

PREMIER MEDICAL SPACE FOR LEASE

KYLE MEDICAL PLAZA

135 Bunton Creek Road, Kyle, Texas 78640



welltower


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 303 - 3,000 SF
- *Available 2/1/2025

Building Information:

- Rental Rate: \$26.00 NNN
- OpEx: \$12.84/SF (2024 Est.)
- Parking: 5/1000 (Surface)
- On-site Ambulatory Surgical Center, Urgent Care, and Medical Laboratory

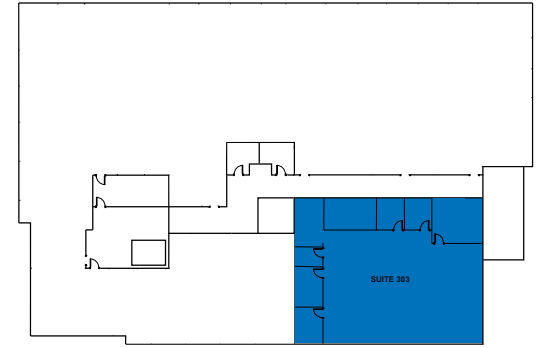
Amenities:

- 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

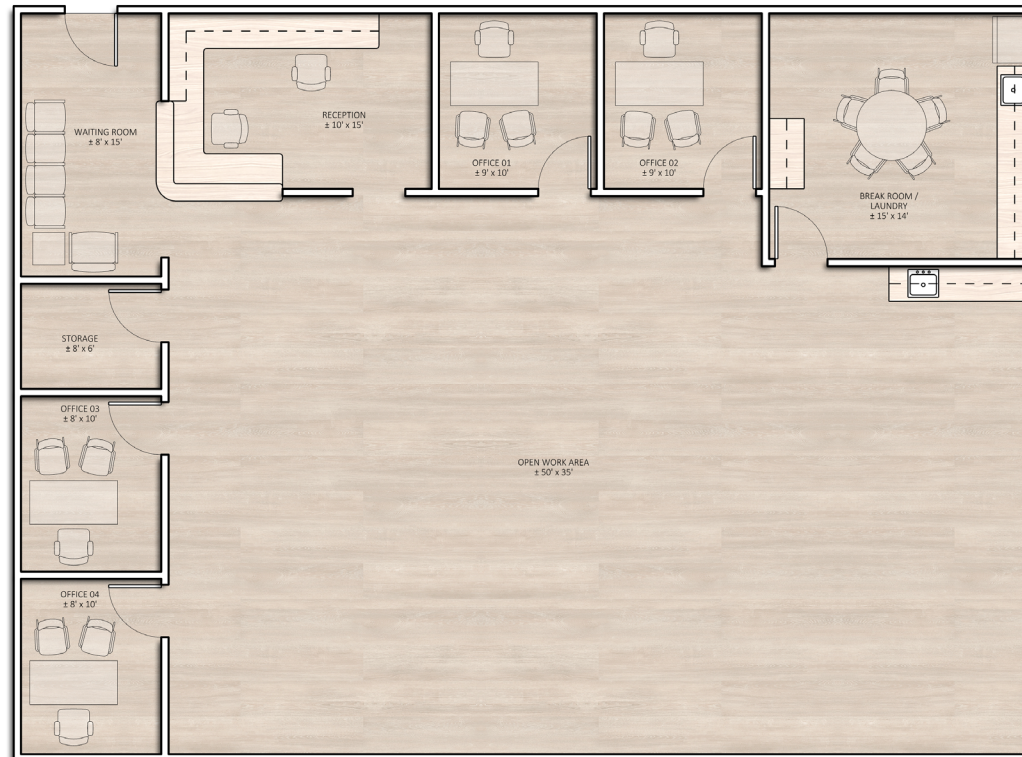


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Suite 303 - 3,000 SF



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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

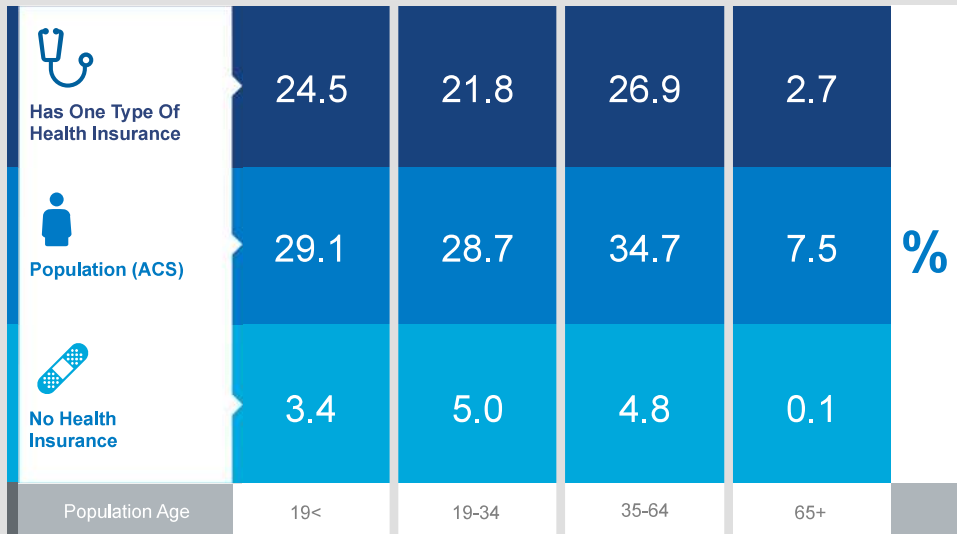
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Health Care & Insurance

