

FOR LEASE

1251 BUNTON CREEK RD, KYLE, TX 78640



11,030 SF I.O.S. Property on 5-Acres

**rendering depicts ongoing landlord improvements*

ABOUT THE PROPERTY:

1251 Bunton Creek Road is an 11,030 SF industrial outside storage building on 5.00-acres in Kyle, Texas. The facility features a 20' clear height, one dock well, and three grade-level doors (12'x16'), complemented by an additional covered storage area. With quick access to IH-35, the property offers direct connectivity to Austin and San Antonio — ideal for distribution, contracting, and service-based operations.

FEATURES:

- 11,030 SF industrial outside storage warehouse (incl. 2,750 SF office)
- 5.00-acre site
- 20' clear height
- Dock-high and grade-level loading (12'x16')
- 3,500 SF add'l covered storage area
- Additional yard improvement coming soon
- Quick access to the N and S IH-35 corridor

PROPERTY HIGHLIGHTS



INTERIOR HIGHLIGHTS



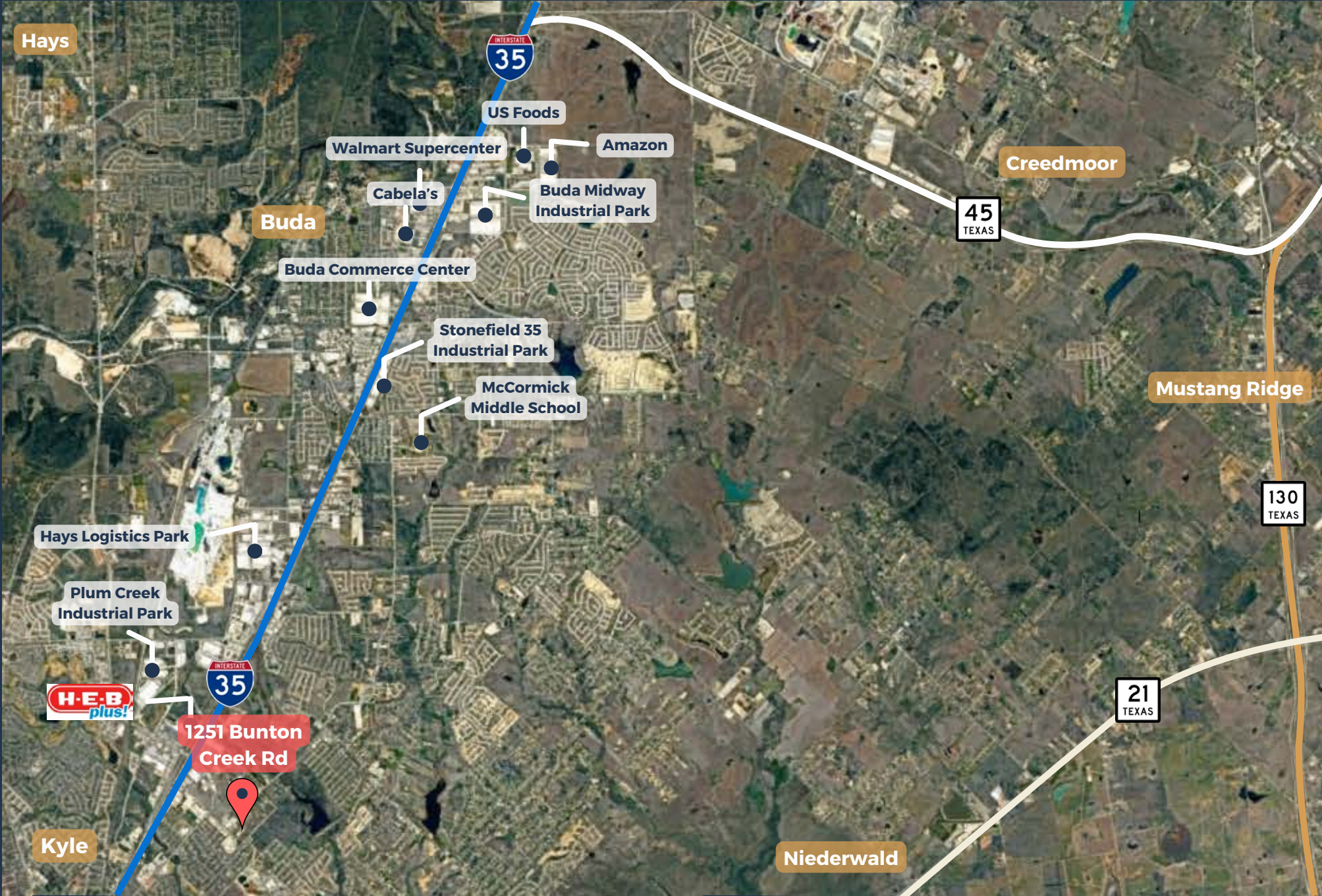
FLOOR PLAN



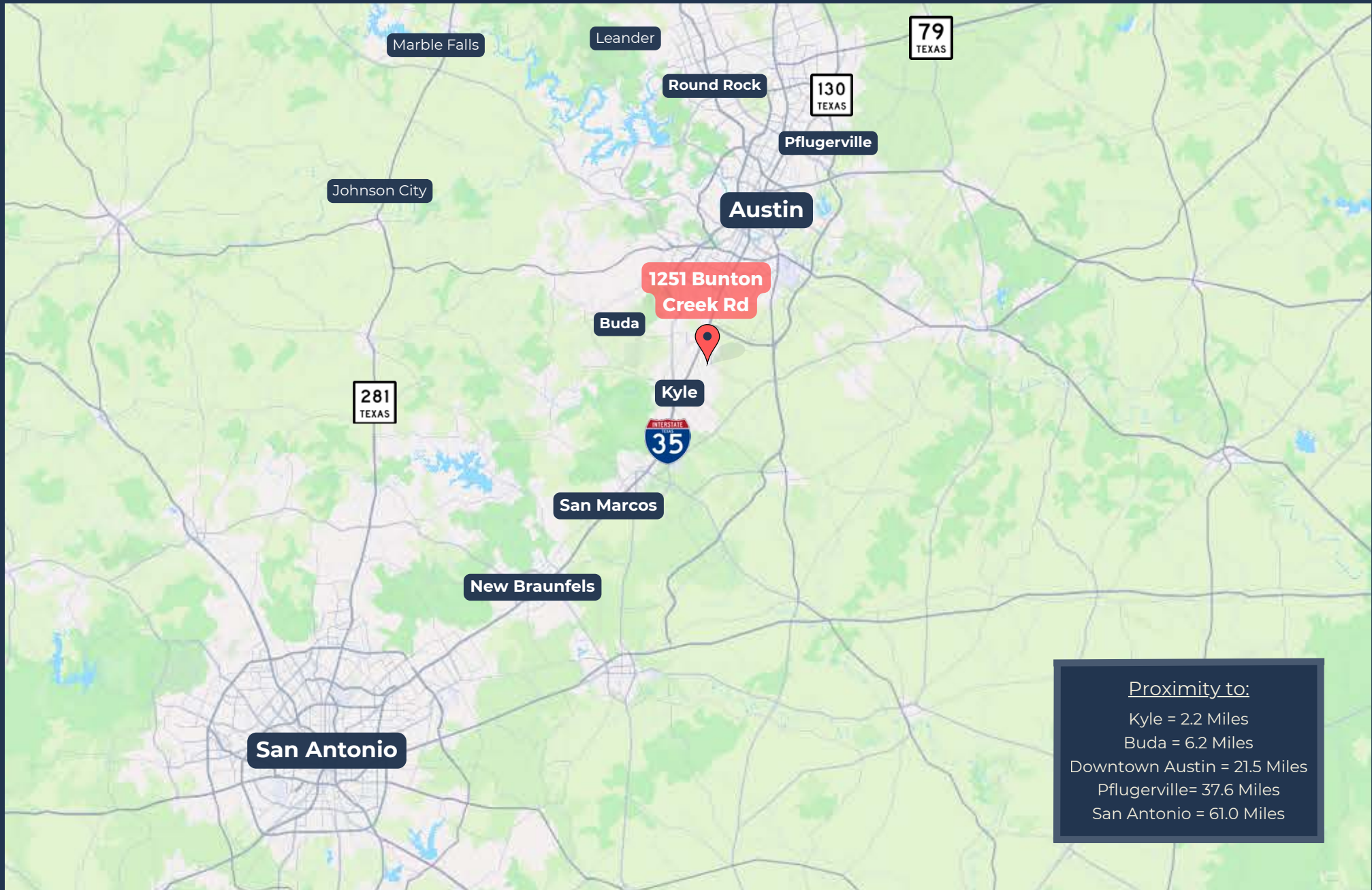
AREA OVERVIEW



AREA DETAILS & OVERVIEW



PROXIMITY



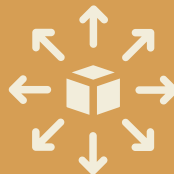
MARKET ANALYTICS



