

## City of Kyle - Pad sites available

Center Street & Hwy 81 Fronting IH-35  
Approximately 15 Acres



# EXECUTIVE SUMMARY

- Up to 15 +/- acres of land west of IH-35 in front of the City of Kyle, TX for purchase or ground lease.
- Property fronts IH-35 and Hwy 81.
- Property can be subdivided into individual pads.

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Contact Charles Quisenberry for pricing:

1717 W. 6th Street, Suite. 238

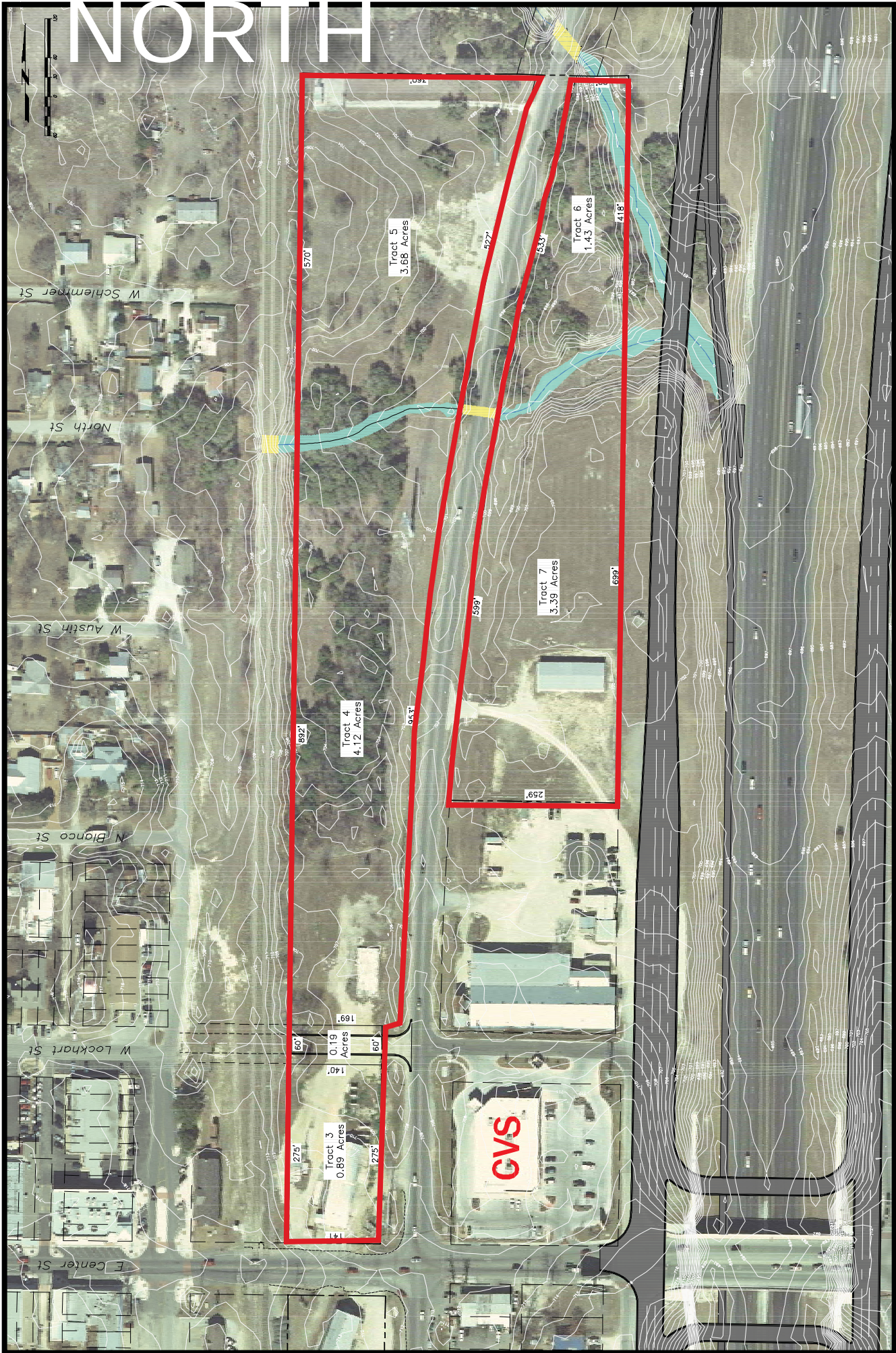
Austin, TX 78703

Office: 512.480.9700

Cell: 512.587.1060

[Charlie@stevematthews.com](mailto:Charlie@stevematthews.com)

