

PREMIER MEDICAL SPACE FOR LEASE

# KYLE MEDICAL PLAZA

135 Bunton Creek Road, Kyle, Texas 78640



 TRANSWESTERN  
REAL ESTATE  
SERVICES

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Kyle Medical Plaza is a 3 story Class A medical office building near Ascension Seton Hays Hospital. The property offers great visibility and access to IH-35 and proximity to numerous amenities including restaurants, shopping, banks, retail, and other commercial services.

## Medical Office Availability:

- Suite 102 - 3,683 SF \*Call Broker for Availability
- Suite 303 - 3,000 SF

## Building Information:

- Rental Rate: \$28.00 NNN
- OpEx: \$12.84/SF (2025 Est.)
- Parking: 5/1000 (Surface)
- On-site Ambulatory Surgical Center, Urgent Care, and Medical Laboratory

## Amenities:

- Covered Entrance and Drop Off
- Monument and Pylon Signage Opportunity
- Close Proximity to Ascension Seton Hays Hospital
- Great Access and Visibility to IH-35
- Surrounded by Numerous Restaurants and Retail
- 20 miles from Austin's CBD



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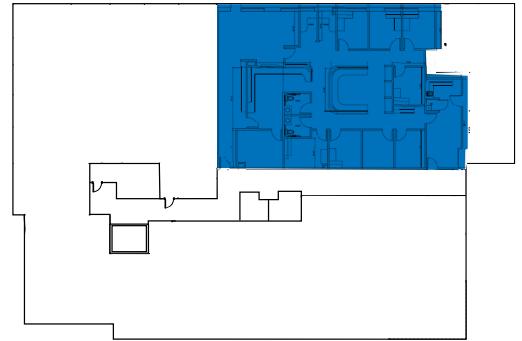
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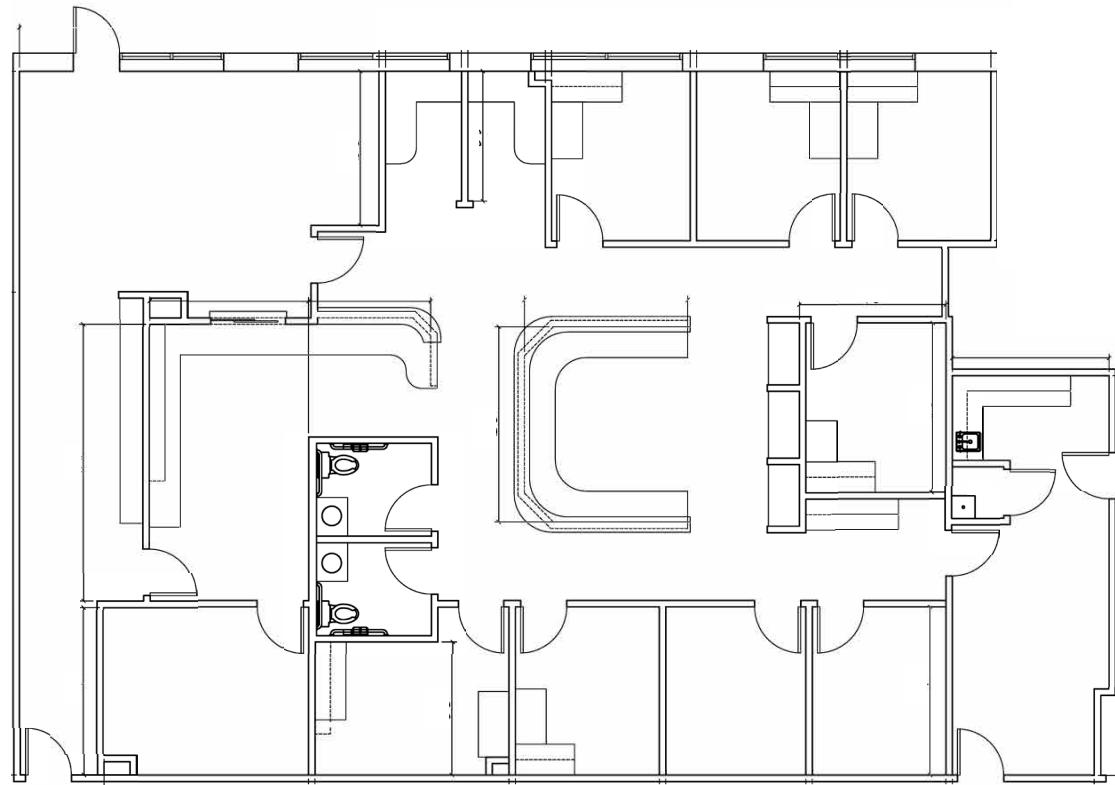
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## Suite 102 - 3,683 SF



