PREMIER MEDICAL SPACE FOR LEASE

KYLE MEDICAL PLAZA

135 Bunton Creek Road, Kyle, Texas 78640

TRANSWESTERN

REAL ESTATE SERVICES

KYLE MEDICAL PLAZA

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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 300 - 2,062 SF **Call Broker for Availability*
- Suite 303 - 3,000 SF

Building Information:

- Rental Rate: $27.00 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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Owned & Managed by: Well tower

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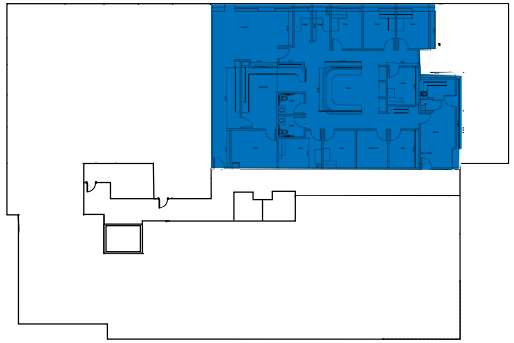
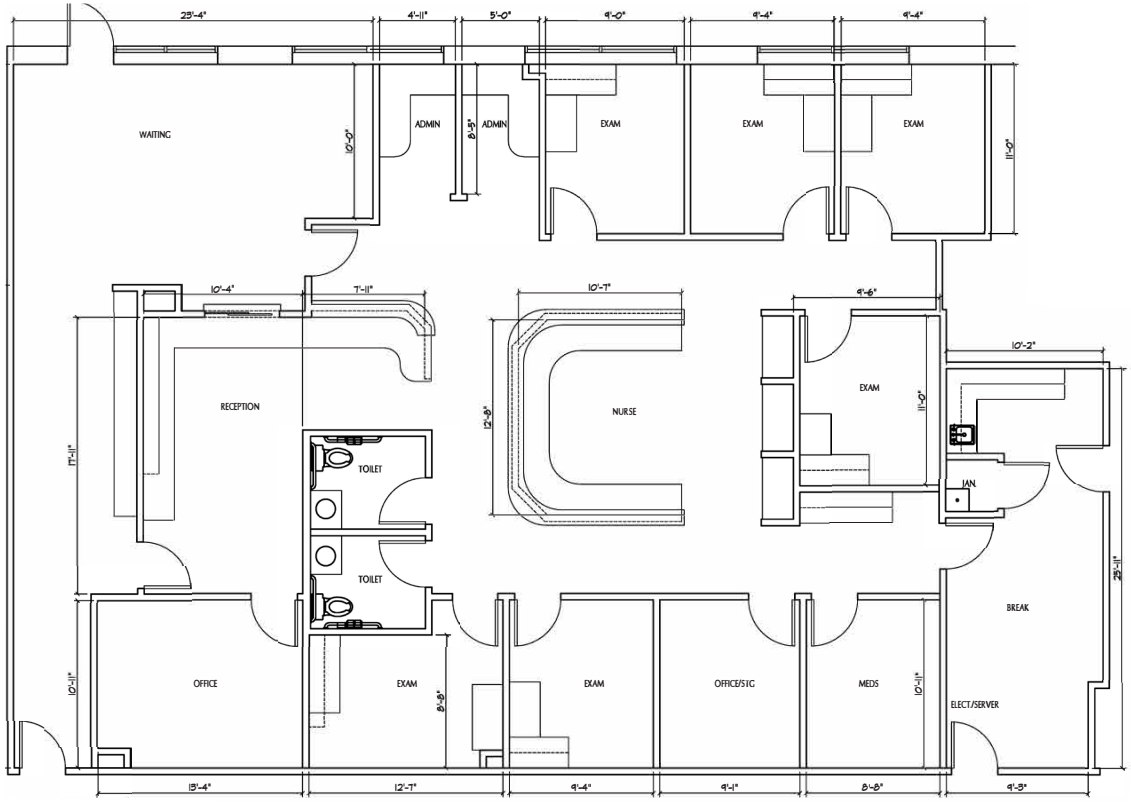


