

PLUM CREEK

INDUSTRIAL CENTER

19200 Marketplace Avenue, Building 2, Kyle, TX 78640

» 49,337 SF AVAILABLE WITH 3,341 SF OFFICE » 800 AMPS OF POWER



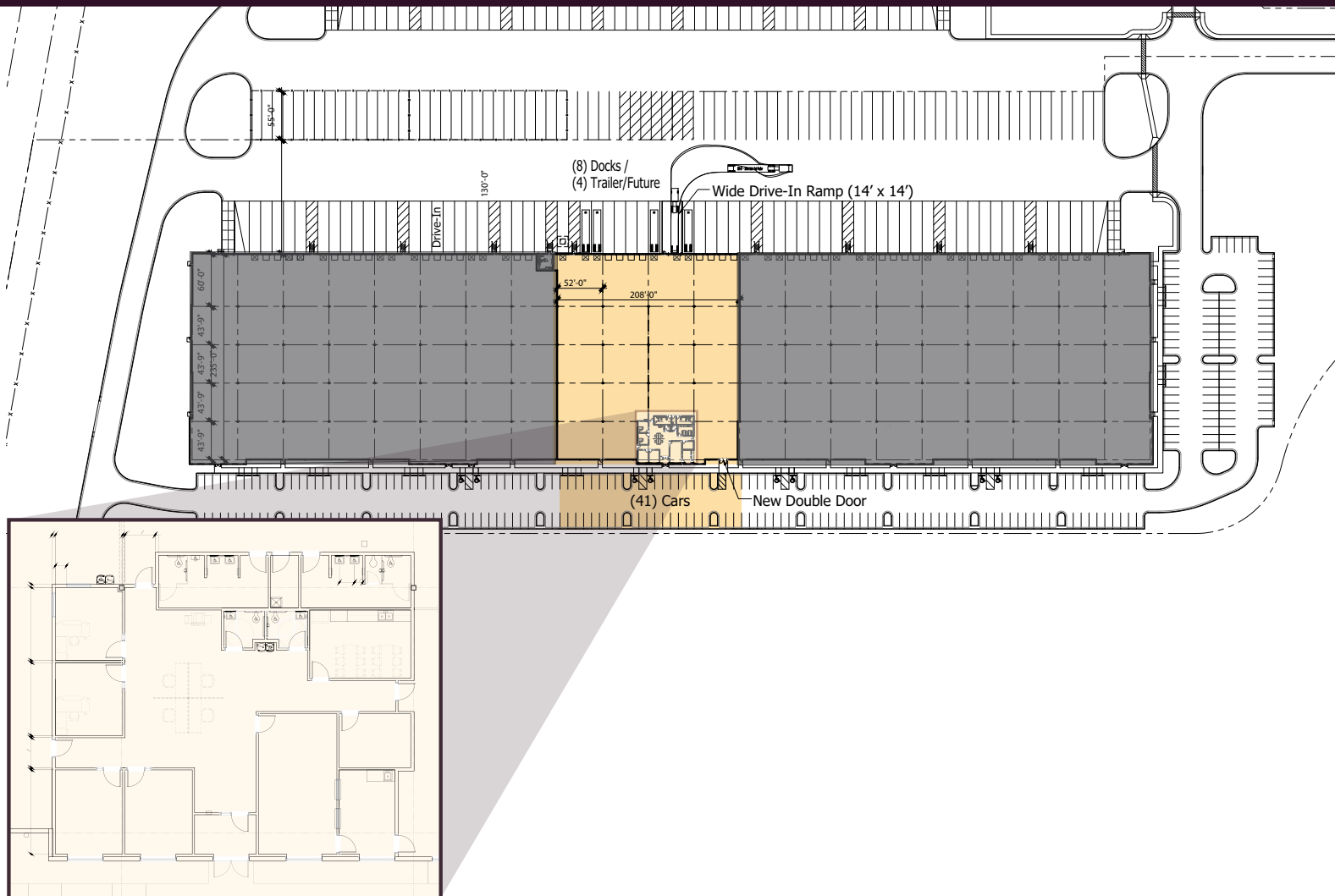
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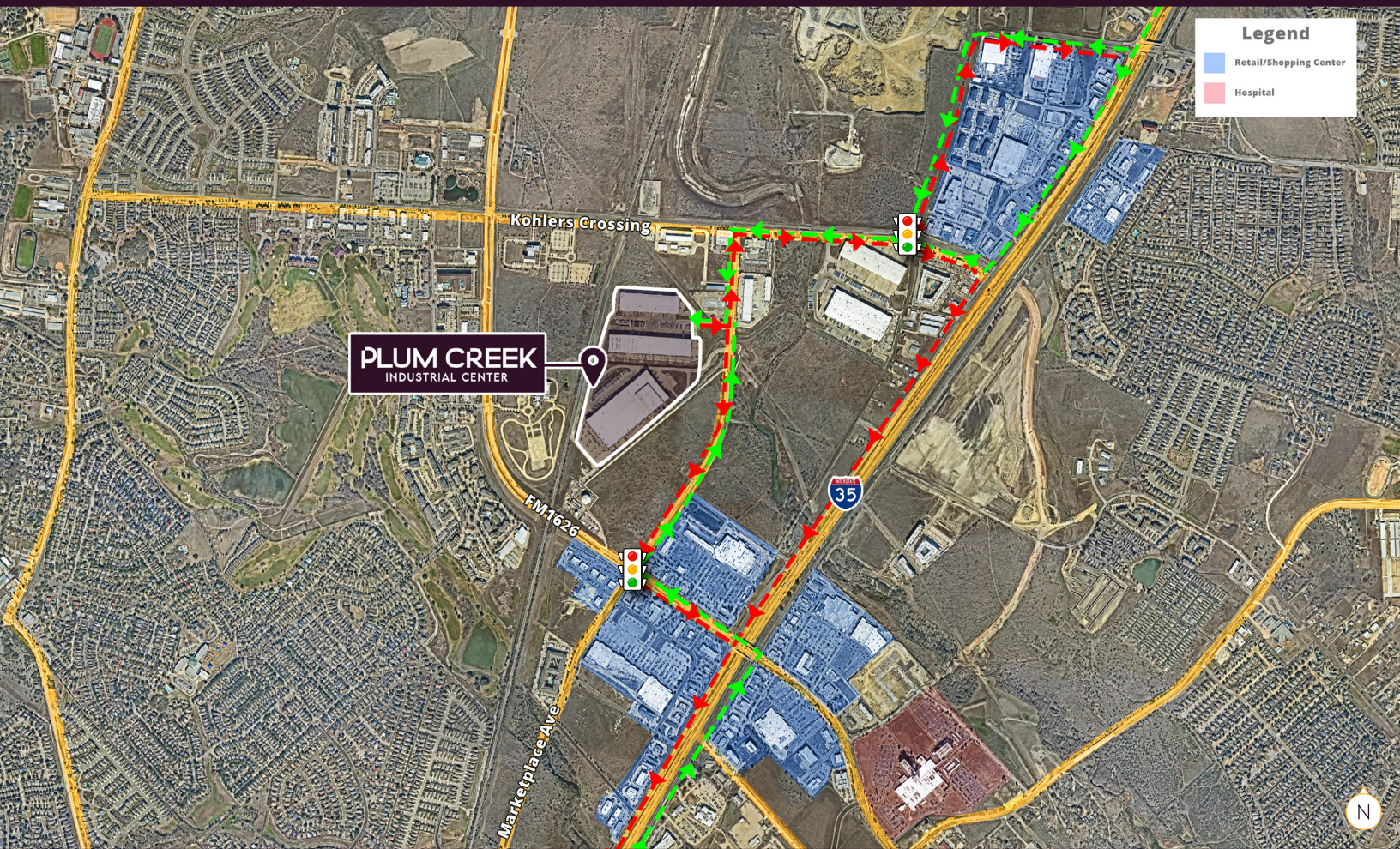
BUILDING 2 SPECS



