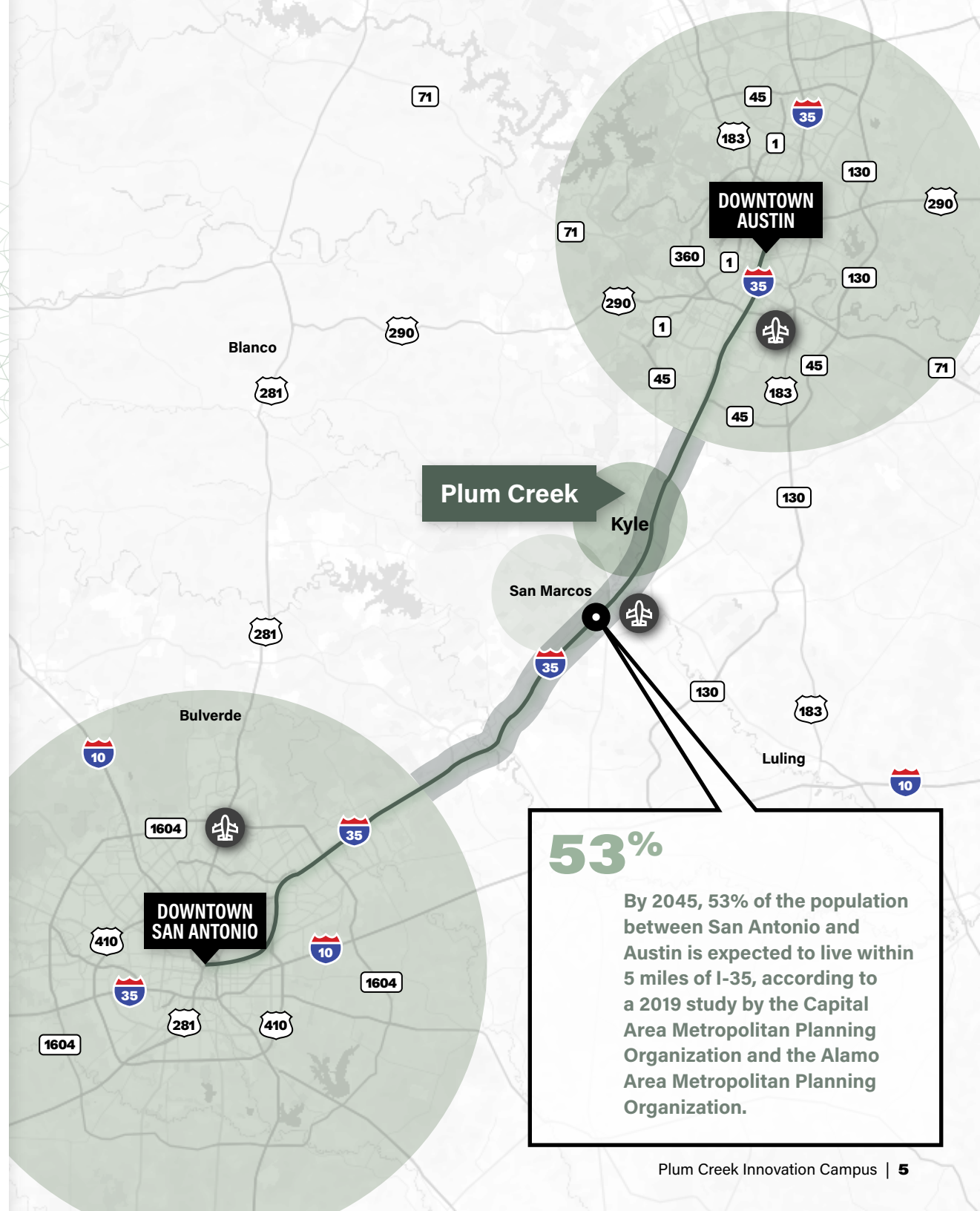
# Population and infrastructure to fuel your business

The Texas Department of Transportation's \$7 billion I-35 expansion project aims to improve traffic flow and accommodate future growth along the **80-mile stretch between downtown Austin and downtown San Antonio**. The project includes adding 40 miles of new lanes, upgrading interchanges, and implementing safety measures. Early completion of some phases has already led to a 15% reduction in travel time during peak hours.

