

# MEDICAL/OFFICE/RETAIL BUILD TO SUIT

# KYLE PROFESSIONAL BUSINESS CENTER

4210 BENNER RD, KYLE, TEXAS 78640

## LOCATION

SWC of Kohler's Crossing & Benner Rd in the Plum Creek Cromwell District in Kyle

## HIGHLIGHTS

- Building 1: ±8,000 SF (to be built)
- Building 3: ±6,215 SF (to be built)
- Prime location ±1 mile drive from I-35
- Excellent visibility with strong demographics in a growing area
- Build to suit, shell only - potential uses include medical or retail
- Contemporary design and structure
- Signage opportunities available
- Plenty of surface parking 1/2,000 SF
- Across from the Plum Creek Golf Course, Hays Performing Arts Center and Austin Regional Center and just east of the Austin Community College Hays Campus
- Call for pricing and information



POPULATION	1 mile	7,218	HOUSEHOLDS	1 mile	2,950	AVG HH INCOME	1 mile	\$121,519
	3 mile	41,155		3 mile	15,114		3 mile	\$118,093
	5 mile	97,371		5 mile	33,177		5 mile	\$120,607



### TRAFFIC COUNTS

FM-1626: 22,678 VPD | Kohlers Crossing: 11,131 VPD (TXDOT 2020)

**CONTACT INFORMATION:** PHONE: 512-750-5587 | EMAIL: [novyco@austin.rr.com](mailto:novyco@austin.rr.com) | ADDRESS: P.O. BOX 28054 AUSTIN, TX 78755

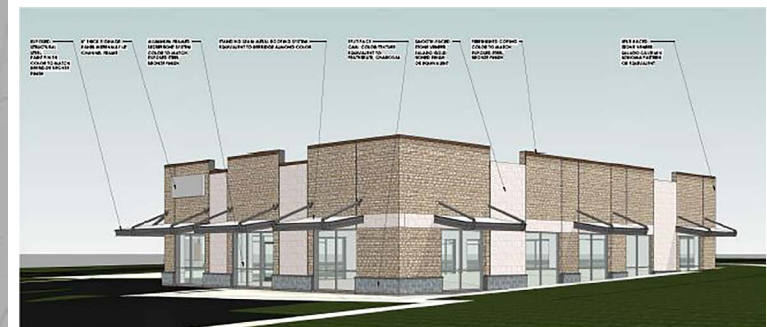
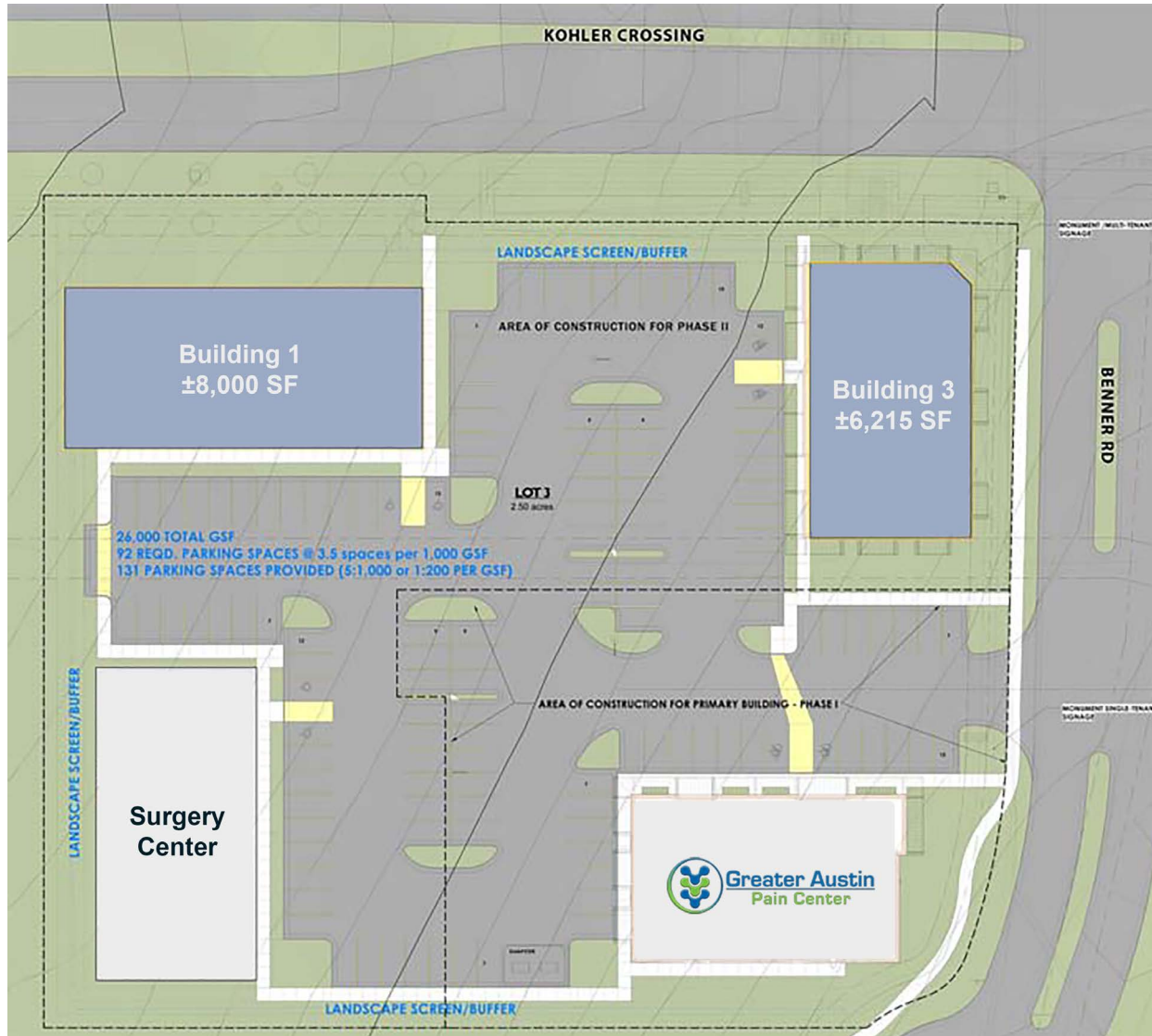


