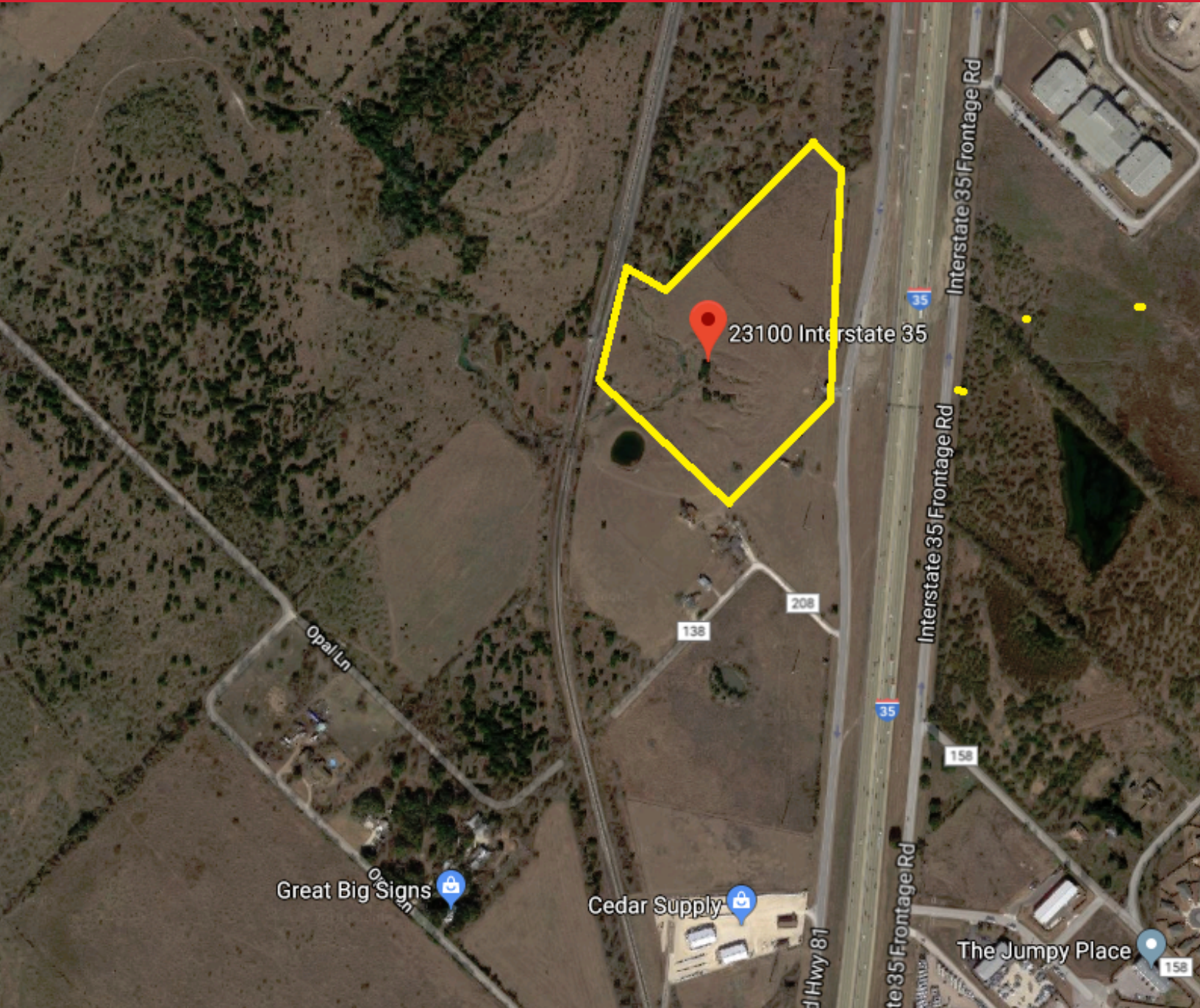


PRICE REDUCED

23100 I-35, KYLE, TX 78640



LAND FOR SALE

For More Information:

MICHAEL LYNCH, MCR

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O: 210.817.3033 | C: 407.595.6636
mlynch@davisequity.com

