



KYLE TOWN CENTER

New Development Coming Soon in Kyle, Texas

NWC of Interstate 35 and Bebee Road | Kyle, Texas

Andrew Alvis | 281.477.5038 | Lara Lee LaMendola | 281.640.7699

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation | Multifamily Development

KYLE TOWN CENTER

PROJECT HIGHLIGHTS

KYLE, TEXAS



26%
POPULATION
GROWTH
WITHIN 3 MILE
SINCE 2020

2020 Census, 2022 Estimates with
Delivery Statistics as of 09/22



\$84K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 7 MILES



138,948
CURRENT
POPULATION
WITHIN 7 MILES

MAJOR AREA EMPLOYERS



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KYLE, TEXAS RANKED THE **5TH FASTEST GROWING** CITY IN TEXAS

SOURCE:
KYLE CHAMBER OF COMMERCE



NEIGHBOR TO PLUM CREEK, A 2,200-ACRE MASTER PLANNED COMMUNITY WITH 5,000+ EXISTING HOMES



A BUSTLING HUB FOR THE CITY FOLLOWING THE CONSTRUCTION OF THE FUTURE UNDERPASS AT KOHLER'S CROSSING



LOCATED IN A RAPID GROWTH REGION, JUST **20 MILES SOUTH OF AUSTIN AND 50 MILES NORTH OF SAN ANTONIO**



FOR LEASE PAD SITES AND RETAIL SPACE



KYLE, TEXAS MARKET

INTERSTATE-35 IS ONE OF THE TOWN'S MAJOR TRANSPORTATION ARTERIES AND CARRIES MORE THAN 100,000 VEHICLES PER DAY | PLACERA1, 09/22

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 TOWN CENTER WILL INCORPORATE THE VYBE KYLE, KYLE'S CITYWIDE TRAIL NETWORK OF OVER 50 MILERS 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

KNOWN AS THE PIE CAPITAL OF TEXAS | CITY OF KYLE, 09/22

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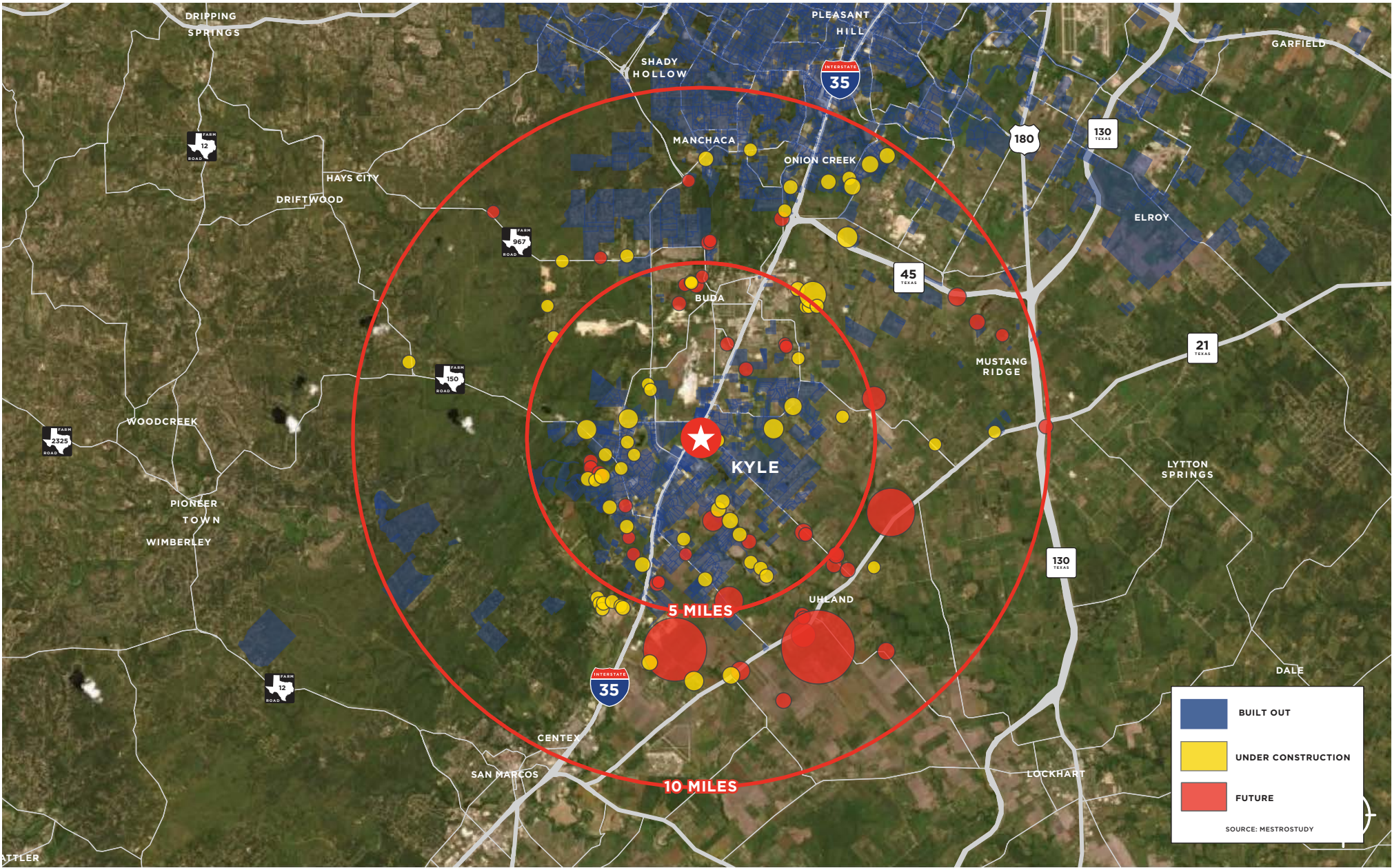
HOUSING AERIAL







