

AUSTIN | KYLE/PLUM CREEK CROMWELL DISTRICT

TO BE BUILT 6,133 ± GSF BLDG 3 AND 8,010 ± GSF BLDG 4 PRO/MED OFFICE



KYLE PROFESSIONAL BUSINESS CENTER

4210 BENNER RD • KYLE, TX 78640 
SWC of Kohler's Crossing and Benner Rd

PROPERTY BUILDING HIGHLIGHTS

- Contemporary design and structure
- Will build-to-suit—shell only or shell and complete finish-out
- Great frontage visibility and accessibility
- Signage opportunities
- Plenty of surface parking 1 per 2,000 (1:2,000)
- Anchored by Greater Austin Pain Center

PROPERTY AREA HIGHLIGHTS

- Prime location and high medical development growth area of Kyle, Plum Creek Area Medical—Seton-Kyle, Austin Regional Clinic, Austin Radiological, Texas Orthopedics, Baylor Scott & White
- Heavy well-off residential surrounding demographics with steady growth solidity
- Convenient to restaurants / shopping and still close to Austin's activity

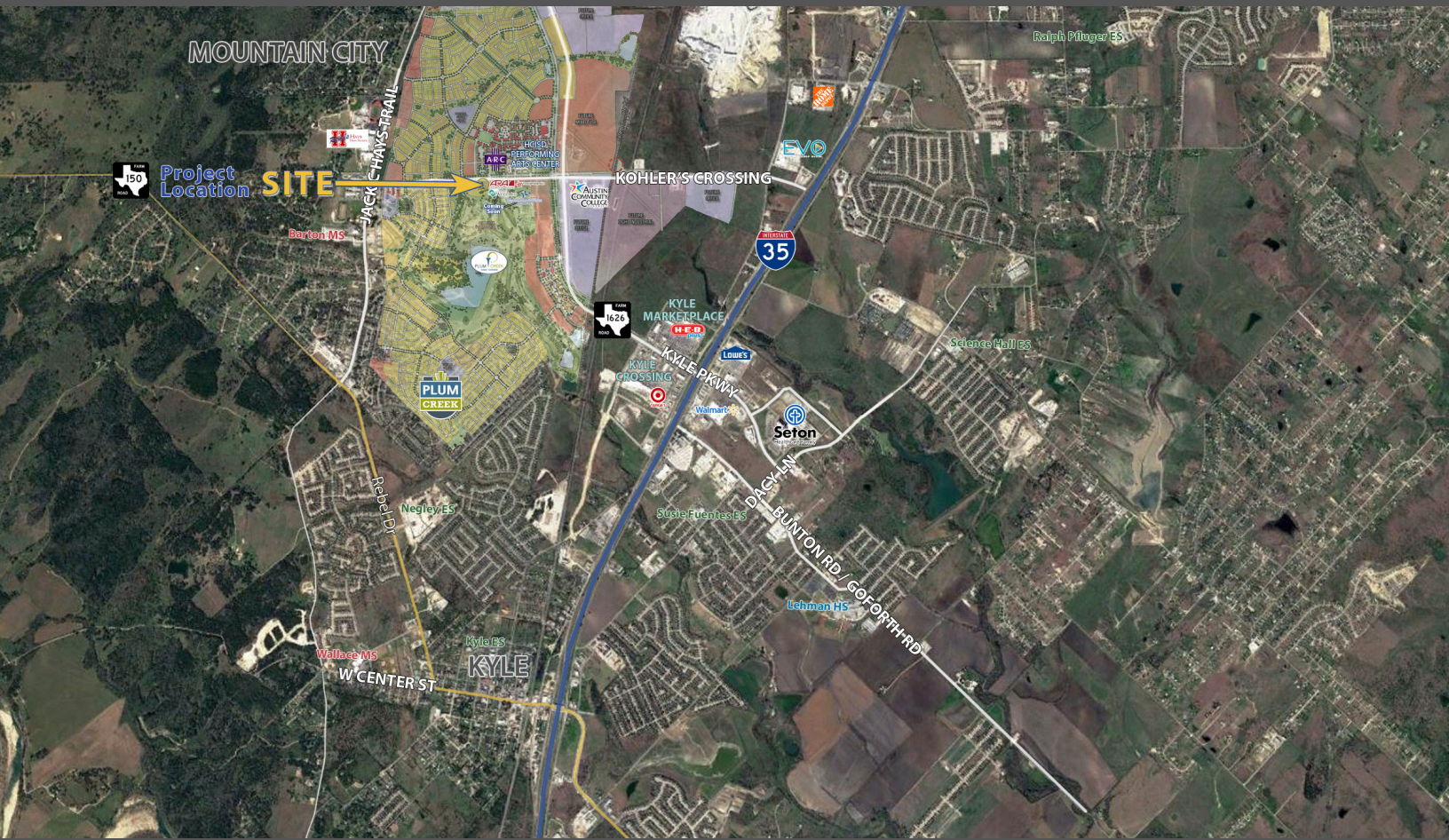
CONTACT
BRIAN NOVY

BRIANNOVY@THENOVYCOMPANY.COM | [512-750-5587](tel:512-750-5587) | PO BOX 28054 • AUSTIN, TX 78755 | THENOVYCOMPANY.COM

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LOCATION/PROPERTY DESCRIPTION

Just a 1 mile drive from IH 35 Kyle Professional Business Center is located at the southwest intersection of Kohler's Crossing and Benner Road in the Plum Creek Cromwell District—a 95 million square foot community of Kyle Texas and a great place to grow your professional / medial business—just 10 minutes north of San Marcos and 15 minutes south of downtown Austin. Anchored by Greater Austin Pain Center, this efficiently located 2.5 acre site, just two blocks west of S FM 1626, has great visibility and accessibility for the growing professional and Medical Business sector. The parking ratio is unbeatable for this area. The property has development capacity for three additional buildings for those who are looking to expand exponentially.

PROPERTY AREA DESCRIPTION

Across Benner Road is the entrance to the Plum Creek Golf Course—a Par 71, 18 Hole Championship Golf Course that is owned and managed by the world renowned Foresight Sports. You can also find Austin Radiological Association, Texas Orthopedics, Summer Moon, wood fired coffee coming soon and more to follow.

Across Kohler's Crossing are the predominant Hays Performing Arts Center and Austin Regional Clinic. The Austin Community College Hays Campus is just to the east on FM 1626 / Kyle Parkway with Phase II opening soon. Also find Baylor Scott & White Clinic. There are several new and upcoming multifamily developments to the south and west of project...and more to come.

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AERIAL KYLE, TEXAS
KYLE PROFESSIONAL BUSINESS CENTER
 SWC of Kohler's Crossing and Benner Rd 





