

# KYLE CROSSING BUSINESS PARK

A 40 acre multi-tenant  
Business Park  
Kyle, TX

A Development By:



MAJESTIC REALTY CO.



**NOW LEASING  
FOR Q4 DELIVERY**

# KYLE CROSSING BUSINESS PARK

**NOW LEASING**

KOHLERS CROSSING

BUILDING 1

BUILDING 2

KYLE CROSSING

## Building 1

**227,273 SF**  
**Divisible to 20,000**  
**Rear Loading**  
**32' Clear Height**

## Building 2

**307,840 SF**  
**Divisible to 50,000**  
**Cross Dock Loading**  
**36' Clear Height**

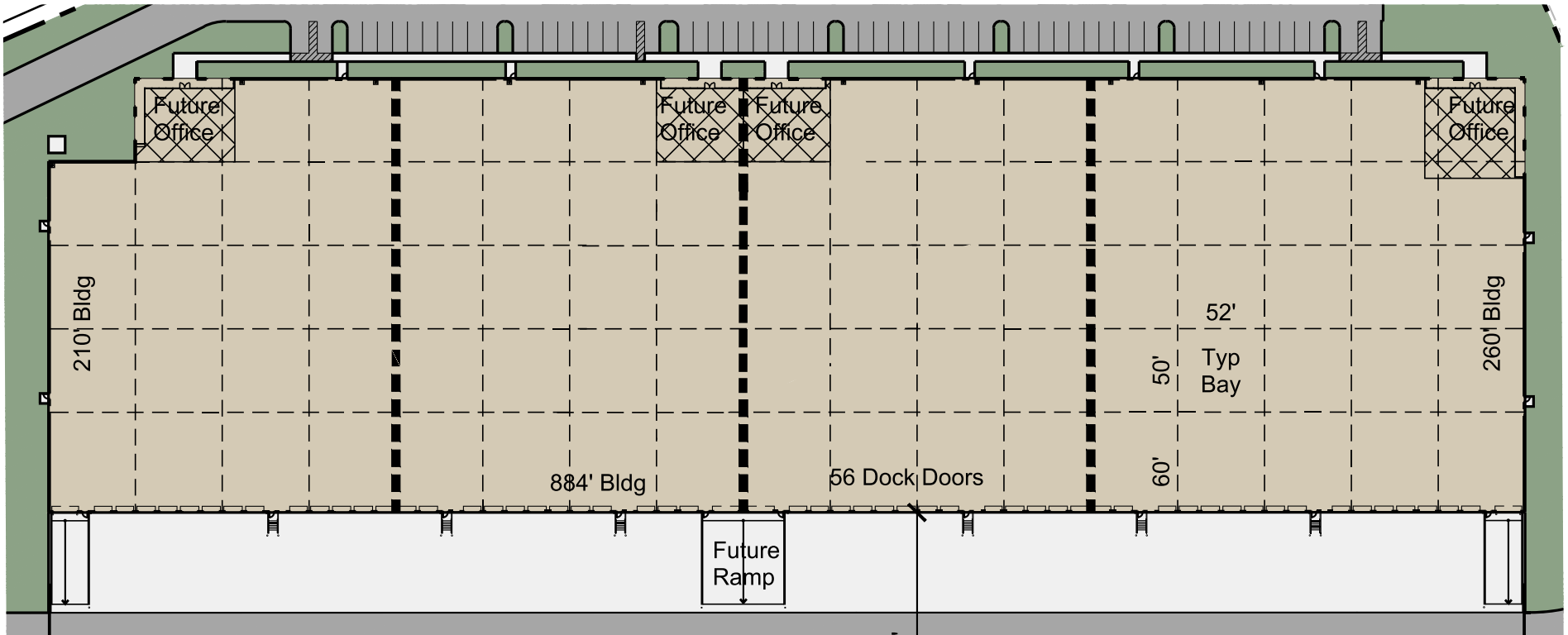
# BUILDING 1 : 227,273 SF

1980 KOHLERS CROSSING - NOW LEASING

## SPECS:

LOADING: .....REAR LOADING  
DIVISIBLE: .....20,000 SF  
OFFICE: .....TO SUIT  
CLEAR HEIGHT: .....32'  
ESFR FIRE PROTECTION SYSTEM

