

KYLE COMMERCE CENTER

278 REPUBLIC DRIVE, KYLE, TX 78640



BREAKING GROUND JUNE 2026
DELIVERY JULY 2027

DAX BENKENDORFER | dax@balconesre.com | 512.848.2581



KYLE COMMERCE CENTER

278 REPUBLIC DRIVE. KYLE, TX 78640

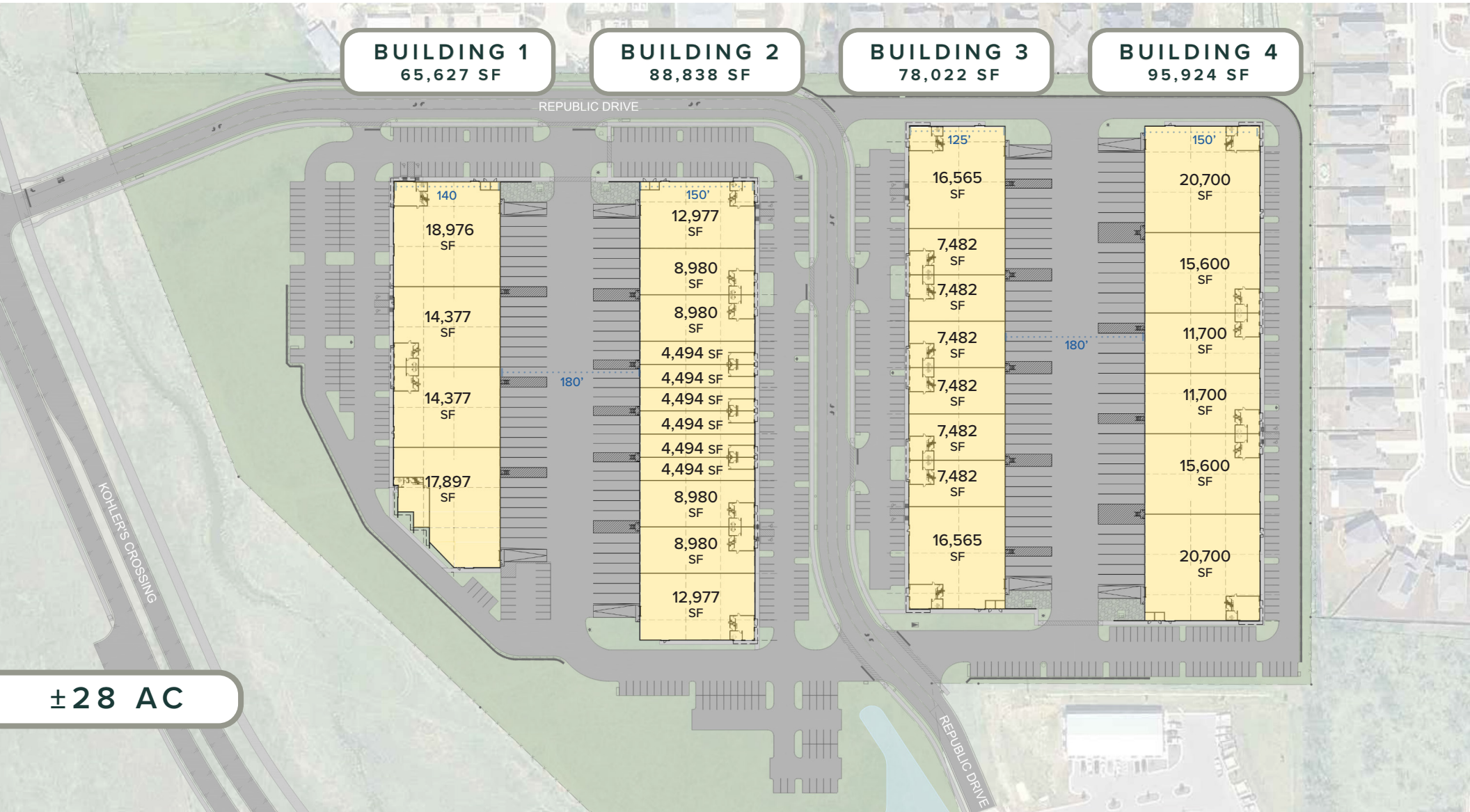


DAX BENKENDORFER
dax@balconesre.com
512.848.2581

KYLE COMMERCE CENTER

SITE PLAN

278 REPUBLIC DRIVE. KYLE, TX 78640



±28 AC

KYLE COMMERCE CENTER

278 REPUBLIC DRIVE. KYLE, TX 78640



DAX BENKENDORFER
dax@balconesre.com
512.848.2581

