

KOHLERS CROSSING

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



LEASING INFORMATION

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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, 2021 Est.)

- Population- 88,805
- Estimated Households- 28,954
- Avg. Household Income- \$99,802
- Traffic Count
FM 1626- 13,000 VPD
Kohler's Crossing- 5,000 VPD
- Kohlers Crossing is the major east/west thoroughfare in Kyle.



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SITE PLAN



AVAILABILITY

PHASE I- BUILDING 2

- SQ FOOTAGE - UP TO 2,712 SF
- RATE - STARTING AT \$26/FT + NNN
- NNN - \$10.80/FT for 2022
- TI ALLOWANCE - \$40/FT



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



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PROPERTY PHOTOS



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