

LAND FOR SALE

COVERED WAGON COMMERCIAL PADS

13153 CAMINO REAL, NIEDERWALD, TX 78640



FOR SALE:

**2 RETAIL COMMERCIAL PADS, 1.25+- ACRES EA.
Hwy. 21 (Camino Real), Niederwald, TX**

LAND FOR SALE

KW COMMERCIAL | AUSTIN NW

12515-8 Research Blvd. Suite 100
Austin, TX 78759



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PRESENTED BY:

RICHARD HALL

Broker Associate

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richardhall@kw.com

0396960, TX

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EXECUTIVE SUMMARY

13153 CAMINO REAL

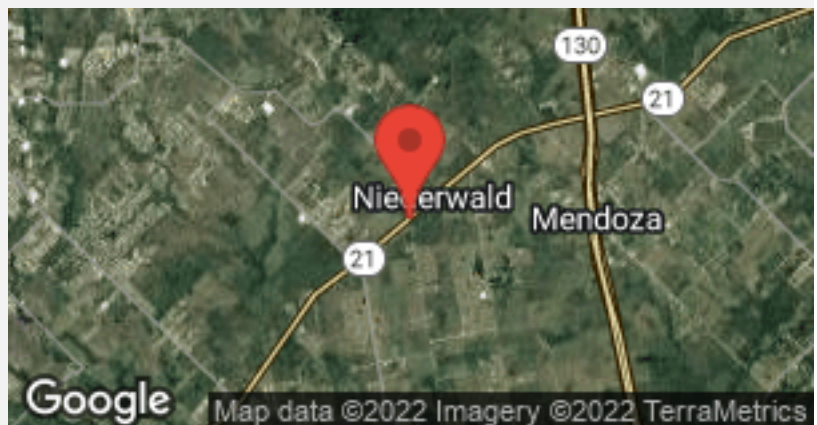


OFFERING SUMMARY

PRICE:	\$925,000 for both pads
LOT SIZE:	1.25 Acres (approx) Each pad site
MARKET	Austin
SUBMARKET	Kyle
UTILITIES:	Go Forth Water Pedernales Electric Septic Wastewater Service in planning
PERMITTED USES:	Commercial

PROPERTY OVERVIEW

2 upgraded retail pads, each with a 1.25-acre lot fronting Highway 21. Seller prefers combined sale. The two upgraded pads are front-runner options for both developers and tenants to meet current and future demand for retail, office space, and other commercial uses for the area due to growing traffic on Highway 21 (Camino Real). The master-planned site improvements for these parcels include grading, drainage, off-sight detention, shared driveway access (2), and metered water taps from GoForth Water Co. 400 single-family houses are being planned for the remaining rear acreage. Currently required to have an onsite septic, but wastewater service is being planned for adjacent subdivision.



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LOCATION & HIGHLIGHTS

13153 CAMINO REAL



LOCATION INFORMATION

Property Name:	Covered Wagon
Street Address:	13153 Camino Real
City, State, Zip	Niederwald, TX 78640
County:	Hays
Market:	Austin
Sub-market:	Kyle

LOCATION OVERVIEW

Site fronts busy arterial highway (HWY 21), with increasing traffic counts. Numerous single family subdivisions in planning, or under construction, in the area. Additionally, new convenience market under construction across Highway 21.

This is located within the city limits of Niederwald, just 3.5 miles west of SH 130. Centrally located between central Austin (25 miles), San Marcos / Texas State University (15 miles), Austin Bergstrom International Airport (20 miles), Circuit of the Americas Racetrack (13 miles), Seton Medical Center, Kyle (10 miles), Tesla Gigafactory (12 miles), Lockhart (12 miles) Bastrop (25 miles)

PROPERTY HIGHLIGHTS

- These improved retail pads front busy Highway 21.
- Benefiting from master-planned site improvements including grading, drainage, off-sight detention, shared driveway access (2), GoForth Water Co metered water taps.