# NORTH





166'

0.19  
Acres

140'

Tract 3  
0.89 Acres

141'

275'

60'

CVS

149'

Tract 2  
1.67 Acres

487'

150'

488'

187'

Tract 1  
1.01 Acres

156'

250'

283'

SOUTH



Plum Creek Golf Club

Plum Creek  
1,651 Lots

Spring Branch  
449 Lots

Silverado at  
Plum Creek  
425 Lots

Kyle  
elementary  
690 Students



Marketplace Ave.

KOHL'S



HEB

12,800cpd 10



LOWE'S

Kyle PKWY

WAL\*MART



112 Beds,  
500 Employees

Fuentes Elementary  
675 Students

The Park at  
Steeplechase  
125 Lots

Saddle Creek  
104 Apts.

Steeplechase  
283 Lots

Goforth RD.

Prairie on the Creek  
334 Lots

The Trails  
141 Lots

Center Street

Four Seasons Farm  
324 Lots

AUSTIN:  
22 Miles North  
SAN ANTONIO:  
59.2 Miles South



3.68 Acres

1.43 Acres

3.39 Acres

4.12 Acres

.89 Acres

1.67 Acres

1.01 Acres

Hwy 81

35

Center ST.

# Demographics

## FULL PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups

Lat/Lon: 29.9881/-97.8718

FM-150 & IH 35		1 mi radius	3 mi radius	5 mi radius	7 mi radius
<b>Center Street &amp; IH-35, Kyle, TX</b>					
<b>POPULATION</b>	2012 Estimated Population	7,577	29,098	49,175	69,444
	2017 Projected Population	9,277	35,598	60,101	84,559
	2010 Census Population	6,811	26,169	44,252	62,633
	2000 Census Population	2,566	6,400	16,327	26,677
	Projected Annual Growth 2012 to 2017	4.5%	4.5%	4.4%	4.4%
	Historical Annual Growth 2000 to 2012	16.3%	29.6%	16.6%	13.4%
<b>HOUSEHOLDS</b>	2012 Estimated Households	2,361	9,172	15,353	21,959
	2017 Projected Households	2,884	11,206	18,755	26,789
	2010 Census Households	2,125	8,255	13,818	19,772
	2000 Census Households	772	1,898	4,906	8,346
	Projected Annual Growth 2012 to 2017	4.4%	4.4%	4.4%	4.4%
	Historical Annual Growth 2000 to 2012	17.1%	31.9%	17.7%	13.6%
<b>AGE</b>	2012 Est. Population Under 10 Years	18.7%	19.3%	18.2%	17.1%
	2012 Est. Population 10 to 19 Years	16.3%	15.7%	15.6%	15.7%
	2012 Est. Population 20 to 29 Years	13.4%	14.6%	16.3%	19.4%
	2012 Est. Population 30 to 44 Years	27.3%	27.5%	25.5%	23.7%
	2012 Est. Population 45 to 59 Years	15.2%	14.7%	15.6%	15.3%
	2012 Est. Population 60 to 74 Years	7.1%	6.7%	7.1%	7.1%
	2012 Est. Population 75 Years or Over	2.0%	1.5%	1.6%	1.7%
	2012 Est. Median Age	30.2	29.6	29.5	29.1
<b>MARITAL STATUS &amp; GENDER</b>	2012 Est. Male Population	50.2%	49.6%	50.3%	50.3%
	2012 Est. Female Population	49.8%	50.4%	49.7%	49.7%
	2012 Est. Never Married	30.4%	28.1%	30.5%	35.1%
	2012 Est. Now Married	60.1%	56.9%	53.7%	50.0%
	2012 Est. Separated or Divorced	9.0%	14.3%	15.1%	14.3%
	2012 Est. Widowed	0.5%	0.6%	0.7%	0.7%
<b>INCOME</b>	2012 Est. HH Income \$200,000 or More	1.1%	1.1%	1.5%	1.9%
	2012 Est. HH Income \$150,000 to \$199,999	2.4%	2.6%	2.6%	2.6%
	2012 Est. HH Income \$100,000 to \$149,999	21.4%	21.3%	18.6%	17.6%
	2012 Est. HH Income \$75,000 to \$99,999	20.1%	21.8%	18.1%	15.5%
	2012 Est. HH Income \$50,000 to \$74,999	25.0%	23.5%	23.0%	21.3%
	2012 Est. HH Income \$35,000 to \$49,999	12.0%	13.1%	14.1%	14.3%
	2012 Est. HH Income \$25,000 to \$34,999	6.1%	6.9%	8.6%	9.1%
	2012 Est. HH Income \$15,000 to \$24,999	4.8%	5.0%	6.0%	7.4%
	2012 Est. HH Income Under \$15,000	7.2%	4.8%	7.0%	10.3%
	2012 Est. Average Household Income	\$66,441	\$67,827	\$65,136	\$63,000
	2012 Est. Median Household Income	\$70,537	\$71,939	\$66,130	\$61,974
	2012 Est. Per Capita Income	\$20,838	\$21,858	\$21,224	\$21,289
2012 Est. Total Businesses	109	395	737	1,160	
2012 Est. Total Employees	959	4,667	8,790	13,942	

