

KYLE PARK

Under Development - New Multi-Use Retail Center
Kyle, Texas

Under
Development

NWC of Interstate 35 and Bebee Road
Kyle, Texas

*CONCEPTUAL DESIGN

 NewQuest

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Project Highlights



50%
POPULATION
GROWTH
WITHIN 5 MILES
FROM 2020 TO 2025



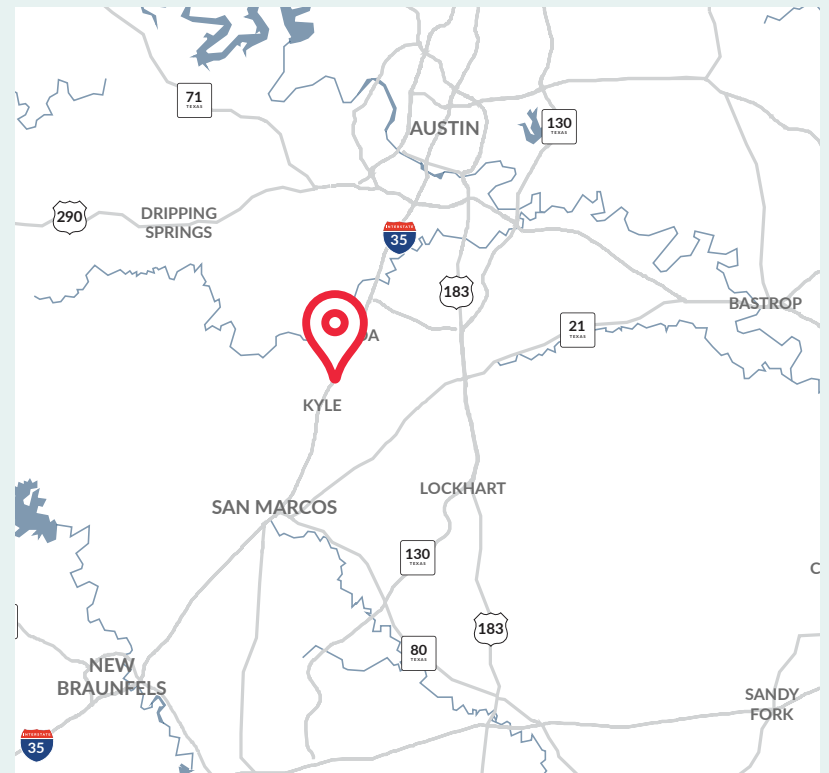
\$126K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 7 MILES



162K
CURRENT
POPULATION
WITHIN 7 MILES

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

MAJOR AREA EMPLOYERS



KYLE, TEXAS MARKET

KYLE RANKED 5TH FASTEST GROWING CITY IN TEXAS

-KYLE CHAMBER OF COMMERCE

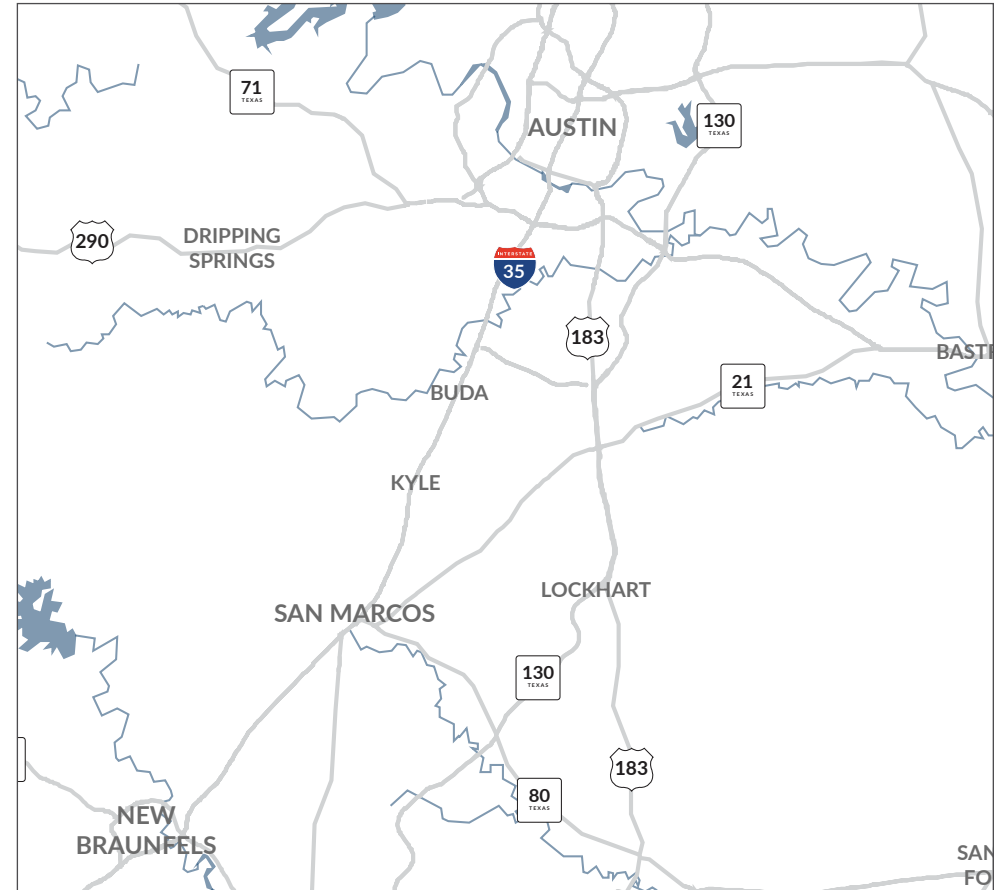
INTERSTATE-35 IS ONE OF THE TOWN'S MAJOR TRANSPORTATION ARTERIES AND CARRIES MORE THAN 150,000 VEHICLES PER DAY

