FM 150 & STAGECOACH PAD SITES

SWC OF FM 150 & STAGECOACH
168 RIEBER RD, KYLE, TX 78640

FOR SALE

AVAILABLE PAD SITE
0.505 AC

PRICE
$30.00 PSF

Joey Mendez
joey@resolutre.com
512.474.5557

Michael Noteboom
mnoteboom@resolutre.com
512.474.5557

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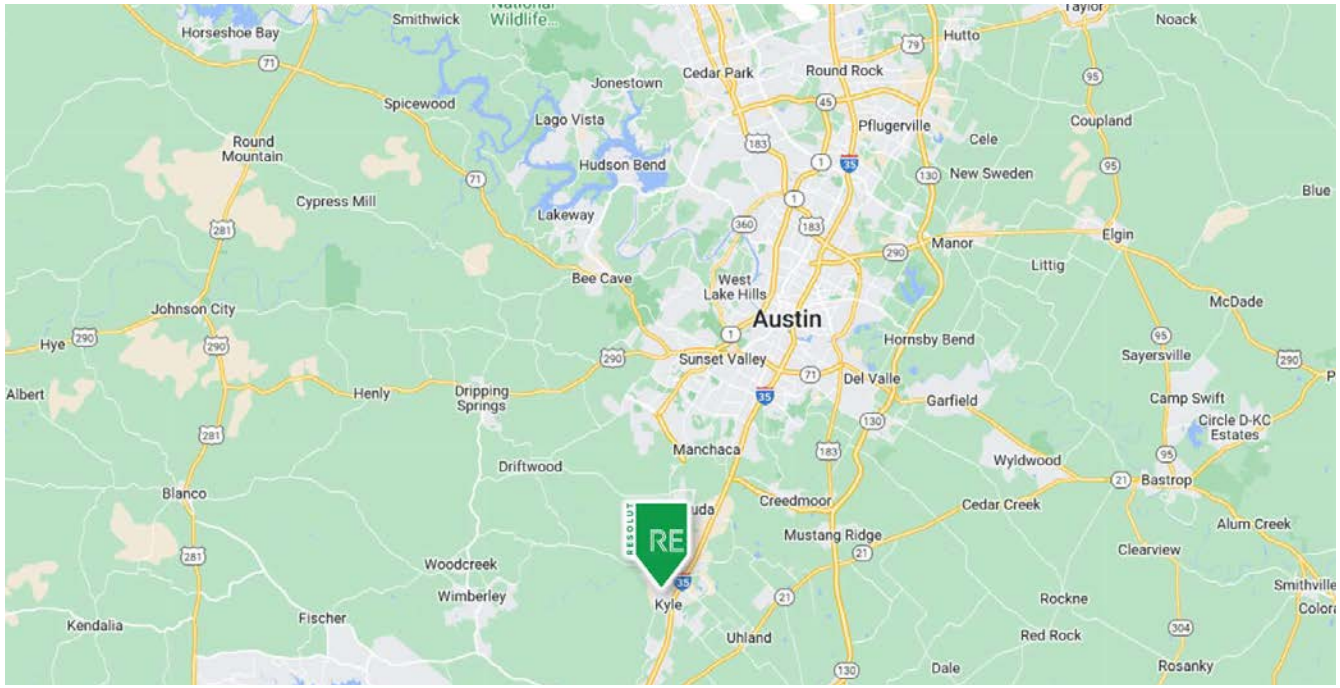
PROPERTY HIGHLIGHTS

- Surrounded by existing and under-construction subdivisions such as Anthem , Cypress Forest, Sage Hollow, and Plum Creek.
- The Vybe Trail, an 80+ mile network of trails connecting across the city of Kyle and from Austin to San Antonio coming soon.
- Zoning: RS - Retail Services
- On-site detention and utilities to the site



AREA TRAFFIC GENERATORS

7-Eleven, Walgreens, Taco Bell, Domino's, Sonic

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DEMOGRAPHIC SNAPSHOT 2023

30,146
POPULATION
3-MILE RADIUS

$110,331.00
AVG HH INCOME
3-MILE RADIUS

11,419
DAYTIME POPULATION
3-MILE RADIUS

TRAFFIC COUNTS
RR-150: 8,002 VPD
FM-2770: 13,530 VPD
(Sites USA 2023)

