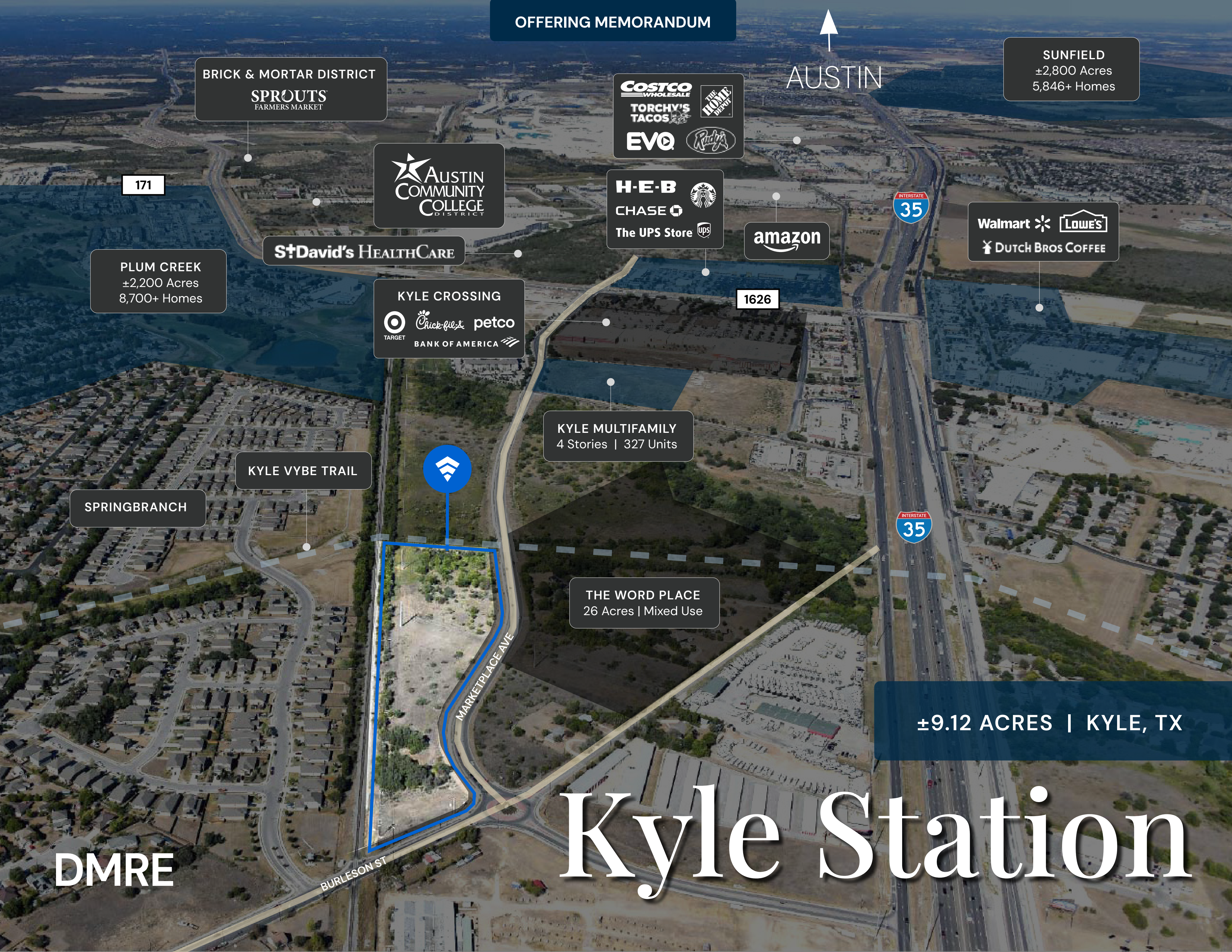
OFFERING MEMORANDUM



±9.12 ACRES | KYLE, TX

Kyle Station

DMRE

Investment Highlights

The ±9.12-acre multifamily site offers a premier development opportunity directly anchored by high-performing retail, rapid infrastructure expansions, and the upcoming multimillion-dollar St. David's HealthCare campus.

WALKABLE URBAN HUB

Positioned inside or adjacent to Plum Creek's 138-acre Brick & Mortar District, offering future residents immediate walkability to Sprouts, Target, & dining.

EMPLOYMENT DRIVERS & JOB GROWTH

Direct access to Plum Creek's Innovation Park—home to major Tesla suppliers like Plastikon and Simwon—plus an easy 20-mile commute to downtown Austin.

EXCELLENT INFRASTRUCTURE

Fronts the newly expanded Kohlers Crossing 4-lane thoroughfare and sits near the 100-acre Austin Community College for a built-in renter pool.

PREMIUM RECREATION

Seamlessly connects to Kyle's 80-mile Vybe golf-cart trail network, the Plum Creek Golf Course, and the new La Verde Park.

Site Details

ADDRESS
Burleson St & Marketplace Ave, Kyle TX

SIZE
±9.12 Acres

SITE PLAN
±280+ Luxury Multifamily Units and 9.5K sqft of Retail (Conceptual)

LAT., LONG.
30.001439, -97.871653

ZONING
PUD

PARCEL
R195102; R195103; R185031

UTILITIES
At the Site

TAX RATE
2.45%

SCHOOLS
Hays CISD
Kyle Elementary School
Wallace Middle School
Hays High School

LEGAL
PLUM CREEK PARK, LOT PT 1-A, ACRES 6 TAX CODES: PCC,RSP,SHA,WPC,ACCD,EHA; PLUM CREEK PARK, LOT PT 1-C, ACRES 2.83 TAX CODES:PCC,RSP,SHA,WPC, ACCD,EHA; PLUM CREEK PARK, LOT PT 1-B, ACRES 0.29 TAX CODES:PCC,RSP,SHA,WPC,ACCD,EHA;

DUE DILIGENCE

Conceptual Site Plan

Tabulations

Building Description:
3/4 story type V (a) building
Surface Parking
4,000 sf Leasing / Amenity
9,500 sf Retail
4,000 sf Flex Loft

319,500 sf Gross Resi
270,870 sf Net Resi
960 sf Average

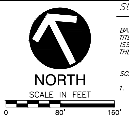
283 Units

Parking
33 Retail Parking Spaces
442 Resi Spaces

Survey

SURVEYOR'S COMMENTS:

BASED UPON FIRST AMERICAN TITLE GUARANTY COMPANY
TITLE COMMITMENT GF NO.: 2222378-BUD
ISSUING OFFICE FILE NO.: 202200311, EFFECTIVE DATE JULY 12, 2022, 8:00 A.M., ISSUE DATE JULY 25, 2022, 8:00 A.M.
THE MATTERS OF TITLE RELEVANT TO THIS SURVEY ARE LISTED BELOW:



SCHEDULE B:

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:

VOLUME 7, PAGE 297 AND VOLUME 10, PAGE 10, PLAT RECORDS, HAYS COUNTY, TEXAS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, DISABILITY, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

10B. RIGHTS OF PARTIES IN POSSESSION. (OWNER POLICY)

10C. INTENTIONALLY DELETED

10D. INTENTIONALLY DELETED

10F. BUILDING SETBACK LINES, EASEMENTS AND OTHER MATTERS, AS SET FORTH ON THE RECORDED PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF.

