



Availability

10.009 Acres



Price

\$4.50/SF



Zoning

W - Warehouse



Traffic Counts

103,563 on I-35



FOR SALE **KYLE LAND** I-35 & CR140 • KYLE, TEXAS 78640



Property Highlights

- I-35 frontage with access to CR140 (Post Rd)
- Convenient ingress/egress to north & southbound I-35
- Located along one of the fastest growing corridors in the nation
- Utilities to site

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2016 Demographics

1-MILE	3-MILE	5-MILE
Population		
2,655	23,510	56,728
Average HH	Income	
\$79,314	\$79,761	\$72,266
Households		
805	7,260	18,156
	·	

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Site Survey & Information

along Post Road

Waterloo Surveyors Inc. SURVEY PLAT Topographic & Tree I FOFNO 800 HAIN LINK FENCE DECTRIC UNE ELECTRIC UNE TELEPHONE UNE WATER VALVE WATER VALVE FIBER OPTICS CABLE MARKER TREE SYMBOL HADSGERRY TREE (MERCHT) INTERECTIONAL HIGHWAY 35 12" line in the ROW of I-3.5 and an 8" and 12" lines located (RECORD) 5.010 8.270 **WATER QUALITY** Within Blanco River Watershed; water quality controls are not required; SWPPP will be Found Concrete Highway Monument Iop of Monur Iopume 100.0 a Calegory 18 + Surge COUNT ROAD NO. required prior to construction LOT 4 4.999 AC 217,766 SQ 2000 16" drainage Outside 100 year floodplain -00.4%+1 N) Gruene Clay and Krum Clay 650.19¹ (650.45¹) A 88 ----nas P. Dimon M.P.L.S. 4324 P.O. Box 160176, Austin, Texas 78716-0176 Phone: 481-9602



FLOODPLAIN

SOILS

UTILITIES



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Site Aerial



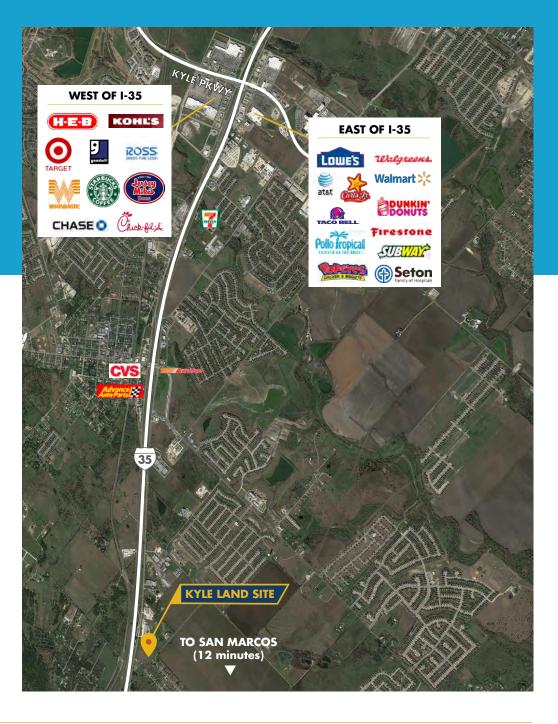
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Driving Distances

- San Marcos: 8.5 mi./12 min.
- ABIA: 33 mi./35 min.
- Austin CBD: 25 mi./30 min.
- San Antonio CBD: 56 mi./60 min.
- SA Airport: 51 mi./57 min.





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