**#1** Austin, Texas holds the No. 1 ranking among large cities due to its rapid job and wage growth along with a robust high-tech sector, according to the 2024 Best Performing Cities Index.

**105%**

From 2022-2060, Hays County, home to the City of Kyle, is expected to have a 105% increase in population, while Comal County is projected to increase by 74%, and Guadalupe County will increase by 47%, according to data from the TDC.





## WHY TEXAS

# Texas is the **top choice** for growth and opportunity

Texas stands out as an ideal location due to its pro-business environment, with no state income tax, low operational costs, and a variety of incentives. Its thriving economy, fueled by diverse industries like energy, technology, and manufacturing, is supported by a growing, skilled workforce.

Centrally located with excellent infrastructure, Texas provides convenient access to national and international markets. The state also offers a high quality of life with affordable housing, a rich cultural scene, and mild winters, making it attractive for businesses and employees alike.

Furthermore, the **Texas Enterprise Fund** awards “deal-closing” companies considering major expansions or new facilities in Texas, specifically when competing with locations in other states, provided the projects promise significant job creation and capital investment.

This compelling combination of factors has attracted over 200 major companies to Texas, including Tesla and Oracle. This influx underscores Texas’s position as a premier destination for corporate growth and innovation.

## VENTURE CAPITAL SETS SIGHTS ON TEXAS



**Texas was the #1 jobs creator in 2024**, adding 284,200 non-farm jobs from December 2023 to December 2024.



**Texas economy grew at a rate of 4.2% in Q3 2024**, growing faster than the nation as a whole.



**Texas named the Best State for Business**—for a record-breaking 20 years in a row—in an annual survey conducted by

## TOP TEXAS ADVANTAGES



**NO STATE INCOME TAX**



**LEADER IN TECH, OIL, GAS  
& RENEWABLE ENERGY**



**LOWER OPERATIONAL  
COSTS**



**GLOBAL TRADE HUB**



**#1 EXPORTING STATE  
IN THE U.S.**



**TIME ZONE ADVANTAGE**



**8TH LARGEST ECONOMY  
IN THE WORLD**



**#1 STATE FOR FOREIGN  
DIRECT INVESTMENT**



# The path of growth: A **diverse** and **robust** region



**Austin**

Austin is the fastest-growing metro in the nation, home to approximately 2.55 million residents. Celebrated for its vibrant culture, live music, and renowned universities, Austin has experienced significant economic and population growth since 2010, with its GDP nearly doubling and its population increasing by 36%. The city boasts a strong economy propelled by sectors such as advanced manufacturing, clean technology, and tech, with a significant 17% of jobs concentrated in the technology sector. In 2022 alone, venture capital investments in Austin reached \$4.9 billion.

The region features an extensive higher-education system serving over 160,000 students, ensuring a skilled workforce. Major universities include the University of Texas at Austin and Texas State University. Over 90% of residents are high school graduates, and nearly 47% hold a bachelor's or advanced degree.



**San Antonio**

San Antonio, the nation's 24th-largest metropolitan area, with a population of approximately 2.7 million residents, is undergoing significant expansion driven by its robust economy and affordable housing market. The Census Bureau recently recognized it as the leading major metro for population growth due to domestic migration, with an estimated addition of 22,000 new residents.

Key industries in San Antonio's economy are finance, cybersecurity, tourism, healthcare, and defense. This economic diversification, coupled with a lower cost of living, supports its continued growth trajectory. San Antonio's unemployment rate remains below the national average, and its diverse economy, anchored by recession-resistant sectors, positions it well for continued growth.



**The Innovation Corridor**

The geographical proximity of Austin and San Antonio—with just 80 miles between their downtowns—has fostered an increasingly interconnected economic landscape. The fast-growing communities of Buda, Kyle, and San Marcos situated along I-35 have grown considerably over time. Texas State University, the fourth-largest university in Texas and located in San Marcos, contributes significantly to this convergence of talent.

The confluence of talent and growth has attracted many major companies and industry disruptors, such as TaskUs, Tesla, Samsung, and Ascension Seton Healthcare, to the area. These companies benefit from the strategic access offered by San Marcos Regional Airport, the FAA's designated reliever airport for both Austin-Bergstrom (AUS) and San Antonio (SAT) international airports.



