

KYLE COMMERCE CENTER

278 REPUBLIC DRIVE, KYLE, TX 78640



BREAKING GROUND AUGUST 2026
DELIVERY Q3 2027

DAX BENKENDORFER | dax@balconesre.com | 512.848.2581



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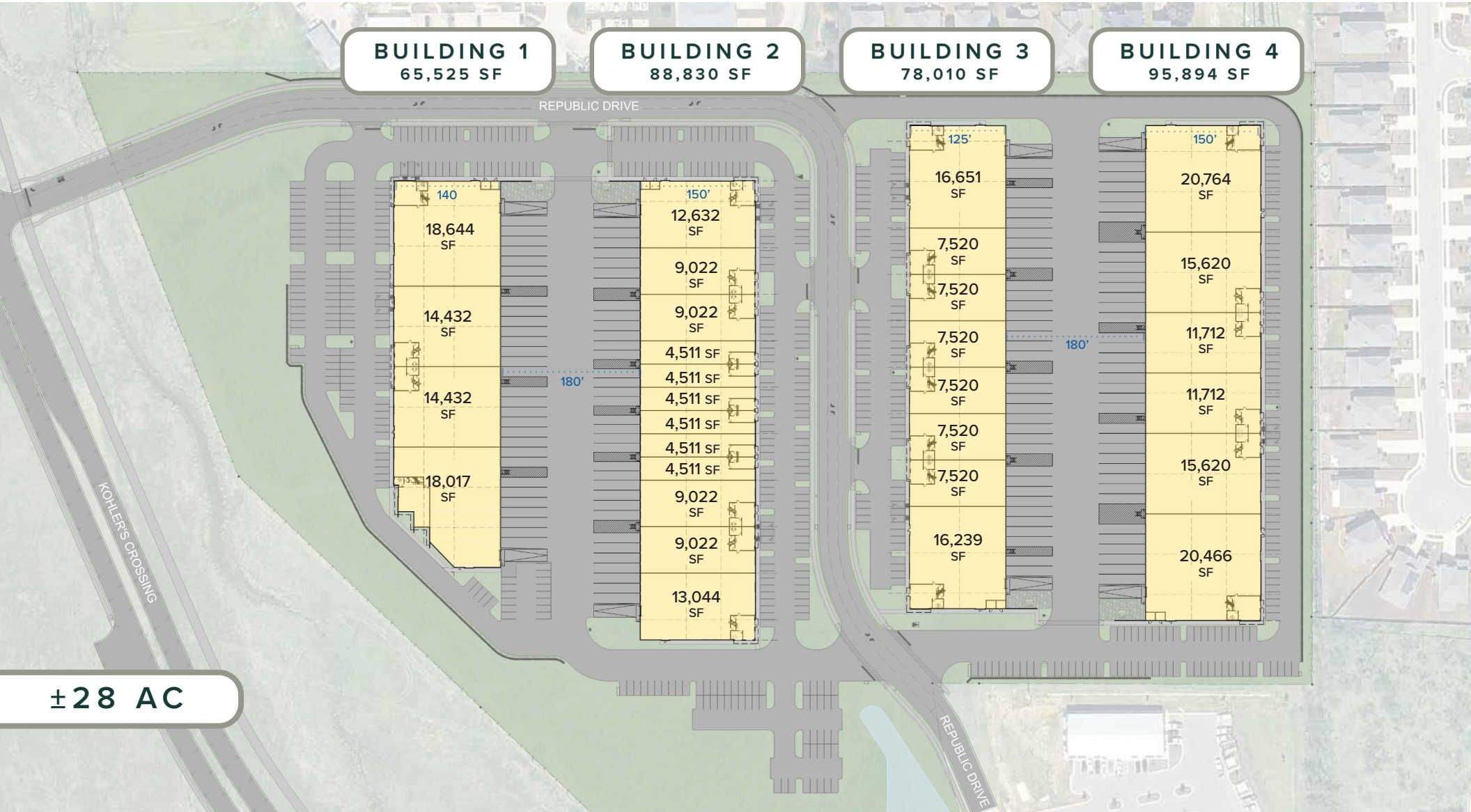