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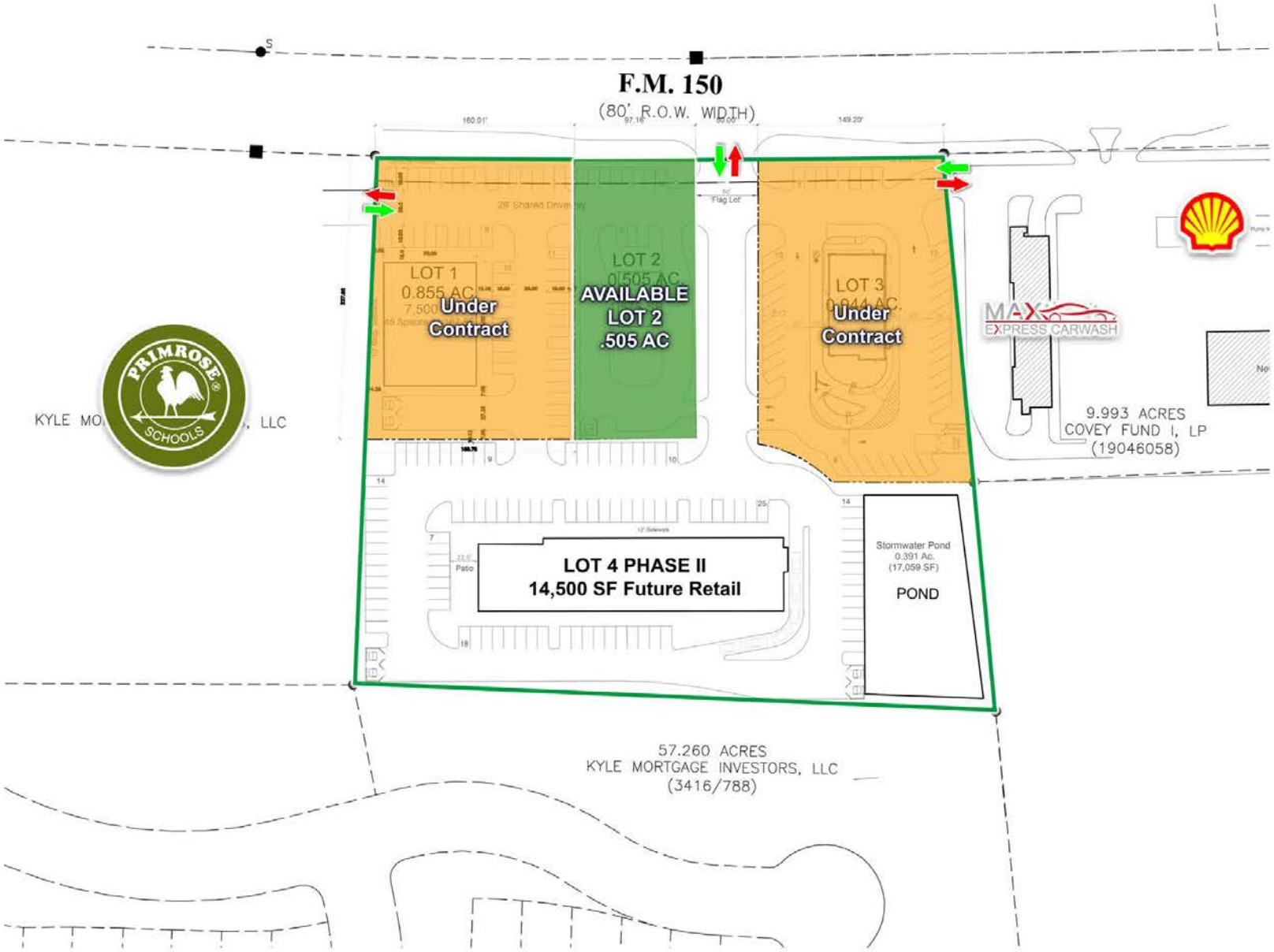

