

CALL FOR MORE INFORMATION



FOR SALE

Lot 1	1.05 AC	\$21.86 PSF/ \$1,000,000
Lot 6	1.17 AC	Sold - Burger King
Lot 7	1.17 AC	Sold - Starbucks
Lot 9A-1	2.7 AC	\$16.00 PSF
Lot 10-11A	21.376 AC	Under Contract

PROPERTY HIGHLIGHTS

- Located on east side of IH35 and Center Street south of the Ascension Seton Hospital
- High traffic, highly visible location with excellent on off access to IH35
- Prime location that captures neighborhood and IH35 traffic
- Multiple access with curb cuts on IH35 frontage road and Goforth Rd
- All utilities to the site
- Zoned RS- which allows most retail, office and medical uses
- Kyle is the 5th fastest growing city in Texas

TRAFFIC COUNT

IH 35 (Northbound & Southbound Frontage): 110,175 VPD
Center Street/FM 150: 15,270 VPD
(TxDOT 2021)

PROPERTY SNAPSHOT



54,788
2024 POPULATION
3 MILE RADIUS



18,426
2024 DAYTIME POPULATION
3 MILE RADIUS



\$109,458
2024 AVERAGE INCOME
3 MILE RADIUS



110,175 VPD
IH 35

AREA TRAFFIC GENERATORS



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IH-35 & Center Street Pads and Land Tracts

NEQ OF IH 35 & E. CENTER ST (RM 150)
IH-35 & EAST CENTER STREET
KYLE, TX 78640



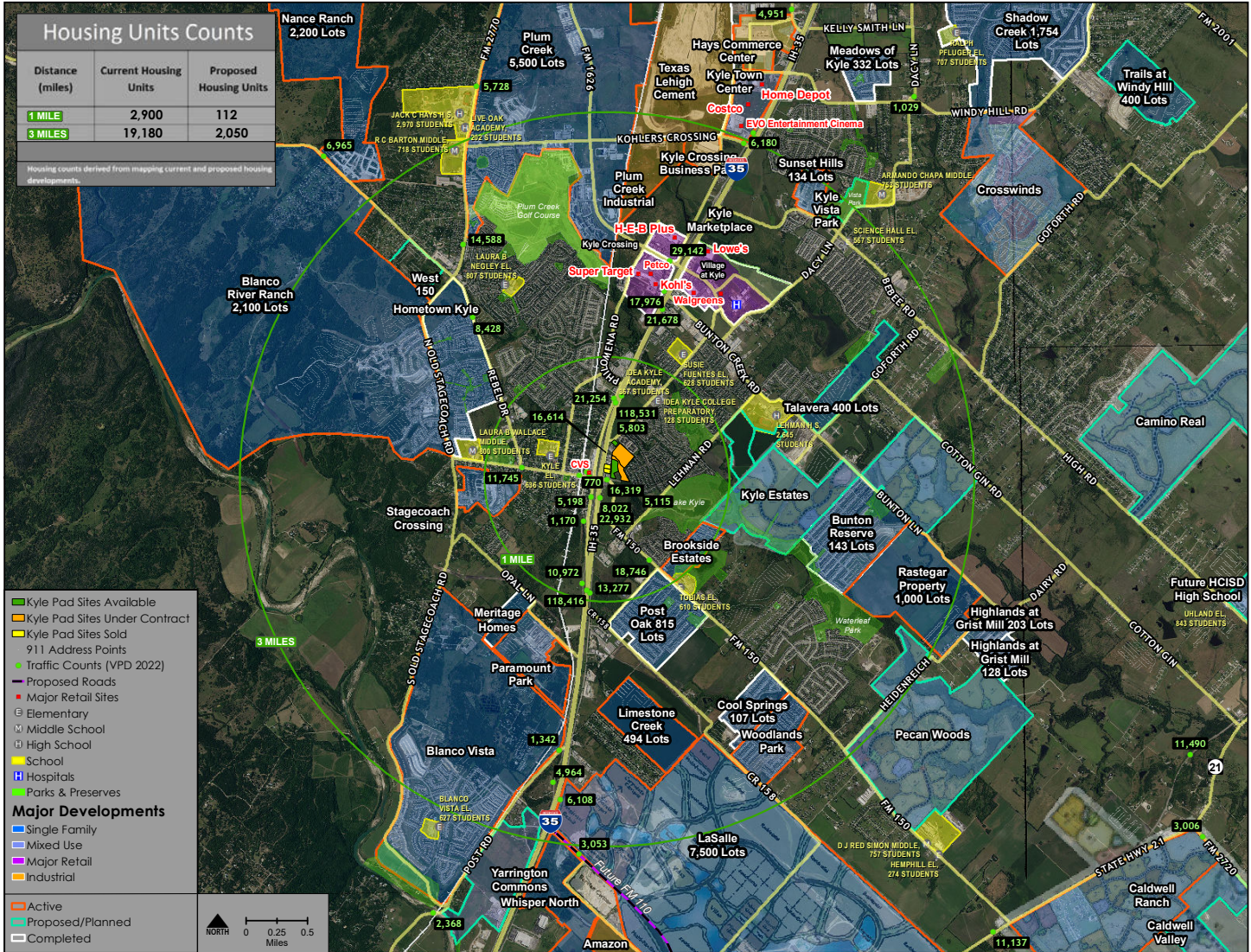
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IH-35 & Center Street Pads and Land Tracts