DAVIS
EQUITY REALTY

2300 W. PIKE BLVD. SUITE 101
Weslaco, TX 78596
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davisequity.com

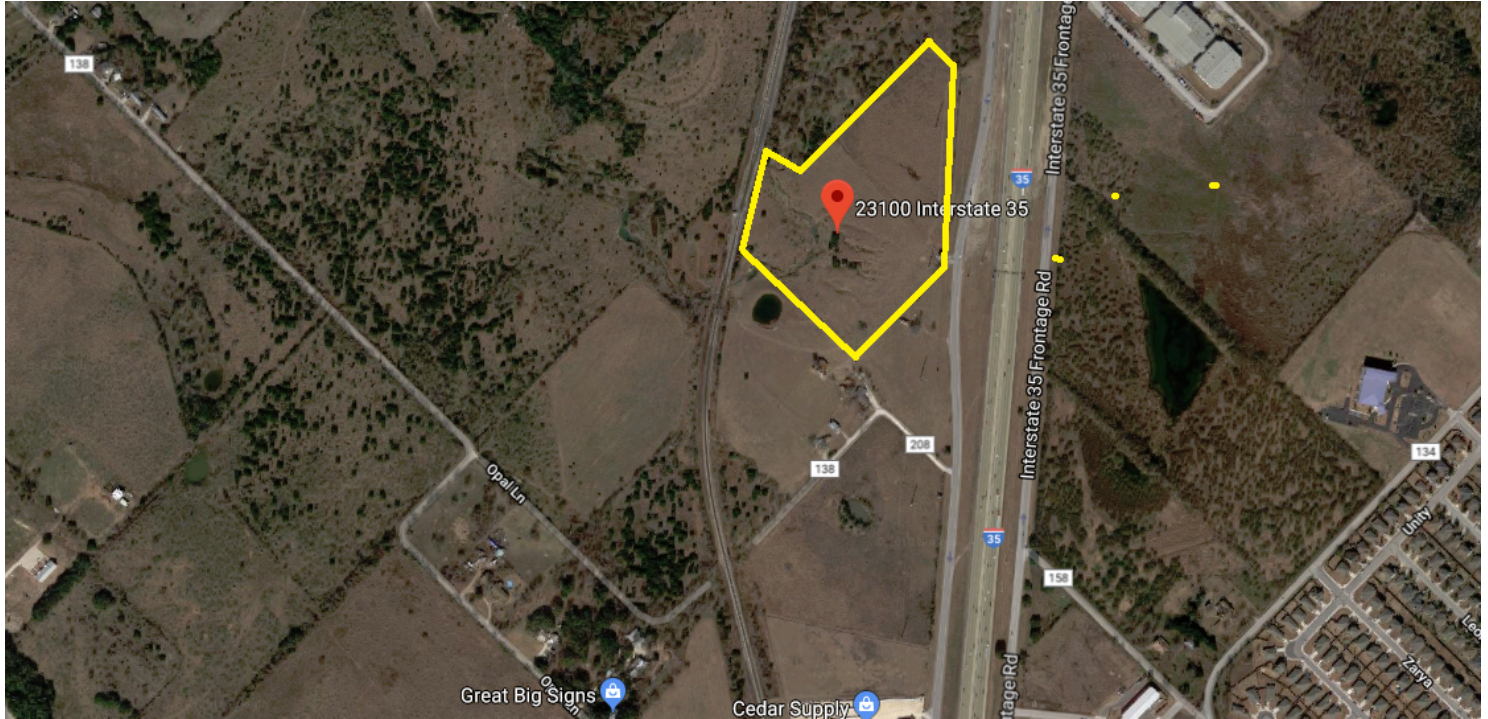
FOR SALE • 16.32 ACRES IN KYLE, TEXAS

23100 I-35, Kyle, TX 78640

Executive Summary

DAVIS
EQUITY REALTY

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OFFERING SUMMARY

