

KYLE MEDICAL PLAZA

Premier Medical Office Space for Lease



135 Bunton Creek Road, Kyle, Texas 78640

 Transwestern

**Well
tower**

Kyle Medical Plaza

At a Glance

Kyle Medical Plaza is a three-story Class A medical office building near Ascension Seton Hays Hospital. The property offers great visibility and access to IH-35 and proximity to numerous amenities including restaurants, shopping, banks, retail, and other commercial services.

Medical Office Availability

- Suite 303 – 3,000 SF

Building Information

- Rental rate: \$28.00 NNN
- Opex: \$12.84/Sf (2026 est.)
- Parking: 5/1,000 (Surface)
- On-site ambulatory surgical center, urgent care and medical laboratory

Amenities

- Covered entrance and drop off
- Monument and pylon signage opportunity
- Close proximity to Ascension Seton Hays Hospital
- Great access and visibility to IH-35
- Surrounded by numerous restaurants and retail
- 20 Miles from Austin's CBD

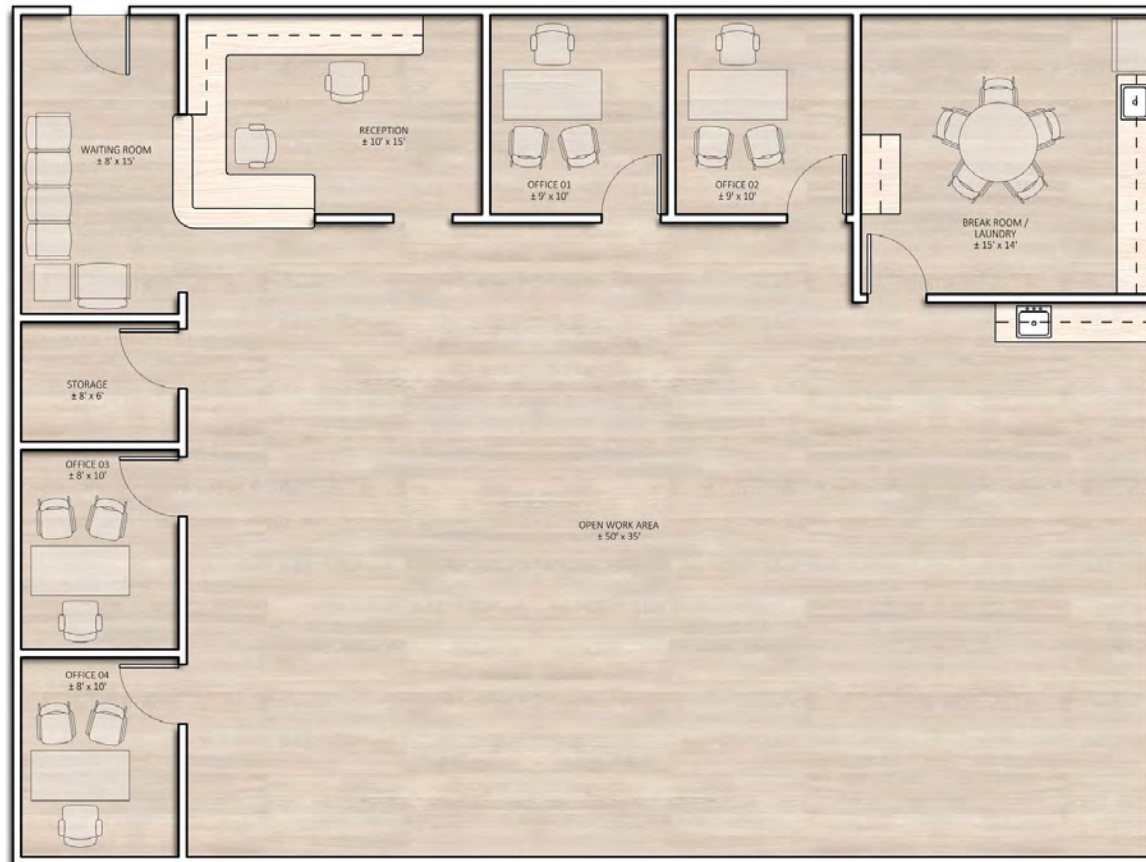
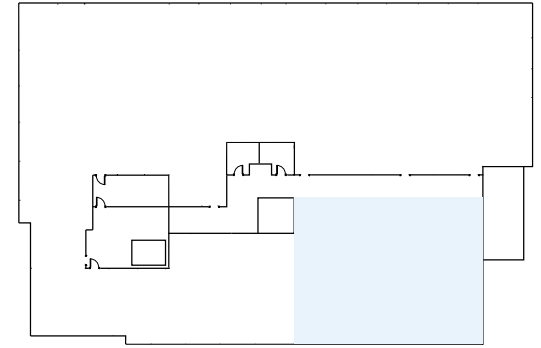