KYLE COMMERCE CENTER

278 REPUBLIC DRIVE, KYLE, TX 78640



PROPERTY DETAILS



TILT WALL CONSTRUCTION



326,369 SF ACROSS 4 BUILDINGS
30 MOVE-IN READY SPEC SUITES



180' TRUCK COURT



28' CLEAR HEIGHT



114 DOCK-HIGH DOORS
1 DOCK PER 3,000 SF



1.84 PER 1000 SF



WAREHOUSE
ZONING



ESFR SPRINKLERS



34 DRIVE IN DOORS



HEAVY POWER



R25 INSULATION



HVAC OFFICE/WAREHOUSE



Balcones
REAL ESTATE GROUP

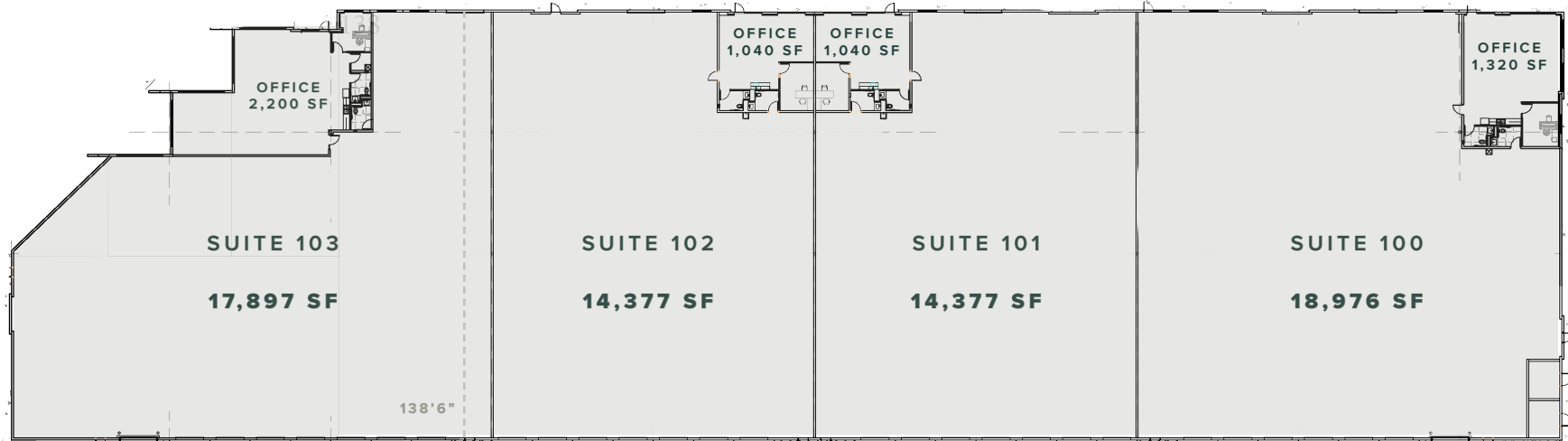
DAX BENKENDORFER
dax@balconesre.com
512.848.2581

