



# WHERE AUSTIN BUSINESSES GO TO GROW.

Newmark  
Knight Frank





**Only 20 minutes south of Austin, and an hour north of San Antonio, Plum Creek in Kyle, Texas is perfectly positioned to get business done.**

**Imagine  
yourself in  
the center  
of the fastest  
growing  
corridor in  
the nation.**



**±680  
Acres**

**Everything You Need, Within Walking Distance**

Located in Kyle, Texas, Plum Creek is a 2,200-acre master-planned community with mixed-used zoning in place and 7,000 residents in the first phase of residential development. Plum Creek is designed to allow residents and employees to live, work, play and learn – all in the same community. Austin Community College (ACC) Hays Campus sits on 100 acres along Kohler's Crossing and Kyle Parkway, with 2,000 students and counting.

The City of Kyle offers an affordable cost of doing business, a favorable tax structure and is growing its utility and roadway infrastructure to support growth and future development. Hays County has Triple Freeport Status.

**Work Close to Home**

Plum Creek boasts nearly 350 acres of land zoned for light industrial uses. Plum Creek is ripe for tech/flex office space, light manufacturing, corporate campuses and expansions, data center, distribution, warehouse, and much more.

**Live a Healthy Life**

Austin Regional Clinic (ARC) opened in Plum Creek in 2009, offering pediatricians and family medicine doctors to area residents. Shortly after ARC opened, many other Medical Office Buildings were developed around Plum Creek, including Seton Healthcare and Baylor Scott & White.

***“As impressive as San Antonio and Austin’s progress has been, the most dramatic locus for growth in the region is between the two cities.”***

—Forbes Magazine, October 13, 2016



# PLUM CREEK HIGHLIGHTS

## Gateway to Quality Healthcare

Seton Medical Center Hays conveniently provides advanced medical care and is the largest medical campus in Hays County with a state-of-the-art hospital, outpatient diagnostic and therapeutic services and a medical office building.

## Access to Higher Education

Austin Community College (ACC) Hays Campus, which opened in 2014, enrolls nearly 1,700 students in transferable core curriculum courses and college-readiness classes. Construction for Phase 2 is currently underway.

