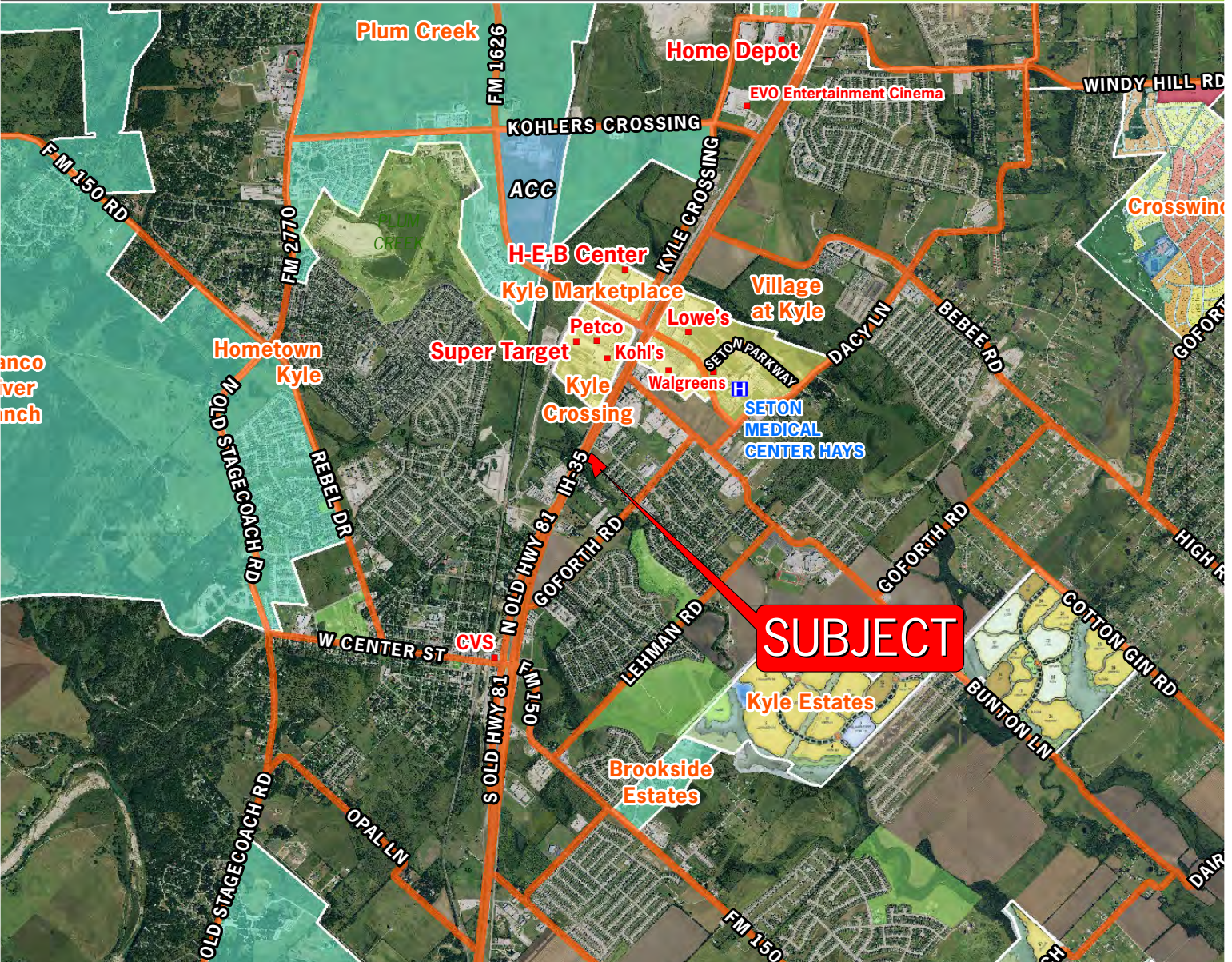



**Kyle 3.8± Acres on IH-35**  
 Zoned "RS" With City Utilities | Kyle, TX

**LAND FOR SALE**





**COMMERCIAL  
INDUSTRIAL  
PROPERTIES**

**Josh Hubka, CCIM**  
 josh@cipaustin.com

**Joyce Jane Weedman**  
 joyce@cipaustin.com

**512 682 1000**  
 9130 Jollyville Rd., Suite 300  
 Austin, TX 78759  
 cipaustin.com

## SUMMARY

# For Sale: Kyle 3.8± Acres on IH-35 Zoned "RS" With City Utilities | Kyle, TX

Location:	Property is located on the east side of IH-35, just south of Kyle Parkway (FM 1626) in the City of Kyle. Address is 21261 Interstate 35, Kyle, TX 78640. Kyle is situated 25 miles south of downtown Austin and is approximately 20 miles from ABIA.
Surrounding Area:	Property is less than one mile south of Kyle commercial node that includes Super Walmart, Lowe's, Seton Medical Center Hays, Super Target, Kohl's, and HEB. Saddle Creek Apartments are just to the south, Steeplechase subdivision to the east, with Anytime Fitness and the Patriot Car Wash just to the north. The Hays ISD and the Hays County Appraisal District offices are also just north of the property.
Size and Legal:	Legal Lot 5, The Park at Steeplechase, is 3.8± acres. Approximately 1.75 acres is outside the flood plain. There is an additional 3.54± acre lot that is adjacent on the north side that would provide access onto Brent Blvd. as well as IH-35. This property is also for sale.
Frontage/Access:	256.08± feet of frontage on IH-35 frontage road. TXDot plans to flip the IH-35 ramps, drastically improving the ingress and egress to this site. The new exit ramp will be just south of Plum Creek, and the new on-ramp will be just north of the Property.
Zoning:	Zoned "RS", General Commercial. Most commercial and retail uses are permitted.
Topo/Flood Plain:	Flat on the front of the property. There is some drainage and flood plain on the rear and south side of the lot. A current, official survey of the amount of buildable land has not been done, although it is estimated that 1.75± acres is net of floodplain.
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:	126,680 VPD (Esri 2019)
Asking Price:	<b>PRICE REDUCED!</b> Please call broker.