KYLE COMMERCE CENTER

278 REPUBLIC DRIVE. KYLE, TX 78640

FOR LEASE

BUILDING 1



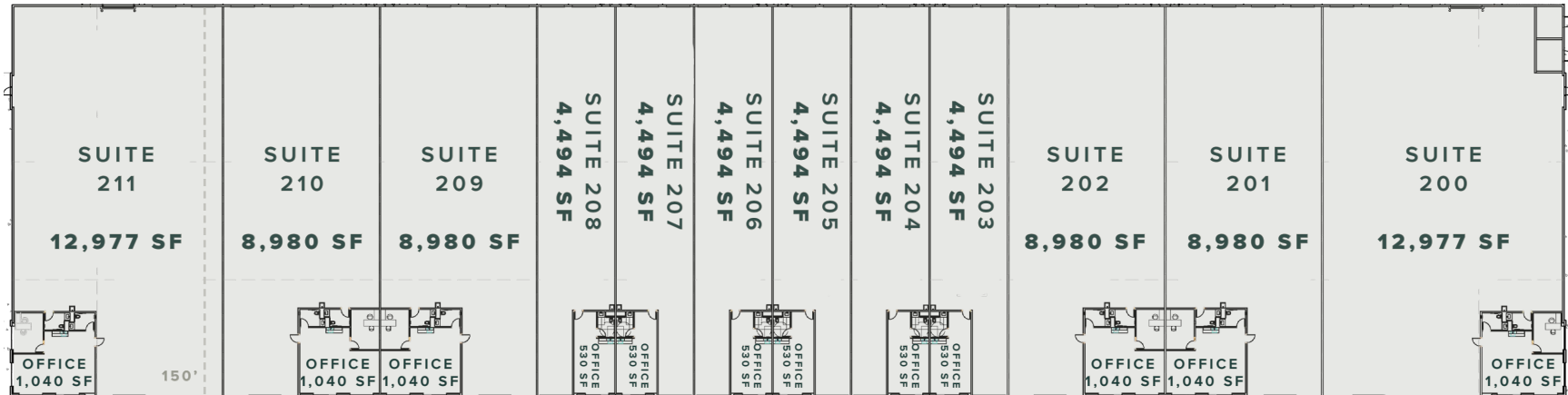
| SUITE | WAREHOUSE SF | OFFICE SF | AMPS/ SUITE |
|-------|--------------|-----------|-------------|
| 100 | 18,976 SF | 1,320 SF | 400 |
| 101 | 14,377 SF | 1,040 SF | 400 |
| 102 | 14,377 SF | 1,040 SF | 400 |
| 103 | 17,897 SF | 2,200 SF | 400 |

KYLE COMMERCE CENTER

278 REPUBLIC DRIVE. KYLE, TX 78640

FOR LEASE

BUILDING 2



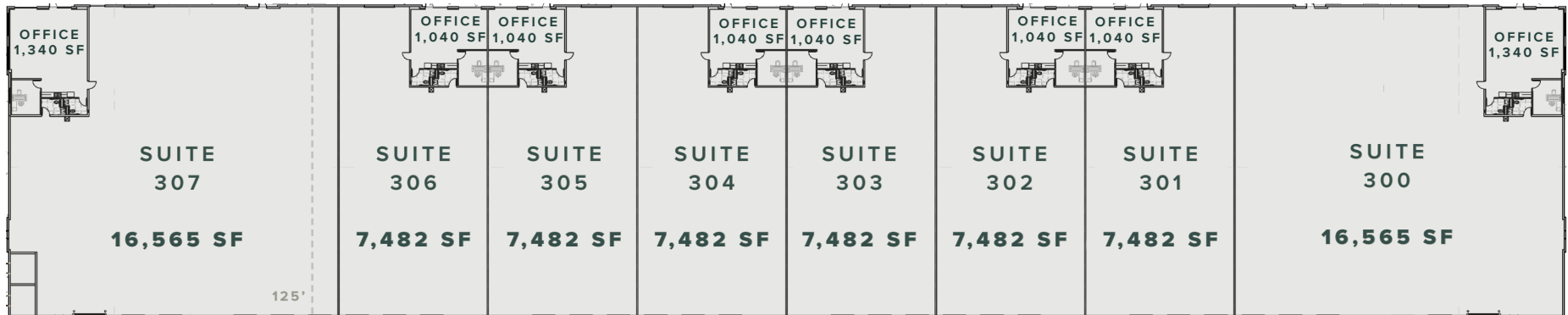
| SUITE | WAREHOUSE SF | OFFICE SF | AMPS/ SUITE |
|-------|--------------|-----------|-------------|
| 200 | 12,977 SF | 1,040 SF | 400 |
| 201 | 8,980 SF | 1,040 SF | 200 |
| 202 | 8,980 SF | 1,040 SF | 200 |
| 203 | 4,494 SF | 530 SF | 200 |
| 204 | 4,494 SF | 530 SF | 200 |
| 205 | 4,494 SF | 530 SF | 200 |
| 206 | 4,494 SF | 530 SF | 200 |
| 207 | 4,494 SF | 530 SF | 200 |
| 208 | 4,494 SF | 530 SF | 200 |
| 209 | 8,980 SF | 1,040 SF | 200 |
| 210 | 8,980 SF | 1,040 SF | 200 |
| 211 | 12,977 SF | 1,040 SF | 400 |

