

19121 MARKETPLACE AVENUE | KYLE, TX | 78640

plumcreek
BUSINESS PARK



www.liveoak.com

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PROJECT HIGHLIGHTS



91,345 SF
TOTAL



7.57 Acres
SITE



18' and 28'
CLEAR
HEIGHT



2/1,000 SF
PARKING
RATIO

Plum Creek Business Park is a 7.57 acre industrial development containing approximately 91,340 square feet of Class A industrial product. Located on Marketplace Avenue just West of I-35 and South of Kohler's Crossing with excellent access to and from the interstate.





BUILDING ONE

Available Square Feet	100% LEASED
Office	-
Parking	2/1,000 SF
Depth	120'
Columns	40' x 40'
Clear Height	28'
Loading	Rear Load
Truck Court	130'

BUILDING TWO

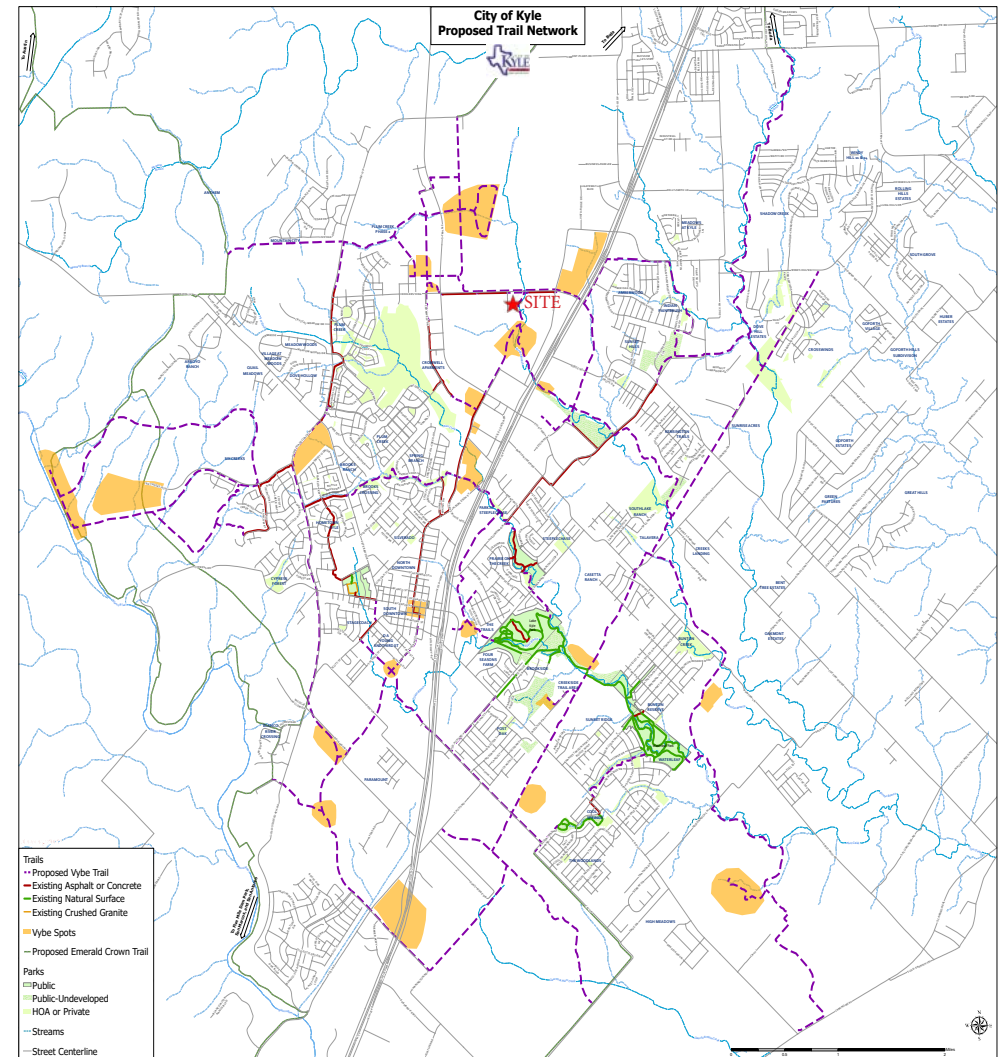
Available Square Feet	4,682 SF
Office	444 SF each suite
Parking	2/1,000 SF
Depth	80'
Columns	30' x 40'
Clear Height	18'
Loading	Front Load 12' x 14' OH Door
Truck Court	130'

THE VYBE - CITYWIDE TRAIL SYSTEM

The [Vybe](#) is City of Kyle's newly designed and constructed 80-mile paved path geared to link all neighborhoods in Kyle to business, recreation and entertainment destinations. The paved path and trail developments will serve as an extension of the city's park and transportation systems and aim to connect residents and visitors to recreation, commerce, and unique experiences via individual "vybes" throughout the trail where visitors can shop, eat, and access amenities like parking and restrooms.



EXISTING VYBE LOCATED EAST OF BUILDING 2



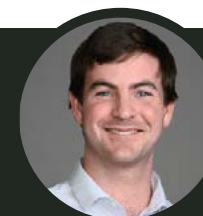
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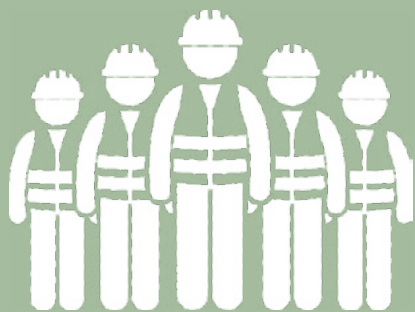
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The Heart of Texas Innovation Ecosystem

Buda - Dripping Springs - Kyle - Lockhart - Luling - San Marcos - Umland - Wimberley

The region of communities between two major metropolitan cities of innovation and along the corridor of Interstate 35 and SH130 is known as the Heart of Texas Innovation Corridor.



