

KYLE PARK

New Development Coming Soon in
Kyle, Texas

NWC of Interstate 35 and Bebee Road
Kyle, Texas

**CONCEPTUAL DESIGN*

 **NewQuest**

Andrew Alvis
281.477.5038 | andrew.alvis@newquest.com

Project Highlights

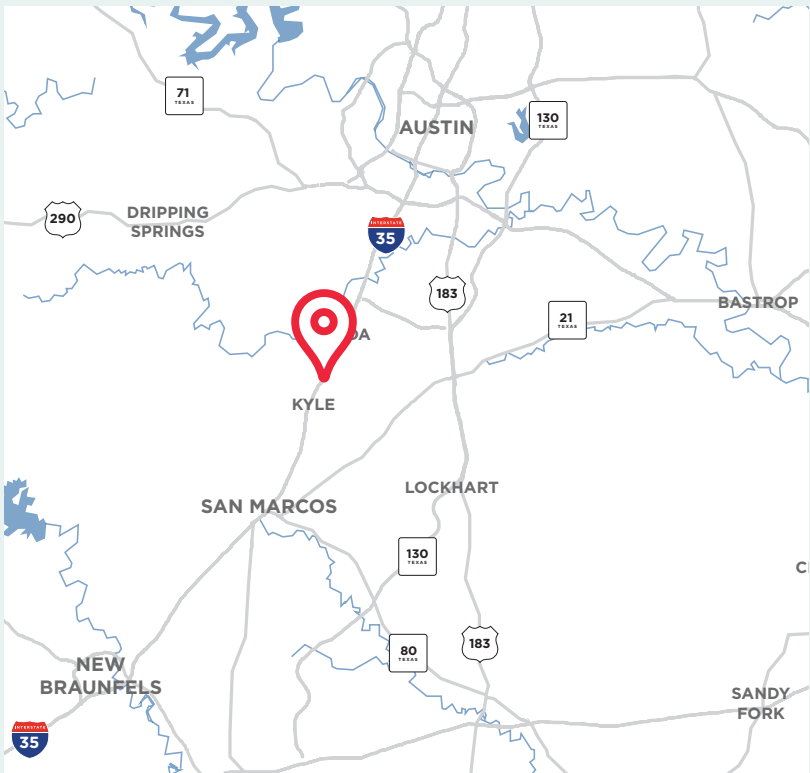


34%
POPULATION
GROWTH
WITHIN 5 MILES
FROM 2020 TO 2023

\$112K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 7 MILES

145K
CURRENT
POPULATION
WITHIN 7 MILES

2020 Census, 2023 Estimates with Delivery Statistics as of 09/23



MAJOR AREA EMPLOYERS



KYLE, TEXAS MARKET

KYLE RANKED 5TH FASTEST GROWING CITY IN TEXAS

-KYLE CHAMBER OF COMMERCE

INTERSTATE-35 IS ONE OF THE TOWN'S MAJOR TRANSPORTATION ARTERIES AND CARRIES MORE THAN 100,000 VEHICLES PER DAY | PLACERAI, 01/24

HOME TO ASCENSION SETON HAYS HOSPITAL, A LEVEL II TRAUMA CENTER WITH 600+ EMPLOYEES AND 160+ BEDS | ASCENSION.ORG, 09/22

AUSTIN COMMUNITY COLLEGE HAYS CAMPUS ENROLLS 1,700+ STUDENTS PER SEMESTER AND IS HOME TO THE \$22.4M PUBLIC SAFETY TRAINING CENTER FOR STUDENTS AND LOCAL LAW ENFORCEMENT | AUSTIN COMMUNITY COLLEGE, 09/22

