



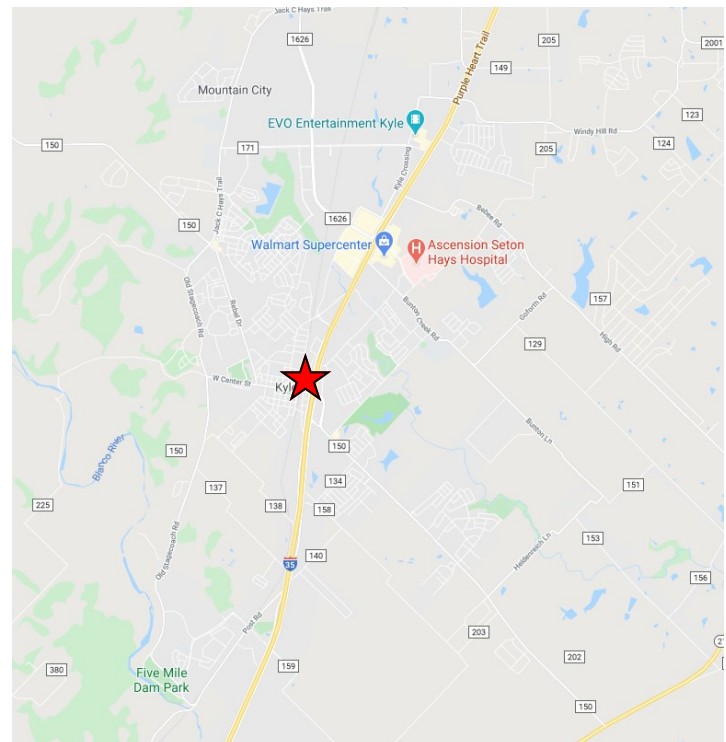
150 Business Park

340 East FM 150, Kyle, Texas 78640

RETAIL/OFFICE/FLEX SPACE - FOR LEASE

Property Highlights

- Newly constructed!
- Shell spaces ready for tenant finish-out!
- Spaces available:
 - Retail
 - Flex - roll-up garage doors
 - Pad sites
- High traffic counts and visibility on IH-35
- **High growth area of Kyle, Texas**





Site Plan

150 Business Park



AVAILABLE

Retail Buildings

Building 1 - FULLY LEASED

Building 2 - FULLY LEASED

Building 3 - FULLY LEASED

Flex Buildings

Building 4 - 5,301 SF

Building 5 - 5,301 SF

For more information please contact:

Nick Tarantino, CCIM nick@tarantino.com

Chad Folts cfolts@tarantino.com

502 East 11th St., Suite 400

Austin, Texas 78701

Tel (512) 302-4500

www.tarantino.com



Site Overview

150 Business Park



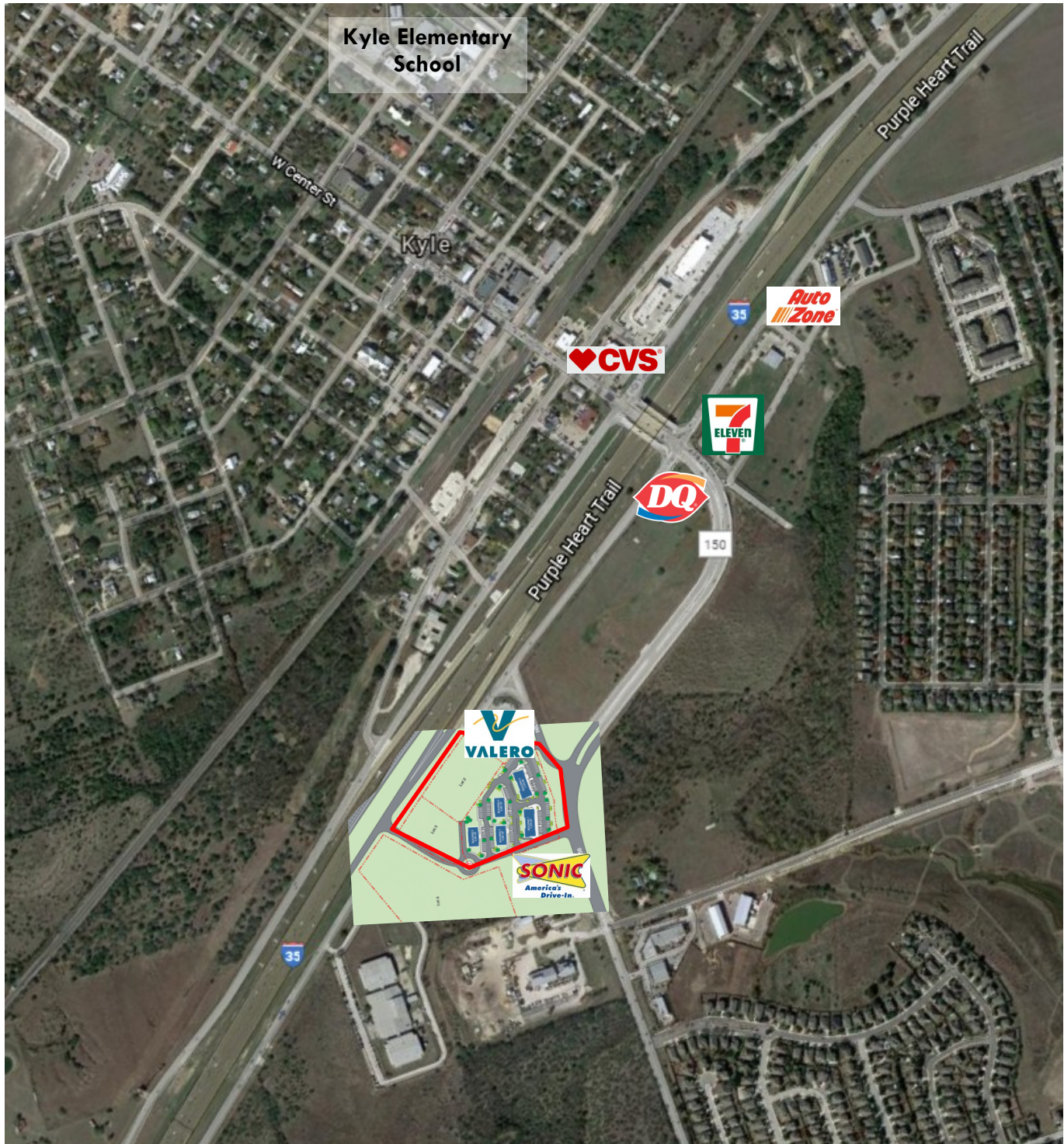
DEMOGRAPHICS (2025)				
Miles(s)	1	3	5	
Total Population	8,546	57,918	93,657	
Total Households	2,837	20,125	31,875	
Avg HH Income	\$105,133	\$116,447	\$111,183	

For more information please contact:

Nick Tarantino, CCIM nick@tarantino.com

Chad Folts cfolts@tarantino.com





For more information please contact:

Nick Tarantino, CCIM nick@tarantino.com

Chad Folts cfolts@tarantino.com



1. Emerald Ranch	1,500 units
2. Blanco River Ranch (Single-Family & Apartments)	4,221 units
3. Limestone Creek (Single-Family)	180 units
4. McCoy (Master Planned Community)	8,200 units
5. Kalterra (Apartments)	262 units
6. Plum Creek (Single-Family & Apartments)	1,700 units
7. Bullock (Single-Family)	400 units
8. Gregg Gardens (Mixed-Use)	300 units
9. Kyle Estates East (Single-Family)	494 units
10. Kyle Estates West (Single-Family)	2,600 units

For more information please contact:

Nick Tarantino, CCIM nick@tarantino.com

Chad Folts cfolts@tarantino.com