



DRY RIVER
DISTRICT

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*IH-35 & Kyle Crossing
Kyle, TX 78640*





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



Median HH Income in Kyle is **\$79,231**



Median home price in Kyle is **\$253k**



120,000 Cars per day on I-35



Over **54%** of households in Kyle have children



Kyle is home to Austin Community College Hays Campus with **4,000+** students.

Top Employers

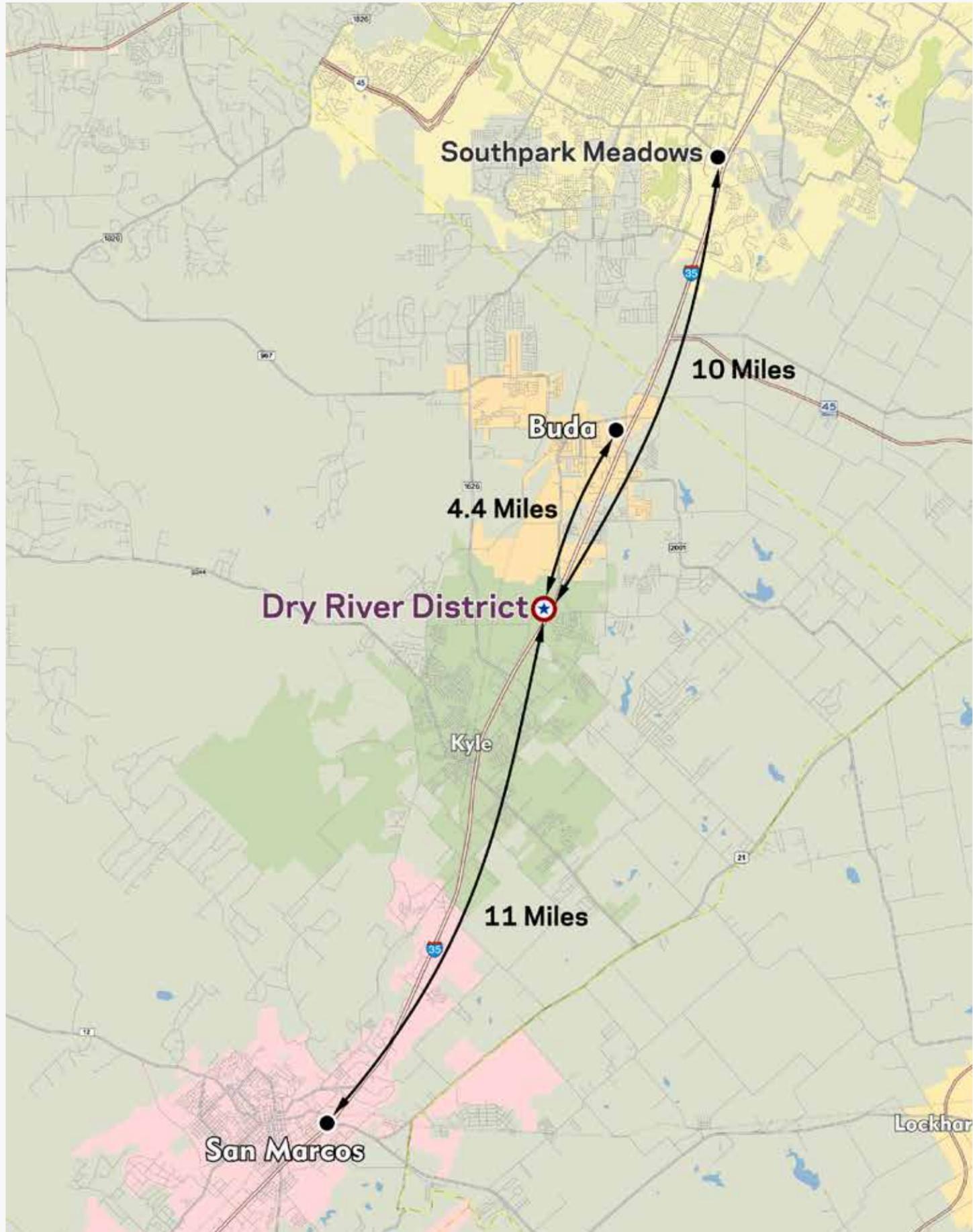


Kyle, TX

Located 10 miles south of Southpark Meadows and 11 miles north of San Marcos, the Kyle trade area exceeds 100,000 people.

