

# Kyle Commercial Lot

10.8± Acres on IH-35 | Kyle, TX

**DEVELOPMENT  
LAND FOR SALE**



**COMMERCIAL  
INDUSTRIAL  
PROPERTIES**

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**512 682 1000**

9130 Jollyville Rd., Suite 300  
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## SUMMARY

# For Sale: Kyle Commercial Lot

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Location:	Property is located on the east side of IH-35, just south of FM 1626 in the City of Kyle. Kyle is situated 20 miles south of downtown Austin. The Austin-Bergstrom International Airport is approximately 25 miles from the site.
Kyle:	Site is located just south of Seton Medical Center Hays and a rapidly developing retail center. Kyle is now home to HEB Plus, Home Depot, Super Target, Super Walmart, and Lowe's.
Size:	10.819± acres. There is approximately 8.7 acres net of the Water Quality and Detention Pond. This is a legal lot in Block B of The Park at Steeplechase.
Frontage:	566.76± feet on IH-35 two-way frontage road.
Zoning:	Zoned "RS" (General Commercial). Most commercial and retail uses are permitted.
Topography:	A gentle slope to the drainage area on the north.
Water Quality:	Owner built a Water Quality facility on site in 2014. It will serve any development on the property.
Utilities:	City of Kyle Water: To the site. City of Kyle Wastewater: To the site. Pedernales Electric Co-op: To the site. Entex, Inc. Natural Gas: To the site.
Traffic Count:	110,000 VPD (TxDOT 2016).
Asking Price:	Call Broker

### For More Information Contact:

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1.31.20



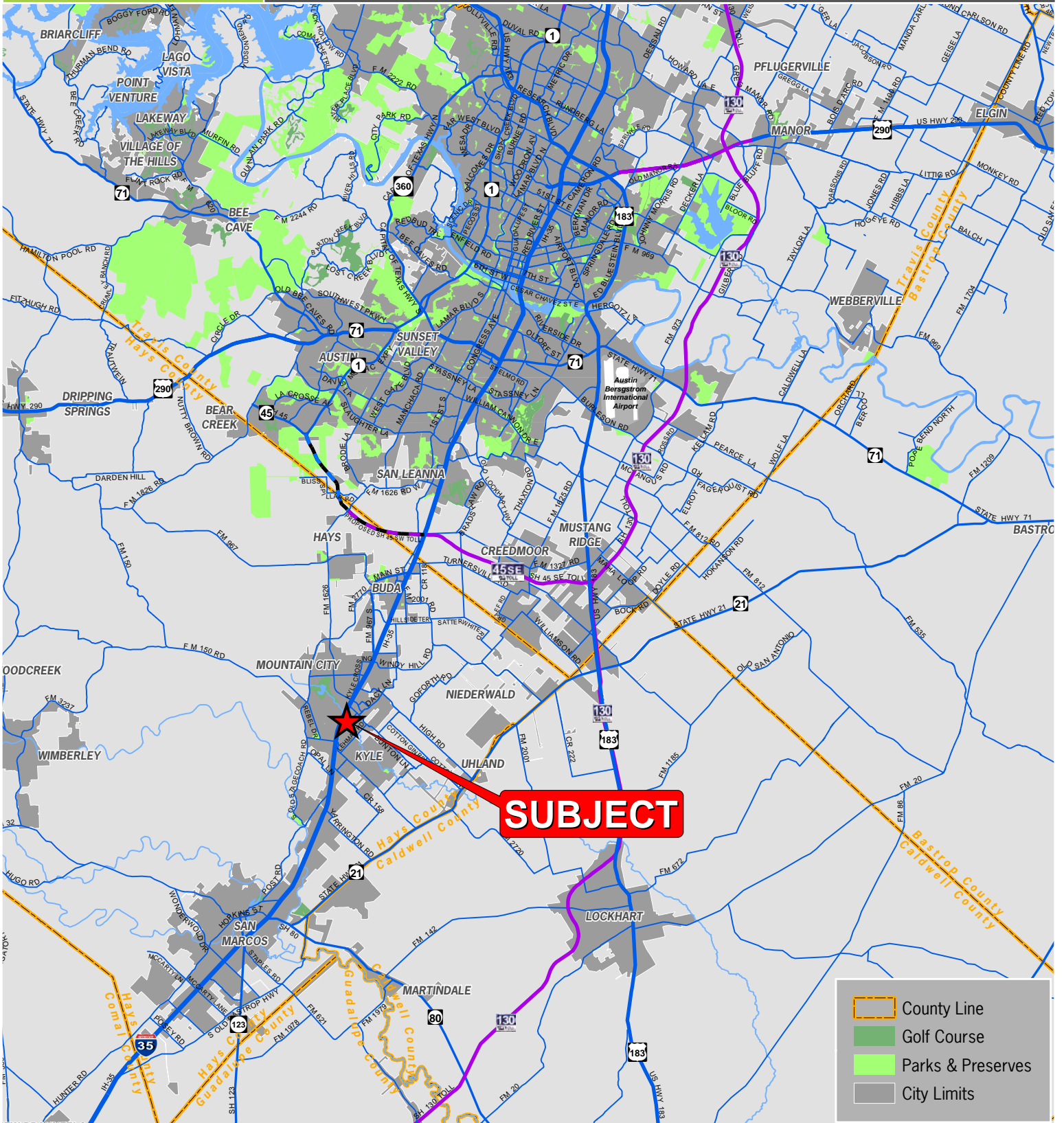
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All information furnished regarding this property is from sources deemed reliable; however, CIP Austin has not made an independent investigation of these sources and no warranty or representation is made by CIP Austin as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP Austin further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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# METRO MAP

