

KYLE CROSSING



124,179 VPD

SUBJECT SITE
±1.17 ACRES

Marcus & Millichap
NFB GROUP

DEVELOPMENT OPPORTUNITY

- Prime Location with High Visibility from Interstate 35/Monarch Highway - 124,179 VPD
- Close Proximity to Kyle Crossing Shopping Mall, Kyle Marketplace and The Village at Kyle
- The Nation's Third Fastest Growing City | Undergoing Several Major Developments
- Thriving Suburb Within the Austin MSA | Located Just 22.3 Miles from Downtown

\$1,250,000 or \$80K/yr NNN Lease

22431 INTERSTATE 35
KYLE, TX 78640



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PROJECT TWO STEP MIXED-USE
A 45.2-ACRE MIXED-USE DEVELOPMENT Page 9

DAIRY QUEEN



SUBJECT SITE
±1.17 ACRES

W FM 150



124,179 VPD



EXECUTIVE SUMMARY

THE PROPERTY

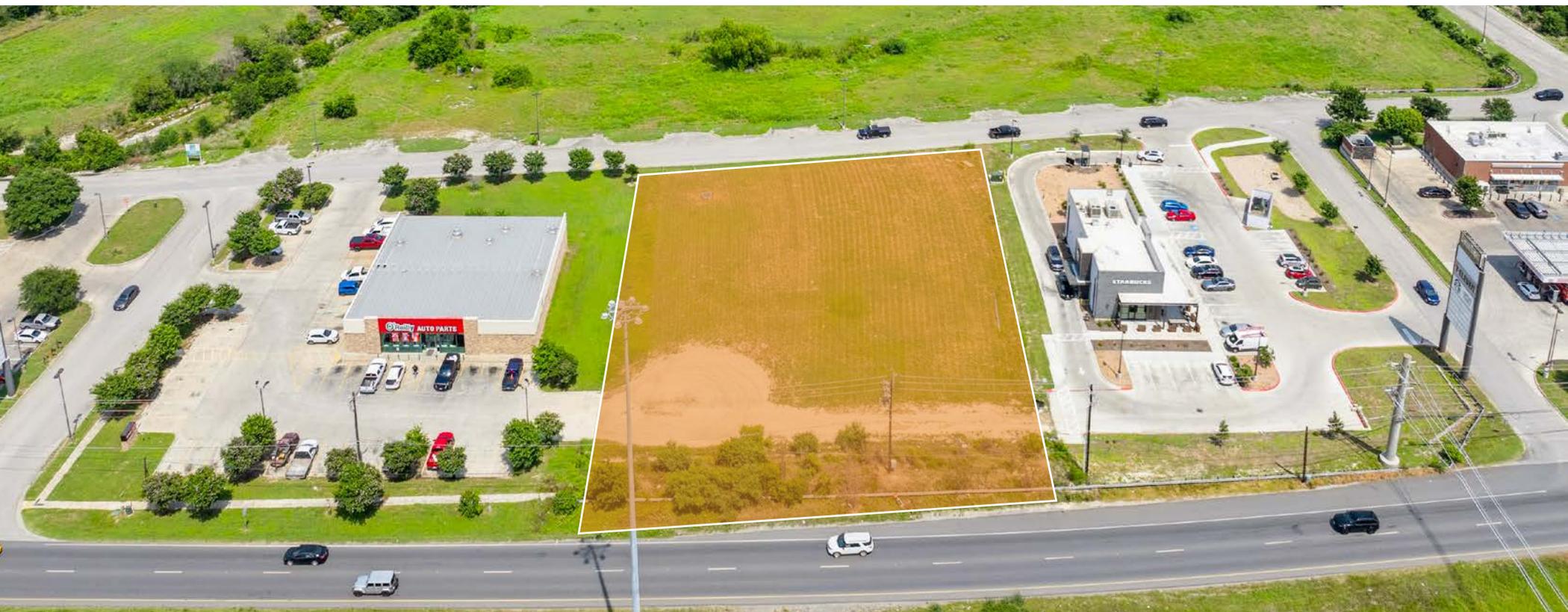
Address:	GOOGLE MAPS 	22431 I-35, Kyle, TX 78640
Lot Size (AC):		±1.17 Acres
APN		R114250

INVESTMENT OVERVIEW

Price:	\$1,250,000
Lease:	\$80k/yr NNN
Current Use:	Vacant Land



The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.





KYLE MARKETPLACE

H-E-B WELLS FARGO WHATABURGER
PAPA MURPHY'S Great Clips ME Massage Envy
edible UPS SUBWAY

THE VILLAGE AT KYLE

LOWE'S HOBBY LOBBY Academy SPORTS+OUTDOORS
DUTCH BROS WAFFLE HOUSE DUNKIN' WALGREENS

TACO BELL SONIC
WALGREENS

KYLE CROSSING

Target ROSS KOHL'S DOLLAR TREE
petco SALLY BEAUTY LESLIE'S
Snooze AN AMERICAN CAFE crumbl cookies CAVA MOD
Chick-fil-A Jersey Mike's FIVE GUYS BURGERS and FRIES BANK OF AMERICA
WINGSTOP H&R BLOCK GameStop Spectrum

H ASCENSION SETON HAYS

Walmart Supercenter Hampton Inn & Suites BY MILTON Orangetheory FITNESS
POPEYES Wendy's KFC SMOOTHIE KING goodwill

ANYTIME FITNESS

DOLLAR GENERAL

UNITED STATES POSTAL SERVICE

KYLE ELEMENATRY SCHOOL

AutoZone

LEHMAN HIGH SCHOOL

WALLACE MIDDLE SCHOOL

SUBJECT SITE

O'Reilly AUTO PARTS

DAIRY QUEEN

Starbucks 7 ELEVEN

PROJECT TWO STEP MIXED-USE
A 45.2-ACRE MIXED-USE DEVELOPMENT [Page 9](#)

