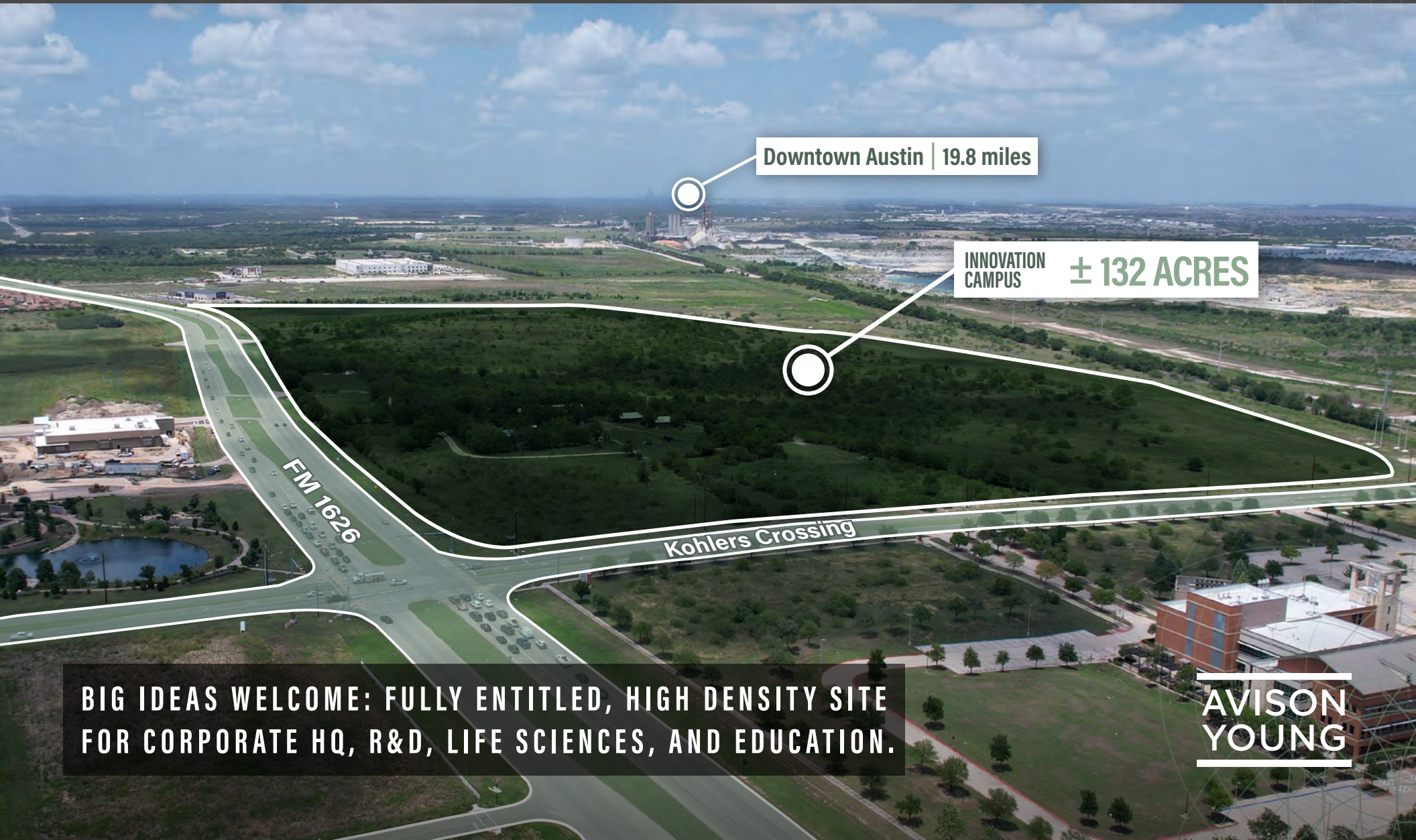


Plum Creek Innovation Campus

Multi-use, master-planned development in Central Texas

± 132 Acres

Divisible



Downtown Austin | 19.8 miles

INNOVATION
CAMPUS ± 132 ACRES

FM 1626

Kohlers Crossing

**BIG IDEAS WELCOME: FULLY ENTITLED, HIGH DENSITY SITE
FOR CORPORATE HQ, R&D, LIFE SCIENCES, AND EDUCATION.**

**AVISON
YOUNG**

Designed with **the future in mind**



Plum Creek Innovation Campus is engineered for speed-to-market, offering a rare opportunity to develop at scale with limited entitlement or infrastructure delays. **The site is flat, buildable, and divisible**, allowing for single-user campuses or multi-phase development. Direct access and visibility from I-35 provide strong regional connectivity and branding opportunity for end users.