HOME TO ASCENSION SETON HAYS HOSPITAL, A LEVEL II TRAUMA CENTER WITH 600+ EMPLOYEES AND 160+ BEDS | ASCENSION.ORG, 09/22

AUSTIN COMMUNITY COLLEGE HAYS CAMPUS ENROLLS 1,700+ STUDENTS PER SEMESTER AND IS HOME TO THE \$22.4M PUBLIC SAFETY TRAINING CENTER FOR STUDENTS AND LOCAL LAW ENFORCEMENT | AUSTIN COMMUNITY COLLEGE, 09/22

TRAIL ORIENTED DEVELOPMENT - KYLE PARK WILL INCORPORATE THE VYBE KYLE, KYLE'S CITYWIDE TRAIL NETWORK OF OVER 50 MILES OF GOLF CART TRAILS AND SIDEWALKS | CITY OF KYLE, 09/21

FUTURE UNDERPASS TO KOHLER'S CROSSING WILL DIRECTLY LINK KYLE TOWN CENTER WITH THE MASTER-PLANNED COMMUNITY, PLUM CREEK, AND KYLE'S BRICK AND MORTAR DISTRICT | CITY OF KYLE, 03/22



POINTS OF INTEREST

SAN MARCOS

10 MILES

AUSTIN

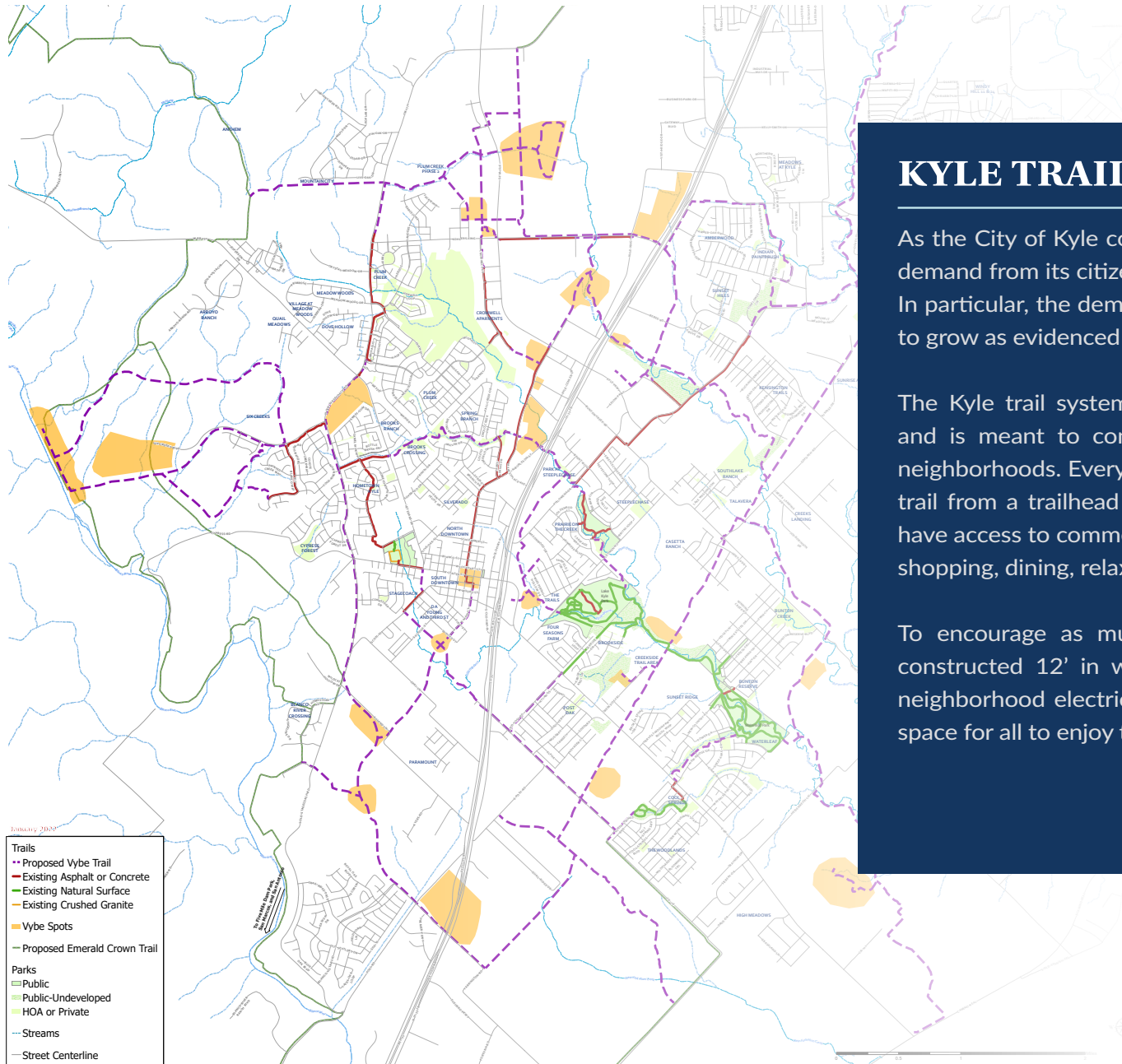
20 MILES

NEW BRAUNFELS

25 MILES

SAN ANTONIO

75 MILES



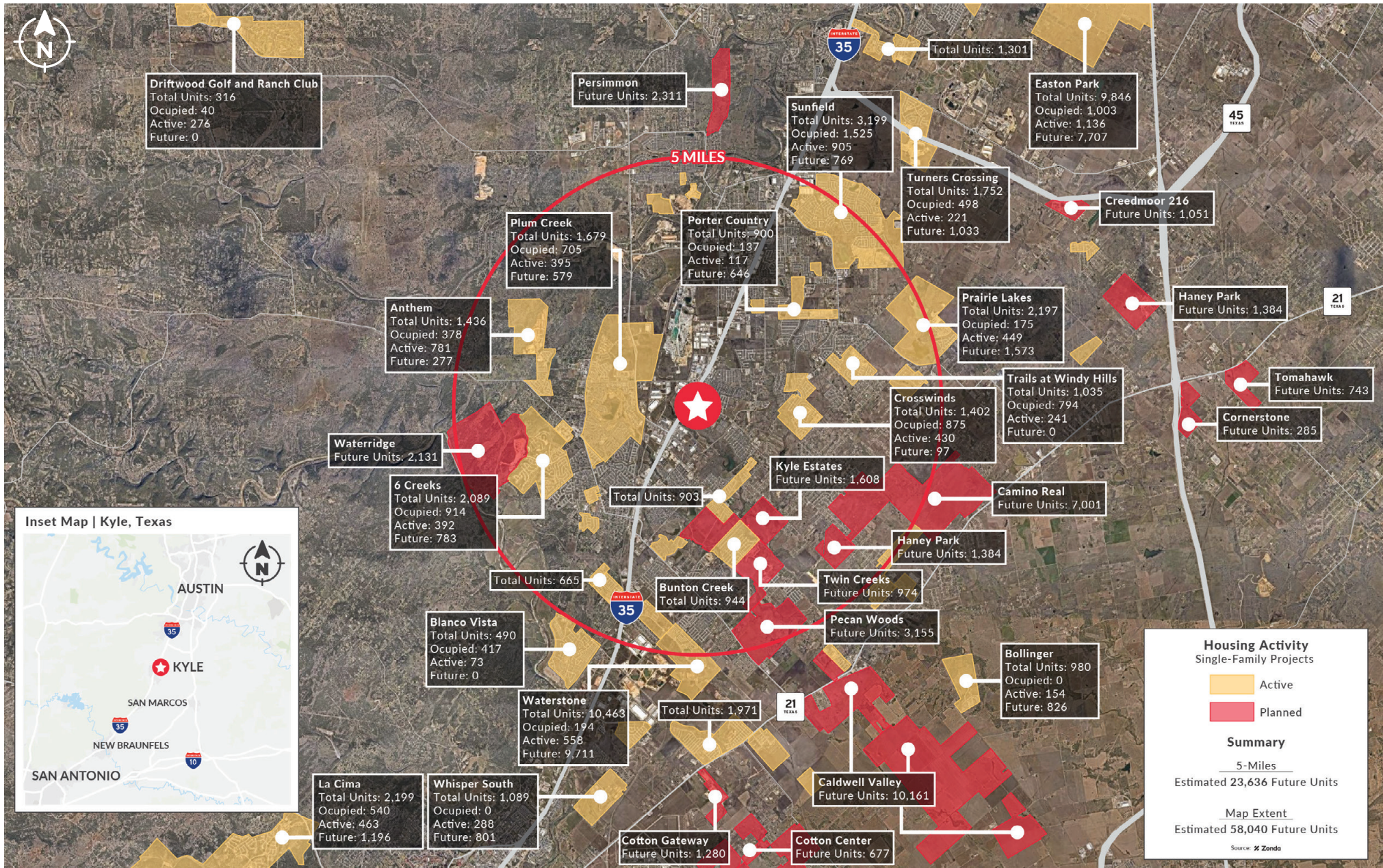
KYLE TRAIL SYSTEM

As the City of Kyle continues to grow at unprecedented rates, the demand from its citizens for quality of life has grown exponentially. In particular, the demand for a robust trails network has continued to grow as evidenced in the annual household survey report.

The Kyle trail system is an extension of the City's park system, and is meant to connect people to recreation, commerce, and neighborhoods. Every resident of Kyle should be able to access the trail from a trailhead that is close to them. Every resident should have access to commercial nodes, that offer a unique experience of shopping, dining, relaxation, and fun.

To encourage as much use as possible, the built trail will be constructed 12' in width to accommodate golf carts and other neighborhood electric vehicles. This width provides plenty of safe space for all to enjoy the trails.

