

PLUM CREEK

OFFICE / RETAIL / MEDICAL | LEASE



PRELIM RENDERING



LEASING INFORMATION

NICK TRIOLA

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PLUM CREEK

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KYLE, TX

✓ AVAILABILITY

BLDG A: +/- 10,756 SF

BLDG B: +/- 9,048 SF (1ST FLOOR)

+/- 9,604 SF (2ND FLOOR)

BLDG C: +/- 2,065 SF

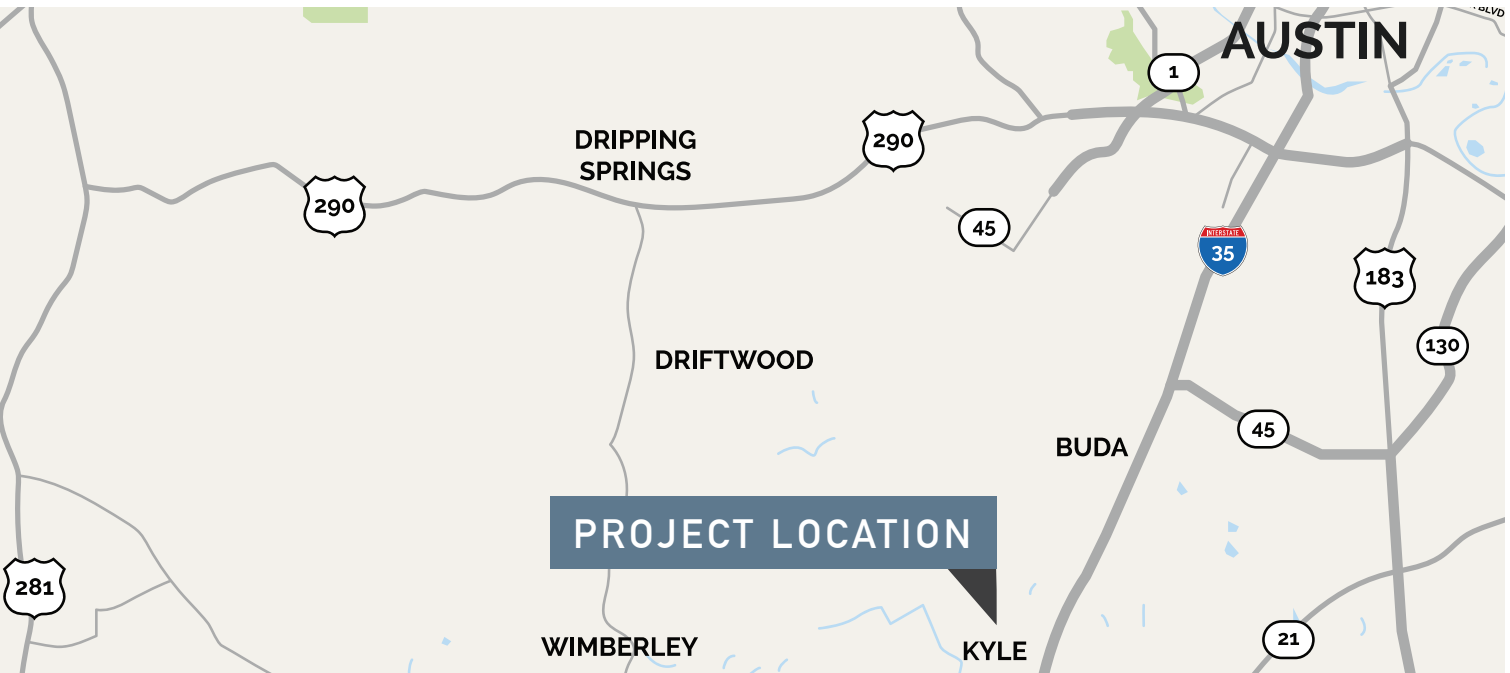
💰 LEASE TERMS

RATE: Starting at \$36/RSF

TI: \$35/RSF

TERM: 5-10 year

PROPERTY INFORMATION



★ FEATURES

LOCATION

- High Visibility on Kohlers Crossing, near 1626
- Adjacent to medical and retail users
- Full access from Kohlers Crossing