Suite 102 - 3,683 SF



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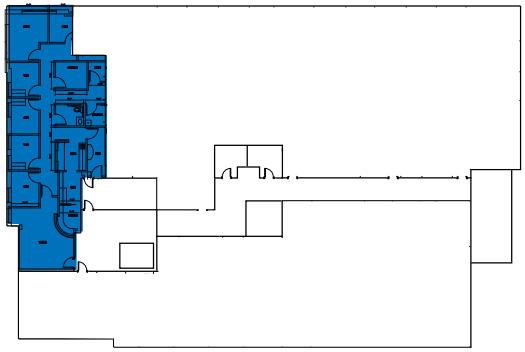
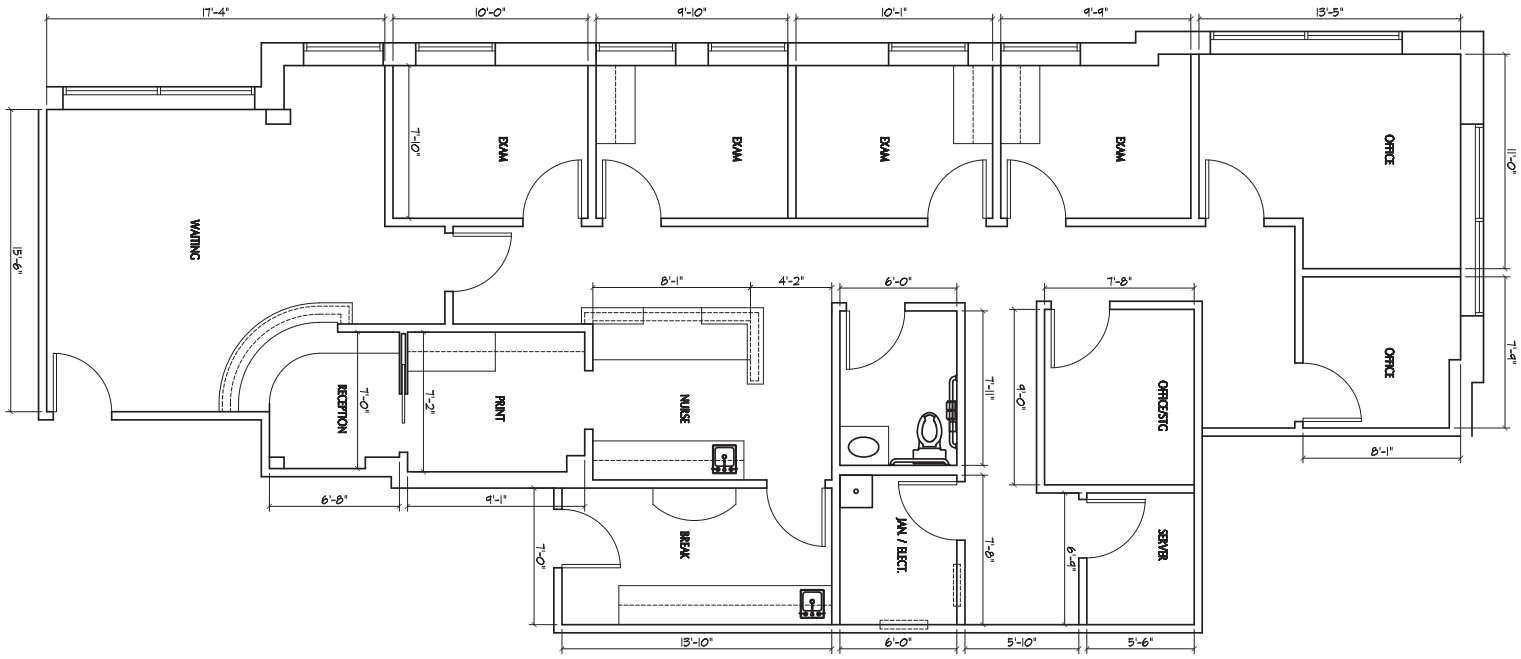


