

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

KOHLER'S 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

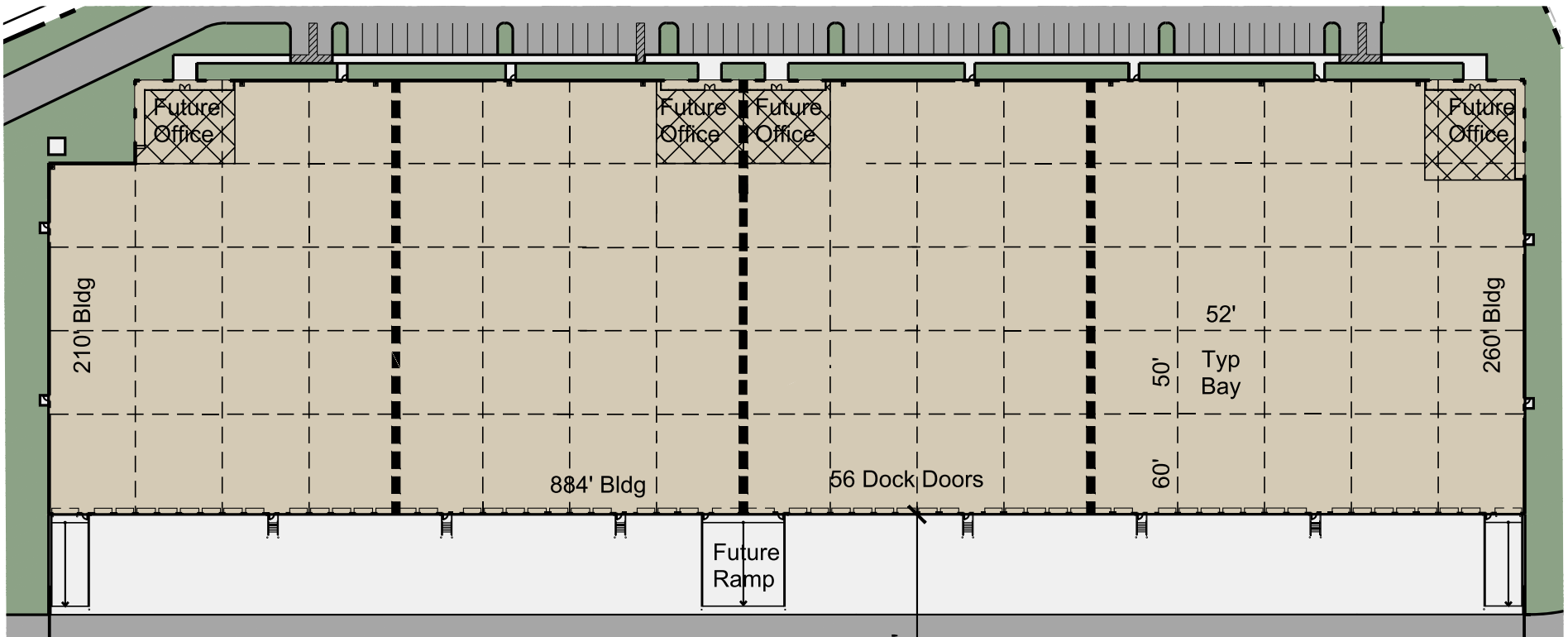
BUILDING 1 : 227,273 SF

1980 KOHLER'S CROSSING - NOW LEASING

SPECS:

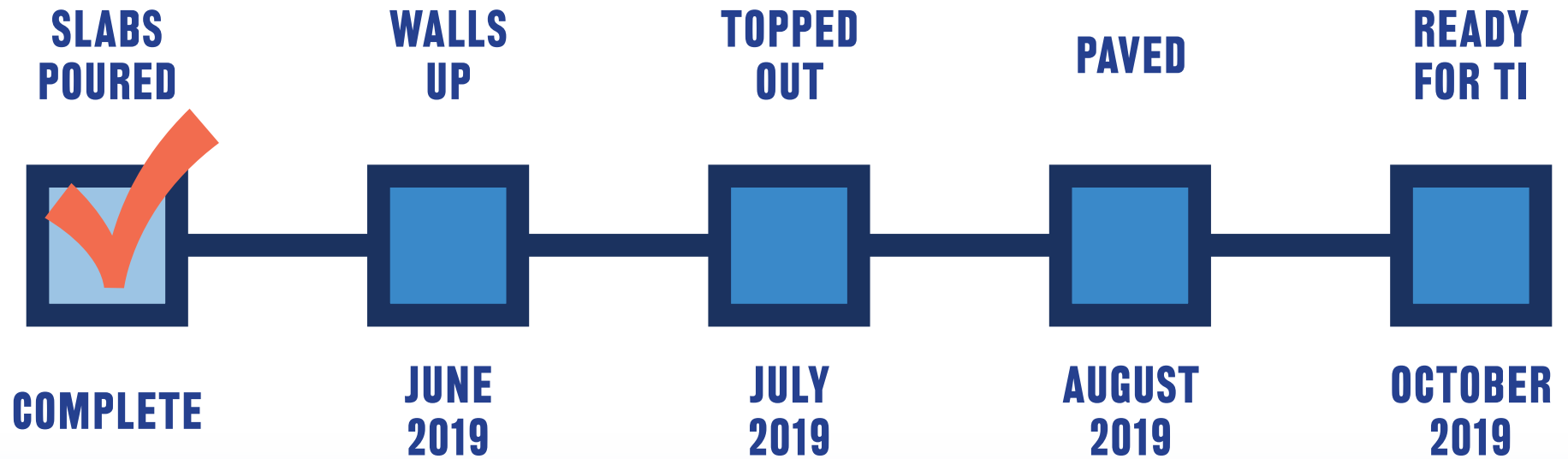
LOADING:REAR LOADING
DIVISIBLE:20,000 SF
OFFICE:TO SUIT
CLEAR HEIGHT:32'
ESFR FIRE PROTECTION SYSTEM

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 KOHLER'S CROSSING – NOW LEASING