RESIDENTIAL AERIAL



SITE PLAN



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

SP09 | 09.22 | 09.22

SITE PLAN

VIEW 1



KEY	BUSINESS	LEASE AREAS
1	Available For Lease	6,000 SF
2	Available For Lease	6,200 SF
3	Available For Lease	6,120 SF
4	Proposed Mutt's Canine Cantina	1,200 SF
5	Available For Lease	4,000 SF
6	Available For Lease	4,000 SF
7	Available For Lease	14,000 SF
8	Proposed Black Rifle Coffee Co.	2,600 SF

KEY	BUSINESS	LEASE AREAS
9	Proposed Bubba's 33	7,700 SF
10	Proposed Outback Steakhouse	5,675 SF
35	Available For Lease	15,766 SF
36	Available For Lease	26,250 SF



AVAILABLE
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SP09 | 09.22 | 09.22

VIEW 2



TRACT 35

KEY	BUSINESS	LEASE AREAS
11	Available For Lease	8,450 SF
12	Available For Lease	7,800 SF
13	Available For Lease	7,800 SF
14	Available For Lease	7,800 SF
15	Proposed BJ's Brewhouse	9,100 SF
16	Available For Lease	6,000 SF
17	Available For Lease	6,000 SF
18	Proposed Boomer Jack's	6,750 SF
19	Proposed Longhorn Steakhouse	5,700 SF
20	Proposed Olive Garden	7,900 SF
21	Proposed Chuy's	5,400 SF
22	Available For Lease	6,800 SF
23	Available For Lease	7,200 SF
24	Available For Lease	10,850 SF
25	Available For Lease	9,800 SF
26	Available For Lease	23,615 SF
27	Available For Lease	7,000 SF
28	Available For Lease	4,050 SF
29	Available For Lease	87,500 SF

KEY	BUSINESS	LEASE AREAS
30	Available For Lease	22,500 SF
31	Available For Lease	8,200 SF
32	Available For Lease	13,600 SF
33	Available For Lease	10,000 SF
34	Available For Lease	23,200 SF