BUILDINGS

- Three buildings, 31,473
- Deliver Date - Q 2025

DEMOGRAPHICS

(5-MILE, CoStar 2022)

- Population- 99,665
- Avg Household Income - \$99,893
- Projected Household Growth 2023-28 - 3.6%

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AREA MAP



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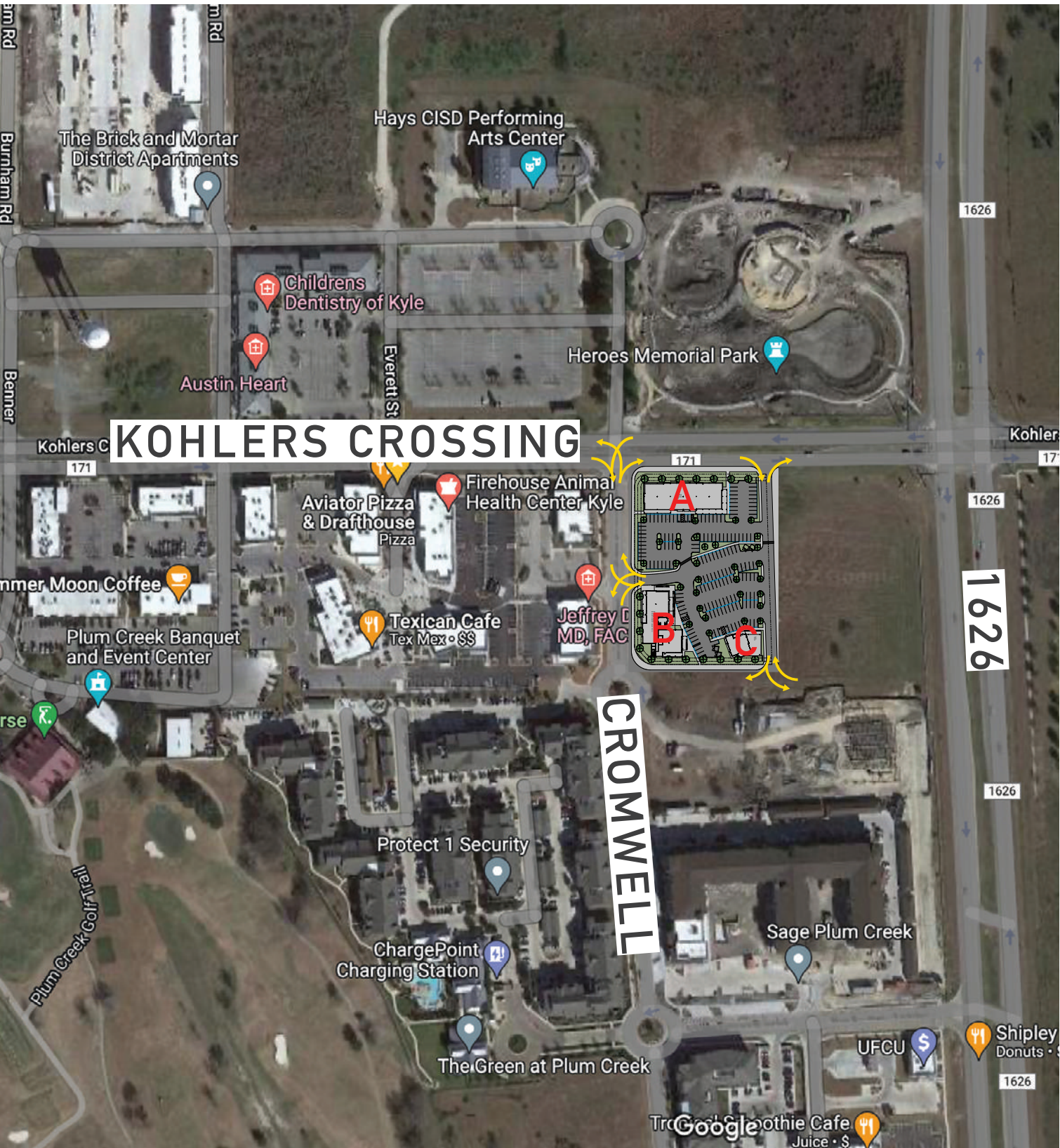
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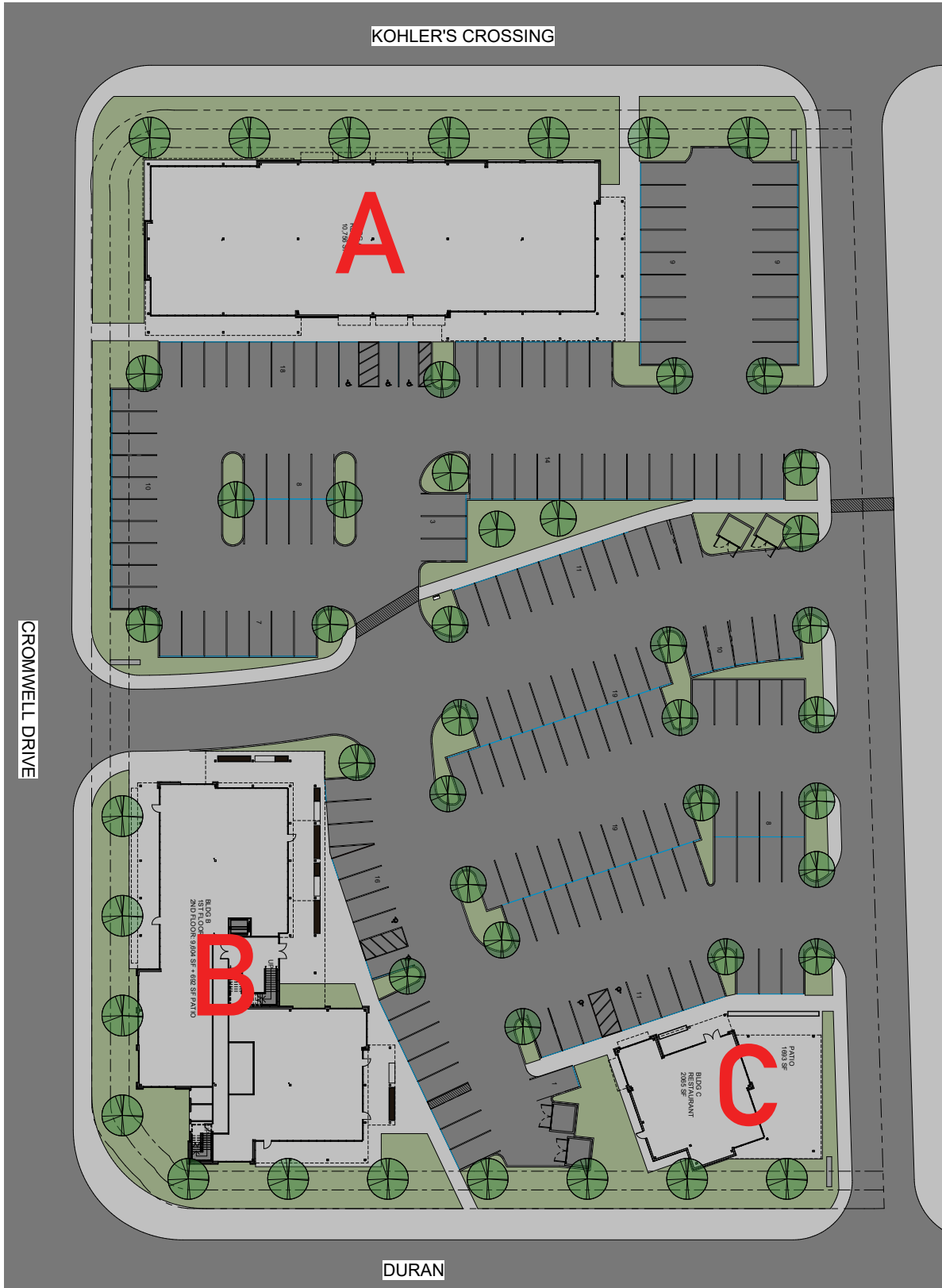
AREA MAP



