



# FOR LEASE | KYLE INDUSTRIAL PARK

1151 Bunton Creek



## Property Description

Less than a Mile from IH-35 Kyle Industrial Park offers flexible office warehouse space for small and large businesses. We offer cross loading with fenced outside storage areas. We have spaces from 1,500 SF up to your own 6,000 SF building.

## Property Highlights

- Oversized concrete driveways
- High Parking ratio
- Fenced-in concrete yard areas
- Cross 12x14 grade level doors in each bay
- Asking \$1.25/SF + NNN
- Less than 1 mile to IH-35

## Offering Summary

Lease Rate:	\$1.25 SF/mo (NNN)
Available SF:	1,500 - 6,000 SF
Building Size:	60,000 SF

Lease Rate	Space Size
\$1.25 SF/month	3,000 SF

**Andrew Creixell, CCIM, SIOR**  
512.447.2222 x103  
andrew@csarealtygroup.com

**Hunter Muth**  
512.447.2222 x118  
hunter@csarealtygroup.com

**Joel Hargett**  
512.447.2222 x112  
joel@csarealtygroup.com





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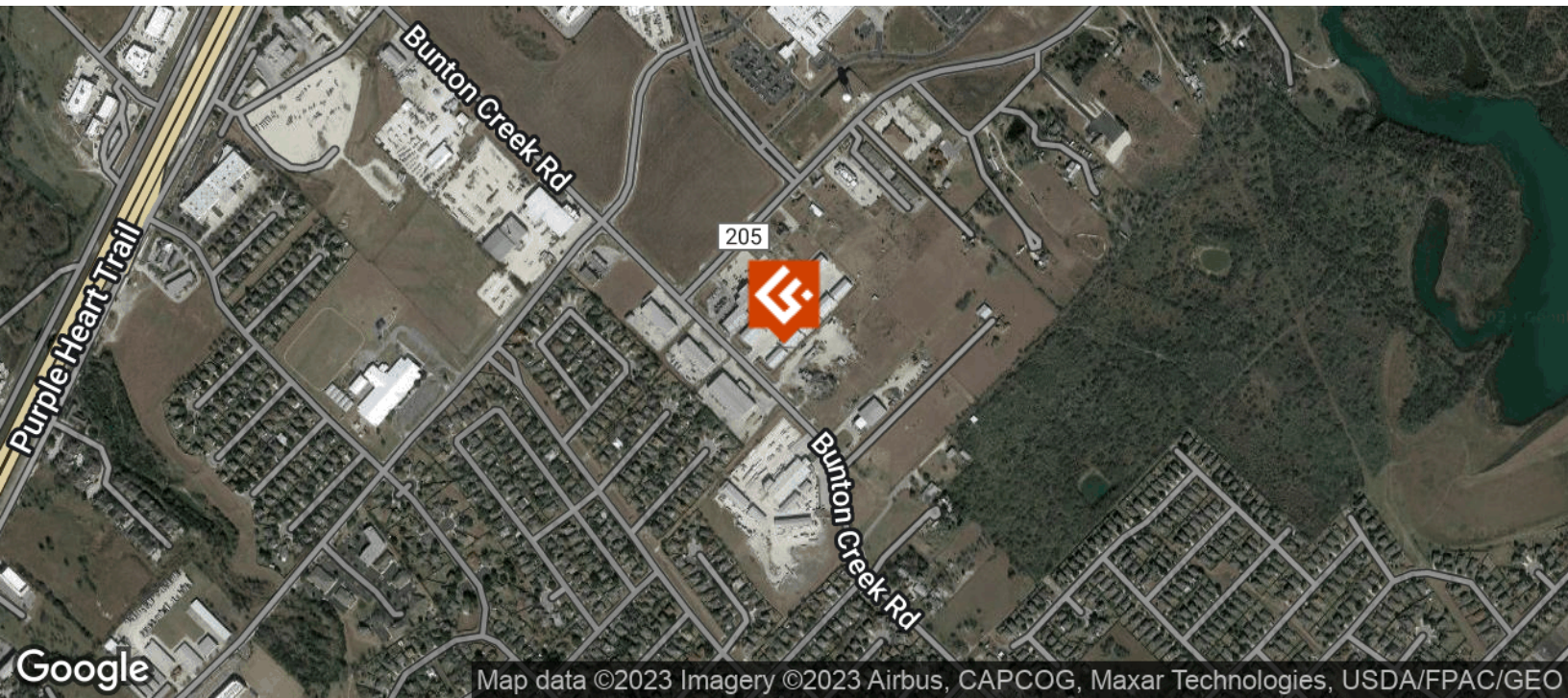
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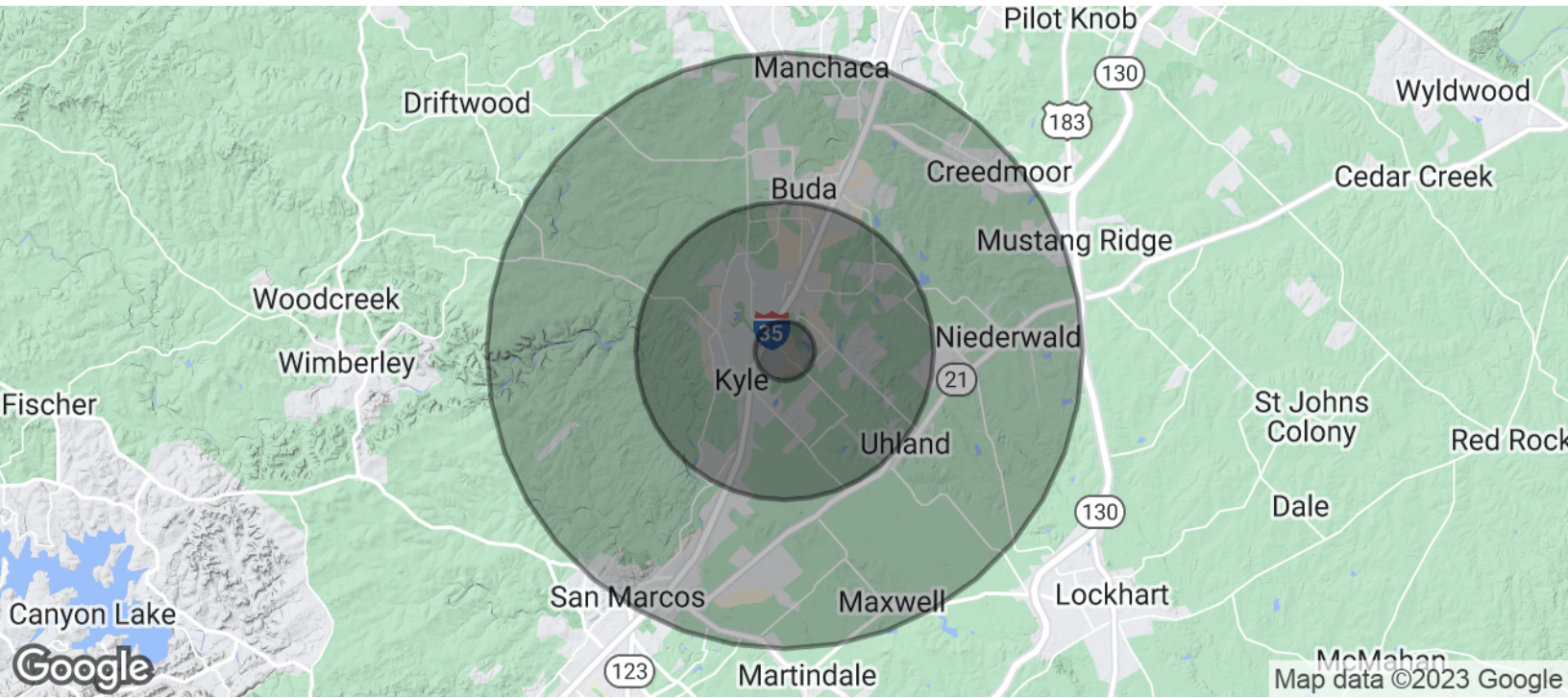
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## Population

	1 Mile	5 Miles	10 Miles
Total Population	4,370	35,863	96,805
Average Age	30.0	30.1	30.4
Average Age (Male)	30.0	30.1	30.4
Average Age (Female)	29.9	30.1	30.3

## Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	1,294	10,882	31,569
# of Persons per HH	3.4	3.3	3.1
Average HH Income	\$72,280	\$70,478	\$67,258
Average House Value	\$135,014	\$151,744	\$158,449

\* Demographic data derived from 2020 ACS - US Census

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