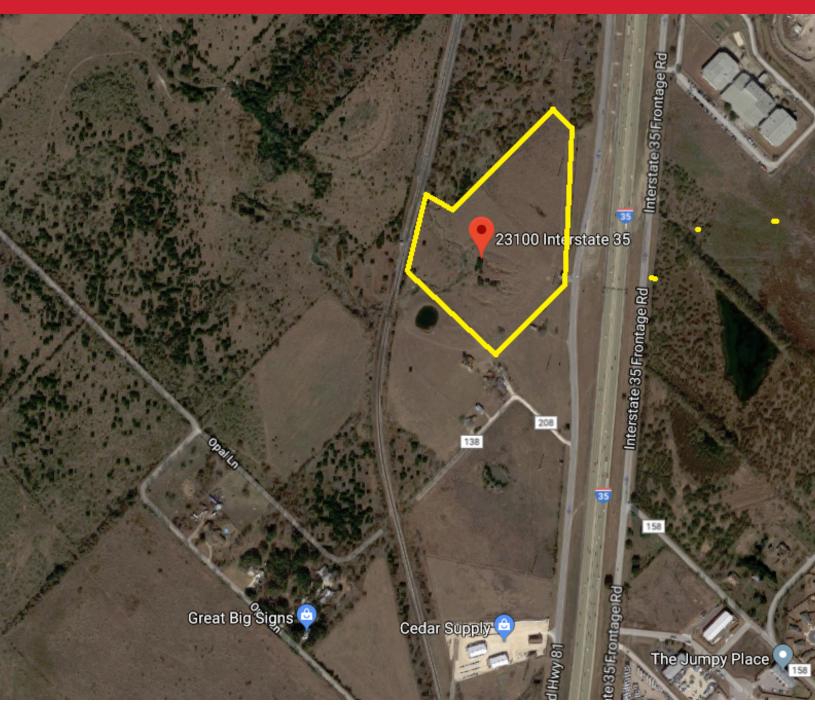
PRICE REDUCED

23100 I-35, KYLE, TX 78640



LAND FOR SALE

For More Information:

MICHAEL LYNCH, MCR

Broker Associate & Development O: 210.817.3033 | C: 407.595.6636 mlynch@davisequity.com



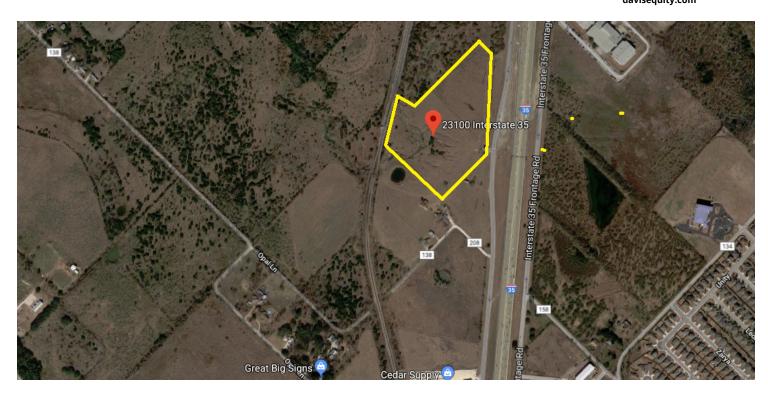
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23100 I-35, Kyle, TX 78640

Executive Summary



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OFFERING SUMMARY

Sale Price: \$2,122,243

PROPERTY HIGHLIGHTS

Retail) in 2015. Water and sewer are in process.