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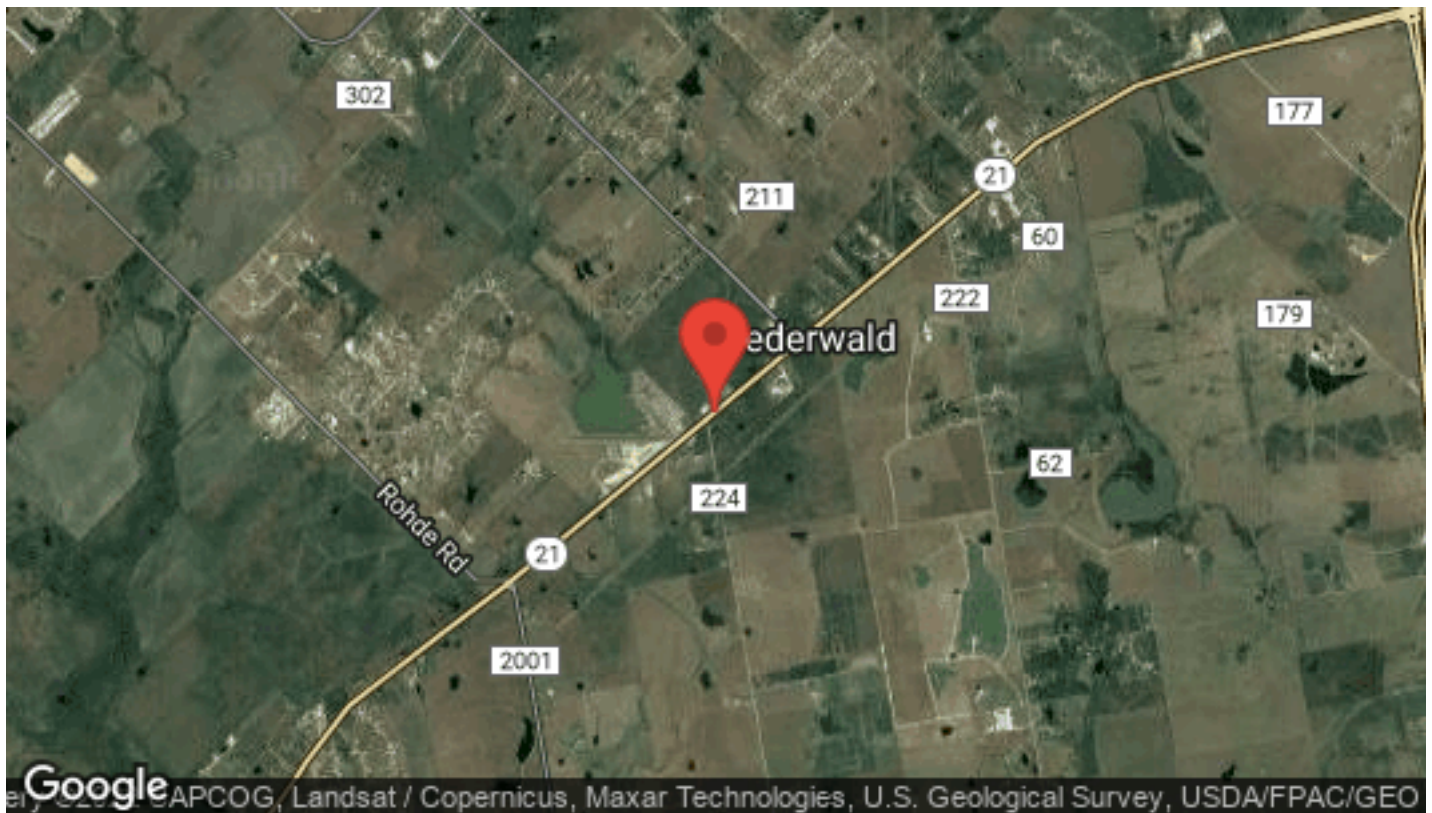
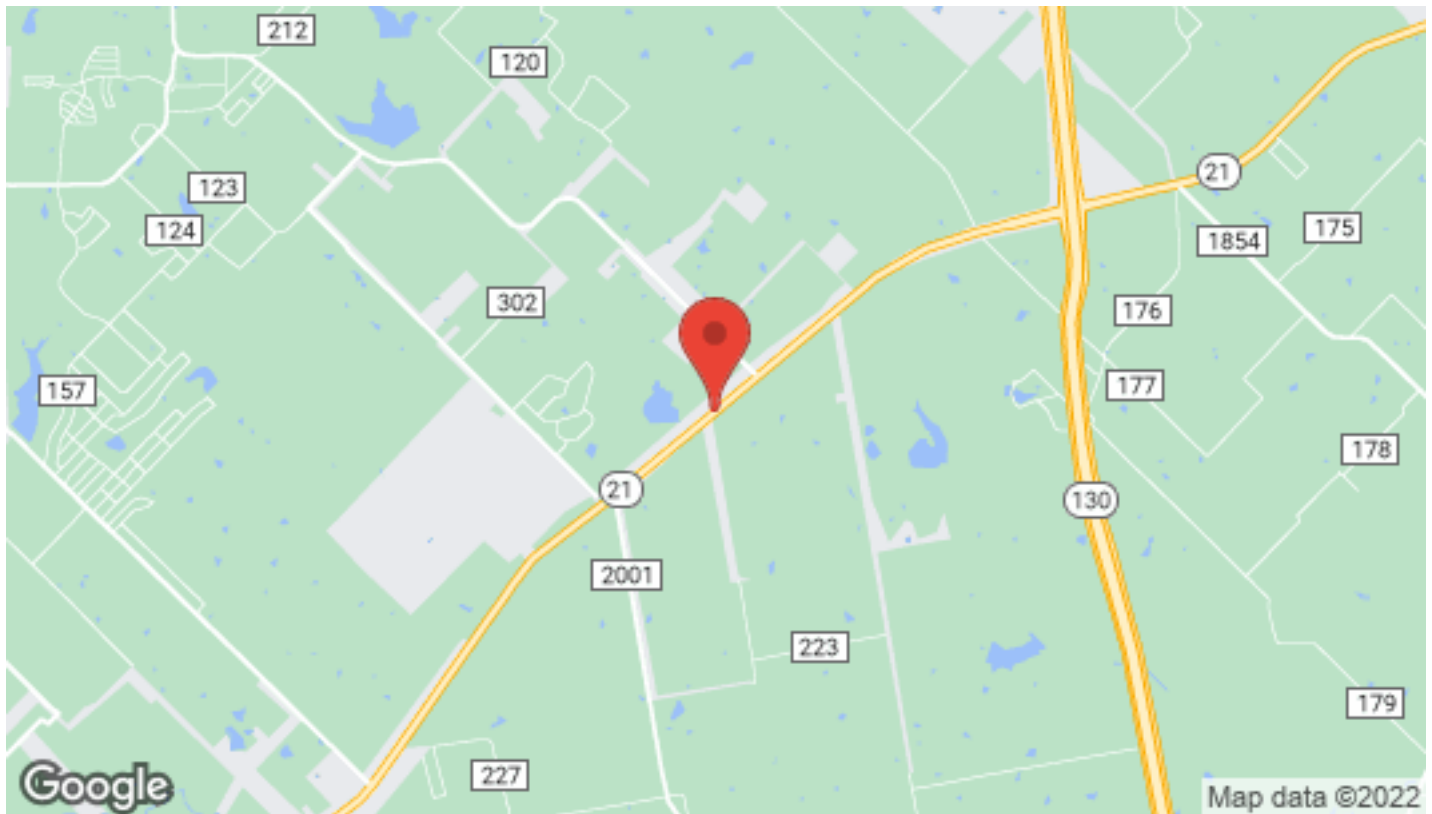