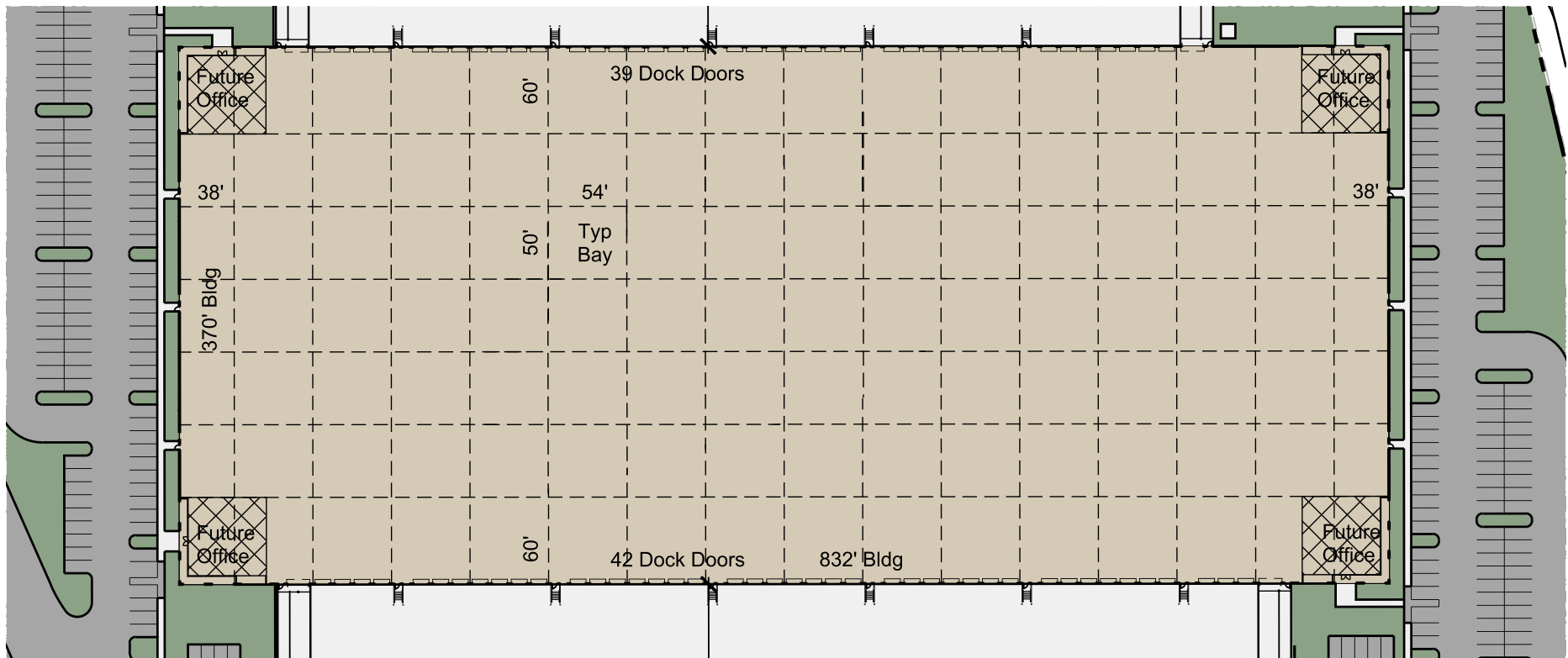
BUILDING 2 : 307,840 SF

2575 KYLE CROSSING – NOW LEASING

SPECS:

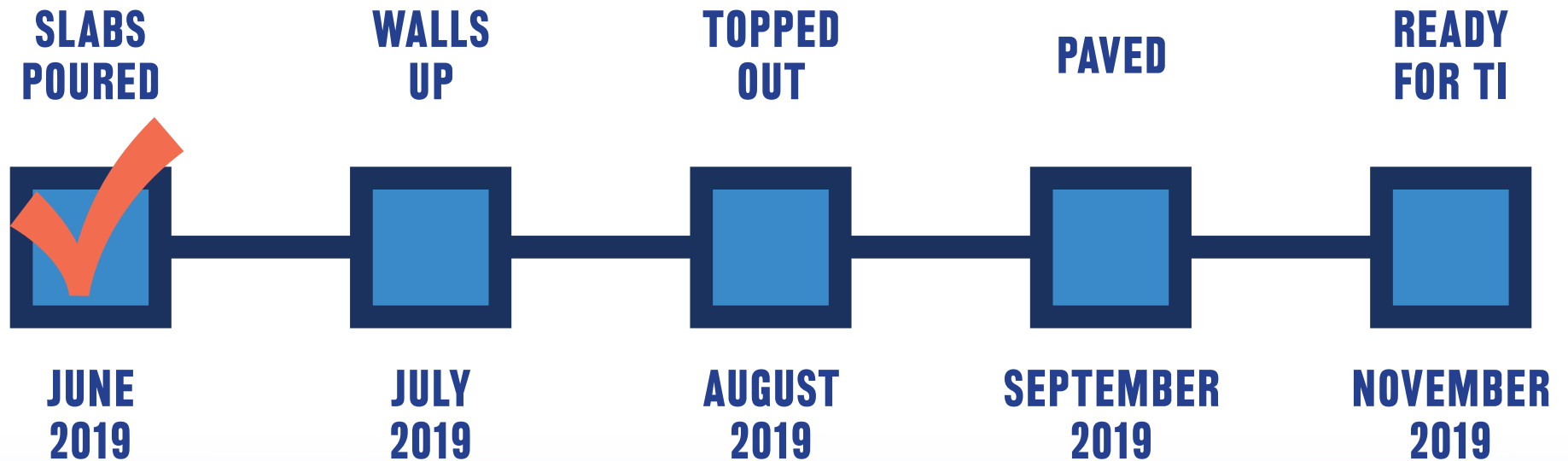
LOADING:.....CROSS DOCK
DIVISIBLE:50,000 SF
OFFICE:TO SUIT
CLEAR HEIGHT:.....36'
ESFR FIRE PROTECTION SYSTEM