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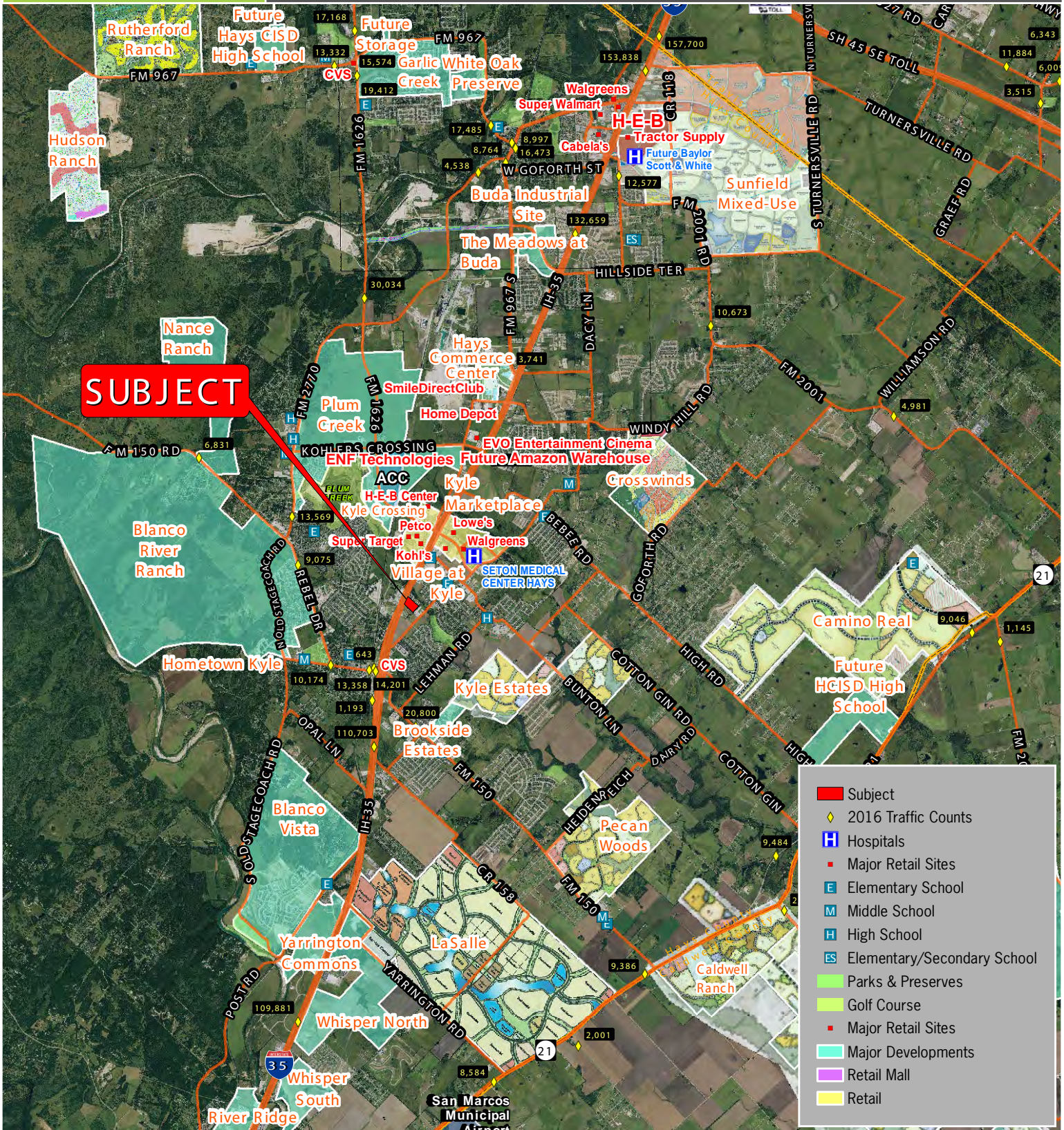
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# VICINITY AERIAL

