



±5.22 Acres | Kyle, TX

NWC of IH-35 & Post Road, Kyle, TX 78640

Land For Sale & Build-to-Suit Opportunities

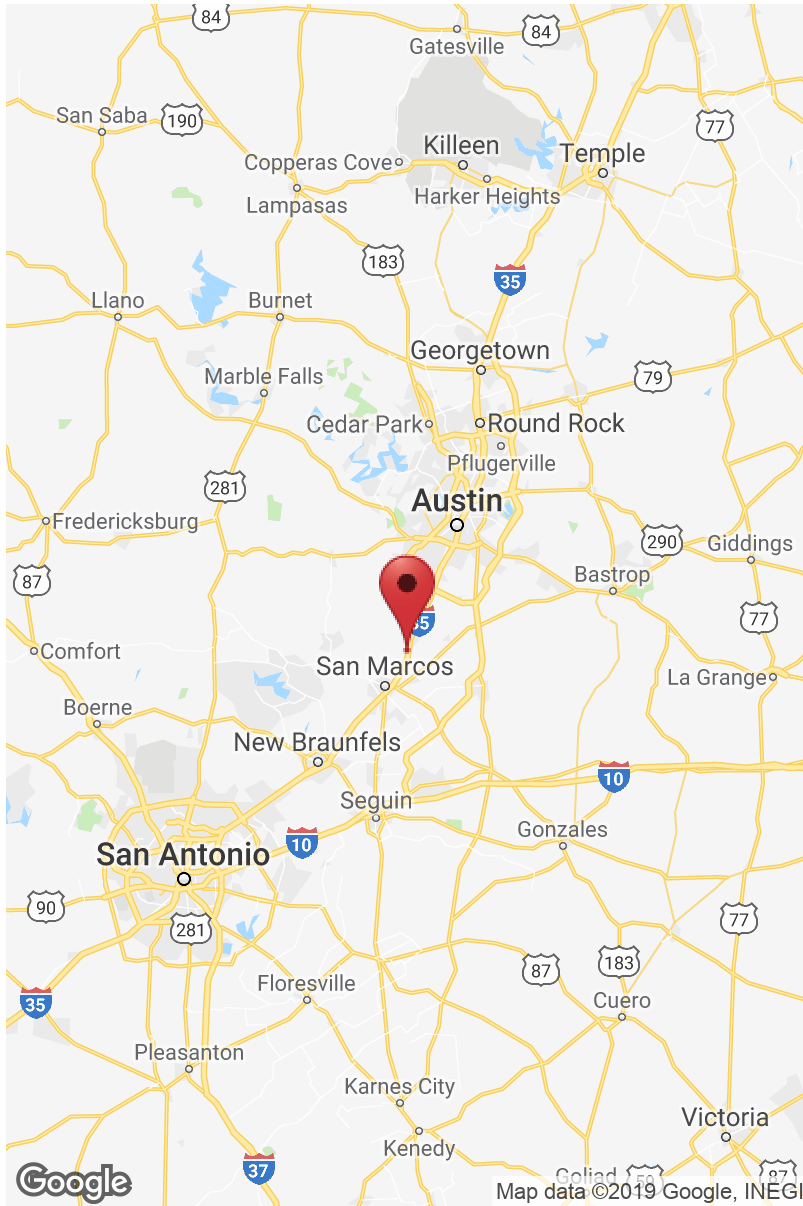
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For Sale



±5.22 Acres
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Land for Sale & Build-to-Suit Opportunities



Property Details

FEATURES

- Three (3) platted lots for sale; Lots can be purchased individually
- All lots zoned as Retail Service (RS) which can accommodate most industrial, retail, and commercial uses
- Utilities available to site however prospective buyers should retain an independent engineer to verify the location, accessibility and capability of all utilities for their own projects
- 8 miles to San Marcos, 25 miles to Austin, and 56 miles to San Antonio

SALE PRICE

Contact Broker

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For Sale

NWC Of IH-35 & Post Road

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PROPERTY HIGHLIGHTS

- ±5.22 acres for sale at the intersection of Post Rd and I-35; Lots can be purchased individually
- Build-to-Suite Opportunities available for prospective businesses
- All three (3) lots are individually platted
- Lots 5 & 6 have excellent visibility from I-35 heading North and South
- Utilities are available to the site; Sewer is currently in progress
- No on-site detention is required for any of these lots depending on the project developed

ECONOMIC HIGHLIGHTS

- The lots are zoned as RS (Retail Service). The City of Kyle's master plan allows for the development of industrial-type buildings with retail components providing a somewhat higher-end product (ie potential higher rental rates and overall attractiveness of the area).
- Highly trafficked area: ±106,000 vehicles per day cover the I-35 area near Post Road.
- Impressive population growth: 1, 3, and 5 mile-ring demographics show an impressive 23+% population growth rate expected over the next 5 years.

