

5029 Kyle Centre Dr
 Kyle, TX 78640

PAD SITES AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT

HIGHLY VISIBLE RETAIL SHOP SPACE FOR LEASE (1,920 SF)

11,000 SF OF NEW SHOP SPACE COMING SOON

255,000 TOTAL SF CLASS A SHOPPING CENTER LOCATED AT THE INTERSECTION OF I-35 & FM 1626



PROPERTY SUMMARY

- Major tenants include: Target, Kohl's, Petco, Dollar Tree
- Kyle is currently the 5th fastest growing city in Texas
- Kyle has been named the #1 hotpot in the I-35 corridor by the Austin and San Antonio Business Journals
- Big tenants in the area include: HEB, Walmart, Lowe's, Walgreens

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	8,659	47,143	83,518
Total Households	2,741	14,861	26,145
Average HH Income	\$91,926	\$88,249	\$87,884

Kyle is located along the I-35 corridor between two of the top performing cities in Texas, Austin & San Antonio, making Kyle, TX in a great position for rapid growth.

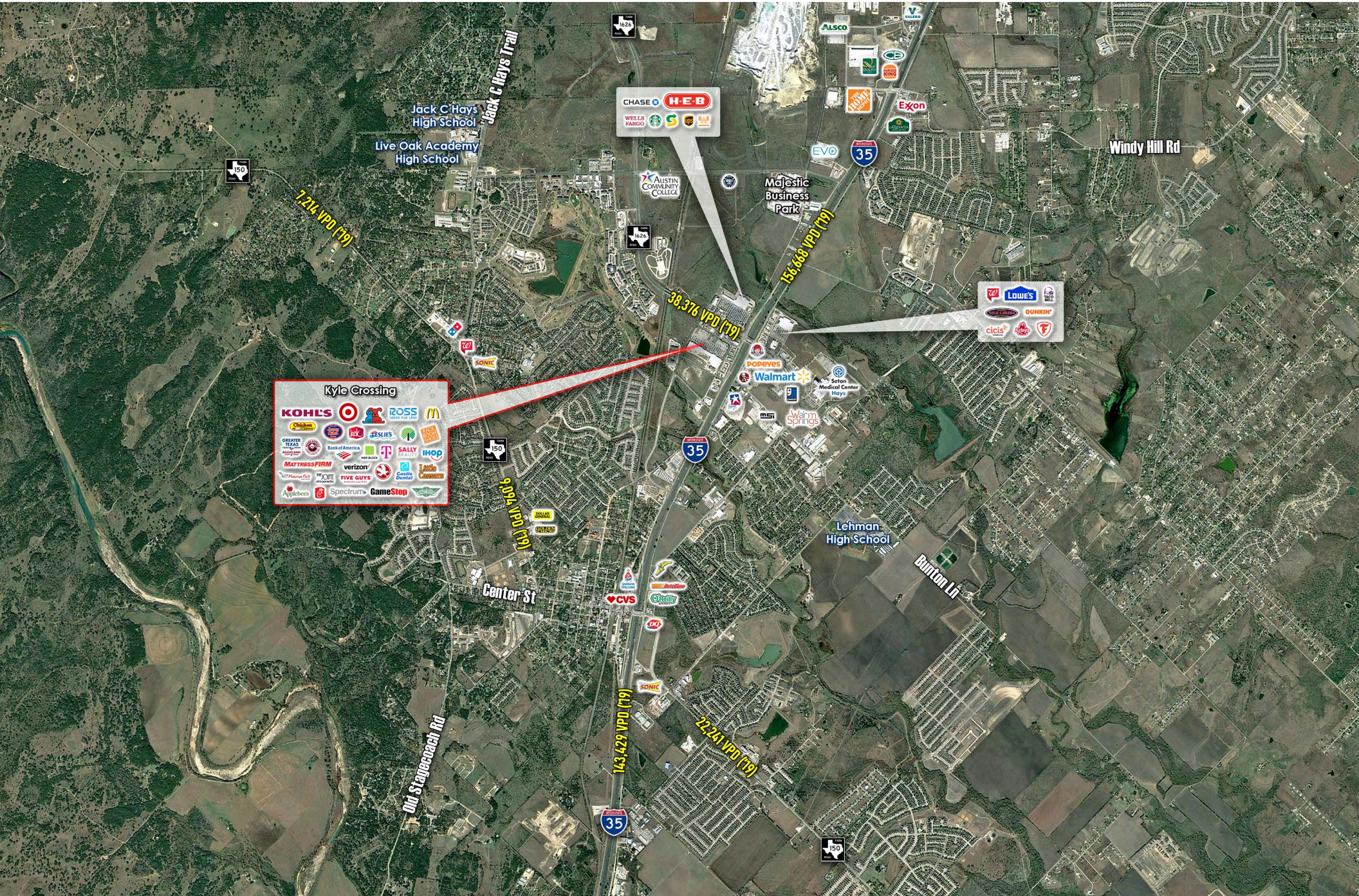
OVERVIEW

5029 Kyle Centre Dr, Kyle, TX 78640



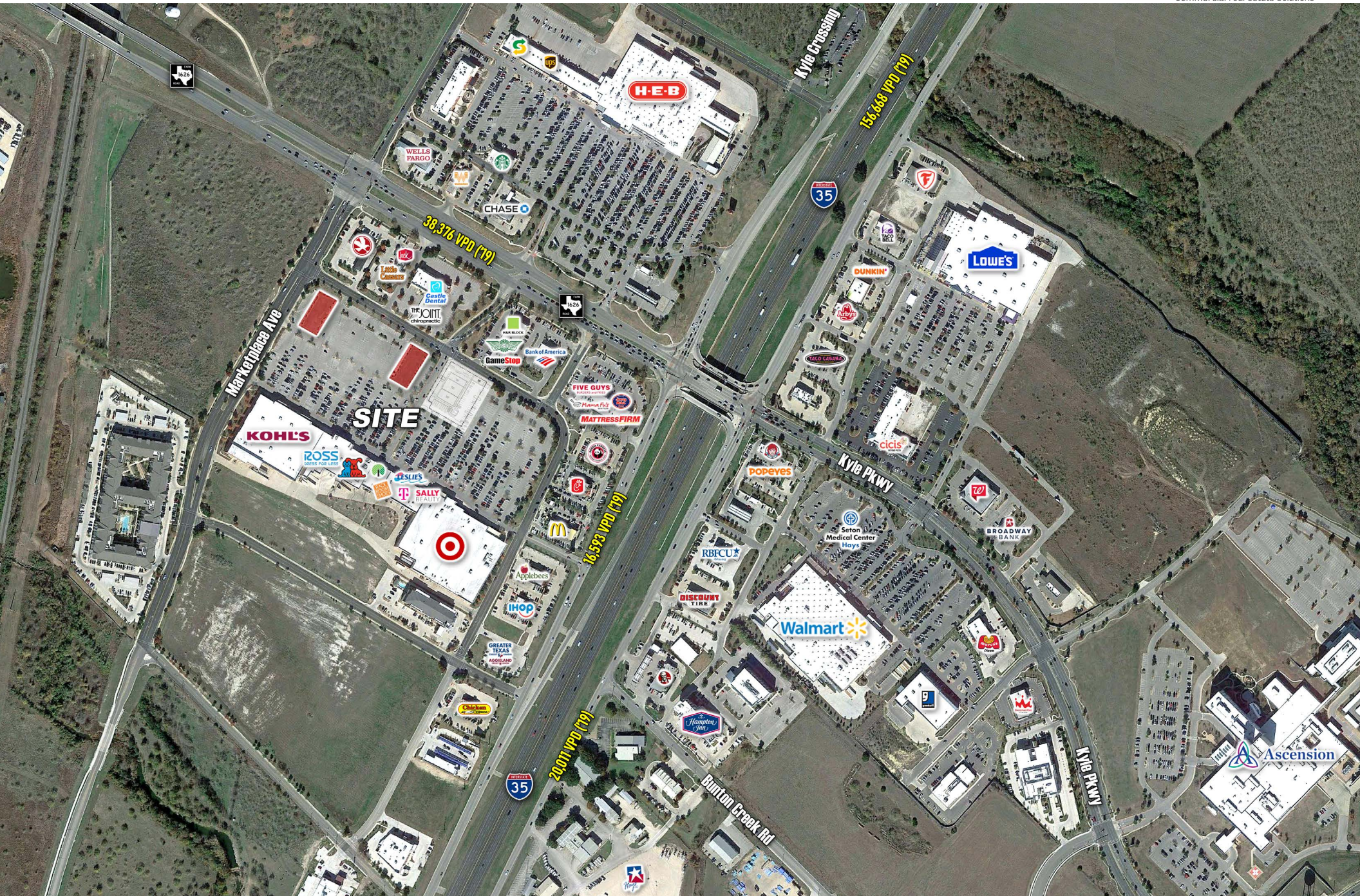
MARKET AERIAL

5029 Kyle Centre Dr, Kyle, TX 78640



SITE AERIAL

5029 Kyle Centre Dr, Kyle, TX 78640



9311 San Pedro, Suite 850, San Antonio Texas 78216
www.endurasa.com • Phone: 210.366.2222

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SITE PLAN

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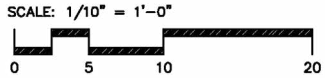