The trade area has built and sold an average of 5,000 single family homes annually, growth of over 10% per yr.







Dry River District

A 65 acre mixed use commercial development that will include medical, hotel, multifamily, and retail space totaling over 300,000 square feet. The retail space will face IH-35 and is currently anchored by Evo Entertainment and Home Depot.



Retail Space & Pads Along IH-35



Mixed-use Development



Located Adjacent to Dry River District



Ingress & Egress



Total Access Points



Points at IH-35



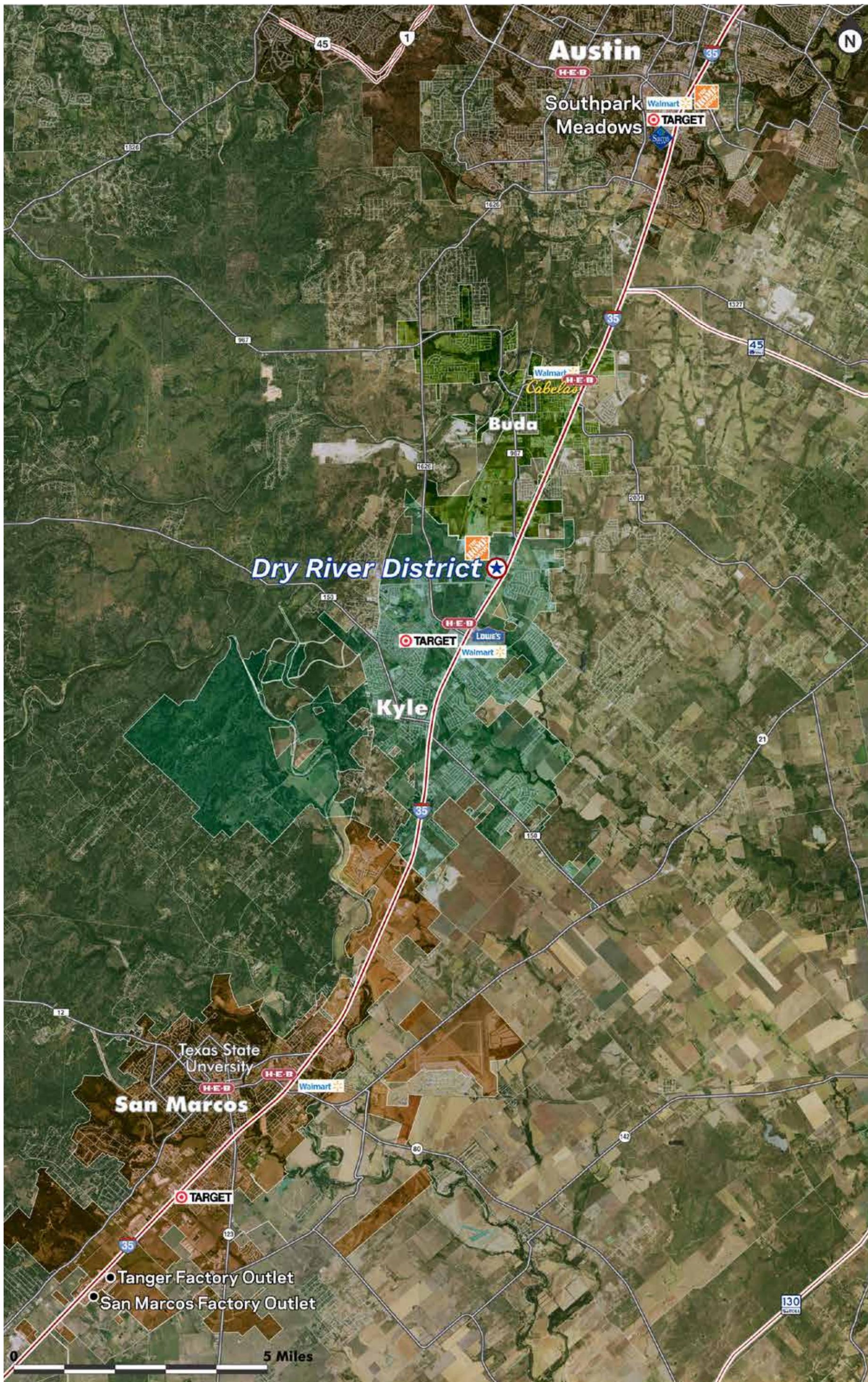
Points at Kyle Crossing



Points at Kohler Crossing

Retailers:





Dry River District Vicinity Subdivision Activity



Existing and Future Subdivisions

	Homes	Pop/Home*	Population
Existing Trade Area			111,313
Active Subdivisions - Vacant Developed Lots	1,800	2.7	4,860
Active Subdivisions - Future Lots	3,938	2.7	10,633
Active Subdivisions- Future Townhomes/Apts	263	2.0	710
Future Subdivisions - Total Lots	44,656	2.7	120,571
Future Apartments	2,130	2.0	4,260
			252,237

*Source 2009 AHS, NAMB Tabulations

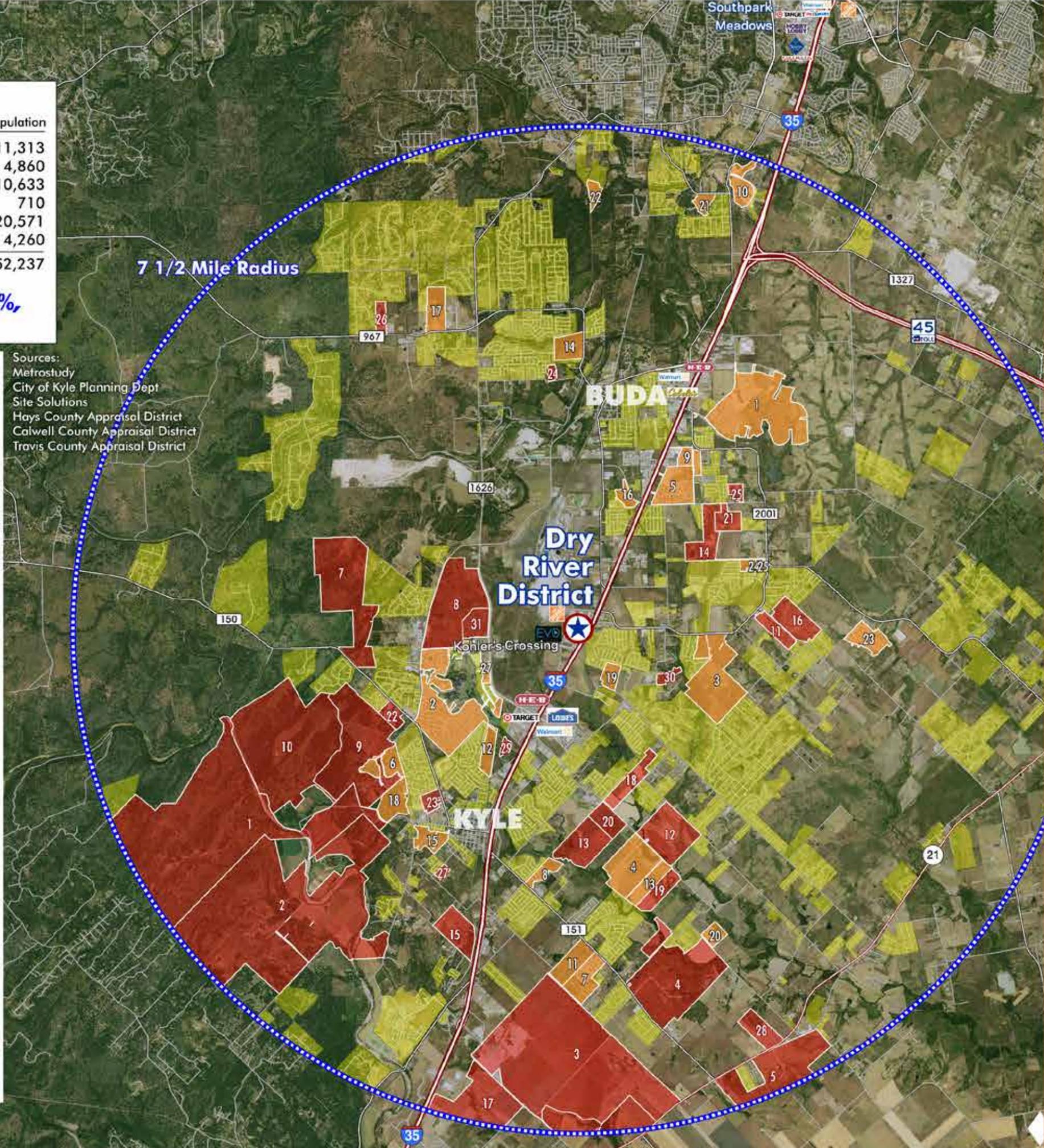
The Dry River District trade area shows an increase of 20,000 residents, roughly 21%, over the last three years.