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SITE PLAN



±28 AC



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PROPERTY DETAILS



TILT WALL CONSTRUCTION



328,256 SF ACROSS 4 BUILDINGS
30 MOVE-IN READY SPEC SUITES



180' TRUCK COURT



28' CLEAR HEIGHT



114 DOCK-HIGH DOORS
1 DOCK PER 3,000 SF



1.84 PER 1000 SF



WAREHOUSE
ZONING



ESFR SPRINKLERS



34 DRIVE IN DOORS



HEAVY POWER



R25 INSULATION



HVAC OFFICE/WAREHOUSE



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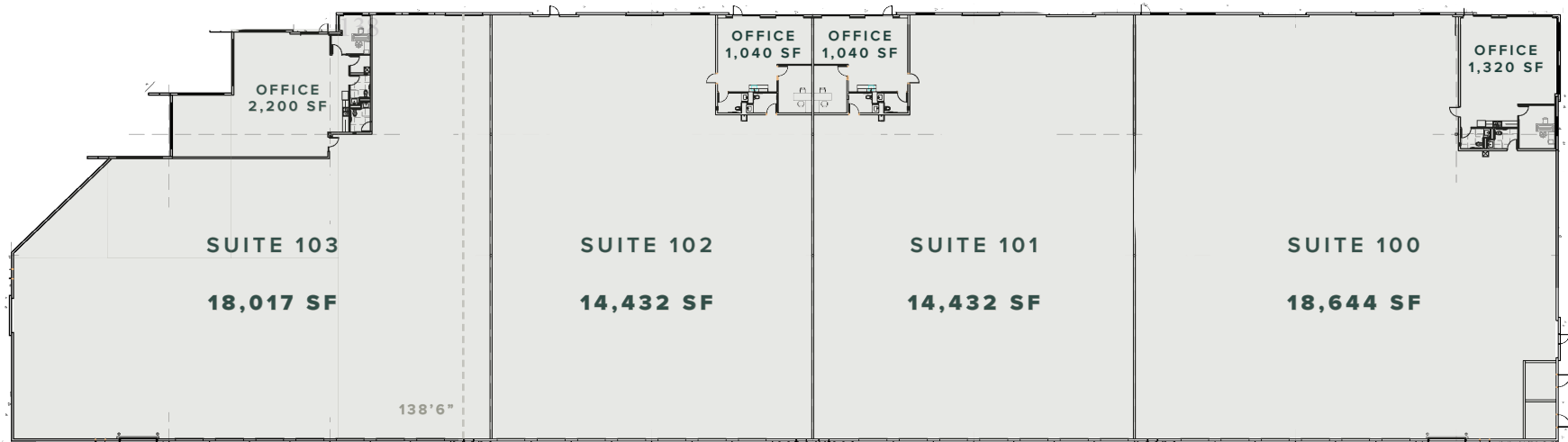
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FOR LEASE

BUILDING 1



SUITE	WAREHOUSE SF	OFFICE SF	AMPS/ SUITE
100	18,644 SF	1,320 SF	400
101	14,432 SF	1,040 SF	400
102	14,432 SF	1,040 SF	400
103	18,017 SF	2,200 SF	400