Sale Price: \$2,122,243

Lot Size: 16.32 Acres

Zoning: RS

Price / SF: \$2.99

PROPERTY OVERVIEW

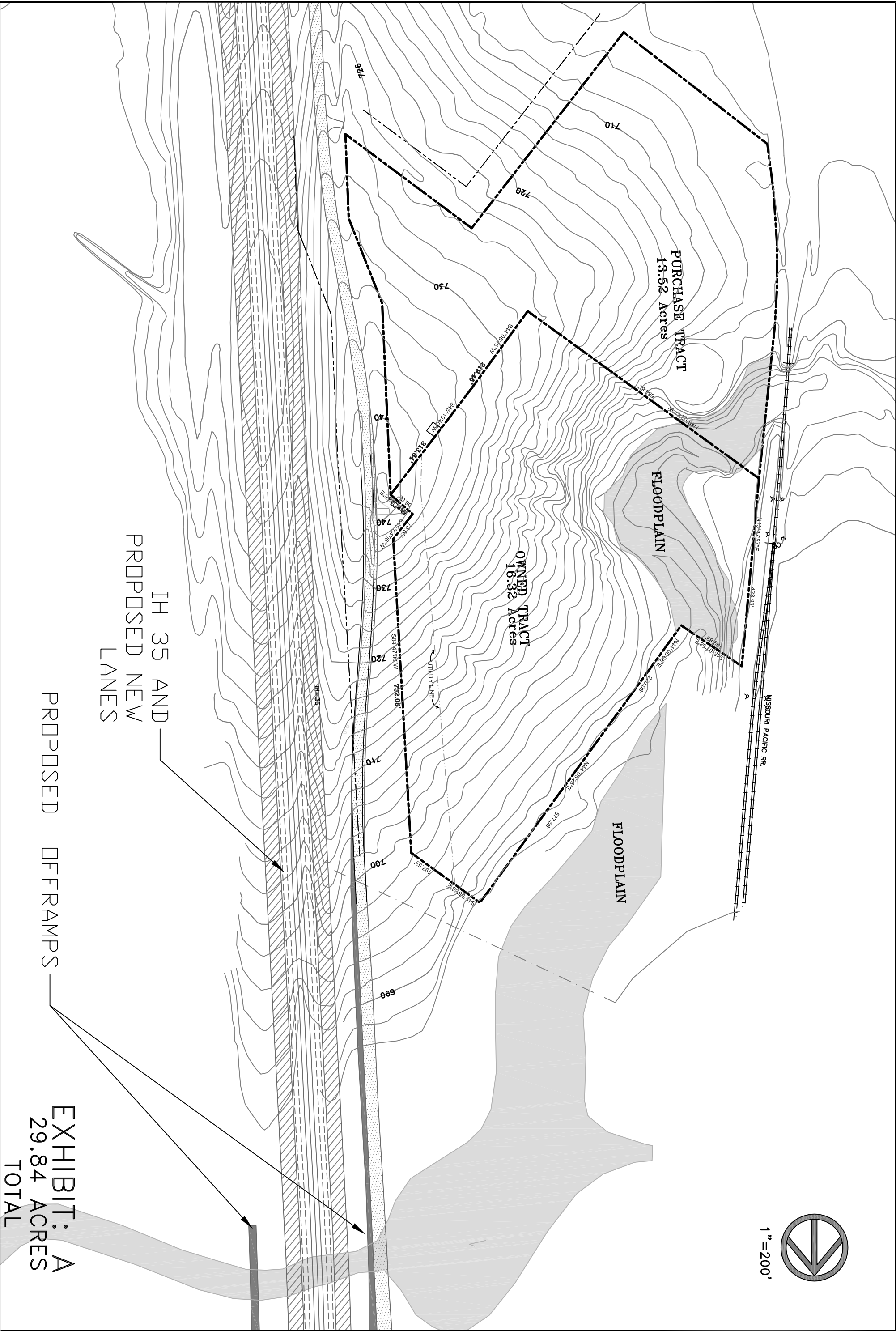
Located at 23100 N I-35 in Kyle, Texas. Approximately 16.32 Acres just off of exit 2105 on I-35 S with excellent visibility. Property was re-zoned to RS (General Retail) in 2015. Water and sewer are in process.