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LOCATION MAPS

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PROPERTY PHOTOS

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LAND RETAIL PAD SITES FOR SALE

13397 Camino Real, Niederwald, TX 78640



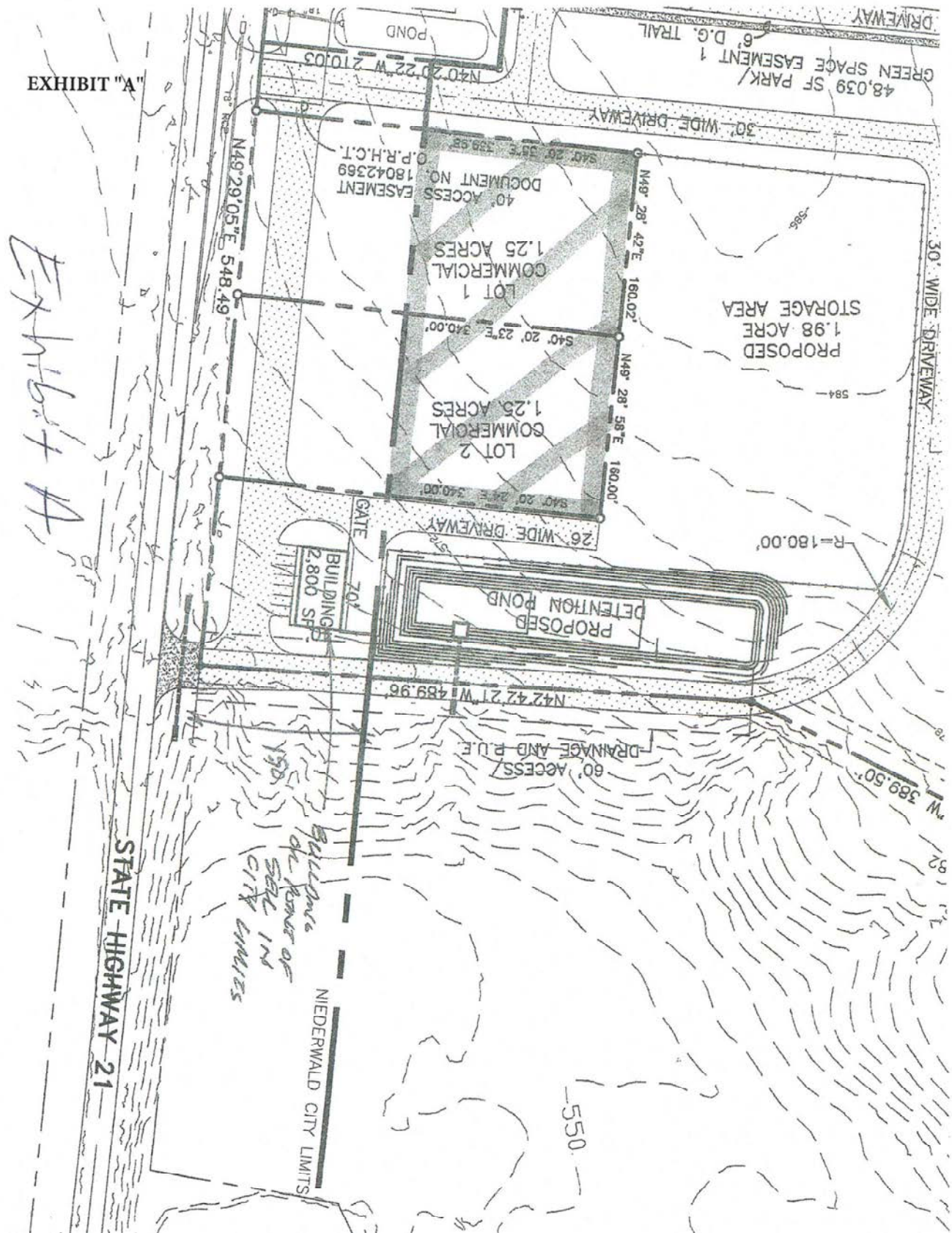
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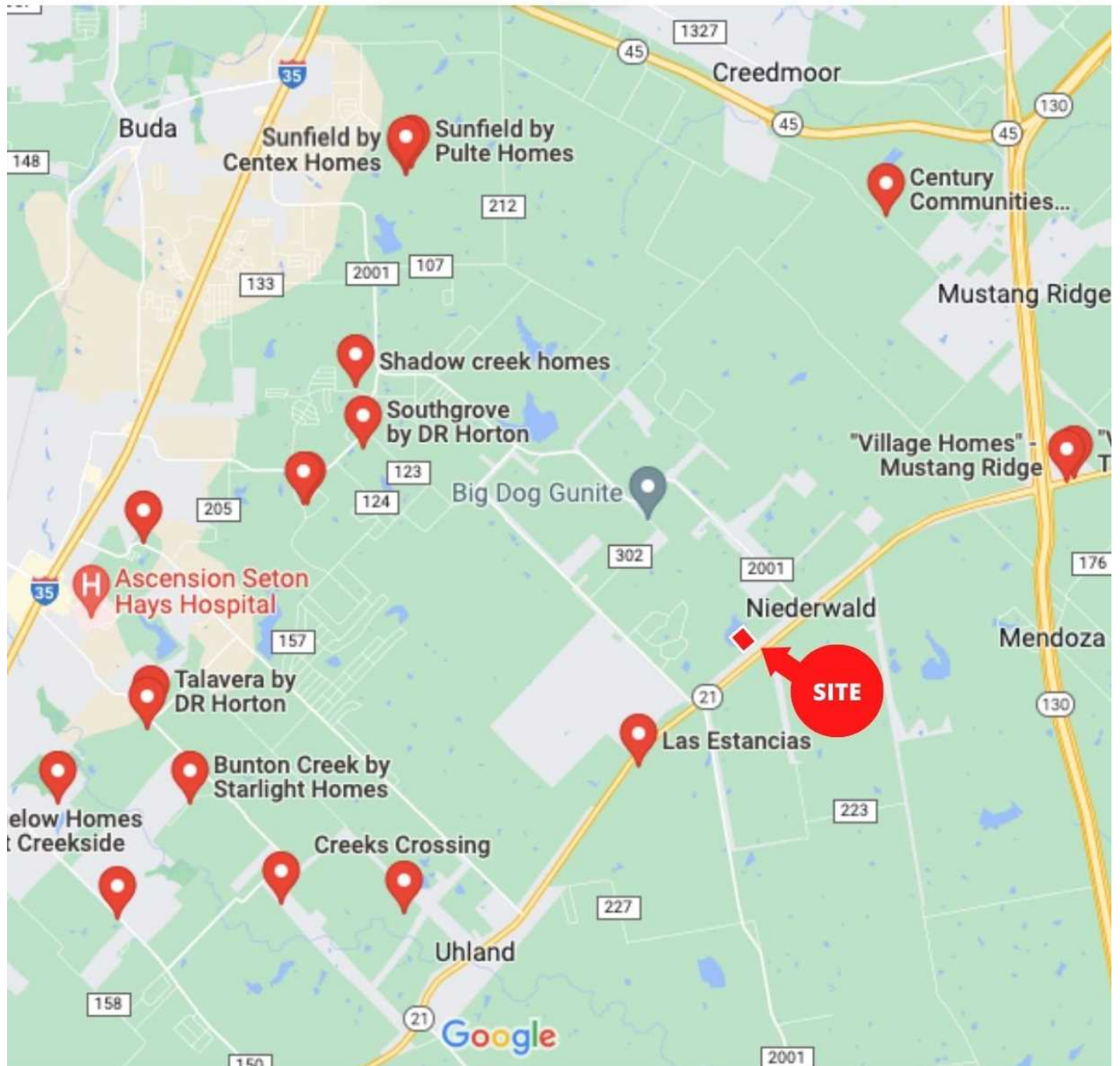
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AREA SUBDIVISION - GOOGLE MAP