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SITE PLAN

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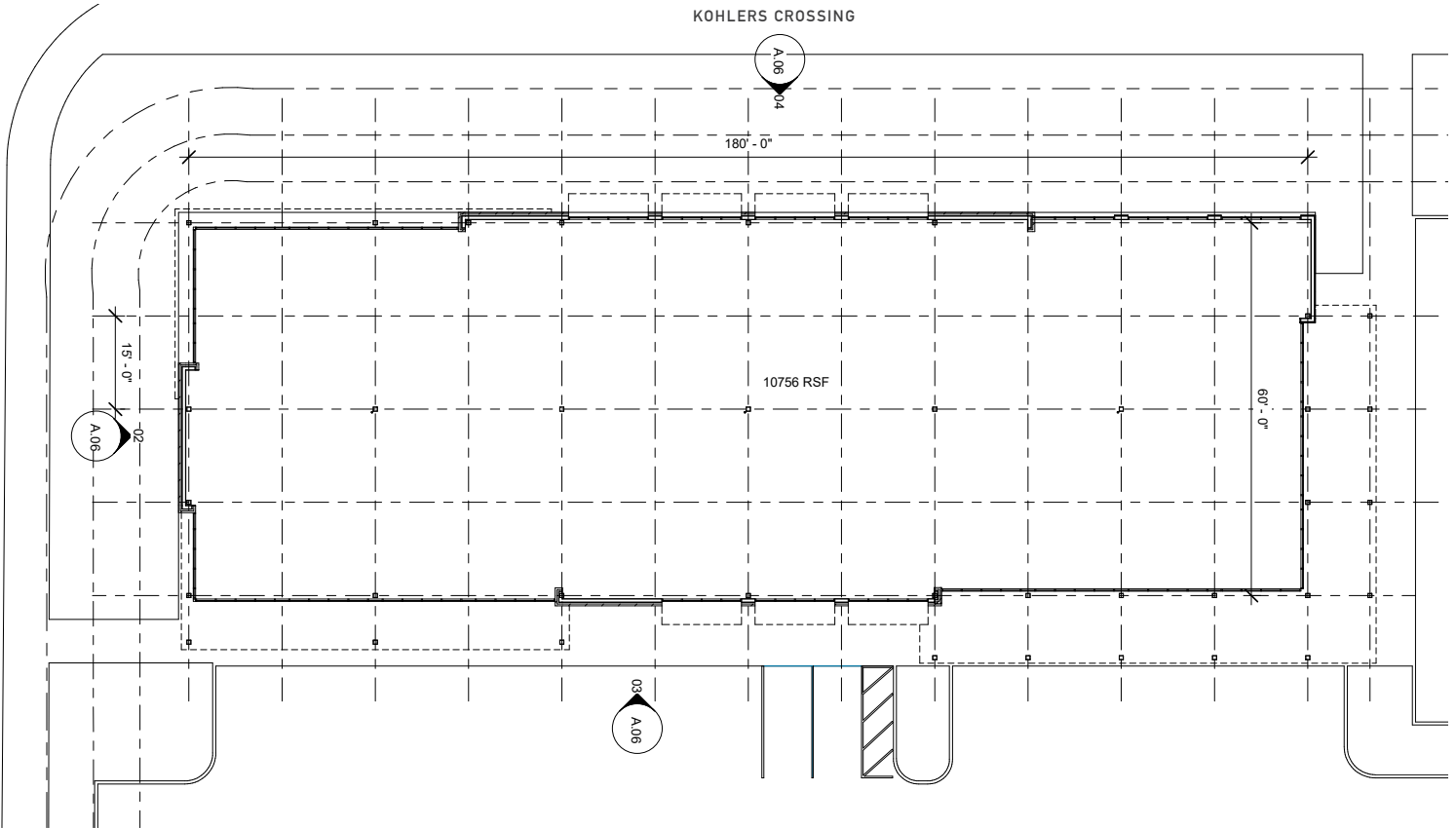
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BLDG A