Suite 300 - 2,062 SF



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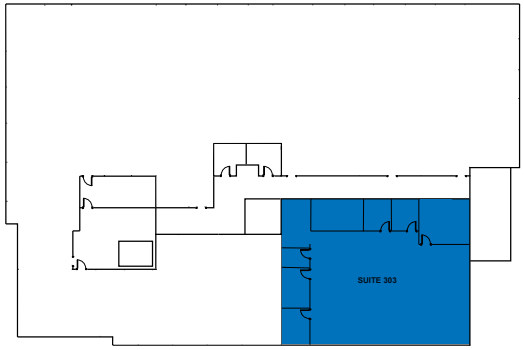
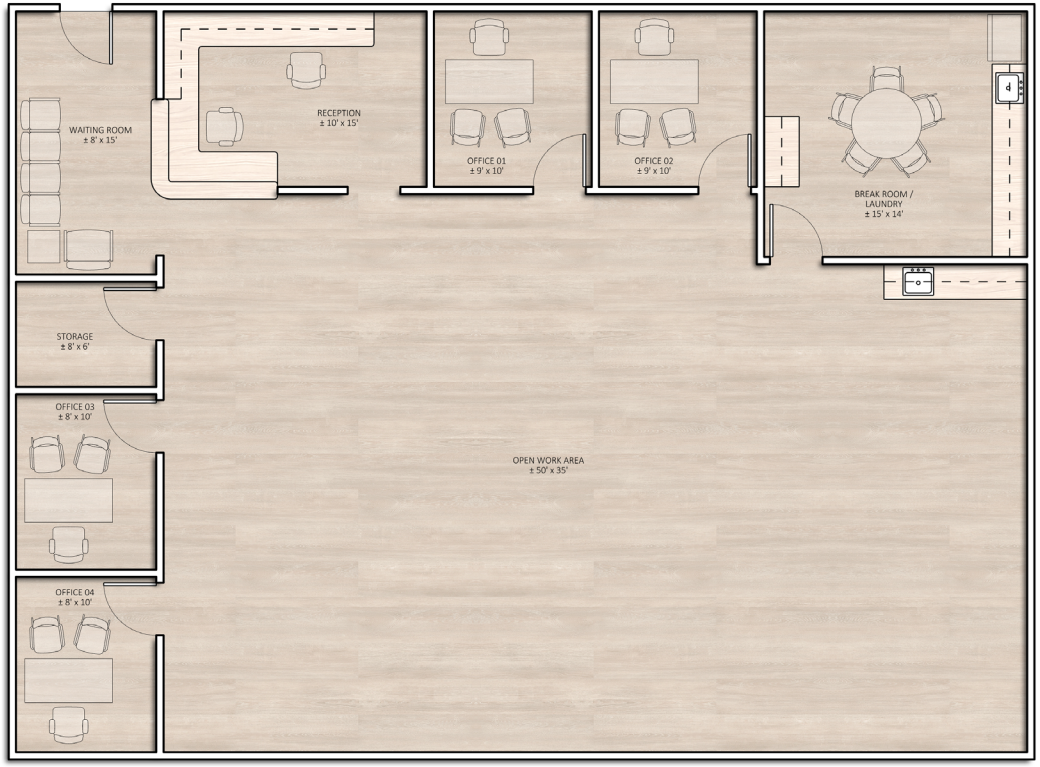


Suite 303 - 3,000 SF



360° CLICK TO VIEW TOUR

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KYLE MEDICAL PLAZA

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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 Arrangments
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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KYLE MEDICAL PLAZA

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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

	19<	19-34	35-64	65+
Has One Type Of Health Insurance	24.5	21.8	26.9	2.7
Population (ACS)	29.1	28.7	34.7	7.5
No Health Insurance	3.4	5.0	4.8	0.1

%

KEY FACTS

80,730
Population

31.6
Median Age

2.9
Average Household Size

$80,209
Median Household Income

Exercise (Percent of Adults)

41.5%
Exercise at home 2+ times per week

15.0%
Exercise at club 2+ times per week

Health Care Expenditure

$4,440
Annual Health Insurance Expenditures

$2,349
Medical Care

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

Medicare: Population 65+

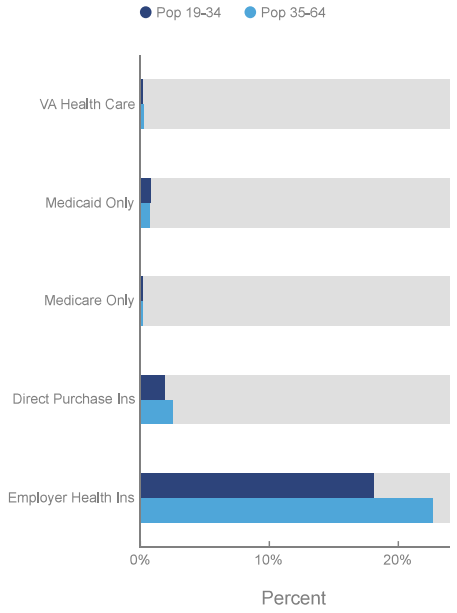
1,718
Medicare Only

633
Direct-Purch & Medicare

851
Employer & Medicare

323
Medicare & Medicaid

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.