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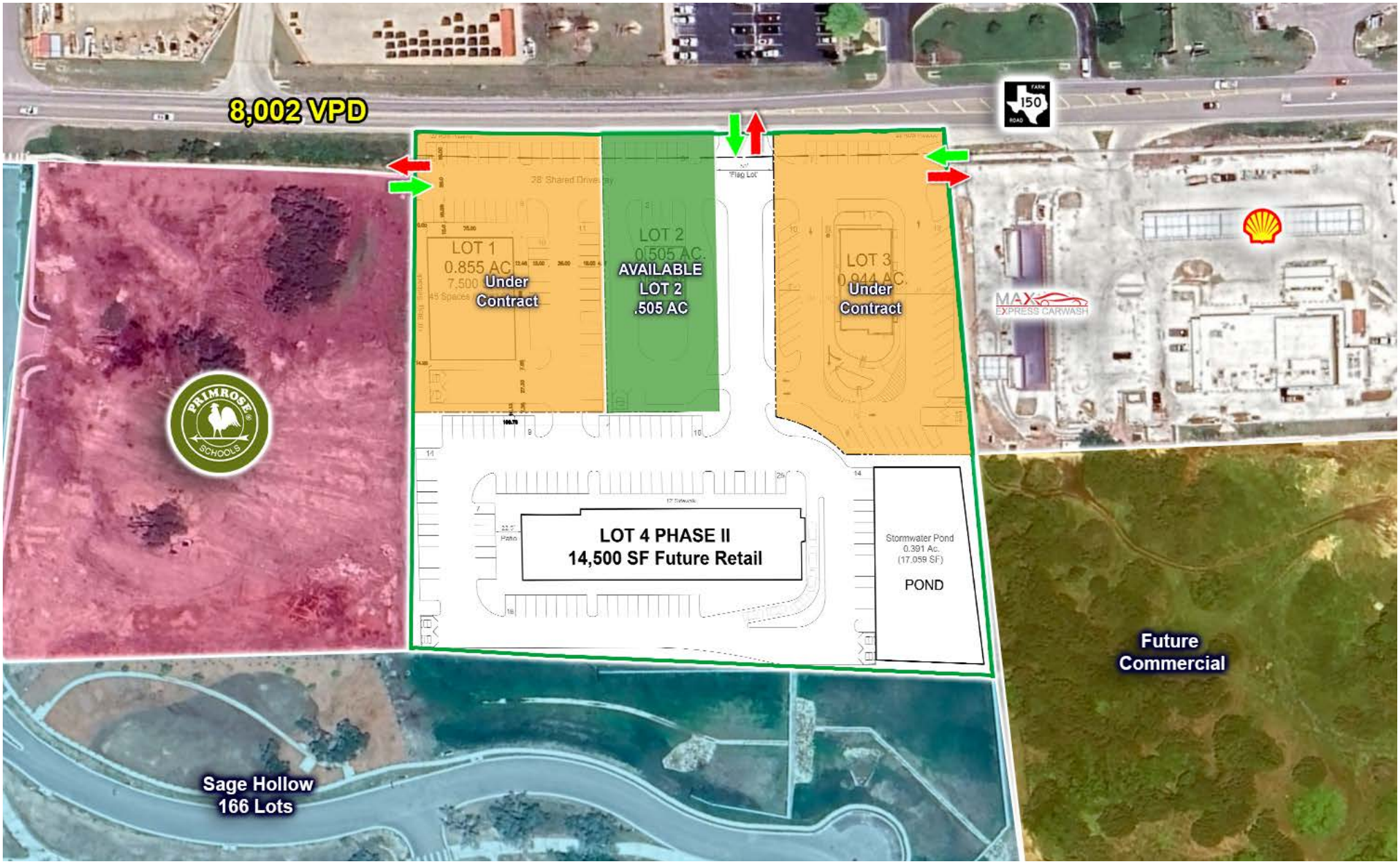