KYLE COMMERCE CENTER

278 REPUBLIC DRIVE. KYLE, TX 78640

FOR LEASE

BUILDING 3



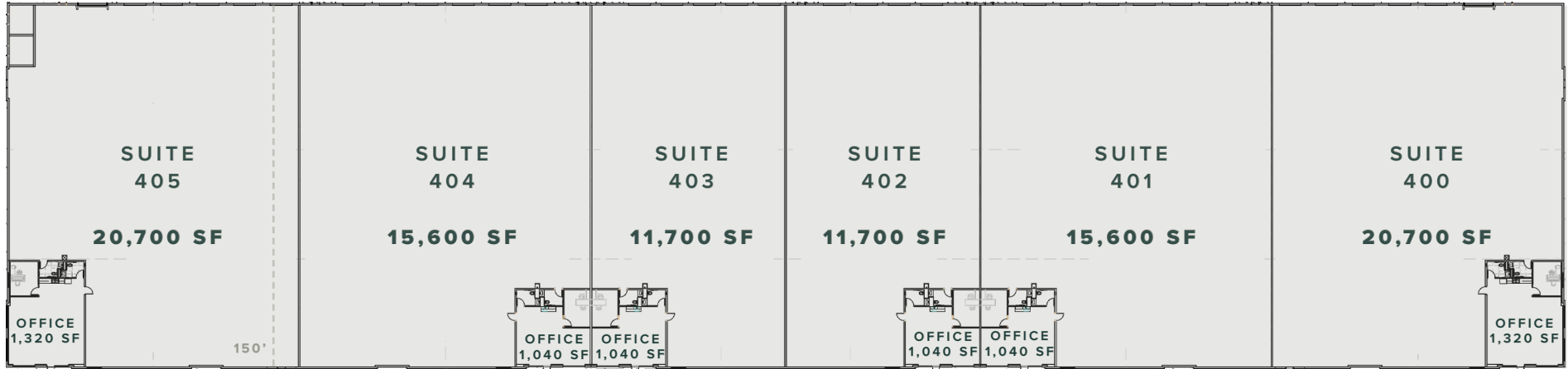
| SUITE | WAREHOUSE SF | OFFICE SF | AMPS/ SUITE |
|-------|--------------|-----------|-------------|
| 300 | 16,565 SF | 1,340 SF | 400 |
| 301 | 7,482 SF | 1,040 SF | 200 |
| 302 | 7,482 SF | 1,040 SF | 200 |
| 303 | 7,482 SF | 1,040 SF | 200 |
| 304 | 7,482 SF | 1,040 SF | 200 |
| 305 | 7,482 SF | 1,040 SF | 200 |
| 306 | 7,482 SF | 1,040 SF | 200 |
| 307 | 16,565 SF | 1,340 SF | 200 |