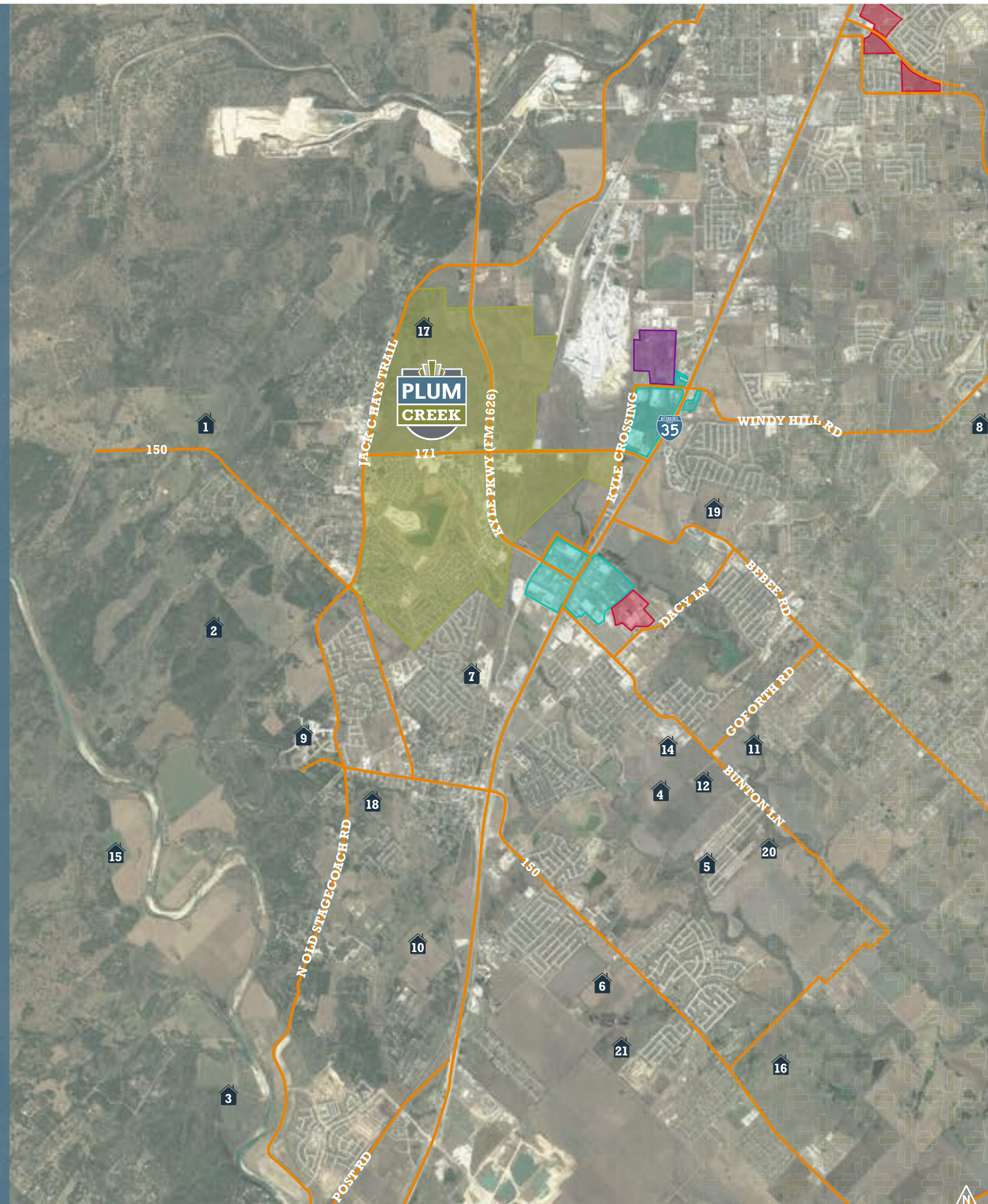
## Outstanding Regional Access

Plum Creek is located 20 miles south of Austin and 50 short miles from San Antonio, along Interstate 35, in the heart of one of the fastest growing corridors in the nation.

## Proximity to Executive Housing

The property is surrounded by exceptionally affluent residential communities. According to the city, Kyle has 21 subdivisions in progress, to be completed over the next several years. Combined, the developments will create 46,978 new housing lots on more than 15,030 acres.

🏠	Subdivisions	Homes	Acres
1	Anthem	2,200	674.3
2	Blanco River Ranch	3,500	2,166.7
3	BRI/McCoy	8,000	3,058.9
4	Brookside Phase 3 & 4	150	15.1
5	Bunton Creek Reserve	355	97.9
6	Cool Springs	372	125.2
7	Creekside Village	280	73.2
8	Crosswinds MUD	1,750	443.5
9	Cypress Forest	337	130.4
10	Intermandeco/Driskell	600	168.5
11	Kyle Estates East (Walton)	2,500	300.2
12	Kyle Estates West (Walton)	2,600	331.1
13	La Salle MUD	10,000	2,740.4
14	Lehman Tract	150	97.6
15	Nance	9,000	2,933.9
16	Pecan Woods	2,600	768.4
17	Plum Creek Lennar	1,404	606.5
18	Stagecoach Forest	270	73.3
19	Sunset Hills	210	53.2
20	Twin Creeks	400	97.5
21	Woodlands Phase 2 & 3	300	74.6



