

## The Park at Marketplace 19.44 Acre Multifamily Site Kyle, Texas



### Location:

Located on recently opened Marketplace Avenue a major north south connector from FM 1626 to downtown Kyle. Expected to carry 15,000 cars per day.

Great visibility from IH-35.

Positioned in the epicenter of explosive growth in retail and medical uses.

### Kyle Texas:

Population 36,000. 5th fastest growing city in Texas

Located 16 miles south of Austin and 50 miles north of San Antonio

Medium Household Income - \$80,000

### Market Area Activity:

To the Northwest: Austin Community College opened in January 2014 on 96 acres

To the North: Adjacent to Kyle Crossing and Kyle Marketplace with tenants, such as, HEB, Target, Kohls, Lowes, Starbucks and a variety of restaurants

To the North East: Seton's Regional, \$295 million, 211 bed teaching hospital opened in 2009

To the West: 2200 acre Plum Creek master planned residential and golf community



**Entitlements:**

The Park at Marketplace is a 37.5 acre master planned community  
Multifamily zoning approvals - (R-3-3) 28 units per acre  
Phase I Report  
THC and CLOMR approval

**Special Incentives:**

Water and sewer impact fees estimated to be less than \$200,000  
12" water line to site  
Dedicated sewer manholes and LUE's  
Impervious coverage requirement regulated by landscape requirement  
Creek area meets 15% minimum landscape requirement  
Creek area counts as open space

For more information contact:  
DICK OBENHAUS  
1004 Mopac Circle, Ste. 200  
Austin, Texas 78746  
Office: 512-306-8305  
Mobile: 512-423-1911  
[dick@firstaustinproperties.com](mailto:dick@firstaustinproperties.com)

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