10G. INTENTIONALLY DELETED

10H. EASEMENT:
RECORDED: VOLUME 3146, PAGE 328, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
PURPOSE: AS STATED THEREIN
[SHOWN ON SURVEY]

10I. EASEMENT:
RECORDED: VOLUME 4381, PAGE 10, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
PURPOSE: AS STATED THEREIN
[SHOWN ON SURVEY]

10J. EASEMENT:
RECORDED: VOLUME 1433, PAGE 670, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
PURPOSE: AS STATED THEREIN
[EASEMENT IS LOCATED NORTH OF THE SUBJECT TRACT AND NOT ON THE SUBJECT TRACT]

10K. EASEMENT:
RECORDED: VOLUME 5273, PAGE 815, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
PURPOSE: AS STATED THEREIN
[LANGUAGE IN THE DOCUMENT ISN'T SPECIFIC ENOUGH TO DRAFT THE EASEMENT AND THE EASEMENT IS LIMITED TO THE AREA DESCRIBED IN THE CLASS ORDER AGREEMENT]

10L. EASEMENT:
RECORDED: VOLUME 5386, PAGE 293. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
PURPOSE: AS STATED THEREIN
[UNABLE TO DRAW EASEMENT GIVEN DESCRIPTION WITH NON EXISTING POWER POLES]

10M. EASEMENT:
RECORDED: DOCUMENT NO. 16006896, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
PURPOSE: AS STATED THEREIN
[SHOWN ON SURVEY]

10N. EASEMENT:
RECORDED: DOCUMENT NO. 16006898, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
PURPOSE: AS STATED THEREIN.
[SHOWN ON SURVEY]

10O. EASEMENT:
RECORDED: VOLUME 4145, PAGE 863, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, AS AFFECTED BY DOCUMENT NO. 16042642, OFFICIAL PUBLIC RECORDS. HAYS COUNTY, TEXAS.
PURPOSE: AS STATED THEREIN
[NO DIMENSIONS GIVEN ON SKETCH OF EASEMENT, NOT ABLE TO PLOT WITH INFORMATION GIVEN]

10P. EASEMENT:
RECORDED: DOCUMENT NO. 17026877, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.
PURPOSE: AS STATED THEREIN
[EASEMENT IS LOCATED NORTH OF THE SUBJECT TRACT AND NOT ON THE SUBJECT TRACT]

10Q. EASEMENT:
RECORDED: VOLUME 3907, PAGE 212, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS,
PURPOSE: AS STATED THEREIN
[EASEMENT EXHIBIT DOES NOT INCLUDE AN EASEMENT DESCRIPTION IN THE DOCUMENT]

10R. INTENTIONALLY DELETED

10S. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT BY AND BETWEEN THE CITY OF KYLE AND JULIA E. PARKER A/K/A JULIE NORMAN PARKER, ET AL, CONCERNING THE EXTENSION OF MARKETPLACE AVENUE:
RECORDED: VOLUME 5249, PAGE 182, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.

10T. TERMS, CONDITIONS, AND STIPULATIONS IN THE BOUNDARY LINE AGREEMENT:
RECORDED: DOCUMENT NO. 9915546, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.

LEGAL DESCRIPTION:

BEING A 9.12 ACRE TRACT OF LAND OUT OF LOTS 1A, 1B, AND 1C OF THE RESUBDIVISION OF LOT 1 PLUM CREEK PARK, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 10, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AND BEING DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AND FOLLOWS:

BEGINNING AT A ½-INCH IRON ROD FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF BURLESON STREET (RIGHT-OF-WAY WIDTH VARIES), SAID POINT BEING ON THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY (100' WIDE RIGHT-OF-WAY), FOR THE MOST SOUTHERLY CORNER AND POINT OF BEGINNING HEREOF;

THENCE, ALONG THE COMMON LINE OF THE EASTERLY RIGHT-OF-WAY LINE, AND OF SAID LOT 1C AND THEN OF SAID LOT 1A, N08°19'02"E, A DISTANCE OF 1,576.03 FEET TO A 5/8-INCH IRON ROD WITH "SPOT ON SURVEYING" CAP FOUND AT THE WESTERLY COMMON CORNER OF THE TRACT CONVEYED TO PLUM CREEK DEVELOPERS LLC PER DEED RECORDED AS DOCUMENT NO. 11015327 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.) AND OF THE TRACT CONVEYED TO PARKER L W FAMILY TRUST PER DEED RECORDED AS DOCUMENT NO. 12037119, O.P.R.H.C.T.;

THENCE, ALONG THE COMMON LINE OF SAID PLUM CREEK DEVELOPERS LLC TRACT AND OF SAID PARKER L W FAMILY TRUST TRACT, S81°40'38"E, A DISTANCE OF 363.01 FEET TO A 5/8-INCH IRON ROD WITH "SPOT ON SURVEYING" CAP FOUND ON THE WESTERLY RIGHT-OF-WAY LINE OF MARKETPLACE AVENUE (RIGHT-OF-WAY WIDTH VARIES);

THENCE, ALONG THE COMMON LINE OF THE WESTERLY RIGHT-OF-WAY LINE OF MARKETPLACE AVENUE, AND OF SAID LOT 1-A AND THEN OF SAID LOT 1-B AND THEN OF SAID LOT 1-C THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. S07°51'17"W, A DISTANCE OF 248.93 FEET TO A 5/8-INCH IRON ROD WITH A "SPOT ON SURVEYING" CAP FOUND AT THE BEGINNING OF A 965.00 FOOT RADIUS CURVE TO THE RIGHT.

