

# FLEX SPACE WITH YARD FOR LEASE

HWY 21 FRONTAGE IN UHLAND, TX



## MISTY LANE COMMERCIAL PARK

HWY 21 & MISTY LANE UHLAND, TX

Misty Lane Commercial Park is a multi-building flex office/warehouse development located on heavily trafficked Hwy 21, southwest of Kyle, Texas. The property has access to three major thoroughfares (IH-35, 130 & Hwy 21), offering easy access to Austin, San Marcos and San Antonio.

Each single story building features flexible configuration with an optional enclosed yard space and overhead doors. 20' eave height, three phase electric, and plenty of parking. Local ownership and management. Office/restroom can be built to suit tenants needs and specifications.

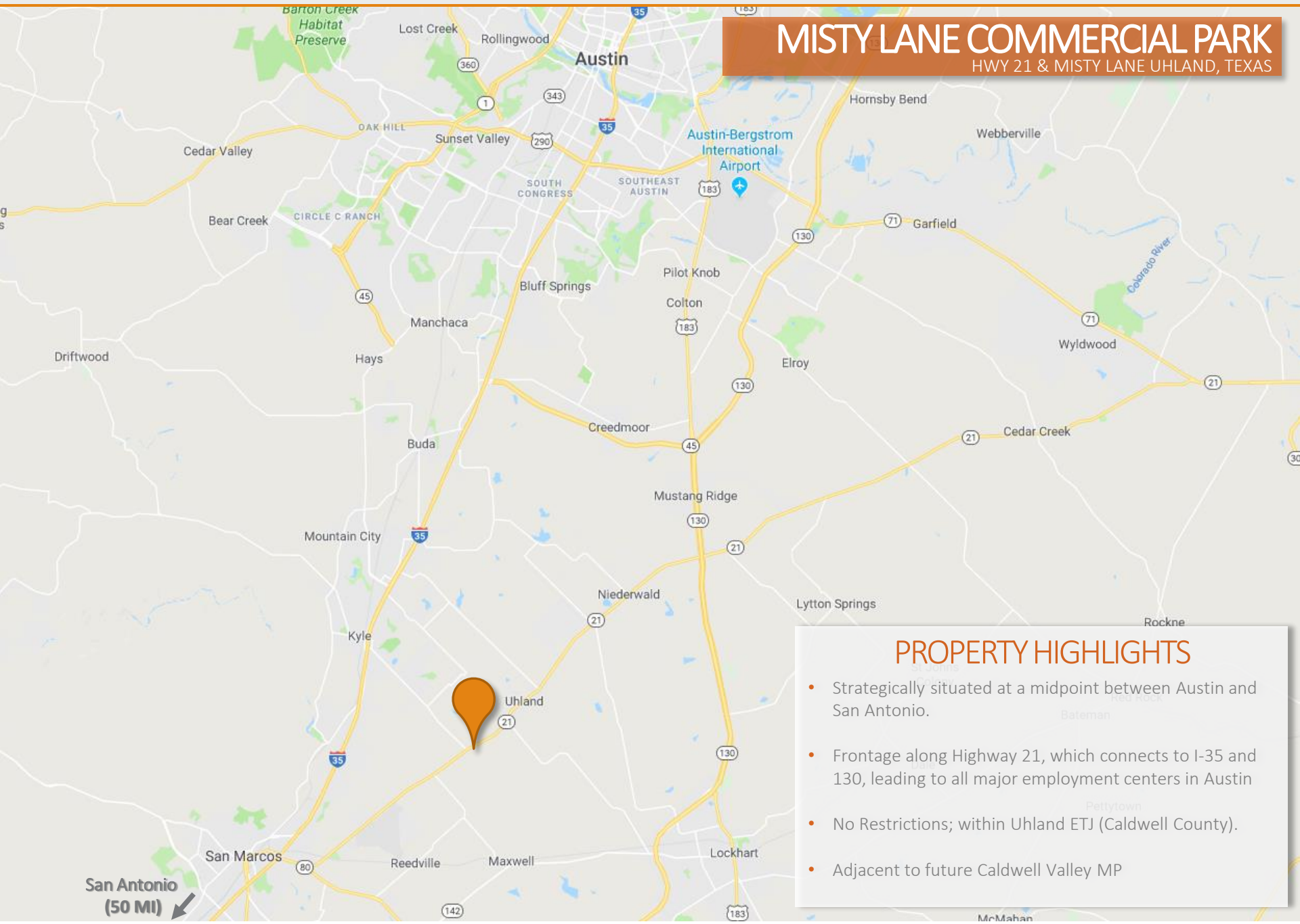
Estimated Delivery of 1st two buildings in Q4 2019.