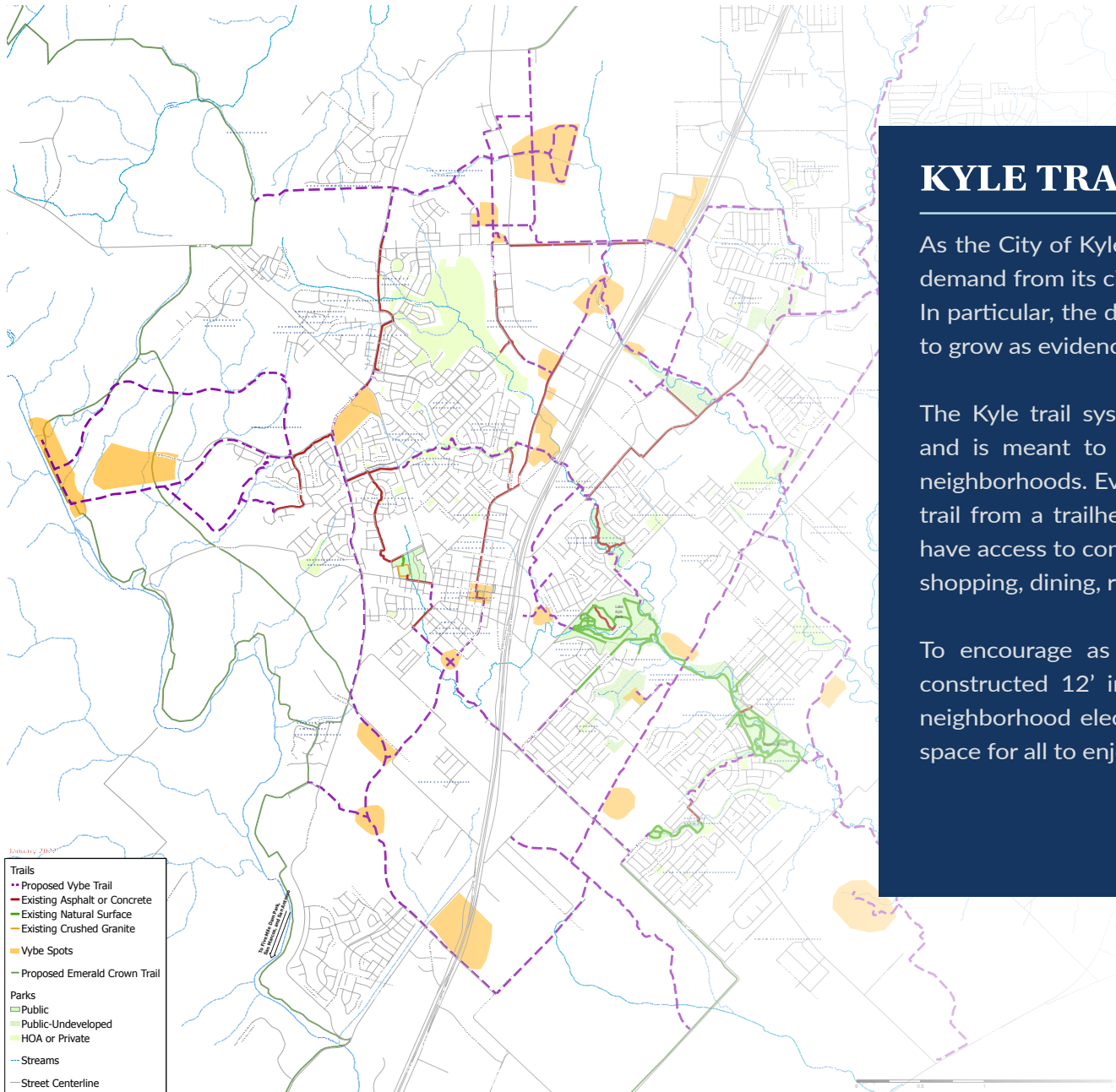
TRAIL ORIENTED DEVELOPMENT - KYLE PARK WILL INCORPORATE THE VYBE KYLE, KYLE'S CITYWIDE TRAIL NETWORK OF OVER 50 MILERS OF GOLF CART TRAILS AND SIDEWALKS | CITY OF KYLE, 09/21