2. ALONG THE ARC OF SAID 965.00 FOOT RADIUS CURVE A DISTANCE OF 336.11 FEET THROUGH A CENTRAL ANGLE OF 19°57'22", WITH A CHORD BEARING S17°49'26"W AND DISTANCE OF 334.41 FEET TO A FOUND ½-INCH IRON ROD;

3.S27°47'46"W, PASSING AT A DISTANCE OF 336.03 FEET A FOUND 1/2-INCH IRON ROD WITH "ASH 5687" CAP, FOR A TOTAL DISTANCE OF 350.69 FEET TO A ½-INCH IRON ROD WITH "ASH 5687" CAP FOUND AT THE BEGINNING OF A 535.00 FOOT RADIUS CURVE TO THE LEFT;

4.ALONG THE ARC OF SAID 535.00 FOOT RADIUS CURVE A DISTANCE OF 417.71 FEET THROUGH A CENTRAL ANGLE OF 44°44'04", WITH A CHORD BEARING S05°22'51"W AND DISTANCE OF 407.18 FEET TO A ½-INCH IRON ROD WITH "ASH 5687" CAP FOUND AT THE BEGINNING OF THE RIGHT-OF-WAY RETURN AT THE NORTHWEST CORNER OF THE INTERSECTION OF MARKETPLACE AVENUE AND BURLESON STREET, SAID POINT BEING AT THE BEGINNING OF A 75.00 FOOT RADIUS CURVE TO THE RIGHT;

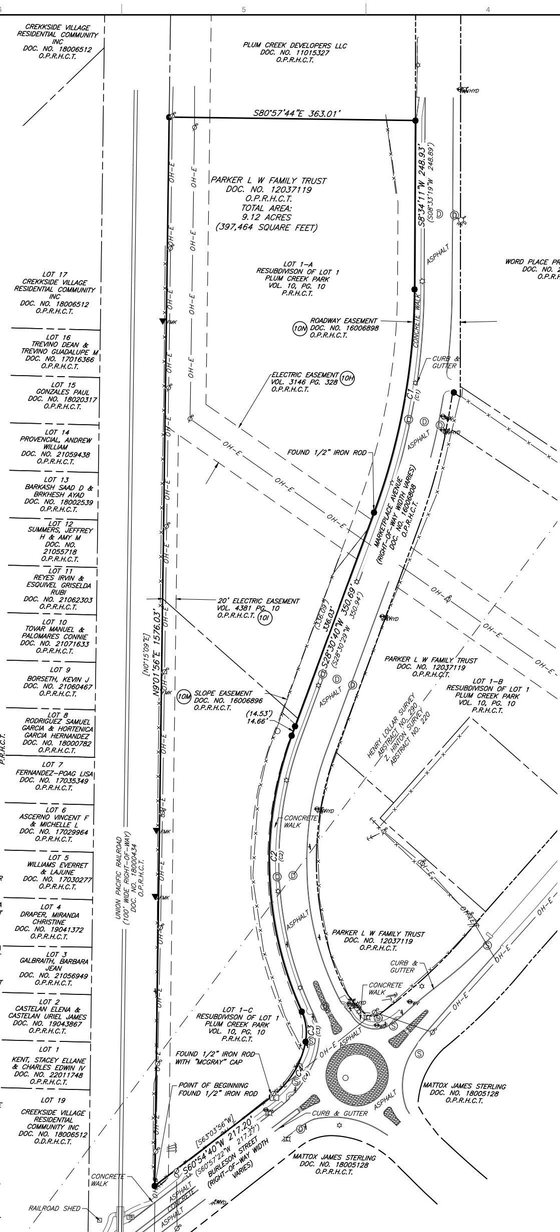
THENCE, ALONG THE COMMON LINE OF SAID RIGHT-OF-WAY RETURN AND OF SAID LOT 1-C, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

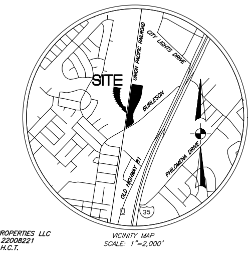
1. ALONG THE ARC OF SAID 75.00 FOOT RADIUS CURVE A DISTANCE OF 45.55 FEET THROUGH A CENTRAL ANGLE OF 34°47'42", WITH A CHORD BEARING S02°24'39"W AND DISTANCE OF 44.85 FEET TO A ½-INCH IRON ROD WITH "ASH 5687" CAP FOUND AT THE BEGINNING OF A 131.00 FOOT RADIUS CURVE TO THE RIGHT;

2. ALONG THE ARC OF SAID 131.00 FOOT RADIUS CURVE A DISTANCE OF 96.92 FEET THROUGH A CENTRAL ANGLE OF 42°23'17", WITH A CHORD BEARING S39°00'08"W AND DISTANCE OF 94.72 FEET TO A ½-INCH IRON ROD WITH "MCGRAY" CAP FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF BURLESON STREET;

THENCE, ALONG THE COMMON LINE OF THE NORTHERLY RIGHT-OF-WAY LINE OF BURLESON STREET AND OF SAID LOT 1-C, S60°11'46"W, A DISTANCE OF 217.20 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.12 ACRES OF LAND, MORE OR LESS.

P:\320-000\323-565\-Survey\Dwg\323-565 CORRECT ZONE BASE.dwg{ALTA} LS:(11/8/2022 - ehopkin) - LP: 11/8/2022 11:37 AM





LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	APPROXIMATE LOCATION OF SURVEY LINE
	FENCE LINE
	FOUND 5/8" IRON ROD WITH "SPOT ON SURVEYING" CAP (UNLESS OTHERWISE NOTED)
	FOUND 1/2" IRON ROD WITH "ASH 5687" CAP
	MAG / PK NAIL FOUND
	FIBER OPTIC MARKER
	STORM MANHOLE
	FIRE HYDRANT
	POWER POLE
	SIGN
	WATER METER
	LIGHT STANDARD
	ELECTRIC CONTROL BOX
	RAILROAD SIGNAL
	BRICK
DOC. NO.	DOCUMENT NUMBER
VOL., PG.	VOLUME, PAGE
[ ]	RECORD INFORMATION PER VOLUME 10 PAGE 10
( )	RECORD INFORMATION PER DOCUMENT NUMBER: 16006898
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
P.R.H.C.T.	PLAT RECORDS HAYS COUNTY TEXAS

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	965.00'	19°57'10"	336.06'	S18°32'57"W	334.36'
C2	535.00'	44°44'21"	417.75'	S06°08'54"W	407.22'
C3	75.00'	34°42'01"	45.42'	S01°06'10"W	44.73'
C4	131.00'	42°29'35"	97.16'	S39°50'43"W	94.94'
(C1)	(965.00')	(19°57'10")	(336.06')	(S18°31'54"W)	(334.36')
(C2)	(535.00')	(44°44'04")	(417.71')	(S06°08'27"W)	(407.18')
(C3)	(75.00')	(34°47'40")	(45.55')	(S01°10'15"W)	(44.85')
(C4)	(131.00')	(42°23'17")	(96.92')	(S39°45'44"W)	(94.72')

2021 MINIMUM STANDARD ALTA/NSPS TABLE A ITEMS:

ITEM 1) MONUMENTS FOUND OR SET AS SHOWN ON THE SURVEY.

ITEM 2) THERE IS NO SITE ADDRESS OF THE SUBJECT PROPERTY AT THIS TIME.

ITEM 3) THE TRACT SHOWN HEREON LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER FEMA FEDERAL INSURANCE RATE MAP PANELS NO. 48453C0455J, DATED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

ITEM 4) THE SQUARE FOOTAGE OF THE COMMITMENT PARCEL IS ±397,464 SQUARE FEET OR 9.12 ACRES.

ITEM 7A) THERE ARE NO BUILDINGS ON THE SUBJECT TRACT.

ITEM 8) SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE AS SHOWN ON THE SURVEY.