Kyle Medical Plaza

Suite 300

3,000 SF

[VIEW VIRTUAL TOUR](#)



Explore the Area



Hospitals/Clinics

Ascension Seton Hays Hospital 0.8 miles
 Seton Heart Institute 0.8 miles
 St. David's Urgent Care 0.7 miles
 Kyle ER Emergency Care 0.9 miles
 Baylor Scott & White Clinic 1.9 miles
 Baylor Scott & White - Buda 5.6 miles
 Future Texas Children's Hospital 11.4 miles
 Central Texas Medical Center 13.4 miles

Banks

RBFCU
 Broadway Bank
 Wells Fargo
 Chase
 Union Heritage Credit Union
 Greater Texas Credit Union

Hotels

Hampton Inn
 Comfort Suites

Eateries

KFC	Firehouse Subs	Wicked Wings	MOD Pizza
Whataburger	Louisiana Crab Shack	Pho Thaison	Panda Express
Popeyes	Taco Cabana	Ilario's Italian	Pizza Hut
Wendy's	Arby's	Starbucks	Chick-fil-a
Pho 99	Dunkin Donuts	Jack in the Box	McDonald's
Marco's Pizza	Baskin Robbins	Ceasars Pizza	Applebee's
Smoothie King	Taco Bell	Wingstop	IHOP
Subway	Mambo Freeze	Mama Fu's	Chicken Express
Koy Chinese & Sushi	Papa Murphy's	Jersey Mike's Subs	
Cici's Pizza	Casa Garcias	Five Guys	

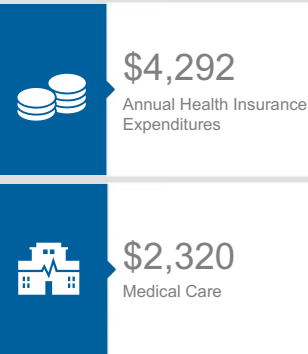
Shopping

Walmart	Castle Dental	Jack Brown Cleaners	CVS
Stripes	HEB Plus	The UPS Store	Deluze Nails
Discount Tire	GameStop	Edible Arrangements	T-Mobile
Lush Nails	Twin Liquors	Goodwill	Sally Beauty Supply
Sport Clips	Cash Store	Mathnasium	GNC
SpaRenity Nails	Fred Loya Insurance	Western Union	Trudy's Hallmark
Walgreens	Cricket Wireless	Bella Jewelry	Rack Room Shoes
Lowe's	Massage Envy	Mattress Firm	Petco
Texas Backyard	Great Clips	WB Liquors	Ross Dress for Less
Firestone	T Nails Spa	Target	Kohl's

Health Care & Insurance

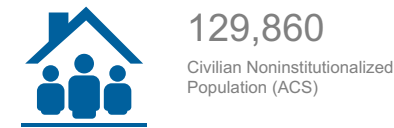


Health Care Expenditure



Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,241.6
Medicare Payments	\$909.1
Physician Services	\$281.6
Dental Services	\$426.3
Eyecare Services	\$81.8
Lab Tests/X-rays	\$75.8
Hospital Room & Hospital Service	\$253.8
Convalescent/Nursing Home Care	\$32.4

Population

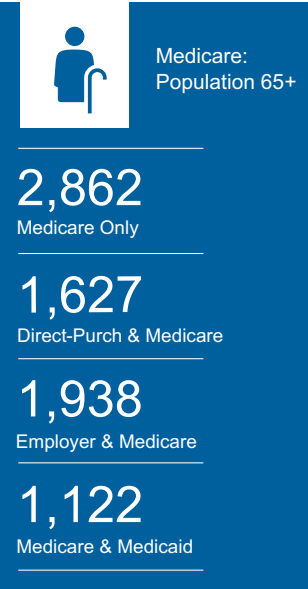
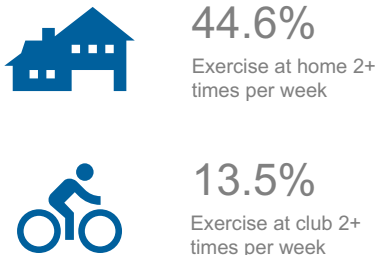