FUTURE UNDERPASS TO KOHLER'S CROSSING WILL DIRECTLY LINK KYLE TOWN CENTER WITH THE MASTER-PLANNED COMMUNITY, PLUM CREEK, AND KYLE'S BRICK AND MORTAR DISTRICT | CITY OF KYLE, 03/22



POINTS OF INTEREST

SAN MARCOS	AUSTIN	NEW BRAUNFELS	SAN ANTONIO
10 MILES	20 MILES	25 MILES	75 MILES



KYLE TRAIL SYSTEM

As the City of Kyle continues to grow at unprecedented rates, the demand from its citizens for quality of life has grown exponentially. In particular, the demand for a robust trails network has continued to grow as evidenced in the annual household survey report.

The Kyle trail system is an extension of the City's park system, and is meant to connect people to recreation, commerce, and neighborhoods. Every resident of Kyle should be able to access the trail from a trailhead that is close to them. Every resident should have access to commercial nodes, that offer a unique experience of shopping, dining, relaxation, and fun.

To encourage as much use as possible, the built trail will be constructed 12' in width to accommodate golf carts and other neighborhood electric vehicles. This width provides plenty of safe space for all to enjoy the trails.

Housing Aerial



01.24 | 12.23

Retail Aerial



01.24 | 12.23



AVAILABLE

LEASED

IN NEGOTIATION

NOT A PART

Site Plan

KEY	BUSINESS	AREAS
1	Available For Lease	9,000 SF
2	Proposed Mister Car Wash	5,488 SF
3	Proposed Mutts Canine Cantina	1,500 SF
4	Proposed Portillo's	7,700 SF
5	Proposed Salad and Go	714 SF
6	Proposed Seven Brew Coffee	510 SF
7	Available For Lease	3,744 SF
8	Available For Lease	5,000 SF
9	Proposed Cane's	2,725 SF
10	Proposed Buffalo Wild Wings	4,550 SF
11	Available For Lease	2,470 SF
12	Proposed The Kebab Shop	2,080 SF
13	Proposed OneTaco	2,080 SF
14	Available For Lease	2,015 SF
15	Proposed Nail Salon	5,005 SF
16	Available For Lease	5,850 SF
17	Proposed Pacific Dental	3,250 SF
18	Available For Lease	4,225 SF
19	Proposed Toasted Yolk	4,550 SF
20	Proposed BJ's Restaurant	7,775 SF
21	Proposed Carrabba's	4,885 SF
22	Proposed Ourback Steakhouse	4,992 SF
23	Available For Lease	5,000 SF
24	Proposed Chili's	4,800 SF
25	Proposed Gringo's	9,821 SF
26	Proposed BoomerJack's	7,267 SF
27	Proposed Chinese Buffet	6,000 SF
28	Proposed Modern Eatery	2,800 SF
29	Available For Lease	7,000 SF
30	Proposed Cold Stone Creamery	1,400 SF
31	Available For Lease	11,200 SF
32	Proposed Oak and Stone Pizza	7,000 SF

33	Available For Lease	7,649 SF
34	Available For Lease	7,126 SF
35	Available For Lease	16,450 SF
36	Vertical Mixed-Use Available For Lease	17,800 SF
37	Available For Lease	4,000 SF
39	Proposed Nail Salon	6,020 SF
39	Proposed Dick's Sporting Goods	50,000 SF
40	Proposed Burlington	25,000 SF
41	Proposed HomeGoods	25,048 SF
42	Proposed T.J. Maxx	25,030 SF
43	Proposed Ulta Beauty	10,000 SF
44	Proposed five below	9,042 SF
45	Proposed Total Wine	20,160 SF
46	Proposed EOS Fitness	40,000 SF