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

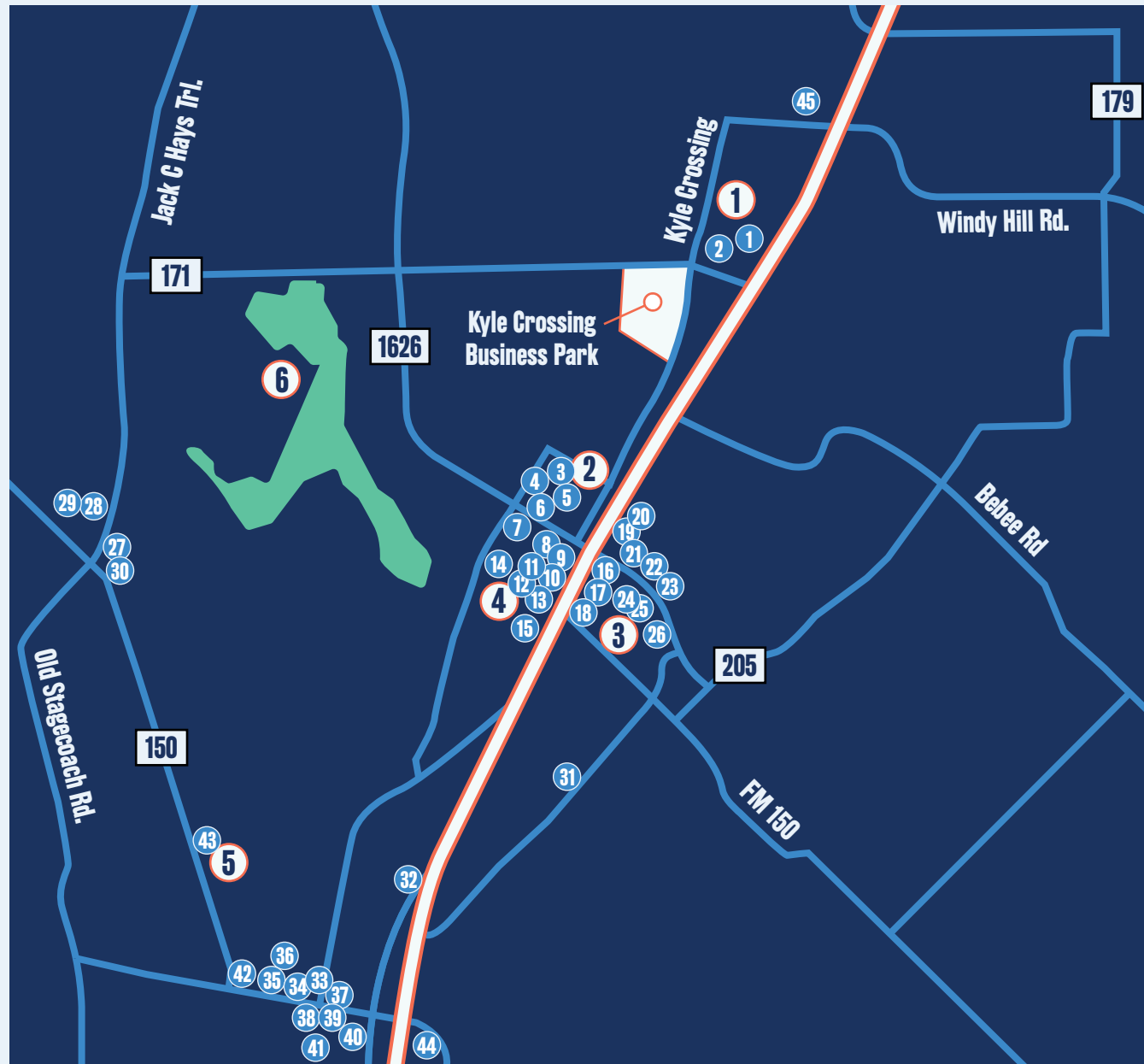
AMENITIES

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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