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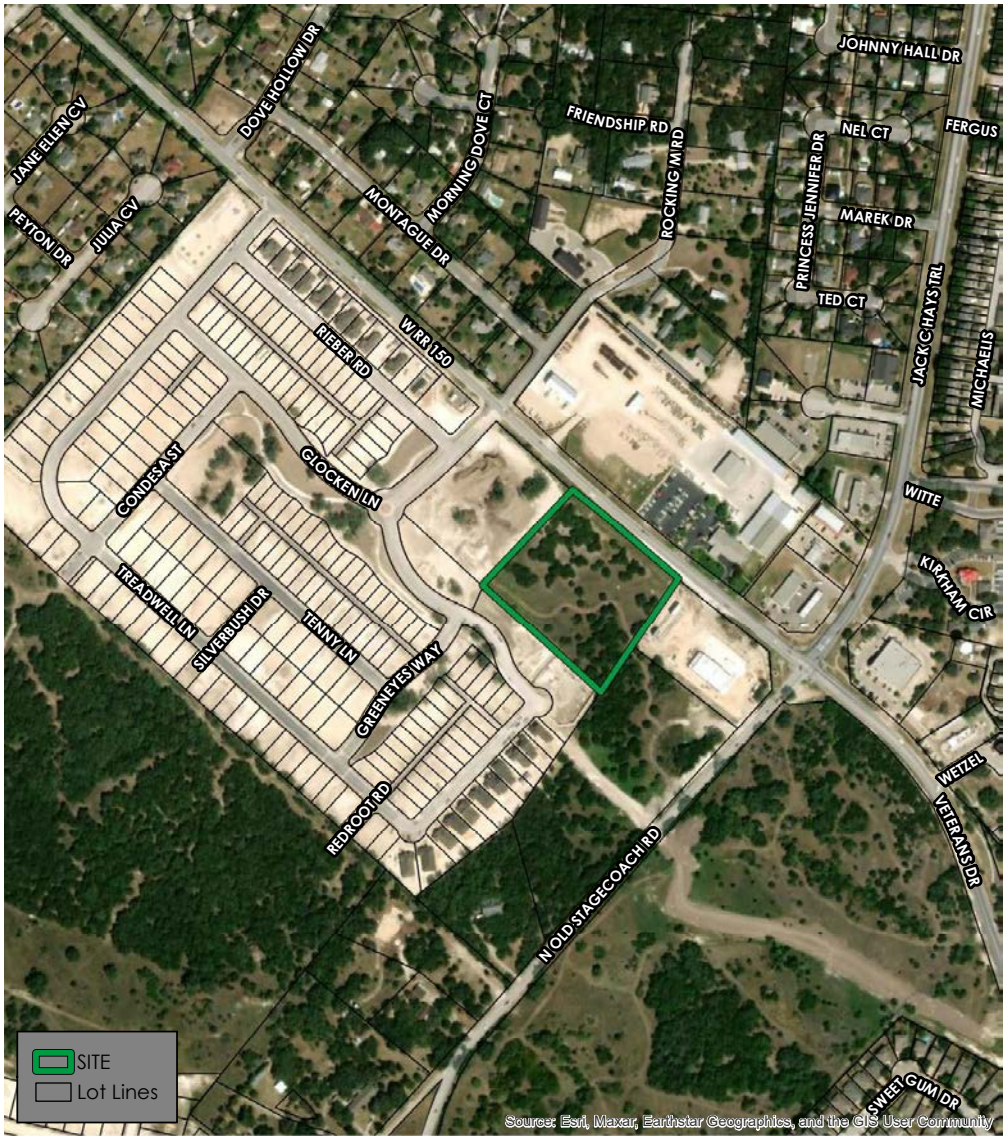

