



HAYS COMMERCE CENTER 4

301 Vista Ridge Drive - Kyle, Texas 78640

18,342 SF
Bulk Warehouse Space



Bulk Warehouse Building
in Kyle, Texas



Triple Freeport Location



32' Clear Height



Rear Loading,
4 Dock High Doors



600' x 180' Building Dimensions



1 Oversized Drive-In Door



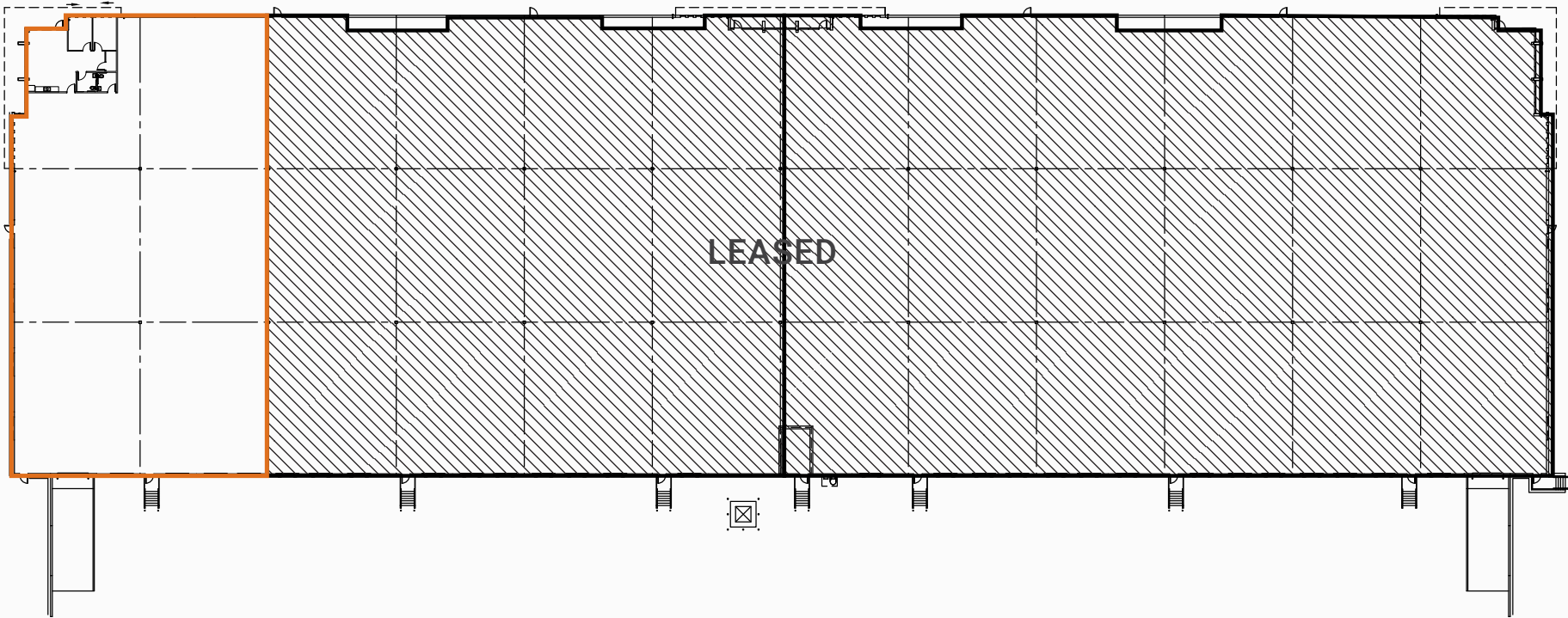
50' x 60' Column Spacing



Ability to Add Loading Ramps

HCC 4 | Building Plan

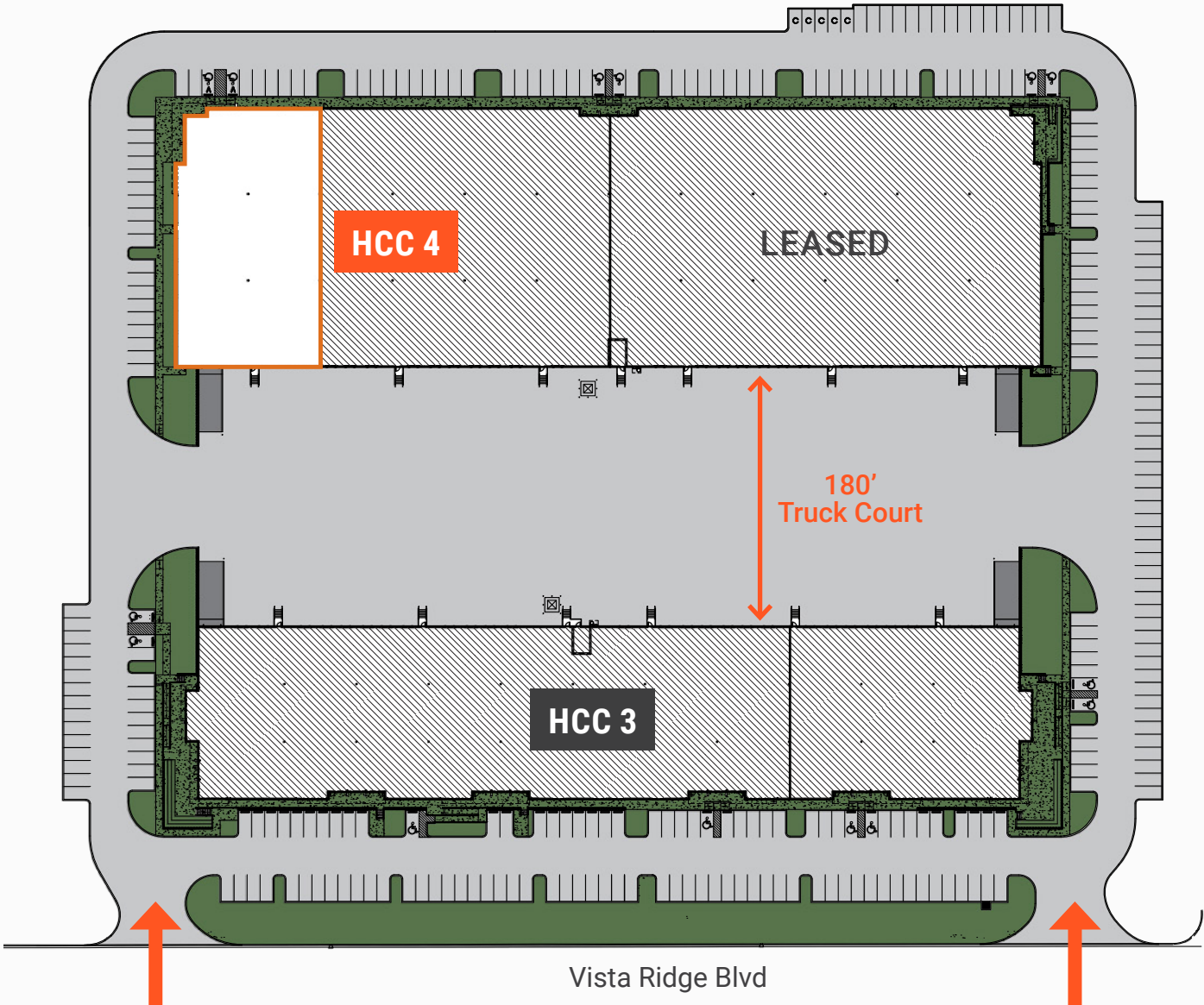
18,342 SF Available



**18,342 SF Bulk Warehouse
Space Available**

HCC 4 | Site Plan

18,342 SF Available





300,000 SF development with medical, hotel, multifamily, and retail space.

Free Texas Turn



Kyle Crossing



FedEx

Hays Logistics Center-2
206,000 SF Development

HAYS
COMMERCE
CENTER
3 & 4



Gateway Blvd

Vista Ridge Dr

ALSCO

aps

Hays Commerce Center will encompass another 25+ Acres in future developments.

KYLE, TEXAS



Population (3 mi radius)
46,867+ people



Number of Households (3 mi radius)
14,966 houses



Employed Labor Force (3 mi radius)
35,400+ people



Median HH Income
\$79,231



Median home price
\$253,000



Trade Area Population (7.5 mi radius)
100,665 people



Austin Community College Hays Campus
4,000+ students



Top Employers
**Amazon - HEB -
Ascension Seton - Lowes**



**Triple Freeport
Tax Exempt**

**Prime Labor
Market**

CENTRAL TEXAS LOCATION



TX

#1

Job Creation
In the Nation

9th

Largest Economy
In the World

14.2M

Civilian Labor
Force

55+

Fortune 500
Company HQ's