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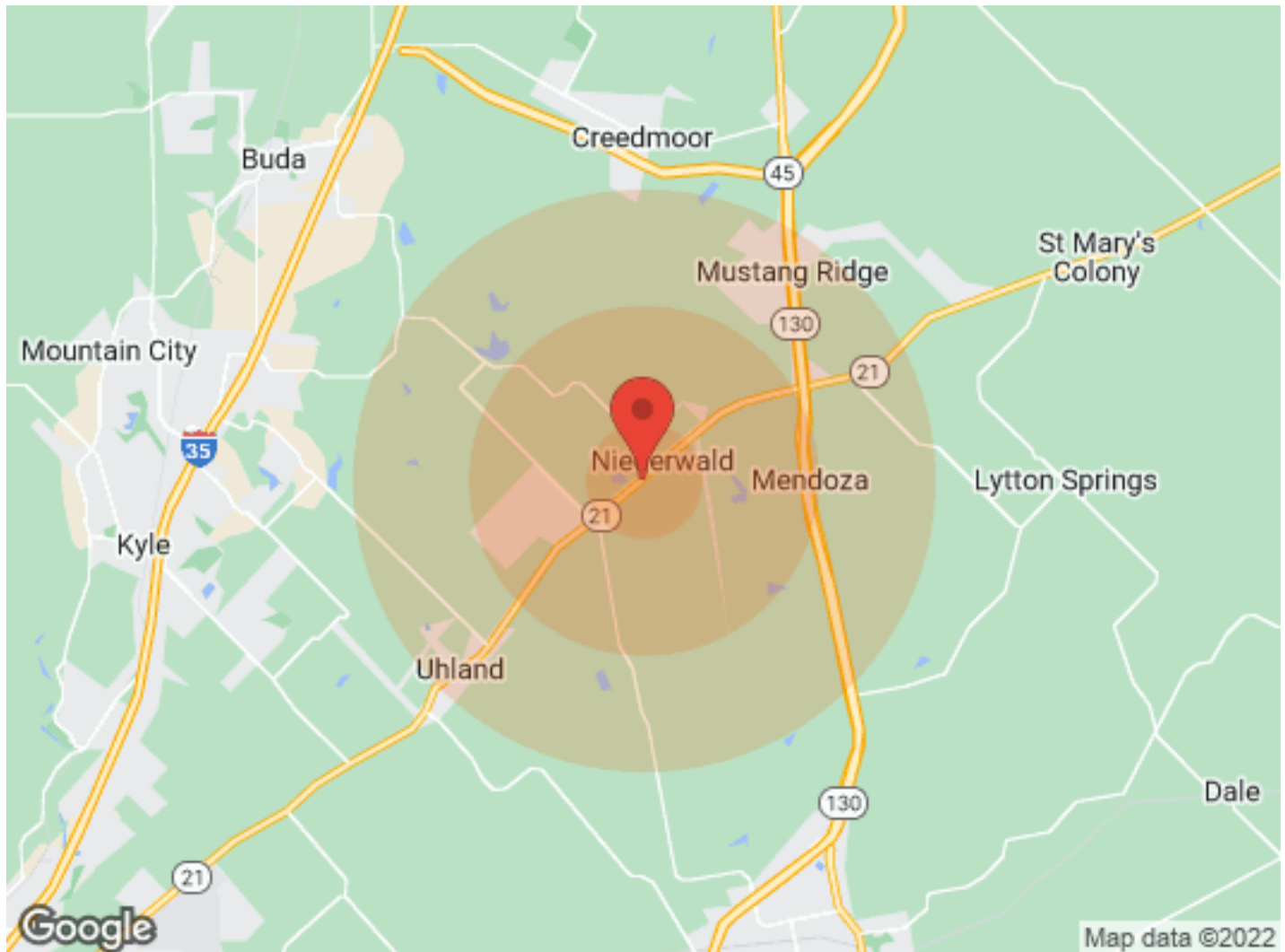