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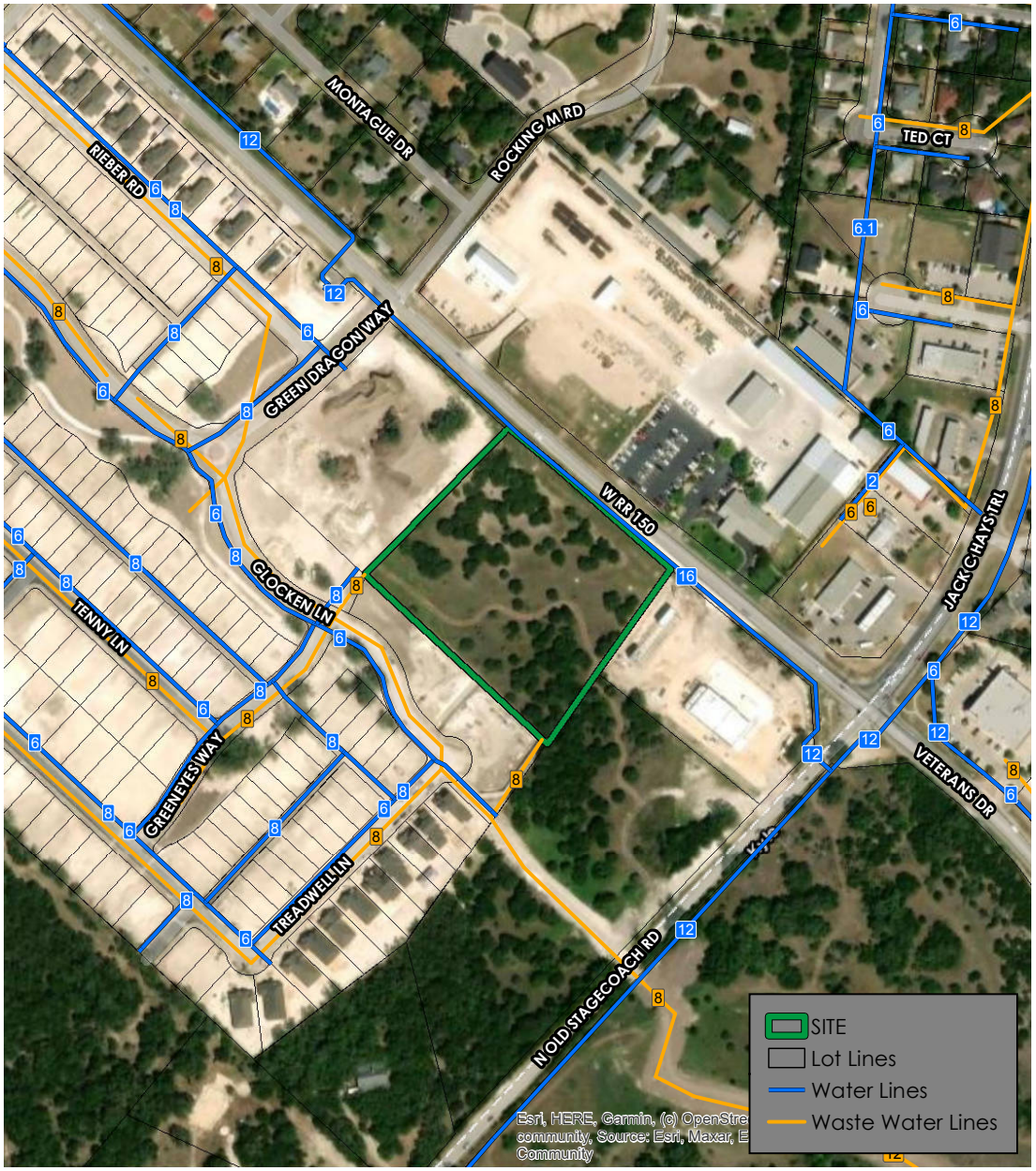

