



Offering Memorandum



Windmill Center

21511 INTERSTATE 35, KYLE, TX 78640

PRESENTED BY:

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PROPERTY SUMMARY

WINDMILL CENTER

21511 INTERSTATE 35, SUITE 100
KYLE, TX 78640

OFFERING SUMMARY

LEASE RATE:	\$32 SF/yr (NNN)
BUILDING SIZE:	9,000 SF
AVAILABLE SF:	1,444 SF
LOT SIZE:	1.25 Acres
YEAR BUILT:	2017
APN:	144078

PROPERTY SUMMARY

Introducing 1,444 SF of prime commercial space for lease at 21511 Interstate 35, Kyle, TX, 78640. This modern property offers a spacious open floor plan, ideal for retail or office use. With ample parking and easy access from Interstate 35, it provides convenience for both customers and employees. The property is well-maintained and features large windows that fill the space with natural light, creating an inviting atmosphere. Its location offers high visibility and easy commuting for tenants and clients. Don't miss out on this opportunity to lease a standout property in a bustling area.

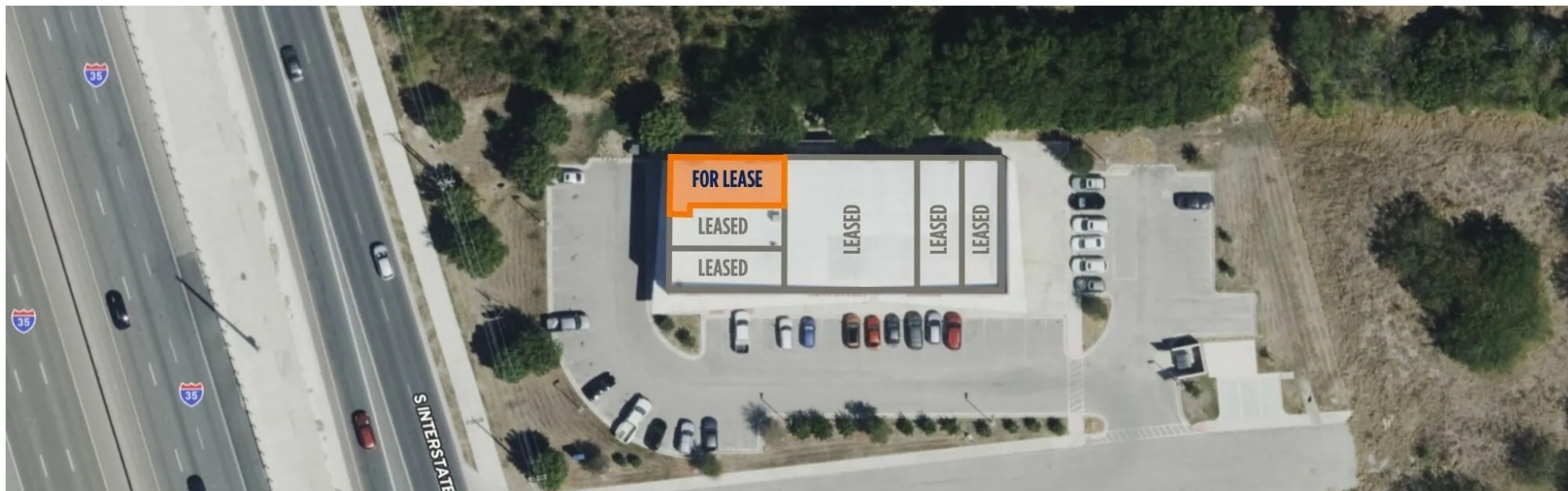


PROPERTY HIGHLIGHTS

- 1,444 SF inline retail space available.
- Excellent visibility with frontage along IH-35.
- Located in an established neighborhood shopping center in the heart of Kyle.
- Convenient access from IH-35 and Kyle Parkway with ample parking.
- Surrounded by rapid residential and commercial growth in one of the fastest-growing communities in Central Texas.
- Currently occupied by a uniform retailer, the space offers a functional layout that can be customized to accommodate a variety of retail or service-oriented users.



LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,444 SF	LEASE RATE:	\$32 SF/yr

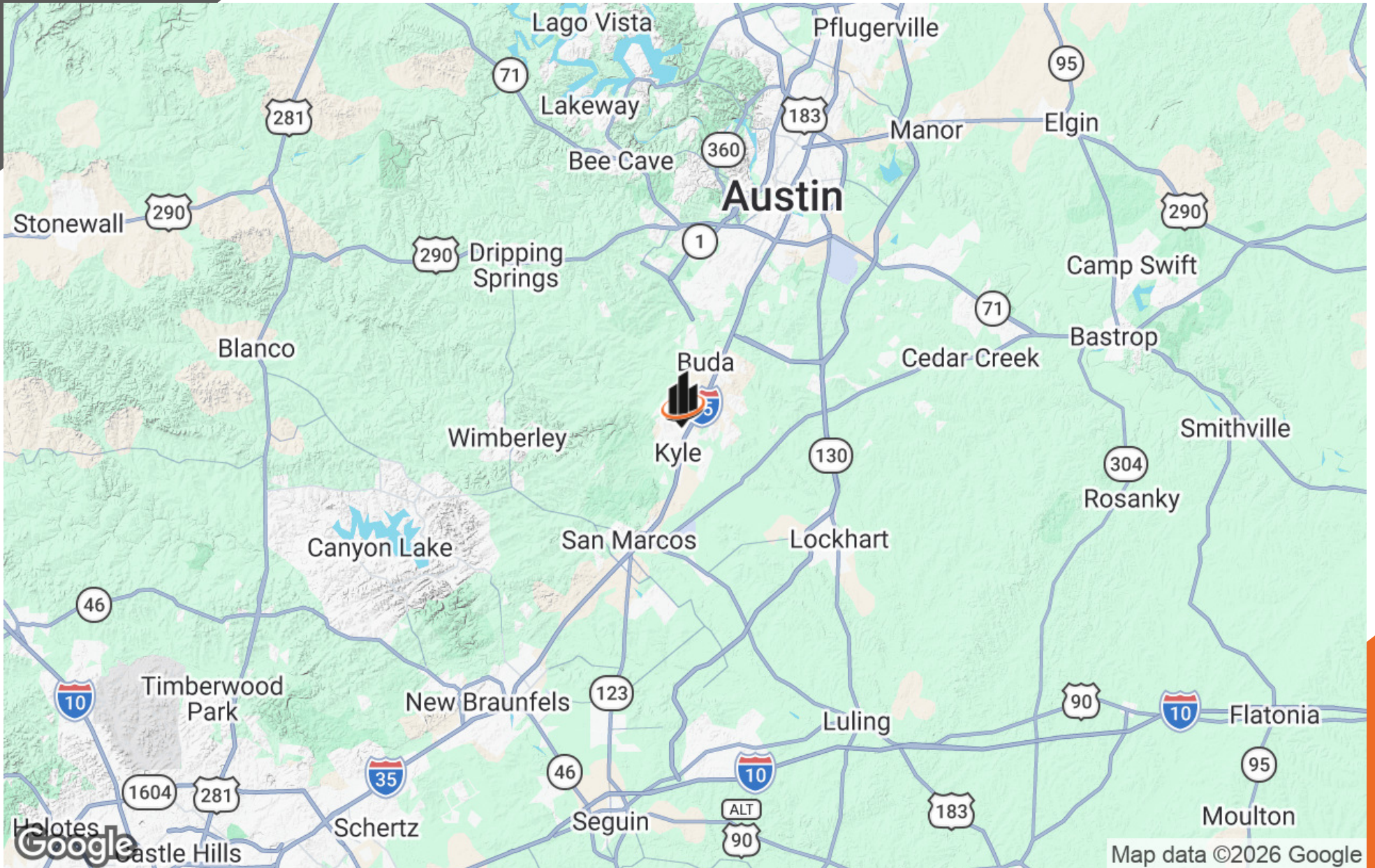
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Hays Uniforms	Available	1,444 SF	NNN	\$32.00 SF/yr	-