BUILDING 2 FEATURES

BUILDING SF	258,884 SF: 49,337 SF Available	SPEC OFFICE	3,341 SF
CLEAR HEIGHT	36'	DOCK DOORS	8 (9' x 10'); Expandable to 13
BUILDING DEPTH	235' Deep	DRIVE-IN DOORS	1 (14' x 14')
CONFIGURATION	Rear Load	TRAILER PARKING	Available
CONSTRUCTION	Tilt-up Concrete	AUTO PARKING	41 Spaces
COLUMN SPACING	43'9" x 52' Typical	FIRE PROTECTION	ESFR
SPEED BAY SPACING	60' X 52'	LIGHTING	LED with Sensors
TRUCK COURT DEPTH	130'	POWER	480V 3-Phase, 800 Amps

MASTER PLAN



800 Amps of 480V 3-Phase Power

Space is ready for advanced manufacturing requirements.



Distribution Ready

Mechanical pit levelers on every door and a unique 14' x 14' drive-in.



Class-A Industrial Building with 36' Clear Height

with full dock packages, LED lighting, and Class A finishes throughout.



Abundant Retail and Entertainment Options Nearby

71 retailers within 1 mile of site.



Prime Labor Market

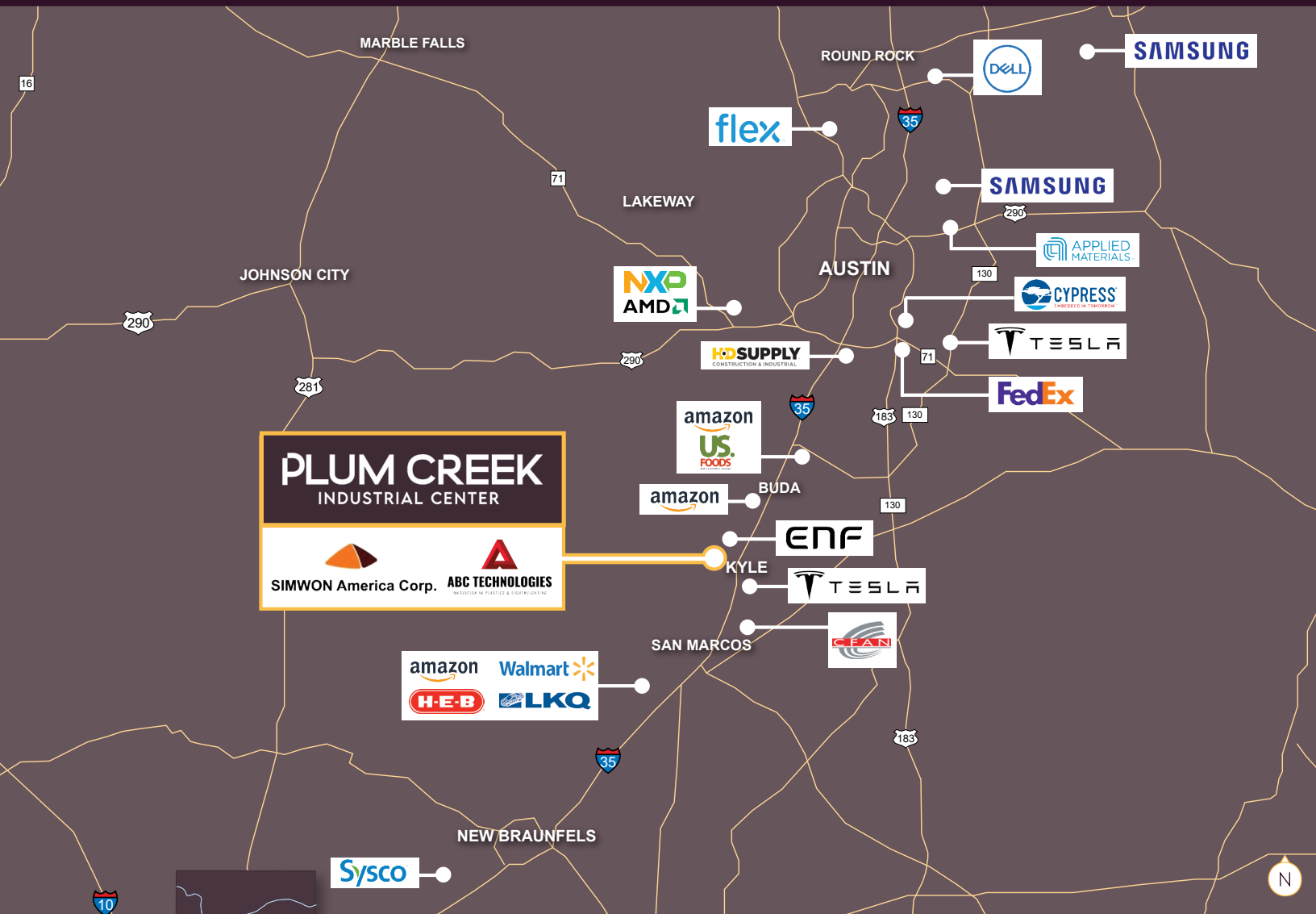
with a growing, affordable labor base in close proximity.



