



# HAYS COMMERCE CENTER 4

301 Vista Ridge Drive - Kyle, Texas 78640

**18,342 SF**  
**Bulk Warehouse Space**



Bulk Warehouse Building  
in Kyle, Texas



Triple Freeport Location



32' Clear Height



Rear Loading,  
4 Dock High Doors



600' x 180' Building Dimensions



1 Oversized Drive-In Door



50' x 60' Column Spacing



Ability to Add Loading Ramps



**DAVIS BASS**

bass@hpitx.com  
(512) 203-5130

**BROOKS BENKENDORFER**

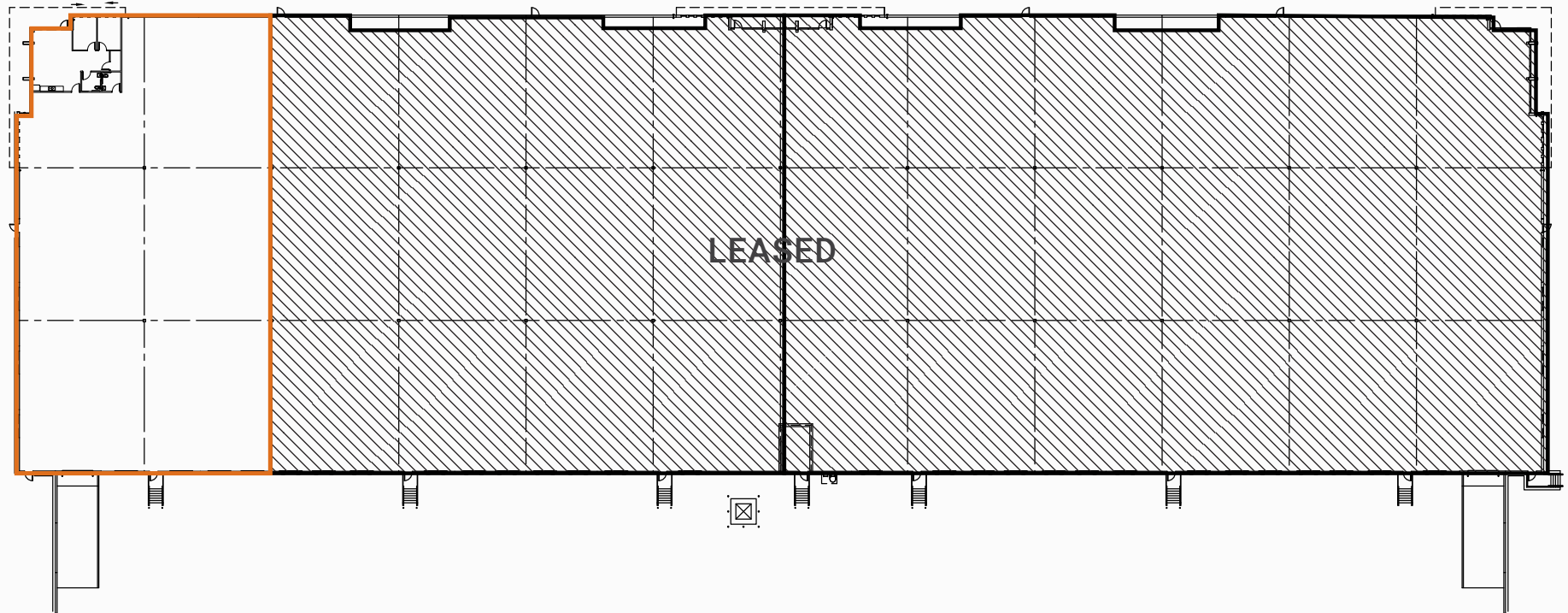
brooks@hpitx.com  
(512) 848-2582

**WILL THOMAS**

wthomas@hpitx.com  
(512) 835-4455

# HCC 4 | Building Plan

**18,342 SF Available**



**18,342 SF Bulk Warehouse  
Space Available**



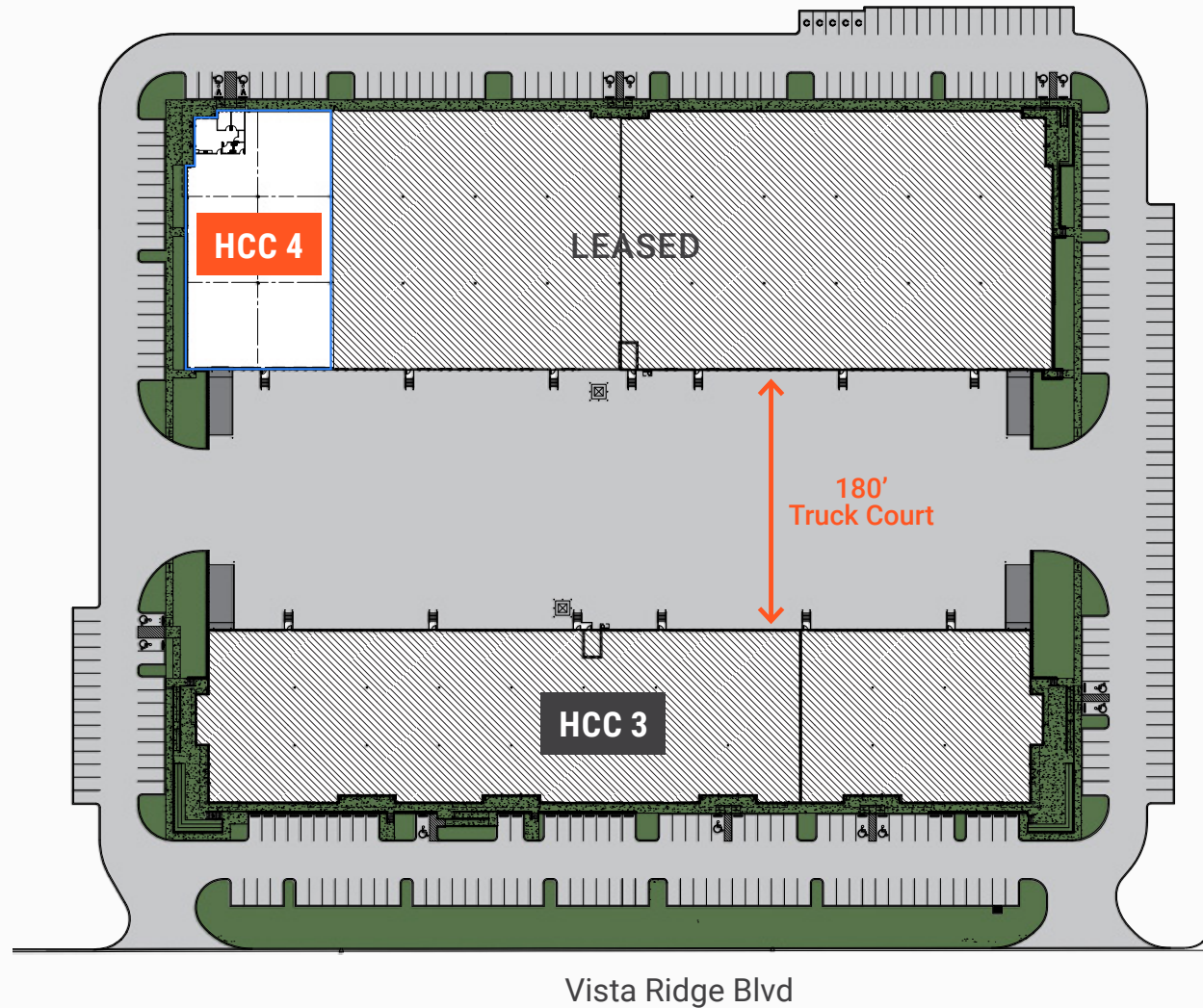
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# HCC 4 | Site Plan

18,342 SF Available



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300,000 SF development with medical, hotel, multifamily, and retail space.

Free Texas Turn



Kyle Crossing



Hays Logistics Center 2  
206,000 SF Development

HAYS  
COMMERCE  
CENTER  
3 & 4



Gateway Blvd

Vista Ridge Dr



Hays Commerce Center will encompass another 25+ Acres in future developments.

# KYLE, TEXAS



Population (3 mi radius)  
**46,867+ people**



Number of Households (3 mi radius)  
**14,966 houses**



Employed Labor Force (3 mi radius)  
**35,400+ people**



Median HH Income  
**\$79,231**



Median home price  
**\$253,000**



Trade Area Population (7.5 mi radius)  
**100,665 people**



Austin Community College Hays Campus  
**4,000+ students**



Top Employers  
**Amazon - HEB -  
Ascension Seton - Lowes**



**Triple Freeport  
Tax Exempt**

**Prime Labor  
Market**

# CENTRAL TEXAS LOCATION



**TX**

**#1**

Job Creation  
In the Nation

**9th**

Largest Economy  
In the World

**14.2M**

Civilian Labor  
Force

**55+**

Fortune 500  
Company HQ's