

# KYLE PROSPERITY BUSINESS PARK



## BUILDING INFORMATION

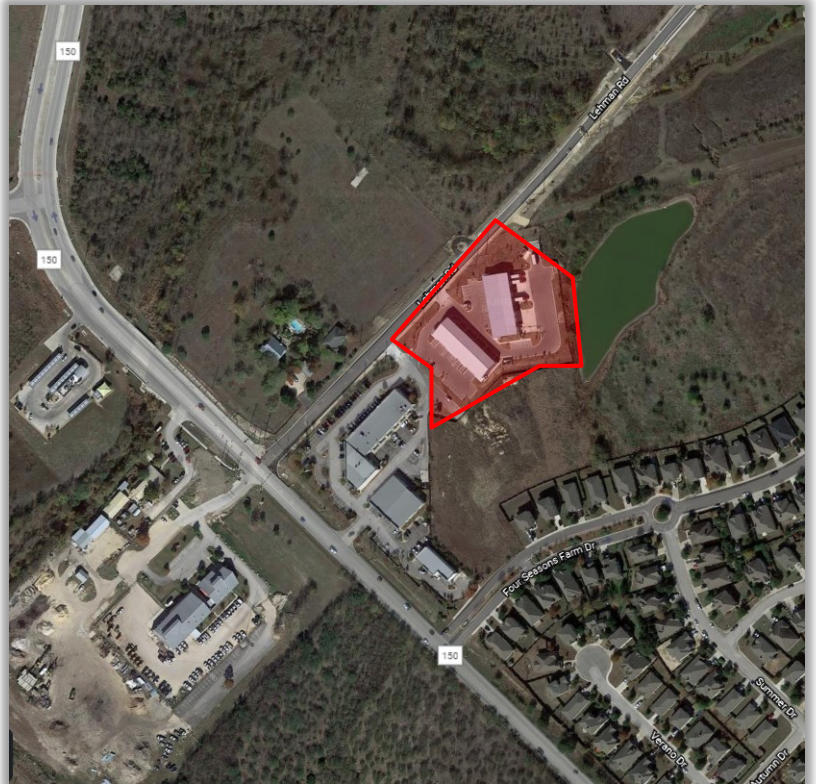
|                       |   |
|-----------------------|---|
| <b>Address</b>        | 250 Lehman Road,<br>Kyle, TX 78640                  |
| <b>Submarket</b>      | Hays County Ind                                     |
| <b>Total SF</b>       | 20,000 SF   |
| <b>Available SF</b>   | 1,500 SF  |
| <b>Clear Height</b>   | +/- 18'   |
| <b>Loading</b>        | Building 1 - Grade Level<br>Building 2 - Dock Level |
| <b>Column Spacing</b> | 40'   |





### PROPERTY HIGHLIGHTS

- Office/Warehouse Space Available
- **Dock High & Grade Level Doors Available**
- **Three-Phase Power**
- Brand New Construction
- Conveniently located and easy access to IH-35
- Ample Parking
- Call Today to Schedule a Tour!



### DEMOGRAPHICS (2024)

| MILE(S)           | 1         | 3        | 5        |
|-------------------|-----------|----------|----------|
| Total Population  | 8,452     | 53,760   | 85,691   |
| Total Households  | 2,731     | 18,401   | 28,751   |
| Average HH Income | \$100,571 | \$99,672 | \$93,321 |
| Avg Employment    | 1,822     | 9,425    | 13,586   |

### NEARBY



For more information please contact:

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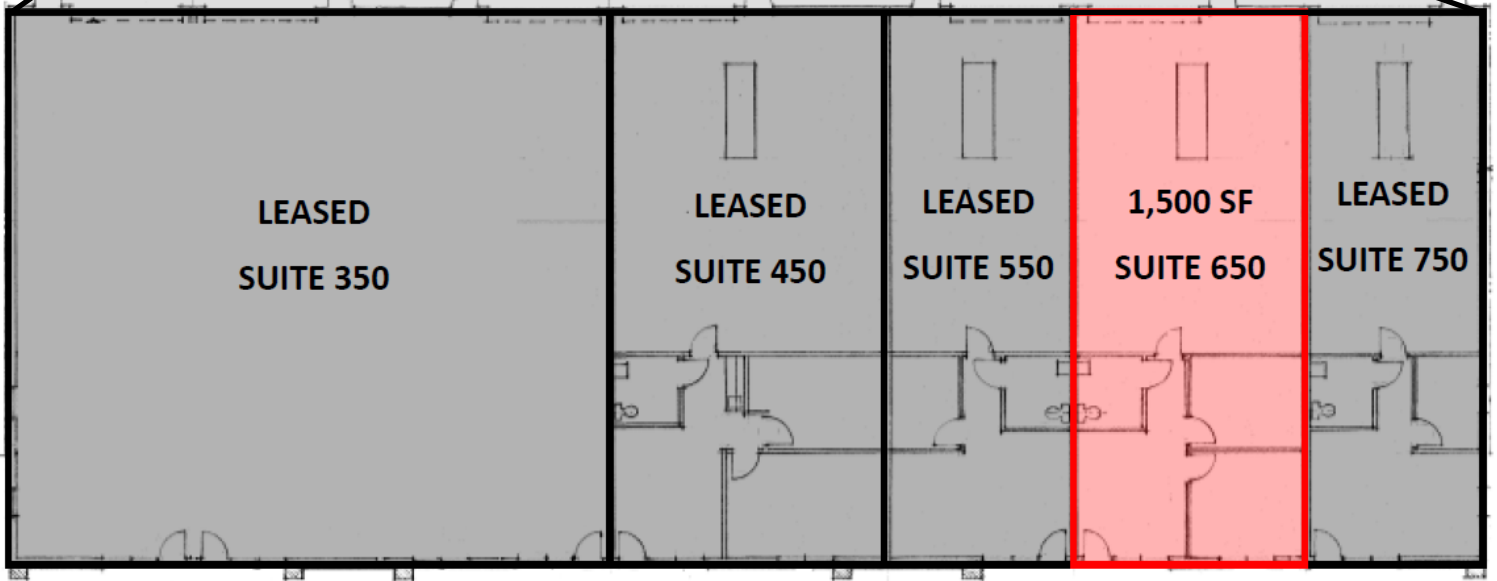
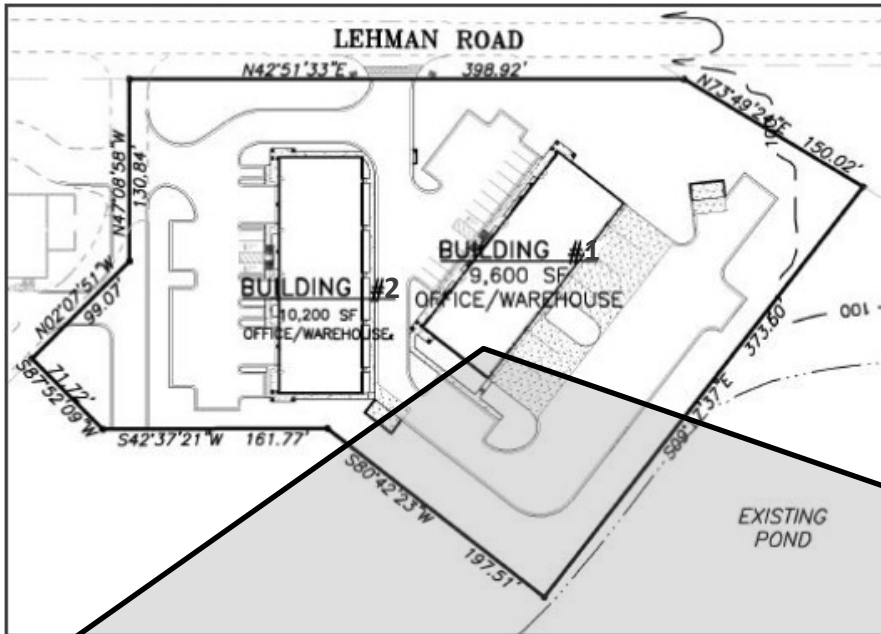
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# Site Plan - Building 1