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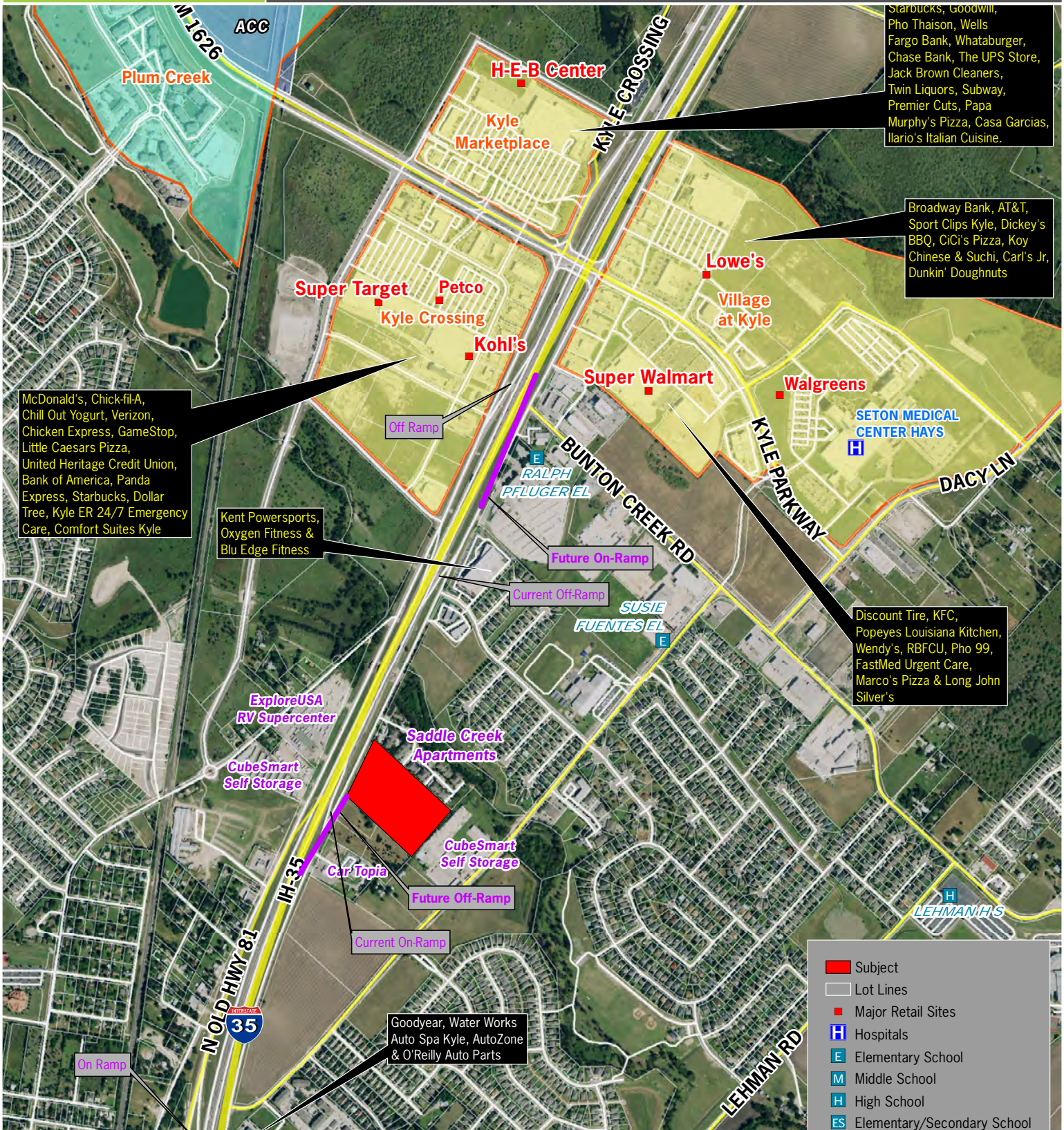
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# RETAIL MAP