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Lat/Lon: 29.9881/-97.8718

FM-150 & IH 35

Center Street & IH-35, Kyle, TX

1 mi radius 3 mi radius 5 mi radius 7 mi radius

	1 mi radius	3 mi radius	5 mi radius	7 mi radius	
<b>RACE</b>	2012 Est. White	70.8%	72.0%	70.5%	70.7%
	2012 Est. Black	5.6%	5.3%	5.0%	4.9%
	2012 Est. Asian or Pacific Islander	1.2%	1.2%	1.1%	1.2%
	2012 Est. American Indian or Alaska Native	1.2%	1.1%	1.1%	1.1%
	2012 Est. Other Races	21.2%	19.6%	22.3%	22.1%
<b>HISPANIC</b>	2012 Est. Hispanic Population	3,667	13,528	24,835	34,774
	2012 Est. Hispanic Population	51.0%	46.5%	50.5%	50.1%
	2017 Proj. Hispanic Population	52.1%	47.5%	51.6%	51.2%
	2010 Hispanic Population	50.4%	45.9%	49.9%	49.5%
<b>EDUCATION (Adults 25 or Older)</b>	2012 Est. Adult Population (25 Years or Over)	4,606	17,616	29,532	40,432
	2012 Est. Elementary (Grade Level 0 to 6)	6.5%	4.8%	6.1%	6.7%
	2012 Est. Some High School (Grade Level 9 to 11)	7.7%	6.8%	6.4%	9.0%
	2012 Est. High School Graduate	23.1%	20.0%	23.4%	25.0%
	2012 Est. Some College	30.3%	29.8%	26.8%	25.2%
	2012 Est. Associate Degree Only	10.1%	10.3%	8.7%	7.6%
	2012 Est. Bachelor Degree Only	15.7%	21.3%	19.4%	19.0%
2012 Est. Graduate Degree	4.8%	6.8%	7.2%	7.4%	
<b>HOUSING</b>	2012 Est. Total Housing Units	2,435	9,511	15,942	22,879
	2012 Est. Owner-Occupied	74.8%	73.8%	70.8%	66.4%
	2012 Est. Renter-Occupied	22.2%	22.6%	25.5%	30.6%
	2012 Est. Vacant Housing	3.1%	3.6%	3.7%	4.0%
<b>HOUSES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	18.0%	31.8%	29.0%	28.0%
	2010 Homes Built 2000 to 2004	35.0%	32.4%	26.8%	24.1%
	2010 Homes Built 1990 to 1999	15.1%	12.7%	14.9%	15.3%
	2010 Homes Built 1980 to 1989	11.0%	8.1%	12.6%	14.1%
	2010 Homes Built 1970 to 1979	8.3%	6.1%	7.6%	8.7%
	2010 Homes Built 1960 to 1969	4.2%	3.0%	3.2%	3.6%
	2010 Homes Built 1950 to 1959	4.6%	3.3%	3.0%	3.1%
	2010 Homes Built Before 1949	3.7%	2.5%	2.9%	3.1%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	0.3%	0.3%	0.3%	0.5%
	2010 Home Value \$500,000 to \$999,999	1.0%	1.0%	1.1%	1.2%
	2010 Home Value \$400,000 to \$499,999	0.3%	0.4%	0.6%	0.9%
	2010 Home Value \$300,000 to \$399,999	1.8%	1.0%	2.0%	2.4%
	2010 Home Value \$200,000 to \$299,999	5.4%	10.0%	11.3%	12.9%
	2010 Home Value \$150,000 to \$199,999	24.4%	29.9%	27.8%	27.0%
	2010 Home Value \$100,000 to \$149,999	48.5%	41.2%	34.0%	30.0%
	2010 Home Value \$50,000 to \$99,999	12.7%	10.1%	14.1%	14.9%
	2010 Home Value \$25,000 to \$49,999	4.1%	3.6%	5.1%	5.5%
	2010 Home Value Under \$25,000	1.5%	2.0%	3.8%	4.7%
2010 Median Home Value	\$135,917	\$145,229	\$141,107	\$142,164	
2010 Median Rent	\$937	\$922	\$815	\$753	