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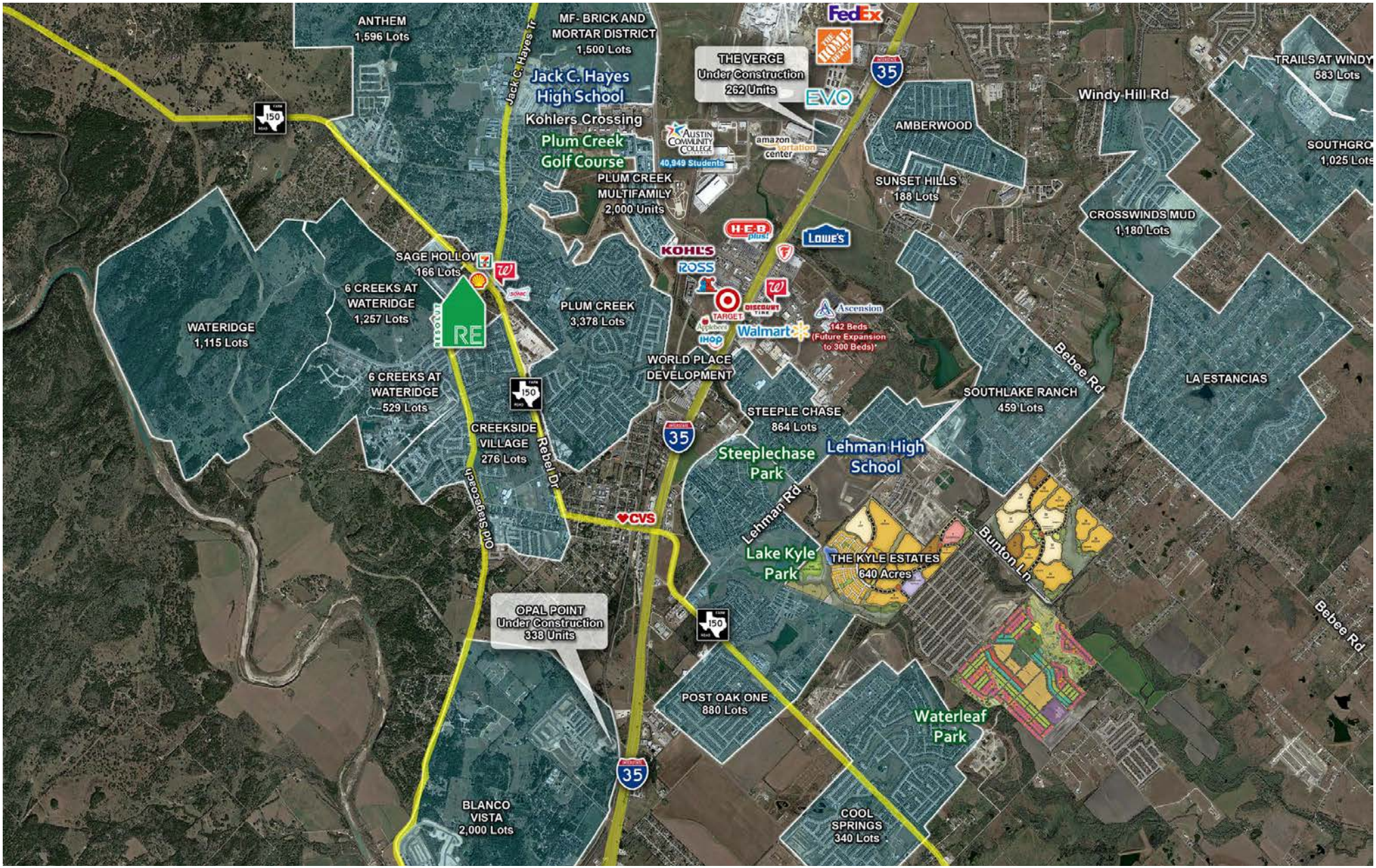

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THE VYBE - CITYWIDE TRAIL SYSTEM

The Vybe is the city's newest and boldest project to design and construct an 80-mile paved path to connect all neighborhoods in Kyle to business, recreation and entertainment destinations.

Kyle City Council recently voted to approve four items that will further the progress of the The Vybe trail system and expand the city's natural trail system by funding engineering services, amending City Code as it relates to The Vybe, and allowing golf cart use on The Vybe.

In September of 2021, the Kyle City Council approved a Citywide Trails Master Plan that prioritized trail-oriented development that works independently and with developers to create an 80+ mile network of trails connecting across the city. The trail system will also intersect with the Emerald Crown Trail, which connects Austin to San Antonio via collaboration with the Great Springs Project.