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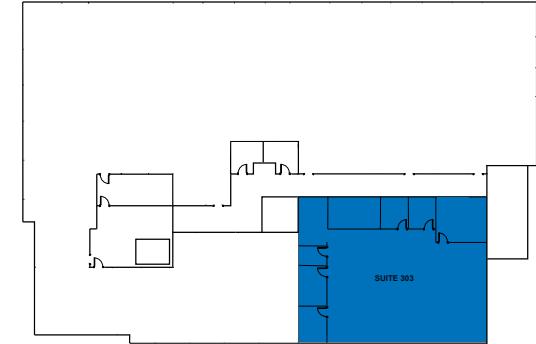
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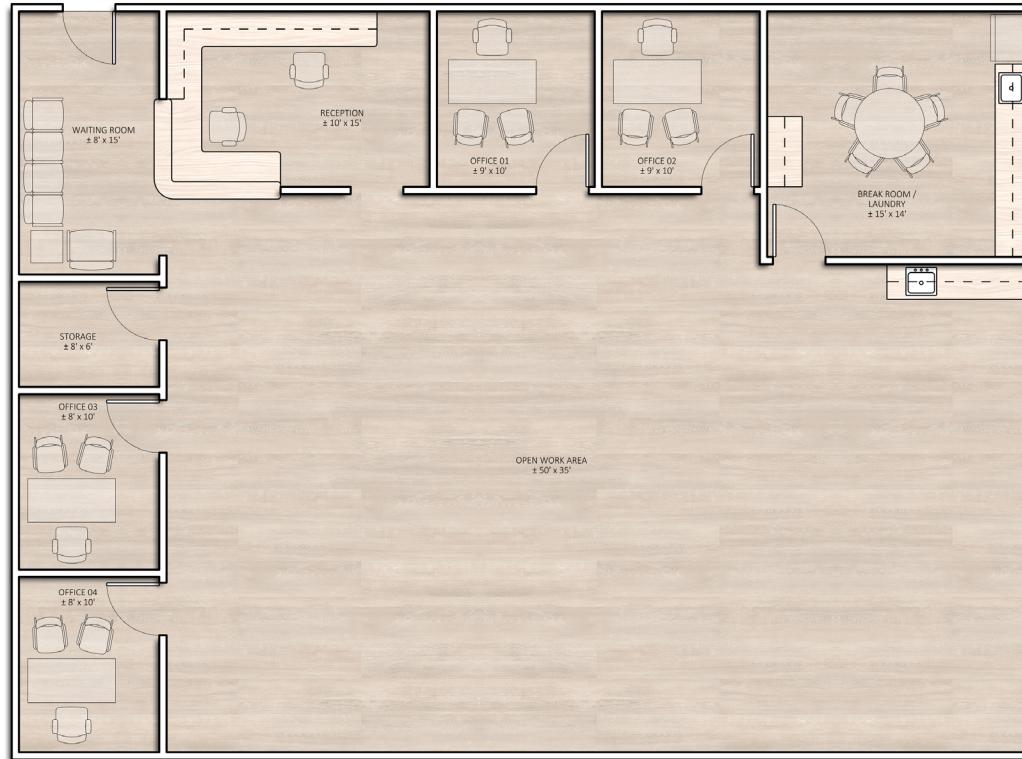
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## Suite 303 - 3,000 SF



**360°**  
CLICK TO VIEW TOUR

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## HOSPITALS/CLINICS

Ascension Seton Hays Hospital - 0.8 miles  
Seton Heart Institute - 0.8 miles  
St. David's Urgent Care - 0.7 miles  
Kyle ER Emergency Care - 0.9 miles

Baylor Scott & White Clinic - 1.9 miles  
Baylor Scott & White - Buda - 5.6 miles  
Future Texas Children's Hospital - 11.4 miles  
Central Texas Medical Center - 13.4 miles

