

11.079 AC COMMERCIAL LAND TRACT FOR SALE

11.079 AC on Scott Street

Kyle, Texas 78640



PROPERTY DETAILS

Just south of West Center Street which is Kyle's commercial main street. KB Home's new Stagecoach Crossing subdivision is directly across the street.

Total Lot Size: 11.079 AC

Zoning: R-1 Single Family Detached

City is open to rezoning for commercial mixed-use.

Close proximity to IH-35

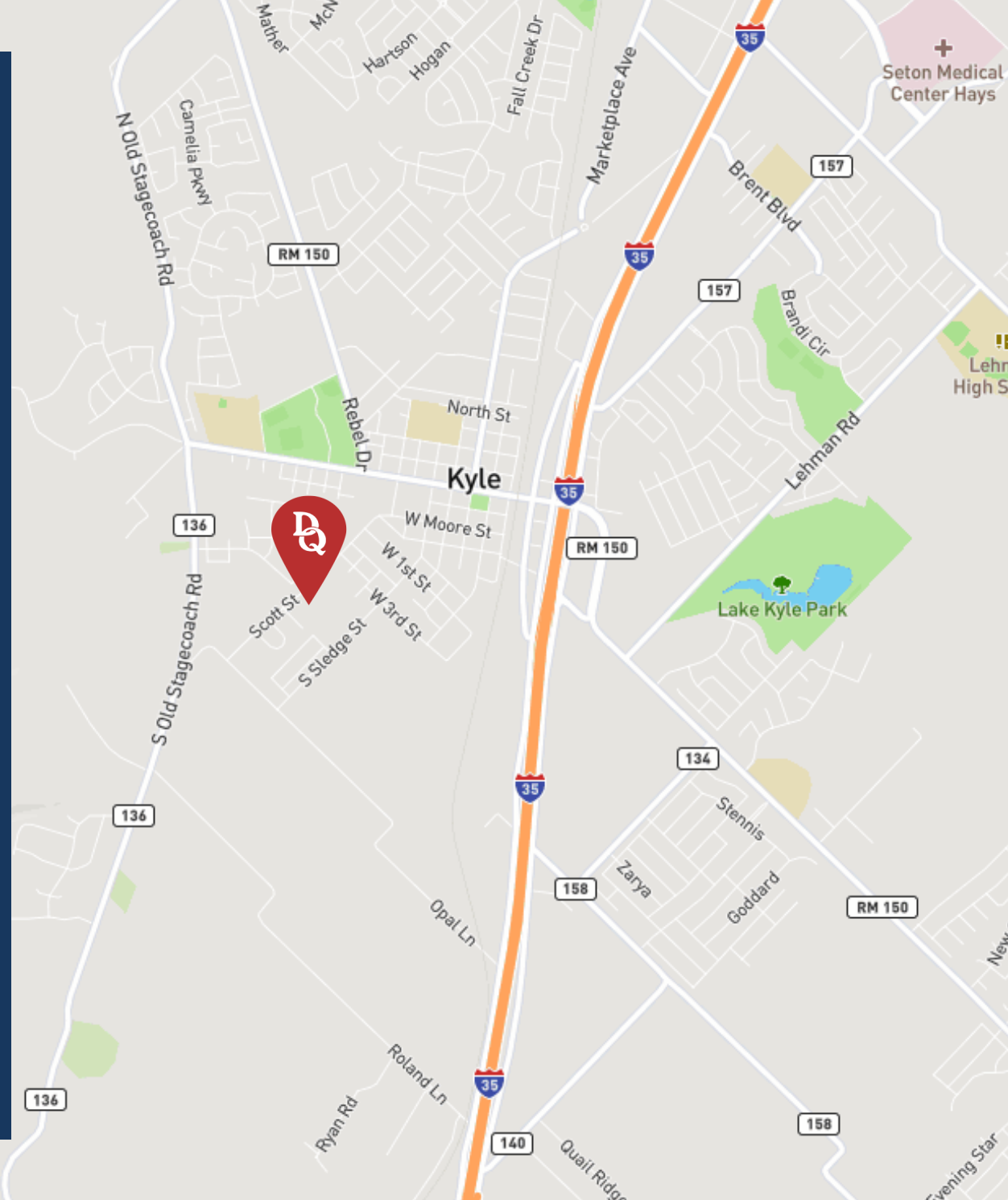
Located directly across new KB Home subdivision

Less than 15 miles south of Austin

Access and frontage to be improved on this site by the future RM 150 realignment.