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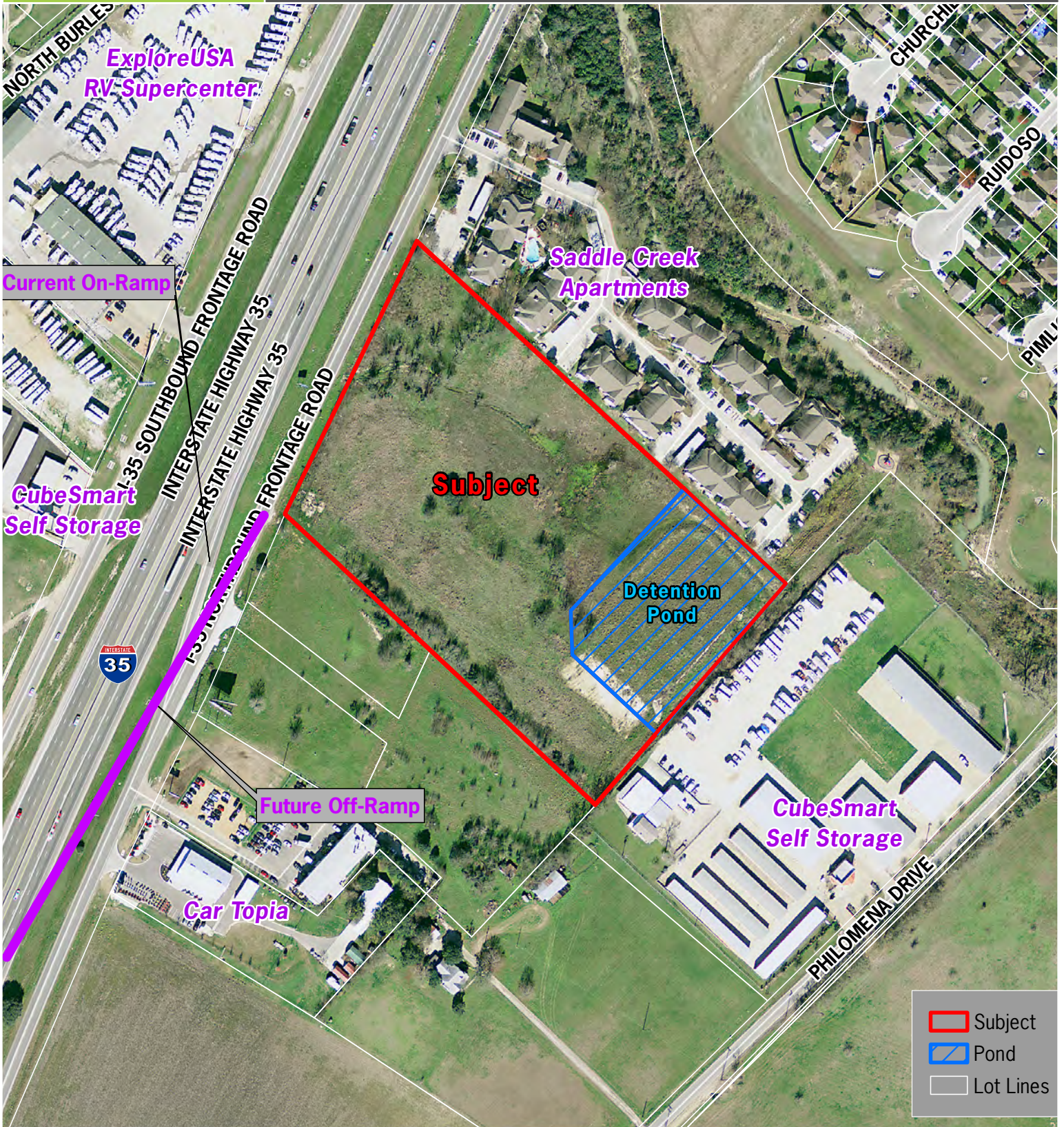
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CLOSE AERIAL

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# FEMA MAP

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PRESS

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# Amazon Signs Another Industrial Lease in Texas Capital City

E-commerce Giant Has Announced Plans for 1.87 Million Square Feet of Space in Austin Area



By [Marissa Luck](#)  
CoStar News

July 21, 2020 | 2:52 P.M.

