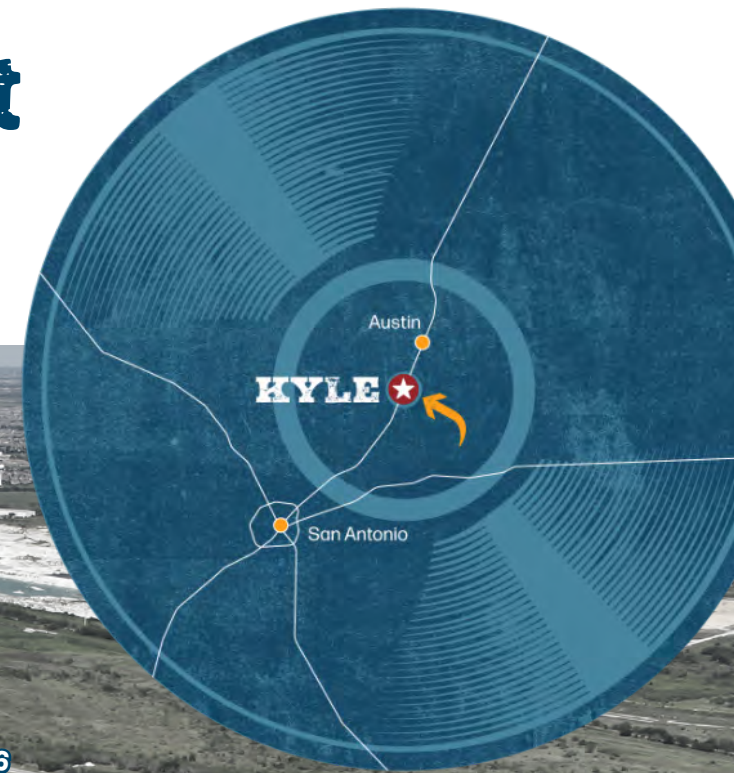


# Brick & Mortar District Townhome Site

**KOHLERS CROSSING & BENNER ROAD | KYLE, TX 78640**  
**12.19 ACRE SITE**

Located in The Brick and Mortar District, a 138-acre planned mixed-use community within the Plum Creek Master-Planned Development in Kyle, Texas.



# Investment Highlights

CBRE is pleased to present The Brick & Mortar District Townhome Site located in Kyle, Texas within the established Plum Creek Master-Planned Development. The adjacent 6.70- and 5.49-acre sites provide pad sites with a clear path to townhome development. Existing plans contemplate 168 to 211 for-sale homes across the two sites.

- 12.19 total acres available in the desirable Plum Creek Development.
- Favorable zoning allows for a variety of medium-density townhome product.
- High visibility on Kohler's Crossing with over 11,000 vehicles driving by daily.
- The City of Kyle is the nation's second fastest-growing city, with a population growth rate of 10.6% between 2022 and 2023.
- Located within the Texas Innovation Corridor, a strategic location between Austin and San Antonio, with a talent pool of 1.3 million people within a 45-mile radius.
- Defined site includes approved water and wastewater, roads, and regional detention via an adjacent pond. The generally level site is outside the flood zone.



# Site Overview



LENNAR PLUM CREEK  
AVERAGE HOME PRICE \$378K

DETENTION  
POND

LOT 1 BLOCK B  
5.4893 Acres  
239,112 Square Feet

LOT 1 BLOCK A  
6.7042 Acres  
292,034 Square Feet

DOHERTY ROAD

Future Doherty Road Expansion

KOHLERS CROSSING

BENNER ROAD

DOHERTY ROAD

# Townhomes Site Overview

## PROPERTY DETAILS

<b>Location</b>	Kohlers Crossing Between San Juan & Benner Road Kyle, TX 78640
<b>Lot 1 Block A</b>	6.7042 Acres
<b>Lot 1 Block B</b>	5.4893 Acres
<b>Total Site Area</b>	12.1935 Acres
<b>Total Site Square Footage</b>	531,149 SF
<b>Terms</b>	Fee Simple
<b>Zoning</b>	City of Kyle - PCR3-Residential and PCMXD Mixed-Use
<b>Parcel ID</b>	12.1935 Acres within R11209
<b>Tax Millage Rate - 2023</b>	2.16573%
<b>North Hays County MUD Rate - 2023</b>	0.20000%
<b>City</b>	City of Kyle
<b>County</b>	Hays County

## DOCUMENT CENTER

The Document Center includes a significant amount of property information and is available upon execution of the confidentiality agreement.