SALE PRICE

\$3,500,000.00

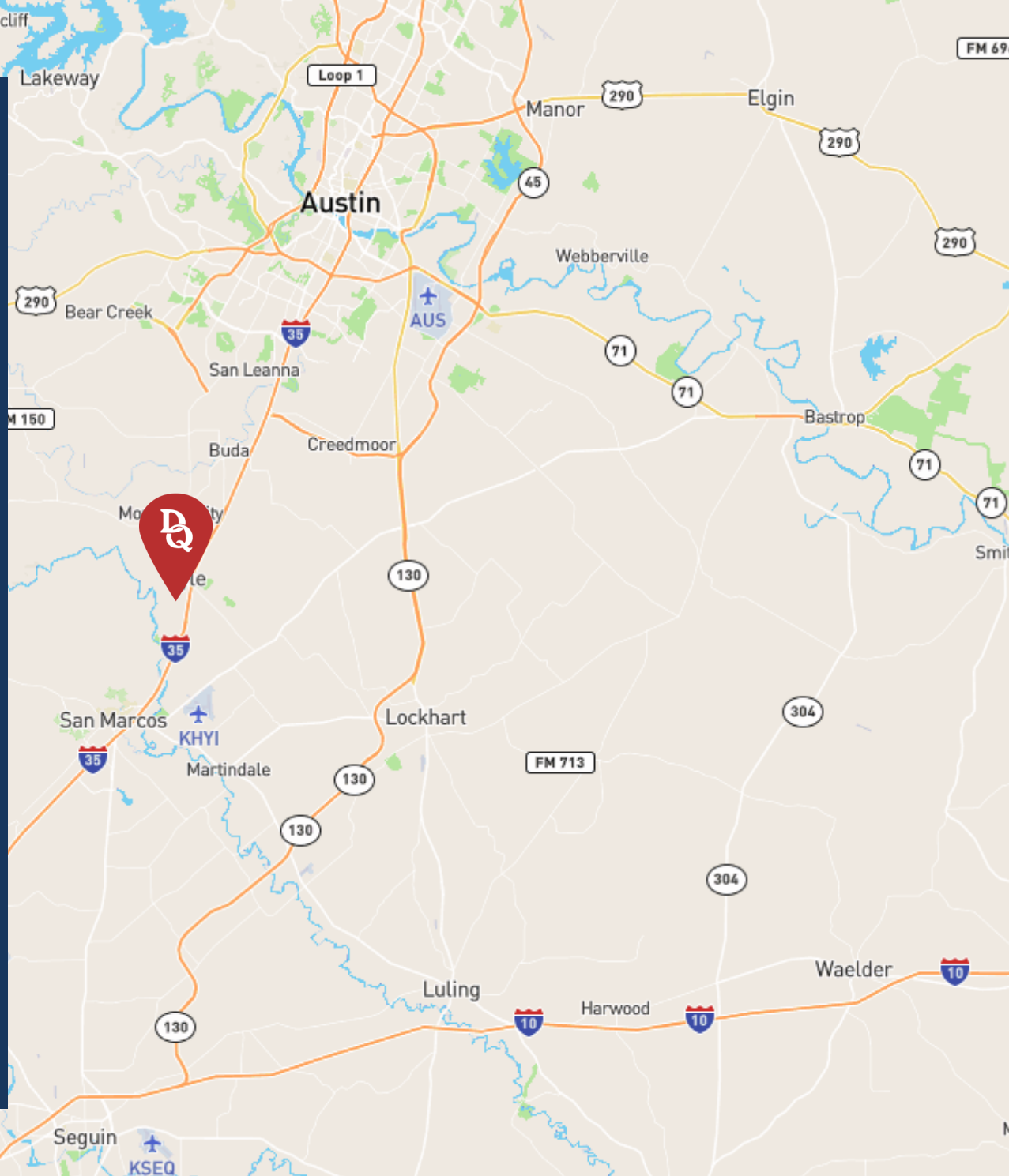


CITY HIGHLIGHTS

Kyle is strategically located along the I-35 corridor, between two Top Performing Cities in Texas. Just 7 miles south of Austin city limits and 39 miles north of San Antonio city limits, Kyle is in the enviable position along the booming corridor in the direct path of rapid growth. Kyle's population has multiplied seven times over since the 2000 Census, with just over 56,500 citizens in 2021. (Kyle Economic Development)

DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population 2021	10,903	49,809	69,984
Proj. Population 2025	12,929	49,809	69,984
Households	3,340	15,811	21,930
Average HH Income	\$78K	\$76K	\$75K



LOCAL AMENITIES

1. KYLE CROSSING/ KYLE MARKETPLACE

Major Retailers

HEB Plus!
Walmart Supercenter
Lowe's
Kohl's
Target
Ross
PetCO
Dollar Tree
Rack Room Shoes