Housing Aerial



05.25 | 01.25

Retail Aerial



05.25 | 01.25



05.25 | 01.25

AVAILABLE

LEASED

IN NEGOTIATION

NOT A PART

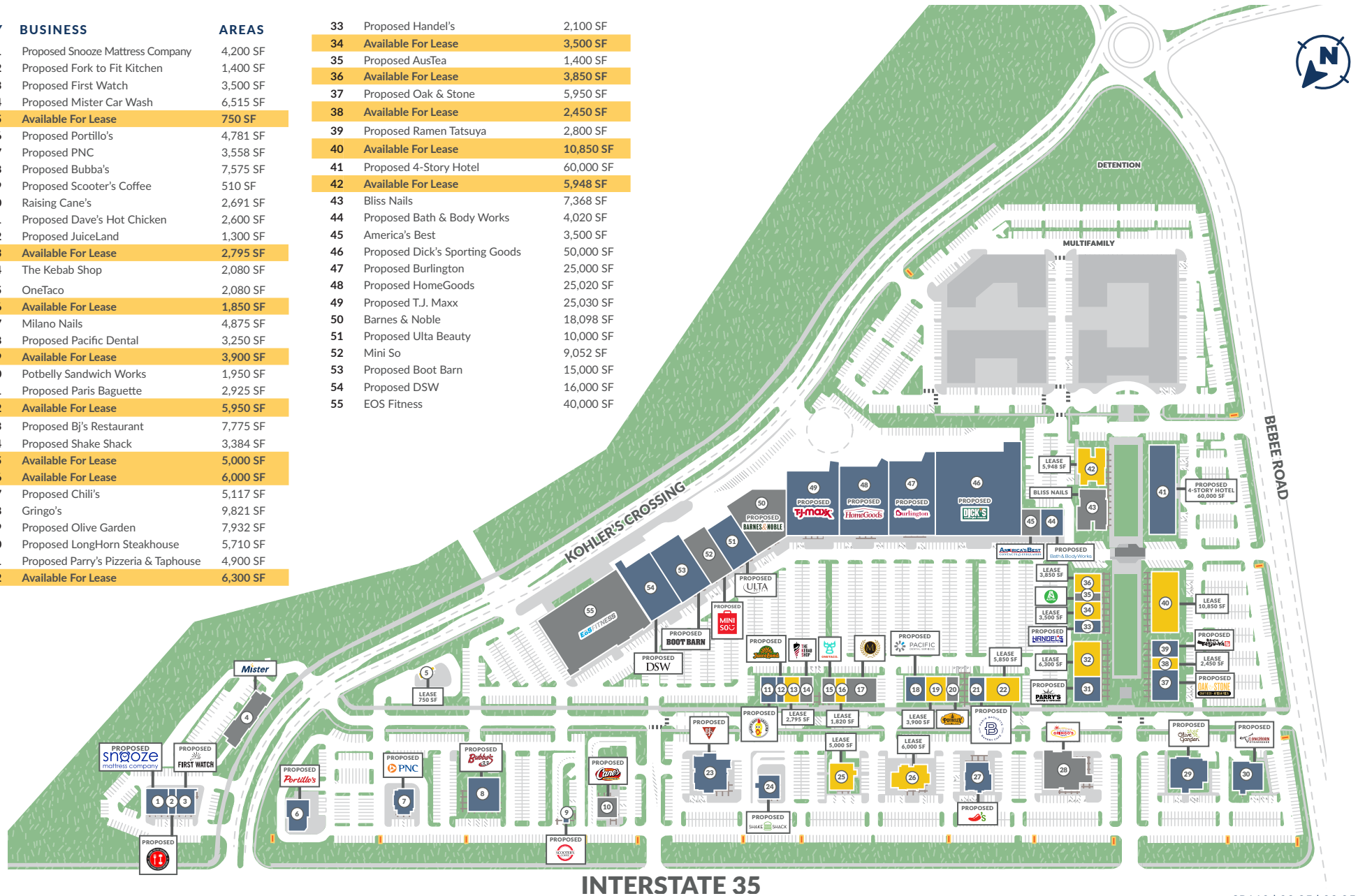
Site Plan

KEY BUSINESS

AREAS

1	Proposed Snooze Mattress Company	4,200 SF
2	Proposed Fork to Fit Kitchen	1,400 SF
3	Proposed First Watch	3,500 SF
4	Proposed Mister Car Wash	6,515 SF
5	Available For Lease	750 SF
6	Proposed Portillo's	4,781 SF
7	Proposed PNC	3,558 SF
8	Proposed Bubba's	7,575 SF
9	Proposed Scooter's Coffee	510 SF
10	Raising Cane's	2,691 SF
11	Proposed Dave's Hot Chicken	2,600 SF
12	Proposed JuiceLand	1,300 SF
13	Available For Lease	2,795 SF
14	The Kebab Shop	2,080 SF
15	OneTaco	2,080 SF
16	Available For Lease	1,850 SF
17	Milano Nails	4,875 SF
18	Proposed Pacific Dental	3,250 SF
19	Available For Lease	3,900 SF
20	Potbelly Sandwich Works	1,950 SF
21	Proposed Paris Baguette	2,925 SF
22	Available For Lease	5,950 SF
23	Proposed Bj's Restaurant	7,775 SF
24	Proposed Shake Shack	3,384 SF
