

KOHLERS CROSSING

4211 BENNER ROAD, KYLE, TX 78640
MEDICAL/RETAIL/OFFICE | LEASE



LEASING INFORMATION

TAYLOR LANGFORD

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PROPERTY INFORMATION

FEATURES

LOCATION

- 800 Apartments Built with 900-1000 planned
- 1650 existing homes; Lennar plans to build 1,400 more (350 to deliver in 2018)
- Hays County Performing Arts Center hosts 200+ events annually
- Austin Community College is above capacity with 2,400 students, currently expanding workforce training facilities.
- Jack C Hays High School has 2,400 students enrolled
- Adjacent to Plum Creek Golf Course- home course to TX State University and Hays HS

DEMOGRAPHICS

(5-MILE, 2017 Est.)

- Population- 75,567
- Estimated Households- 23,974
- Avg. Household Income- \$85,699
- Traffic Count
FM 1626- 13,000 VPD
Kohler's Crossing- 5,000 VPD
- Kohlers Crossing is the major east/west thoroughfare in Kyle.

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The information contained in this offering material ("Summary") is confidential, furnished solely for the purpose of the review by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without the express written consent of KPG Commercial, Broker. The material is based in part upon information supplied by the owner of the Property ("Owner") and in part upon information obtained by KPG Commercial, Broker from sources it deems reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only outlines of some of the provisions contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located on site.

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✓ AVAILABILITY

PHASE I- BUILDING 2

SQ. FOOTAGE- UP TO 6,811 SF

RATE- STARTING AT \$22/FT + NNN

NNN- \$7/FT

TI ALLOWANCE- \$40/FT

PHASE II- BUILDING 4

SQ. FOOTAGE- UP TO 1,440 SF

RATE- STARTING AT \$24/FT + NNN

NNN- \$9/FT

TI ALLOWANCE- \$35/FT

SITE PLAN



BAY DEPTH- 60 FT | PARKING RATIO- 1:250



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AREA MAP



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PROPERTY PHOTOS



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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.

11-2-2015



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.

Kemp Management Inc. / KPG Commercial

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kennon C. Beasley 	337538	casey@kpgcommercial.com	512 441 1062
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
H. Taylor Langford III	626467	taylor@kpgcommercial.com	512 441 1062
Sales Agent/Associate's Name	License No.	Email	Phone

 _____ Date _____

Buyer/Tenant/Seller/Landlord Initials