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# Demographics

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Lat/Lon: 29.9681/-97.8718

FM-150 & IH 35

Center Street & IH-35, Kyle, TX

1 mi radius 3 mi radius 5 mi radius 7 mi radius

	1 mi radius	3 mi radius	5 mi radius	7 mi radius	
<b>LABOR FORCE</b>	2012 Est. Labor Population Age 16 Years or Over	5,394	20,538	35,359	51,020
	2012 Est. Civilian Employed	70.3%	69.1%	67.8%	66.3%
	2012 Est. Civilian Unemployed	4.0%	3.9%	3.8%	3.9%
	2012 Est. in Armed Forces	0.2%	0.2%	0.2%	0.2%
	2012 Est. not in Labor Force	25.5%	26.8%	28.2%	29.7%
	2012 Labor Force Males	48.9%	48.7%	49.7%	49.9%
2012 Labor Force Females	51.1%	51.3%	50.3%	50.1%	
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	3,259	12,693	21,124	30,064
	2010 Mgmt, Business, & Financial Operations	12.6%	14.7%	14.5%	14.2%
	2010 Professional, Related	20.5%	23.7%	21.9%	21.1%
	2010 Service	16.6%	16.3%	16.7%	17.6%
	2010 Sales, Office	30.3%	27.7%	26.4%	26.4%
	2010 Farming, Fishing, Forestry	0.1%	0.1%	0.1%	0.2%
	2010 Construction, Extraction, Maintenance	7.0%	6.9%	9.1%	10.1%
	2010 Production, Transport, Material Moving	12.7%	10.7%	11.2%	10.5%
	2010 White Collar Workers	63.6%	66.1%	62.8%	61.7%
	2010 Blue Collar Workers	36.4%	33.9%	37.2%	38.3%
<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	84.7%	81.4%	78.6%	77.9%
	2010 Drive to Work in Carpool	10.2%	12.7%	15.1%	15.7%
	2010 Travel to Work by Public Transportation	0.9%	0.5%	0.5%	0.8%
	2010 Drive to Work on Motorcycle	0.4%	0.2%	0.3%	0.3%
	2010 Walk or Bicycle to Work	0.4%	0.8%	1.0%	1.2%
	2010 Other Means	0.1%	0.2%	0.3%	0.3%
	2010 Work at Home	3.3%	4.1%	4.1%	3.8%
<b>TRAVEL TIME</b>	2010 Travel to Work in 14 Minutes or Less	13.0%	15.6%	15.3%	17.6%
	2010 Travel to Work in 15 to 29 Minutes	30.5%	28.4%	29.1%	29.1%
	2010 Travel to Work in 30 to 59 Minutes	43.2%	43.4%	41.9%	39.5%
	2010 Travel to Work in 60 Minutes or More	13.3%	12.6%	13.6%	13.7%
	2010 Average Travel Time to Work	30.8	30.4	30.0	29.1
<b>CONSUMER EXPENDITURE</b>	2012 Est. Total Household Expenditure	\$125 M	\$494 M	\$803 M	\$1.12 B
	2012 Est. Apparel	\$5.99 M	\$23.6 M	\$38.4 M	\$53.7 M
	2012 Est. Contributions, Gifts	\$7.55 M	\$29.8 M	\$48.6 M	\$68.2 M
	2012 Est. Education, Reading	\$3.37 M	\$13.2 M	\$21.5 M	\$30.2 M
	2012 Est. Entertainment	\$7.04 M	\$27.8 M	\$45.1 M	\$62.8 M
	2012 Est. Food, Beverages, Tobacco	\$20.0 M	\$78.7 M	\$129 M	\$180 M
	2012 Est. Furnishings, Equipment	\$5.63 M	\$22.3 M	\$35.8 M	\$49.6 M
	2012 Est. Health Care, Insurance	\$8.74 M	\$34.4 M	\$56.4 M	\$79.0 M
	2012 Est. Household Operations, Shelter, Utilities	\$37.3 M	\$147 M	\$239 M	\$334 M
	2012 Est. Miscellaneous Expenses	\$2.09 M	\$8.18 M	\$13.4 M	\$18.7 M
	2012 Est. Personal Care	\$1.82 M	\$7.19 M	\$11.7 M	\$16.3 M
	2012 Est. Transportation	\$25.8 M	\$102 M	\$165 M	\$229 M