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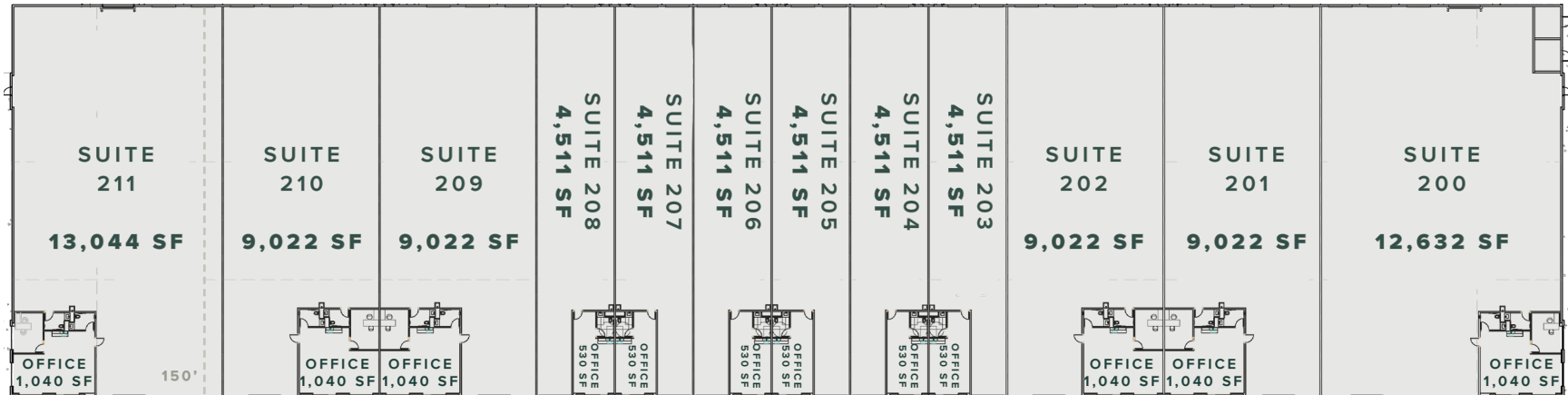
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FOR LEASE

BUILDING 2



SUITE	WAREHOUSE SF	OFFICE SF	AMPS/ SUITE
200	12,632 SF	1,040 SF	400
201	9,022 SF	1,040 SF	200
202	9,022 SF	1,040 SF	200
203	4,511 SF	530 SF	200
204	4,511 SF	530 SF	200
205	4,511 SF	530 SF	200
206	4,511 SF	530 SF	200
207	4,511 SF	530 SF	200
208	4,511 SF	530 SF	200
209	9,022 SF	1,040 SF	200
210	9,022 SF	1,040 SF	200
211	13,044 SF	1,040 SF	400



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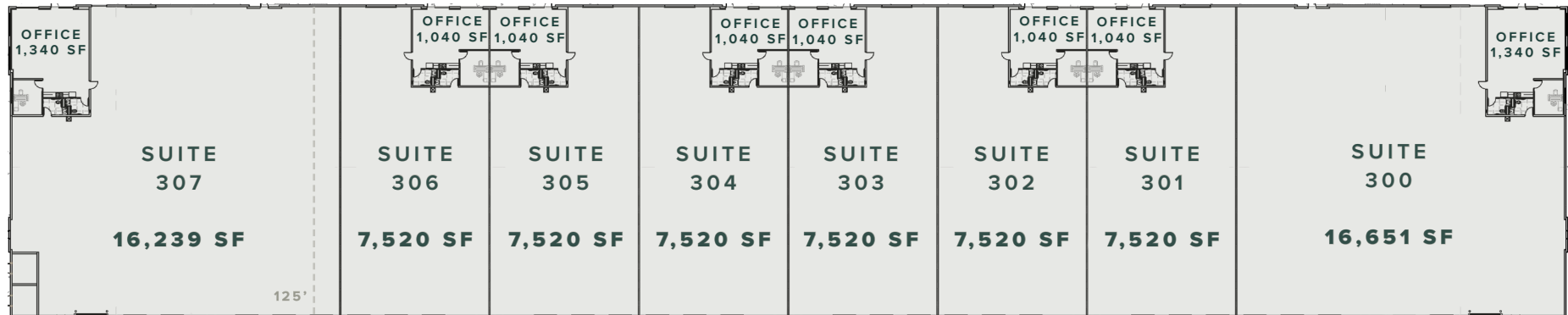
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FOR LEASE

BUILDING 3



SUITE	WAREHOUSE SF	OFFICE SF	AMPS/ SUITE
300	16,651 SF	1,340 SF	400
301	7,520 SF	1,040 SF	200
302	7,520 SF	1,040 SF	200
303	7,520 SF	1,040 SF	200
304	7,520 SF	1,040 SF	200
305	7,520 SF	1,040 SF	200
306	7,520 SF	1,040 SF	200
307	16,239 SF	1,340 SF	200



