



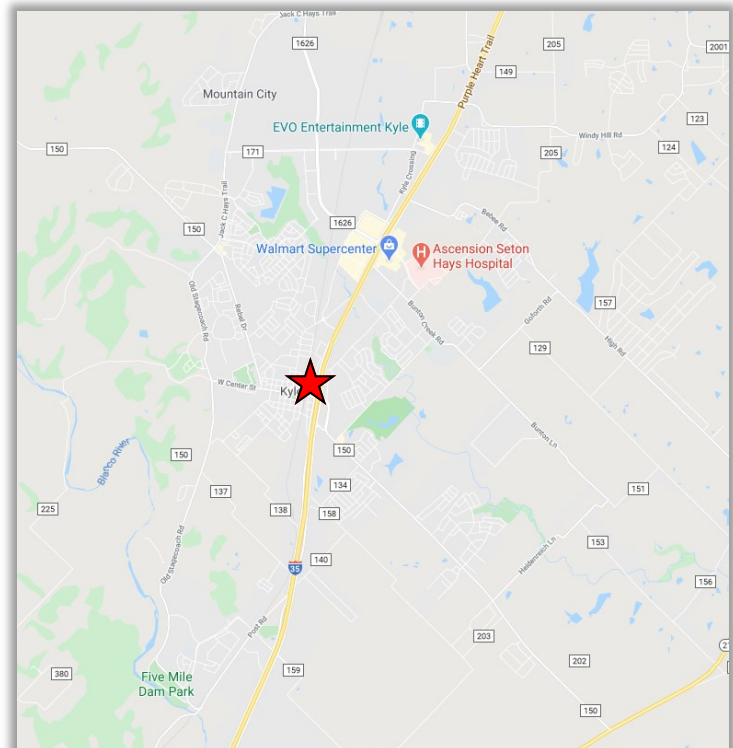
150 Business Park

340 East FM 150, Kyle, Texas 78640

RETAIL/OFFICE/FLEX SPACE - FOR LEASE

Property Highlights

- Under construction now!
- Delivery **Q1 2025**
- Spaces available:
 - Drive-thru
 - Retail
 - Flex - roll-up garage doors
 - Pad sites
- High traffic counts and visibility on IH-35
- **High growth area of Kyle, Texas**





AVAILABLE

Retail Buildings
Building 1 - 2,229 SF
Building 2 - 7,379 SF

Flex Buildings
Building 3 - 5,301 SF
Building 4 - 5,301 SF
Building 5 - 5,301 SF

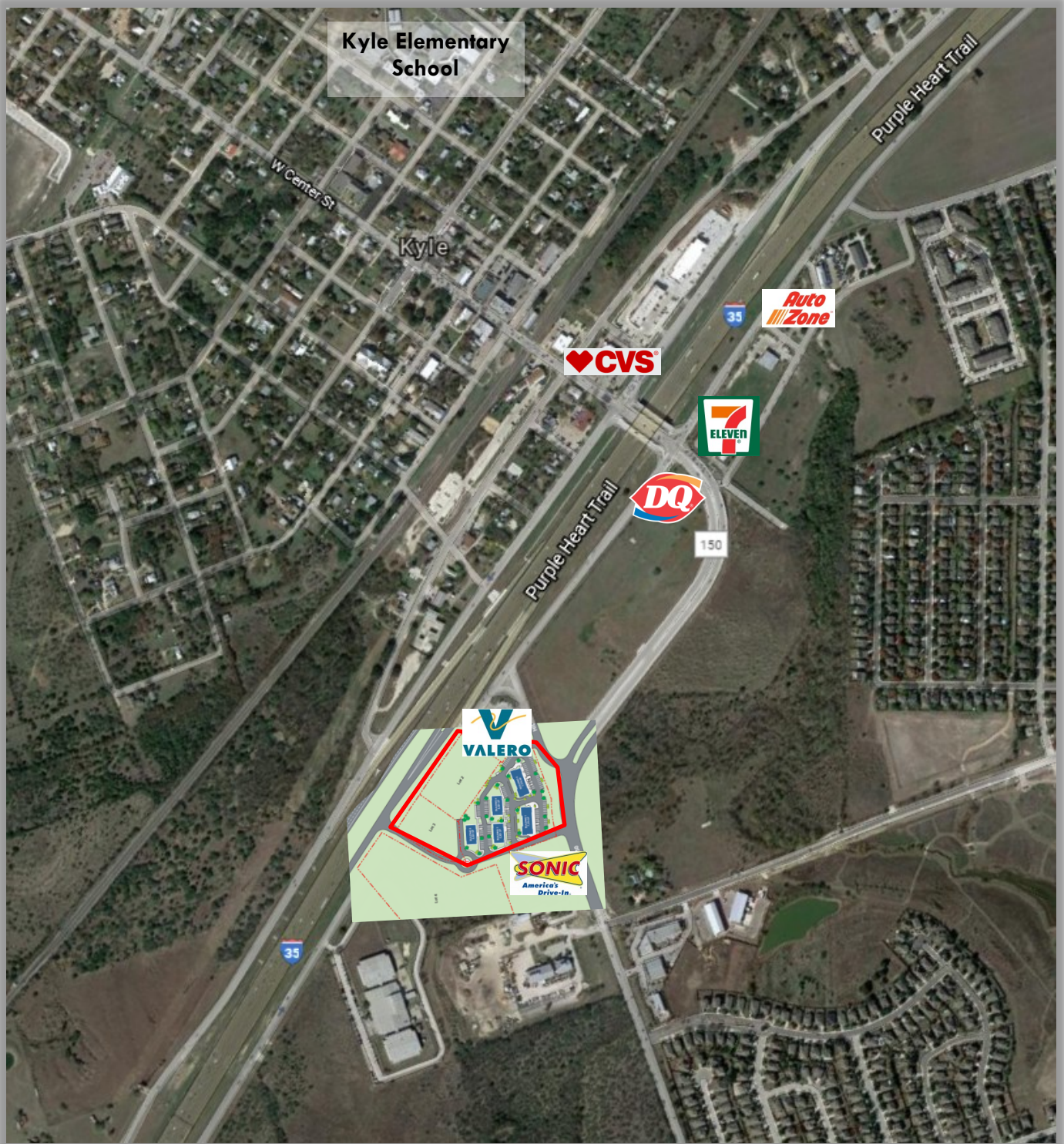
For more information please contact:
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DEMOGRAPHICS (2024)