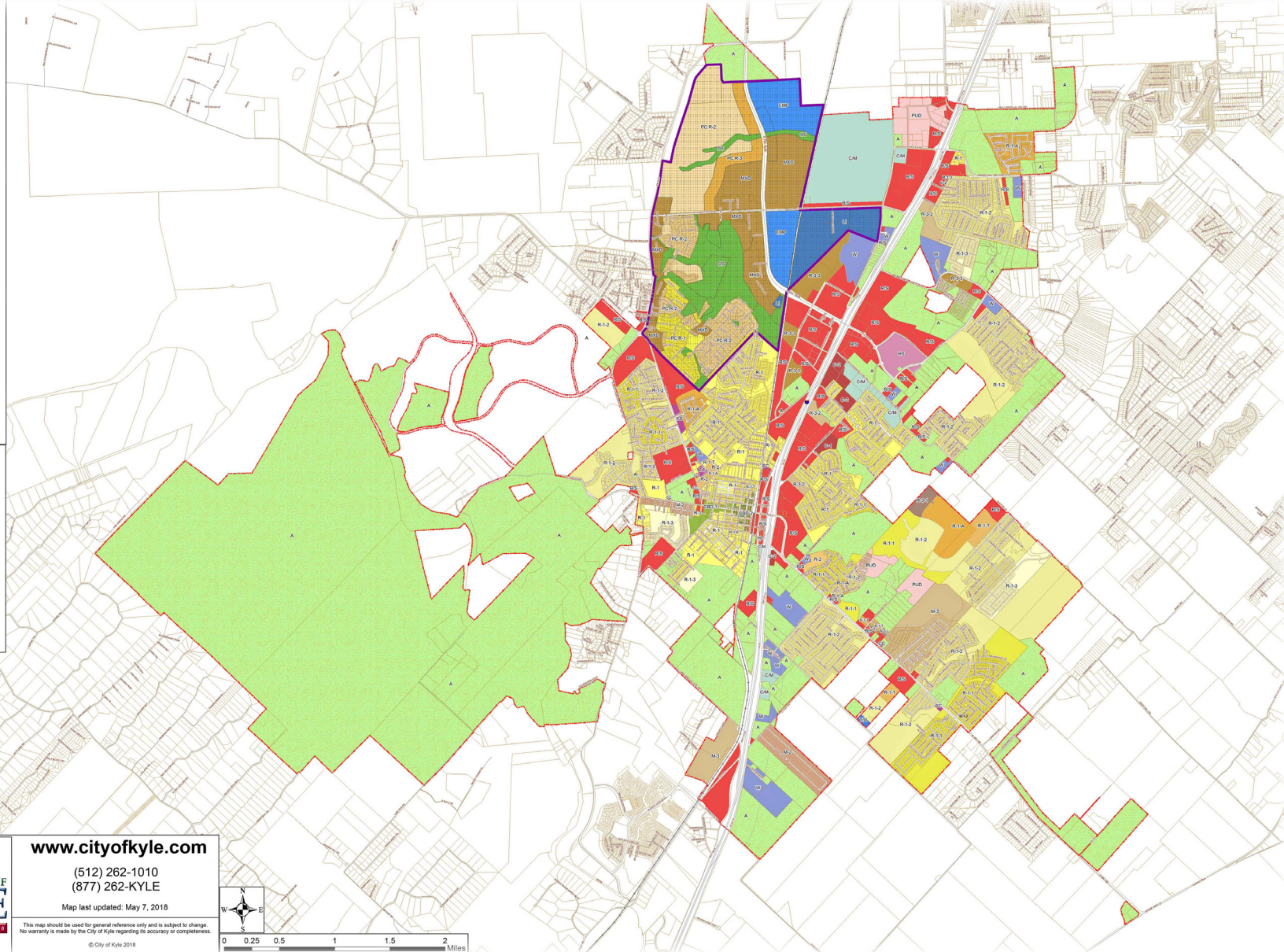
KYLE PROFESSIONAL BUSINESS CENTER KYLE FUTURE DEVELOPMENTS ZONING MAP

Zoning Categories

- R-1: Single Family
- R-1-1: Single Family Residential 1
- R-1-2: Single Family Residential 2
- R-1-3: Single Family Residential 3
- R-1-A: Single Family Attached
- R-1-T: Residential Townhome
- R-2: Residential Two Family
- R-3-1: Multi-Family Residential 1
- R-3-2: Multi-Family Residential 2
- R-3-3: Apartments Residential 3
- M-2: Manufactured Home Subdivision
- M-3: Manufactured Home Park
- A: Agriculture
- PUD: Planned Unit Development
- CBD-1: Central Business District 1
- CBD-2: Central Business District 2
- R/S: Retail/Service
- CC: Community Commercial
- C-1: Commercial
- C-2: Commercial - General Business
- C/M: Construction/Manufacturing
- E: Entertainment
- HI: Heavy Industrial
- HS: Hospital Services
- T/U: Transportation/Utilities
- W: Warehouse
- Lot/Parcel Lines
- Kyle City Limits

Plum Creek Zoning

- EMP: Employment
- LI: Light Industrial
- MXD: Mixed Use
- OS: Open Space
- R-1: Residential 1
- R-2: Residential 2
- R-3: Residential 3
- Plum Creek PUD
(Use Zoning Ord. #311)



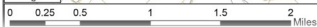
www.cityofkyle.com

(512) 262-1010
(877) 262-KYLE

Map last updated: May 7, 2016

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