

KOHLERS CROSSING

4211 BENNER ROAD, KYLE, TX 78640
MEDICAL/RETAIL/OFFICE | LEASE



LEASING INFORMATION

NICK TRIOLA
512.441.1062
NICK@KPGCOMMERCIAL.COM



KOHLERS CROSSING

MEDICAL/RETAIL/OFFICE | LEASE

4211 BENNER ROAD, KYLE, TX 78640

PROPERTY INFORMATION



FEATURES

LOCATION

- 800 Apartments Built with 900-1000 planned
- 1650 existing homes; Lennar plans to build 1400-1600 more (400 to deliver in 2022)
- Hays County Performing Arts Center hosts 200+ events annually
- Austin Community College is above capacity with 2,400 students, currently expanding workforce training facilities.
- Jack C Hays High School has 2,400 students enrolled
- Adjacent to Plum Creek Golf Course- home course to TX State University and Hays HS

DEMOGRAPHICS

(5-MILE, 2022 Est.)

- Population- 97,316
- Estimated Households- 32,108
- Avg. Household Income- \$99,955
- Traffic Count
FM 1626- 20,858 VPD
Kohler's Crossing- 5,556 VPD
- Kohlers Crossing is the major east/west thoroughfare in Kyle.

LEASING INFORMATION

NICK TRIOLA

512.441.1062

nick@kpgcommercial.com

kpg COMMERCIAL

The information contained in this offering material ("Summary") is confidential, furnished solely for the purpose of the review by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without express written consent of KPG Commercial, Broker. The material is based in part upon information supplied by the owner of the Property ("Owner") and upon information obtained by KPG Commercial, Broker from sources it deems reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only outlines of some of the provisions contained herein or as to engineering or environmental matters. Prospective buyers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the property and the existence of any hazardous material used in the construction or maintenance of the building or located on site.