**±680**

Acre Mixed-Use Development

**\$82,872**

Kyle Average HH Income

**635%**

Growth Rate 2000-Present

**29**

Median Age

**46,978**

Planned Homes

- PLUM CREEK
- RETAIL
- HOSPITALS
- INDUSTRIAL



±610 ACRES

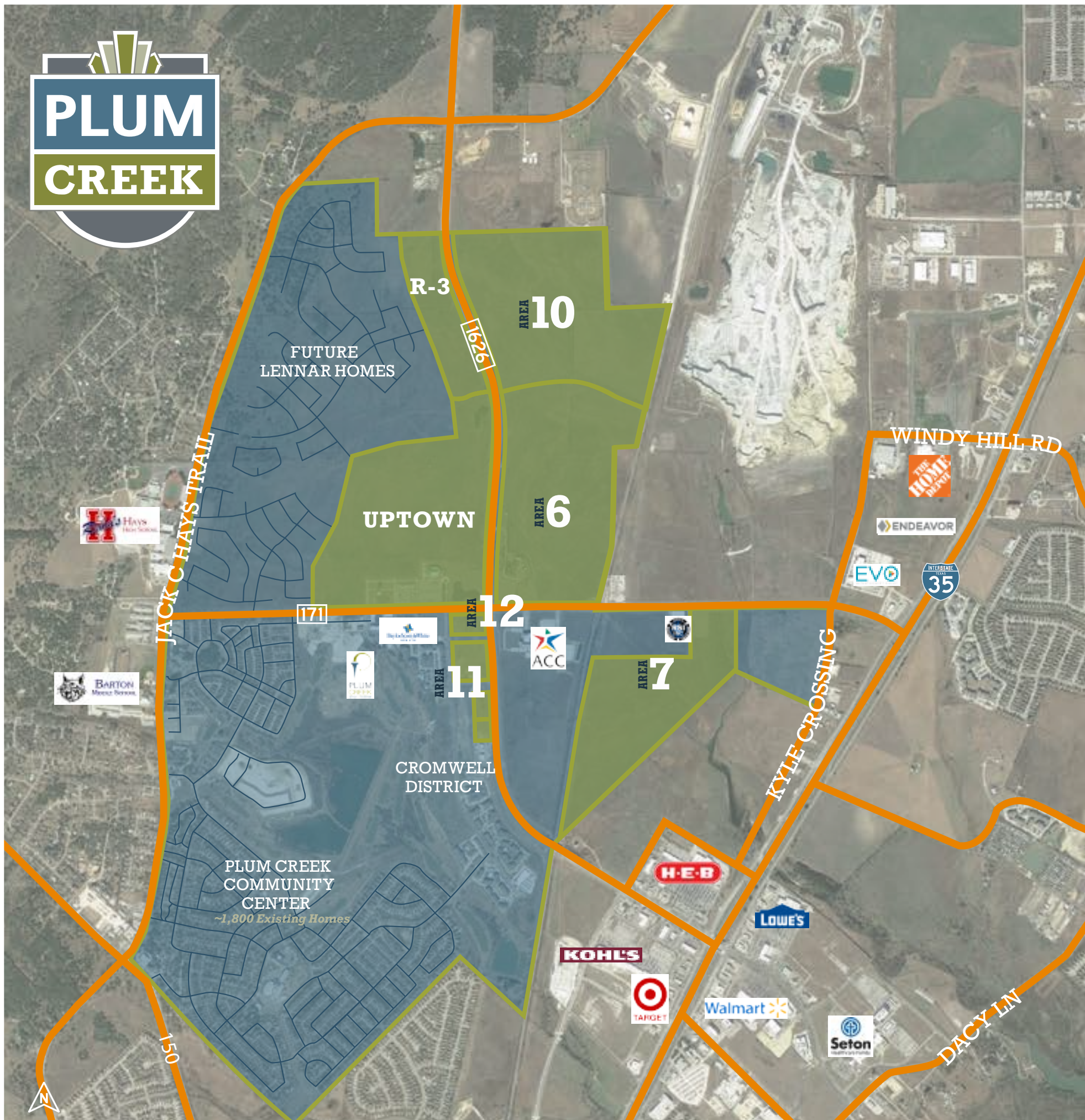
## AREA MAP DEVELOPMENT SITES

**UPTOWN, AREA 6 & R-3**  
Mixed-Use/Office/Retail/Residential  
333.62 acres

**AREA 7**  
Industrial/Flex  
105.84 acres

**AREA 10**  
Flex/R&D  
151.6 acres

**AREA 11 & 12 (Cromwell District)**  
Mixed-Use/Retail  
20.754 acres



Plum Creek residents and businesses are just minutes from Kyle Marketplace, home of HEB Plus, Target, Starbucks, and much more.

The planned “Uptown at Plum Creek” will host restaurants, lifestyle retail, offices, residents, and unmatched open spaces.