# Townhomes Site Overview

## PROPOSED SITE USE - FOR-SALE TOWNHOMES

<b>Option 1</b>	211 18' Wide Townhomes with Carports
<b>Option 2</b>	168 20' Townhomes with Garages and Detached Cottage Courts <i>*Possibility to mix and match both options for optimal building plans</i>
<b>Survey</b>	Survey Available
<b>ESA</b>	Phase 1 and Geotech Completed
<b>Heritage Trees</b>	None
<b>Platting</b>	Will be recorded once Doherty Road is complete
<b>Floodplain</b>	Zone X, Entire Site within 500-Year Floodplain
<b>Water Detention and Drainage</b>	Lot 2 Block B is a detention pond entirely constructed and sized for Lots 1 A and B. Pond is owned maintained by POA.
<b>POA</b>	Plum Creek Mixed-Use Property Owner's Association

## UTILITIES

Fully approved and available to the boundary at both lots once Dougherty Road is complete.

<b>Water/ Wastewater</b>	City of Kyle - Water & Wastewater Approved for Site
<b>Electricity</b>	Pedernales Electric Cooperative

## SCHOOLS - HAYS CONSOLIDATED ISD

<b>Elementary</b>	Negley Elementary School - 6/10
<b>Middle School</b>	Barton Middle School - 8/10
<b>High School</b>	Hays High School - 7/10