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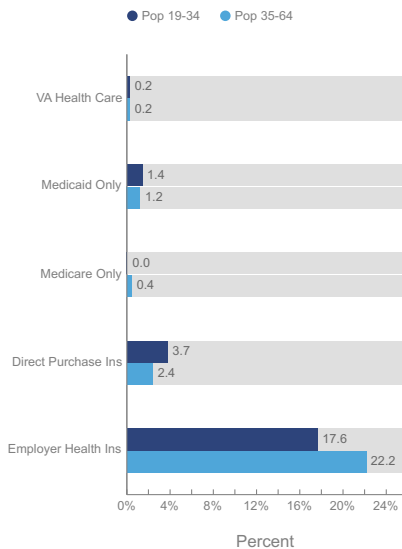
Source: This infographic contains data provided by ACS (2019-2023), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025).

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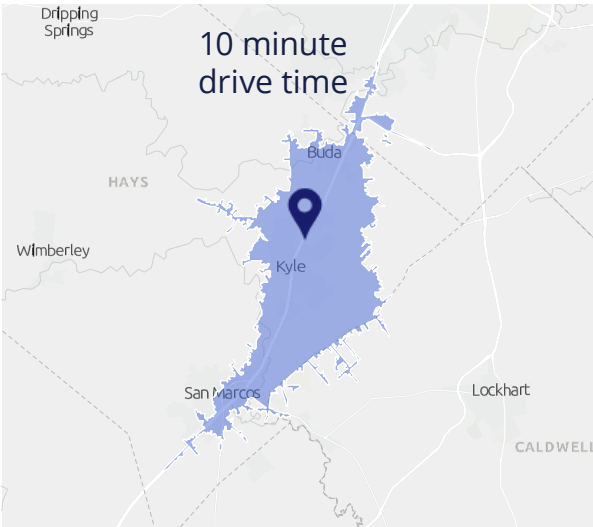
Exercise (Percent of Adults)



Health Insurance Coverage (ACS)



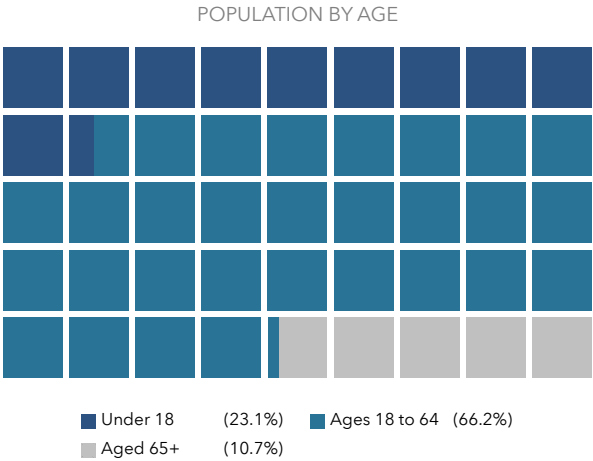
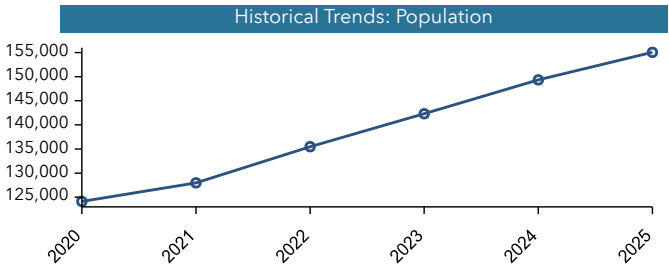
Population Trends & Key Indicators