SONIC

DOLLAR GENERAL



AUSTIN, TX
22.3 MILES | 24 MIN

SAN ANTONIO, TX
58 MILES | 55 MIN

22431 I-35 - KYLE, TX	
Population	
3-Mile Radius	54,745
5-Mile Radius	81,570
10-Mile Radius	200,392
Avg. Household Income	
3-Mile Radius	\$106,705
5-Mile Radius	\$100,942
10-Mile Radius	\$95,739
Households	
3-Mile Radius	19,337
5-Mile Radius	27,997
10-Mile Radius	73,155

PART OF THE AUSTIN METROPOLITAN

Kyle experienced a more than 25% population increase between 2020 to 2022

SOURCE: CONNECTCRE, 2023

KYLE TEXAS

Poised for Economic Growth

Kyle, Texas, is located in Hays County, in the heart of the Texas Innovation Corridor between Austin and San Antonio. This strategic location along Interstate 35 provides easy access to major cities and contributes to its rapid growth and development. Kyle is part of the Austin-Round Rock-San Marcos Metropolitan Statistical Area (MSA), making it an integral component of the greater Austin region.

The City of Kyle is the nation's third fastest-growing city. The population has seen substantial growth from around 5,000 residents in 2000 to over 62,500 in 2023. This expansion is driven by the city's appeal to both families and businesses. The median age in Kyle is approximately 31 years, reflecting a relatively young community. The city's demographic profile is diverse, and it is poised to become the largest city in Hays County.

Economic Development

Kyle's economy benefits from its proximity to Austin, attracting businesses and industries seeking access to the vibrant economic environment of the Austin MSA. Major employers in the area include healthcare providers, educational institutions, and retail centers. The city promotes economic growth through various incentives and infrastructure improvements, making it an attractive destination for both startups and established businesses. For a full list of Kyle's projects, [click here](#).



Sprouts Anchored Development



Mixed-Use Development



Brick and Mortar District
2023 CoStar Impact Award

62,548

POPULATION
(+25% in
past 5 years)

\$106,844

AVERAGE HOUSEHOLD
INCOME

\$349,650

MEDIAN HOME VALUE

SOURCE: SITES USA, 2024, KYLE ECONOMIC
DEVELOPMENT, AUSTINTEXAS.GOV, 2024
CORRIDOR NEWS, 2024

NEW DEVELOPMENTS



PROJECT TWO STEP MIXED-USE

The city of Kyle is eyeing a 45.2 acre mixed-use development for the east side of Kyle.

The project, dubbed Project Two Step, would be located on the east side of I-35 and FM 150 E. The developer is Capella, an Austin-based commercial real estate and development firm. The proposed mixed use development would have a variety of amenities, including: pickleball courts, amphitheater, fountains, interactive pond with paddleboarding, canoes, parking garage, dog park, trail passage, public art, murals, and statues. According to Capella's presentation, 14.6 acres facing the highway will have townhomes, restaurants and retail, office space, a hotel, a residential flat, and two small ponds. The remaining 30.6 acres on the east side of FM 150 will be for a "high-end" multifamily project featuring retail, a beer garden and rooftop.

[FULL ARTICLE](#) 



VYBE PARK MIXED-USE DEVELOPMENT

A 101-acre project from Houston-based NewQuest Properties that is billed as a new "lifestyle center" for Kyle has secured an estimated \$41 million in incentives to aid with the \$250 million development of approximately 450,000 square feet of retail space on 72 acres, and a total of 426 one-, two- or three-bedroom units. The company on Dec. 19 received final approval for a slew of agreements from both Kyle City Council and Hays County Commissioners Court for the "Vybe Park" project located on the east side of Interstate 35 on Bebee Road. Back in August, Newquest — operating legally as Home Asset Inc. — provided the first details of the project, which is set to include space for big box retailers, restaurants, multifamily living, communal gathering and more. The company and city of Kyle have since been working on a number of agreements to move the project forward, including a development agreement, land annexation and zoning, establishment of a tax increment zone and incentives.

[FULL ARTICLE](#) 

NEW DEVELOPMENTS



ST. DAVID'S HOSPITAL MIXED-USE PROJECT

The long-anticipated St. David's HealthCare hospital in Kyle is planned as part of a 155-acre mixed-use project that could include a hotel and conference center, a swath of retail and office space and nearly 2,000 residential units. St. David's officials previously said they signed a letter of intent for a 65-acre tract, where the company plans to initially build a 160,000-square-foot, full-service acute care hospital. Details could shift once the land is purchased, but plans call for a 24-hour emergency department, inpatient and outpatient surgery, critical care capabilities, robotic services and maternity and newborn services. It's expected to create about 200 full-time jobs and was said to be a capital investment of \$300 million.

TESLA MAJOR EXPANSION IN KYLE, TX

Tesla is expanding into Hays County, according to Kyle Mayor Travis Mitchell, who made the announcement Tuesday afternoon during his State of the City address. The Austin-based electric vehicle manufacturer plans to lease three warehouses along Interstate 35 in Kyle and could rent more later on. The buildings will be located in the new 1.4 million-square-foot Kyle/35 Logistics Park development near Logistics Drive and South Goforth Road. Mayor Mitchell said Tesla will use the space for storage and light assembly. Tesla will take over nearly 1 million square feet in the development and could eventually lease the entire park. Located about 35 miles away from Tesla's Gigafactory in southeast Travis County.





EXCLUSIVELY LISTED BY

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