All information furnished regarding this property is from sources deemed reliable; however The Novy Company nor its affiliates has not made an independent investigation of these sources and no warranty or representation has been made to the accuracy; therefore this property marketing package is submitted subject to errors, omissions, change of price, rental, sale, lease, withdrawal from market, or other conditions without notice. The Novy Company nor its affiliates have made, and shall not make any warranty or representations as to the condition of the real estate property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the real estate property. All other marks displayed on this document are the property of their respective owners. The Novy Company, All rights reserved <https://thenovycompany.com>.

# SITE PLAN

# KYLE PROFESSIONAL BUSINESS CENTER

4210 BENNER RD, KYLE, TEXAS 78640



CONTACT INFORMATION: PHONE: 512-750-5587 | EMAIL: [novyco@austin.rr.com](mailto:novyco@austin.rr.com) | ADDRESS: P.O. BOX 28054 AUSTIN, TX 78755

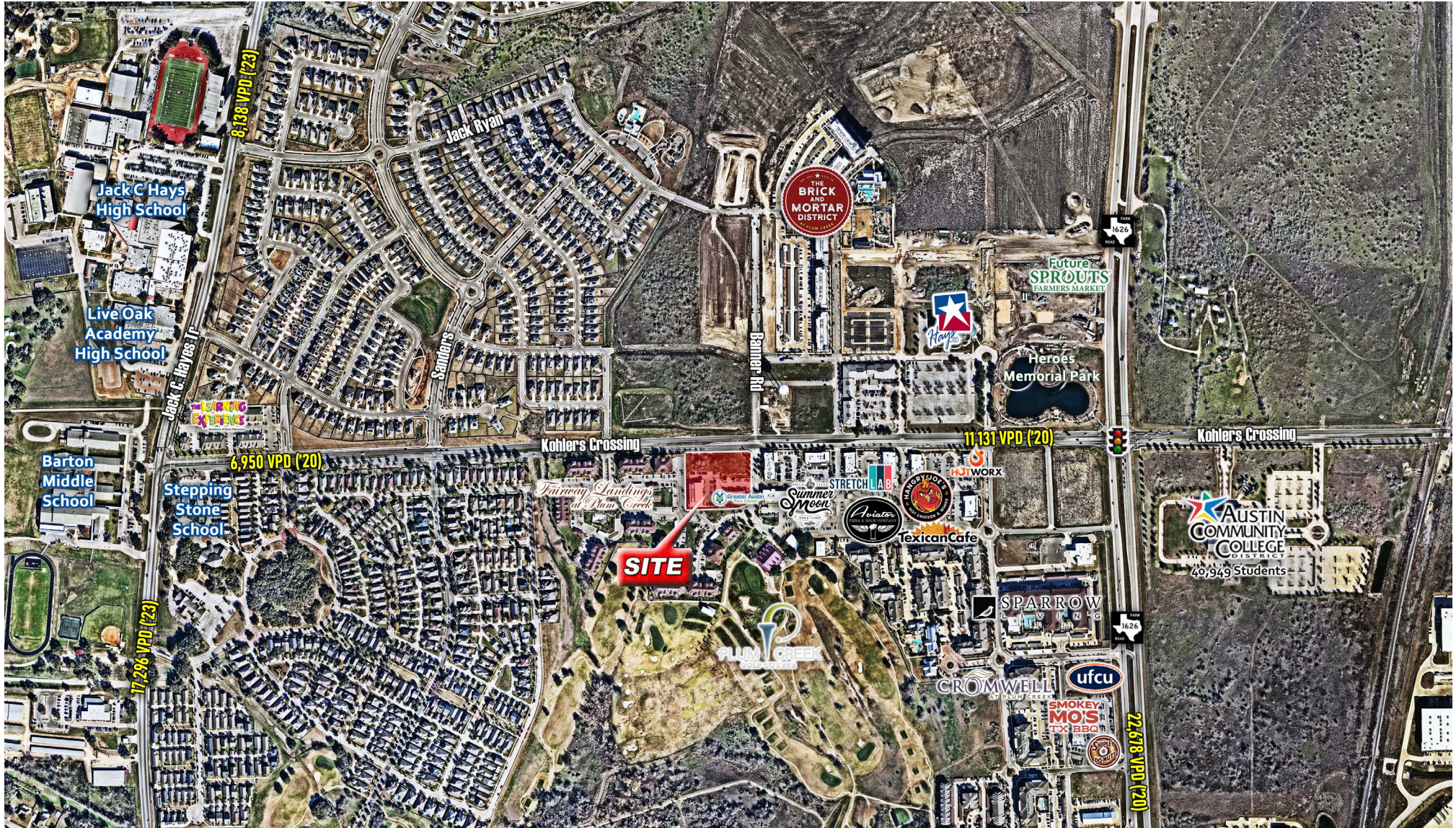


All information furnished regarding this property is from sources deemed reliable; however The Novy Company nor its affiliates has not made an independent investigation of these sources and no warranty or representation has been made to the accuracy; therefore this property marketing package is submitted subject to errors, omissions, change of price, rental, sale, lease, withdrawal from market, or other conditions without notice. The Novy Company nor its affiliates have made, and shall not make any warranty or representations as to the condition of the real estate property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the real estate property. All other marks displayed on this document are the property of their respective owners. The Novy Company, All rights reserved <https://thenovycompany.com>.

# SITE AERIAL

# KYLE PROFESSIONAL BUSINESS CENTER

4210 BENNER RD, KYLE, TEXAS 78640



CONTACT INFORMATION: PHONE: 512-750-5587 | EMAIL: [novyco@austin.rr.com](mailto:novyco@austin.rr.com) | ADDRESS: P.O. BOX 28054 AUSTIN, TX 78755