TYPE	Commercial Office/Warehouse with Yard
LEASABLE SF	1,500 – 11,250 SF
RENTAL RATE	\$0.80 + NNN
ZONING	No restrictions, Uhlend ETJ
UTILITIES	Three Phase Power, Sewer, 12" Water Line
BUILD OUT	Negotiable
DELIVERY	Q4 2019

# LOCATION

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HWY 21 & MISTY LANE UHLAND, TEXAS



### PROPERTY HIGHLIGHTS

- Strategically situated at a midpoint between Austin and San Antonio.
- Frontage along Highway 21, which connects to I-35 and 130, leading to all major employment centers in Austin
- No Restrictions; within Uhlend ETJ (Caldwell County).
- Adjacent to future Caldwell Valley MP

San Antonio  
(50 MI) ↙

AERIAL

# MISTY LANE COMMERCIAL PARK

HWY 21 & MISTY LANE UHLAND, TEXAS

AUSTIN  
(27 MI)

ABI AIRPORT  
(25 MI)

KYLE  
(5 MI)

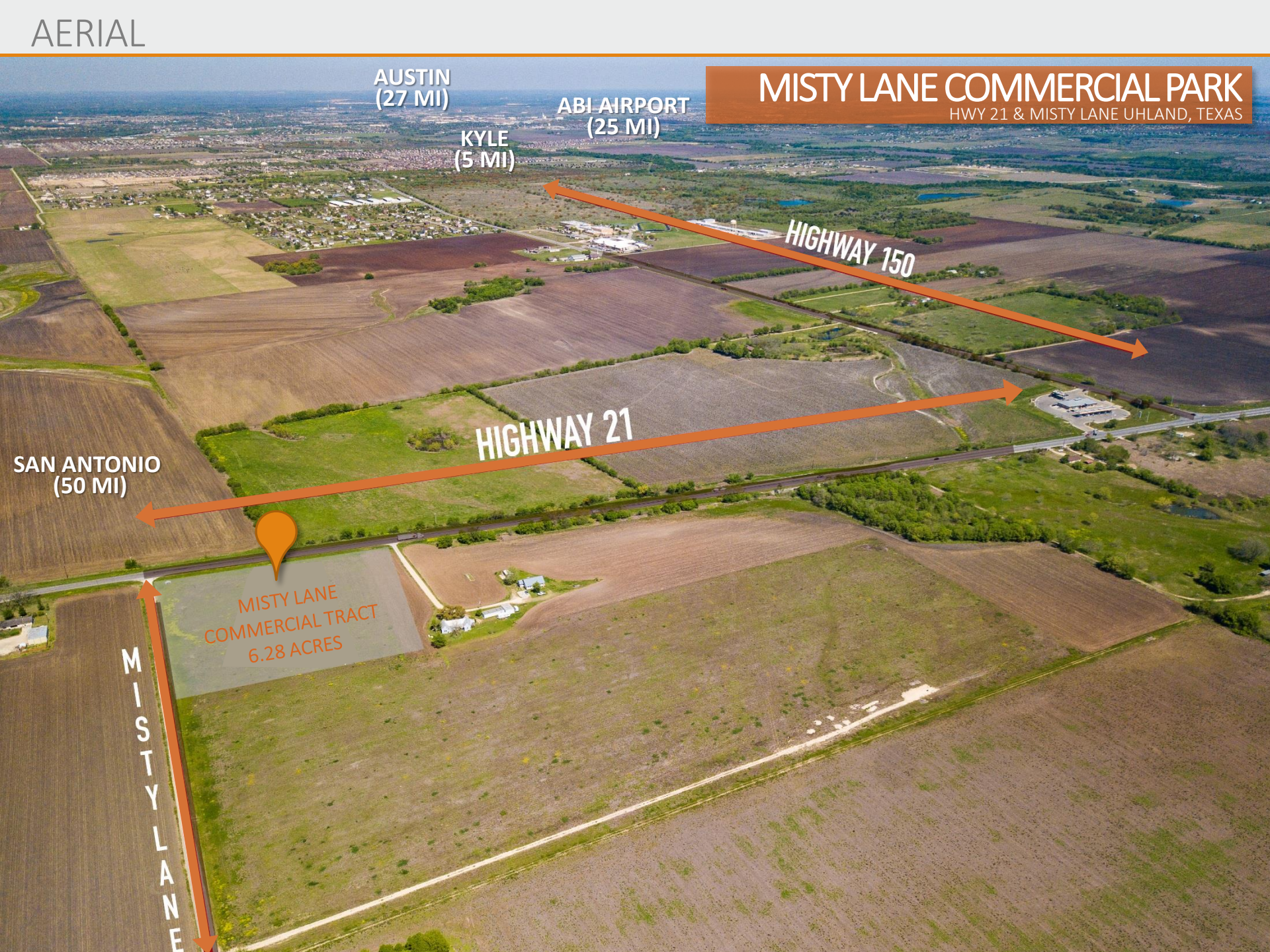
HIGHWAY 150

HIGHWAY 21

SAN ANTONIO  
(50 MI)