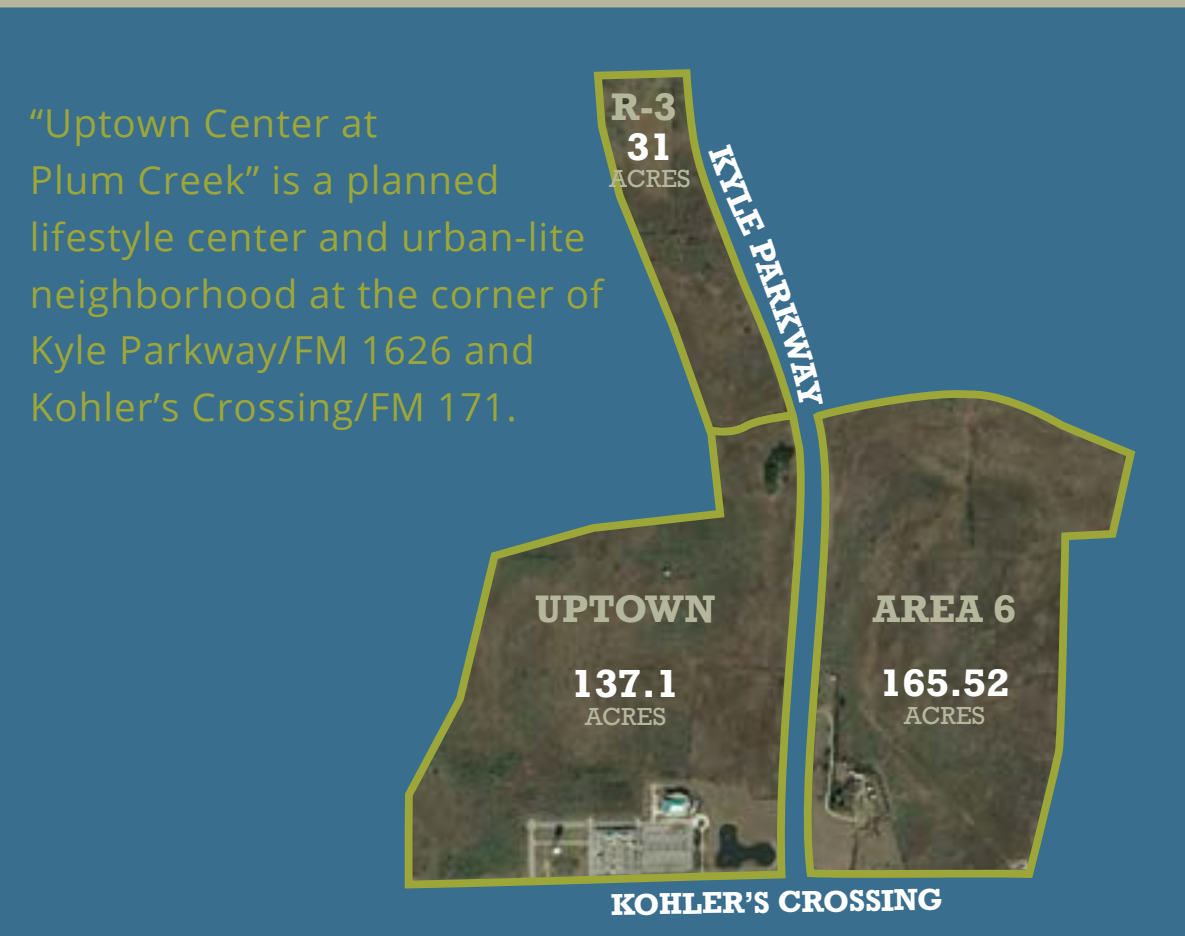
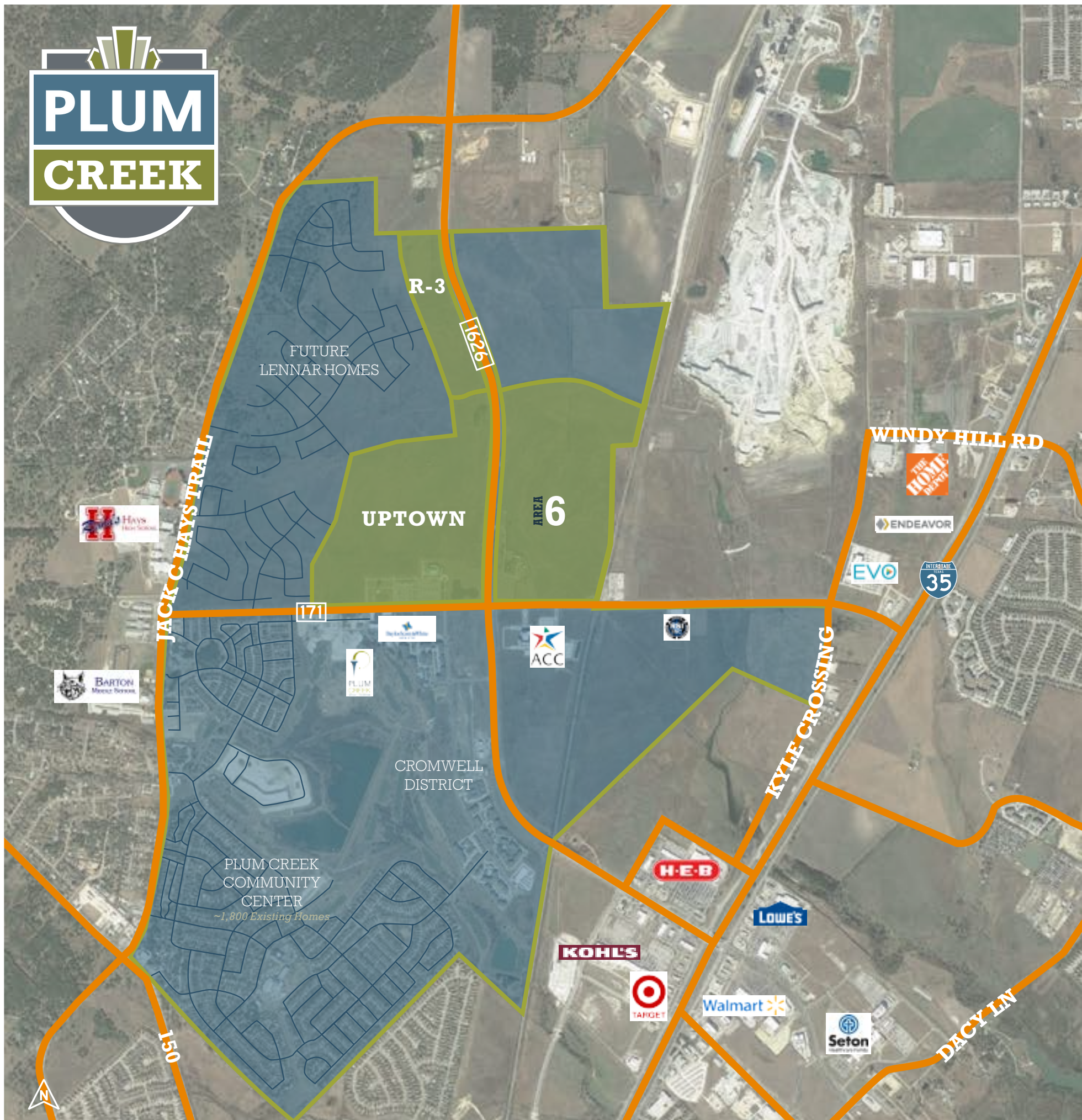


±333 ACRES

# MIXED-USE

## UPTOWN, AREA 6 & R-3

<b>Uptown</b>	137.1 acres (Town Center)
<b>Area 6</b>	165.52 acres (Corporate Center)
<b>R-3</b>	31 acres (R-3 Zoning; Medium Density Residential)
<b>Zoning</b>	Mixed-Use (Office, Retail, Multi-Family)
<b>Utilities</b>	Onsite (1Q18)