KYLE COMMERCE CENTER

278 REPUBLIC DRIVE. KYLE, TX 78640

FOR LEASE

BUILDING 4



| SUITE | WAREHOUSE SF | OFFICE SF | AMPS/ SUITE |
|-------|--------------|-----------|-------------|
| 400 | 20,700 SF | 1,320 SF | 400 |
| 401 | 15,600 SF | 1,040 SF | 400 |
| 402 | 11,700 SF | 1,040 SF | 400 |
| 403 | 11,700 SF | 1,040 SF | 400 |
| 404 | 15,600 SF | 1,040 SF | 400 |
| 405 | 20,700 SF | 1,320 SF | 400 |

KYLE COMMERCE CENTER

278 REPUBLIC DRIVE. KYLE, TX 78640

PROPERTY
EXTERIOR IMAGES



KYLE COMMERCE CENTER

278 REPUBLIC DRIVE. KYLE, TX 78640

KYLE PARK

LOCATED WITHIN WALKING DISTANCE TO
MIXED-USE DEVELOPMENT

TO BE COMPLETED IN 2027

INCLUDED RETAILERS:

America's Best
Austea
Barnes & Nobles
BJ's Brewhouse
Bliss Nails
Boot Barn
Burlington
Chili's
Dave's Hot Chicken
Dick's Sporting Goods
EoS Fitness

Gringo's
HomeGoods
Milano Nails
Miniso
Mister Car Wash
One Taco
Pacific Dental
Potbelly
Raising Cane's
Scooter's Coffee
TJ Maxx

NEARBY AMENITIES

WITHIN WALKING DISTANCE



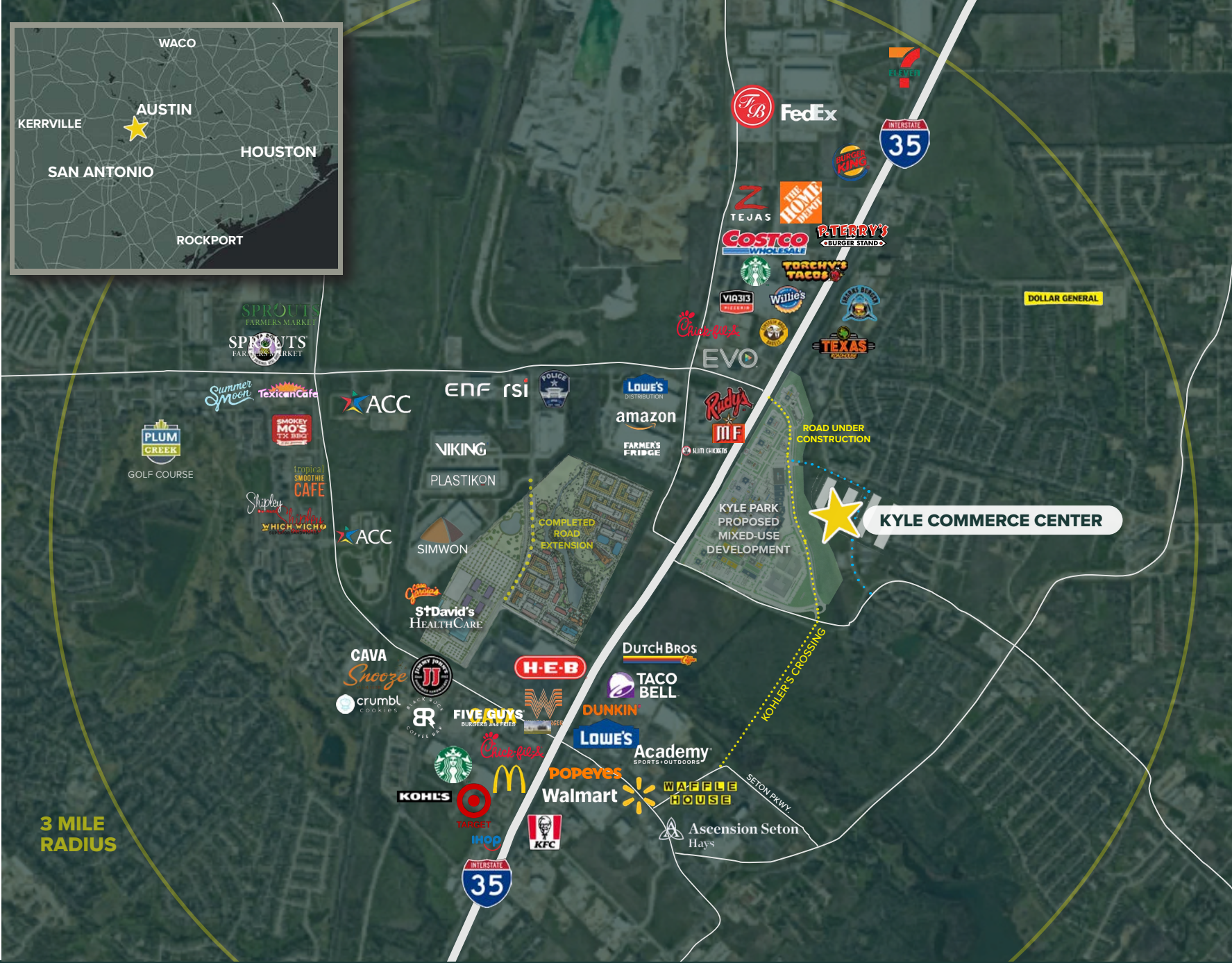
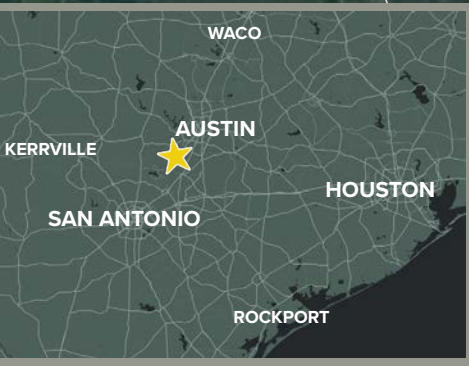
 EGRESS
 INGRESS