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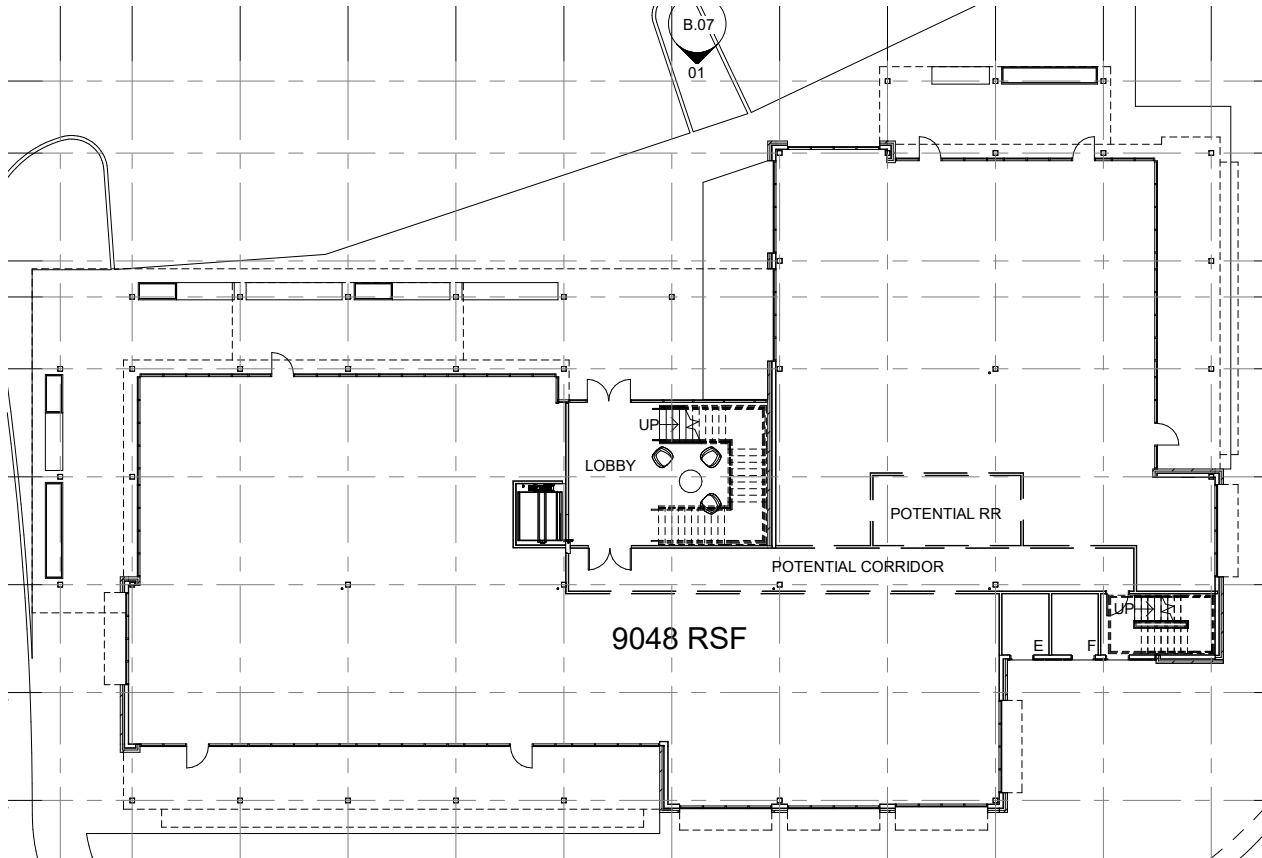
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BLDG B (1ST FLOOR): +/- 9,048 SF