Triple Freeport Tax Exempt

All three local taxing authorities (city, county, and school district) waive inventory taxes on eligible goods that move into and out of Texas within 175 days.

LOCATION



One Minute Access

to the I-35 Frontage Road



Excellent Proximity to Tesla

Giga Texas is 27.7 miles and approximately 34 minutes from Plum Creek



Strategically Located

in the increasingly populated Austin-San Antonio Corridor (3.9 million residents)



Proximity to Major Cities

Austin: 20 miles, 22 minutes
 San Antonio: 61 miles, 1 hour
 Houston: 177 miles, 2 hours 45 minutes
 Dallas: 214 miles, 3 hours 15 minutes

NEARBY RETAIL



71 Retailers
within one mile



6,055 Population
within one mile



6 Shopping Centers
within one mile

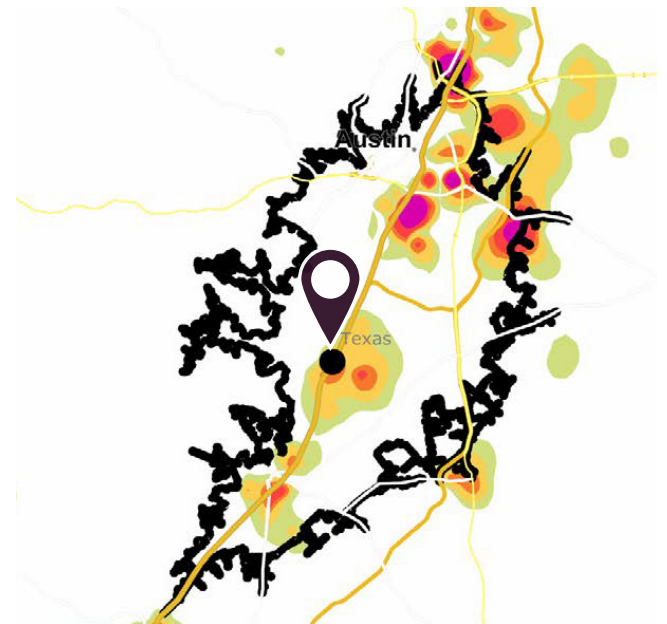
LABOR MARKET

Labor Market Advantage

Plum Creek Industrial Center offers superior labor market fundamentals compared to other regional alternatives in the Austin metro. With a warehouse worker labor pool of nearly 55,000 people and a net surplus of 5,000 workers, the site delivers the workforce depth and availability that distribution, fulfillment, and advanced manufacturing operations require.

The 25-minute drive time catchment area features a 90% working age participation rate, a 3.1% unemployment rate, and more than 30,000 underemployed blue-collar workers actively seeking full-time opportunities. A robust pipeline of 36,000 part-time college students adds additional flexibility for shift-based staffing. Competitive wage rates further enhance the location's appeal for cost-conscious operators.