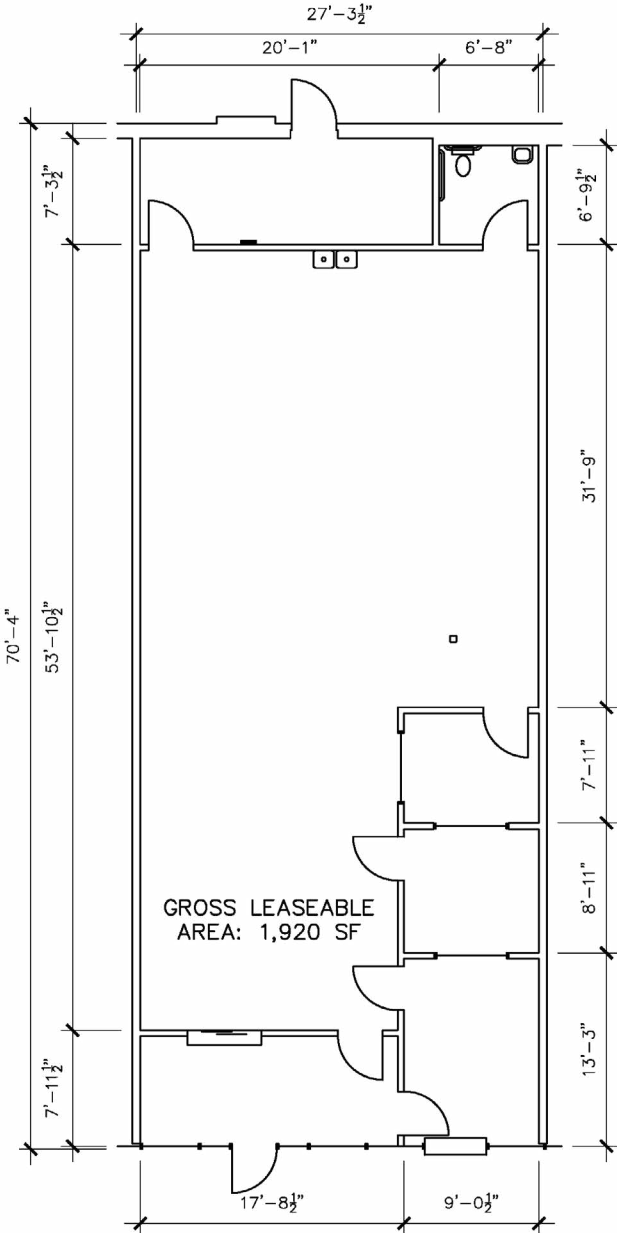
TENANTS

1. Kohl's
2. Ross Dress for Less
3. Petco
4. Dollar Tree
5. Rack Room Shoes
6. Hallmark Shop
7. GNC
8. Sally Beauty
9. Sprint Store
10. Deluxe Nails
11. Target
12. IHOP
13. Applebee's
14. McDonald's
15. Chick-Fil-A
16. Panda Express
17. Mattress Firm
18. WB Liquors & Wine
19. MOD Pizza
20. Verizon Wireless
21. Jersey Mike's
22. Mama Fu's
23. Five Guys
24. Bank of America
25. Little Caesars Pizza
26. Wingstop
27. WB Liquors & Wine
28. Supercuts
29. 1,920 SF Available
30. GameStop
31. H & R Block
32. Mattress Firm
33. Castle Dental
34. Seton Family of Doctors
35. The Joint Chiropractic
36. Jack in the Box
37. United Heritage Credit Union
38. ±11,000 SF Coming Soon