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SP09 | 09.22 | 09.22

WHY AUSTIN

REGIONAL HIGHLIGHTS



POPULATION & DEMOGRAPHICS

- 2,352,426 POPULATION IN THE AUSTIN MSA¹
- **#1 FASTEST-GROWING METRO 2010 - 2020¹⁷**
- 116 PEOPLE MOVE TO AUSTIN PER DAY³
- HOME TO A DIVERSE POPULATION OF CULTURES, POLITICAL LEANINGS AND LIFESTYLES THAT HELP “KEEP AUSTIN WEIRD”⁴
- AUSTIN-ROUND ROCK AREA CLOSES YEAR WITH 41,401 HOMES SOLD¹⁸
- 46%, 10-YEAR EMPLOYMENT GROWTH (Q2 2012 - Q2 2022)



BUSINESS & ECONOMY

- **#1 BEST CITY TO START A BUSINESS⁹ AND THE #2 BEST CITY FOR YOUNG PROFESSIONALS⁹**
- LOWER UNEMPLOYMENT RATE (2.6%) THAN THE U.S. AVERAGE (3.7%)¹⁰
- 6,500 STARTUPS AND TECH COMPANIES BASED IN AUSTIN¹¹
- AUSTIN IS REFERRED TO AS THE “SILICON HILLS” DUE TO TECH COMPANIES RELOCATING FROM THE SILICON VALLEY IN CALIFORNIA¹¹
- **#1 U.S. DESTINATION FOR POTENTIAL COMMERCIAL REAL ESTATE INVESTMENT¹⁵**
- LEADS ALL MARKETS WITH NEARLY 40% EMPLOYMENT GROWTH SINCE 2010¹⁵



RECENT CONSTRUCTION & ACTIVITY

- **GIGAFACTORY TEXAS ROLLED OUT INITIAL DELIVERIES OF MODEL Y TESLA VEHICLES IN APRIL 2022; THE GIGAFACTORY IS THE SECOND LARGEST BUILDING IN THE WORLD BY VOLUME¹¹**
- TESLA SOLAR NEIGHBORHOOD DEVELOPMENT COMING TO EASTON PARK, A 2,400-ACRE COMMUNITY BY 2030⁶
- APPLE IS BREAKING GROUND ON A **NEW \$1B, 3 MILLION SF CAMPUS WITH UP TO 15,000 EMPLOYEES¹³**
- **AMAZON OPENING A FULFILLMENT CENTER IN PFLUGERVILLE, BRINGING 1,000 JOBS TO THE AUSTIN AREA³**
- **NEW TECH HUB: INCLUDING MOVES FROM FACEBOOK, GOOGLE, ORACLE AND TESLA¹⁵**



HIGHER EDUCATION

- **THE UNIVERSITY OF TEXAS AUSTIN IS RANKED THE #1 SCHOOL IN TEXAS⁵**
- THE UNIVERSITY OF TEXAS IS #34 BEST GLOBAL UNIVERSITY, MAKING IT THE ONLY TEXAS UNIVERSITY RANKED IN THE TOP 100⁶
- OVER 40,000 STUDENTS ENROLLED AT THE UNIVERSITY OF TEXAS (SPRING 2019)⁶



LIVE MUSIC CAPITAL OF THE WORLD

- **“THE LIVE MUSIC CAPITAL OF THE WORLD”** WITH ANNUAL CONCERTS INCLUDING AUSTIN CITY LIMITS (ACL), SOUTH BY SOUTHWEST (SXSW), JMBLYA, LEVITATION, AND OTHERS⁴
- **\$265M ECONOMIC IMPACT OF ACL AND \$350M ECONOMIC IMPACT OF SXSW (2018)⁵**
- THE CITY ALSO HOSTS THE AUSTIN FILM FESTIVAL, A FIVE-DAY FESTIVAL AND CONFERENCE HIGHLIGHTING WRITER'S CONTRIBUTION TO FILM AND TELEVISION⁷