BLDG B (1ST FLOOR)



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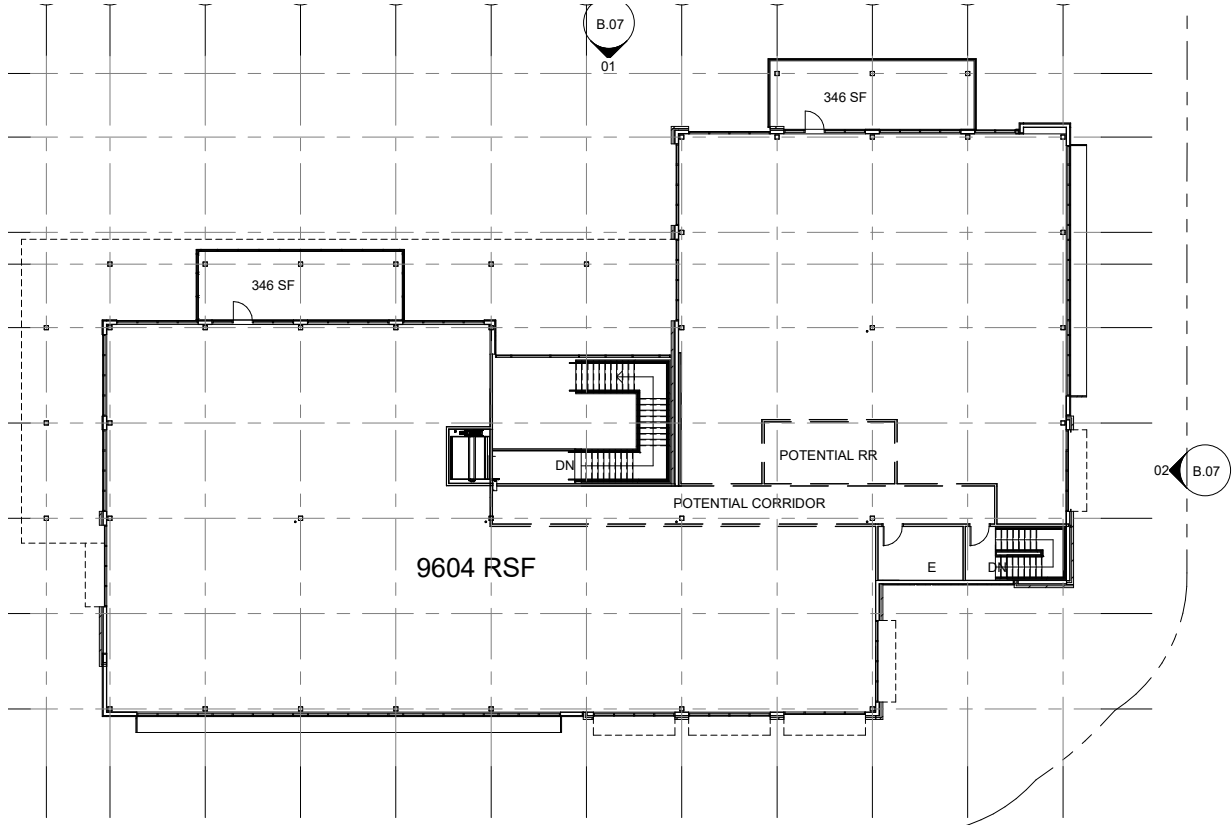
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BLDG B (1ST FLOOR): +/- 9,604 SF