# A top ranking region for doing business

#1

**Austin named  
Best-Performing City**

2024 Milken Institute Best-  
Performing Cities (BPC) Index

AUSTIN RANKED

No. 18

**BEST CITIES FOR YOUNG  
PROFESSIONALS IN AMERICA**  
(Niche)

AUSTIN RANKED

9<sup>th</sup>

**Best Places to Live**  
(U.S. News & World Report)



5 million

POPULATION



\$411 billion

GDP



2.4 million

LABOR FORCE

7 **FORTUNE**  
**500**  
COMPANIES

29%



**INCREASE IN TECH TALENT  
POOL IN AUSTIN SINCE 2018**  
(CBRE)

191,800

**ENROLLED STUDENTS  
AT NEARBY UNIVERSITIES**

**260+ DAILY FLIGHTS  
FROM 'AUS'**

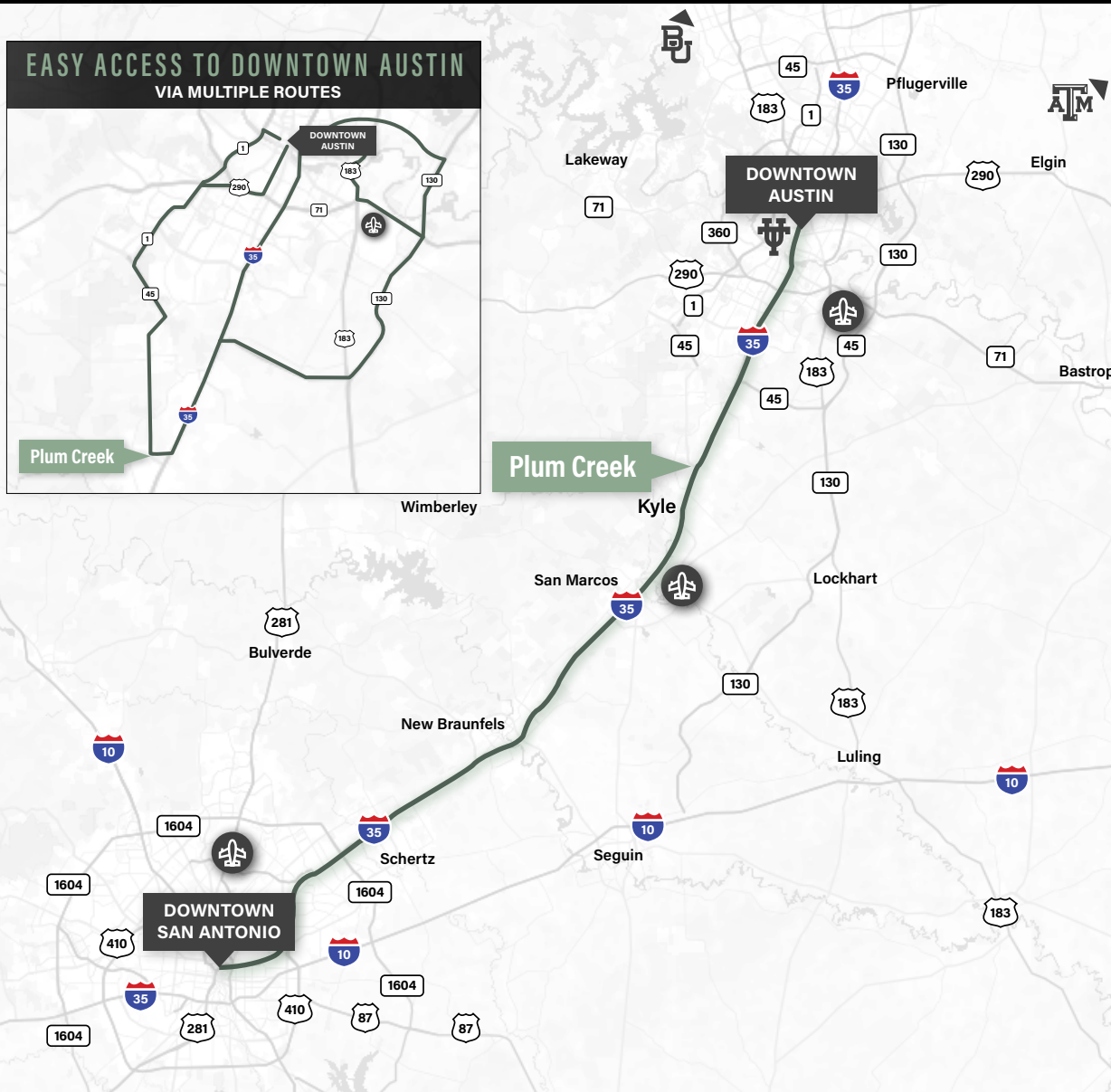


**260+ DAILY FLIGHTS  
FROM 'SAT'**



CITY OF KYLE AND PLUM CREEK

# Kyle, TX: the only choice along the Innovation



Kyle is uniquely positioned between the converging metros of Austin and San Antonio, **offering access to big city talent while maintaining affordability.**