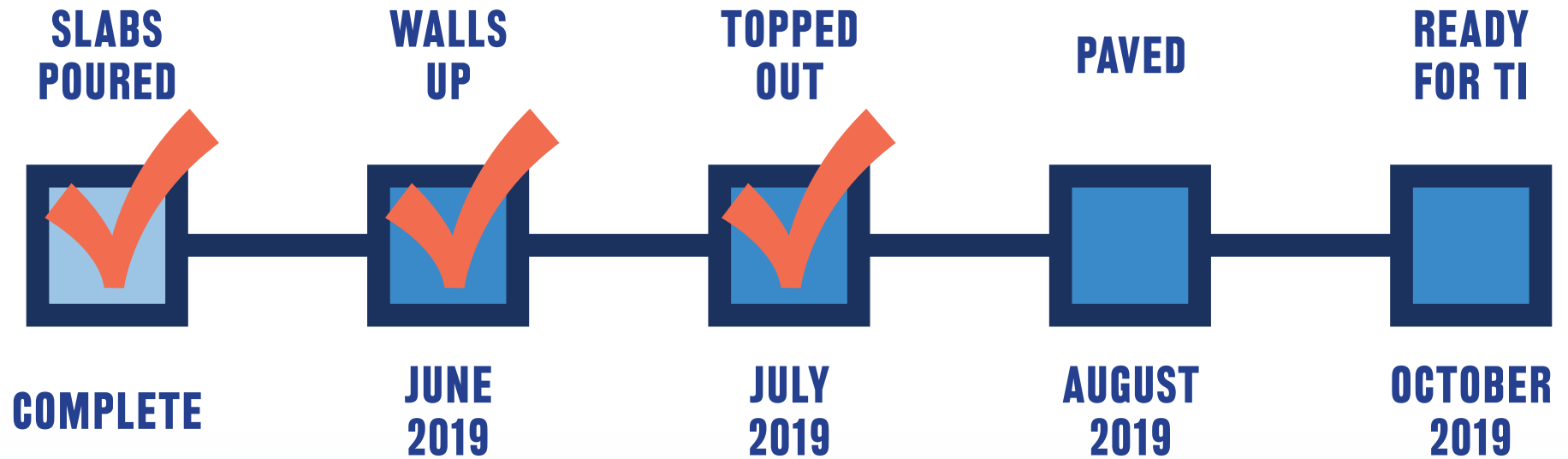
COLUMN SPACING:.....50' X 52'  
DOCK DOORS:.....54 DOCK HIGH, 2 GRADE LEVEL RAMPS  
AUTO PARKING:.....269 SPACES  
TRAILER PARKING:.....79 SPACES  
BUILDING DEPTH: .....260'  
TRIPLE FREEPORT TAX EXEMPTION ZONE