### For More Information Contact:

Josh Hubka, CCIM  
Principal  
josh@cipaustin.com | 512 682 1002

Joyce Jane Weedman  
Senior Vice President  
joyce@cipaustin.com | 512 682 1021

main 512 682 1000 | fax 512 682 1031  
cipaustin.com

2.20.20

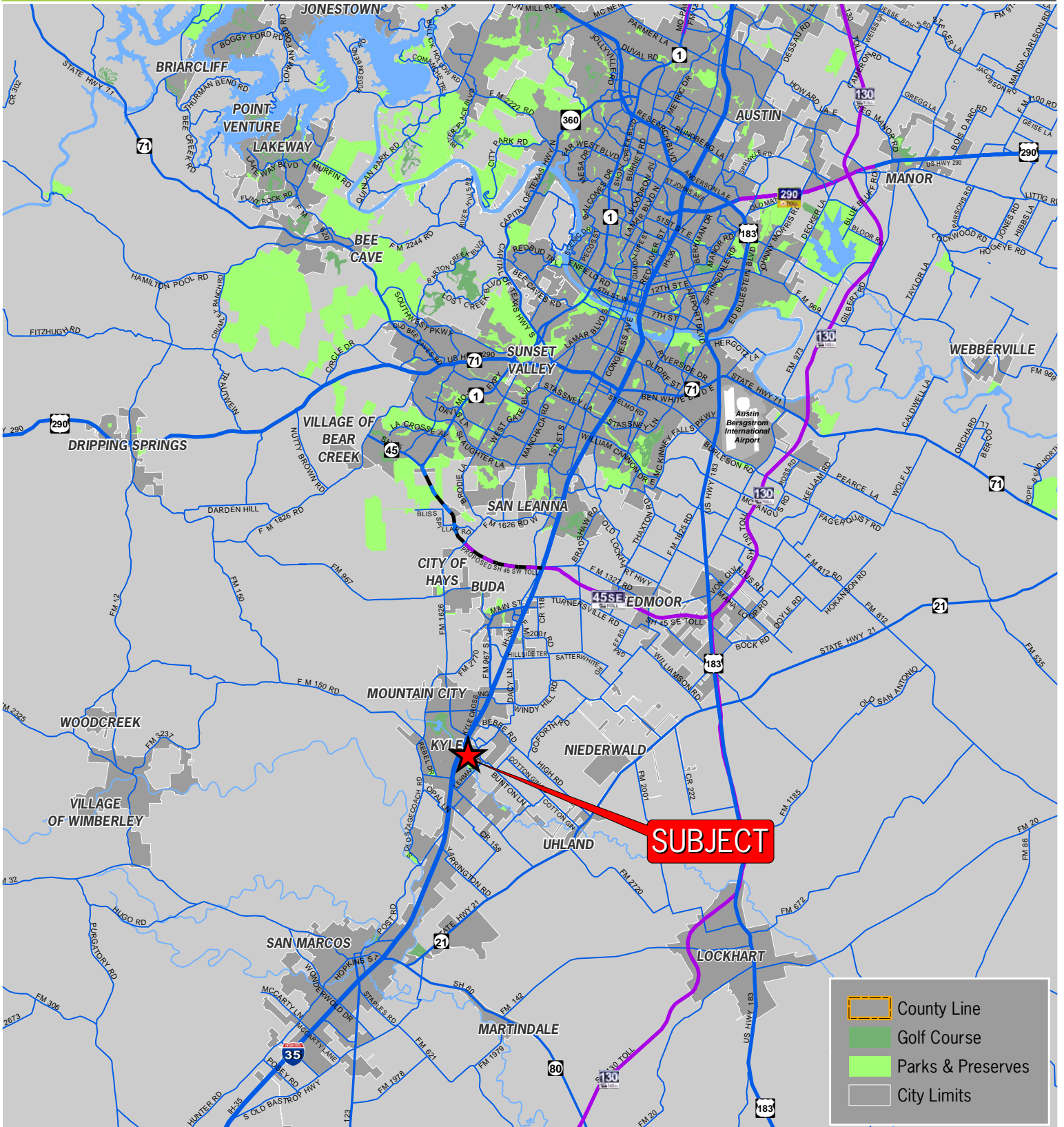


COMMERCIAL  
INDUSTRIAL  
PROPERTIES

**512 682 1000**  
9130 Jollyville Rd., Suite 300  
Austin, TX 78759  
cipaustin.com

# METRO MAP

## For Sale: Kyle 3.8± Acres on IH-35 Zoned "RS" With City Utilities | Kyle, TX



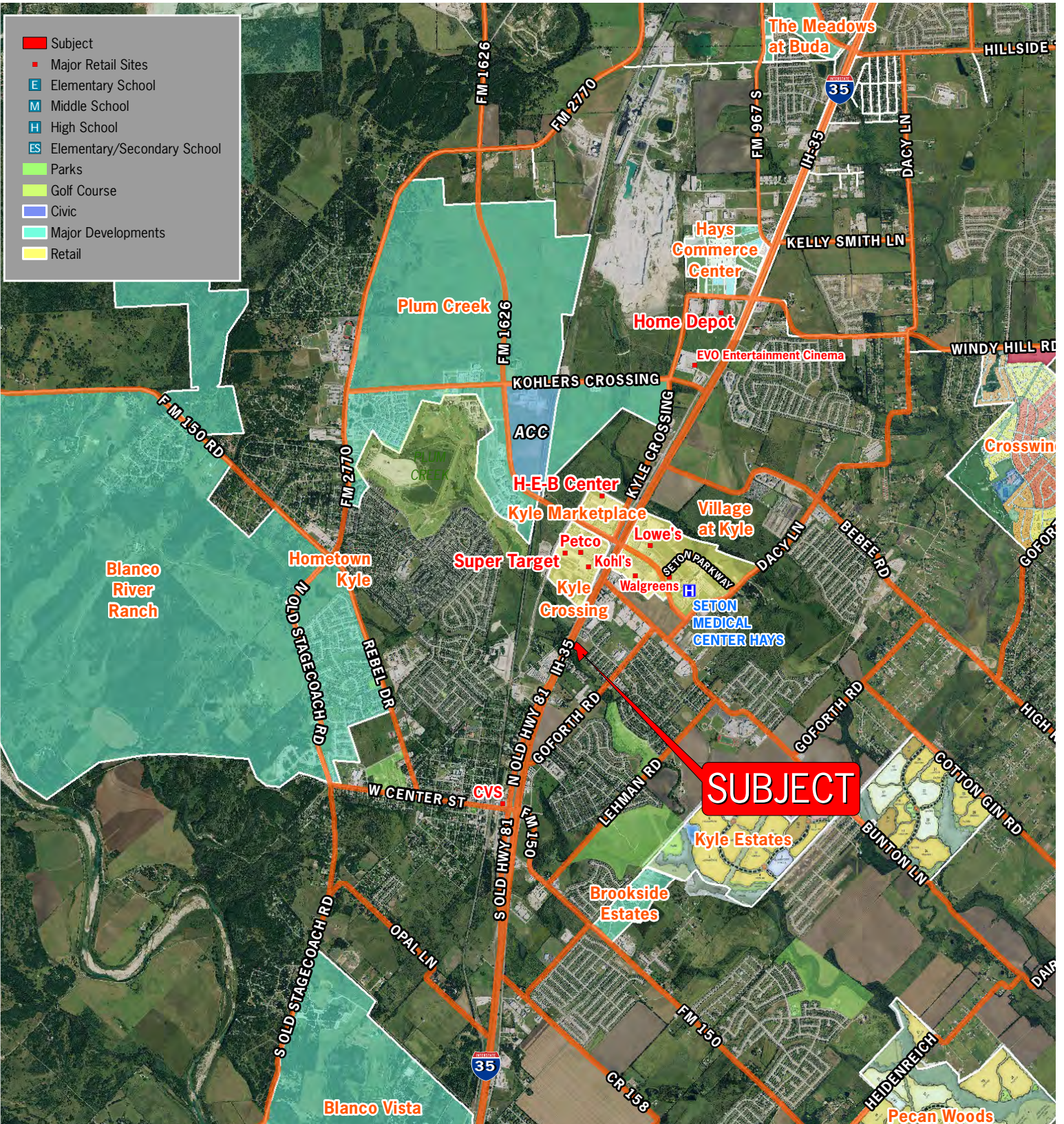
**COMMERCIAL  
INDUSTRIAL  
PROPERTIES**

All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

**512 682 1000**  
9130 Jollyville Rd., Suite 300  
Austin, TX 78759  
cipaustin.com

# REGION MAP

For Sale: Kyle 3.8± Acres on IH-35  
Zoned "RS" With City Utilities | Kyle, TX



**COMMERCIAL  
INDUSTRIAL  
PROPERTIES**

All information (Information) provided or depicted on this map and/or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