## DRIVE TIMES + FLIGHT ACCESS

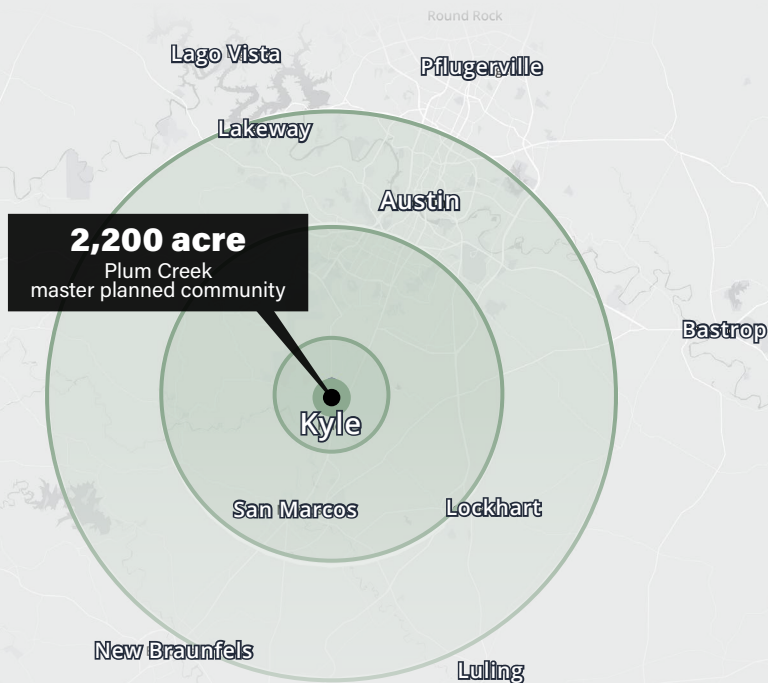
	<b>Downtown Austin</b> 19.8 miles (20 min)		<b>Downtown San Antonio</b> 63.3 miles (80 min)
	<b>Austin Int'l Airport</b> 21.8 miles (22 min)		<b>San Antonio Int'l Airport</b> 55.4 miles (55 min)
	<b>San Marcos Regional Airport</b> 7.8 miles (11 min)		

## REGIONAL CORPORATE PRESENCE

AMD	Google	ORACLE	TESLA
amazon	Hanger	Pearson	TESORO
Apple	IBM	rackspace technology	USAA
APPLIED MATERIALS	iHeartMEDIA	resideo	Vrbo
DELL	ni	SAMSUNG	YETI



## 5 - 15 - 25 MILE RADIUS MAP



## DEMOGRAPHICS AND WORKFORCE



Within a 5, 15 and 25 mile radius:  
populations of 81,258; 531,661; and 1.2M



Average household income within 25 miles is \$149,116



7,800+ single family homes in Kyle, TX  
2,600+ multifamily units within 2 miles



59% white collar, 41% blue collar,  
31% bachelor's degree or above



Projected job growth of 62.8% from 2020 to 2030, 61% higher than the national average

## CITY OF KYLE AND PLUM CREEK

# Plum Creek checks the boxes for your business

Plum Creek is the premier mixed-use masterplanned community in the City of Kyle, one of the fastest growing cities in Texas and well-located along the highly desirable Texas Innovation Corridor. The combination of an educated, skilled workforce, an affordable cost of living, and positioned in close proximity to Austin and San Antonio push Kyle to the top of the list for companies seeking expansion or a change in headquarters.



### ROBUST POPULATION GROWTH

More than 5,000 residential units are in-construction or planned and the population is projected to grow by over 5% the next five years within a 10-mile radius of Plum Creek.