KEY SITE ATTRIBUTES

- Fully entitled for up to 1 MSF of development with expedited city approvals & permitting available
- Highly divisible, flexible parcel configurations
- Flat topography suitable for large-format development
- Flexible site planning for phased or single-user builds
- Walkable parks and trails within the broader Master Plan, as well as direct access to the shopping and lifestyle amenities offered by the Brick & Mortar district.

COMPATIBLE USES

- Corporate or regional headquarters
- R&D and innovation campuses
- Life sciences
- Education and training facilities
- Large-format commercial or employment uses



INFRASTRUCTURE AND POWER

Meeting the needs of modern employers

Plum Creek Innovation Campus offers secured infrastructure capacity that **supports immediate development and future expansion**. Power availability and utility planning are aligned with the needs of modern employers.

15 MW

of power available now

50 MW

of power in process

INFRASTRUCTURE HIGHLIGHTS

- Water and wastewater infrastructure in place
- Fiber connectivity available
- City participation in infrastructure planning and development

DEVELOPMENT ADVANTAGE

- Expedited approvals allow for reduced development timelines
- Lower upfront infrastructure risk
- Capacity to support high-load and employment-intensive uses
- Utility planning aligned with RFP and corporate site requirements

CENTRAL TEXAS CONNECTIVITY

Strategically positioned between Austin and San Antonio

Located in Kyle, Texas, Plum Creek Innovation Campus sits directly along I-35, providing access to one of the **fastest-growing employment corridors in Central Texas.**

LOCATION HIGHLIGHTS

- Central Texas location along I-35
- Access to regional workforce and institutions
- Connectivity to major employers, suppliers, and infrastructure
- Part of the Austin–San Antonio growth corridor

