



FOR SALE KYLE LAND

I-35 & CR140 • KYLE, TEXAS 78640



Availability

10.009 Acres



Price

\$4.50/SF



Zoning

W - Warehouse



Traffic Counts

103,563 on I-35

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

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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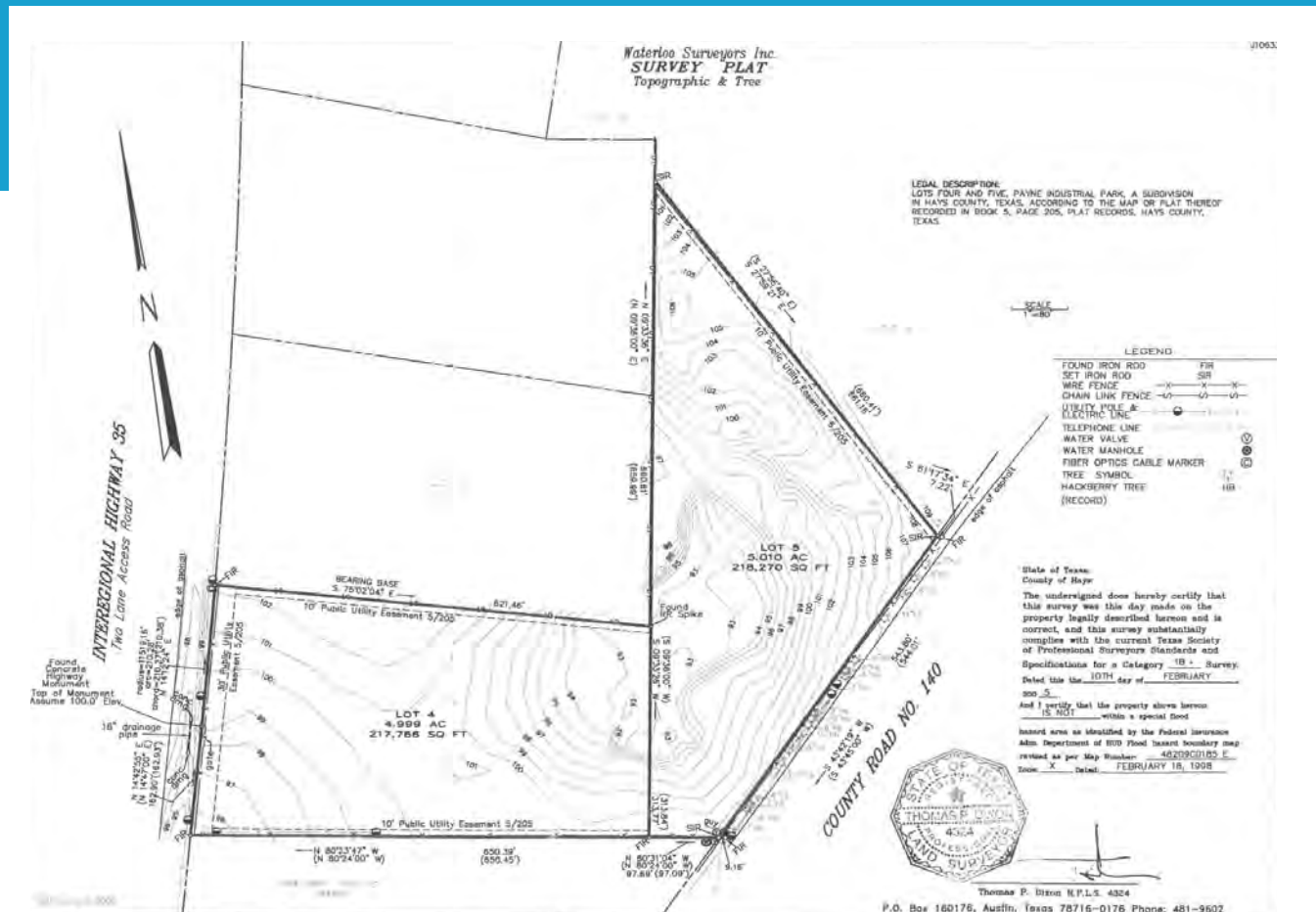
Site Survey & Information

UTILITIES 12" line in the ROW of I-35 and an 8" and 12" lines located along Post Road

WATER QUALITY Within Blanco River Watershed; water quality controls are not required; SWPPP will be required prior to construction

FLOODPLAIN Outside 100 year floodplain

SOILS Gruene Clay and Krum Clay



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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.

