

OFFICE/WAREHOUSE SPACE

FOR SALE OR LEASE

FM 1626 & PLUM CREEK MEADOWS | KYLE, TEXAS 78640



TIG Real Estate Services, Inc.

KYLE TECHNOLOGY PARK



- Lots for Sale | Buildings for Sale or Lease | Build to Suit
- Lots from 2 acres to 30 acres (2 acre minimum)
- 25,000 SF Spec buildings For Sale
- Lease options from 5,000 - 35,000 SF
- Ample parking - up to 5/1,000 parking ratio
- Building signage available
- Convenient access to I-35, Austin's Bergstrom International Airport, West Austin and San Antonio

**FOR SALE
OR LEASE
NOW -
Delivering
Dec. 2025**

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PARKER TAYLOR
LEASING ADVISOR
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PTAYLOR@TIGUSA.COM

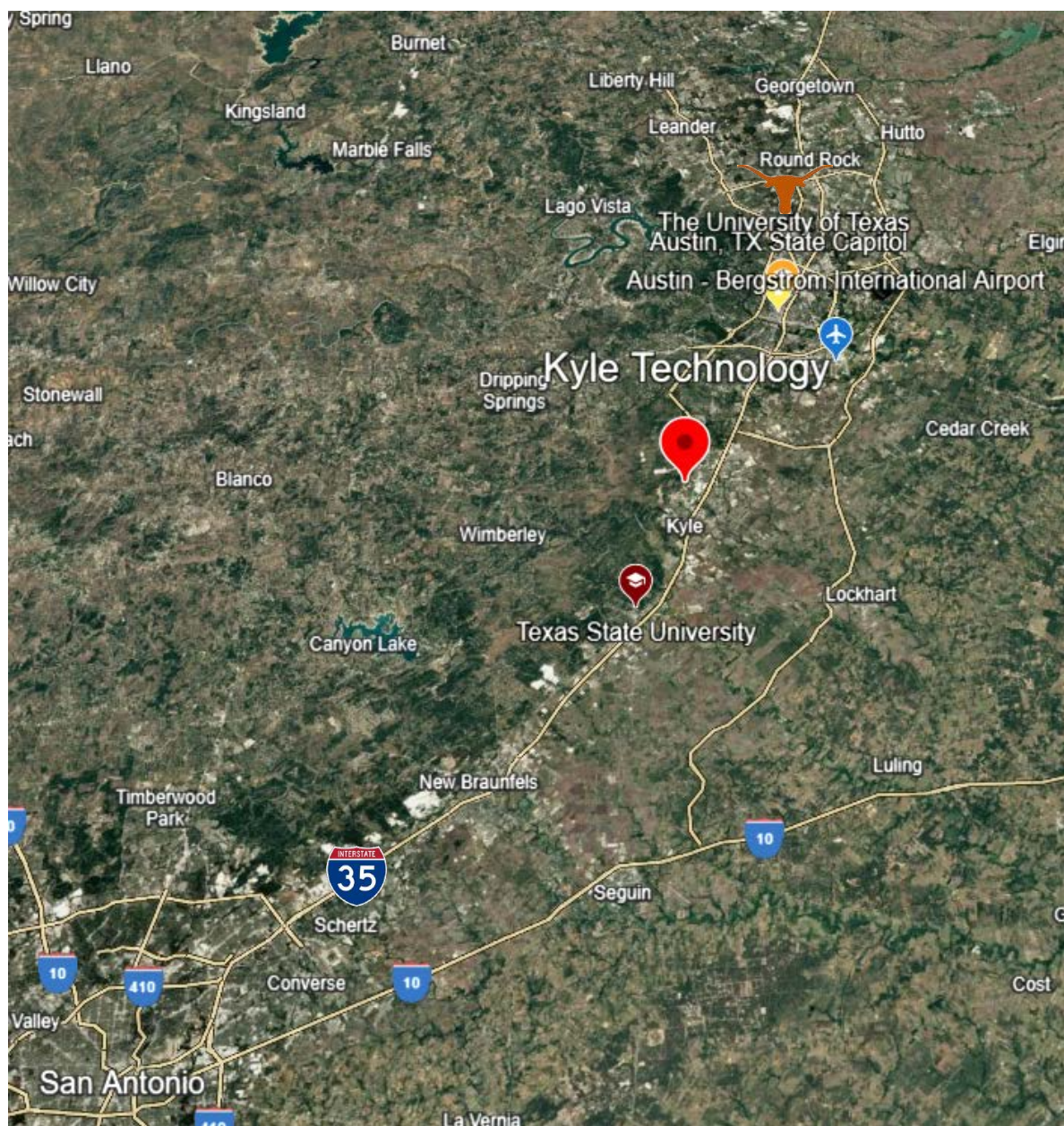


- New Business Park
- Next to City of Kyle's new Park and Sports Complex
- 42 AC tract with 11 buildings
- Located in the City of Kyle in Hays County on FM 1626
- 30 min to Austin's vibrant downtown
- Direct connection to Texas 45
- 1.5 miles to IH35
- Proximity to Bergstrom International Airport
- Part of a larger master planned development



DRIVE TIMES

13.6 MI TO SAN MARCOS
21 MI TO STATE CAPITOL