# Site Plan

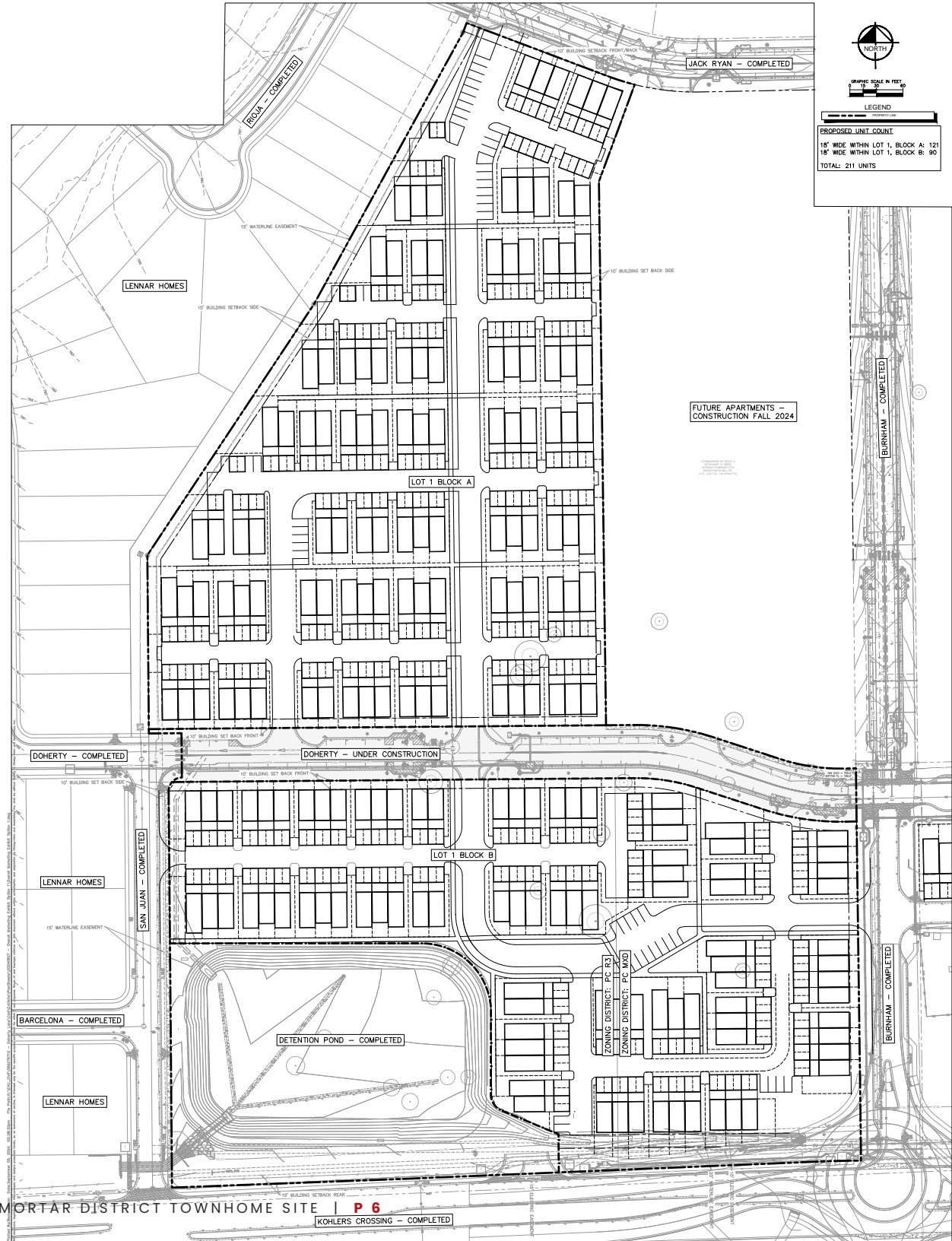
## 18' WIDE TOWNHOMES WITH CARPORTS

121 Proposed Units within Block A

90 Proposed Units within Block B

**TOTAL 211 UNITS**

*Possibility to mix and match both options for optimal building plans*



# Site Plan

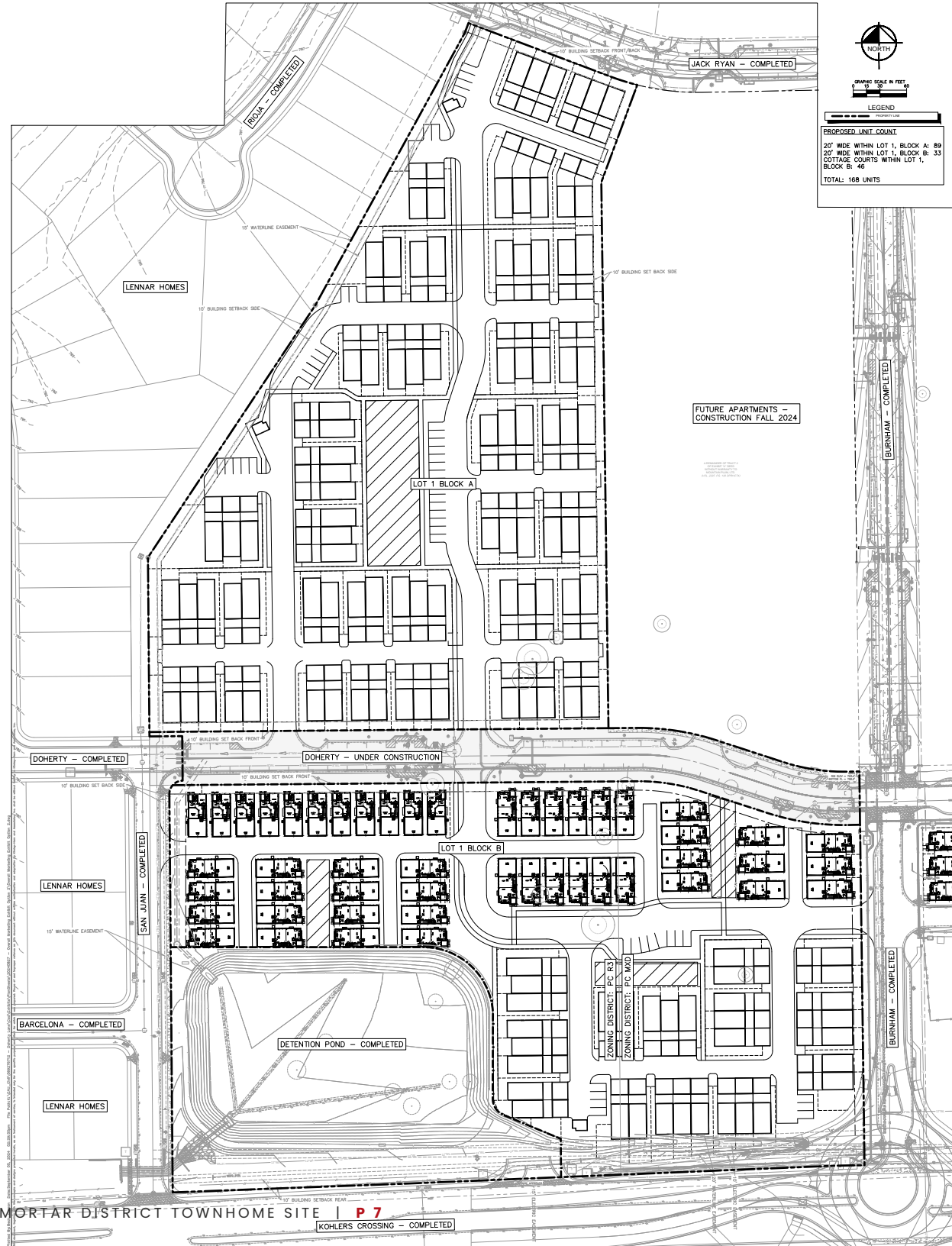
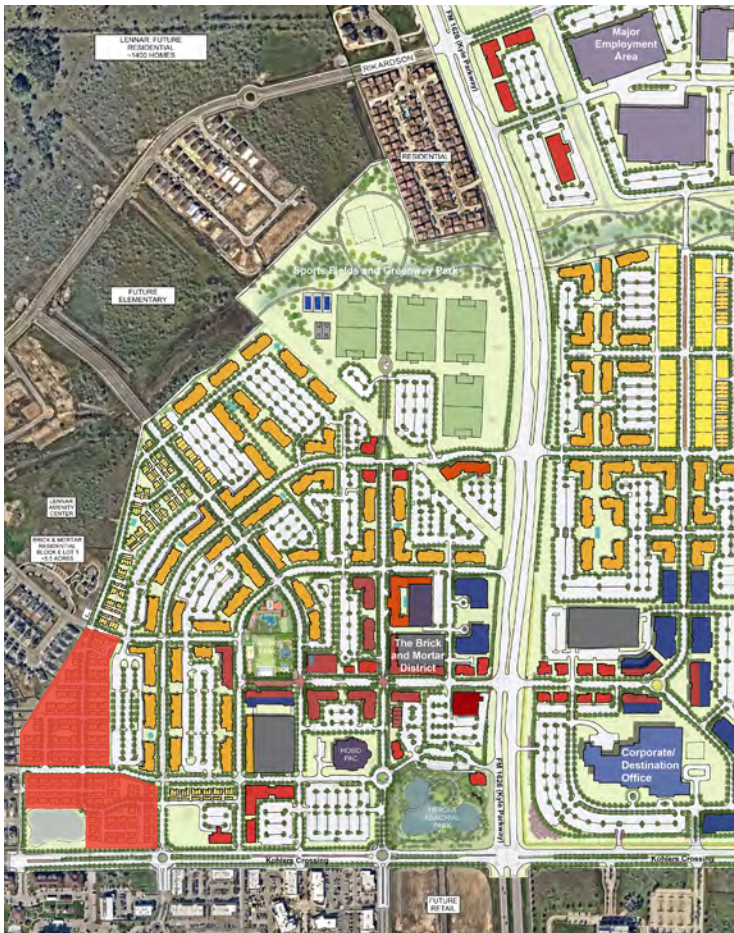
## 20' WIDE TOWNHOMES WITH GARAGES AND DETACHED COTTAGE COURTS

89 Proposed Units within Block A

33 Proposed Units and 46 Cottage Courts within Block B

**TOTAL 168 UNITS**

*Possibility to mix and match both options for optimal building plans*



**LEGEND**

**PROPOSED UNIT COUNT**

- 20' WIDE WITHIN LOT 1, BLOCK A: 89
- 20' WIDE WITHIN LOT 1, BLOCK B: 33
- COTTAGE COURTS WITHIN LOT 1, BLOCK B: 46

**TOTAL: 168 UNITS**

# Location Overview

## THE BRICK & MORTAR DISTRICT AT PLUM CREEK

The Brick & Mortar District is the final phase of the 2,200-acre Plum Creek Development in Kyle. Projected to be “The Heart of Plum Creek”, The Brick & Mortar District is a planned mixed-use community developed in partnership with Momark Development, Plum Creek Development Partners, and the City of Kyle. The district aims to create a unique live-work-play regional hub for northern Hays County with full support from the City.