### AFFORDABLE COST OF LIVING

Standing out as an affordable living option within the thriving Austin-San Antonio corridor, the median home cost in Plum Creek is \$340,000, significantly below Austin's \$525,000, with the city of Kyle's cost of living index of 105.0 sitting notably lower than Austin's 129.4.



### PREMIER BUSINESS CORRIDOR

I-35 is Texas' busiest interstate, connecting San Antonio - Kyle - Austin - Dallas-Fort Worth. Kyle is positioned perfectly on this central artery of the fast-growing Innovation Corridor with companies across Technology, Life Sciences, Automotive, Defense, Venture Capital, and AI taking root.

**2 million sf**

of existing  
commercial space

**15,000+**

residents

**6,000+**

existing homes

**10,000**

homes expected  
at full build out

\*single family homes,  
townhomes, and apartments



# Top area employers

★ Amazon Fulfillment Center

2 US Foods

3 CMC Rebar

4 Nighthawk Frozen Foods

5 TX Asphalt Association

6 **Fat Quarter Shop \***

7 Capital Excavation

8 Alsco Lined

9 **Sovereign Brands \***

10 Nitro Swimming

11 ACC - Hays Campus

12 ENF Technology \*

13 RSI, Inc. \*

14 Plastikon Industries

15 Simwon America

16 Lowes Distribution

## Key

**Bold** Plum Creek Businesses

\* HQ Location

17 Seton Medical Center

18 K&J Woodworks

19 Tesla

20 CFAN

21 UTC Aerospace Systems

22 EPIC Piping

23 Astound Broadband

24 Grifols Laboratory

25 Berry Aviation

26 McCoy's Building Supply \*

27 Texas State University

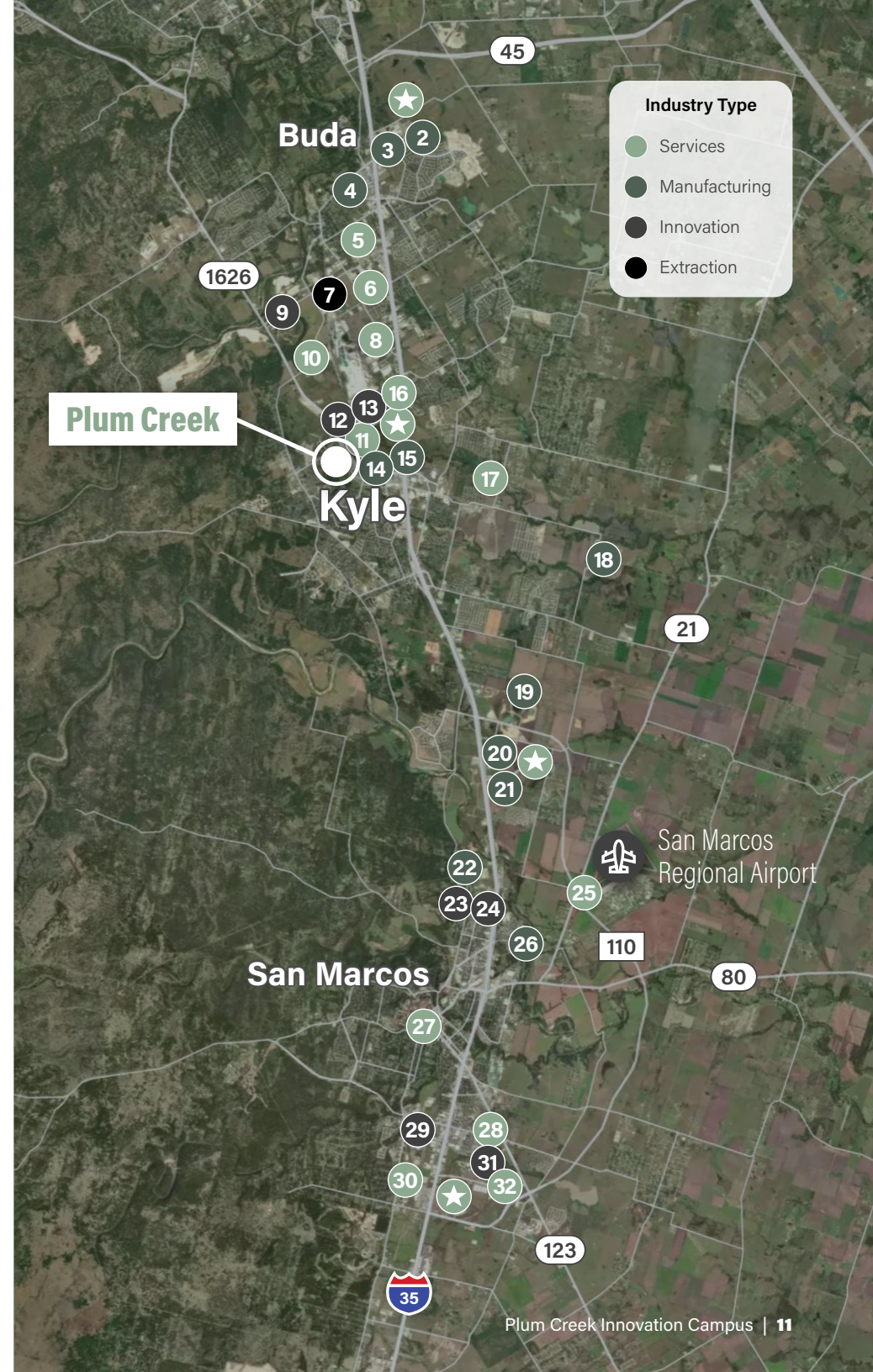
28 Central TX Med Center

29 Thermon, Inc.

30 OneSupport

31 Signify

32 Altra Motion





# A community anchored by greenspace



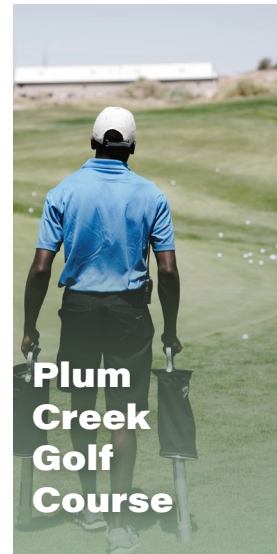
Nestled near the intersection of Burnham and Doherty, **La Verde Park** is a vibrant 1.6-acre oasis at the heart of the Brick and Mortar District. This dynamic park boasts an event lawn for gatherings of up to 2,200, a performance pavilion hosting diverse entertainment, and interactive water features for refreshing summer days. Families will delight in the world-class, inclusive playground, while dog owners can enjoy the designated dog run. La Verde Park incorporates Low Impact Development features such as rain gardens and native plantings, making it a sustainable and inviting community space.