QUALITY OF LIFE

- **RANKED 5TH BEST PLACE TO LIVE IN THE UNITED STATES¹**
- THE CITY HAS AN ABUNDANCE OF OUTDOOR ACTIVITIES FOR RESIDENTS, INCLUDING: HIKING IN THE SURROUNDING STATE PARKS, SWIMMING IN BARTON SPRINGS OR HAMILTON POOL, KAYAK AND PADDLE BOARDING AT LADY BIRD LAKE, AND BOATING ON LAKE TRAVIS⁴
- AVERAGE 5-YEAR RENT GROWTH IS 37.6%, MORE THAN DOUBLE THE NATIONAL AVERAGE OF 17.8%¹⁵

SOURCES: ¹US WORLD & NEWS, ²US CENSUS BUREAU, ³AUSTIN BUSINESS JOURNAL, ⁴VISIT AUSTIN, ⁵BEST VALUE SCHOOLS, 2020, ⁶UNIVERSITY OF TEXAS AUSTIN, ⁷AUSTIN FILM FESTIVAL, ⁸INC., ⁹SMART ASSET, ¹⁰BEST PLACES, ¹¹FORBES, ¹²THE VERGE, ¹³APPLE, ¹⁴AUSTIN BOARD OF REALTORS (ABOR), 2020, ¹⁵NEW YORK TIMES, ¹⁶AUSTONIA, ¹⁷EXPLODING TOPICS, ¹⁸KVUE



RANKED 5TH FASTEST GROWING CITY IN TEXAS



GROWTH INDEX

NATION LEADING GROWTH CORRIDOR

126-mile-long Austin-San Antonio corridor is one of the fastest growing regions in the U.S.

High trade volume traveling IH-35 has led to one of the most diverse business climates in Texas

POPULATION

↑ 34% projected population growth over the next decade

↑ Hays County named the fastest growing county in the nation with 53% growth (2010-2020)

RETAIL

↑ 2.5+M SF of retail and mixed-use space under development

LIVING INDEX

COMMUNITIES

Home to Plum Creek, a 2,200-acre master planned community with 5,000+ homes



EDUCATION

HAYS CISD with 20,000+ enrollment (2020-2021)



AUSTIN COMMUNITY COLLEGE HAYS CAMPUS

Undergoing a \$22M expansion



Ascension

ASCENSION SETON HAYS HOSPITAL

Level II Trauma Center Undergoing a \$26M expansion

COMMUNITY HIGHLIGHTS



LOCATED JUST 20 MILES SOUTH OF AUSTIN AND 50 MILES NORTH OF SAN ANTONIO



2,200 ACRE MASTER-PLANNED COMMUNITY WITH 5,000+ EXISTING HOMES



HOME TO AN AWARD WINNING GOLF COURSE, PARKS AND OVER 2 MILLION SF OF COMMERCIAL DEVELOPMENT



THRIVING HOME VALUES AND MEDIAN PRICES OF OVER \$375,000

DEMOGRAPHICS

2020 Census, 2022 Estimates with Delivery Statistics as of 09/22



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POPULATION	3 MILES	5 MILES	7 MILES
Current Households	21,877	38,260	45,812
Current Population	66,216	117,407	138,948
2020 Census Population	52,475	91,719	109,853
Population Growth 2020 to 2022	26.19%	28.01%	26.49%
2022 Median Age	31.4	31.5	32.4

INCOME	3 MILES	5 MILES	7 MILES
Average Household Income	\$75,416	\$83,032	\$83,874
Median Household Income	\$78,711	\$82,945	\$84,589
Per Capita Income	\$24,858	\$27,014	\$27,575

RACE AND ETHNICITY	3 MILES	5 MILES	7 MILES
White	52.50%	52.30%	53.82%
Black or African American	4.55%	4.70%	4.45%
Asian or Pacific Islander	1.84%	2.02%	1.96%
Other Races	39.97%	39.89%	38.72%
Hispanic	51.59%	51.34%	49.37%

CENSUS HOUSEHOLDS	3 MILES	5 MILES	7 MILES
1 Person Household	15.39%	14.70%	14.81%
2 Person Households	30.16%	28.69%	30.07%
3+ Person Households	54.46%	56.61%	55.11%
Owner-Occupied Housing Units	64.15%	67.40%	69.83%
Renter-Occupied Housing Units	35.85%	32.60%	30.17%

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.

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.

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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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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