ITEM 9) THERE ARE NO DELINEATED PARKING SPOTS ON THE SITE.

ITEM 13) NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO PUBLIC RECORD ARE AS SHOWN ON THE SURVEY.

ITEM 14) THE SUBJECT PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF BURLESON STREET AND MARKETPLACE AVENUE.

ITEM 16) THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK AT THE TIME OF THE SURVEY.

ITEM 17) THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES KNOWN TO THE SURVEYOR.

ITEM 18) THERE ARE NO PLOTTABLE APPURTENANT EASEMENTS KNOWN TO THE SURVEYOR.

SURVEYOR'S NOTES:

1) ONLY VISIBLE, ABOVE GROUND EVIDENCE OF IMPROVEMENTS AND UTILITIES ARE SHOWN HEREON, AS WELL AS UNDERGROUND UTILITIES LOCATED PER THIRD PARTY MARKINGS (I.E. PIN FLAGS, PAINT MARKS, ETC.). UNDERGROUND UTILITIES SHOWN HEREON WILL NEED TO BE FIELD VERIFIED BEFORE ANY EXCAVATION BEGINS.

2) THE BASIS OF BEARINGS ON THIS SURVEY IS THE TEXAS COORDINATE SYSTEM, NSRS 2011(2012A), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

3) THERE WERE NO CEMETERIES OBSERVED ON THE SUBJECT TRACT DURING THE PROCESS OF CONDUCTING THE FIELD WORK.

SURVEYOR'S CERTIFICATION:

TO ARENAMAN DEVELOPMENT COMPANY, A TEXAS LIMITED LIABILITY COMPANY AND ITS SUCCESSORS AND ASSIGNS; JULIA PARKER FAMILY LIMITED PARTNERSHIP. LTD., A TEXAS LIMITED PARTNERSHIP;L.W. PARKER FAMILY TRUST, AND FIRST AMERICAN TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7A, 8, 9, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 8, 2022.

DATE OF PLAT OR MAP: NOVEMBER 08, 2022

SYDNEY SMITH XINOS
RPLS NO. 5361
CIVIL AND ENVIRONMENTAL CONSULTANTS, INC.
3711 S. MOPAC EXPRESSWAY, BUILDING 1, SUITE 550
AUSTIN, TX 78746

STATE OF TEXAS
REGISTERED
Sydney Smith Xinos
5361
PROFESSIONAL
LAND SURVEYOR

REVISION RECORD

NO	DATE	DESCRIPTION

Texas Registered Surveying Firm 10194419 · Texas Registered Engineering Firm F-38
Civil & Environmental Consultants, Inc.
3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

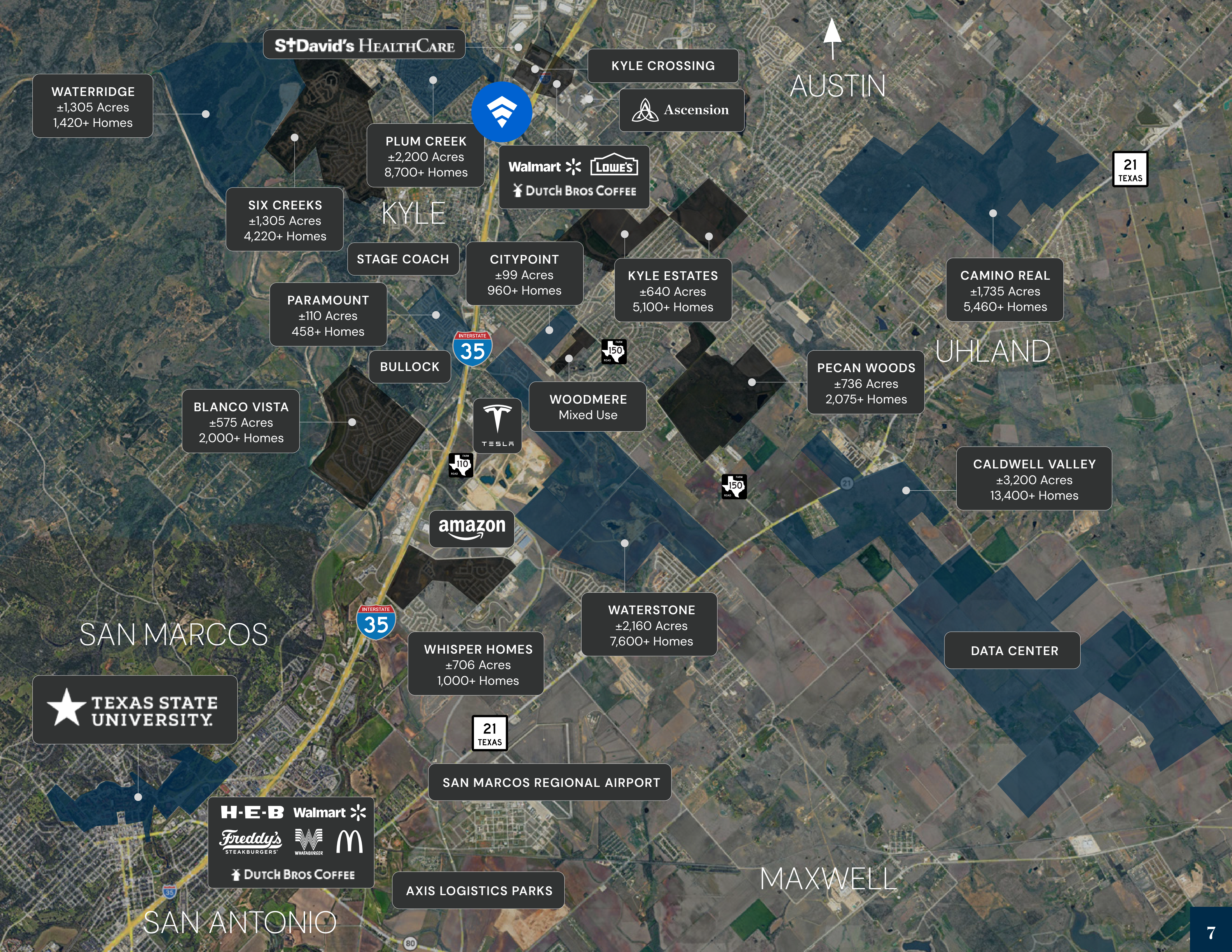
ARENAMAN DEVELOPMENT COMPANY
KYLE, TEXAS
HAYS COUNTY

ALTA/NSPS LAND TITLE SURVEY

DATE:	NOVEMBER 08, 2022	DRAWN BY:	APV
DWG SCALE:	1"=80'	CHECKED BY:	ESH
PROJECT NO:	323-565		
APPROVED BY:	SSX		

DRAWING NO.: **SV01**
SHEET 1 OF 1

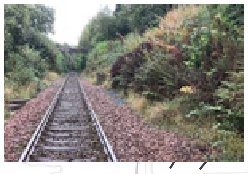

SIX CREEKS
±1,305 Acres
4,220+ Homes
BLANCO RIVER
WALLACE MIDDLE SCHOOL
HOMETOWN KYLE
GREGG CLARK PARK
KYLE ELEMENTARY SCHOOL
PLUM CREEK
±2,200 Acres
8,700+ Homes
DOWNTOWN KYLE
KYLE VYBE TRAIL
BURLESON ST
MARKETPLACE AVE
KYLE STATION
INTERSTATE
35