SP49 | 01.24 | 01.24

Renderings



Residential



WHY AUSTIN



POPULATION & DEMOGRAPHICS

- 2,352,426 POPULATION IN THE AUSTIN MSA¹
- **#1 FASTEST-GROWING METRO 2010 - 2020**¹⁷
- 116 PEOPLE MOVE TO AUSTIN PER DAY³
- HOME TO A DIVERSE POPULATION OF CULTURES, POLITICAL LEANINGS AND LIFESTYLES THAT HELP “KEEP AUSTIN WEIRD”¹⁴
- AUSTIN-ROUND ROCK AREA CLOSSES YEAR WITH 41,401 HOMES SOLD¹⁸
- 46%, 10-YEAR EMPLOYMENT GROWTH (Q2 2012 - Q2 2022)



BUSINESS & ECONOMY

- **#1 BEST CITY TO START A BUSINESS⁸ AND THE #2 BEST CITY FOR YOUNG PROFESSIONALS⁹**
- LOWER UNEMPLOYMENT RATE (2.6%) THAN THE U.S. AVERAGE (3.7%)¹⁰
- 6,500 STARTUPS AND TECH COMPANIES BASED IN AUSTIN¹¹
- AUSTIN IS REFERRED TO AS THE “SILICON HILLS” DUE TO TECH COMPANIES RELOCATING FROM THE SILICON VALLEY IN CALIFORNIA¹¹
- **#1 U.S. DESTINATION FOR POTENTIAL COMMERCIAL REAL ESTATE INVESTMENT¹⁵**
- LEADS ALL MARKETS WITH NEARLY 40% EMPLOYMENT GROWTH SINCE 2010¹⁵



RECENT CONSTRUCTION & ACTIVITY

- **GIGAFACTORY TEXAS ROLLED OUT INITIAL DELIVERIES OF MODEL Y TESLA VEHICLES IN APRIL 2022; THE GIGAFACTORY IS THE SECOND LARGEST BUILDING IN THE WORLD BY VOLUME¹¹**
- TESLA SOLAR NEIGHBORHOOD DEVELOPMENT COMING TO EASTON PARK, A 2,400-ACRE COMMUNITY BY 2030¹⁶
- APPLE IS BREAKING GROUND ON A **NEW \$1B, 3 MILLION SF CAMPUS WITH UP TO 15,000 EMPLOYEES¹³**
- **AMAZON OPENING A FULFILLMENT CENTER IN PFLUGERVILLE, BRINGING 1,000 JOBS TO THE AUSTIN AREA³**
- **NEW TECH HUB: INCLUDING MOVES FROM FACEBOOK, GOOGLE, ORACLE AND TESLA¹⁵**



HIGHER EDUCATION

- **THE UNIVERSITY OF TEXAS AUSTIN IS RANKED THE #1 SCHOOL IN TEXAS⁵**
- THE UNIVERSITY OF TEXAS IS #34 BEST GLOBAL UNIVERSITY, MAKING IT THE ONLY TEXAS UNIVERSITY RANKED IN THE TOP 100⁶
- OVER 40,000 STUDENTS ENROLLED AT THE UNIVERSITY OF TEXAS (SPRING 2019)⁶



LIVE MUSIC CAPITAL OF THE WORLD

- **“THE LIVE MUSIC CAPITAL OF THE WORLD”** WITH ANNUAL CONCERTS INCLUDING AUSTIN CITY LIMITS (ACL), SOUTH BY SOUTHWEST (SXSW), JMBLYA, LEVITATION, AND OTHERS⁴
- **\$265M ECONOMIC IMPACT OF ACL AND \$350M ECONOMIC IMPACT OF SXSW (2018)³**
- THE CITY ALSO HOSTS THE AUSTIN FILM FESTIVAL, A FIVE-DAY FESTIVAL AND CONFERENCE HIGHLIGHTING WRITER'S CONTRIBUTION TO FILM AND TELEVISION⁷