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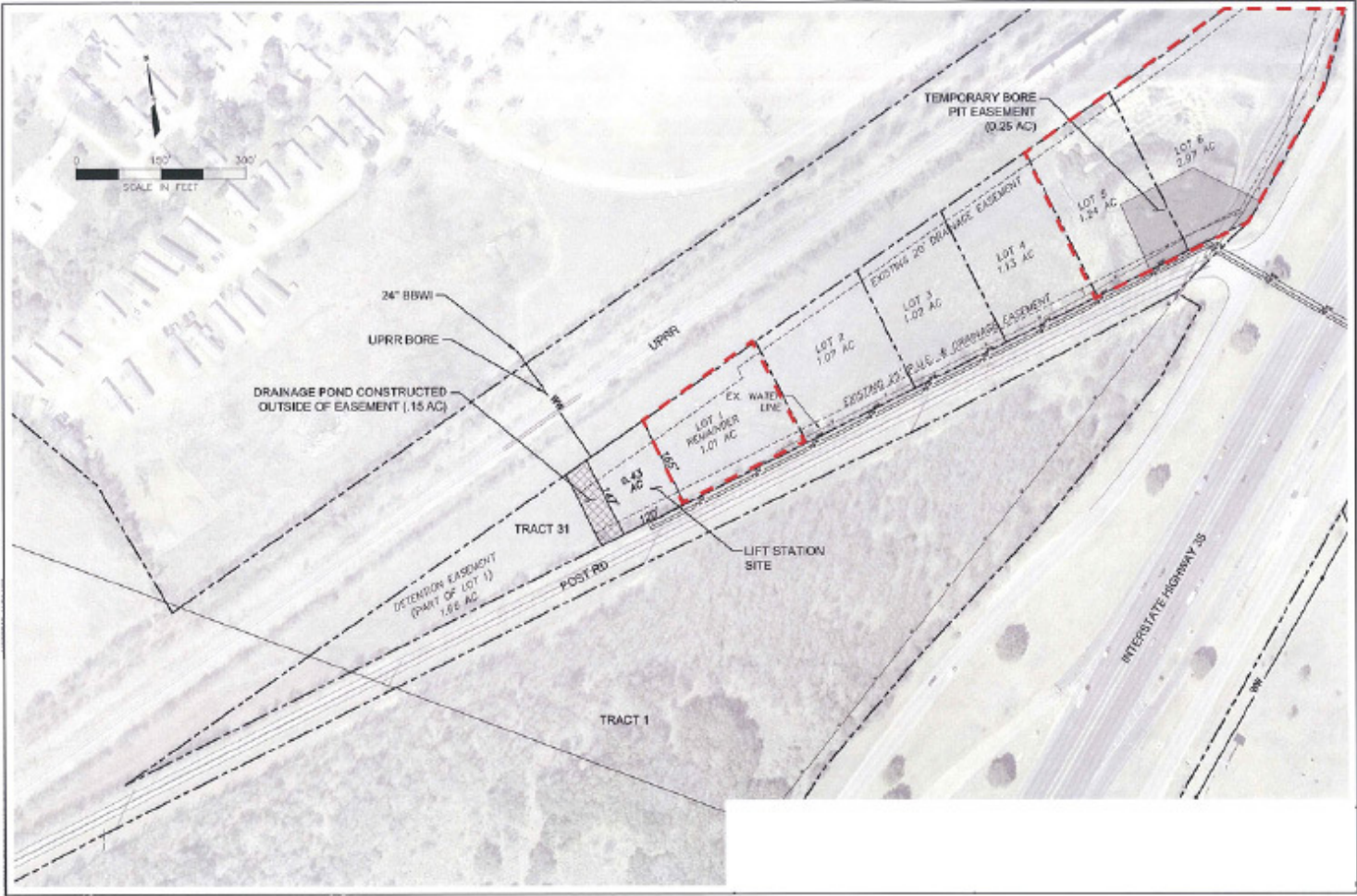
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Plat

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-

	1 MILE	5 MILES	10 MILES
Total households	357	12,813	33,451
Total persons per hh	3.1	3.1	3.1
Average hh income	\$57,657	\$57,649	\$55,661
Average house value	\$133,486	\$133,677	\$156,488

	1 MILE	5 MILES	10 MILES
Total population	1,095	39,462	103,727
Median age	29.1	28.4	28.3
Median age (male)	30.0	28.9	28.3
Median age (female)	28.6	27.9	28.3

* Demographic data derived from 2010 US Census

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Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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