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	N/A	1,031	7,009
Female	N/A	992	6,431
Total Population	N/A	2,023	13,440

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	466	3,312
Ages 15-24	N/A	349	2,391
Ages 55-64	N/A	229	1,262
Ages 65+	N/A	217	1,480

Race	1 Mile	3 Miles	5 Miles
White	N/A	1,375	8,582
Black	N/A	21	231
Am In/AK Nat	N/A	N/A	94
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	1,325	9,515
Multi-Racial	N/A	1,254	9,032

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$61,936	\$45,740
< \$15,000	N/A	108	549
\$15,000-\$24,999	N/A	38	468
\$25,000-\$34,999	N/A	72	405
\$35,000-\$49,999	N/A	44	737
\$50,000-\$74,999	N/A	105	517
\$75,000-\$99,999	N/A	89	330
\$10,000-\$149,999	N/A	75	571
\$150,000-\$199,999	N/A	16	115
> \$200,000	N/A	35	63

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	658	4,175
Occupied	N/A	597	3,779
Owner Occupied	N/A	521	2,962
Renter Occupied	N/A	76	817
Vacant	N/A	61	396

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2/17/22, 4:27 PM

D.R. Horton to build 2,200-home subdivision in Hays County - Austin Business Journal

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From the Austin Business Journal:

<https://www.bizjournals.com/austin/news/2022/02/08/massive-new-subdivision-coming-to-hays-county.html>

2,200-home neighborhood planned for Hays County

Multifamily residences, commercial space also planned in Prairie Lakes

Feb 8, 2022, 7:35am CST

A massive new subdivision is coming to Hays County from the nation's largest volume homebuilder.

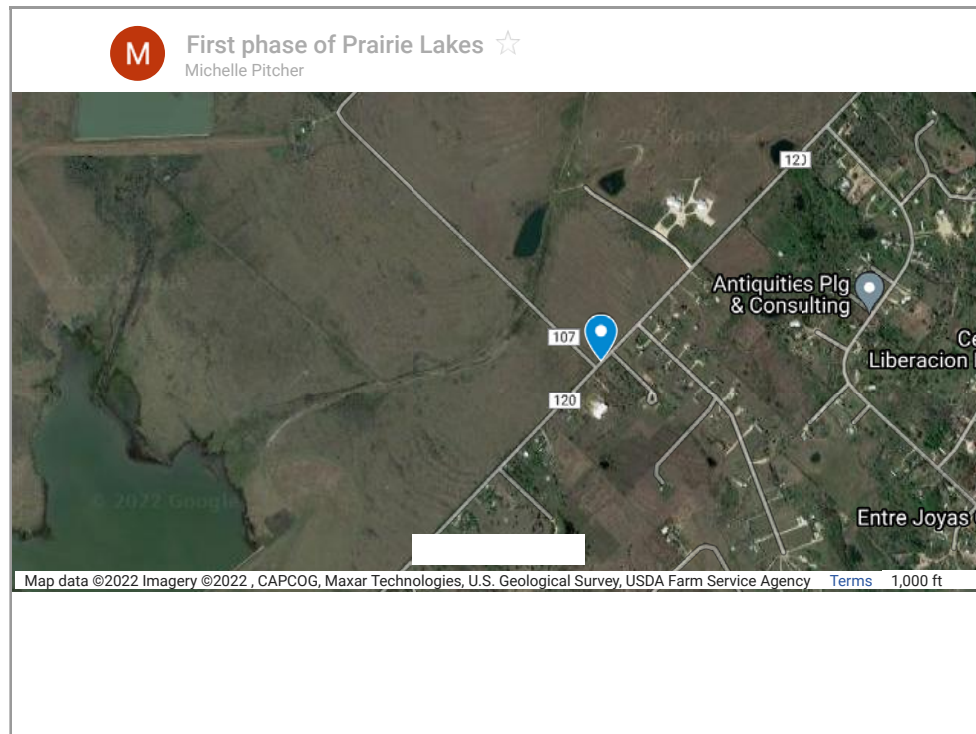
Continental Homes of Texas LP, a subsidiary of Arlington-based D.R. Horton Inc. (NYSE: DHI), is developing about 1,000 acres southeast of Buda's Sunfield master-planned community. The community will be called Prairie Lakes and ultimately have about 2,200 lots for single-family-homes, as well as apartments and duplexes.