KOHLERS CROSSING

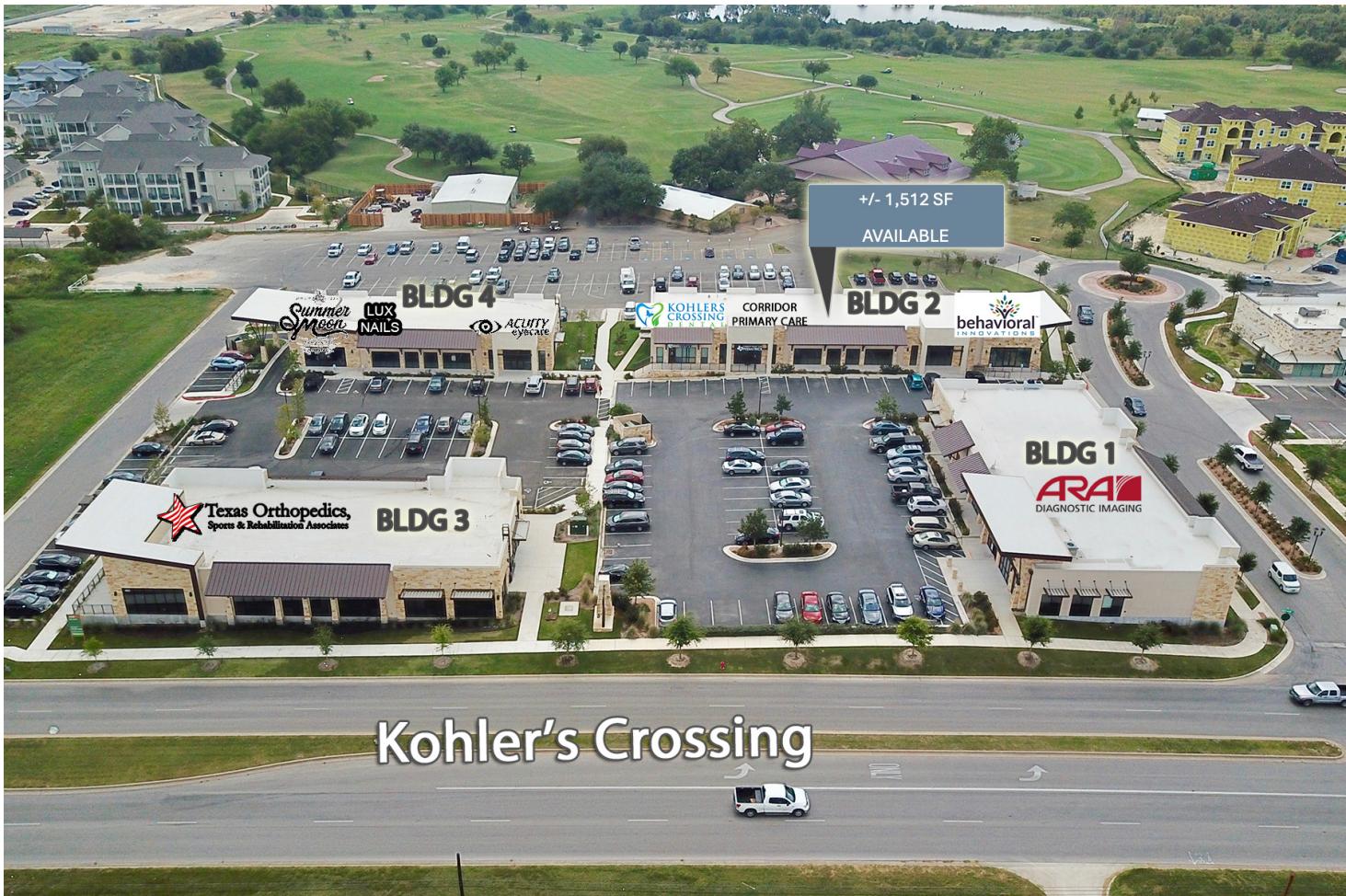
MEDICAL/RETAIL/OFFICE | LEASE

4211 BENNER ROAD, KYLE, TX 78640

✓ AVAILABILITY

PHASE I- BUILDING 2

SQ FOOTAGE -	1,512 SF
RATE -	STARTING AT \$26/FT + NNN
NNN -	\$12.03/FT for 2025
TI ALLOWANCE -	\$35/FT



BAY DEPTH- 60 FT | PARKING RATIO- 1:250

LEASING INFORMATION

kpg COMMERCIAL

NICK TRIOLA
512.441.1062
nick@kpgcommercial.com

The information contained in this offering material ("Summary") is confidential, furnished solely for the purpose of the review by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without express written consent of KPG Commercial, Broker. The material is based in part upon information supplied by the owner of the Property ("Owner") and upon information obtained by KPG Commercial, Broker from sources it deems reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only outlines of some of the provisions contained herein or as to engineering or environmental matters. Prospective buyers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the property and the existence of any hazardous material used in the construction or maintenance of the building or located on site.

KOHLERS CROSSING

MEDICAL/RETAIL/OFFICE | LEASE

4211 BENNER ROAD, KYLE, TX 78640

AREA MAP



kpg COMMERCIAL

LEASING INFORMATION

NICK TRIOLA
512.441.1062
nick@kpgcommercial.com

The information contained in this offering material ("Summary") is confidential, furnished solely for the purpose of the review by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without express written consent of KPG Commercial, Broker. The material is based in part upon information supplied by the owner of the Property ("Owner") and upon information obtained by KPG Commercial, Broker from sources it deems reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only outlines of some of the provisions contained herein or as to engineering or environmental matters. Prospective buyers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the property and the existence of any hazardous material used in the construction or maintenance of the building or located on site.

KOHLERS CROSSING

MEDICAL/RETAIL/OFFICE | LEASE
4211 BENNER ROAD, KYLE, TX 78640

PROPERTY PHOTOS



LEASING INFORMATION

NICK TRIOLA
512.441.1062
nick@kpgcommercial.com

The information contained in this offering material ("Summary") is confidential, furnished solely for the purpose of the review by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without express written consent of KPG Commercial, Broker. The material is based in part upon information supplied by the owner of the Property ("Owner") and upon information obtained by KPG Commercial, Broker from sources it deems reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only outlines of some of the provisions contained herein or as to engineering or environmental matters. Prospective lessees should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the property and the existence of any hazardous material used in the construction or of the building or located on site.

115 WILD BASIN RD S | SUITE 210 | AUSTIN, TEXAS 78746 | WWW.KPGCOMMERCIAL.COM