**138**

Total Acres

**250,000**

Square Feet of Projected  
Office Space

**150,000**

Square Feet of Projected  
Retail

**35**

Acres of Parkland

**600+**

Projected Multifamily  
Units





# BRICK & MORTAR DISTRICT AT PLUM CREEK

## PHASE 1

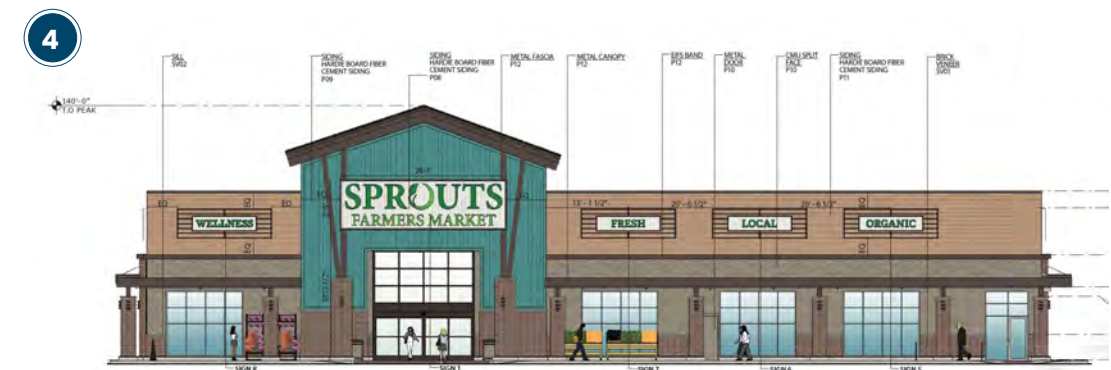
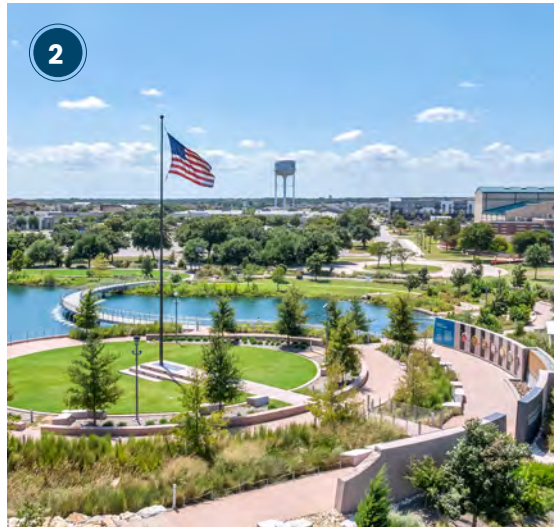
The recently completed Phase 1 features:

- 1 **La Verde Park:** A 1.6-acre public park with market spaces, interactive water features, volleyball court, dog run, and world-class playground. The \$5.5 million park includes an event lawn capable of hosting 2,200 people and a performance pavilion for various events.
- 2 **Heroes Memorial Park:** The \$8.5 million memorial park spans 5-acres with a large pond and pedestrian boardwalk dedicated to military service members, veterans, and first responders.
- 3 **The Brick and Mortar District Apartments:** Residential options within walking distance of parks and amenities.

## PHASE 2

Phase 2 construction, commencing in Q3 2024, includes:

- 4 **Sprouts Farmers Market Grocery and Retail:** The grocery store will be the anchor along with surrounding retail and office space adjacent to the Heroes Memorial Park.



## FUTURE DEVELOPMENTS

**Hotel and Convention Center:** 1.7 acres are owned by the City of Kyle and are projected to become a 120,000 square foot hotel and 90,000 square foot convention center.

**Future \$14 Million Regional Sports Complex:** The complex will be inclusive of 9 full-size soccer fields and 20 youth-size soccer fields allowing for transformation to festival grounds for major civic events.

