

# THE PARK AT PLUM CREEK

KOHLERS CROSSING, KYLE, TX 78640  
MEDICAL/RETAIL/RESTAURANT | LEASE



## LEASING INFORMATION

NICK TRIOLA

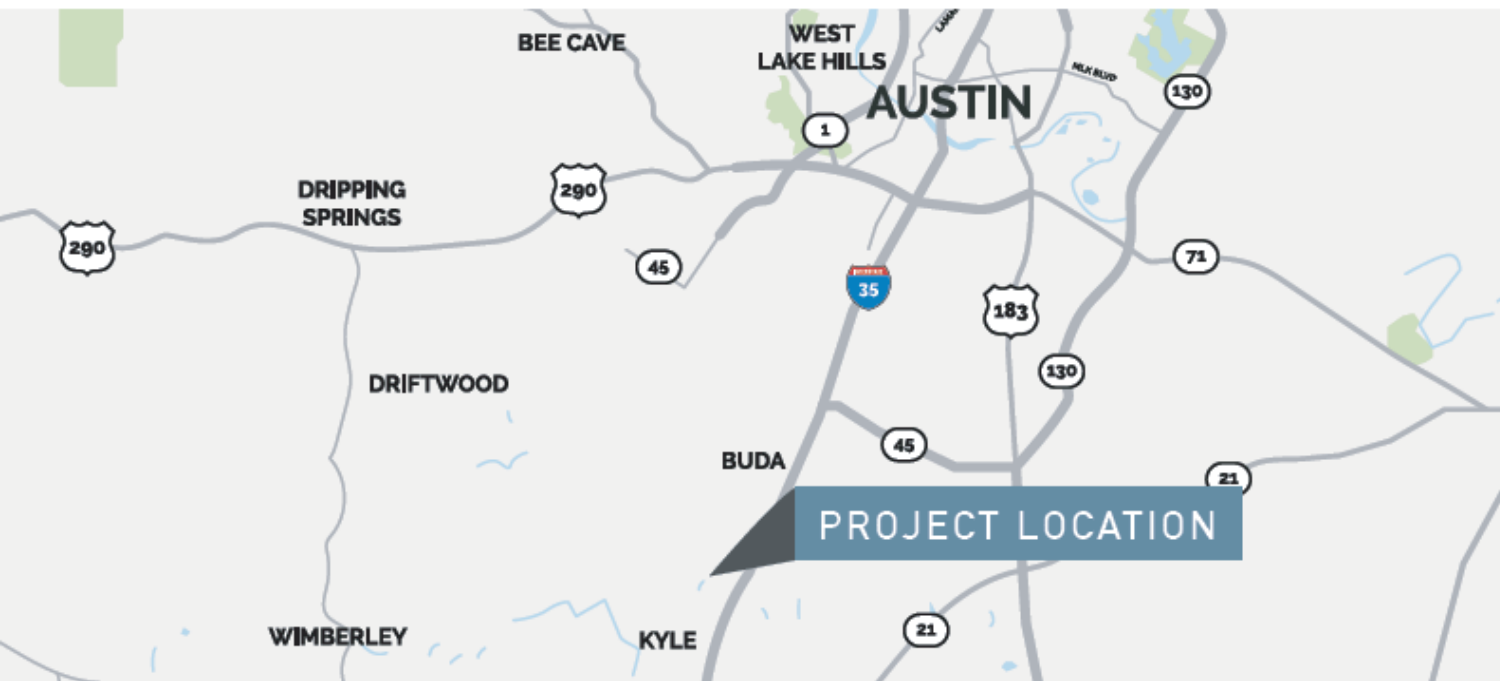
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PROPERTY INFORMATION

## FEATURES

### LOCATION

- 800 Apartments Built with 900-1000 planned
- 1650 existing homes; Lennar plans to build 1400-1600 more (400 to deliver in 2022)
- Hays County Performing Arts Center hosts 200+ events annually
- Austin Community College is above capacity with 2,400 students, currently expanding workforce training facilities.
- Jack C Hays High School has 2,400 student enrolled
- Adjacent to Plum Creek Golf Course- home course to TX State University and Hays HS

### DEMOGRAPHICS

(5-MILE, 2021 Est.)

- Population- 88,805
- Estimated Households- 28,954
- Avg. Household Income- \$99,802
- Traffic Count  
FM 1626- 13,000 VPD  
Kohler's Crossing- 5,000 VPD
- Kohlers Crossing is the major east/wes thoroughfare in Kyle.



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SITE PLAN

## ✓ AVAILABILITY

BUILDING B (UP TO 1,412 RSF)

BUILDING E (UP TO 3,893 RSF)

BUILDING F (UP TO 2,290 RSF)

## 💰 LEASE TERMS

RATE: STARTING AT \$32/RSF + NNN (est. \$11.43/RSF)

TI: \$35/RSF

TERM: 5-10 years

## PHASE I - BLDG A, B & C

## PHASE II - BLDG D, E & F



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AREA MAP



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PROJECT PHOTOS



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PHASE II RENDERINGS



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