MISTY LANE  
COMMERCIAL TRACT  
6.28 ACRES

MISTY LANE



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MISTY LANE

# BUILDING SPECS

## MISTY LANE COMMERCIAL PARK HWY 21 & MISTY LANE UHLAND, TEXAS

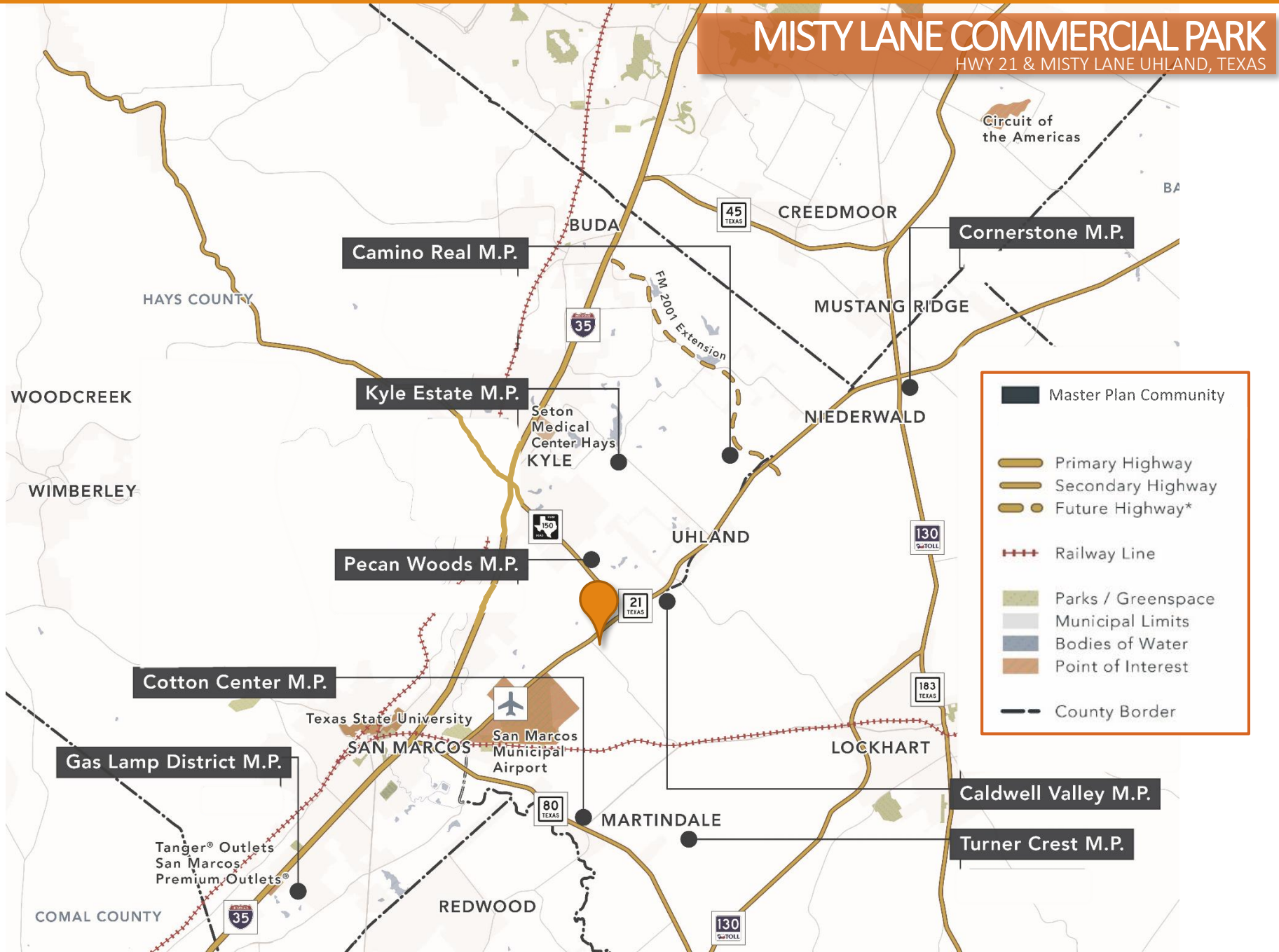
LEASABLE SF	1,500 – 11,250 Sf
RENTAL RATE	\$0.80 + NNN
BUILD OUT	Negotiable
UTILITIES	3 Phase Power, Sewer, 12" Water Line
SURFACE	Concrete Paving
COMMON AREA	Trash Receptacles
VISIBILITY	Hwy 21 Frontage
SIGNAGE	Pylon (optional)
BUILDING EXTERIOR	Steel
SIDEWALL HEIGHT	20'
PARKING	Ratio of 1.85/1,000 SF
OVERHEAD DOORS	14'x16'; Front and Back (optional)
YARD	25' Enclosed Gravel Yard (optional)



# NEARBY GROWTH

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# NEARBY GROWTH – CALDWELL VALLEY



## CALDWELL VALLEY MASTER DEVELOPMENT

- Developed by Walton Development and Management (USA), Inc.
- 3,634+/- acres
- Strategically situated at a midpoint between Austin and San Antonio
- Mixed-use master planned community; neighborhood retail, office, single family residential, school sites, parks and amenity center.
- Internal parks, centralized amenity center, schools and a trail system linking the community are incorporated into Master Plan
- The land uses approved for the Project can accommodate a variety of end users
- The portion within Hays County features 0.3 miles of frontage along Hwy 21 which connects to Interstate 35 - leading to all the major employment centers in Austin

## Huge project on the horizon south of Austin

Austin Business Journal, Aug 22, 2016



A few miles east of downtown Kyle, pictured, Walton Development and Management plans a 763-acre mixed-use development with residential, commercial and office space.

Walton Development and Management moved a step closer recently to starting work on a major mixed-use community in Hays County as part of its vast plans for Central Texas.

The 763-acre Pecan Woods project passed a key hurdle Aug. 17 when Kyle City Council approved a development agreement to create a public improvement district, [Community Impact reports](#).

Pecan Woods, a few miles east of downtown Kyle, would have single and multifamily residential units plus commercial and office space.

Kyle is one of the fastest-growing small cities on Austin's edge. Its population [grew 8.7 percent from mid-2014 to mid-2015](#), to 35,733 residents.

The community has been in the works by Canada-based Walton for a while, [as this April 2014 report by Austin Business Journal shows](#). At the time, ABJ reported that Walton owned about 10,000 acres in Central Texas.



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