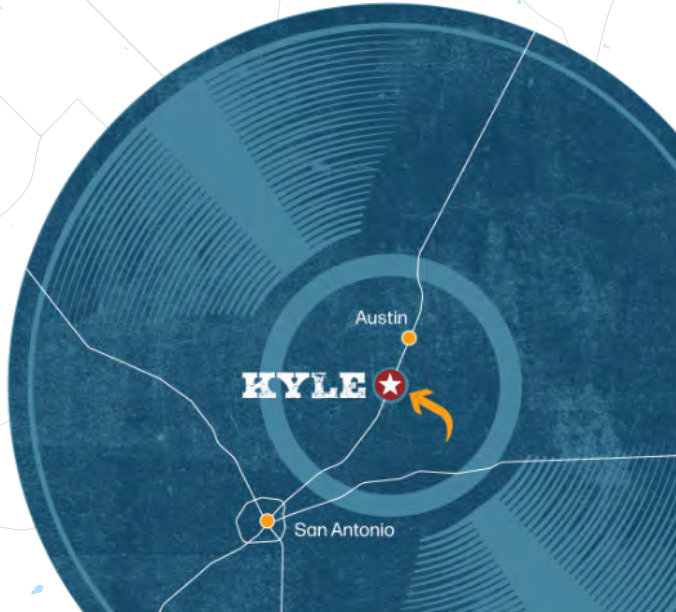
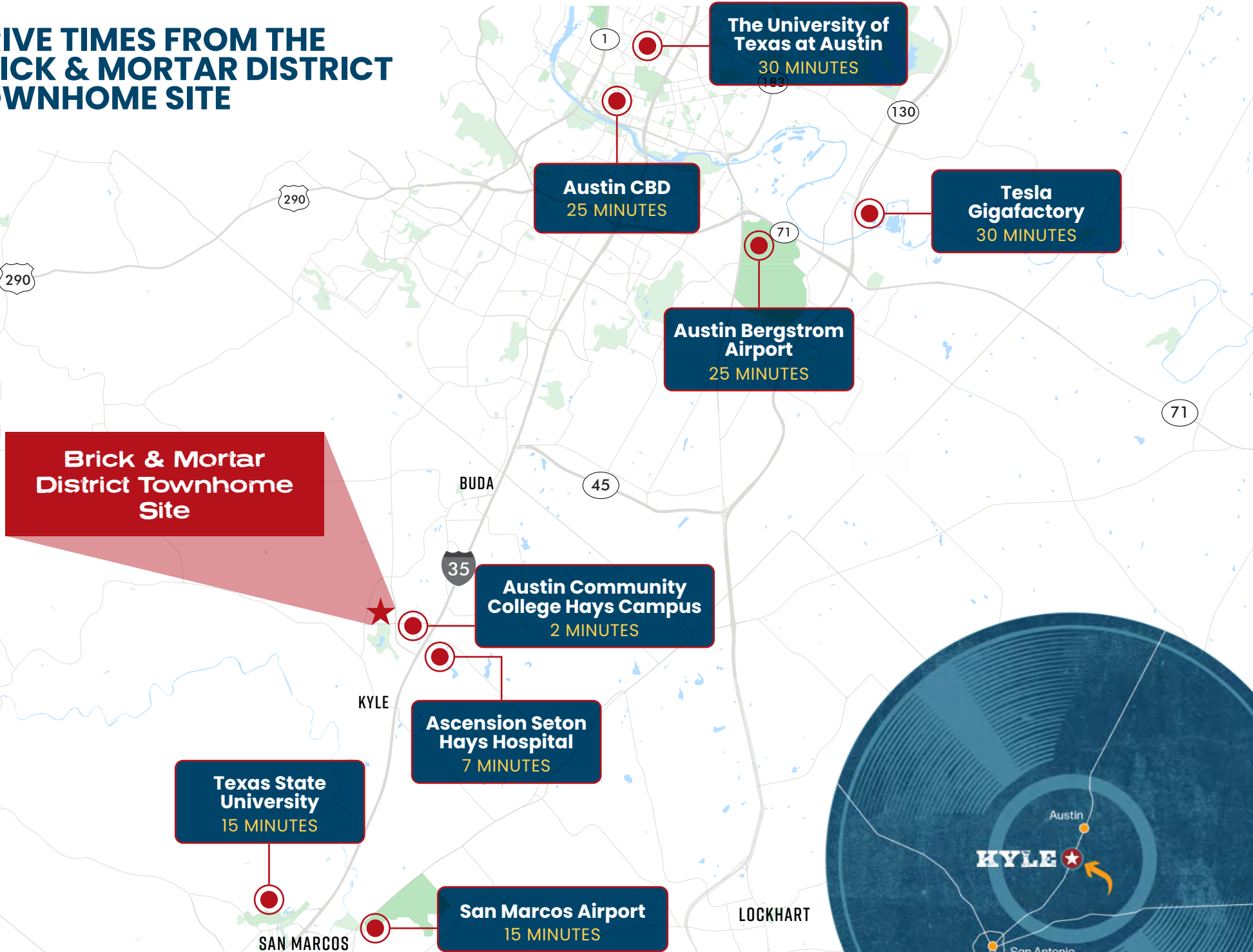
**Retail Streets and Shaded Cultural Trail:** An additional mixed-use “main street” is currently under construction adjacent to a 1,200 linear-foot shaded pedestrian and bike trail lined with artwork from local artists, connecting pedestrians from Heroes Memorial to La Verde Park.