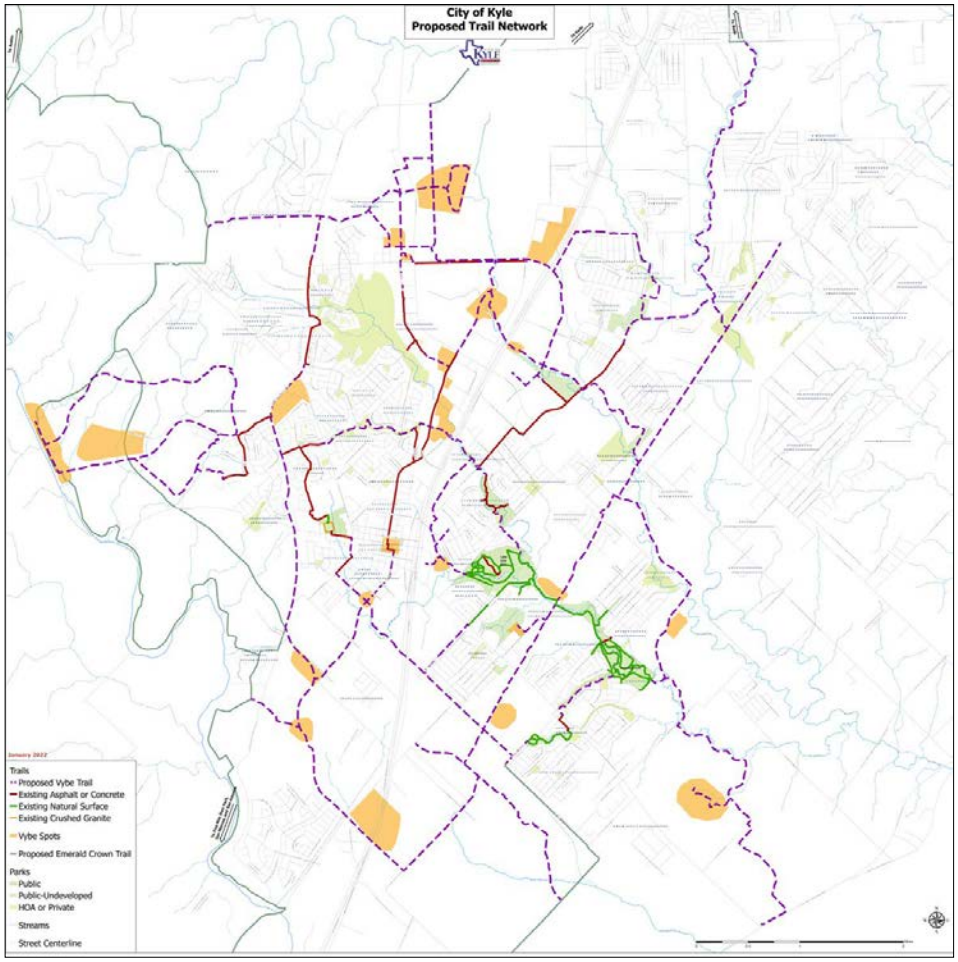
The goal of the Vybe is to improve connectivity throughout the city and allow use of golf carts to make travel easier, more reliable, and safer. The paved path and trail developments will serve as an extension of the city's park and transportation systems and aims to connect residents and visitors to recreation, commerce, and unique experiences via individual "vybes" throughout the trail where visitors can shop, eat, and access amenities like parking and restrooms.

Additions will include constructing 12-foot-wide paved paths while expanding and improving existing natural trails. The paved path will be illuminated and ADA accessible. The Vybe will also include signage and have multiple entrance points along the path to enable easy access throughout the city.

Visitors and residents will have access to bird watching stations, kiosks, and benches as well as Wi-Fi, golf cart parking and charging stations at vybes.

The initial funding for the project will come from the approved capital improvement program budget for Fiscal Year 2021-2022, the $2 million bond Kyle residents approved in 2020 for east Kyle trails, and potentially $2 million from Hays County.

https://www.cityofkyle.com/recreation/vybe-citywide-trail-system



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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.

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 i structs 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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
David J. Simmonds	459263	david@resolutre.com	512-474-5557
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____