Amazon's appetite for industrial space in Austin, Texas, continues to grow as the e-commerce giant gobbles up yet another distribution space in the suburbs.

The retailer has signed a lease for a 307,840-square-foot warehouse at Kyle Crossing Business Park at **2575 Kyle Crossing**, in Kyle, Texas, about 20 miles south of downtown Austin, according to a press release from developer Majestic Realty Co. The distribution center is expected to support 200 jobs when it opens later this year.

The lease comes on the heels of Amazon signing multiple other industrial leases in the Austin area in [Buda](#), [Round Rock](#) and [Pflugerville](#). So far this year, Amazon has announced plans for a combined total of at least 1.87 million square feet of industrial space in the Austin metropolitan area. For comparison, there was about 1.74 million square feet of new industrial space under construction in the Austin area in the first quarter with another 12.1 million square feet of industrial space planned or proposed, according to research from Aquila Commercial.



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Last week, Amazon [confirmed it plans](#) to create 1,000 jobs at a big distribution hub in Pflugerville about 17 miles north of downtown Austin. It was the first time the e-commerce giant confirmed the closely watched Pflugerville project that originally was expected to be up to 3.8 million square feet.

Amazon officials said in an email to CoStar News that the Pflugerville facility will have an 820,000-square-foot footprint; however, the retailer has a building permit for up to 3.8 million square feet of space, according to Pflugerville Economic Development officials who helped lure Amazon to the city. It's possible Amazon could achieve 3.8 million square feet of storage space though, if it does end up building four or five stories or mezzanine levels within the building as originally described in city planning documents.

"Amazon is constantly investigating new locations to support the growth and increase the flexibility of its North American fulfillment network to address customers' needs, however, the company is not yet commenting on any additional operations plans in Austin," Daniel Martin, a spokesman for Amazon, said in an email.

For the latest lease in Kyle, Amazon is expected to open what is known as a sortation center, according to Majestic Realty Co. The retailer describes sortation centers as a place where "associates sort customer orders by final destination and consolidate them onto trucks for faster delivery." The sortation centers are key in providing customers with everyday delivery, including Sunday delivery, according to Amazon's website.

The Seattle retailer will lease one of two buildings in Kyle Crossing Business Park a 40-acre business park one block west of Interstate 35.

There is still a vacant building in the park available for a lease: a 227,274-square-foot warehouse located at 1980 Kohlers Crossing, according to Aquila, which is marketing the property on behalf of Majestic Realty.

"Demand for high-quality industrial space has surged along with online sales in the first half of this year," said Brian Masterman, Majestic Realty's senior vice president, in a statement. "Kyle Crossing offers brand new facilities in a highly accessible location that is perfectly situated to serve two of the nation's fastest growing metro areas."

Kyle Crossing Business Park is located within in the mixed-use, master-planned community of [Plum Creek](#) about 20 miles south of downtown Austin. Plum Creek, developed by Momark Development, features more than 2,500 single-family homes, 1,800 apartment units and a 100-acre Austin Community College campus. Plans also call for a mixed-use town center, multiple types of housing and more than 8 million square feet of commercial development.

ENF Technologies, a provider of electronic materials to Samsung and other U.S. high-tech companies, also [broke ground](#) on its new U.S. headquarters in Plum Creek earlier this year. The South Korea-based electronics material manufacturer started construction on its \$45 million U.S. headquarters and advanced manufacturing facility at 1550 Kohlers Crossing in January.

"Commercial development in Plum Creek is accelerating at the same time that we're adding more diverse housing, services and amenities," said Momark's Terry Mitchell, who oversees development at Plum Creek, in a statement. "The community has matured and now offers a true live-work-play environment that is attainably priced and appealing to companies and their employees."

Beyond Plum Creek, Kyle's economy is also getting a boost with 850 new jobs created at [a new manufacturing facility](#) by invisible braces maker Smile Direct Club in Hays Logistics Center. As part of the deal, Texas is giving Smile Direct Club a \$2.2 million grant through the Texas Enterprise Fund, a state-run program meant to lure employers with so-called "deal-closing grants."



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# 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.

11-2-2015



### 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.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joshua Hubka / Robby Eaves	570840/588199	josh@cipaustin.com / robb@cipaustin.com	512-682-1002 / 512-682-1003
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date