

BUNTON CREEK RETAIL CENTER

SEC BUNTON CREEK RD & PHILOMENA DR
1050 Bunton Creek Road, Kyle TX 78640



FOR LEASE

AVAILABLE SPACE
1,350 SF - 5,000 SF

RATE

Base: \$32.00 PSF
NNNs: \$10.00 PSF

* Estimate provided by Landlord
and subject to change.

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BUNTON CREEK RETAIL CENTER | 1050 Bunton Creek Road, Kyle TX 78640**PROPERTY HIGHLIGHTS**

- **Brand-new construction in a booming submarket** – Delivered in 2025, this Class B retail center sits in one of the fastest-growing corridors between Austin and San Marcos, giving tenants first-mover access to an expanding rooftop base and daytime population.
- **Flexible suite sizes to fit any concept** – With units ranging from roughly 1,350 SF up to a combined 6,750 SF, the center accommodates everything from a quick-service restaurant or boutique retailer to a professional office user needing a larger footprint.
- **Abundant, convenient parking** – A generous surface lot of 70 spaces (about 6 spaces per 1,000 SF) removes a common pain point for retail and restaurant tenants, supporting strong customer turnover and employee convenience.
- **Single-story, high-visibility storefronts** – The property's brownstone-style architecture and single-level layout provide excellent street visibility and easy walk-in access from adjacent thoroughfares, ideal for building brand awareness.
- **Built-in customer traffic from an established retail mix** – Neighboring operators such as a liquor store, a growing Mediterranean concept, and a well-known local taco restaurant already anchor the center, creating natural cross-traffic for new tenants moving in.

**AREA TRAFFIC GENERATORS****Joey Mendez**

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DEMOGRAPHIC SNAPSHOT 2026

64,423
POPULATION
3-MILE RADIUS



\$124,982
AVG HH INCOME
3-MILE RADIUS



21,180
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Dacy Ln: 10,486 VPD
Bunton Creek Rd: 8,435 VPD
(TXDot 2025)

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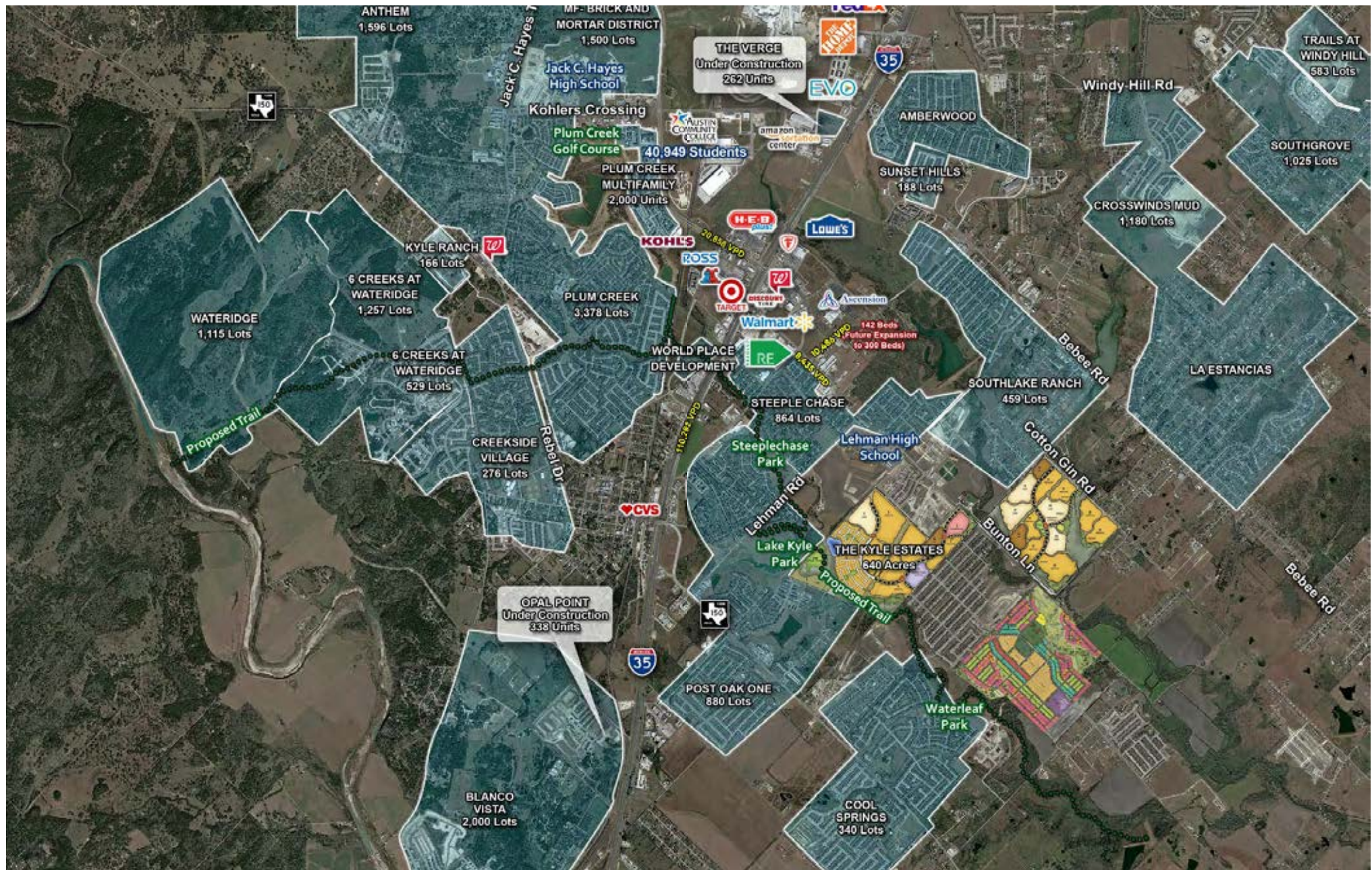
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Information About Brokerage Services

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 on 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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