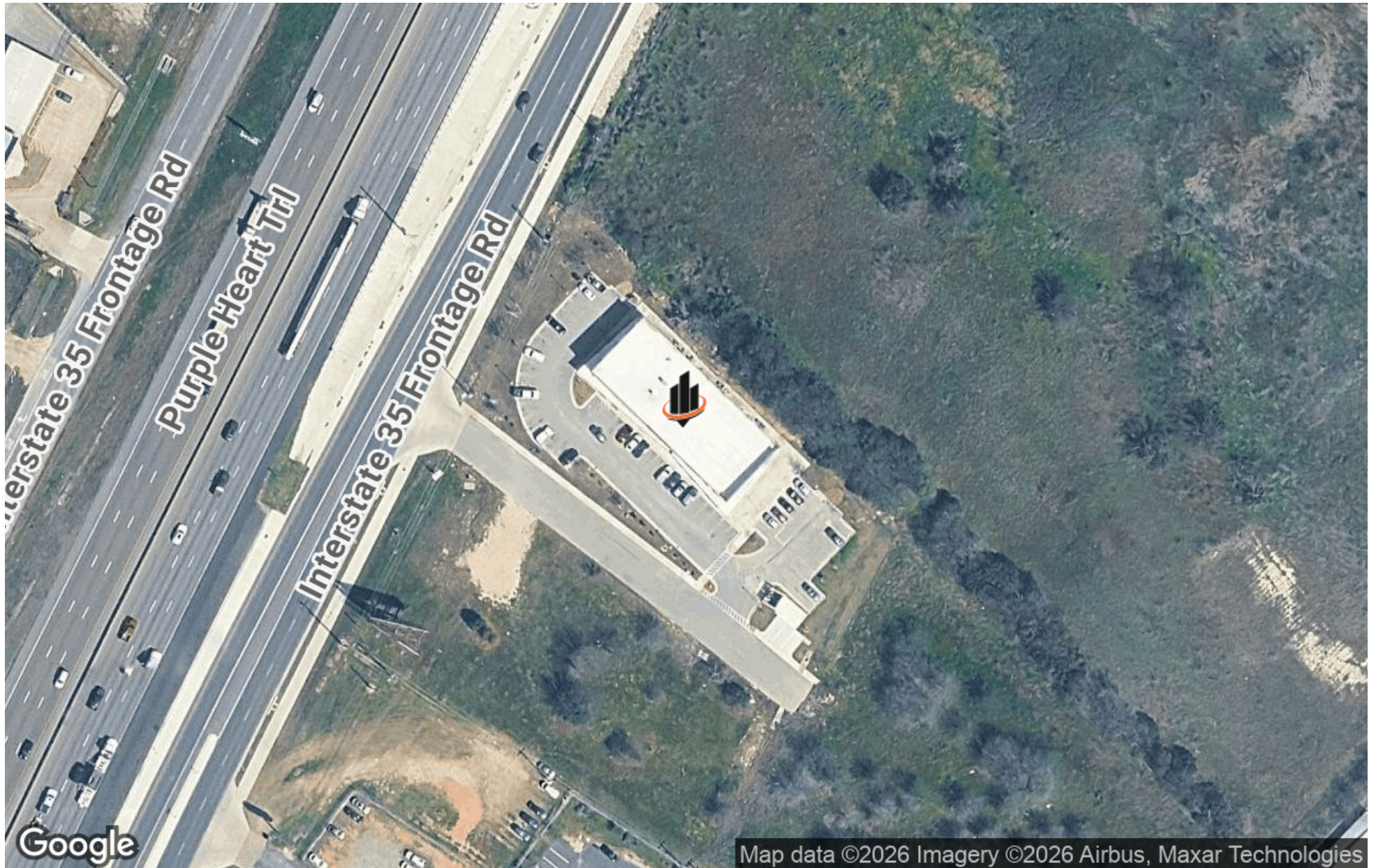
PHOTOS



REGIONAL MAP



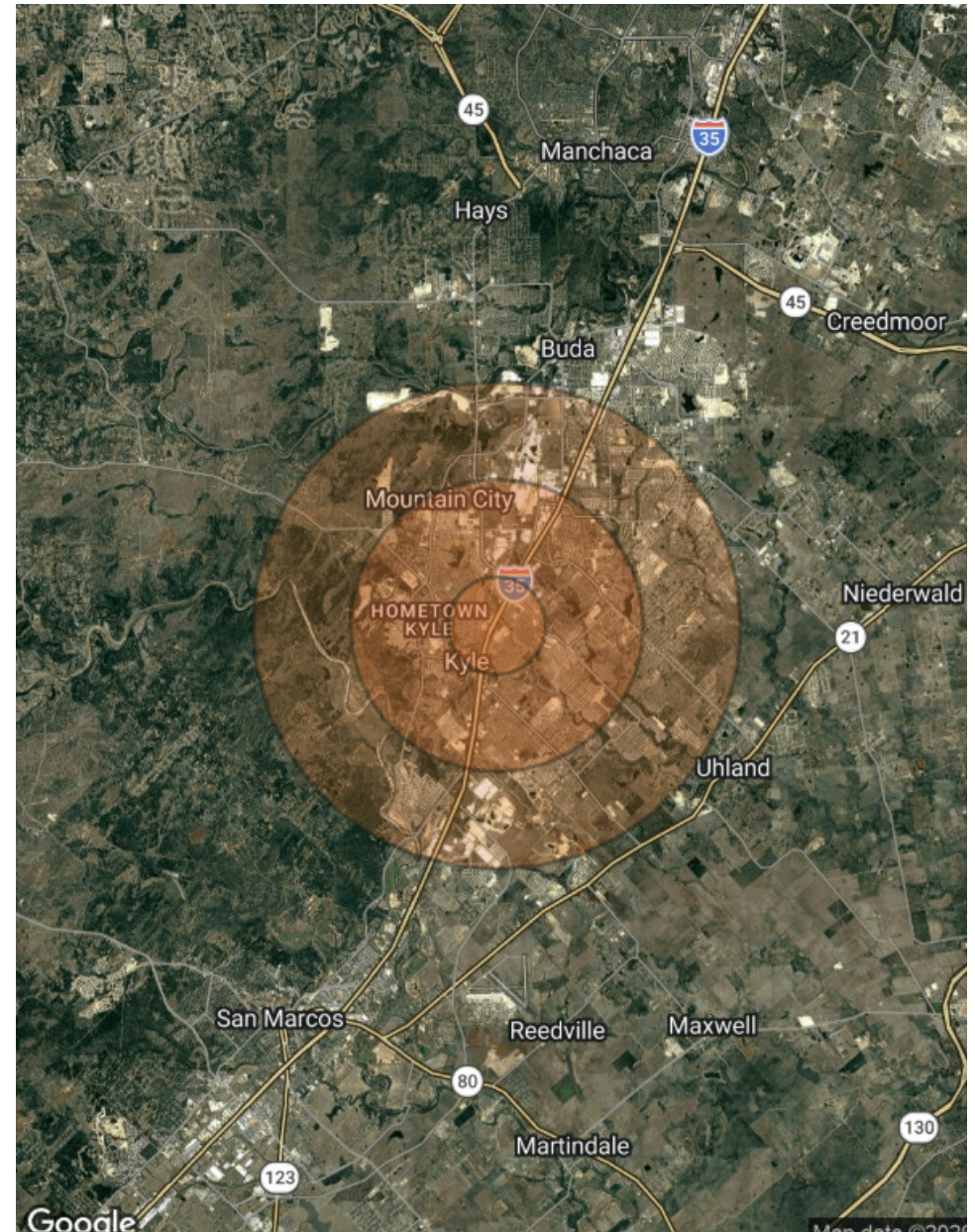
AERIAL MAP



DEMOGRAPHICS MAP & REPORT

Windmill Center | 21511 Interstate 35, Kyle, TX 78640

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	8,200	41,900	77,300
Average Age	33.0	33.8	34.5
Average Age (Male)	32.2	33.0	33.8
Average Age (Female)	33.8	34.6	35.2
HOUSEHOLDS & INCOME			
Total Households	2,900	14,900	27,900
# of Persons per HH	2.83	2.81	2.78
Average HH Income	\$99,500	\$97,800	\$95,100
Average House Value	\$365,000	\$360,000	\$352,000



PRESENTED BY



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SALES
LEASING
PROPERTY MANAGEMENT
TENANT REPRESENTATION
CORPORATE SERVICES
CAPITAL MARKETS
ACCELERATED SALES/AUCTIONS



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:
 - 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.

Traditions Commercial Real Estate, LLC	9011826	steve.rodgers@svn.com	830-500-3787
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Rodgers	0510821	steve.rodgers@svn.com	830-500-3787
Designated Broker of Firm	License No.	Email	Phone
Steve Rodgers	0510821	steve.rodgers@svn.com	830-500-3787
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Steve Rodgers	0510821	steve.rodgers@svn.com	830-500-3787
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

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.