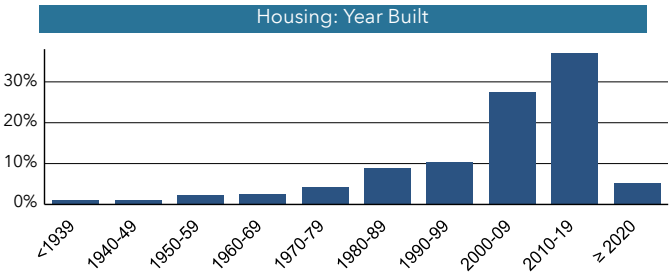
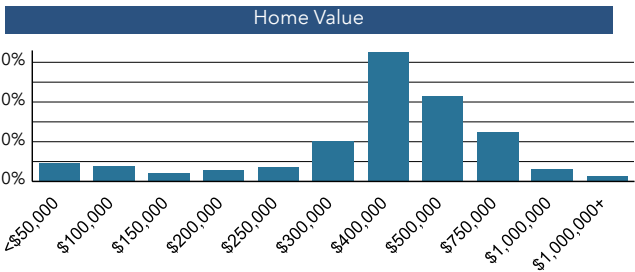
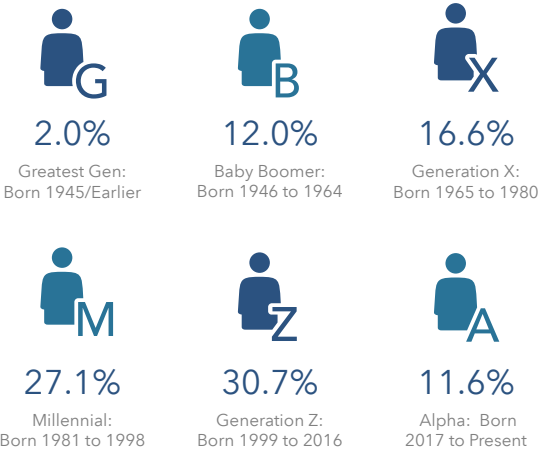
135 Bunton Creek Rd, Kyle, Texas, 78640
Drive time of 15 minutes

155,039	57,723	2.64	31.8	\$83,050	\$369,671	74	77	83
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



POPULATION BY GENERATION



Transwestern [Source:](#) This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2026 Esri

Demographic Report

	5 minutes	10 minutes	15 minutes
Population			
2025 Total Population	4,990	56,414	155,039
2030 Projected Total Population	5,595	64,626	187,856
2010 Total Population	4,346	30,323	75,654
2025 Total Daytime Population	9,001	42,464	135,132
2025-2030 Projected Annual Growth Rate	2.3%	2.8%	3.9%
2010-2020 Annual Growth Rate	1.8%	4.9%	5.1%
2025 Median Age	33.9	33.8	31.8
Income			
2025 Median Household Income	\$95,277	\$92,405	\$83,050
2025 Average Household Income	\$107,611	\$109,742	\$102,138
2025 Per Capita Income	\$38,300	\$39,296	\$38,120
2025 Households Earning \$100,000+	46.8%	45.2%	40.0%
Households			
2025 Total Households	1,783	19,986	57,723
2030 Projected Total Households	2,048	23,355	70,859
2010 Total Households	1,381	9,478	25,679
2025-2030 Projected Annual Growth Rate	2.8%	3.2%	4.2%
2010-2020 Annual Growth Rate	1.8%	4.9%	5.3%
2025 Average Household Size	2.8	2.8	2.6
Housing			
2025 Total Housing Units	1,830	20,836	61,481
2025 Occupied Housing Units: Owner	69.5%	68.3%	57.4%
2025 Occupied Housing Units: Renter	30.4%	31.7%	42.6%
2025 Vacant Housing Units	2.6%	4.1%	6.1%
2025 Median Home Value	\$338,431	\$368,419	\$369,671
Occupation and Education			
2025 White Collar Population	66.5%	62.9%	60.4%
2025 Population with Bachelor's Degree or Higher	34.3%	35.9%	36.6%
2025 Unemployment Rate	4.7%	3.1%	3.5%
Tapestry			
2025 Dominant Tapestry Segment	G2	G2	G2
Consumer Behavior			
2025 Total Spent at Drinking Places (NAICS 7224)	\$188,829	\$2,192,795	\$5,966,957
2025 Avg HH Spending at Drinking Places	\$106	\$110	\$103
2025 Amount Spent at Drinking Places (Index)	87	90	85
2025 Drank Beer or Ale/6 Mo (%)	36.6%	37.0%	36.5%
2025 Drank Beer or Ale/6 Mo (Index)	98	99	98
2025 Drank Mixed Drink w/Liquor/6 Mo (%)	8.0%	8.1%	7.9%
2025 Drank Mixed Drink w/Liquor/6 Mo (Index)	108	109	107

* An Index compares the local consumer behavior to the national average. A number above 100 means local consumers are more likely to engage in a particular behavior. A number below 100 means they are less likely to engage in a particular behavior.

Source: Esri, U.S. Census, Esri-Data Axle, Esri-U.S. BLS, Esri-MRI-Simmons



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