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



\$4,440
Annual Health Insurance Expenditures



\$2,349
Medical Care



Medicare:
Population 65+

1,718
Medicare Only

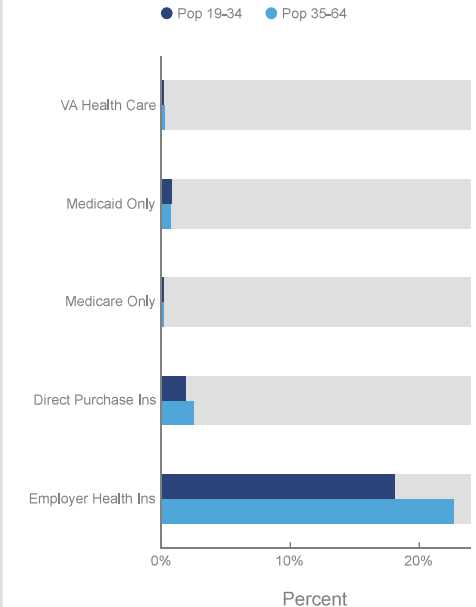
633
Direct-Purch & Medicare

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)



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



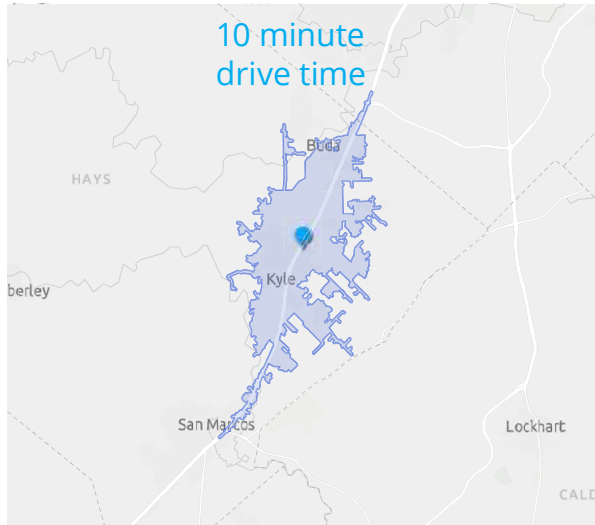
15.0%
Exercise at club 2+ times per week



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

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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



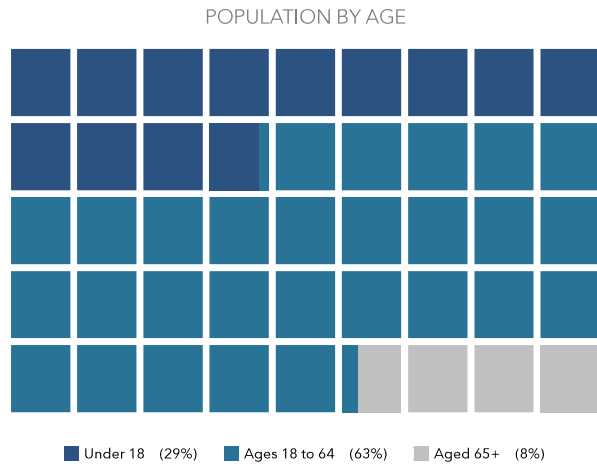
\$12,051

Avg Spent on Mortgage & Basics



16.3%

Percent of Income for Mortgage



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



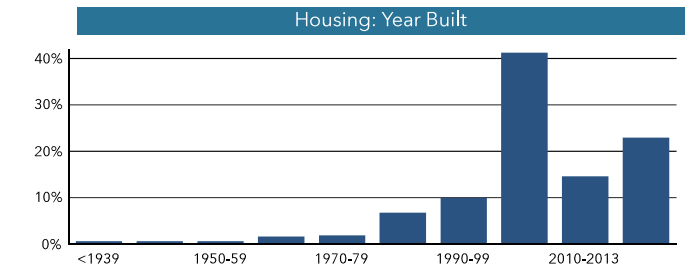
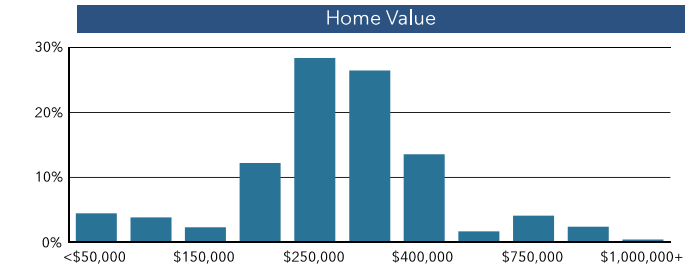
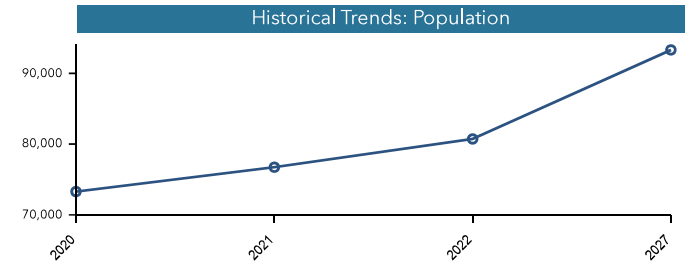
27.9%

Generation Z:
Born 1999 to 2016



9.9%

Alpha: Born
2017 to Present



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

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	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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