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

Lot Size: 16.32 Acres

I-35 Frontage

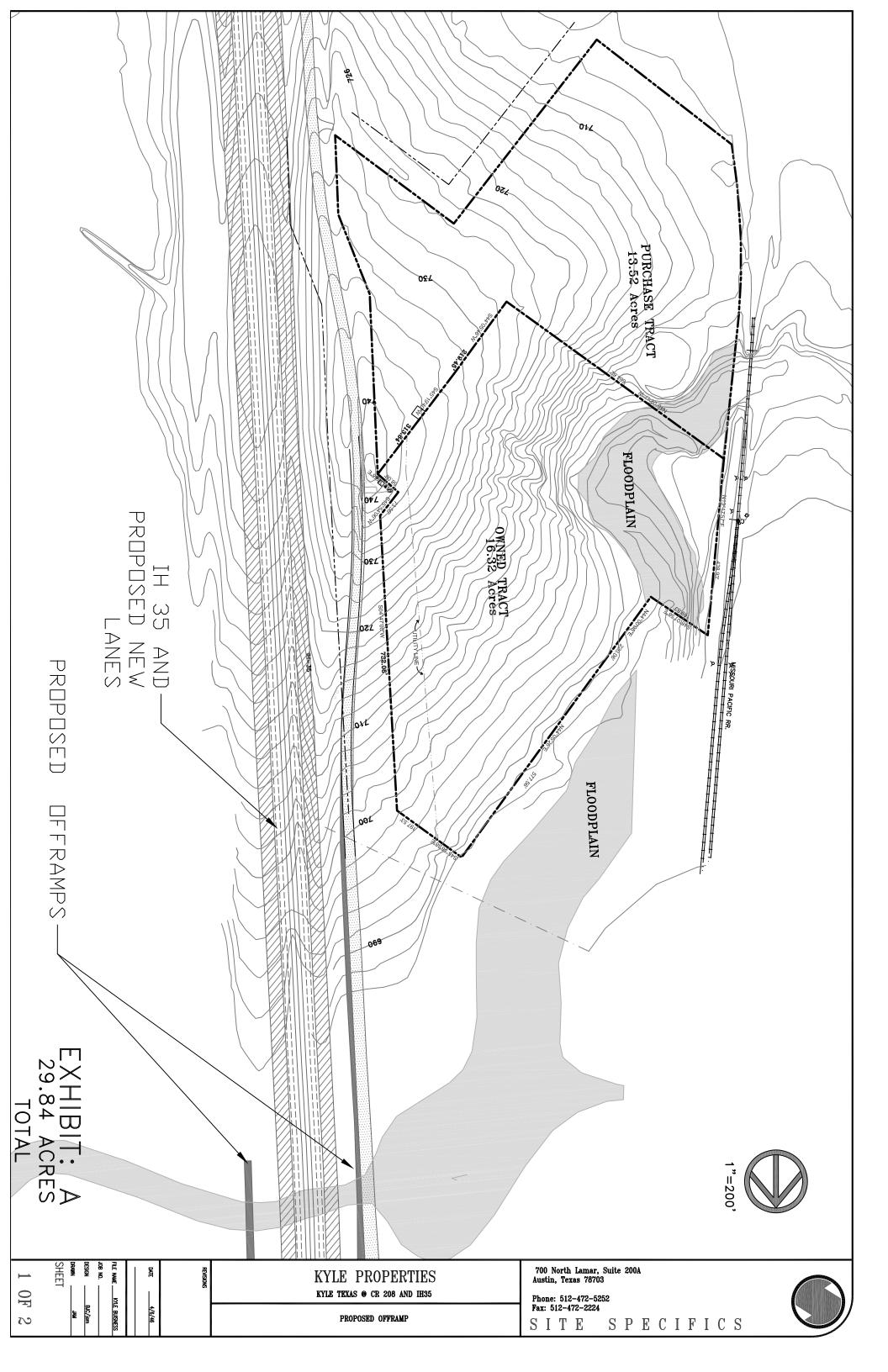
· Excellent Visibility

• 16.32 Acres

Zoning: RS

Price / SF: \$2.99

For More Information: MICHAEL LYNCH, MCR



23100 I-35, Kyle, TX 78640

Retailer Map



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For More Information: MICHAEL LYNCH, MCR



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).