2.4 MILLION+
workers within
regional labor force



4.6 MILLION+
total population in
the Corridor



6 MILLION+
projected in 2031
total population

Key Industries

- ★ Business Service & Support
- ★ Information Technology
- ★ Materials Science
- ★ Destination Attraction

- ★ Regional Distribution
- ★ Life Sciences
- ★ Aerospace, Aviation, Security & Defense



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STRATEGIC LOCATION

Talent & Workforce Pipeline

- ★Emerging Research Institution and Majority-Minority Serving Institution with 38K+ students
- ★Home to industry disruptors and the only Technology Park (STAR Park) in Texas



- ★Affordable, flexible 2-year college in one of the largest community college systems in Texas.
- ★Recipient of \$1.8M Texas Workforce Commission Skills Development Fund Grant for specialized training.



- ★Home of Gary Jobs Corp, the largest Job Corps program in the United States.
- ★No-cost education and career technical training programs for more than 15 trades and industries.



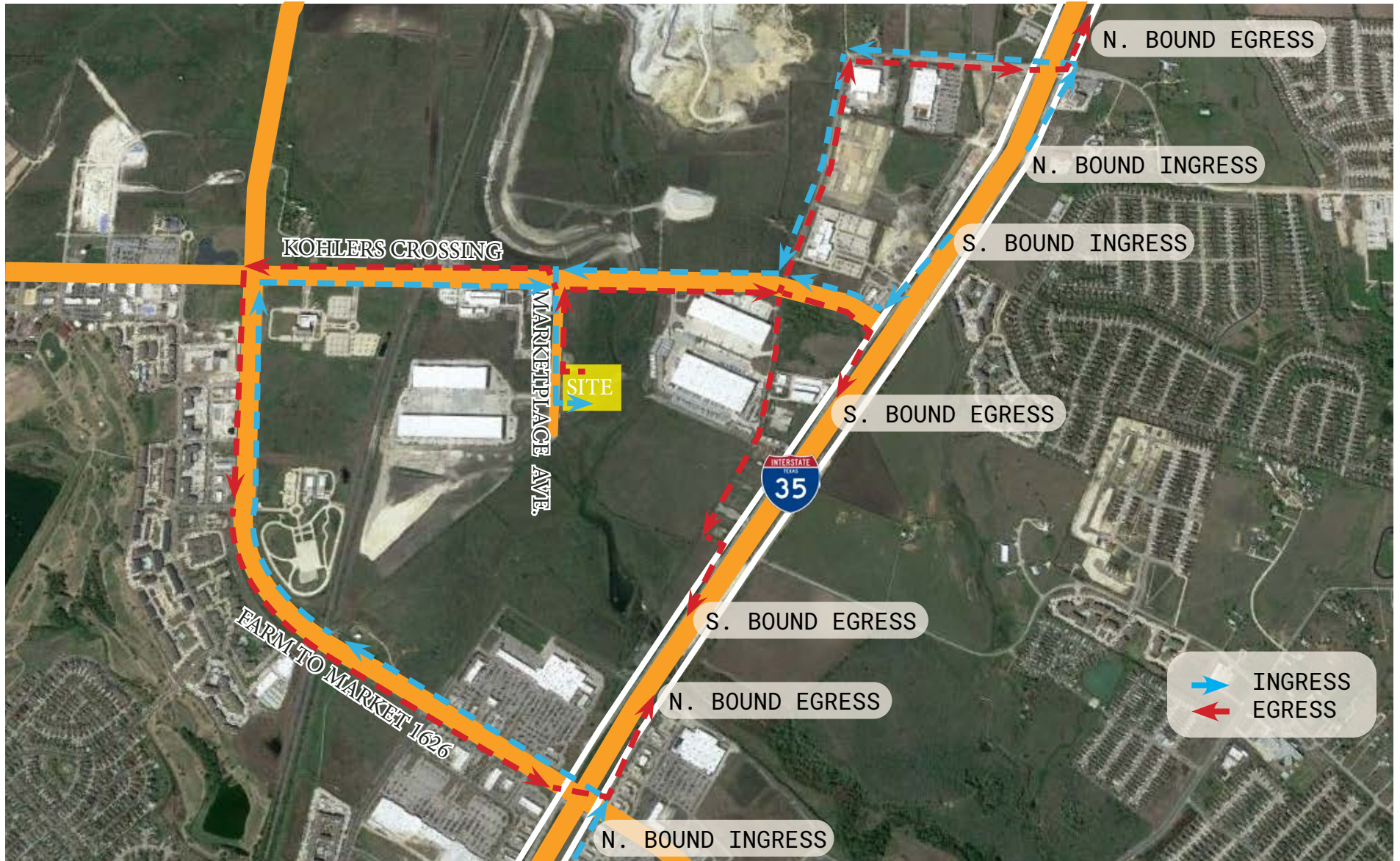
Transportation

- ★Within 1 hour to two major international airports (Austin / San Antonio).
- ★Close proximity to major highways: I-35, I-10, SH130.
- ★Rail access available through Union Pacific and BNS
- ★San Marcos Regional Airport developing with new Master Plan.



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Doug Thomas	515612	doug@liveoak.com	512.472.5000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1