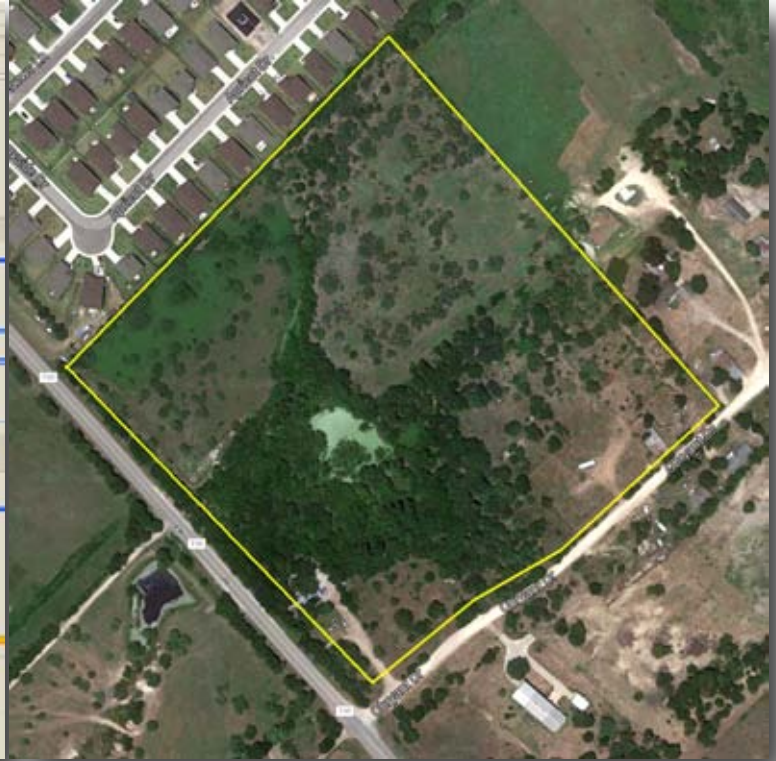


# 3 TRACTS FOR SALE - ±20.17 ACRES of LAND

## 2601 East F.M. 150, Kyle, Texas 78640



**LOCATION:** On northwest corner of FM 150 East & O'Bryant Rd.; a couple miles east of IH-35.

**SIZE:** Approximately 20.17 Acres

**IMPROVEMENTS:** 2 water taps (Tracts 2 & 3) & one additional water tap purchased but not installed (Tract 1) with County Line Water Supply.

**UTILITIES:** County Line Water and Individual Septic

**ZONING:** The entire Property is currently Ag Exempt. None. Outside City Limits but in Kyle E. T. J.

**FLOOD HAZARD:** There is a small, usually dry creek running through a portion of the property but doesn't show up on FEMA flood plain map.

**JURISDICTION:** Hays County & City of Kyle (E.T. J.)

**PRICE:** Entire ±20.17 acres is available for \$1,150,000. Or, tracts may be purchased individually as follows.  
 Tract 1 = \$550,000.  
 Tract 2 = \$220,000.  
 Tract 3 = \$550,000.

**TERMS:** Cash or possible owner financing.

**COMMENTS:** This tract has 2 good commercial sites, as well as a possible 10 ac. home site fronting Bryant Rd. Gates not included in sale. A small strip of the East sides of Tracts 2 & 3 make up the western part of the public easement named Bryant Rd. A 4-H Club is using Tract 2 on a month to month. Basis. Tract 3 had a tenant who is vacating. There is an existing septic tank on Tract 3 but not guaranteed to be in great condition.

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