PROPERTY HIGHLIGHTS

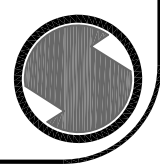
- I-35 Frontage
- Excellent Visibility
- 16.32 Acres

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1"=200'



700 North Lamar, Suite 200A
Austin, Texas 78703
Phone: 512-472-5252
Fax: 512-472-2224

S I T E S P E C I F I C S

KYLE PROPERTIES
KYLE TEXAS © CR 208 AND IH35

PROPOSED OFFRAMP

REVISIONS

DATE 4/6/16

FILE NAME KYLE BUSINESS

JOB NO.

DESIGN B/C/perm

DRAWN JAM

SHEET

1 OF 2

FOR SALE • 16.32 ACRES IN KYLE, TEXAS

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Retailer Map

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Traffic Count Profile

Kyle, Texas
Rings: 1, 3, 5 mile radii

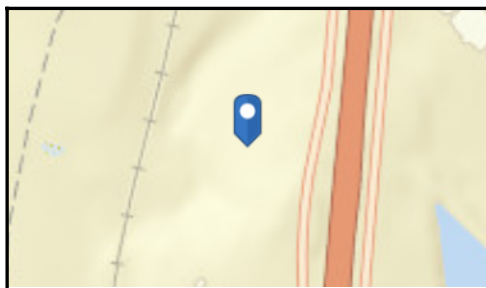
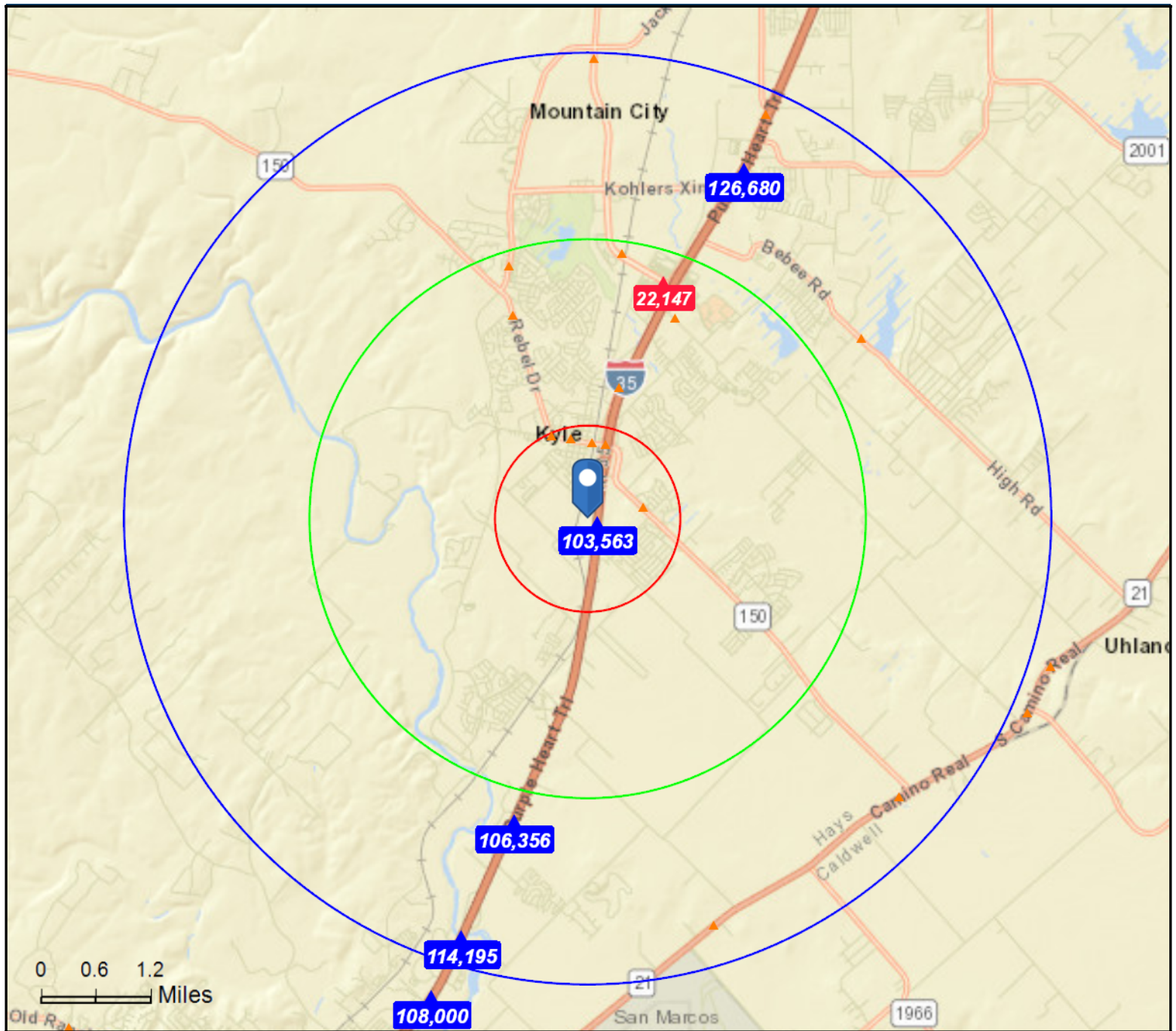
Prepared by Esri
Latitude: 29.97664
Longitude: -97.87595

