

FOR LEASE KYLE CROSSING BUSINESS PARK

1980 KOHLERS CROSSING • KYLE, TEXAS 78640



UP TO 108,160 SF WITH 4,874-SF OFFICE



Developed by



AUSTIN
15 MILES

35

45
TOLL

KYLE CROSSING

KYLE

SAN ANTONIO
45 MILES

183

FOR LEASE KYLE CROSSING BUSINESS PARK

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Availability

Building 1: 108,160 SF
Available May 1, 2022

Built-Out Office

4,874-sf office with restrooms, private offices, break room, conference room and production area; plus LED lighting

High Clear Height

32' clear height

Great Location

The location between Austin and San Antonio along the IH-35 corridor makes it ideal for manufacturers and distributors requiring access to the state's major cities.



KYLE CROSSING BUSINESS PARK is a multi-tenant Class A industrial business park in Kyle, Texas, developed by Majestic Realty Company. The park consists of two buildings and features adequate employee and trailer parking. The property is just one block west of IH-35 at the southwest corner of Kyle Crossing and Kohlers Crossing.

Property Highlights

- New construction
- Plentiful employee and trailer parking
- In a triple freeport tax-exempt location
- One block west of IH-35

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Developed by



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BUILDING 1 KYLE CROSSING BUSINESS PARK

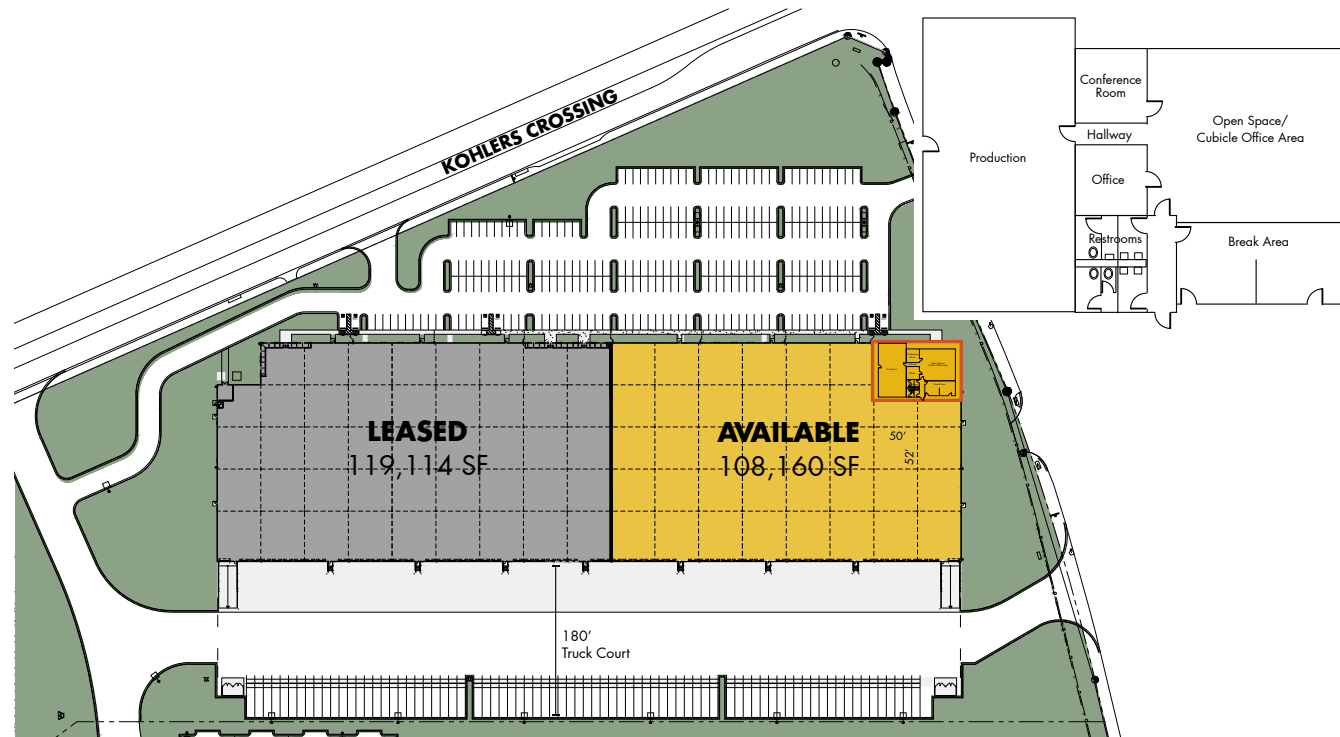
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BUILDING 1 SPECS

Total Size	227,273 SF
Available Space	108,160 SF
Spec Office/ Restrooms	4,874 SF
Warehouse Lighting	LED with sensors
Loading	Rear Loading
Column Spacing	50' x 52' Typical Bay 60' x 52' Speed Bay
Clear Height	32'
Ramps	1 grade-level ramp
Dock High Doors	27 dock-high doors
Building Depth	260'
Truck Court Depth	180'
Parking	199 spaces
Trailer Parking	36 spaces
Triple Freeport Tax Exempt	Yes
Sprinklers	ESFR
Power	600 Amps* 3-Phase 480V

*Expandable to 1400 Amps



SITE AERIAL KYLE CROSSING BUSINESS PARK

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KOHLERS CROSSING

BUILDING 1

LEASED

AVAILABLE
108,160 SF

KYLE CROSSING

LEASED

BUILDING 2

IH-35 FRONTAGE ROAD
(DIRECT ACCESS)

35

NEARBY AMENITIES & EMPLOYERS

KYLE CROSSING BUSINESS PARK

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Future Plum Creek Residential Development



Meadows of Kyle Neighborhood



KYLE TOWN CENTER
(FUTURE RETAIL/MULTI-FAMILY DEVELOPMENT)

KOHLERS CROSSING



Amberwood Neighborhood

KYLE CROSSING



1626

KYLE CROSSING

KYLE CROSSING SHOPPING CENTER

EAT

- Applebee's
- Arby's
- Casa Garcia's
- Chicken Express
- Chick-Fil-A
- Cici's Pizza
- Dunkin' Donuts
- Firehouse Subs
- H-E-B Plus
- IHOP
- Jack in the Box
- KFC
- Mama Fu's
- Mambo Freeze
- McDonald's
- Panda Express
- Pho Thaison

- Smoothie King
- Starbucks
- Subway
- Taco Bell
- Taco Cabana
- Wendy's
- Whataburger

SHOP

- AT&T Store
- Discount Tire
- Great Clips
- Goodwill
- H-E-B Plus
- H-E-B Fuel
- Kohl's
- Lowe's
- Sport Clips

- Supercuts
- Target
- The UPS Store
- Twin Liquors
- Walgreens
- Walmart Supercenter
- Wells Fargo

MEDICAL

- Ascension Seton Hays
- FastMed Urgent Care
- Kyle ER 24/7
- Seton Heart Institute

STAY

- Comfort Suites Kyle
- Hampton Inn Kyle

PROXIMITY TO KYLE CROSSING BUSINESS PARK

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Destination	Distance	Drive Time
Downtown Austin	15 mi.	20 min.
ABIA Airport	20 mi.	20 min.
Tesla Gigafactory	26 mi.	25 min.
Applied Materials	30 mi.	35 min.
Samsung	32 mi.	35 min.
San Antonio	45 mi.	45 min.
Houston	175 mi.	2 hours
Dallas/Ft. Worth	220 mi.	3.5 hours





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.

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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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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Designated Broker of Firm License No. Email Phone

Licensed Supervisor of Sales Agent/ Associate License No. Email Phone

Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____