7 1/2 Mile Radius

ID	Active Subdivisions	Lots
1	Sunfield	3,920
2	Plum Creek	1,974
3	Crosswinds Mud	1,180
4	Bunton Creek	800
5	Stonefield	771
6	6 Creeks At Wateridge	529
7	Woodlands Park	356
8	Brookside Estates	334
9	Stoneridge	293
10	Estancia Hill Country Ph II	281
11	Cool Springs	280
12	Creeside Village	276
13	Bunton Reserve	267
14	White Oak Preserve	226
15	Stagecoach	224
16	Harvest Meadows	222
17	Carpenter Hill	205
18	Cypress Forest	198
19	Sunset Hills	188
20	Grist Mill Highlands	132
21	Bear Creek Crossing Ph 1	112
22	Ring Tract Phase 2	90
23	Studio Estates	76
24	Windy Hill 24 Acre	65
25	Windy Hill 11 Acre	41
26	Prairie Meadows	29
27	MF - Cromwell At Plym Crk Apts	263
		13,332

ID	Future Subdivisions	Lots
1	Nance Tract	9,000
2	Bri-McCoy	8,200
3	La Salle Mud	7,600
4	Pecan Woods	2,600
5	Caldwell Ranch	2,242
6	Sunset Oaks	2,227
7	Anthem	1,596
8	Plum Creek Ph. II	1,404
9	6 Creeks At Wateridge	1,257
10	Wateridge	1,115
11	Southgrove	1,025
12	Kyle Estates East	804
13	Kyle Estates West	800
14	Sawyer Ranch	775
15	Paramount	600
16	Trails At Windy Hill	583
17	Whisper	582
18	Schlortt Property	400
19	Twin Creeks - Kyle	400
20	Cosetta Ranch	375
21	Greg Tunnell	300
22	Kyle Ranch	166
23	Kyle 46 Pud	166
24	Old Black Colony	155
25	Hillside Lakes	127
26	Kali Kate	75
27	Opal Ranch	69
28	Caldwell Valley	13
29	Mf - Marketplace R-3-3	300
30	Mf - Dacy Lane Apartments	330
31	Mf - Uptown Plum Creek	1,500
		46,786

Sources:
 Metrostudy
 City of Kyle Planning Dept
 Site Solutions
 Hays County Appraisal District
 Calwell County Appraisal District
 Travis County Appraisal District



■	Future Subdivisions
■	Active Subdivisions
■	Built-out Subdivisions

0 5 Miles



DRY RIVER DISTRICT WITH AM/PM DRIVE PATTERNS

3 Mile Radius Demographics

Population: 46,876
Households - 14,966
Employed Labor Force: 35,445
Med HH Inc: \$77,142



Dry River District Kyle, TX

- AM/Morning Drive Route
- PM/Evening Drive Route



Seton

Walmart

TARGET

Lowe's

H-E-B

PLUM CREEK

AUSTIN COMMUNITY COLLEGE

Planned Plum Creek Industrial Center
Total: 74 Ac/859K
Ph I: 440K, 2021 Delivery

City of Kyle Approved

RSI, Inc.
55 Employees - 80 Jobs at 85K/Yr

ENF

Planned Multifamily Development

200 Employees
amazon

Lowe's
DISTRIBUTION CENTER

Majestic/Plum Creek Business Park
584K Total (Delivered)

Kohler's Crossing

Kohler's Crossing
Route direct to Plum Creek,
western and southwestern
subdivisions

35

120,000 YPD

EVO

Northbound Exit

Southbound Exit

QUINTA

TEXAS TURN

EXXON

BURGER KING

QUALITY

Hays Commerce Center
215K Industrial/Flex
(Phase I)