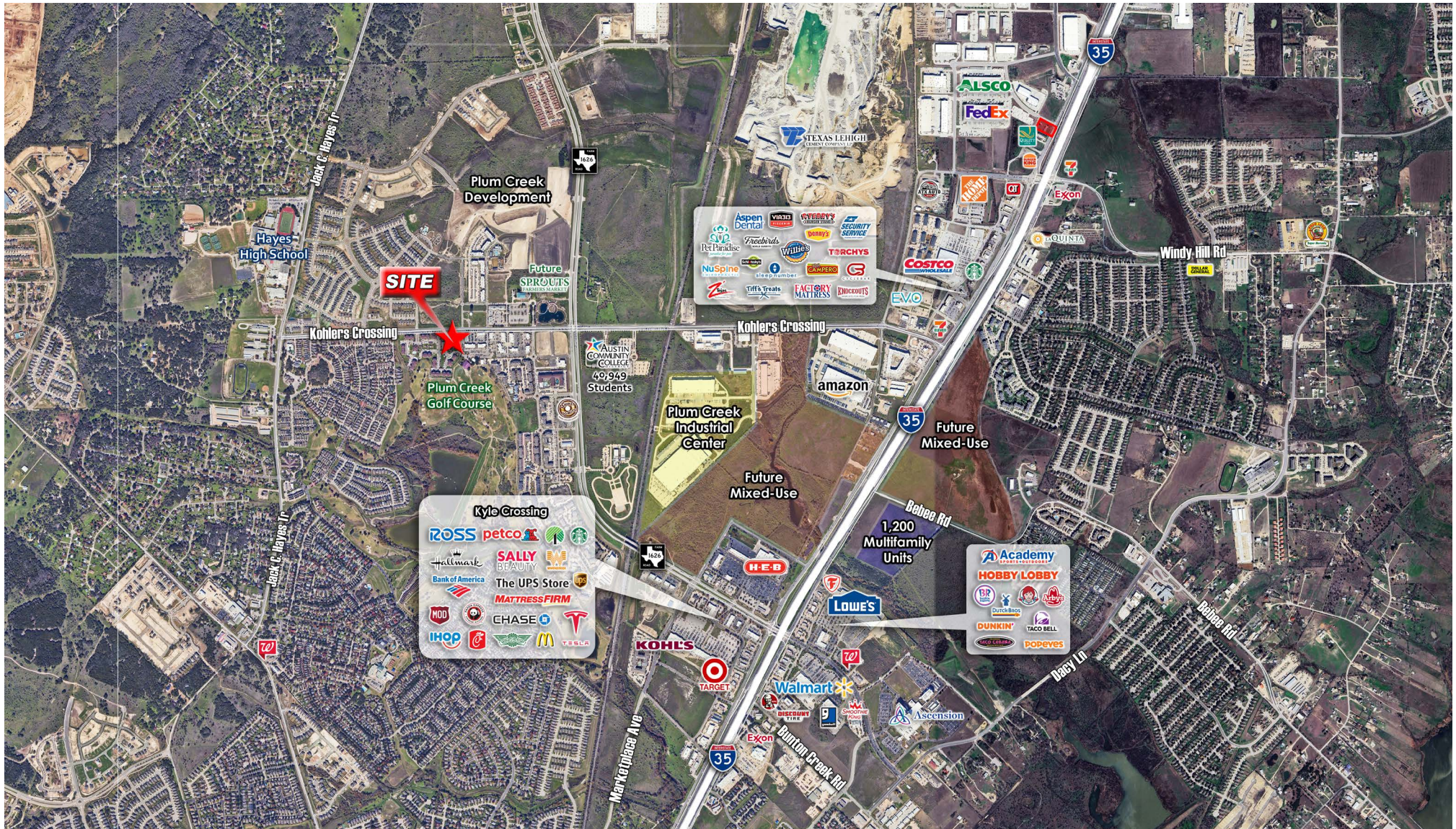


All information furnished regarding this property is from sources deemed reliable; however The Novy Company nor its affiliates has not made an independent investigation of these sources and no warranty or representation has been made to the accuracy; therefore this property marketing package is submitted subject to errors, omissions, change of price, rental, sale, lease, withdrawal from market, or other conditions without notice. The Novy Company nor its affiliates have made, and shall not make any warranty or representations as to the condition of the real estate property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the real estate property. All other marks displayed on this document are the property of their respective owners. The Novy Company, All rights reserved <https://thenovycompany.com>.

# WIDE AERIAL

# KYLE PROFESSIONAL BUSINESS CENTER

4210 BENNER RD, KYLE, TEXAS 78640



CONTACT INFORMATION: PHONE: 512-750-5587 | EMAIL: [novyco@austin.rr.com](mailto:novyco@austin.rr.com) | ADDRESS: P.O. BOX 28054 AUSTIN, TX 78755



All information furnished regarding this property is from sources deemed reliable; however The Novy Company nor its affiliates has not made an independent investigation of these sources and no warranty or representation has been made to the accuracy; therefore this property marketing package is submitted subject to errors, omissions, change of price, rental, sale, lease, withdrawal from market, or other conditions without notice. The Novy Company nor its affiliates have made, and shall not make any warranty or representations as to the condition of the real estate property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the real estate property. All other marks displayed on this document are the property of their respective owners. The Novy Company, All rights reserved <https://thenovycompany.com>.



# Information About Brokerage Services

2-10-2025



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. **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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

#### Brian Novy Company

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

**255097**

License No.

**novyco@austin.rr.com**

Email

**512.327.7613**

Phone

#### Brian Novy

Designated Broker of Firm

**255097**

License No.

**novyco@austin.rr.com**

Email

**512.750.5587**

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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)