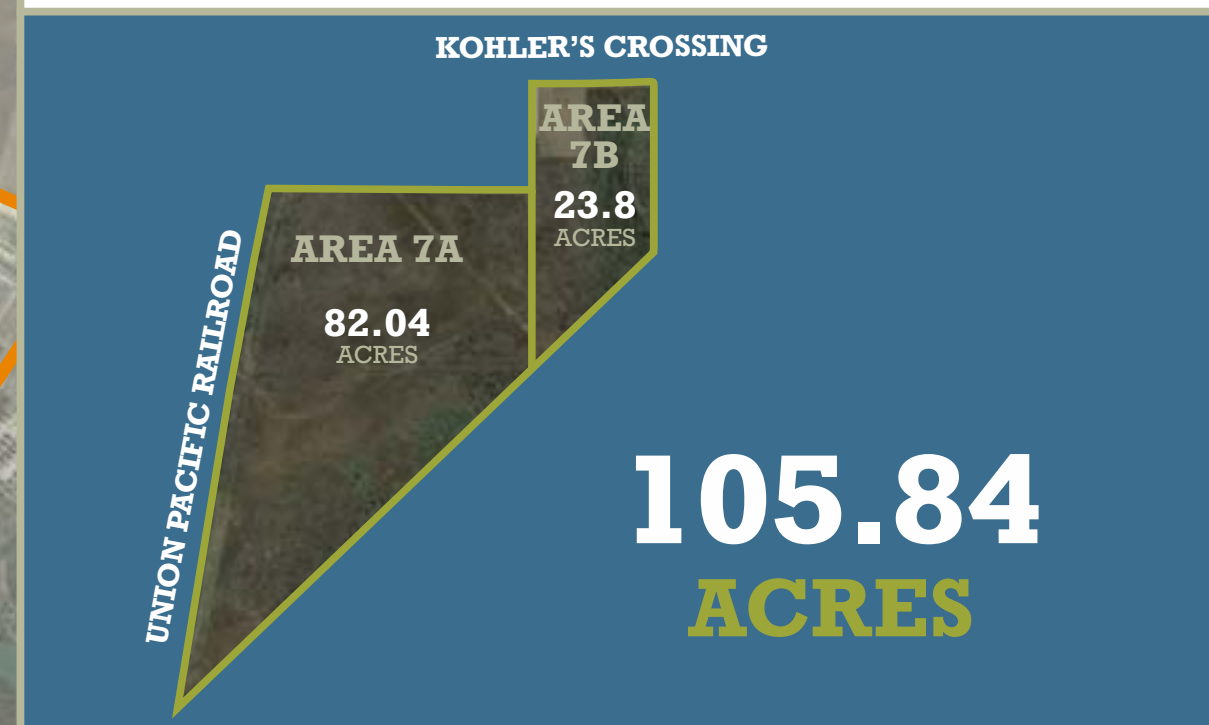




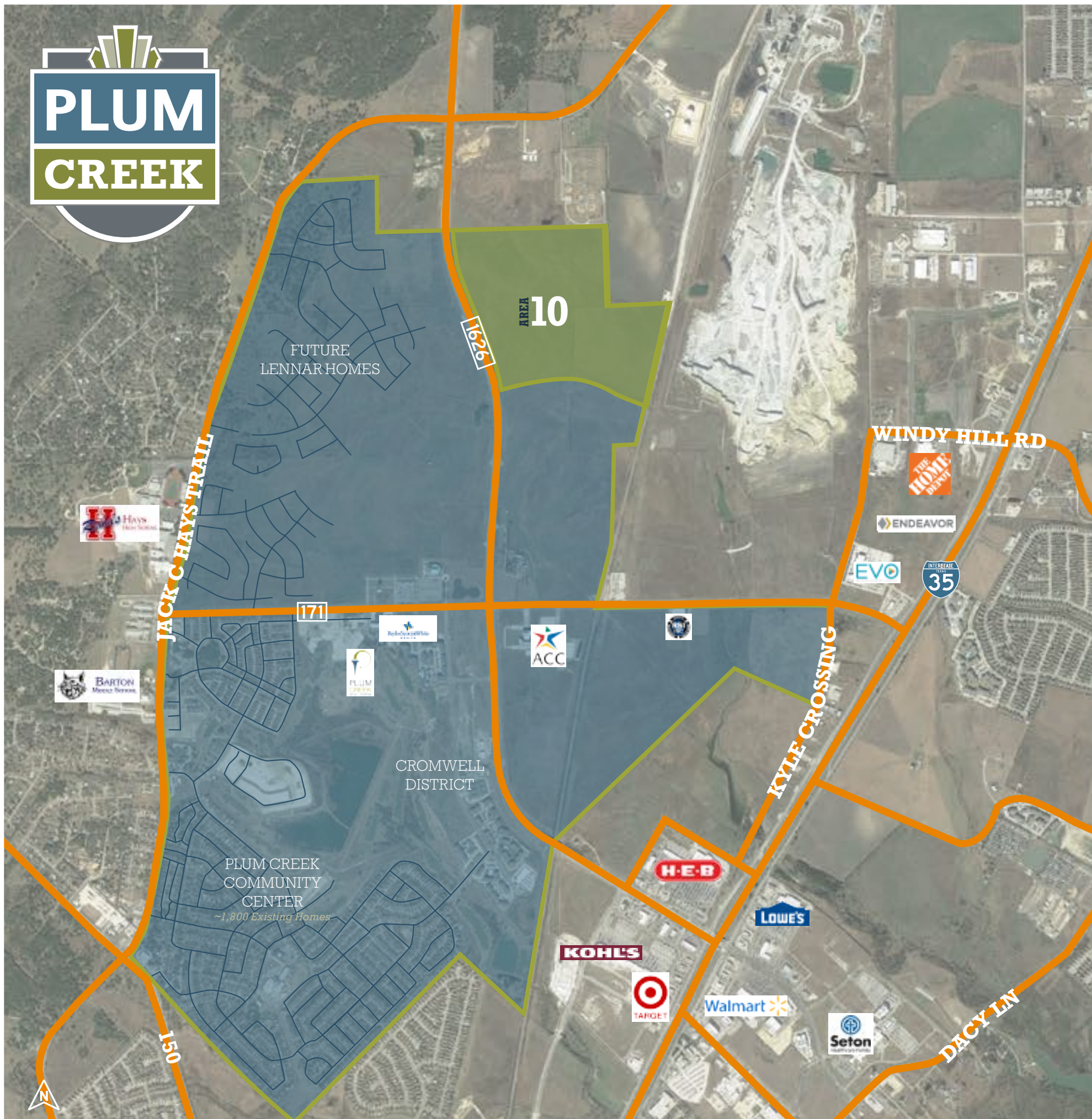
±105.84 ACRES

# INDUSTRIAL/FLEX AREA 7

- Area 7A** 82.04 acres (along Kohler's Crossing)
- Area 7B** 23.8 acres (along Kohler's Crossing, just off I-35)
- Zoning** Light Industrial
- Utilities** Onsite