# BUILDING 1 : TIMELINE

1980 KOHLERS CROSSING – NOW LEASING



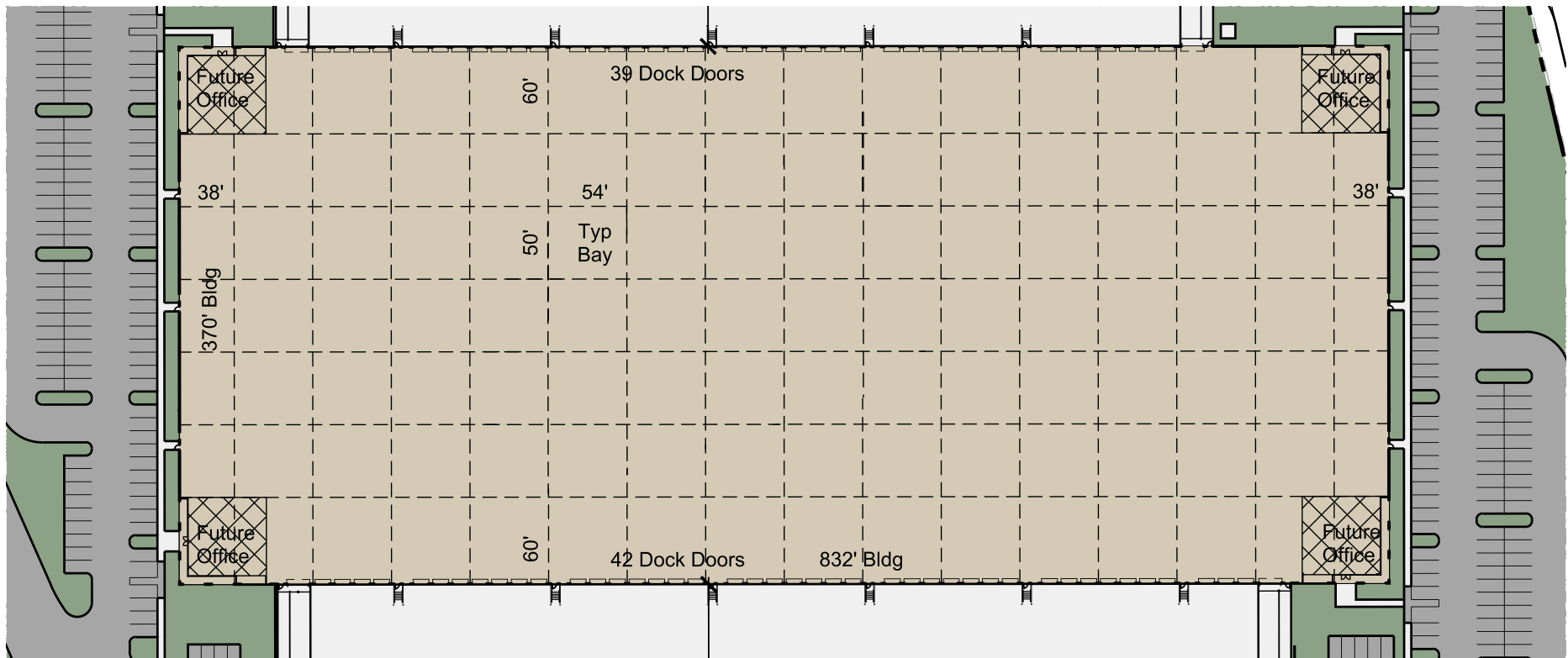
# BUILDING 2 : 307,840 SF

## 2575 KYLE CROSSING – NOW LEASING

### SPECS:

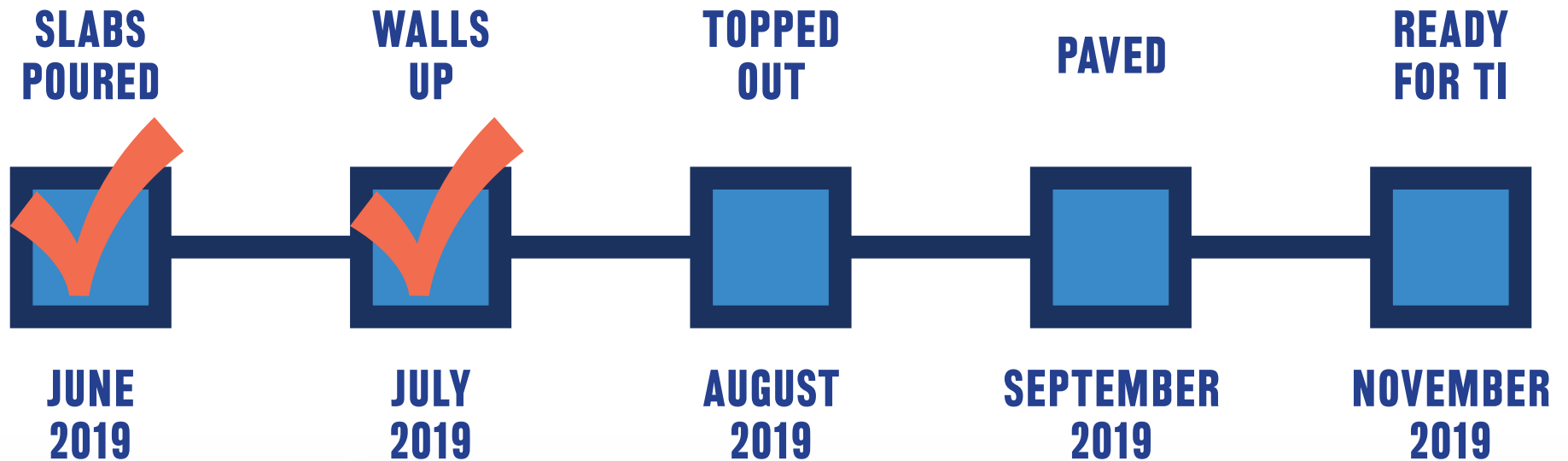
LOADING:.....CROSS DOCK  
DIVISIBLE: .....50,000 SF  
OFFICE: .....TO SUIT  
CLEAR HEIGHT:.....36'  
ESFR FIRE PROTECTION SYSTEM

COLUMN SPACING: .....50' X 54'  
DOCK DOORS: .....89 DOCK HIGH, 4 GRADE LEVEL RAMPS  
AUTO PARKING: .....359 SPACES  
TRAILER PARKING: .....114 SPACES  
BUILDING DEPTH: .....370'  
TRIPLE FREEPORT TAX EXEMPTION ZONE



