

PREMIER MEDICAL SPACE FOR LEASE

# KYLE MEDICAL PLAZA

135 Bunton Creek Road, Kyle, Texas 78640



TRANSWESTERN

REAL ESTATE  
SERVICES

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Kyle Medical Plaza is a 3 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: 5/1000 (Surface)
- On-site Ambulatory Surgical Center, Urgent Care, and Medical Laboratory

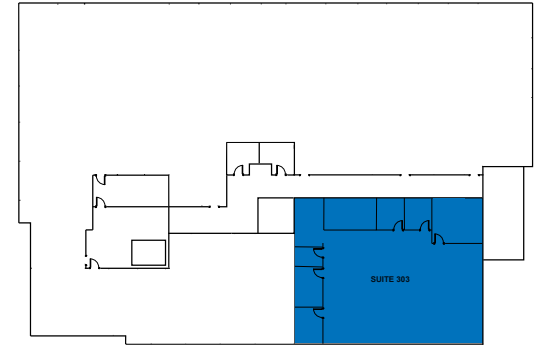
## Amenities:

- 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

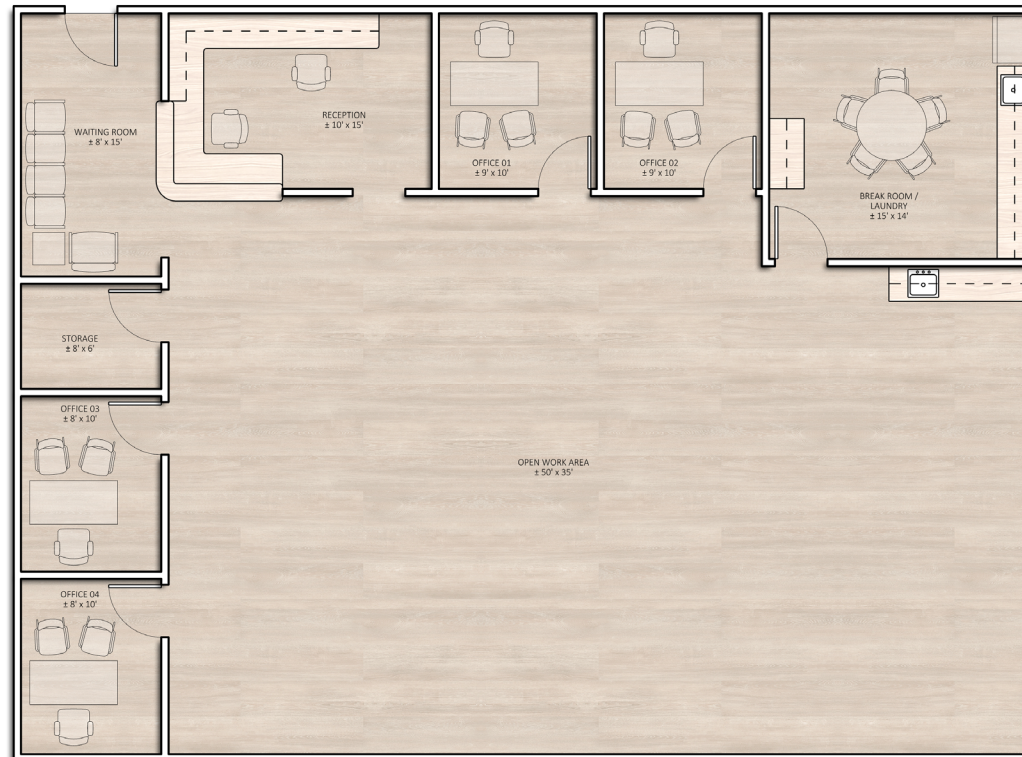


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## Suite 303 - 3,000 SF



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## 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

## EATERIES

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

Chick-fil-a  
 McDonald's  
 Applebee's  
 IHOP  
 Chicken Express

## LODGING

Hampton Inn  
 Comfort Suites

## SHOPPING/SERVICES

Walmart  
 Stripes  
 Discount Tire  
 Lush Nails  
 Sport Clips  
 SpaRenity Nails  
 Walgreens  
 Lowe's  
 Texas Backyard  
 Firestone  
 Castle Dental  
 HEB Plus  
 GameStop  
 Twin Liquors  
 Cash Store  
 Fred Loya Insurance  
 Cricket Wireless  
 Massage Envy  
 Great Clips