25	Available For Lease	5,000 SF
26	Available For Lease	6,000 SF
27	Proposed Chili's	5,117 SF
28	Gringo's	9,821 SF
29	Proposed Olive Garden	7,932 SF
30	Proposed LongHorn Steakhouse	5,710 SF
31	Proposed Parry's Pizzeria & Taphouse	4,900 SF
32	Available For Lease	6,300 SF

33	Proposed Handel's	2,100 SF
34	Available For Lease	3,500 SF
35	Proposed AusTea	1,400 SF
36	Available For Lease	3,850 SF
37	Proposed Oak & Stone	5,950 SF
38	Available For Lease	2,450 SF
39	Proposed Ramen Tatsuya	2,800 SF
40	Available For Lease	10,850 SF
41	Proposed 4-Story Hotel	60,000 SF
42	Available For Lease	5,948 SF
43	Bliss Nails	7,368 SF
44	Proposed Bath & Body Works	4,020 SF
45	America's Best	3,500 SF
46	Proposed Dick's Sporting Goods	50,000 SF
47	Proposed Burlington	25,000 SF
48	Proposed HomeGoods	25,020 SF
49	Proposed T.J. Maxx	25,030 SF
50	Barnes & Noble	18,098 SF
51	Proposed Ulta Beauty	10,000 SF
52	Mini So	9,052 SF
53	Proposed Boot Barn	15,000 SF
54	Proposed DSW	16,000 SF
55	EOS Fitness	40,000 SF