Warehouse Worker Labor Pool Density



Location	Warehouse Worker Labor Pool	Labor Supply/Demand	Working Age Participation	Unemployment Rate	Blue Collar Underemployed	Avg. Forklift Operator Wage	Avg. Fulfillment Specialist Wage
Plum Creek	54,128	+4,923 Surplus	90%	3.1%	30,026	\$19.54	\$16.47
Southeast Austin, TX	27,949	-16,287 Deficit	96%	3.5%	30,167	\$25.09	\$20.40
San Marcos, TX	25,030	-1,743 Deficit	82%	3.6%	16,497	\$23.63	\$19.36
New Braunfels, TX	23,539	-2,394 Deficit	77%	3.8%	14,303	\$21.75	\$17.79

■ Better Conditions ■ Moderate Conditions ■ Less Desirable Conditions

Plum Creek Advantages



Large
warehouse worker
labor pool



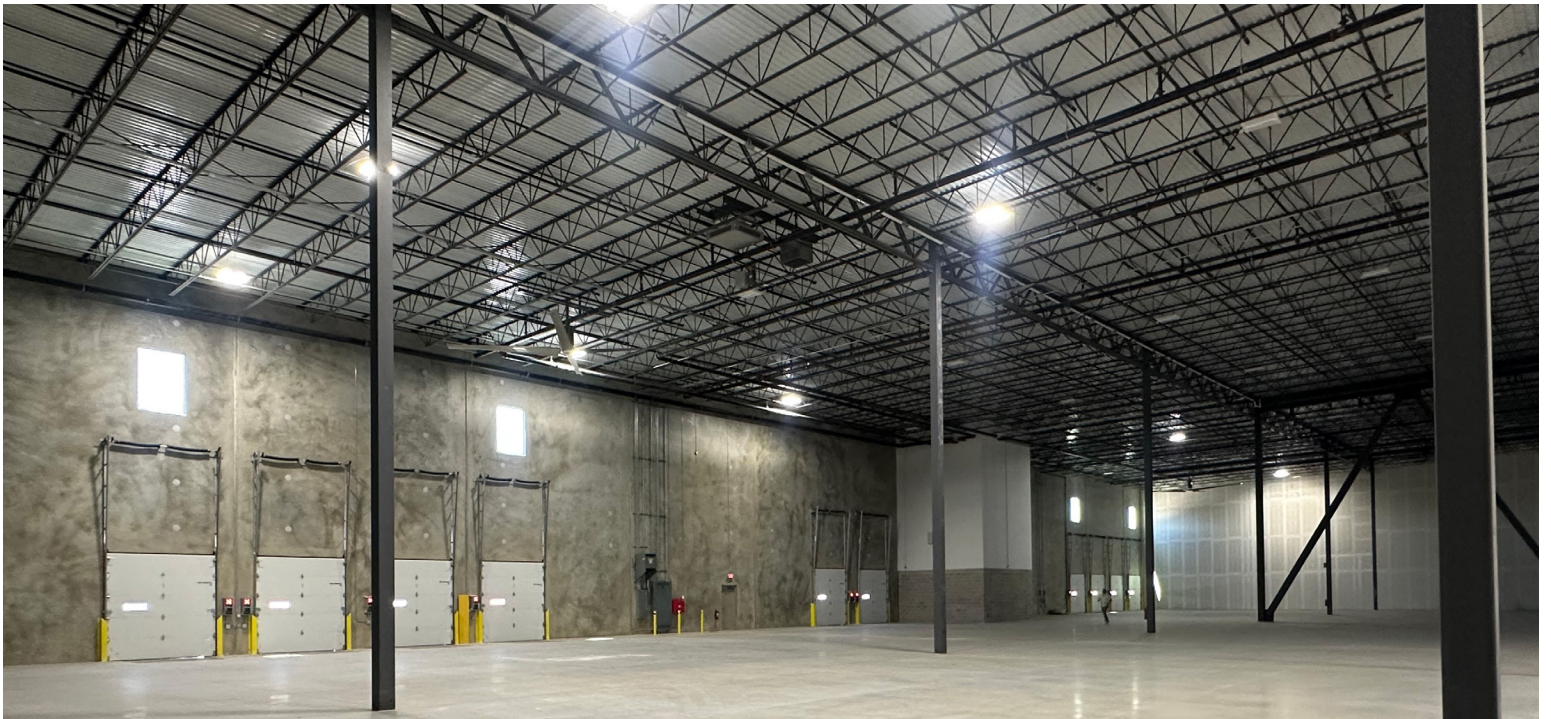
5,000
regional warehouse labor
supply/demand surplus



Captive
and local
employee base



High
blue collar
underemployment



**Disclaimer: sample building finishes shown*

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