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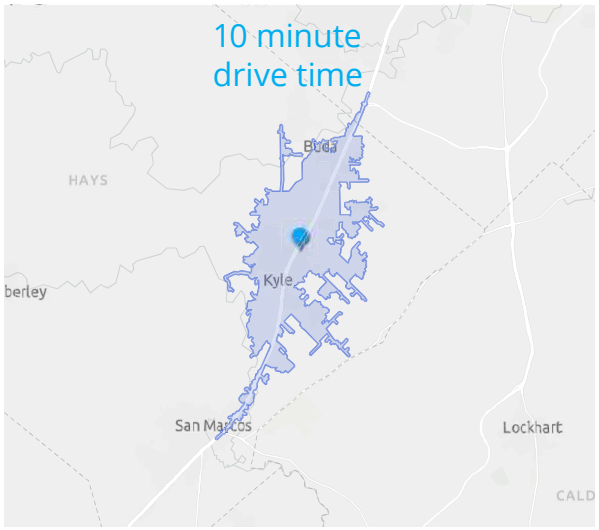


POPULATION TRENDS AND KEY INDICATORS

135 Bunton Creek Rd, Kyle, Texas, 78640
Drive time of 10 minutes

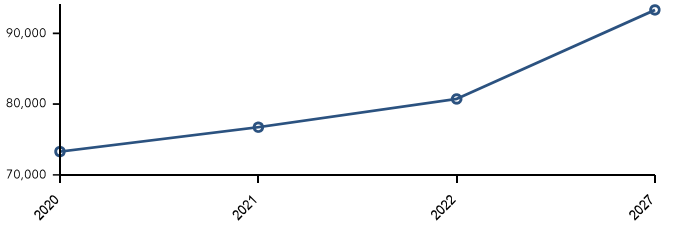
80,730	27,906	2.86	31.6	$80,209	$247,938	82	121	82
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

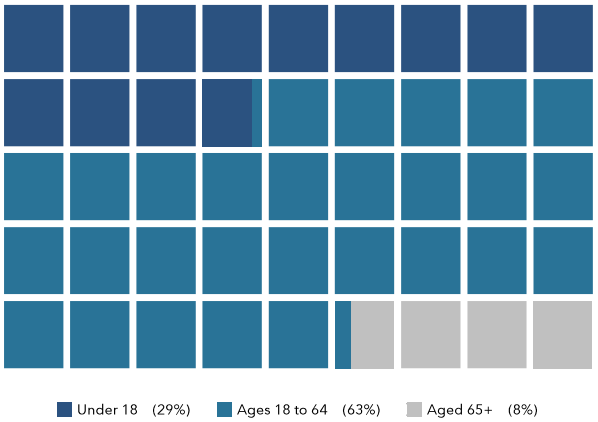
$12,051
Avg Spent on Mortgage & Basics

16.3%
Percent of Income for Mortgage

Historical Trends: Population



POPULATION BY AGE



POPULATION BY GENERATION

2.1%
Greatest Gen: Born 1945/Earlier

12.1%
Baby Boomer: Born 1946 to 1964

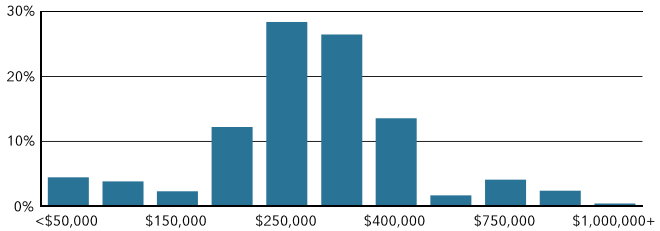
19.0%
Generation X: Born 1965 to 1980

28.9%
Millennial: Born 1981 to 1998

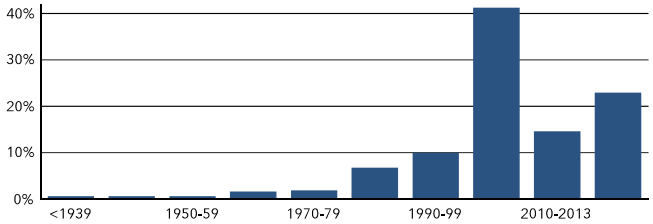
27.9%
Generation Z: Born 1999 to 2016

9.9%
Alpha: Born 2017 to Present

Home Value



Housing: Year Built



Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2016-2020
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Demographic Report

135 Bunton Creek Rd, Kyle, Texas, 78640

	5 minutes	10 minutes	15 minutes
Population			
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
Income			
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%
Households			
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
Housing			
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
Race and Origin			
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%
Occupation and Education			
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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