SP110 | 08.25 | 08.25

Renderings



Residential



KYLE, TEXAS



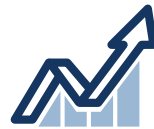
SECOND FASTEST-GROWING CITY
STATEWIDE⁶



24% HOME SALES
INCREASE
JUNE 2023-2024²



TOP 100 BEST
SMALL CITIES
NATIONWIDE⁵



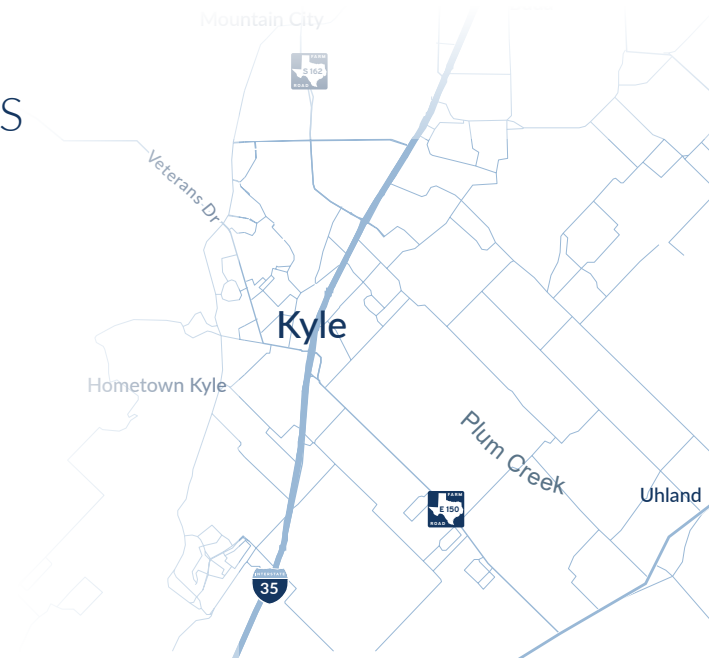
37% POPULATION
INCREASE
APRIL 2020-JULY 2023³



7% HIGHER MEDIAN
HOUSEHOLD INCOME
ESTIMATED IN 2025
CITY LIMITS VS PRIMARY
TRADE AREA⁷



TOP 10 MOST
DIVERSE SUBURBS
AUSTIN AREA⁴



Demographics



POPULATION

	3 MILES	5 MILES	7 MILES
Current Households	23,744	44,748	53,327
Current Population	71,607	137,329	161,991
2020 Census Population	50,343	91,458	110,487
Population Growth 2020 to 2025	42.24%	50.16%	46.61%
2025 Median Age	33.2	33.5	34.3

RACE AND ETHNICITY

	3 MILES	5 MILES	7 MILES
White	56.28%	56.55%	57.80%
Black or African American	5.35%	5.42%	5.16%
Asian or Pacific Islander	2.20%	2.36%	2.26%
Other Races	35.18%	34.72%	33.86%
Hispanic	47.42%	47.09%	45.97%

INCOME

	3 MILES	5 MILES	7 MILES
Average Household Income	\$114,932	\$122,297	\$126,138
Median Household Income	\$87,813	\$92,894	\$96,075
Per Capita Income	\$41,159	\$42,608	\$43,926

CENSUS HOUSEHOLDS

	3 MILES	5 MILES	7 MILES
1 Person Households	18.91%	17.40%	17.75%
2 Person Households	36.29%	35.65%	35.15%
3+ Person Households	44.80%	46.94%	47.10%
Owner-Occupied Housing Units	63.52%	69.14%	71.69%
Renter-Occupied Housing Units	36.48%	30.86%	28.31%

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Andrew Alvis	692294	andrew.alvis@newquest.com	281.477.5038
Sales Agent/Associate's Name	License No.	Email	Phone
Lara Lee LaMendola	766215	llamendola@newquest.com	281.640.7699
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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