## EATERIES

KFC  
Whataburger  
Popeyes  
Wendy's  
Pho 99  
Marco's Pizza  
Smoothie King  
Subway  
Koy Chinese & Sushi  
Cici's Pizza  
Firehouse Subs  
Louisiana Crab Shack  
Taco Cabana  
Arby's  
Dunkin Donuts  
Baskin Robbins  
Taco Bell  
Mambo Freeze  
Papa Murphy's  
Casa Garcias  
Wicked Wings  
Pho Thaison  
Ilario's Italian  
Starbucks  
Jack in the Box  
Ceasars Pizza  
Wingstop  
Mama Fu's  
Jersey Mike's Subs  
Five Guys  
MOD Pizza  
Panda Express  
Pizza Hut

Chick-fil-a  
McDonald's  
Applebee's  
IHOP  
Chicken Express

## LODGING

Hampton Inn  
Comfort Suites

## SHOPPING/SERVICES

Walmart  
Stripes  
Discount Tire  
Lush Nails  
Sport Clips  
SpaRenity Nails  
Walgreens  
Lowe's  
Texas Backyard  
Firestone  
Castle Dental  
HEB Plus  
GameStop  
Twin Liquors  
Cash Store  
Fred Loya Insurance  
Cricket Wireless  
Massage Envy  
Great Clips

T Nails Spa  
Jack Brown Cleaners  
The UPS Store  
Edible Arrangements  
Goodwill  
Mathnasium  
Western Union  
Bella Jewelry  
Mattress Firm  
WB Liquors  
Target  
CVS  
Deluze Nails  
T-Mobile  
Sally Beauty Supply  
GNC  
Leslie's Pools  
Trudy's Hallmark  
Rack Room Shoes  
Dollar Tree  
Petco  
Ross Dress for Less  
Kohl's

## Banks

RBFCU  
Broadway Bank  
Wells Fargo  
Chase  
Union Heritage Credit Union  
Greater Texas Credit Union

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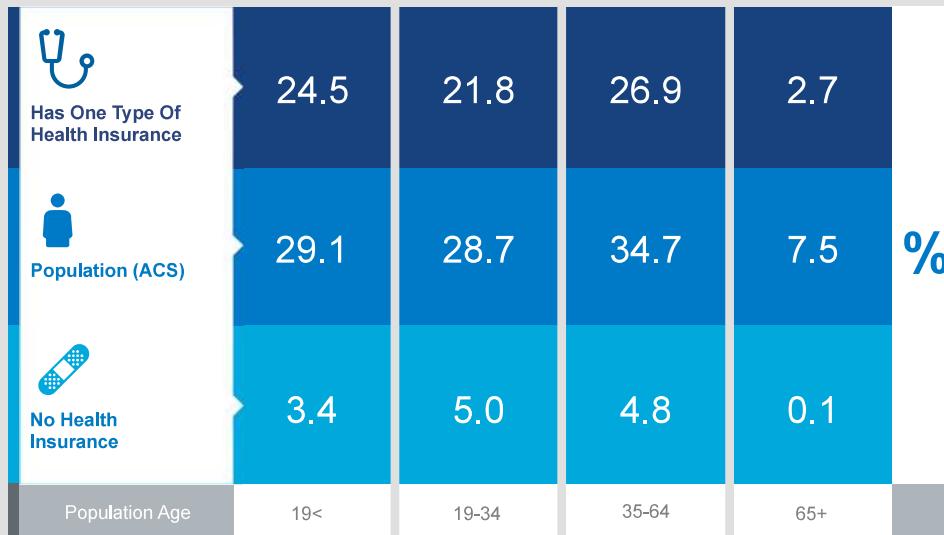
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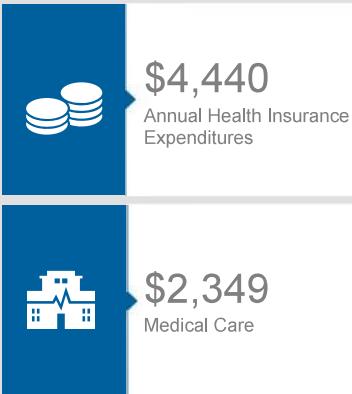
## Health Care & Insurance

This infographic provides a set of key demographic and health care indicators. Data sources include: American Community Survey (ACS) 5-year Data, Esri Consumer Spending, and Esri Market Potential data.