# BUILDING 2 : TIMELINE

2575 KYLE CROSSING – NOW LEASING





# KYLE CROSSING BUSINESS PARK

## LOCAL MAP



# KYLE CROSSING BUSINESS PARK

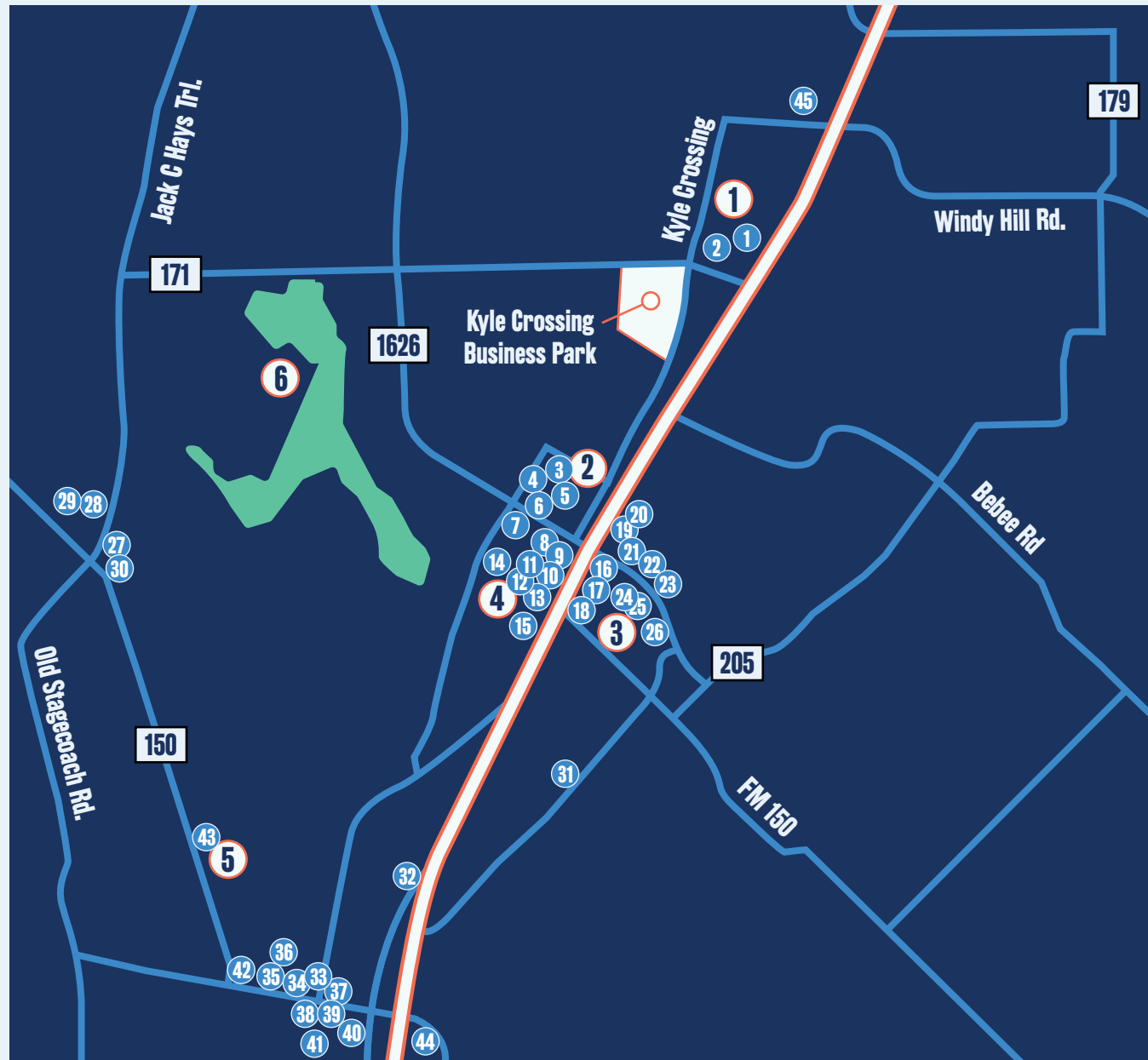
## AMENITIES

### FOOD & DRINK

1. Schlotzky's
2. Cinnabon
3. Casa Garcia's
4. Pho Thaison
5. Ilario's Italian Cuisine
6. Whataburger
7. Jack in the Box
8. Five Guys
9. MOD Pizza
10. Panda Express
11. Chick-fil-A
12. Applebee's Bar & Grill
13. IHOP
14. Starbucks
15. Chicken Express
16. Wendy's
17. Popeye's
18. KFC
19. Arby's
20. Taco Bell
21. Firehouse Subs
22. Koy Chinese & Sushi
23. Cici's Pizza
24. Pho 99
25. Smoothie King
26. Marco's Pizza
27. Big Rob's Burgers
28. Domino's
29. Spicy Bite
30. Sonic Drive-in
31. Fox's Pizza Den
32. El Roble
33. East Buffet
34. Papa Jack's
35. Texas Pie Co.
36. Hays City Donuts
37. Milt's Pit BBQ
38. Marty's Shaved Ice
39. Pizza Classics
40. Casa Maria's
41. THE RAILHOUSE
42. Los Vaqueros Cafe & Grill
43. Burger King
44. Dairy Queen
45. Burger King

### SHOPPING & ENTERTAINMENT

1. EVO Entertainment
2. HEB Plus
3. Walmart
4. Target
5. Dollar General
6. Plum Creek Golf Course





# KYLE CROSSING BUSINESS PARK

## STATE AND REGIONAL MAP



### SAN ANTONIO

40 MILES - 42 MINUTES

### DALLAS

213 MILES - 3 HOUR DRIVE

### AUSTIN

6 MILES - 10 MINUTES

### HOUSTON

176 MILES - 2.5 HOURS



# KYLE CROSSING BUSINESS PARK

## LEASING INFORMATION



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