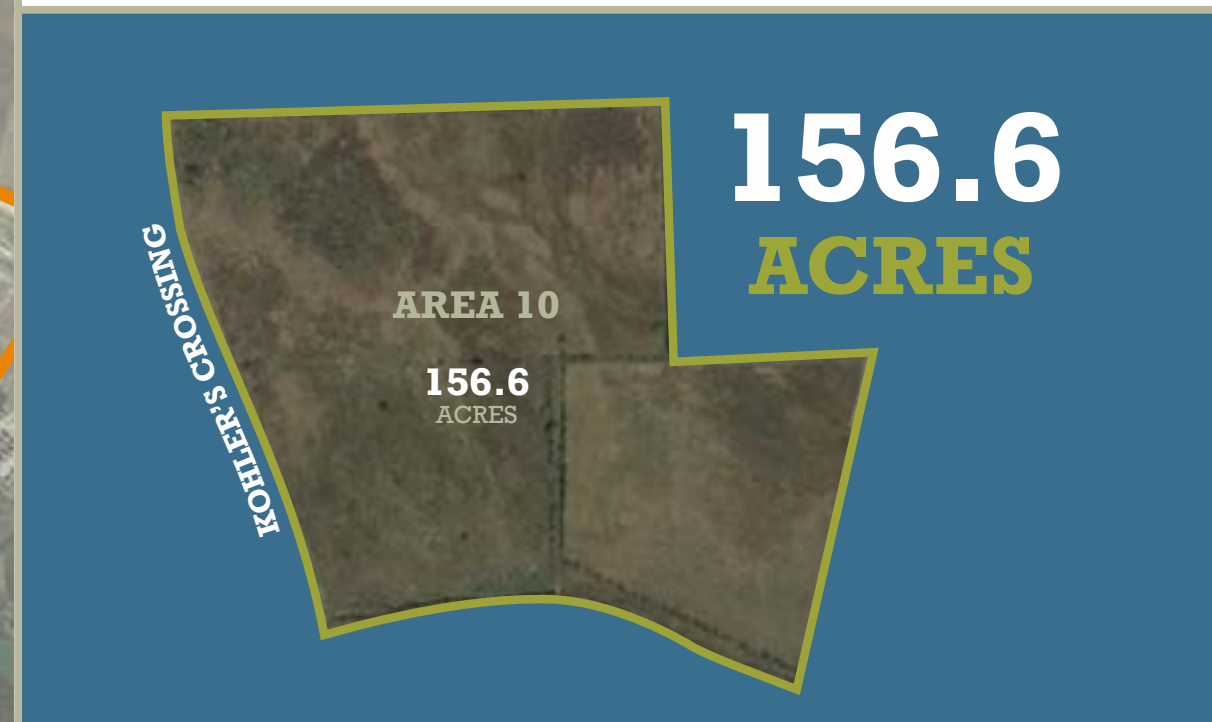
105.84  
ACRES



±156 ACRES

## FLEX/R&D AREA 10

- Area 10** 156.6 acres (along Kyle Parkway/FM 1626)
- Zoning** Light Industrial (employment park)
- Utilities** Onsite (1Q19)