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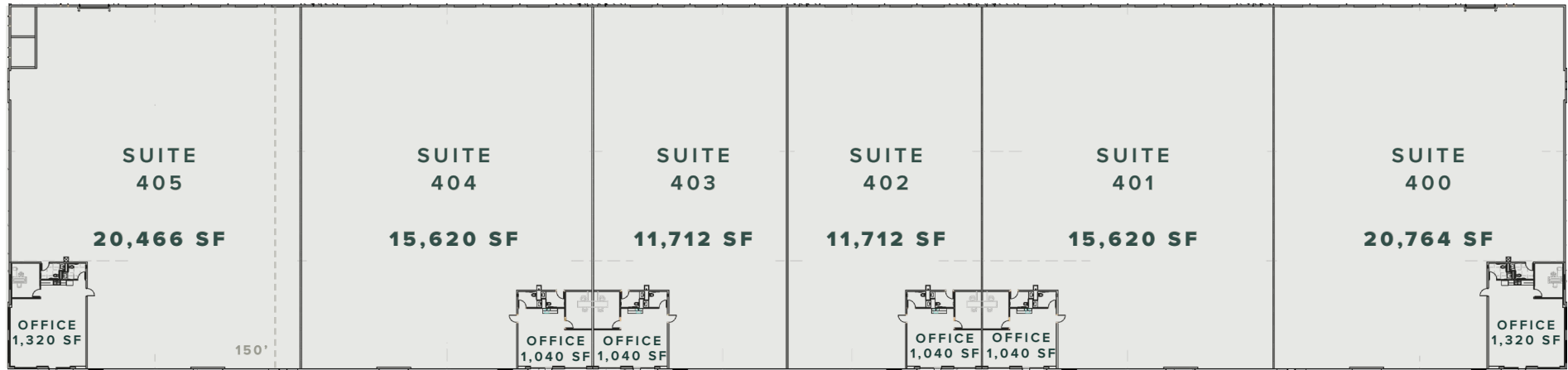
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FOR LEASE

BUILDING 4



SUITE	WAREHOUSE SF	OFFICE SF	AMPS/ SUITE
400	20,764 SF	1,320 SF	400
401	15,620 SF	1,040 SF	400
402	11,712 SF	1,040 SF	400
403	11,712 SF	1,040 SF	400
404	15,620 SF	1,040 SF	400
405	20,466 SF	1,320 SF	400

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PROPERTY
EXTERIOR IMAGES



EGRESS
INGRESS

171

1626

KOHLER'S CROSSING

ACC
HAYS CAMPUS

ENF

RSI



LOWE'S
DISTRIBUTION

amazon

FARMER'S
FRIDGE

VIKING

PLASTIKON

ACC
PUBLIC SAFETY
TRAINING CENTER

SIMWON

StDavid's
HEALTHCARE

H-E-B

LOWE'S

Walmart



KFC

Walgreens

Ascension
Seton

FUTURE 4-LANE
UNDERPASS

EXISTING
ON RAMP

ROAD UNDER
CONSTRUCTION

REPUBLIC DR.

KYLE COMMERCE CENTER

EXISTING
OFF RAMP

BEBEE RD.

KOHLER CROSSING

SETON PKWY.

DACY LN.

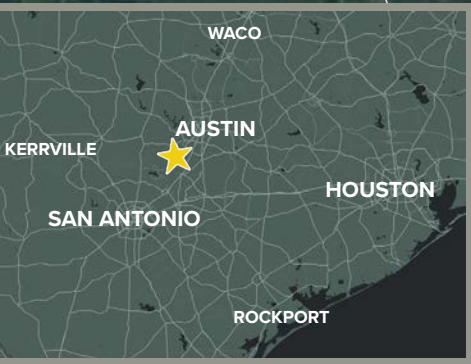
DRIVE TIMES

AUSTIN	29 mins.
SAN MARCOS	23 mins.
SAN ANTONIO	70 mins.
ABIA	30 mins.
TESLA	23 mins.
LOCKHART	32 mins.