Learn more about this data: <https://doc.arcgis.com/en/esri-demographics/data/us-intro.htm>



### Health Care Expenditure



1,718  
Medicare Only

633  
Direct-Purch & Medicare

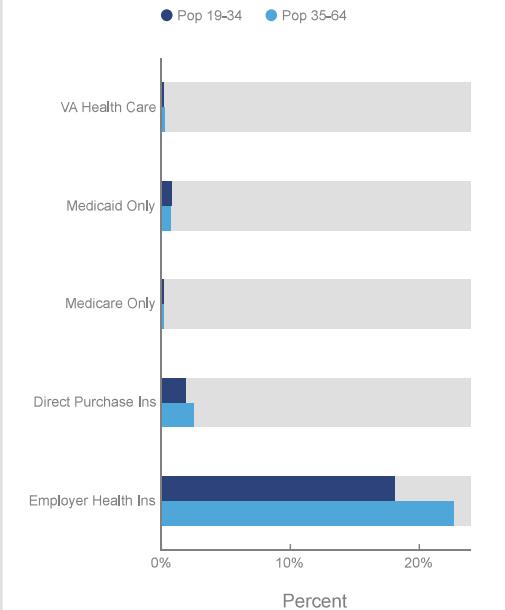
851  
Employer & Medicare

323  
Medicare & Medicaid

### Health Care (Consumer Spending)

	Annual Expenditure
Blue Cross/Blue Shield	\$1,208.1
Medicare Payments	\$719.4
Physician Services	\$301.9
Dental Services	\$462.0
Eyecare Services	\$78.0
Lab Tests/X-rays	\$81.5
Hospital Room & Hospital Service	\$273.2
Convalescent/Nursing Home Care	\$29.6

### Health Insurance Coverage (ACS)



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This infographic contains data provided by American Community Survey (ACS), Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2016-2020, 2020. © 2020 Esri

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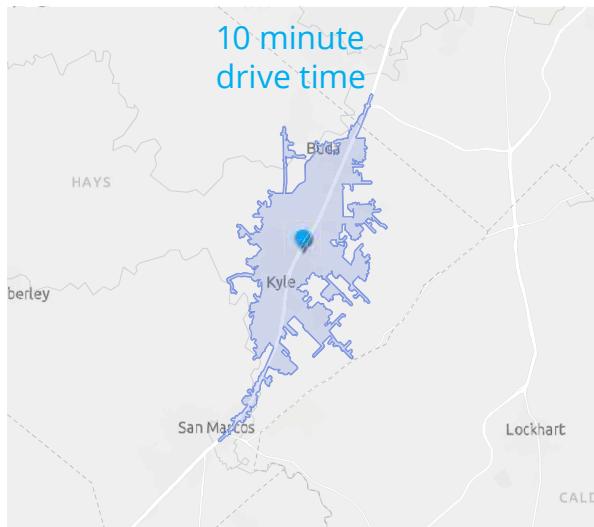
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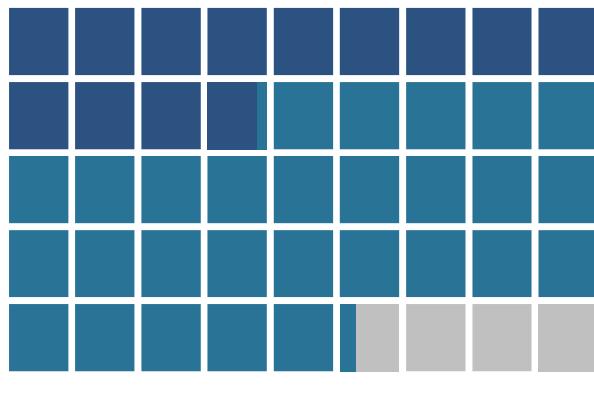
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POPULATION BY AGE



**Source:** Esri, Esri-U.S. BLS, ACS  
Esri forecasts for 2022, 2027, 2016-2020  
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## POPULATION TRENDS AND KEY INDICATORS