171
1626



DRIVE TIMES

| | |
|-------------|----------|
| AUSTIN | 29 mins. |
| SAN MARCOS | 23 mins. |
| SAN ANTONIO | 70 mins. |
| ABIA | 30 mins. |
| TESLA | 23 mins. |
| LOCKHART | 32 mins. |



NEARBY AMENITIES
WITHIN 3 MILES

60+
NEARBY RESTAURANTS

20+
NEARBY RETAIL & ANCHOR TENANTS

10+
NEARBY FITNESS/ LIFESTYLE GYMS

30+
NEARBY MEDICAL & OTHER SERVICES



FOR MORE
INFORMATION:

DAX BENKENDORFER
dax@balconesre.com
512.848.2581

TREC Information on Broker Services

The information contained herein has been obtained from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof. All information is subject to change, errors, omissions, and withdrawal without notice. Prospective tenants should conduct their own independent verification of all information contained herein.

© 2026 Balcones Real Estate Group, LLC. All rights reserved.





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 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:
 - 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.

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.

| | | | |
|--|---------------|-------------------------------|---------------------|
| SDREC 2018, LLC | 2562 | otto@balconesre.com | 512-636-2857 |
| Name of Sponsoring Broker (Licensed Individual or Business Entity) | License No. | Email | Phone |
| Otto Swingler | 602213 | otto@balconesre.com | 512-636-2857 |
| Name of Designated Broker of Licensed Business Entity, if applicable | License No. | Email | Phone |
| James Dax Benkendorfer | 643741 | dax@balconesre.com | 512-848-2581 |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable | License No. | Email | Phone |
| Charles Jefferson Hanna | 846933 | charlie@balconesre.com | 713-449-0571 |
| Name of Sales Agent/Associate | License No. | Email | Phone |