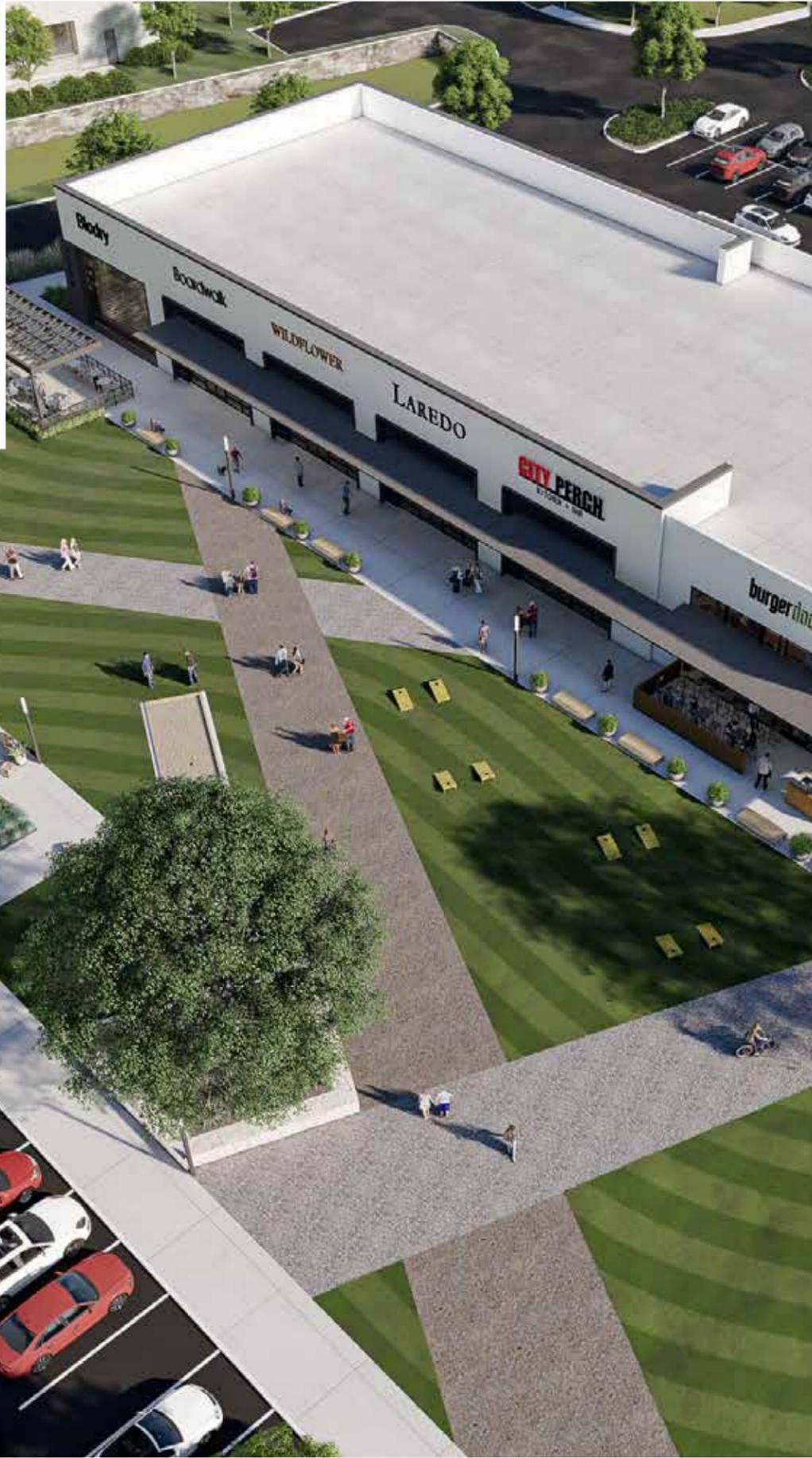
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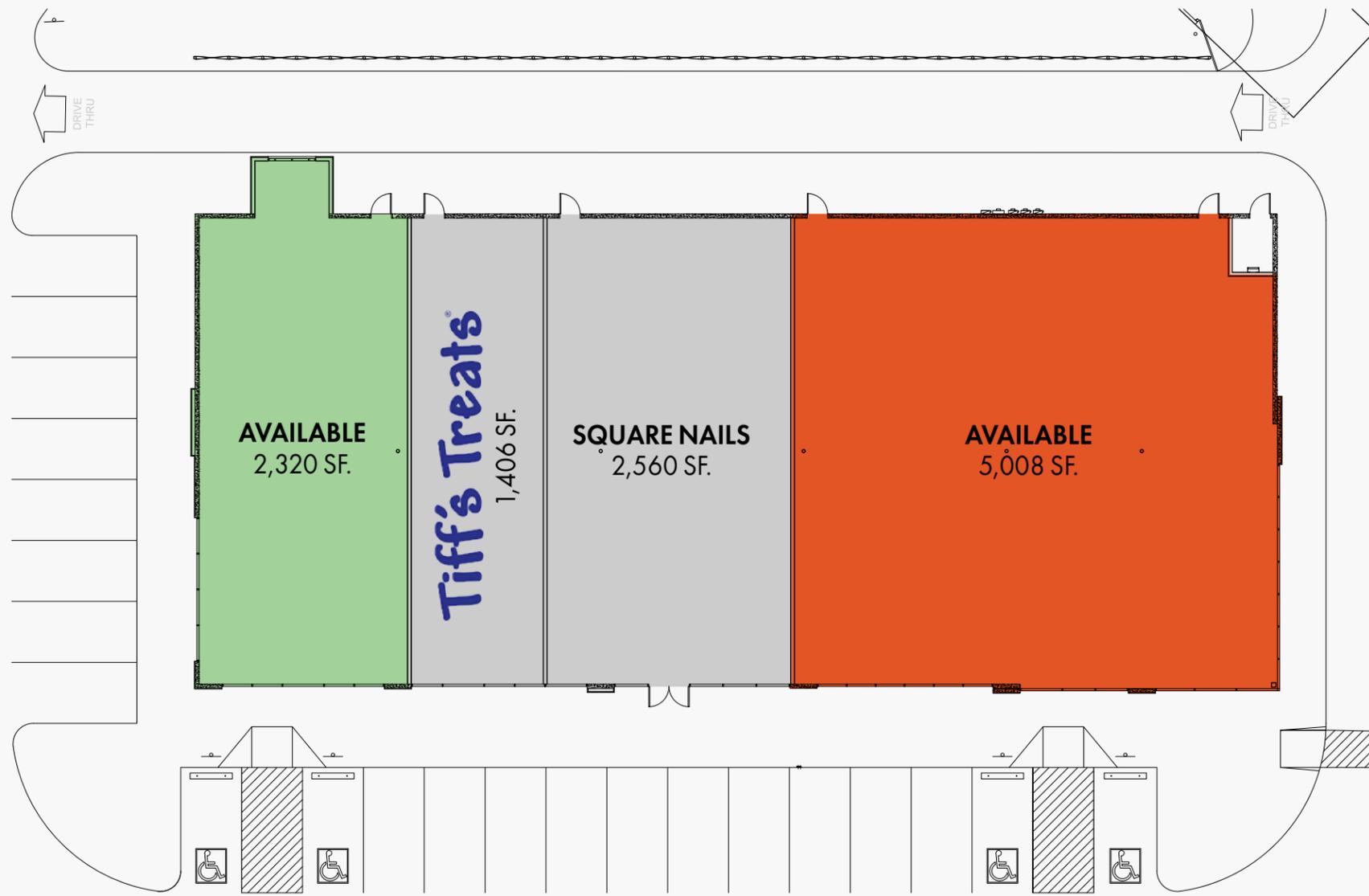
QPS

SPECIALTY FOODS

(Phase II)







- Available
- Lease Executed
- Signed LOI/Negotiating
- LOI Working







Multi-Tenant Building





Midwest Developer NorthPoint enters Central Texas with a Bang: Industrial Project of Nearly 900K Square Feet
 Kyle's Plum Creek Popping with Thousands of Homes, Tons of Warehouse Space

By Erin Edgemon | Aug 17, 2020

[Click here to read more](#)



Austin Business Journal/NorthPoint Development



Amazon Announces New Sorting Center in Kyle, Bringing More Than 200 Jobs

By Shonda Novak | July 20, 2020

[Click here to read more](#)



Realtors Work To Meet Demand of Homebuyers in Hays County

By Joe Warner | July 14, 2020

[Click here to read more](#)



Developer Plans Bigger Future for Kyle Town Center on I-35
 More Stores, 300+ Apartments on the Way; Endeavor Called the Shots

By Daniel Salazar | Feb 26, 2020

[Click here to read more](#)



Billion-Dollar "Uptown" Area Moves Forward in Kyle
 Council Members Start Design and Budget Process for Three Uptown Projects

By Tahera Rahman | Jan 22, 2020

[Click here to read more](#)





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

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Information available at www.trec.texas.gov

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