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.10	I- 35	E Center St (0.82999998 miles N)	2013	103,563
0.52	Opal Ln	S Sledge St (0.81 miles NW)	2010	350
0.53	S Old Highway 81	(0.0 miles)	2013	5,852
0.60	E FM 150	(0.0 miles)	2013	13,711
0.62	W South St	E South St (0.0 miles SE)	2010	1,390
0.70	Lehman Rd	FM 150 (0.2 miles SW)	2010	4,060
0.82	E Center St	I- 35 (0.02 miles E)	2013	12,776
0.82	E Center St	N Front St (0.01 miles W)	2013	13,674
0.85	N Old Highway 81	(0.0 miles)	2013	7,001
0.88	W Center St	N Nance St (0.04 miles E)	2002	11,800
0.98	W Center St	N Wallace St (0.02 miles E)	2013	9,446
1.00	Scott St	Hays County 136 (0.07 miles SW)	2010	550
1.01	W Center St	Gonzales St (0.02 miles W)	2010	2,030
1.02	N Old Highway 81	(0.0 miles)	2010	6,400
1.04	Roland Ln	Hays County 136 (0.08 miles NW)	2010	560
1.04	Hays County 136	Scott St (0.12 miles N)	2010	2,070
1.09	Roland Ln	Oak Hills Rd (0.05 miles NW)	2010	890
1.20	Hays County 136	Scott St (0.47 miles S)	2010	1,880
1.45	N Old Highway 81	(0.0 miles)	2013	14,595
1.60	Burleson St	Spring Branch Dr (0.08 miles SW)	2010	7,540
1.67	E FM 150	(0.0 miles)	2002	4,100
1.86	Yarrington Rd	Post Rd (0.03 miles SE)	2010	1,170
2.06	Lehman Rd	Goforth Rd (0.06 miles NE)	2010	2,224
2.12	Goforth Rd	Lehman Rd (0.01 miles SE)	2010	3,972
2.13	Goforth Rd	Lehman Rd (0.06 miles NW)	2010	3,381
2.20	Goforth Rd	Bunton Creek Rd (0.06 miles NE)	2010	5,195
2.25	Goforth Rd	Dacy Ln (0.06 miles SE)	2010	5,368
2.28	Bunton Creek Rd	Goforth Rd (0.05 miles SE)	2010	4,356
2.28	Yarrington Rd	I- 35 (0.33000001 miles NW)	2010	2,230
2.33	Rebel Dr	Autumn Sage Pkwy (0.14 miles S)	2013	8,590

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2018 to 1963. Over 25% of the counts were taken between 2010 and 2018 and over 77% of the counts were taken between 2000 and 2018. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

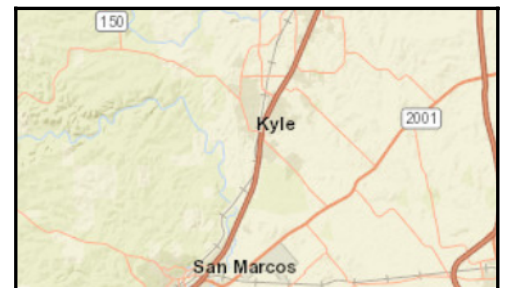
Source: ©2018 Kalibrate Technologies (Q2 2018).