St David's HealthCare
KYLE CROSSING
Ascension
AUSTIN
WATERRIDGE
±1,305 Acres
1,420+ Homes
PLUM CREEK
±2,200 Acres
8,700+ Homes
Walmart Lowe's
Dutch Bros Coffee
21 TEXAS
SIX CREEKS
±1,305 Acres
4,220+ Homes
KYLE
STAGE COACH
CITYPOINT
±99 Acres
960+ Homes
KYLE ESTATES
±640 Acres
5,100+ Homes
CAMINO REAL
±1,735 Acres
5,460+ Homes
PARAMOUNT
±110 Acres
458+ Homes
INTERSTATE 35
150
UHLAND
BULLOCK
PECAN WOODS
±736 Acres
2,075+ Homes
BLANCO VISTA
±575 Acres
2,000+ Homes
TESLA
WOODMERE
Mixed Use
110
150
CALDWELL VALLEY
±3,200 Acres
13,400+ Homes
amazon
SAN MARCOS
INTERSTATE 35
WATERSTONE
±2,160 Acres
7,600+ Homes
DATA CENTER
WHISPER HOMES
±706 Acres
1,000+ Homes
TEXAS STATE UNIVERSITY.
21 TEXAS
SAN MARCOS REGIONAL AIRPORT
H-E-B Walmart
Freddy's STEAKBURGERS
WHATABURGER
Dutch Bros Coffee
AXIS LOGISTICS PARKS
MAXWELL
SAN ANTONIO

Kyle Station Master Plan

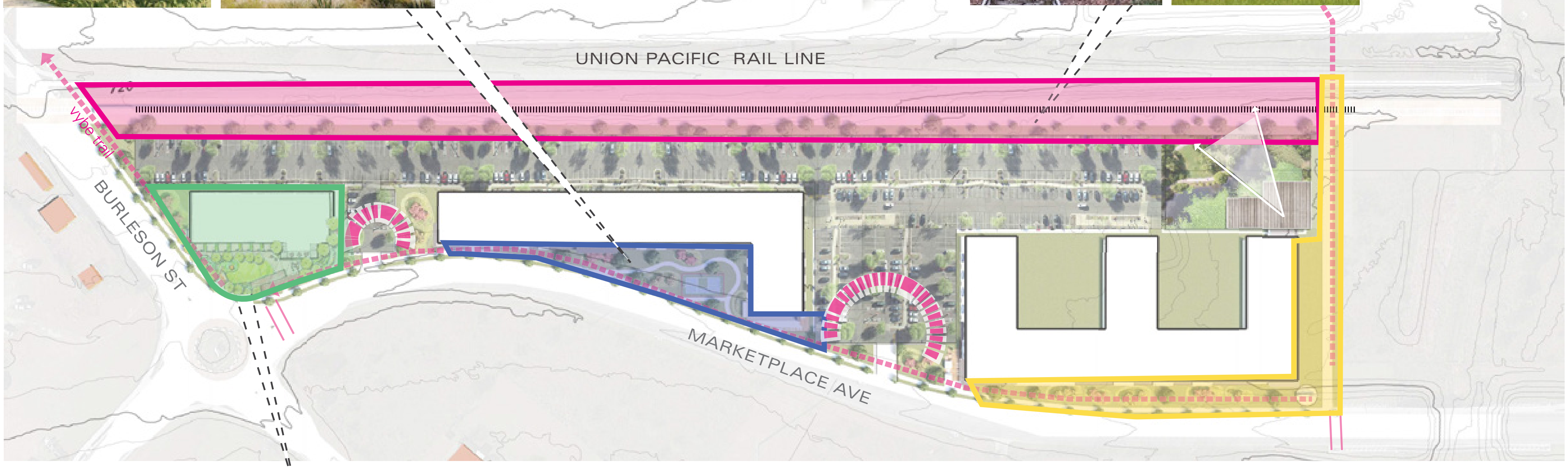
central hub

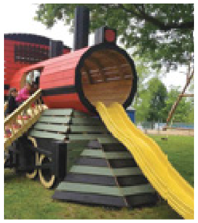
_native planting buffer
_vybe trail pull off zone
_community hub

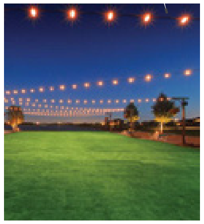


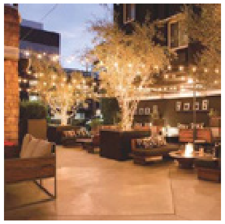
rail and pond

_wrought iron fence at rail
_deck at pond
_tree and vegetation buffer along rail



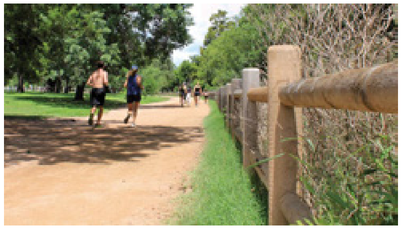






front porch gateway

_outdoor community play
_train themed program
_plaza space
_experiential lighting
_highly visible
_seating
_public / private



kyle vybe trailhead

_connection to retail
_vybe trail guidelines
_experiential lighting
_seating
_public / private

TBG

ArenaMan
Kyle

Onsite Vybe Map

Kyle, Texas
10/18/2022
ArenaMan

13

TBG
3232 E Cesar Chavez St,
bldg 1, suite 100,
Austin, TX 78702

[512] 327 1011
tbgpartners.com

0 30' 60' 120'

Market Momentum

RECENT ACTIVITY IN KYLE, TX

RESIDENTIAL

- ▷ Plum Creek: 2,200 Acres with 8,700 Homes at Full Buildout
- ▷ Waterstone: 2,160 Acres with 7,600 Homes
- ▷ Kyle Estates: 640 Acres with 5,100 Homes
- ▷ Kyle Park: 101 Acres with 400 High-End Apartment Units

COMMERCIAL

- ▷ The Word Place: 26-Acre Mixed-Use Town Center with Boutique Office & Retail + Coffee Shop, Beer Garden & Gathering Hub
- ▷ The Shops at Brick and Mortar District: Center in Plum Creek MPC with Sprouts
- ▷ Kyle Crossing: Includes Target, Walmart, Costco, & Kohl's
- ▷ Kyle Marketplace: Along 1-35 with H-E-B Plus!, Lowe's, Starbucks, and Walgreens

EMPLOYMENT

- ▷ Future St. David's Healthcare hospital *(2 Minutes Away)*
- ▷ Ascension Seton Hays Hospital *(3 Minutes Away)*
- ▷ Texas State University Employs 4,000+ *(15 Minutes Away)*
- ▷ Tesla Gigafactory Employs 20,000+ *(35 Minutes North)*
- ▷ Amazon Employs 5,000+

INFRASTRUCTURE

- ▷ Bebee Road Under Construction to Expand to 4 Lanes (Summer 2027)
- ▷ Kohlers Crossing to Seton Pkwy Extension: New 4-Lane Blvd Connecting the I-35 Frontage Rd to Seton Parkway
- ▷ Vybe Trail System: 9 Miles of New Paved Segments Under Construction to reach 45 miles

Kyle is a hyper-growth powerhouse in the Austin-San Antonio Innovation Corridor, leveraging corporate industrial expansions and master-planned residential deliveries to drive exceptional retail and Class-A multifamily demand.

