



The Brick and Mortar District

RETAIL + OFFICE + MIXED-USE DEVELOPMENT OPPORTUNITIES

NWC of FM 1626 and Kohlers Crossing, Kyle, TX

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OVERVIEW

The Brick and Mortar District

Minutes from downtown Austin, The Brick and Mortar District is a walkable town center that will include 2,500 residences, 150k square feet of retail, 250k square feet of office, hotel and commercial, and 35 acres of parkland when completed.

HIGHLIGHTS

- 12.5 acres available for immediate development with additional retail ready pads scheduled
- Flexible, high-density zoning (PC MXD Zoning)
- Existing infrastructure in place
- Pro-business local government offers fast-track permitting
- Located within a mature 2,200-acre walkable, mixed-use community with 14,000 residents and 3,000 workers
- Thriving mixed-use development perfect for restaurants, cafes, wellness and fitness, healthcare, community entertainment, boutique hospitality, creative office, and coworking
- Emerging civic center with significant placemaking investments completed — and more amenities planned

CURRENT TENANTS

SPROUTS
FARMERS MARKET

PLAYA
BOWLS



JEREMIAH'S
ITALIAN ICE • JELATI • SOFT ICE CREAM

PERSPIRE



SITE PLAN

Live, work, shop, repeat

SITE 1: 2.5 ACRES

Site Planning Potential:

Two 24,000 SF office buildings (3 stories)

15,000 SF ground floor retail

Parking ratio: 8.0/1,000 SF

SITE 2: 3.4 ACRES

Site Planning Potential:

44,000 SF single-story retail

Parking ratio: 5.4/1,000 SF

SITE 3: 6.6 ACRES

Site Planning Potential:

Two 24,000 SF office buildings (2 stories)

32,000 SF single-story retail

Parking ratio: 4.0/1,000 SF

SITE 4: 9.5 ACRES

Hospitality parcel

Custom site planning and test fits available for serious inquiries.



LOCATION

Vibrant urban village

The Brick and Mortar District is the heartbeat of Plum Creek. The award-winning community offers thousands of homes for every stage of life, shops, restaurants, offices, corporate headquarters, high-performing schools, parks, trails and a variety of recreational amenities in one complete community.

HIGHLIGHTS

- 2,200-acre walkable, mixed-use community
- 3,000+ workers onsite
- 100-acre Austin Community College campus
- Award-winning 18-hole Plum Creek Golf Course
- \$161 million sportsplex to be developed
- Easy access to Austin via multiple routes
- Over 3,000 apartments within one mile



DEMOGRAPHICS

Big growth, small-town heart

Kyle, TX is a fast-growing (2.7%), income-supported community at the edge of Austin MSA expansion. Anchored by young, family-oriented homeowners in newly built neighborhoods, Kyle delivers reliable retail demand.

2025

104,955

Population

36,180

Estimated households

\$99,557

Median household income

79,662

Daytime population

2030 ESTIMATE

119,072

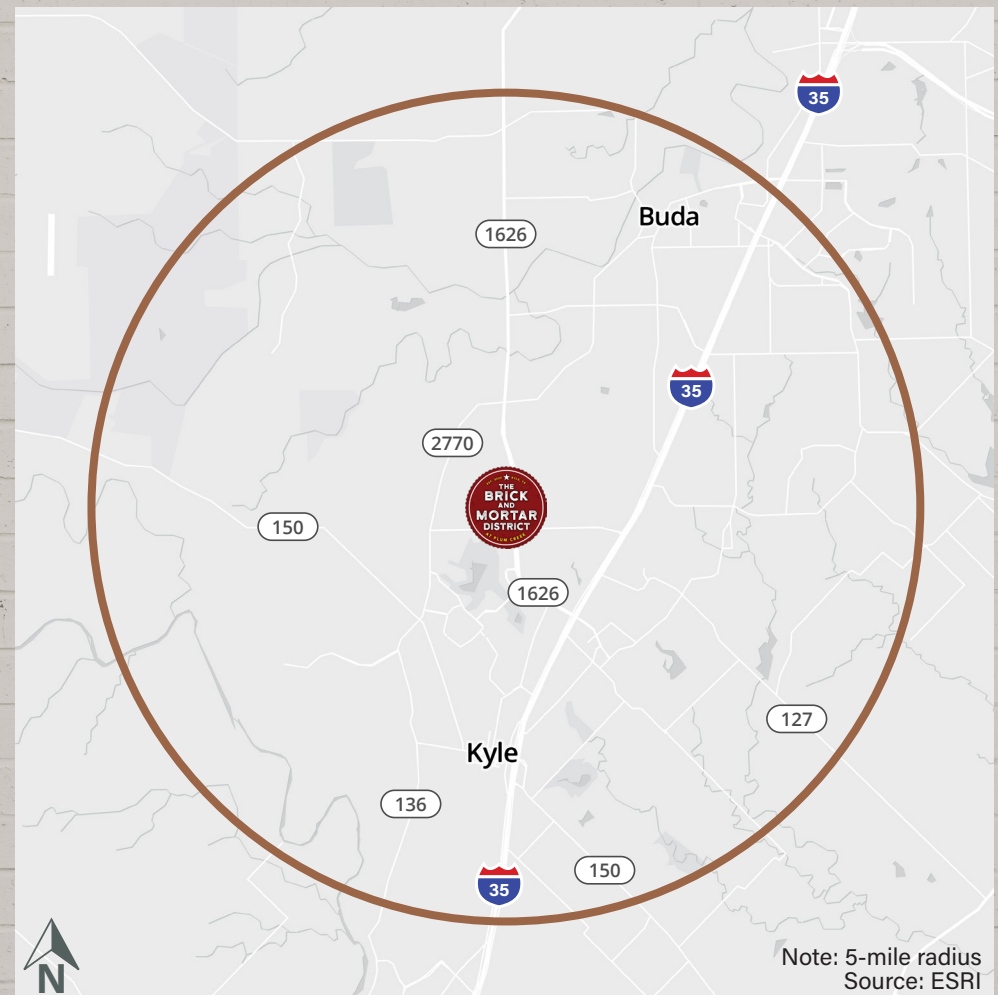
Population

41,809

Estimated households

\$107,690

Median household income



ABOUT THE AREA

Welcome to Plum Creek

Supporting retail and office demand within The Brick and Mortar District is **Plum Creek**, 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 is home to **over 14,000 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.

PLUM CREEK COMMUNITY ATTRIBUTES



2,200-acre master-planned development



Residential neighborhoods at scale with 11,000+ total units at buildout



Walkable retail, dining, and essential daily services embedded within the community fabric

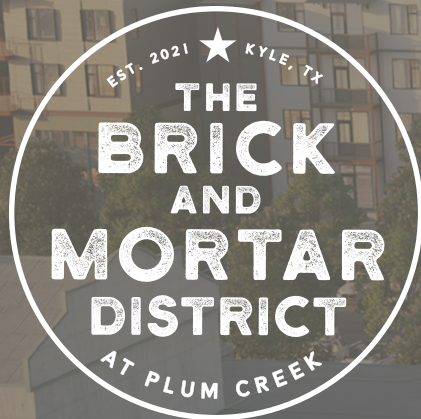


749 acres of parks and over 11 miles of integrated trail systems



Award-winning 200-acre Plum Creek Golf Course





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THE BRICK AND MORTAR DISTRICT IS PART OF A
2,200-ACRE MASTER PLANNED DEVELOPMENT IN
THE HEART OF THE TEXAS INNOVATION CORRIDOR.

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