Serving as the heart of the Brick and Mortar District, **Heroes Memorial Park** stands as a tribute to U.S. military veterans and first responders, honoring their service through an educational and reflective experience. This public gathering space offers visitors a chance to pay their respects and engage with the past, featuring a Memorial Garden that includes an honor wall, a remembrance totem, and a time capsule, each symbolizing sacrifices made by these courageous individuals. As a prominent gateway into the community, the park's design seamlessly integrates elements of patriotism with the beautiful surroundings.



North of The Brick and Mortar District, a new **Regional Sports Complex and Greenway** is taking shape as a major destination for sports and community events. With 9 full-size and 20 youth fields, it will host regional tournaments on 30+ weekends a year, drawing visitors from across the area. Beyond athletics, it will serve as a vibrant civic hub and festival space. Just five minutes away, **NitroSwim** offers a 23-lane indoor competition pool. Together, these venues will support competitive sports and dynamic community gatherings, enriching the region's social and cultural life.



**Plum Creek Golf Course** offers a championship golfing experience with breathtaking views and natural beauty. The course's unique design provides a private feel for each hole, while five tee sets cater to all skill levels, ensuring a fun and challenging round for everyone. In addition to the beautifully maintained course, Plum Creek features a state-of-the-art practice facility, a remodeled banquet center, and Glenn's Bar & Grill, offering a perfect spot to relax after your game. Whether you're golfing or enjoying the amenities, Plum Creek delivers an exceptional experience.



# Well amenitized





# Where work meets **community.**



*\* Conceptual images for illustrative purposes only*



# Plum Creek: Innovation Campus

± 132 Acres

Divisible

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YOUNG**

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**PLUM CREEK: INNOVATION CAMPUS AND PLUM CREEK: BRICK AND  
MORTAR DISTRICT ARE PART OF A 2,200-ACRE MASTER PLANNED  
DEVELOPMENT IN THE HEART OF THE TEXAS INNOVATION CORRIDOR.**

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