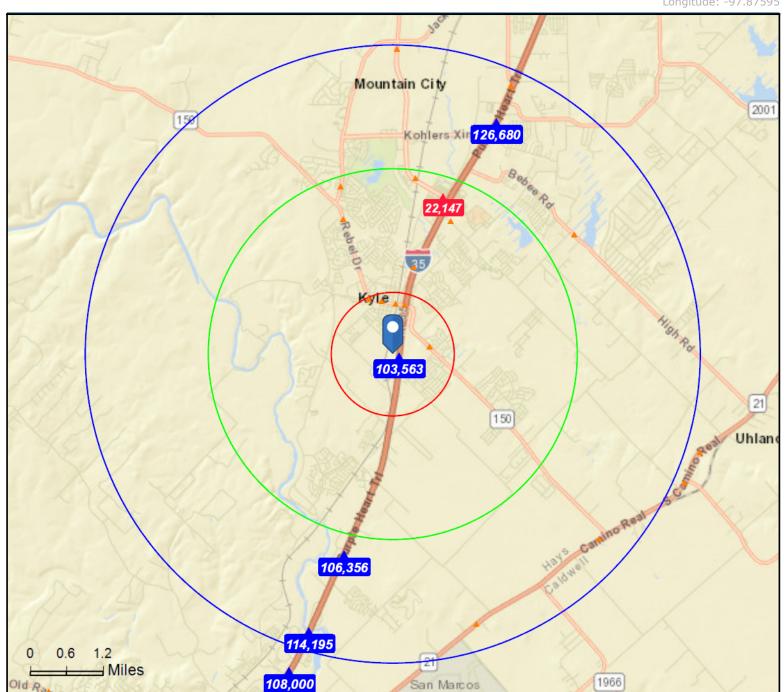
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Traffic Count Map

Kyle, Texas Rings: 1, 3, 5 mile radii Prepared by Esri

Latitude: 29.97664 Longitude: -97.87595





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



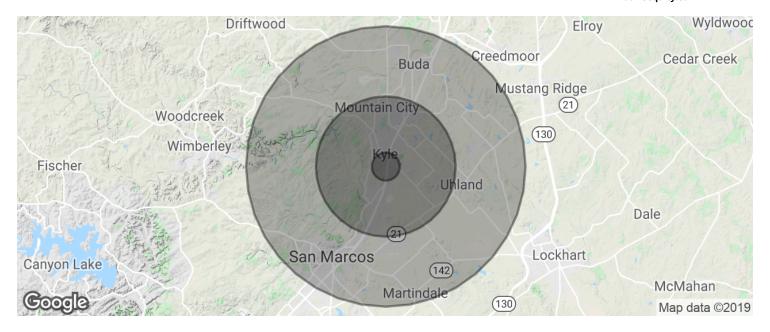
Source: ©2018 Kalibrate Technologies (Q2 2018).

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Demographics Map & Report



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1 MILE	5 MILES	10 MILES
1,145	38,364	105,236
31.2	29.0	28.5
31.7	29.4	28.5
31.0	28.6	28.4
1 MILE	5 MILES	10 MILES
336	12,231	33,625
3.4	3.1	3.1
\$74,191	\$61,750	\$58,111
\$135,247	\$141,441	\$157,146
	1,145 31.2 31.7 31.0 1 MILE 336 3.4 \$74,191	1,145 38,364 31.2 29.0 31.7 29.4 31.0 28.6 1 MILE 5 MILES 336 12,231 3.4 3.1 \$74,191 \$61,750

^{*} Demographic data derived from 2010 US Census

For More Information: MICHAEL LYNCH, MCR





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 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.

Davis Equity Realty		info@davisequity.com	(956)969-8648	
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	
Dale L Davis	0216551	daled@davisequity.com	(956)969-8648	
Designated Broker of Firm	License No.	Email	Phone	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone	
Sales Agent/Associate's Name	License No.	Email	Phone	
Bu	yer/Tenant/Seller/Landlord Initi	als Date		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

23100 I-35, Kyle, TX 78640

Company Disclosure Statement



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For More Information: MICHAEL LYNCH, MCR