Mama Fu's
Panda Express
Chik-Fil-A
McDonald's
Applebee's
IHOP
Popeye's
CiCi's Pizza
Taco Cabana
Dunkin' Donuts
Firehouse Subs
Marco's Pizza
Smoothie King
Taco Bell

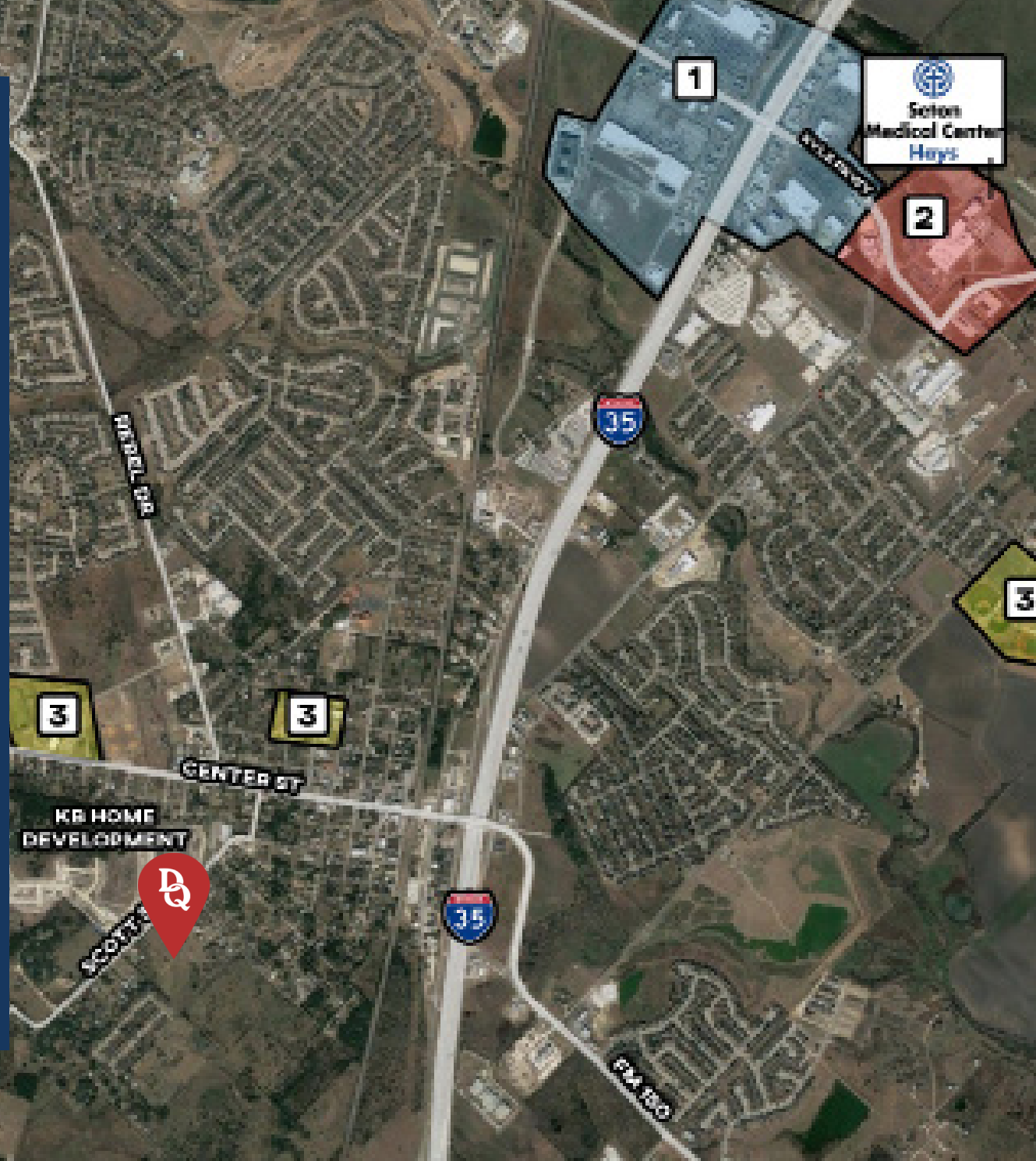
Food

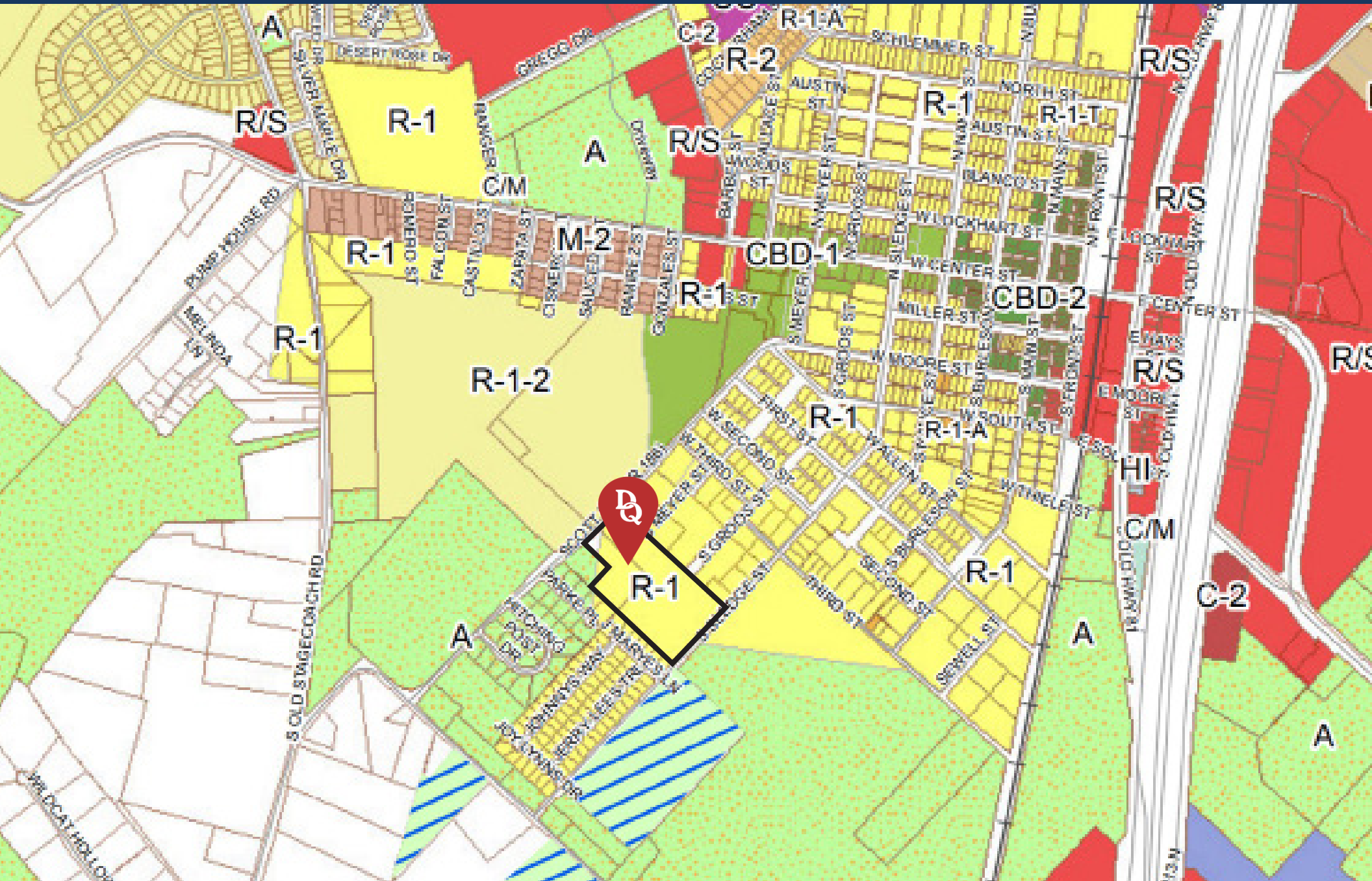
Subway
Casa Garcia's
Wicked Wings
Pho Thai Son
Ilano's Italian Cuisine
Whataburger
Starbucks
Jack in the Box

2. SETON MEDICAL CENTER HAYS

3. LOCAL SCHOOLS

Lehman High School
Wallace Middle School
Kyle Elementary





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 an 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.

<u>Don Quick & Associates, Inc.</u>	<u>347889</u>	<u>info@donquick.com</u>	<u>(512) 255-3000</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Darren Quick</u>	<u>443913</u>	<u>darren@donquick.com</u>	<u>(512) 255-3000</u>
Designated Broker of Firm	License No.	Email	Phone

_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
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<u>Charles Harvey</u>	<u>524308</u>	<u>charles@donquick.com</u>	<u>(512) 255-3000</u>
Sales Agent/Associate’s Name	License No.	Email	Phone

_____ Buyer Initials	_____ Tenant Initials	_____ Seller Initials	_____ Landlord Initials	_____ Date
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