2025 Tax Rates

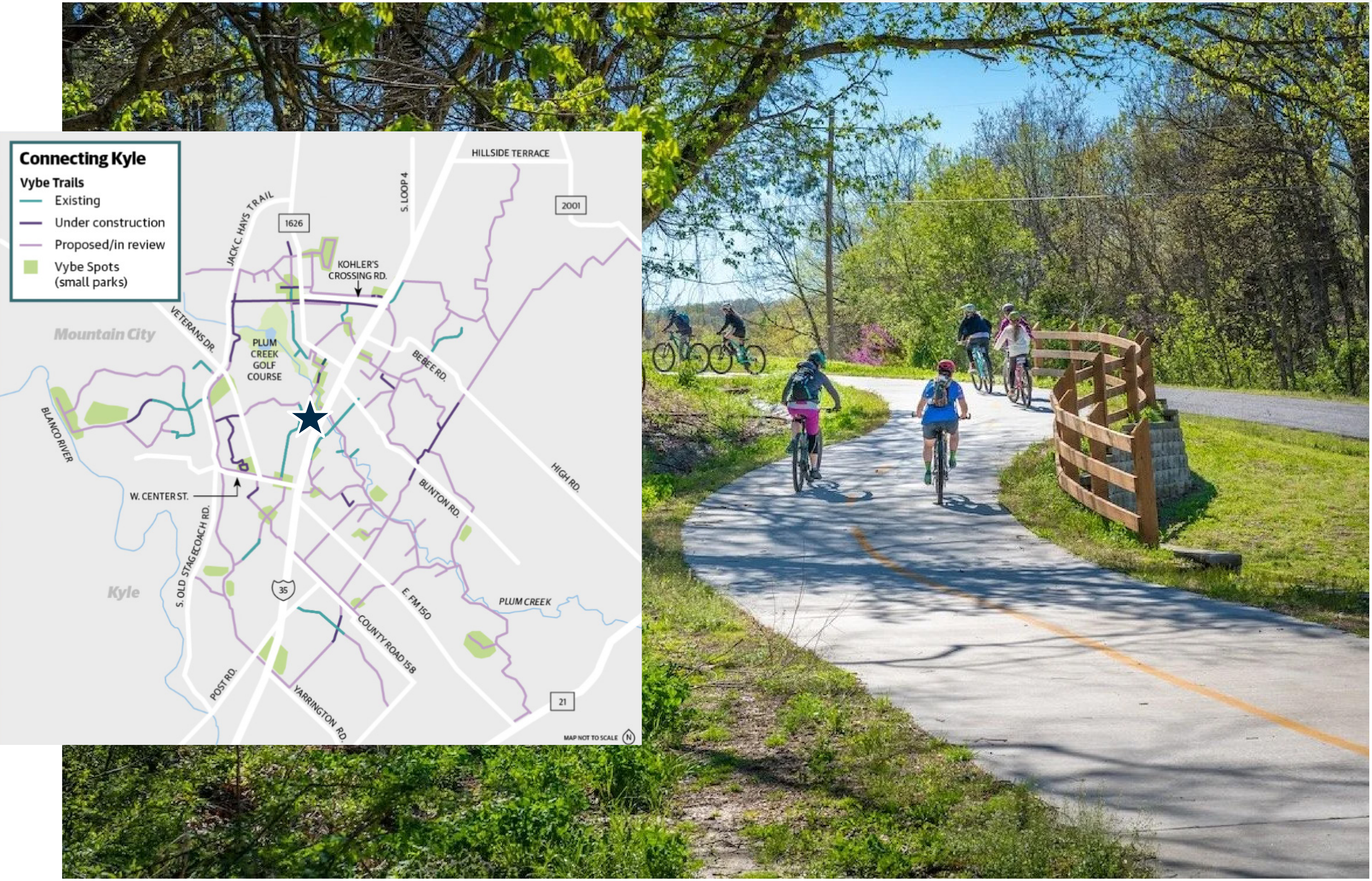
AUSTIN COMM COL	0.1034	PLUM CREEK CONS	0.0137
CALDWELL HAYS ESD #5	0.1000	PLUM CREEK GRDWTR	0.0170
HAYS ISD	1.1546	SPECIAL ROAD DIST	0.0426
HAYS COUNTY	0.3573	CITY OF KYLE	0.5957
HAYS COUNTY ESD #9	0.0624	**TOTAL**	**2.4467**

Demographics

	1 MILE	3 MILES	5 MILES
2026 POPULATION ESTIMATE	12,788	58,246	97,727
5-YEAR EST. POPULATION GROWTH	11%	21%	22%
AVERAGE HOUSEHOLD INCOME	$121,847	$125,985	$128,024
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	$347,758	$366,628	$367,355

The Vybe Trail

An extension of the city's growing park system, the 80-mile Vybe Kyle trail system will connect residential areas throughout Kyle to commercial nodes, or Vybes, that offer unique shopping, dining, and recreational experiences.



THE NEXT GREAT METROPOLIS

The Texas Innovation Corridor is the region of Texas that extends from Austin to San Antonio, and encompasses 13 Central Texas counties and five major universities running almost parallel to Interstate 35.