**Opportunity to Double the Size of Office:** The Brick & Mortar District has no density cap in the zoning, allowing for the maximization of future office buildout.

*Retail Streets and Cultural Trail Renderings – Four Blocks from Subject Site*



# DRIVE TIMES FROM THE BRICK & MORTAR DISTRICT TOWNHOME SITE





**Dry River District**

Costco  
The Home Depot  
Torchy's Tacos  
EVO Entertainment  
P. Terry's  
Starbucks

**Village at Kyle**

Walmart Supercenter  
Lowe's  
Walgreens  
Firestone  
AT&T

**Kyle Crossing**

Target  
Kohl's  
Petco  
Ross  
MOD Pizza  
Chick-Fil-A

**\$350k Average Home Price**

**Plum Creek Uptown**

Austin Regional Clinic  
StretchLab  
Summer Moon Coffee  
Firehouse Pet Resort  
Aviator Pizza & Drafthouse  
Texican Cafe

**Plum Creek Golf Course**

**\$375k Average Home Price**

**PLUM CREEK SINGLE FAMILY OVERVIEW**

The value of single-family homes in Kyle, Texas has seen significant appreciation over the last several years. As of July 2024, the median sale price for homes in Kyle is \$340,752, a 45% increase from the 2020 median price of \$235,000.

Recent home sales within the Lenar at Plum Creek development adjacent to the Brick & Mortar district sold for an average of \$378k in

August. Homes within the 6 Creeks community located just 5 minutes south of the site sold for an average of \$533k, while homes located within the Anthem Community 5 minutes west of the site sold for an average of \$457k. Overall, home values near the Brick & Mortar District are trending in line with the Austin/Round Rock MSA July median home sale price of \$450,000.

# Major Employment News

## Samsung Plans to Invest \$45B in the Austin Area with Funding from CHIPS Act - One of the Largest Economic Deals in US History

Samsung and the U.S. Department of Commerce agreed to preliminary terms to expand their previously stated \$17 billion microchip plant to a \$45 billion semiconductor ecosystem. The microchip expansion will be primarily located in the City of Taylor with the new plant expected to be completed by the end of 2024.

**\$45B** – Samsung’s planned investment in the Austin area

**\$6.4B** – Federal CHIPS and Science Act Funding

**4,500** – Manufacturing Jobs

**17,000+** – Construction Jobs

**10’s of Thousands** – Indirect Jobs



## Tesla Quickly Closing in on Austin’s Largest Private-Sector Employer

Tesla is already the biggest tech employer in the Austin area, but its lightning-fast growth is now neck-and-neck with H-E-B as the largest private-sector employer in the metro.

