

HAYS COMMERCE CENTER 3 & 4

301 Vista Ridge Drive - Kyle, Texas 78640



AN  DEVELOPMENT

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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

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**



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.

SITE OVERVIEW

HCC 3 **68,240 SF**

11,800 - 68,240 SF Flex Space Available

570' x 120' Building Dimensions

5,900 SF Average Bay Size

28' Clear Height

50' x 40' Column Spacing

1.74:1000 Parking

27 Dock High Doors

2 Oversized Drive-In Doors

HCC 4 **106,673 SF**

53,166 SF Bulk Warehouse Space Available

600' x 180' Building Dimensions

8,900 SF Average Bay Size

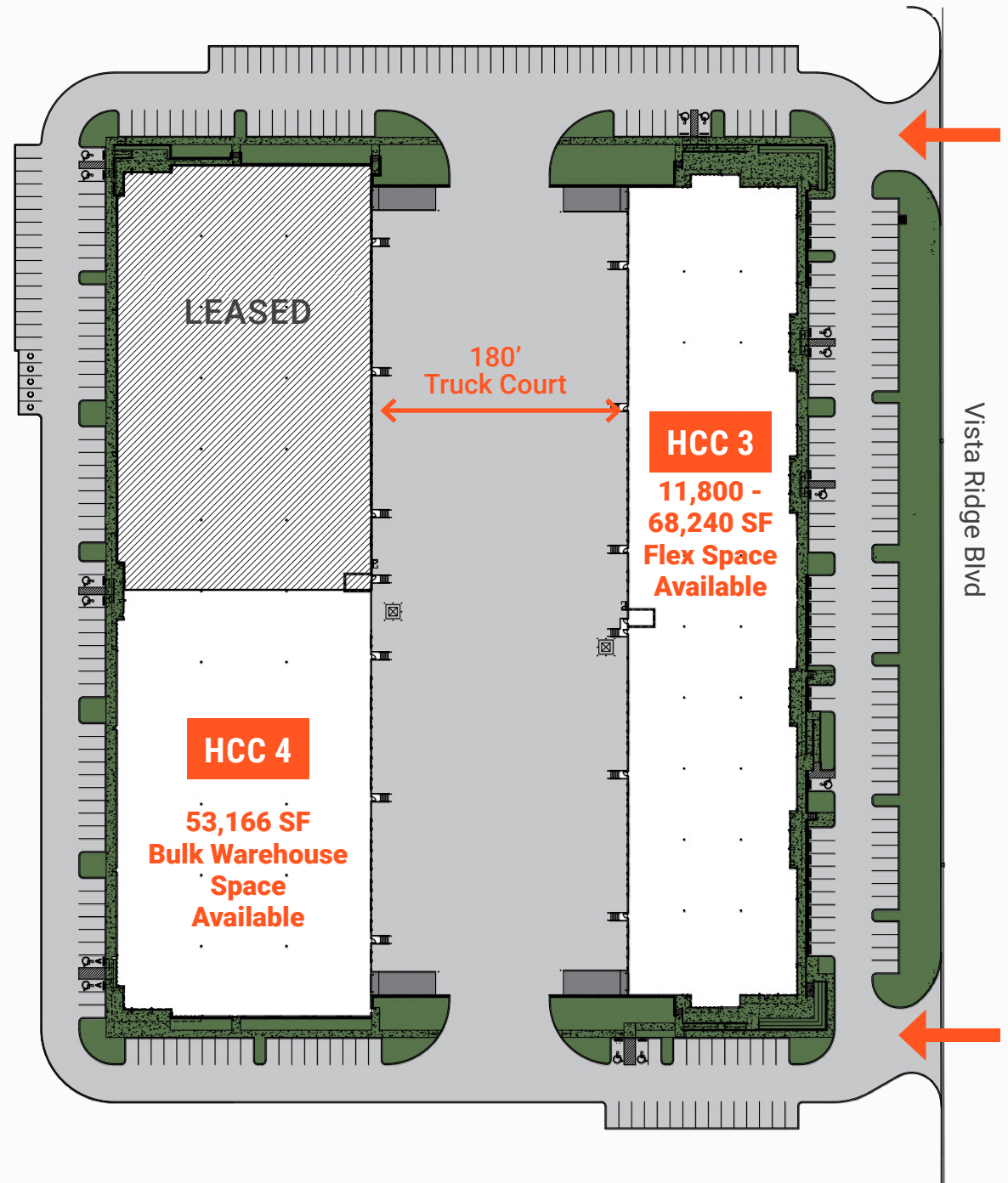
32' Clear Height

50' x 60' Column Spacing

1.74:1000 Parking

28 Dock High Doors

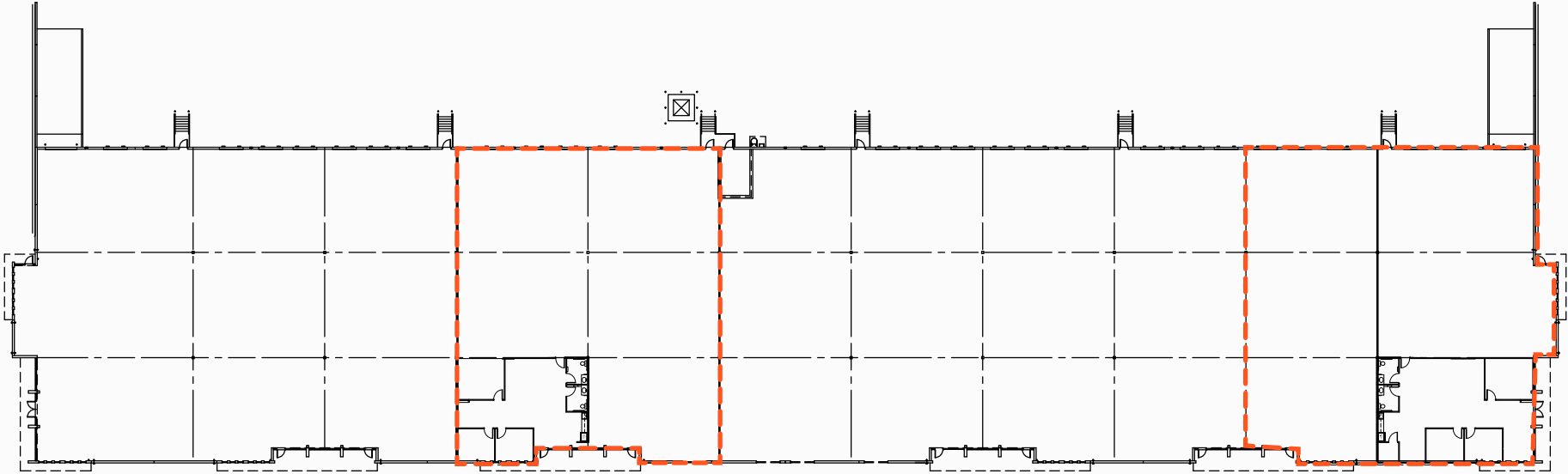
2 Oversized Drive-In Doors



HCC 3 | Building Plan

68,240 SF Total

11,800 - 68,240 SF Flex Space Available



~11,800 SF Spec Suite

~13,400 SF Spec Suite

HCC 4 | Building Plan

106,673 SF Total







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