SUITE 104 SITE PLAN

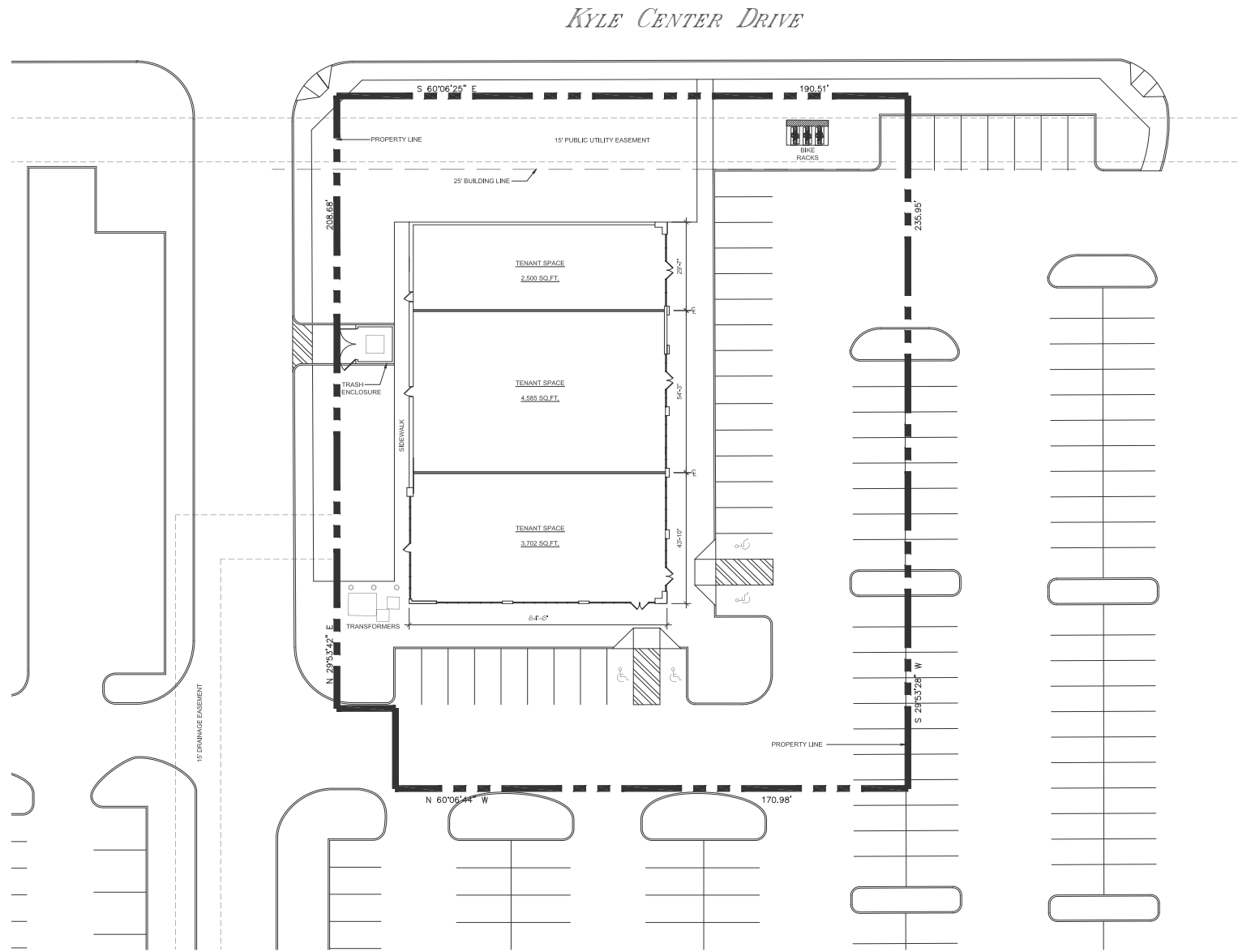
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NOTE:
DIMENSIONS ARE TO SHOW ROOM SIZES.
SQUARE FOOTAGE CALCULATIONS ARE DONE
TO BOMA STANDARDS.

±11,000 SF COMING SOON

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PROPOSED SITE PLAN
1/8" = 1'-0" 112-14-01 Proposed Site Plan 02-01



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date

Regulated by the
Texas Real Estate Commission
Information available at www.trec.texas.gov