Miles(s)	1	3	5
Total Population	8,655	53,641	84,670
Total Households	2,826	18,440	28,397
Avg HH Income	\$97,649	\$100,133	\$93,374

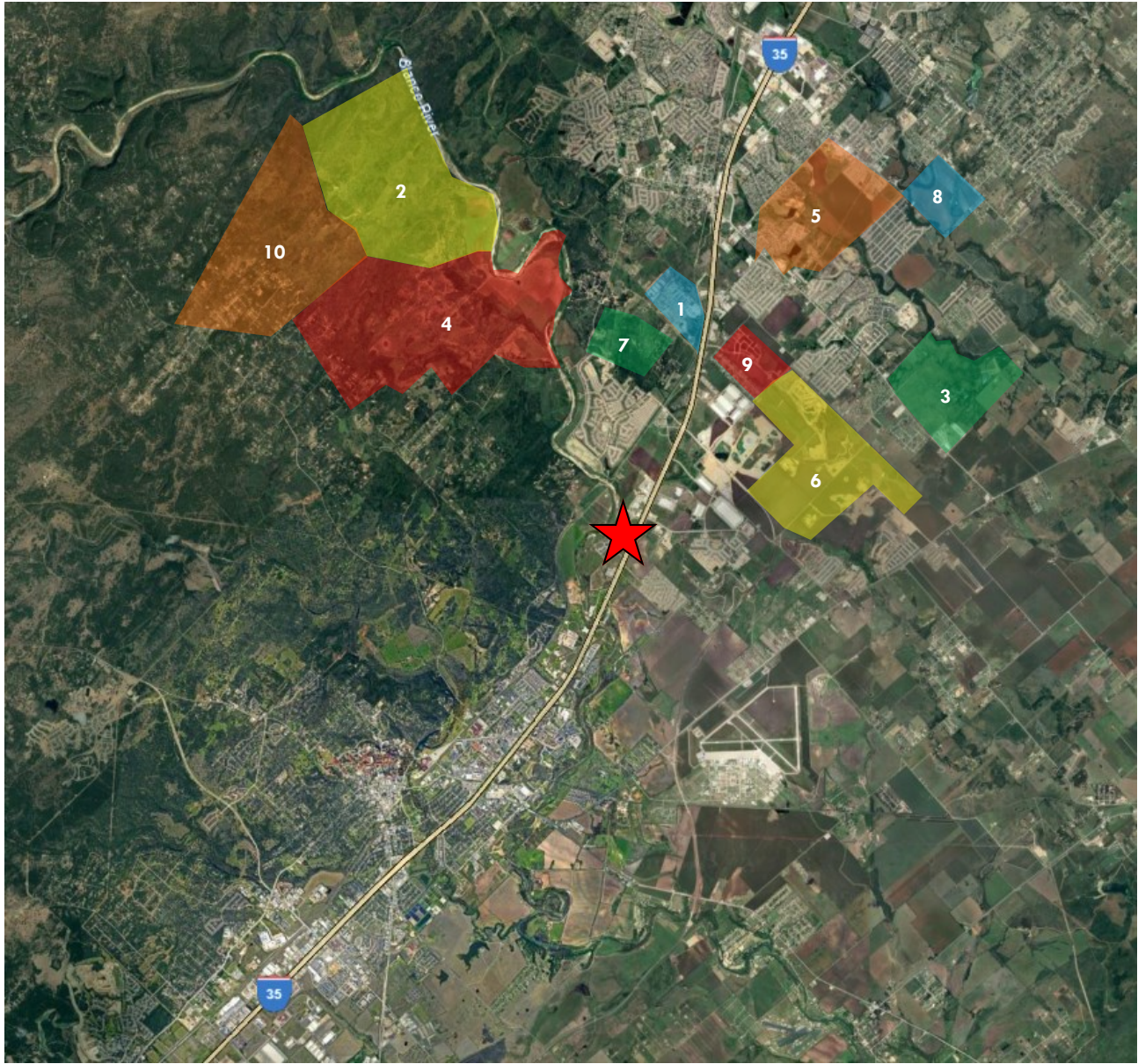
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1. Emerald Ranch	1,500 units
2. Blanco River Ranch (Single-Family & Apartments)	4,221 units
3. Limestone Creek (Single-Family)	180 units
4. McCoy (Master Planned Community)	8,200 units
5. Kalterra (Apartments)	262 units
6. Plum Creek (Single-Family & Apartments)	1,700 units
7. Bullock (Single-Family)	400 units
8. Gregg Gardens (Mixed-Use)	300 units
9. Kyle Estates East (Single-Family)	494 units
10. Kyle Estates West (Single-Family)	2,600 units

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