156.6  
ACRES





±15 ACRES 

# MIXED-USE/RETAIL

## AREA 11 (Cromwell District)

**Area 11I** 9.727 acres (along Kyle Parkway/FM 1626)

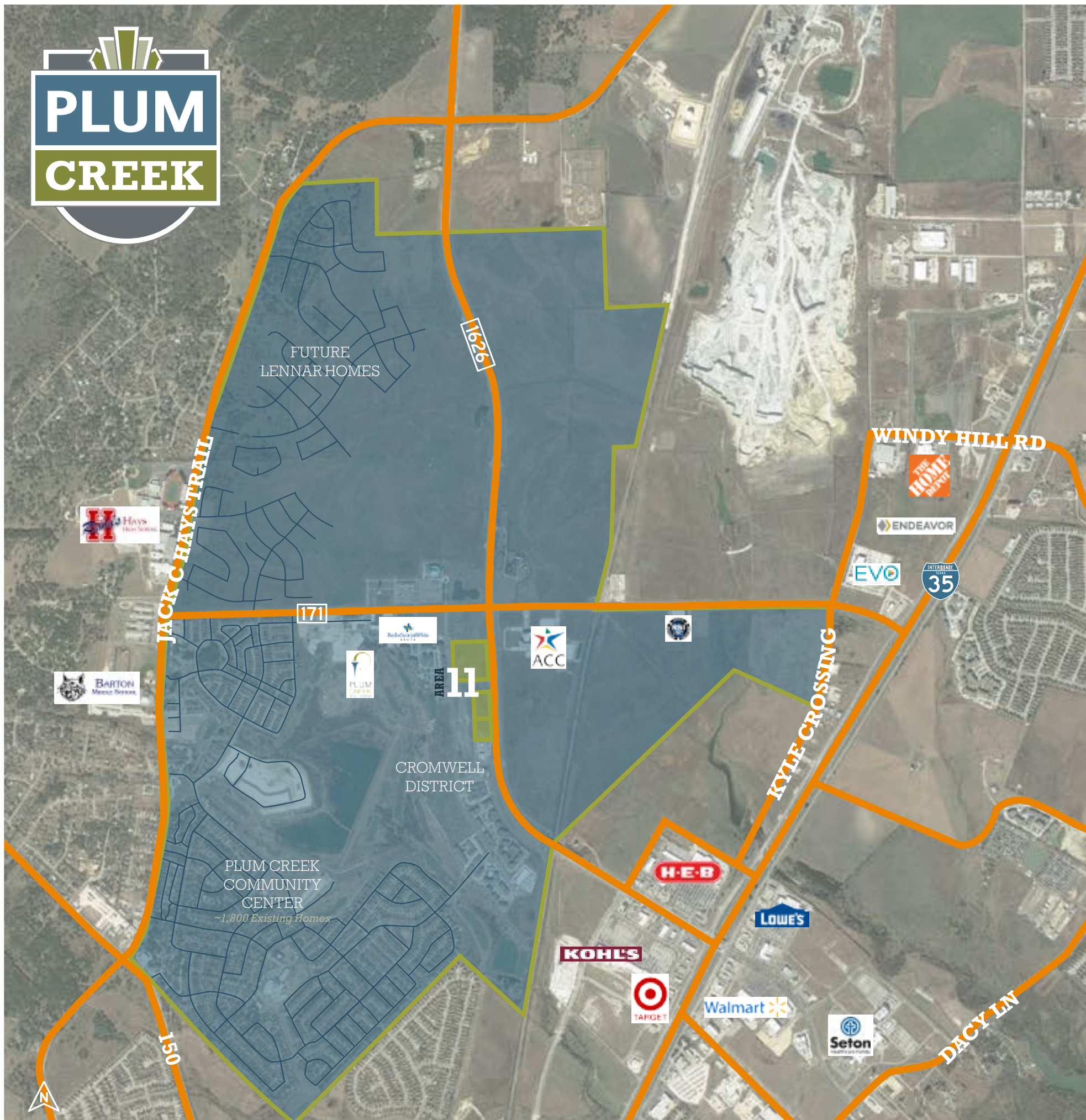
**Area 11H** 2.858 acres (along Kyle Parkway/FM 1626)

**Area 11G** 2.139 acres (along Kyle Parkway/FM 1626)

**Zoning** Mixed-Use/Retail

**Utilities** Onsite

All lots have frontage on FM 1626 with great visibility for retail and office uses.



### KOHLER'S CROSSING



AREA 11I

9.727 ACRES

1626



AREA 11H

2.858 ACRES

1626



AREA 11G

2.139 ACRES

**14.724**  
**ACRES**



±6 ACRES

# MIXED-USE/RETAIL

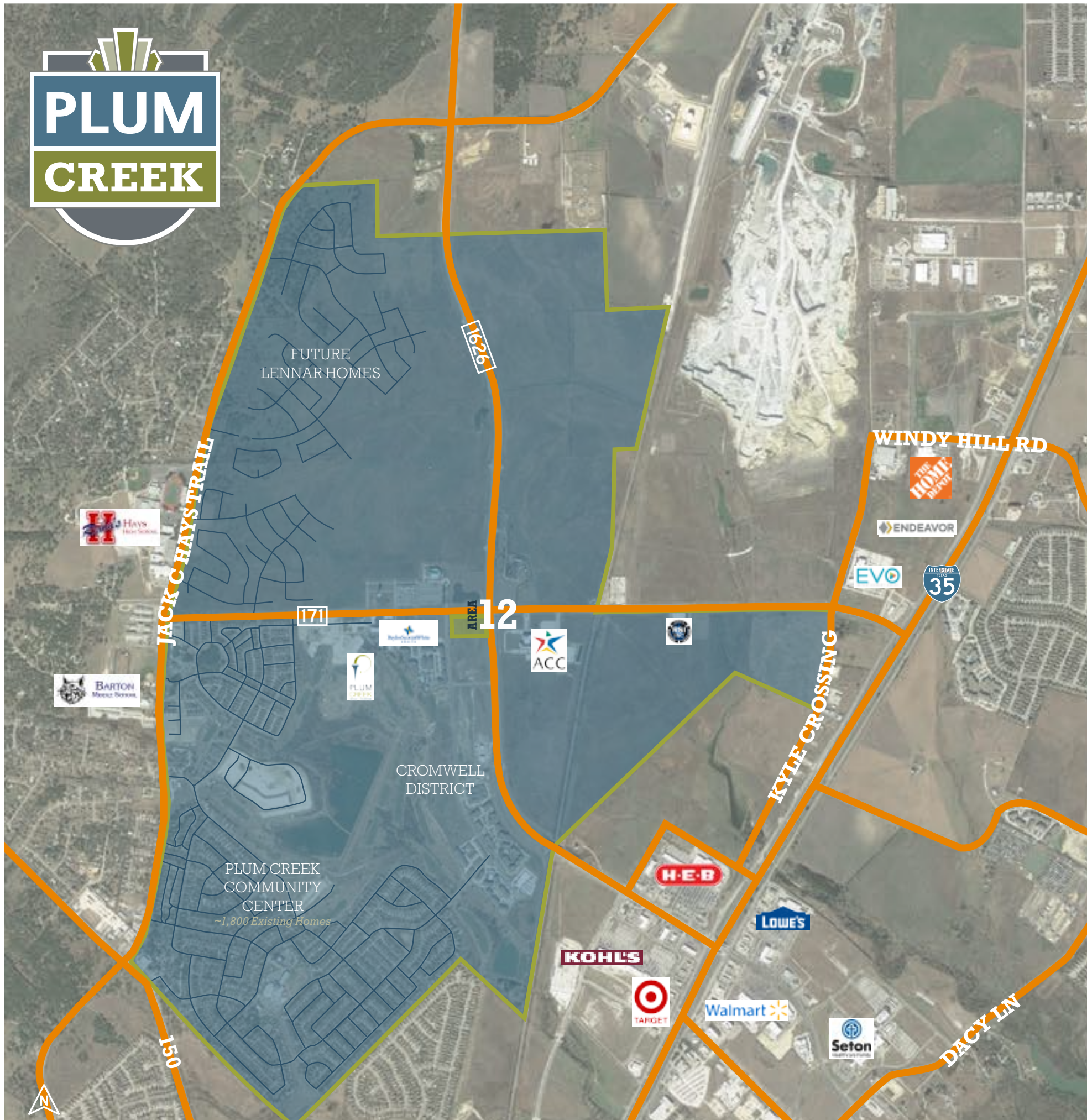
## AREA 12 (Cromwell District)