Situated along the IH-35 corridor, providing direct access between the San Antonio and Austin markets



Consistent year-over-year population growth.



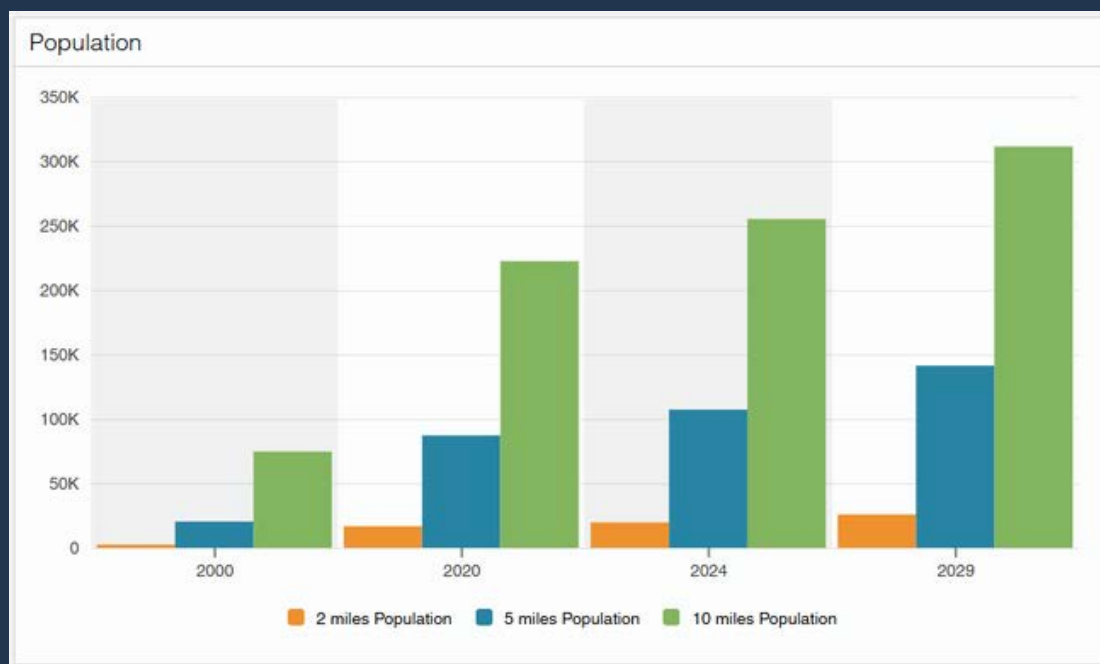
Attractive location for distribution, manufacturing, and logistics companies



13,000 vehicles-per-day along the IH-35 frontage rd



17,000 households within a 3-mile radius



**according to CoStar Analytics*



CONTACT OUR TEAM



Cullen Mills
Co-Founder & President
cmills@llanorealty.com
(210) 926-5812



Carson Byrd
Senior Associate
cbyrd@llanorealty.com
(210) 941-0289