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

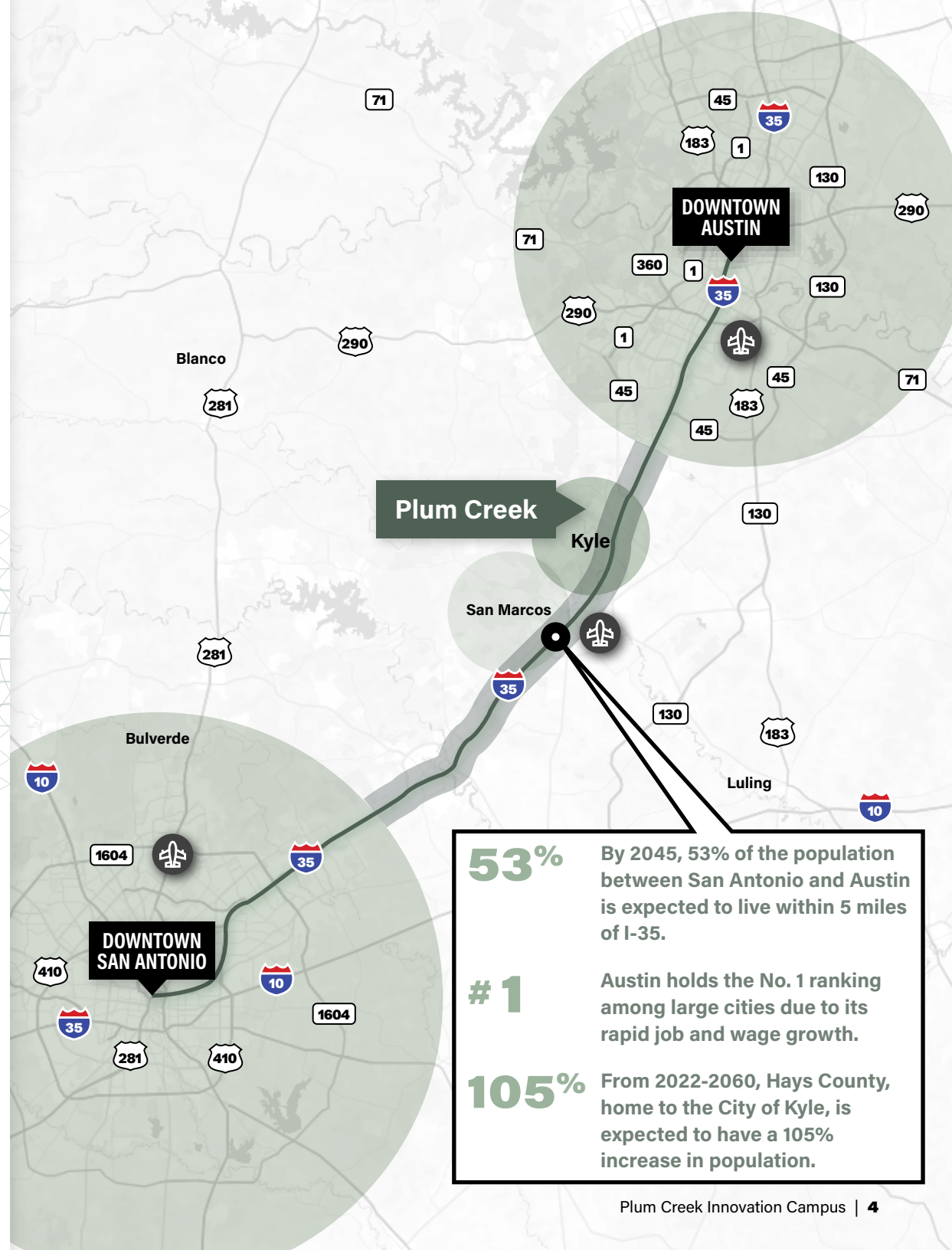


59% white collar, 41% blue collar,
31% bachelor's degree or above



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

Source: ESRI



MASTER-PLANNED COMMUNITY ADVANTAGES

A complete, walkable community

Plum Creek Innovation Campus is embedded within a 2,200-acre master-planned community that supports long-term employee attraction and retention. The surrounding community offers a mix of housing, retail, parks, trails, and schools, creating a live-work-play environment sought by corporate users and institutional developers.





BUILD, GROW AND, ATTRACT TALENT IN PLUM CREEK

Plum Creek checks the boxes for your business

Plum Creek is the premier mixed-use master-planned community in the City of Kyle, one of the fastest growing cities in Texas and well-located along the highly desirable Texas Innovation Corridor.

PLUM CREEK COMMUNITY ATTRIBUTES



2,200-acre master-planned development



Residential neighborhoods at scale



Walkable retail, dining, and daily services



749 acres of parks and over 11 miles of developed trails



Award-winning 200-acre Plum Creek Golf Course



Over 160,000 Higher Education students in the nearby workforce and talent pipeline