The developer registered 11 Williamson Road in Niederwald as the address for the municipal utility district formation. According to executives, this is where the first phase of construction will begin.

https://www.bizjournals.com/austin/news/2022/02/08/massive-new-subdivision-coming-to-hays-county.html?utm_source=st&utm_medium=en&utm_ca... 1/3

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D.R. Horton to build 2,200-home subdivision in Hays County - Austin Business Journal



The tract is somewhat unique, split between two jurisdictions and with two reservoirs within it. One third of the tract is within the Niederwald extraterritorial jurisdiction, and the other two-thirds are within Kyle's ETJ. The reservoirs — one about 30 acres and one about 75 acres — bisect the property. About half of the total area of the tract is actually developable, according to company executives.

Conversations with the cities have been ongoing for two years now, according to Jake Straub, land acquisition manager at D.R. Horton. On Feb. 1, Kyle City Council officially approved a development agreement for its side of the project.

The community will include a mixture of housing types. There will be single-family houses, with a minimum size of 1,200 square feet, according to city documents. Straub said there are also duplexes planned, as well as about 20 acres of multifamily. There will also be about 20 acres of commercial property throughout the community. Straub said none of the commercial partners are locked in yet, and they'll likely be the final pieces of the puzzle.

"Commercial and multifamily become more marketable once rooftops are up," Straub said.

https://www.bizjournals.com/austin/news/2022/02/08/massive-new-subdivision-coming-to-hays-county.html?utm_source=st&utm_medium=en&utm_ca... 2/3

2/17/22, 4:27 PM

D.R. Horton to build 2,200-home subdivision in Hays County - Austin Business Journal

Construction of the first phase is scheduled to kick off this month. The developer plans to start building on the Niederwald side first, starting on the Kyle side in about a year.

While still too early to determine exact price points for the homes, Straub said they'll likely be market rate and will span a wide range of budgets, from entry level up. The median home price in Hays County reached \$395,070 in December, according to the Austin Board of Realtors. This was up 29% year over year.

According to city of Kyle documents, Diecieseis LLC, a company registered to multiple members of the Horton family behind D.R. Horton, owns the property.

It's unclear whether D.R. Horton will be the sole builder for the entire project, given the number of lots.

Hays County is faring slightly better than Travis and Williamson counties in terms of housing inventory, with one month as of ABOR's December analysis. While still a fraction of a healthy market's six-month inventory, the southern county has seen its fair share of large-scale housing projects that might help move the needle.

The Belterra community sits on 1,600 acres in Dripping Springs, with a bustling commercial and retail component called Belterra Village. San Marcos's La Cima may eventually have up to 2,400 homes, according to developers. In December, a California builder signed on the build the majority of the homes in Kyle's Anthem Texas community, which plans to bring more than 900 single-family homes to the market.

Michelle Pitcher

Staff Writer

Austin Business Journalhttps://www.bizjournals.com/austin/news/2022/02/08/massive-new-subdivision-coming-to-hays-county.html?utm_source=st&utm_medium=en&utm_ca... 3/3**RICHARD HALL**

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ABOUT THE BROKERAGE SERVICES

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11-2-2015



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.

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.

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