

# THE PARK AT PLUM CREEK

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



## LEASING INFORMATION

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PROPERTY INFORMATION



## FEATURES

### LOCATION

- Amazon opening new facility .2 miles away - over 200 new jobs (2020)
- 800 Apartments Built with 900-1000 planned
- 1650 existing homes; Lennar plans to build 1,400 more (350 to deliver in 2018)
- 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 students enrolled
- Adjacent to Plum Creek Golf Course- home course to TX State University and Hays HS

### DEMOGRAPHICS

(5-MILE, 2017 Est.)

- Population- 75,567
- Estimated Households- 23,974
- Avg. Household Income- \$85,699
- Traffic Count  
FM 1626- 13,000 VPD  
Kohler's Crossing- 5,000 VPD
- Kohlers Crossing is the major east/west thoroughfare in Kyle.



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## ✓ AVAILABILITY

**BUILDING B** (UP TO 3,229 RSF)

**BUILDING C** (UP TO 1,100 RSF)

**BUILDING D** (UP TO 3,938 RSF)

**BUILDING E** (UP TO 7,200 RSF)

**BUILDING F** (UP TO 7,200 RSF)

## 💰 LEASE TERMS

**RATE:** STARTING AT \$28/RSF + NNN (est. \$11.14/RSF)

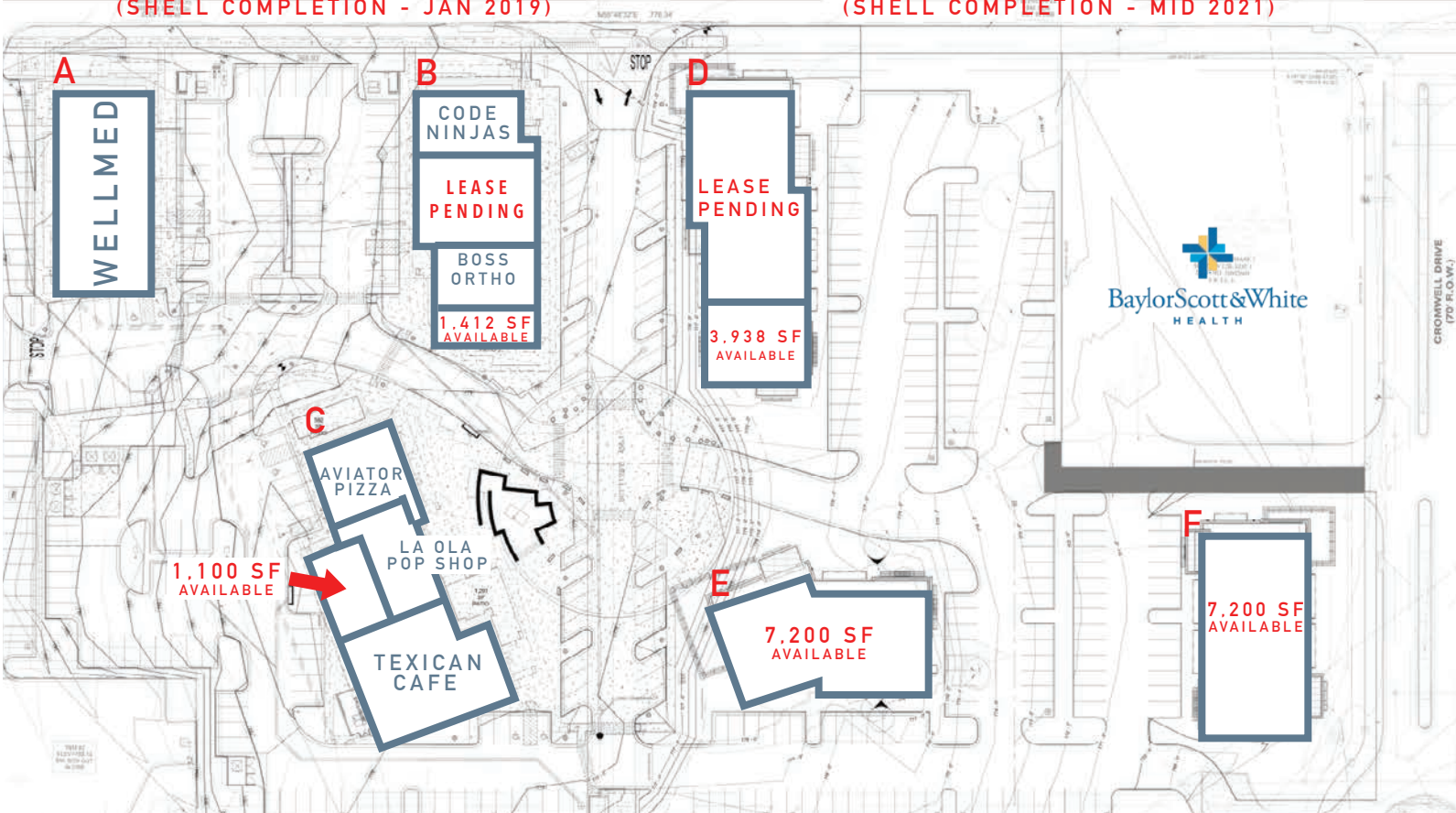
**TI:** \$35/RSF

**TERM:** 5-10 years

SITE PLAN

### PHASE I - BLDG A, B & C (SHELL COMPLETION - JAN 2019)

### PHASE II - BLDG D, E & F (SHELL COMPLETION - MID 2021)



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AREA MAP



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PROJECT PHOTOS



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PHASE II RENDERINGS



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