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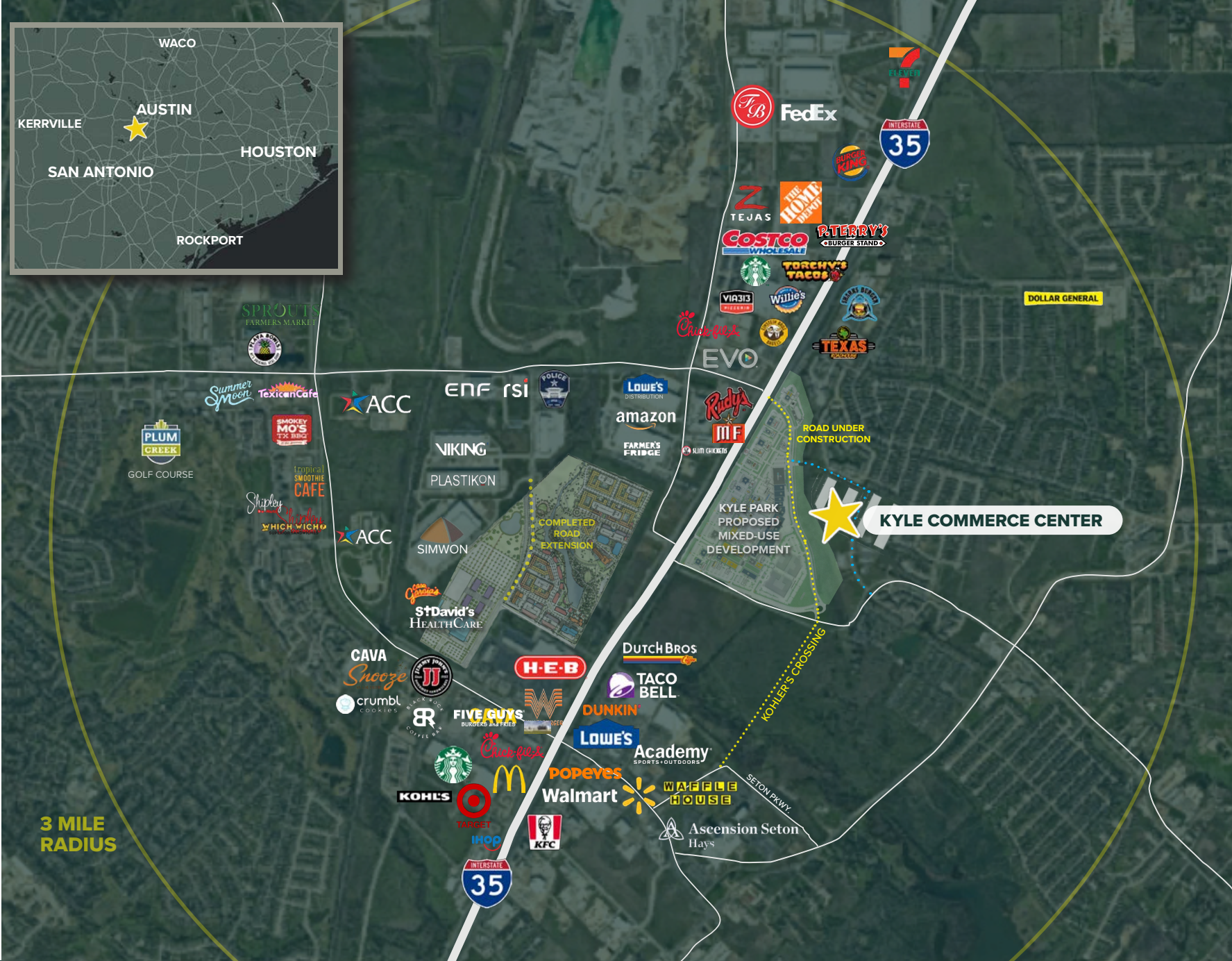
**NEARBY
AMENITIES**
WITHIN 3 MILES

60+
NEARBY
RESTAURANTS

20+
NEARBY RETAIL
& ANCHOR TENANTS

10+
NEARBY FITNESS/
LIFESTYLE GYMS

30+
NEARBY MEDICAL
& OTHER SERVICES



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**FOR MORE
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TREC Information on Broker Services

The information contained herein has been obtained from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof. All information is subject to change, errors, omissions, and withdrawal without notice. Prospective tenants should conduct their own independent verification of all information contained herein.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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