Proven employment base with over 3,000 workers



ROBUST POPULATION GROWTH

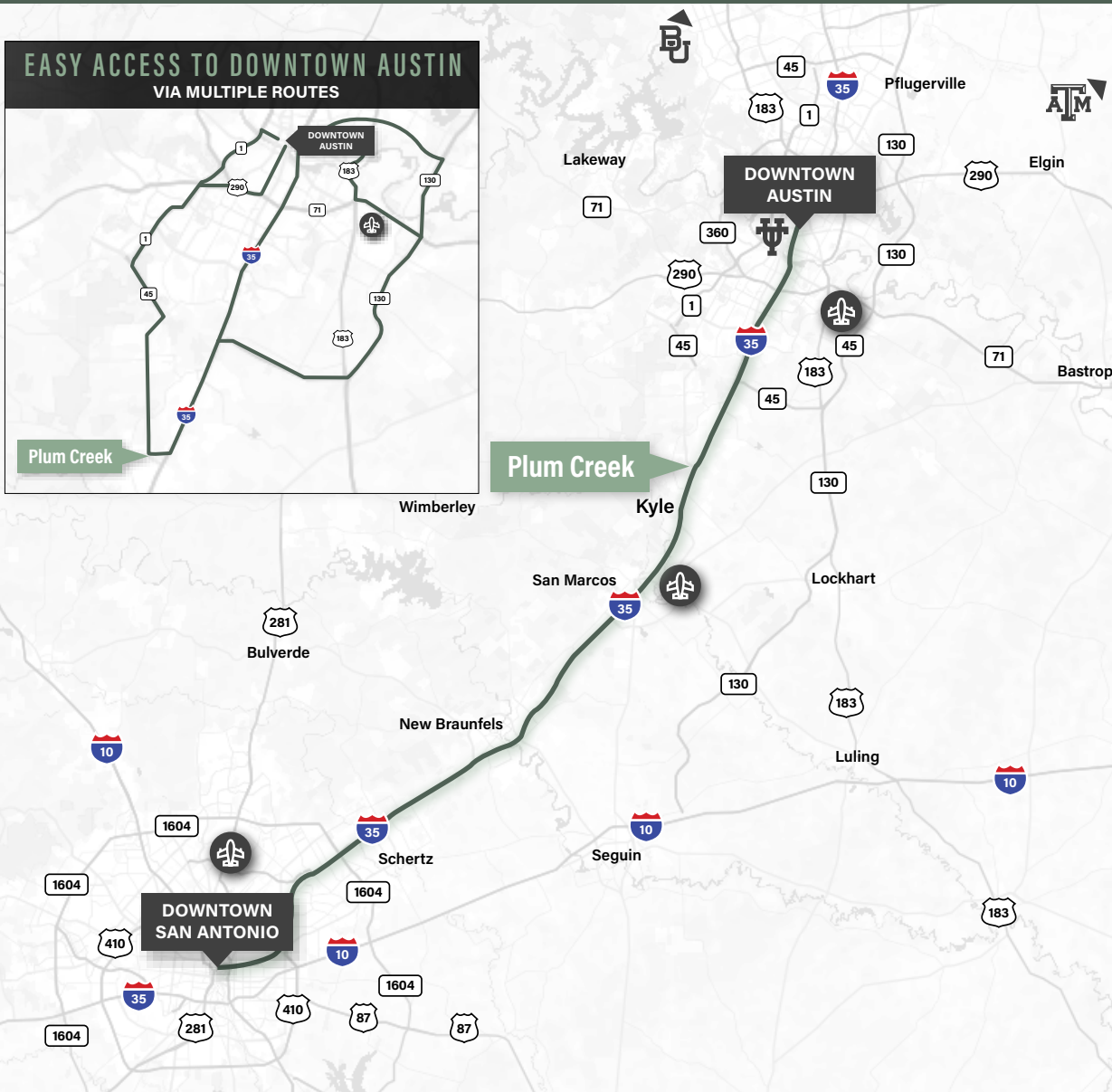
Plum Creek is home to over 15,000 residents and 6,000 existing homes, with over 5,000 new units planned or under construction. Within the next five years, the population is projected to grow by over 5% within a 10-mile radius of Plum Creek.



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.

From corporate campuses to phased multi-user business parks



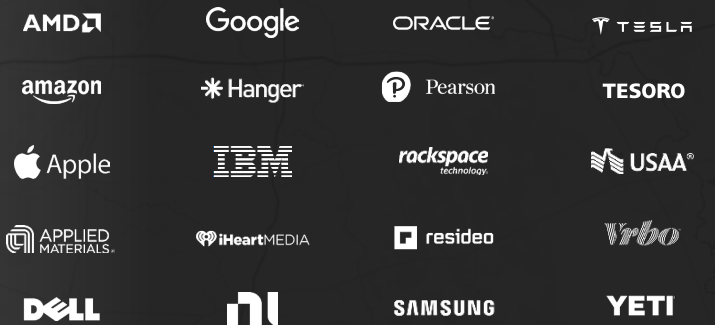
POTENTIAL DEVELOPMENT SCENARIOS

- Corporate or regional headquarters
- R&D or innovation hub
- Life sciences facilities
- Education or training campuses
- Multi-user employment park

DRIVE TIMES + FLIGHT ACCESS

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

REGIONAL CORPORATE PRESENCE



Plum Creek Innovation Campus

± 132 Acres

Divisible

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PLUM CREEK INNOVATION CAMPUS IS PART OF A
2,200-ACRE MASTER PLANNED DEVELOPMENT IN
THE HEART OF THE TEXAS INNOVATION CORRIDOR.

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