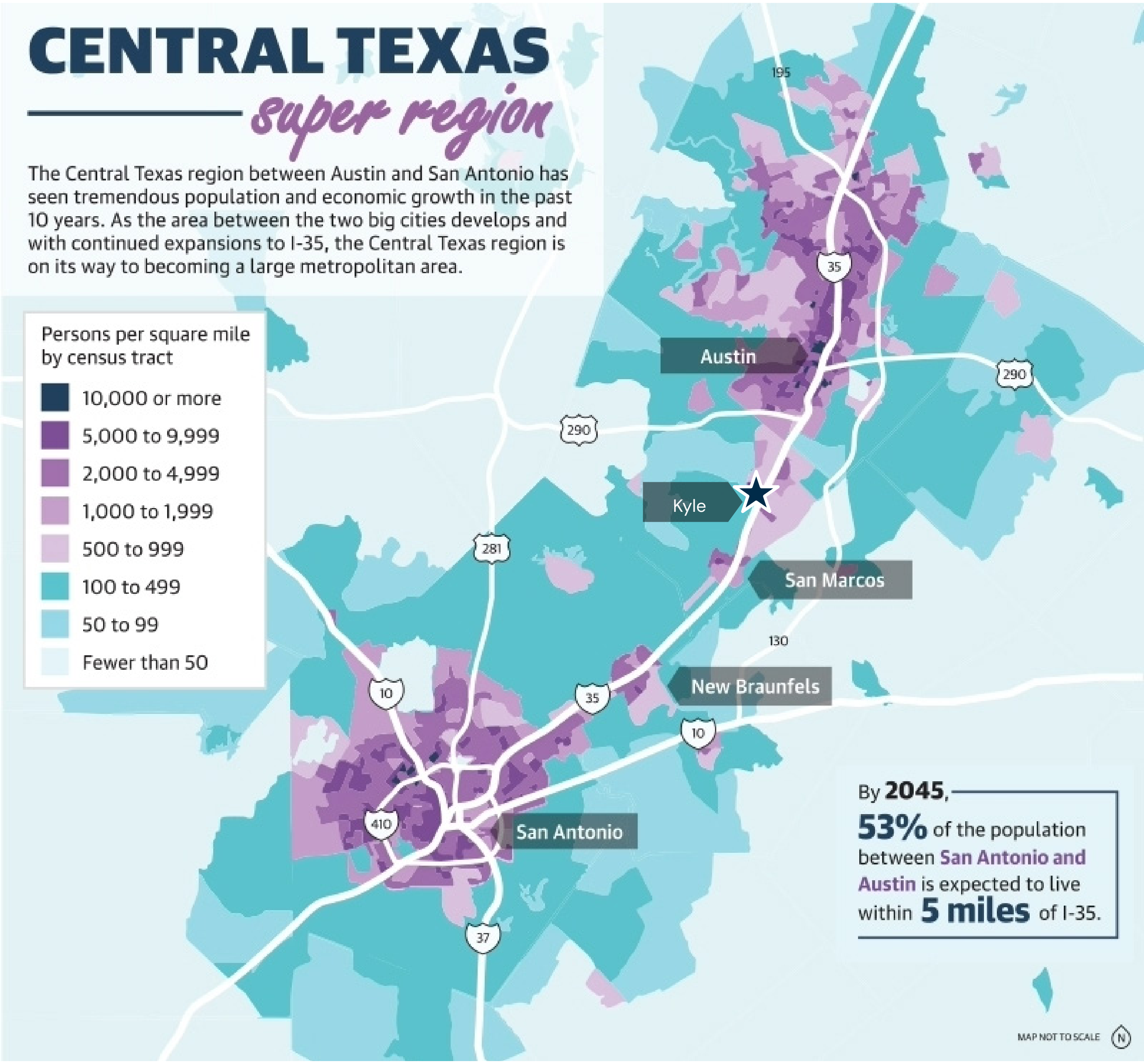
Booming with population growth and a steady increase in economic development, many companies and individuals are flocking to the area to grow their business or find opportunities along the corridor.

In addition to San Antonio and Austin, the fast-growing sub-regions along the corridor are Hays and Comal Counties, which have both made the top 10 list for fast-growing counties in the United States in recent years.

Amazon has invested many times in Hays County and is the largest employer in the region with 5,000+ employees.

Companies and jobs go where a productive and talented workforce can be found. Many major universities line the Texas Innovation Corridor from San Antonio to Austin, including: The University of Texas San Antonio, University of Texas Health Science Center, Texas State University San Marcos, University of Texas Austin, and Texas State University Round Rock.

This educational hub provides thousands of jobs for citizens, and gives local companies a pool of 1.3 million people within a 45-mile radius to fill positions across growing industries throughout the region.



The Word Place

The Word Place is a 26-acre mixed-use development with 115,000+ square feet of mixed-use buildings featuring retail and prestige office space. Anchoring the development is a historic home that will be converted to a coffee shop/bar. 170+ residential units will be built-in condos and townhomes with an estimated 400 permanent residents.

St. David's HealthCare

Commenced construction on a $20.5-million, 13,000-square-foot full-service emergency center, which features 12 advanced exam rooms, radiological testing, and a dedicated medical laboratory. **The facility is slated to open to the public in early 2027.**

At scale, a major regional hospital facility acts as a high-wage employment engine, drawing thousands of physicians, specialized nurses, medical executives, and support staff to the immediate area.

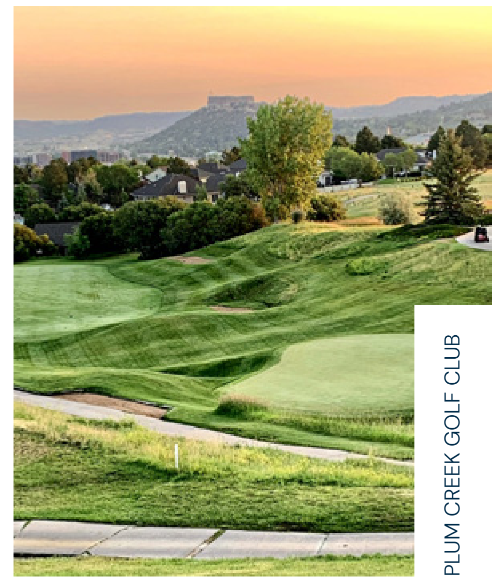
This professional workforce injects continuous baseline demand into local real estate networks.