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Drive time of 10 minutes

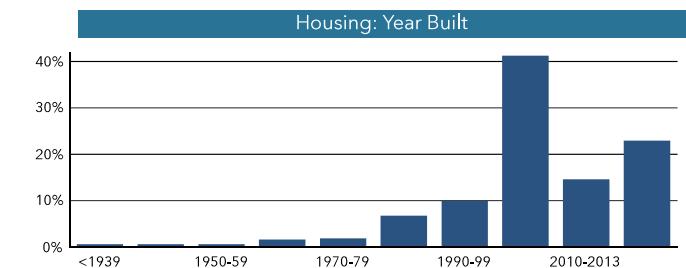
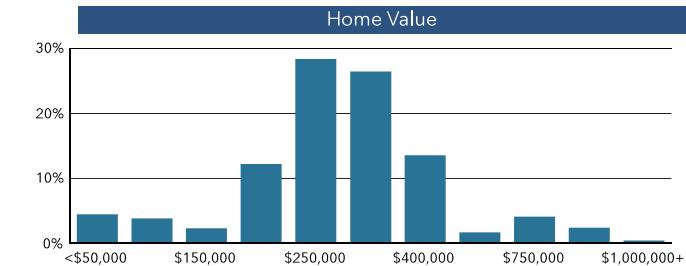
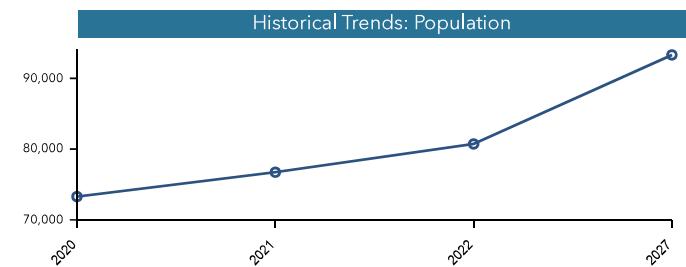
80,730	27,906	2.86	31.6	\$80,209	\$247,938	82	121	82
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

### MORTGAGE INDICATORS

	\$12,051
Avg Spent on Mortgage & Basics	16.3%
	Percent of Income for Mortgage

### POPULATION BY GENERATION

	2.1%	Greatest Gen: Born 1945/Earlier
	12.1%	Baby Boomer: Born 1946 to 1964
	19.0%	Generation X: Born 1965 to 1980
	28.9%	Millennial: Born 1981 to 1998
	27.9%	Generation Z: Born 1999 to 2016
	9.9%	Alpha: Born 2017 to Present



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## Demographic Report

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	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2022 Total Population	5,658	80,730	169,449
2027 Projected Total Population	6,188	93,313	194,236
2010 Total Population	4,259	43,737	93,242
2000 Total Population	1,725	14,784	53,402
2022 Total Daytime Population	10,118	65,775	148,080
2022-2027 Projected Annual Growth Rate	1.8%	2.9%	2.8%
2010-2020 Annual Growth Rate	2.6%	5.3%	5.1%
2022 Median Age	32.0	31.6	30.7
<b>Income</b>			
2022 Median Household Income	\$76,482	\$80,209	\$73,135
2022 Average Household Income	\$90,127	\$102,590	\$95,173
2022 Per Capita Income	\$31,379	\$35,472	\$34,893
2022 Households Earning \$100,000+	31.1%	35.8%	32.9%
<b>Households</b>			
2022 Total Households	1,909	27,906	61,793
2027 Projected Total Households	2,118	32,435	70,938
2010 Total Households	1,332	13,876	31,577
2000 Total Households	559	4,387	16,888
2022-2027 Projected Annual Growth Rate	2.1%	3.1%	2.8%
2010-2020 Annual Growth Rate	2.6%	5.4%	5.3%
2022 Average Household Size	2.9	2.9	2.7
<b>Housing</b>			
2022 Total Housing Units	1,980	29,138	66,187
2022 Occupied Housing Units: Owner	71.3%	69.2%	58.7%
2022 Occupied Housing Units: Renter	28.7%	30.8%	41.3%
2022 Vacant Housing Units	3.6%	4.2%	6.6%
2022 Median Home Value	\$208,117	\$247,938	\$263,744
<b>Race and Origin</b>			
2022 African American/Black Population	5.6%	5.3%	5.8%
2022 American Indian/Alaska Native Population	1.4%	1.2%	1.1%
2022 Asian Population	1.2%	2.0%	2.2%
2022 Pacific Islander Population	0.0%	0.1%	0.1%
2022 White Population	46.9%	52.4%	52.9%
2022 Other Race Population	17.8%	15.4%	15.0%
2022 Population of Two or More Races	27.1%	23.6%	22.9%
2022 Hispanic Population	55.7%	50.3%	48.1%
<b>Occupation and Education</b>			
White Collar Population	66.1%	61.6%	61.2%
Population with Bachelor's Degree or Higher	28.3%	33.3%	34.6%
2022 Unemployment Rate	2.8%	3.1%	3.8%

Source: Esri, Esri-Data Axle, U.S. Census

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