October 23, 2018



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2018 Kalibrate Technologies (Q2 2018).

October 23, 2018

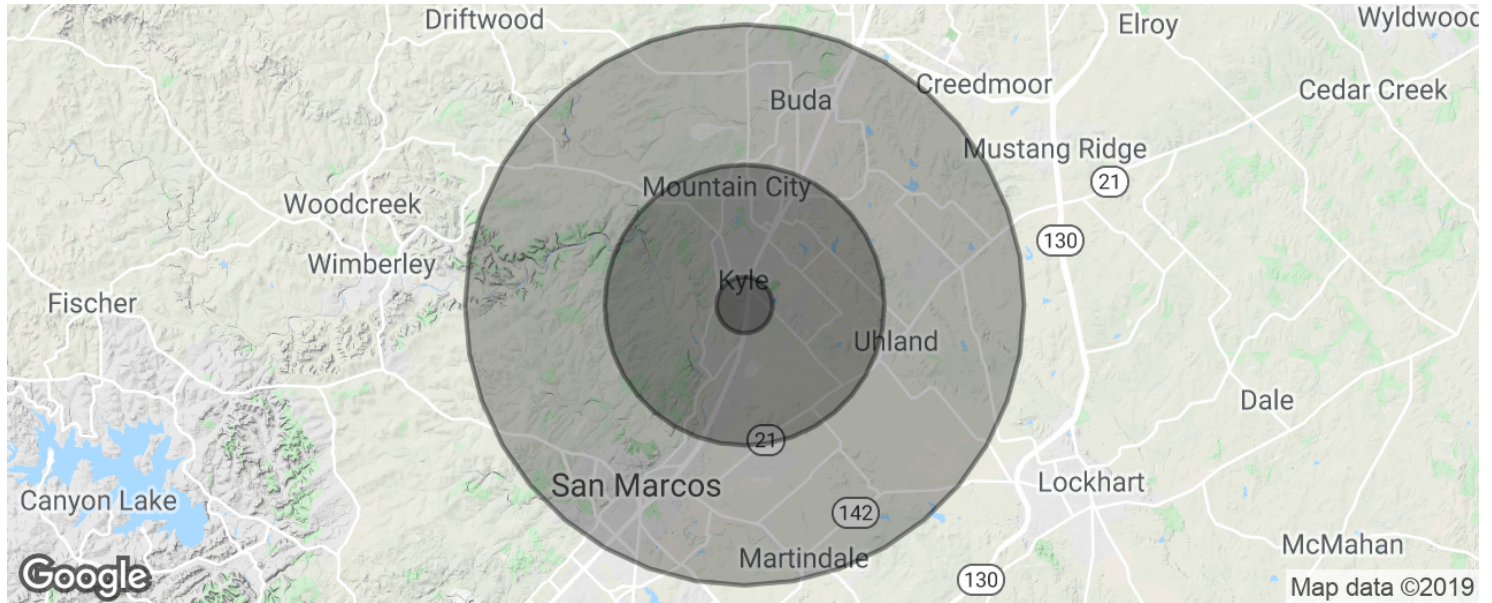
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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,145	38,364	105,236
Median age	31.2	29.0	28.5
Median age (Male)	31.7	29.4	28.5
Median age (Female)	31.0	28.6	28.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	336	12,231	33,625
# of persons per HH	3.4	3.1	3.1
Average HH income	\$74,191	\$61,750	\$58,111
Average house value	\$135,247	\$141,441	\$157,146

* Demographic data derived from 2010 US Census

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FOR SALE • 16.32 ACRES IN KYLE, TEXAS

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Company Disclosure Statement

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EQUITY REALTY

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