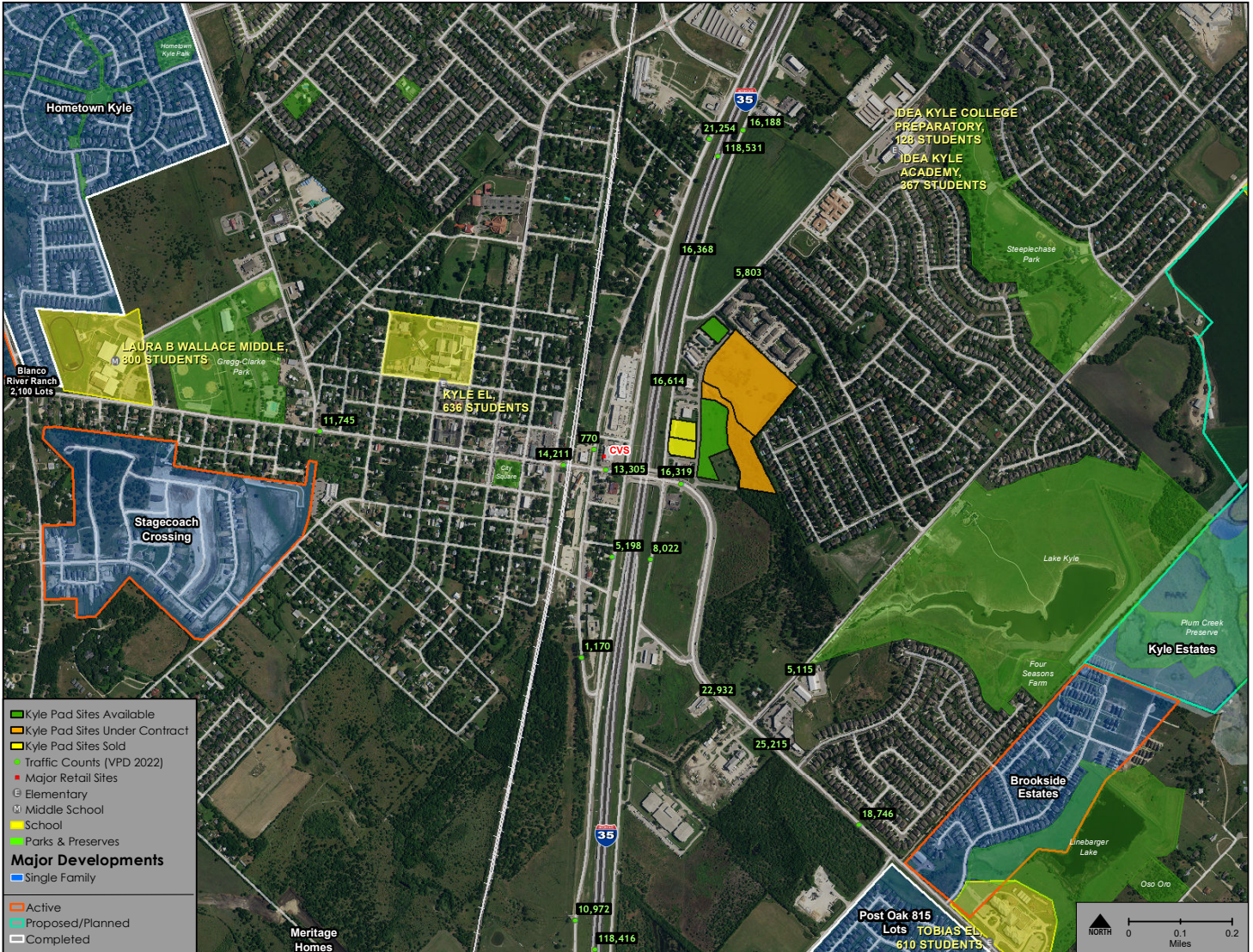
NEQ OF IH 35 & E. CENTER ST (RM 150)
 IH-35 & EAST CENTER STREET
 KYLE, TX 78640