QUALITY OF LIFE

- **RANKED 5TH BEST PLACE TO LIVE IN THE UNITED STATES¹**
- THE CITY HAS AN ABUNDANCE OF OUTDOOR ACTIVITIES FOR RESIDENTS, INCLUDING: HIKING IN THE SURROUNDING STATE PARKS, SWIMMING IN BARTON SPRINGS OR HAMILTON POOL, KAYAK AND PADDLE BOARDING AT LADY BIRD LAKE, AND BOATING ON LAKE TRAVIS⁴
- AVERAGE 5-YEAR RENT GROWTH IS 37.6%, MORE THAN DOUBLE THE NATIONAL AVERAGE OF 17.8%¹⁵

SOURCES: ¹US WORLD & NEWS, ²US CENSUS BUREAU, ³AUSTIN BUSINESS JOURNAL, ⁴VISIT AUSTIN, ⁵BEST VALUE SCHOOLS, 2020, ⁶UNIVERSITY OF TEXAS AUSTIN, ⁷AUSTIN FILM FESTIVAL, ⁸INC., ⁹SMART ASSET, ¹⁰BEST PLACES, ¹¹FORBES, ¹²THE VERGE, ¹³APPLE, ¹⁴AUSTIN BOARD OF REALTORS (ABOR), 2020, ¹⁵NEW YORK TIMES, ¹⁶AUSTONIA, ¹⁷EXPLODING TOPICS, ¹⁸KVUE



RANKED 5TH FASTEST GROWING CITY IN TEXAS



GROWTH INDEX

NATION LEADING GROWTH CORRIDOR

126-mile-long Austin-San Antonio corridor is one of the fastest growing regions in the U.S.

High trade volume traveling IH-35 has led to one of the most diverse business climates in Texas

POPULATION

- ↑ 34% projected population growth over the next decade
↑ Hays County named the fastest growing county in the nation with 53% growth (2010-2020)

RETAIL

- ↑ 2.5+M SF of retail and mixed-use space under development

LIVING INDEX

COMMUNITIES

Home to Plum Creek, a 2,200-acre master planned community with 5,000+ homes



EDUCATION

HAYS CISD with 20,000+ enrollment (2020-2021)



AUSTIN COMMUNITY COLLEGE HAYS CAMPUS Undergoing a \$22M expansion



ASCENSION SETON HAYS HOSPITAL Level II Trauma Center Undergoing a \$26M expansion

Demographics



POPULATION	3 MILES	5 MILES	7 MILES
Current Households	2,107	29,324	75,400
Current Population	7,211	93,711	245,496
2020 Census Population	7,121	87,833	226,119
Population Growth 2020 to 2023	1.25%	6.69%	8.57%
2023 Median Age	35.9	35.0	35.3

RACE AND ETHNICITY	3 MILES	5 MILES	7 MILES
White	18.85%	31.39%	29.47%
Black or African American	17.37%	25.45%	23.51%
Asian or Pacific Islander	54.99%	27.95%	26.55%
Other Races	8.64%	14.84%	19.95%
Hispanic	8.75%	17.35%	23.88%

INCOME	3 MILES	5 MILES	7 MILES
Average Household Income	\$145,527	\$137,938	\$127,757
Median Household Income	\$129,178	\$118,836	\$106,334
Per Capita Income	\$41,514	\$43,045	\$39,501

CENSUS HOUSEHOLDS	3 MILES	5 MILES	7 MILES
1 Person Households	9.21%	12.60%	11.93%
2 Person Households	24.56%	27.18%	25.95%
3+ Person Households	66.23%	60.22%	62.12%
Owner-Occupied Housing Units	93.12%	79.22%	77.19%
Renter-Occupied Housing Units	6.79%	20.78%	22.81%

2020 Census, 2023 Estimates with Delivery Statistics as of 09/23

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Andrew Alvis	692294	andrew.alvis@newquest.com	281.477.5038
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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