**22,777** – Estimated Employees as of April 2024

**86% Employment Growth** – From 2022 to 2023

**\$36/Hour** – Average Wage at GigaFactory

**60,000** – Future Employment Forecast

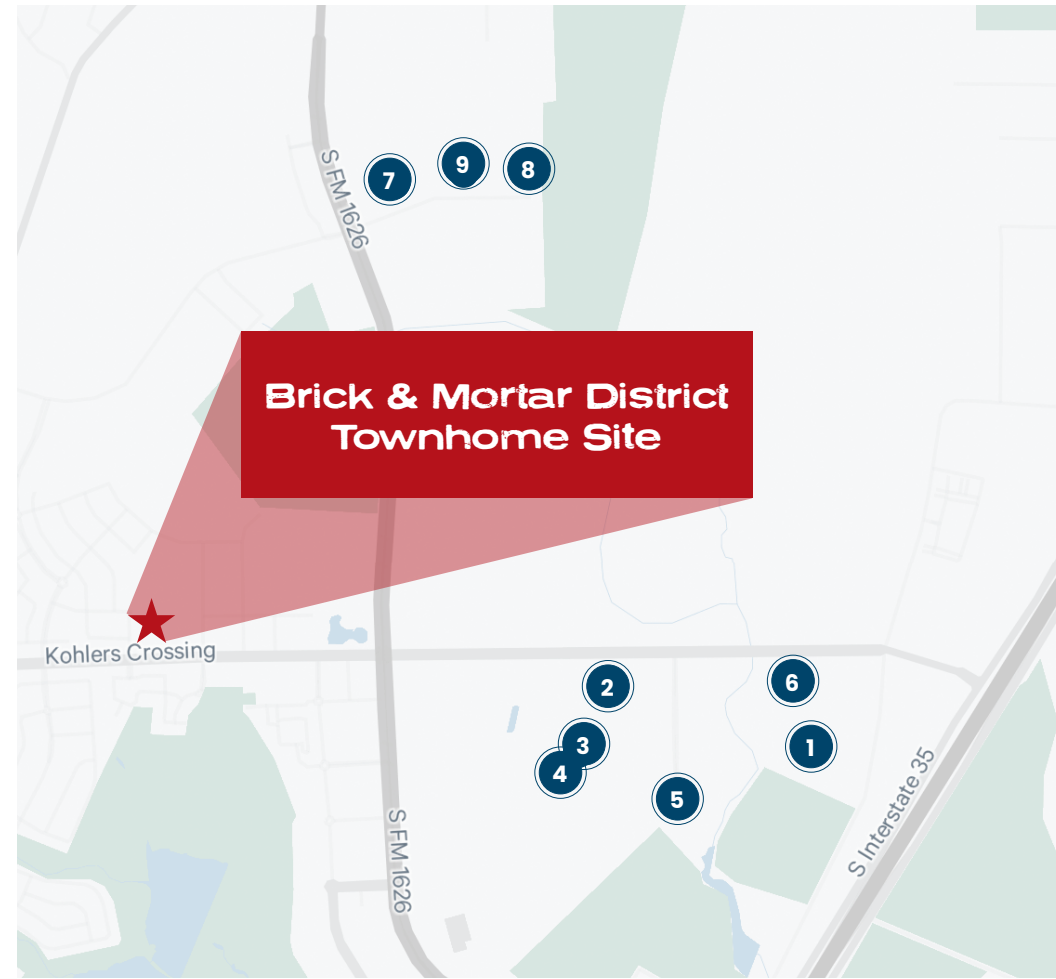
## KYLE, TEXAS – MAJOR INDUSTRIAL HUB

Tesla and Samsung's widening footprint in the Austin area have attracted supporting companies to occupy space in Kyle. Major draws for industrial businesses to move to Kyle include extensive property options, cost-effective business environment, and beneficial tax policies.

Tesla supporting companies include Simwon, an automotive body manufacturer with 500,000 square feet leased, Plastikon, a plastic parts manufacturer with 100,000 square feet leased, and XCharge, an EV charger producer with 3,500 square feet currently leased and 20,000 square feet projected. DSBJ Company supplies electronic components to Tesla and currently has a site under contract just north of the Brick and Mortar District.

ENF Technologies, one of Samsung's electronic materials suppliers, recently completed their U.S. headquarters and manufacturing facility in Kyle. The \$45 million project spans 25 acres with 100,000 square feet of industrial space.

1. Amazon Fulfillment Center – 300k SF
2. ENF – 100k SF
3. Plastikon – 100,000 SF
4. Simwon – 500k SF
5. XCharge – 3,500 SF
6. Lowe's Distribution Center – 120k SF
7. DSBJ – Land Recently Acquired
8. Fat Quarters Quilting Headquarters – 200k SF
9. Sovereign Flavors Beverage Manufacturing – 40k SF



Major draws for industrial businesses to move to Kyle include the extensive property options, cost-effective business environment, and beneficial tax policies.



# Brick & Mortar District Townhome Site

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