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The City of Kyle

The city of Kyle, in Hays County, is conveniently located seven miles south of the Austin city limits and 39 miles from San Antonio city limits in the fastest growing county in the nation. Kyle's location adjacent to Interstate 35 creates an ease of access between both metros. Kyle has an affordable, available, and growing workforce, a quality education base, and the benefit of a strategic location in the heart of one of the fastest-growing corridors in the nation.

Kyle proactively addressed mobility improvements with several roadway and infrastructure projects over the past several years to support continued growth and development. Thanks to the city's partnership with the Texas Department of Transportation and Hays County, Kyle has witnessed the transformation of much-needed Interstate 35 and major roadway improvements, as well as upgrades to bridges—further enhancing safety and easing congestion.



The city of Kyle is only 20% developed and has ample acreage of available property, an affordable cost of doing business, a favorable tax structure. With a goal of becoming a full-service community, Kyle actively seeks to greatly enhance and diversify the tax base with local employment. The past nine years have seen approximately one million square feet of newly constructed medical facilities. Seton Medical Center Hays, currently undergoing a \$26 million expansion, sparked the growth in medical facilities, turning Kyle into a medical hub for specialty care. Austin Community College Hays Campus \$22 million Phase II expansion will include a First Responder Training Facility. More than 47 new businesses opened in Kyle in 2017, contributing to the 10.75% increase over the prior year in sales tax revenue. Kyle strives to attract a diverse mix of companies, focusing on our target markets—high-tech manufacturing, destination recreation, and professional and business services—where the citizens can support their families and promote strong, balanced growth through-out the community that will complement the resources of the city and future growth.

Recent Openings

AlSCO- 449 Vista Ridge

Pet Grooming- 130 Kirkham Circle

JCHHS Music Hall- 4800 FM 2770

Cardiac Rehab- 1180 Seton Parkway Ste 100

Victory Cleaners- 22510 IH 35

Gemstone Palace- 1101 Bunton Creek

Under Construction

Hays Logistics Center- 300 Vista Ridge Drive (located in Hays Commerce Center), 428,800 SF Distribution and Fulfillment Center; Building 1- 222,800 SF will be complete by Q1 2019; Building 2- 206,000 SF will follow; project by Hill Partners and Hillwood

Kyle Crossing Business Park- 2575 Kyle Crossing; 535,113 SF multi-tenant business park; Building 1- 227,273 SF; Building 2- 307,840 SF; a project by Majestic Realty

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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.

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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