T Nails Spa  
 Jack Brown Cleaners  
 The UPS Store  
 Edible Arrangments  
 Goodwill  
 Mathnasium  
 Western Union  
 Bella Jewelry  
 Mattress Firm  
 WB Liquors  
 Target  
 CVS  
 Deluze Nails  
 T-Mobile  
 Sally Beauty Supply  
 GNC  
 Leslie's Pools  
 Trudy's Hallmark  
 Rack Room Shoes  
 Dollar Tree  
 Petco  
 Ross Dress for Less  
 Kohl's

## Banks

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

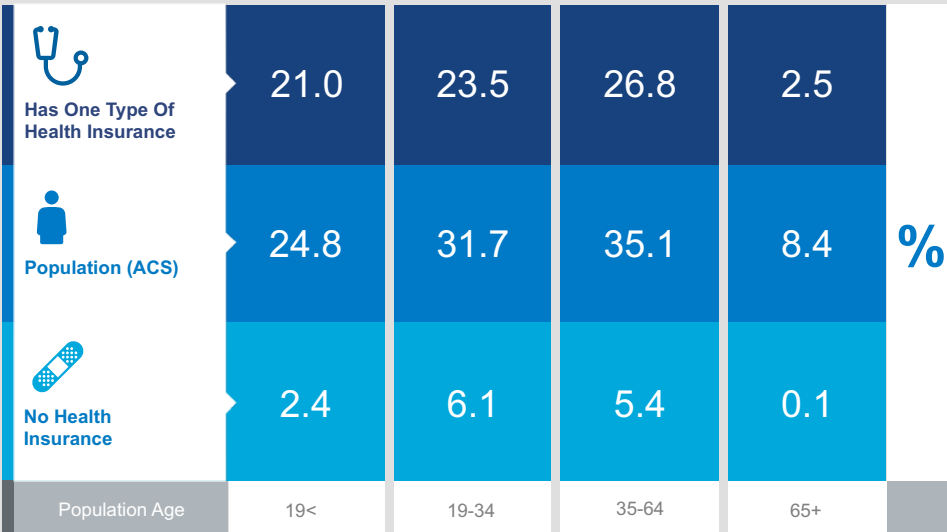
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## Health Care & Insurance

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

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



### Population



129,860  
Civilian Noninstitutionalized  
Population (ACS)

### Exercise (Percent of Adults)



44.6%  
Exercise at home 2+  
times per week



13.5%  
Exercise at club 2+  
times per week



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

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### Health Care Expenditure



\$4,292  
Annual Health Insurance  
Expenditures



\$2,320  
Medical Care



Medicare:  
Population 65+

2,862

Medicare Only

1,627

Direct-Purch & Medicare

1,938

Employer & Medicare

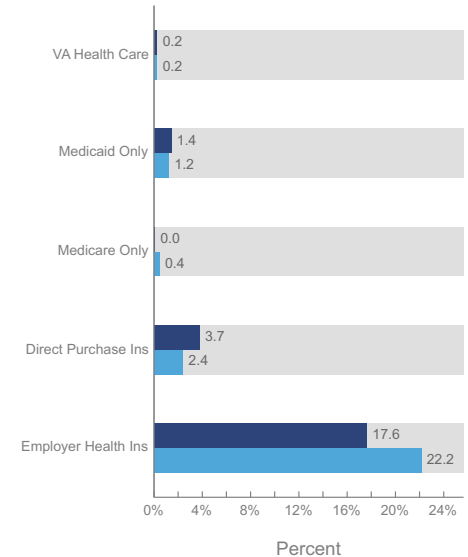
1,122

Medicare & Medicaid

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

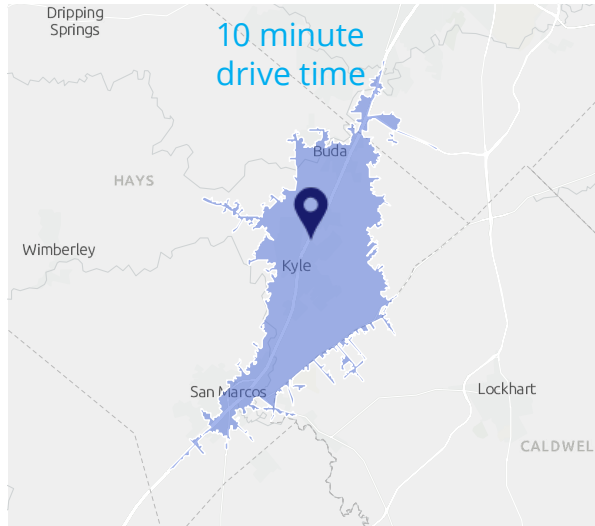
### Health Insurance Coverage (ACS)