**512 682 1000**

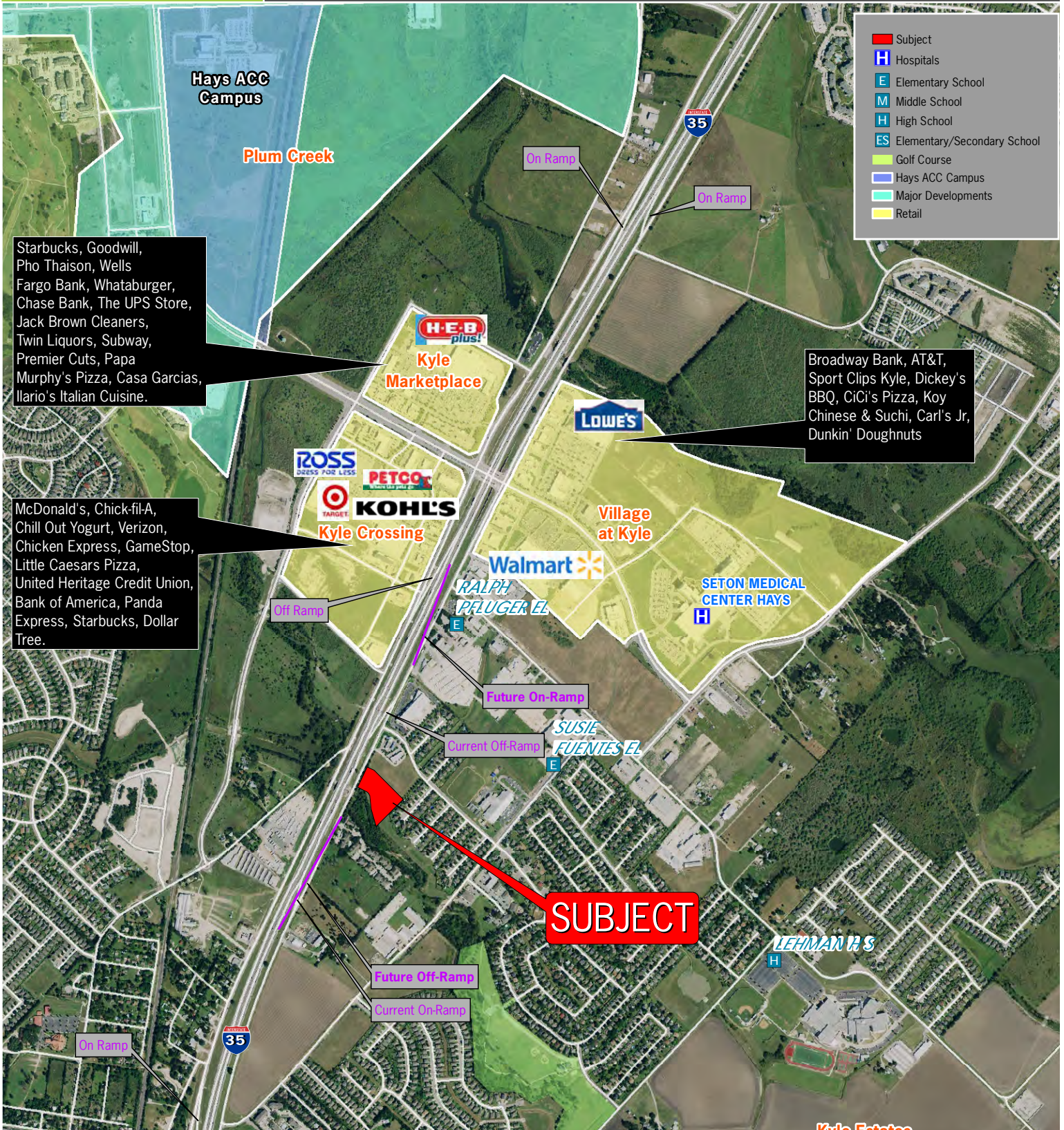
9130 Jollyville Rd., Suite 300

Austin, TX 78759

cipaustin.com

AERIAL

# For Sale: Kyle 3.8± Acres on IH-35 Zoned "RS" With City Utilities | Kyle, TX



COMMERCIAL  
INDUSTRIAL  
PROPERTIES

All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

512 682 1000

9130 Jollyville Rd., Suite 300

Austin, TX 78759

cipaustin.com

CLOSE AERIAL

For Sale: Kyle 3.8± Acres on IH-35  
Zoned "RS" With City Utilities | Kyle, TX



COMMERCIAL  
INDUSTRIAL  
PROPERTIES

All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

512 682 1000

9130 Jollyville Rd., Suite 300

Austin, TX 78759

cipaustin.com

TOPO/FEMA

For Sale: Kyle 3.8± Acres on IH-35  
Zoned "RS" With City Utilities | Kyle, TX



COMMERCIAL  
INDUSTRIAL  
PROPERTIES

All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

512 682 1000

9130 Jollyville Rd., Suite 300

Austin, TX 78759

[cipaustin.com](http://cipaustin.com)



# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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
Joyce Jane Weedman/Joshua Allen Hubka	344543/570840	joyce@cipaustin.com / josh@cipaustin.com	(512) 682-1000
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date