**Area 12C** 6.03 acres (corner of FM 171 & FM 1626)

**Zoning** Mixed-Use/Retail

**Utilities** Onsite

Centrally located, premier hard corner opportunity—perfect for flagship retail, office or multi-family.



**6.03 ACRES**

KOHLER'S CROSSING

AREA 12C

6.03 ACRES

1626

# INFRASTRUCTURE

## Electricity

Electric Service is distributed by the Pedernales Electric Cooperative (PEC) with a double-circuit feed and transmitted by the Lower Colorado River Authority (LCRA).  
PEC substation on-site.



## Water/Gas

Water and wastewater service is provided by the City of Kyle and has been preplanned and engineered to support commercial, employment, and manufacturing services. Several sites have water and wastewater utilities today. Gas service is provided by CenterPoint Energy.



## Tech-Connected

Fiber, cable, and telecom services are available from Verizon and Time Warner Cable. They include DSL and DS1 support and high-capacity capabilities.



# BUSINESS WITH A SIDE OF LIFE.

## Life is All Around

Plum Creek is a 2,200 acre, mixed-use, master planned community. Upon completion, Plum Creek will have approximately 8,700 homes and over 700 acres of commercial land, including a 165-acre business park. The planned 90-acre mixed-use, Uptown District, will include street level retail, restaurants and entertainment.

Plum Creek already includes over 2,000 homes, a 1,000 seat Performing Arts Center and access to Austin Regional Clinic. The ACC North Hays Campus is in the heart of Plum Creek and 38,000 Texas State students are just 20 minutes away.

Featuring more than 350 acres of open space, Plum Creek residents and future employees can enjoy the Plum Creek Golf Course, a 30-acre catch and release fishing lake, miles of scenic hike and bike trails and numerous pocket parks.

## Demographics

Radius in Miles	1	3	5	10
2018 Population	5,094	34,518	79,094	169,484
2018 Median HH Income	73,336	75,156	74,846	69,603
2023 Median HH Income	81,509	80,034	80,461	76,396
2018 Total HH	1,722	11,025	24,878	58,423
2023 Total HH	2,217	13,758	31,727	71,312

Development managed by Momark Development in Austin.

Visit [plumcreektx.com](http://plumcreektx.com) | 512.391.1789 | [momarkdevelopment.com](http://momarkdevelopment.com)

## COMMUNITY SNAPSHOT

**No. 1**

Austin is America's Fastest-Growing Metropolitan Area for the 3rd Consecutive Year

**\$82,872**

Average Household Income, Compared to a Texas Average of \$69,000

**635%**

Growth Rate 2000-Present

**1994**

Planning Begins on the 2,200 Acre Plum Creek Development, the Largest in Kyle's History

# BUSINESSES IN PLUM CREEK

## EVERYTHING YOU NEED



# COMMUNITY INVOLVEMENT

## SUPPORTED ORGANIZATIONS



**There is no regional economy that has more momentum than the one that straddles the 74 miles between San Antonio and Austin.**

# READY TO MAKE THE MOVE?

**CALL US.**



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**Development managed by Momark Development in Austin.**



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**AUSTIN, TEXAS**

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**North America**

Canada  
United States

**Europe**

Austria  
Belgium  
Czech Republic  
France  
Germany  
Ireland  
Italy  
Netherlands  
Poland  
Portugal  
Romania  
Russia  
Spain  
Switzerland  
United Kingdom

**Latin America**

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Chile  
Colombia  
Mexico  
Peru  
Puerto Rico

**Asia-Pacific**

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Cambodia  
China  
Hong Kong  
India  
Indonesia  
Japan  
Malaysia  
New Zealand  
Singapore  
South Korea  
Taiwan  
Thailand

**Africa**

Botswana  
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Uganda  
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Zimbabwe

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Emirates