● Pop 19-34 ● Pop 35-64



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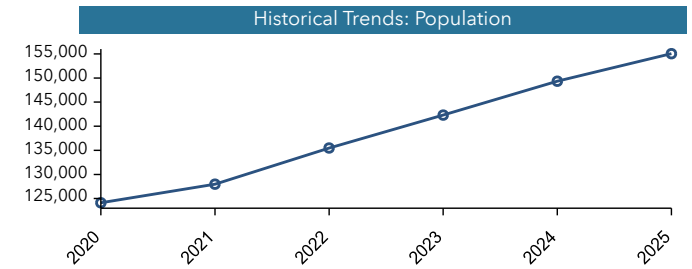
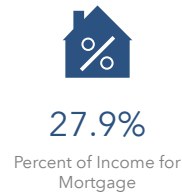


## Population Trends and Key Indicators

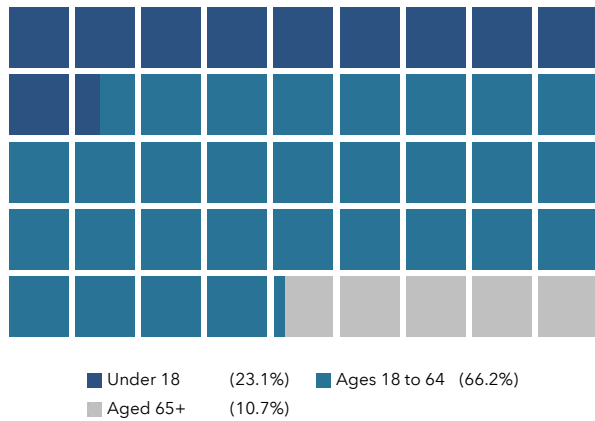
135 Bunton Creek Rd, Kyle, Texas, 78640  
Drive time of 15 minutes

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

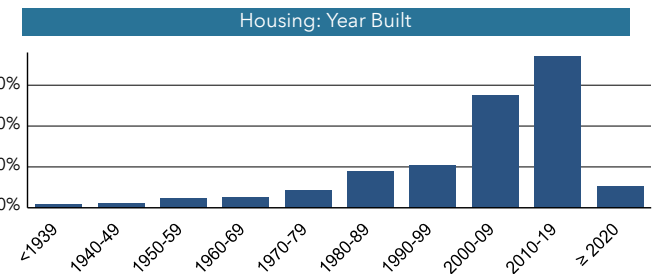
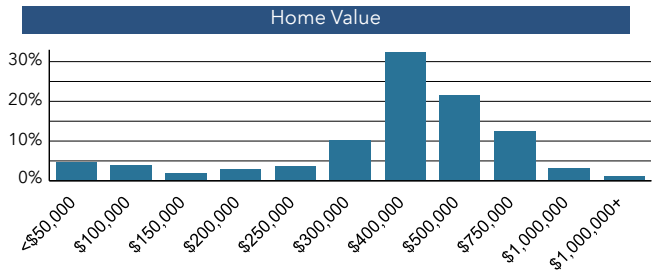
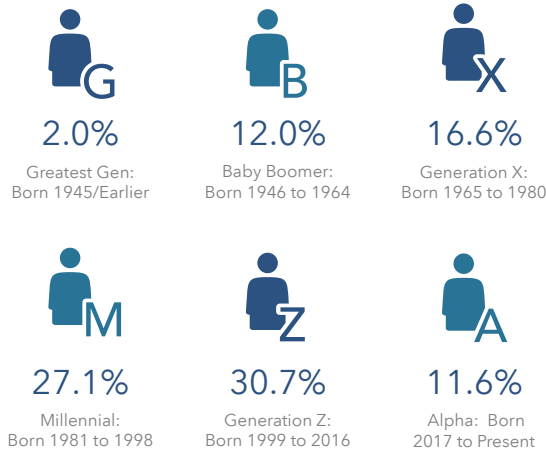
### MORTGAGE INDICATORS



### POPULATION BY AGE



### POPULATION BY GENERATION



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

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## Demographic Report

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	5 minutes	10 minutes	15 minutes
<b>Population</b>			
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
<b>Income</b>			
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%
<b>Households</b>			
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
<b>Housing</b>			
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
<b>Occupation and Education</b>			
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%
<b>Tapestry</b>			
2025 Dominant Tapestry Segment	G2	G2	G2
<b>Consumer Behavior</b>			
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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