22 MI TO UNIV. OF TEXAS
24.6 MI TO AUSTIN AIRPORT
62.0 MI TO SAN ANTONIO
178 MI TO HOUSTON





SITE PLAN

FM 1626 & PLUM CREEK MEADOWS
KYLE, TX 78640



SOVEREIGN
FLAVORS INC



FAT QUARTER
QUILTING SUPPLIER

PHASE 1

LOT #	LOT SF	ACRE SIZE
LOT 1	25,000 SF	2.4
LOT 2	25,000 SF	2
LOT 3	25,000 SF	2.3

= LEASED

PLUM CREEK MEADOWS

FUTURE
RETAIL

FM 1626

NITRO
swimming

LOT 4

LOT 5

LOT 9

LOT 10

LOT 3

LOT 6

LOT 11

LOT 2

LOT 8

LOT 7

LOT 1

THE
CROSSOVER
191,250 SF
TWO LEVELS
682
PARKING
SPACES

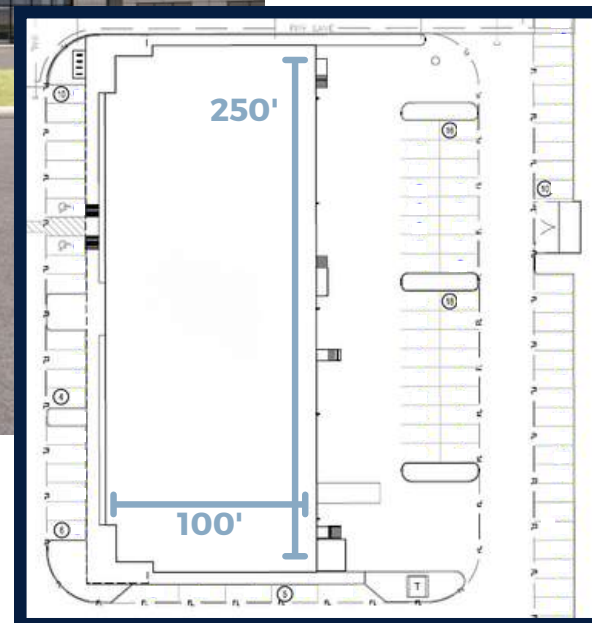




TYPICAL BUILDING PLAN



25,000 SF





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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

TIG Real Estate Services, INC	371731		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David Alsmeyer	356717	dalsmeyer@tigusa.com	512-732-0400
Designated Broker of Firm	License No.	Email	Phone
Dan Lewis	618153	dlewis@tigusa.com	512-279-6404
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Parker Taylor	796269	ptaylor@tigusa.com	210-860-6036
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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