For Sale: Kyle 3.8± Acres on IH-35  
Zoned "RS" With City Utilities | Kyle, TX



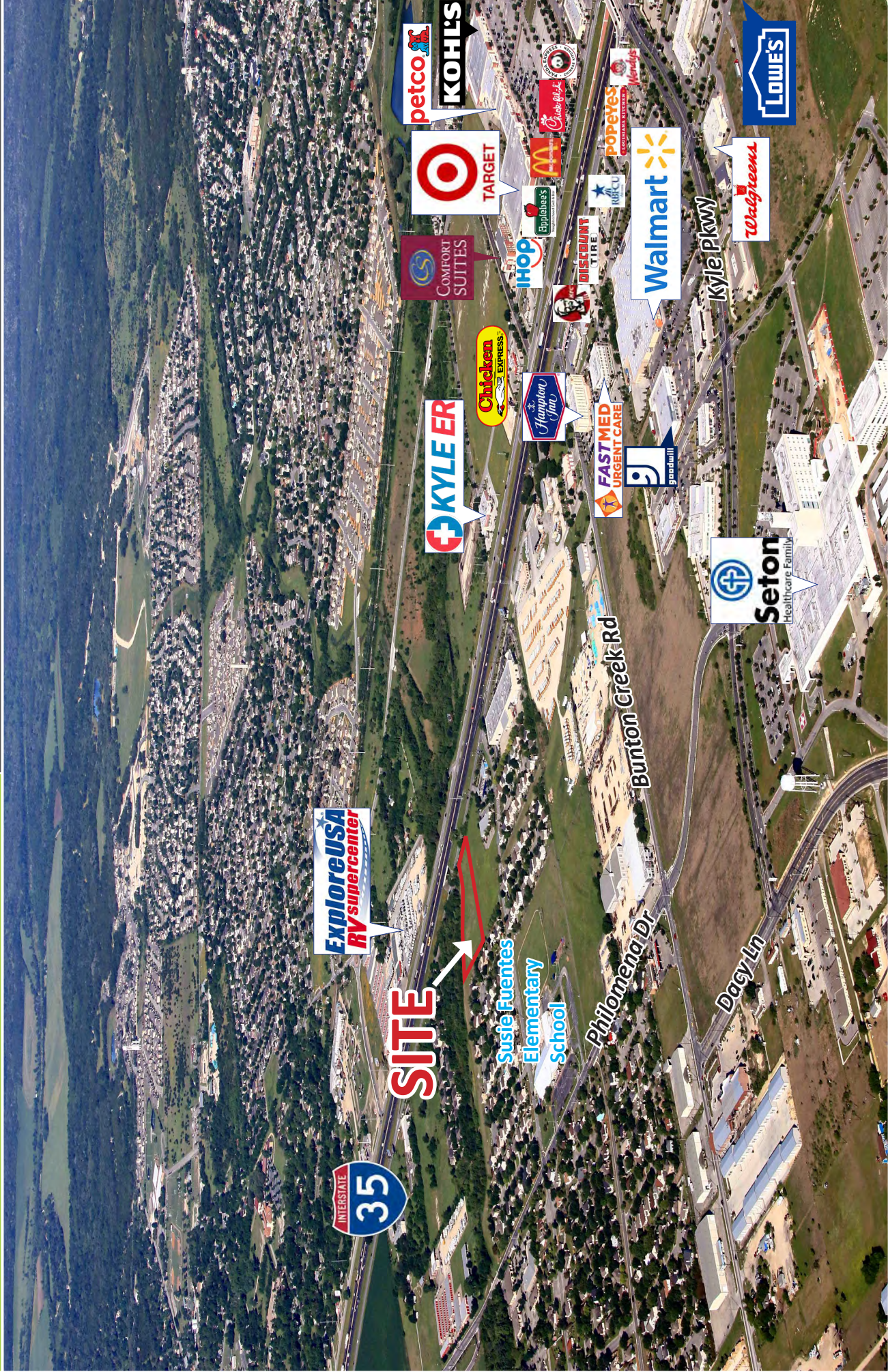
All information (information) provided or depicted on this map and/or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the information or the information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such information. The information is submitted subject to the possible errors or omissions, and no person or organization should rely on the information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof. Aerials flown 4-27-19.

512 682 1000  
9130 Jollyville Rd., Suite 300  
Austin, TX 78759  
cipaustin.com

COMMERCIAL  
INDUSTRIAL  
PROPERTIES



For Sale: Kyle 3.8± Acres on IH-35  
Zoned "RS" With City Utilities | Kyle, TX



512 682 1000  
9130 Jollyville Rd., Suite 300  
Austin, TX 78759  
cipaustin.com

All information (information) provided or depicted on this map and/or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the information or the information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such information. The information is submitted subject to the possible errors or omissions, and no person or organization should rely on the information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof. Aerials flown 4-27-19.

COMMERCIAL  
INDUSTRIAL  
PROPERTIES