BLDG B (2ND FLOOR)



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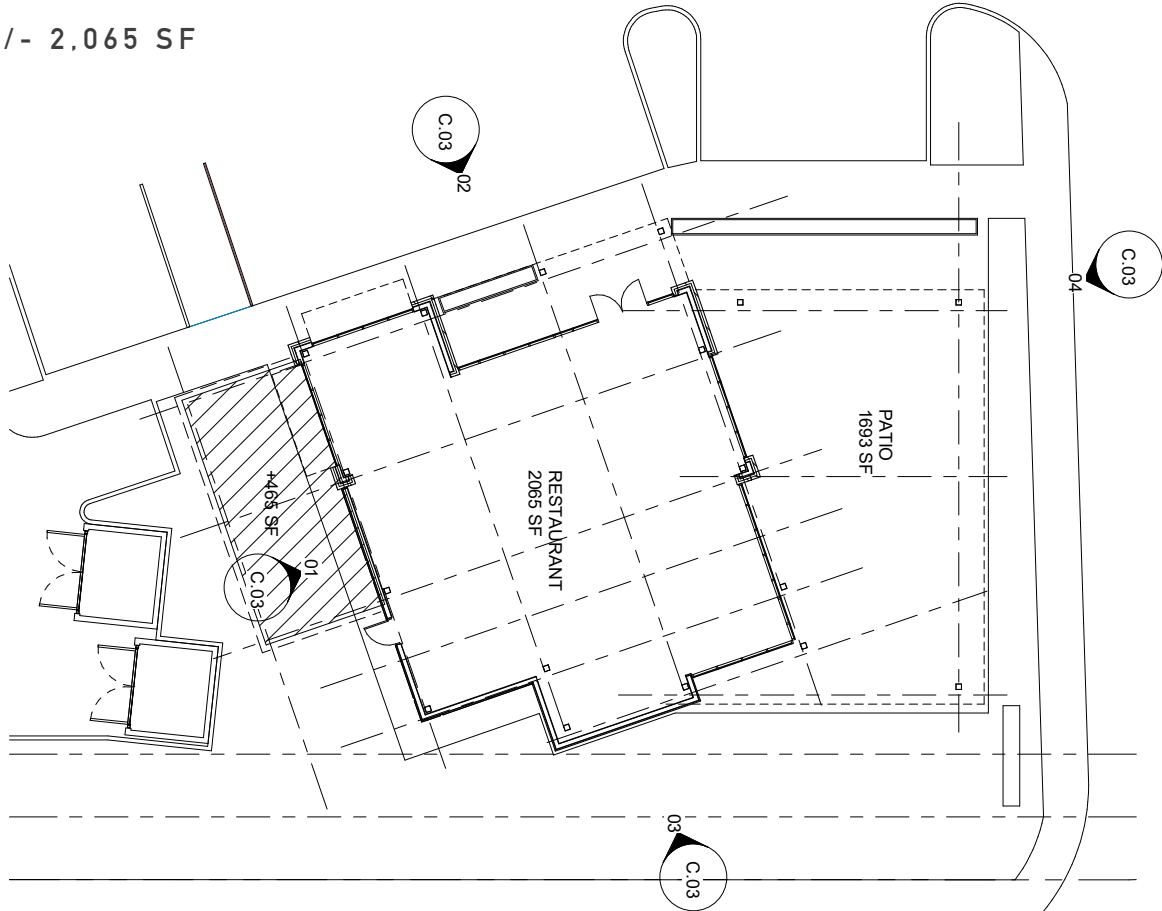
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AVAILABILITY

BLDG C: +/- 2,065 SF



BLDG C



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