DISCOVER KYLE

PIE IN THE SKY FESTIVAL

LAKE KYLE

DOWNTOWN KYLE



PLUM CREEK GOLF CLUB

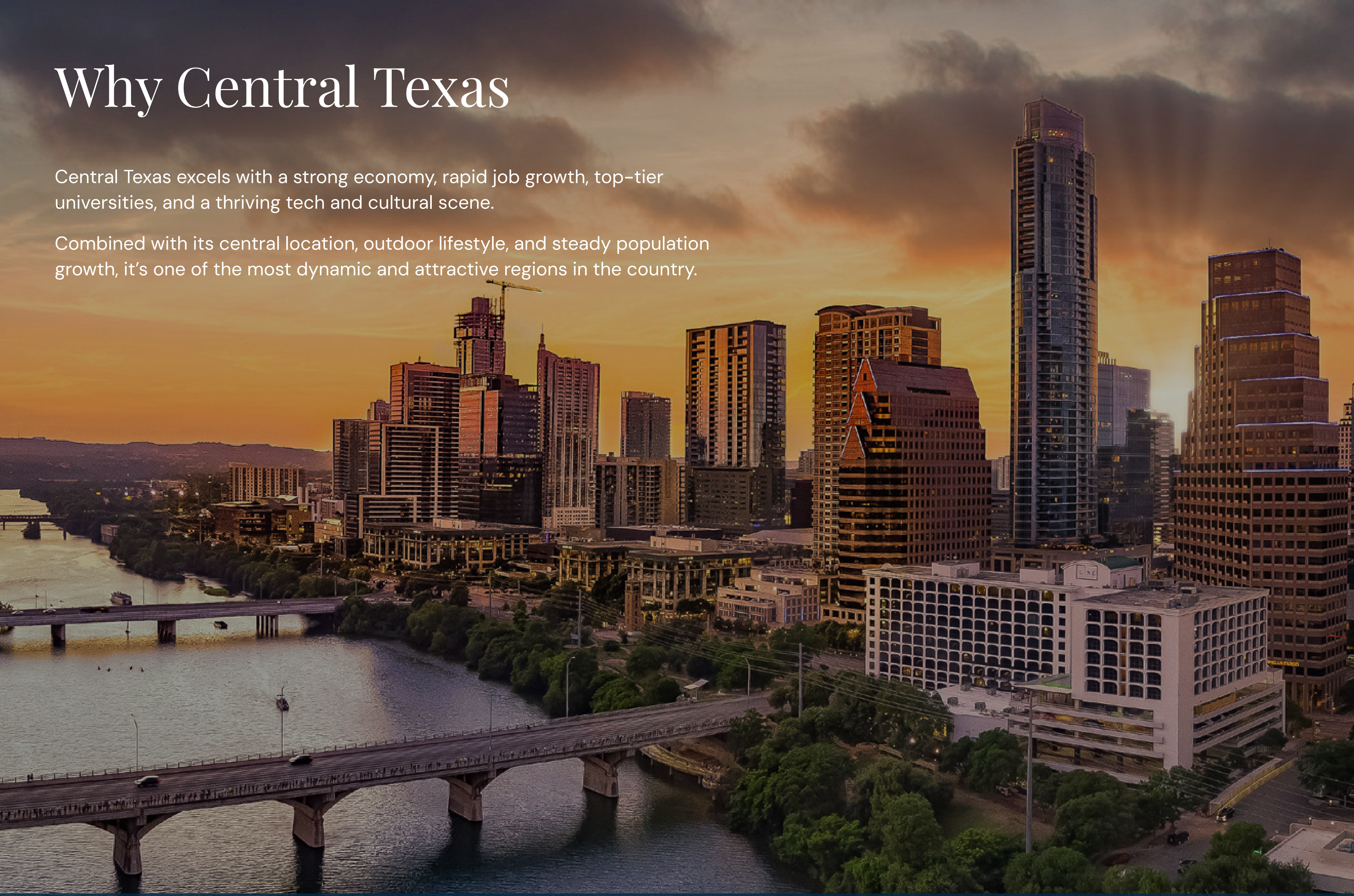
EVO ENTERTAINMENT

Located about 20 miles south of Austin in Hays County, Kyle is one of the fastest-growing cities in the United States, with a population that has exploded from 5,000 to over 65,000 in just two decades. Strategically positioned along the I-35 corridor, it serves as a popular suburban hub for professionals working in both Austin and San Antonio who are looking for more affordable housing options. Historically a railroad town, Kyle has evolved into a major economic player in the region, hosting large-scale operations for employers like Amazon, FedEx, and the Ascension Seton Hays medical center.

Why Central Texas

Central Texas excels with a strong economy, rapid job growth, top-tier universities, and a thriving tech and cultural scene.

Combined with its central location, outdoor lifestyle, and steady population growth, it's one of the most dynamic and attractive regions in the country.



67M+	ANNUAL VISITORS
33.8	MEDIAN AGE
1.3M+	POPULATION
1.5%	JOB GROWTH RATE
3.6%	AUSTIN-METRO RETAIL VACANCY
Top 10	U.S. MARKET FOR PROJECTED 2026 RETAIL SALES GROWTH
$29.5B	VISITOR SPENDING

Information About Brokerage Services

Approved by the Texas Real Estate Commission for voluntary use.
Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:
1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

TRIPP RICH	646586	TRIPP.RICH@DMRE.COM	512.575.5125
BROKER NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

Disclaimer

Prospective purchasers are hereby advised the Owners ("Owner") of the Property are soliciting offers through Dosch Marshall Real Estate ("DMRE"), which may be accepted or rejected by the Owners at the Owners' sole discretion.

Any solicitation of an offer for the Properties offered hereunder will be governed by this Offering, as it may be modified or supplemented. Prospective purchasers are advised that as part of the offer process, the Owners will be evaluating several factors including the experience and financial qualifications of the purchasing entity.

The Owners shall have no obligation to accept any offer from any prospective purchaser. The Owners reserve the right to withdraw the Properties from consideration at any time prior to final execution of a Purchase Agreement.

This Offering document is furnished to prospective purchasers for the purpose of determining whether to invest in the Properties offered hereby. The information contained herein, or any other related information provided by the Owners, may not be reproduced, redistributed or used in whole or in part without the prior written consent of the Owners.

No person has been authorized to give any information or make any representation or warranty, either expressed or implied and, if given or made, such information or representation must not be relied upon.

While the Owners and DMRE have no reason to believe that the information provided herein or in subsequent information updates delivered to potential purchasers hereunder contains any material inaccuracies, neither the Owners nor DMRE nor any of the Owners' or DMRE's respective subsidiaries, affiliates, companies, or the officers, directors, employees, agents and representatives of any such entities, etc., make any representations or warranties, expressed or implied, as to the validity, accuracy or completeness of the information provided or to be provided, and nothing herein shall be deemed to constitute a representation, warranty or promise by any such parties as to the future performance of the Properties or any other matters set forth herein.

Any obligations to prospective purchasers that the Owners may have with respect to the Properties are limited to those expressly set forth in a fully executed Purchase Agreement between the parties. Prospective purchaser's sole and exclusive rights against the Owners, with respect to this prospective transaction, the Properties, or information provided herein or subsequently, shall be limited to those remedies expressly provided in an executed Purchase Agreement, which shall not survive the closing. Further, in no event shall prospective purchasers have any claims against the Owners, DMRE, or any of their respective affiliates for any damages, liability, or causes of action relating to the Purchase Agreement.

Prospective purchasers are not to construe the contents of this Offering or any prior or subsequent information communications from the Owners or any of their respective officers, employees or agents as legal, tax or other advice. Prior to purchasing, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

No commission or finder's fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Properties unless otherwise agreed to by the Owners in writing.

Acquisition of properties such as the these offered hereunder involves a high degree of risk and are suitable only for persons and entities of substantial financial means.

Kyle Station

±9.12 ACRES | KYLE, TX

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RYAN PARKER
Principal
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The property is offered exclusively through DMRE. Pricing is available upon request. Prospective purchasers are invited to submit a Letter of Intent addressing purchase price, earnest money, due-diligence and closing timelines, financing contingencies, and the experience and financial qualifications of the purchasing entity. The owner will evaluate offers on price and terms and reserves the right to accept, reject, or negotiate any offer at its sole discretion.

DMRE

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