Kyle Prosperity Business Park



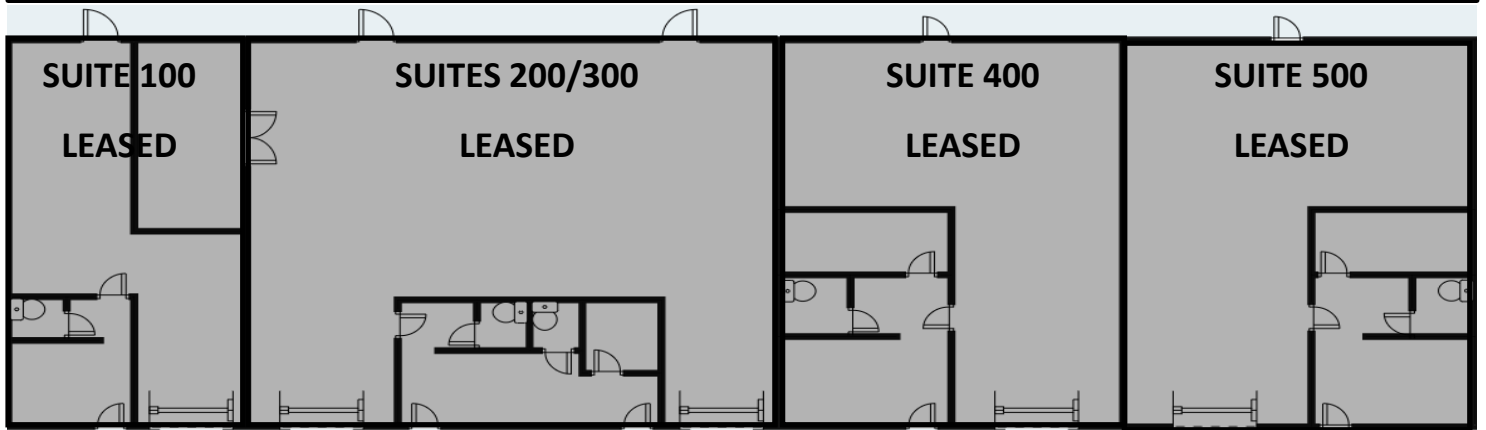
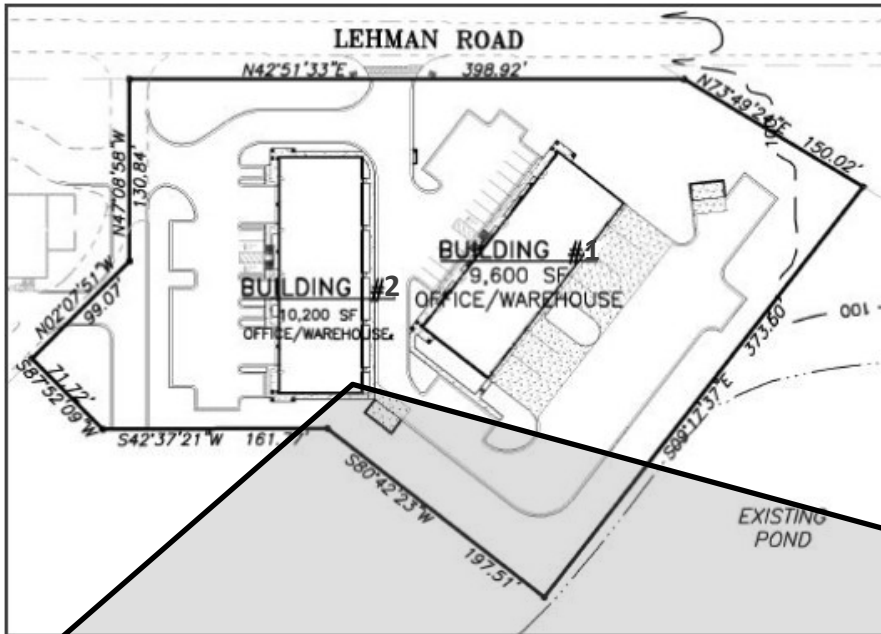
|                  |          |
|------------------|----------|
| <b>AVAILABLE</b> |          |
| Suite 650        | 1,500 SF |

**DOCK HIGH LOADING  
BUILDING**



# Site Plan - Building 2

Kyle Prosperity Business Park



**AVAILABLE**

**FULLY LEASED**

**GRADE LEVEL LOADING  
BUILDING**



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