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# Proposed TXDoT Plans

## I-35 Frontage Road and RM 150

### **Improvements to IH 35 from FM 1626 to Yarrington Road would consist of the following:**

- Widening the northbound and southbound frontage roads from two to three lanes.
- Construction of a short section of new southbound frontage road extending from approximately 400 feet north of Cortez Road to its intersection with S. Old Hwy 81, approximately 2,800 feet south of Center Street [RM 150].
- Convert frontage roads from two-way traffic to one-way traffic.
- Existing entrance and exit ramps would be replaced or relocated with associated acceleration and deceleration lanes.
- Realignment of frontage roads and add turn and auxiliary lanes and turn-around bridges.

### **Improvements to RM 150 would consist of the following:**

- Provide a continuous roadway from downtown Kyle to rural areas east of IH 35 that provide access to planned development along IH 35.
- Moving the existing intersection of RM 150 East and the IH 35 frontage road to approximately 1,500 feet north
- Approximately 700 feet of the existing RM 150 East that is being realigned would be removed from the state roadway system, remaining open to traffic as a local street, renamed Hill Street.
- The proposed roadway would be a four-lane divided roadway with continuous sidewalks and shoulders.

**Visit the Texas Department of Transportation website to learn more or click on the below URL to see the full scale image.**

[http://ftp.dot.state.tx.us/pub/txdot-info/aus/i35\\_rm150/i35\\_schem1.pdf](http://ftp.dot.state.tx.us/pub/txdot-info/aus/i35_rm150/i35_schem1.pdf)

Texas law requires all real estate licenses to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## **Information About Brokerage Services**

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The

broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, TX 78711 or 512-459-6544.

**OFFERING DISCLAIMER**

**HAZARDOUS MATERIALS DISCLOSURE**

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals, minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and if any, they may wish to include in transaction documents regarding the Property.

**AMERICANS WITH DISABILITIES ACT DISCLOSURE**

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professional of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

PROPERTY \_\_\_\_\_

I Certify that I have provided \_\_\_\_\_ the Prospective Buyer or Tenant, with a copy of this information.

BROKER or AGENT: \_\_\_\_\_ DATE: \_\_\_\_\_

I have received, read and understand this information.

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: \_\_\_\_\_

DATE: \_\_\_\_\_

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: \_\_\_\_\_

DATE: \_\_\_\_\_