



**±12.84 ACRE PRIME DEVELOPMENT
OPPORTUNITY SITE IN KYLE, TX**

597 OPAL LN / KYLE, TX 78640



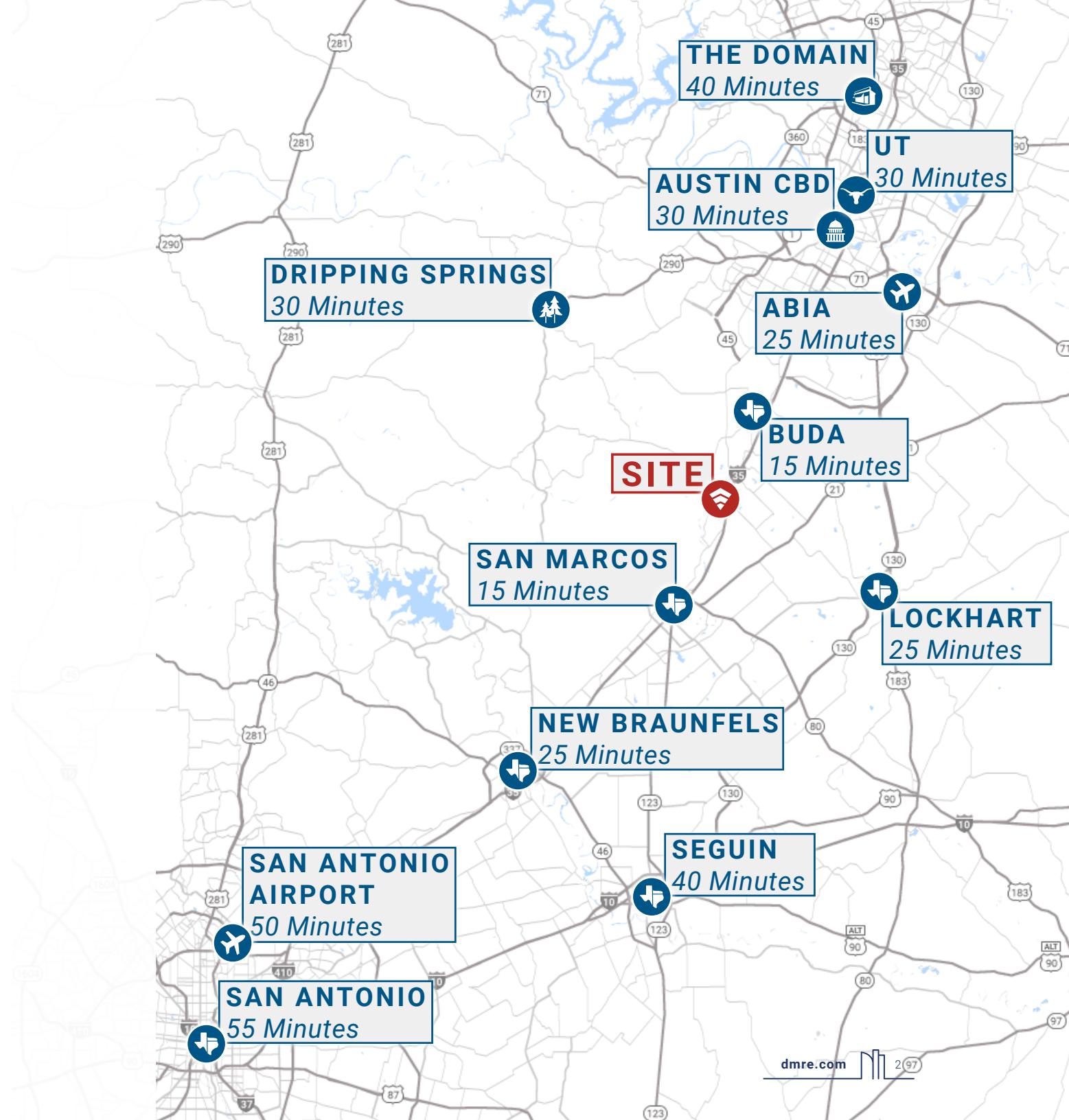
±12.84 ACRES

597 OPAL LN
KYLE, TX 78640

BROKER CONTACTS:

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PROPERTY DETAILS

ADDRESS 597 Opal Ln
Kyle, TX 78640

LAT., LONG. 29.977708693429534,
-97.88919849251711

SIZE ±12.84 Acres

PARCEL ID R14650

LEGAL A0220 Z HINTON SURVEY, ACRES
12.84

ZONING ETJ

SCHOOLS Hays ISD:
Kyle Elementary School
Wallace Middle School
Hays High School

UTILITIES Water and WW Available to the Site

PRICE Call for Pricing



2023 DEMOGRAPHICS

| | 0-1 mile | 0-3 miles | 0-5 miles |
|--|------------------|------------------|------------------|
| 2023 POPULATION ESTIMATE | 1,966 | 38,740 | 65,277 |
| 5-YR EST. POPULATION GROWTH | 25% | 19% | 20% |
| AVERAGE HOUSEHOLD INCOME | \$67,555 | \$85,155 | \$77,762 |
| MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS | \$323,614 | \$290,165 | \$287,669 |



2022 TAX RATES

| | |
|--------------------------------|----------------|
| ACCD- Austin Community College | 0.0987 |
| SHA- Hays CISD | 1.3423 |
| GHA- Hays County | 0.2950 |
| FHA- Hays County ESD #5 Fire | 0.0895 |
| EHA- Hays County ESD #9 EMS | 0.05050 |
| PCC- Plum Creek Conserv. Dist. | 0.0162 |
| WPC- Plum Creek Groundwater | 0.0159 |
| RSP- Special Road Dist. | 0.0175 |
| TOTAL | 1.9256 |

AREA HIGHLIGHTS / SOUTH

**±12.84
ACRES**



AREA HIGHLIGHTS / TRADE AREA



PRIME LOCATION



PRIME DEVELOPMENT OPPORTUNITY IN KYLE, TX

- With a population of 53,763, Kyle is one of the largest and fastest growing cities in Texas.
- Recent additions to the city's business sector include HPI, Majestic Realty, Alsco, and ENF.
- Billion-dollar area called Uptown Kyle that includes hotel convention center, office spaces, a soccer complex and dozens of stores and restaurants is currently being developed.

GREAT ACCESSIBILITY & CONNECTIVITY

- Kyle is conveniently located 22 miles southwest of Austin along I-35.
- Easy access to State Hwy 21 via FM150W.
- State Hwy 123 is less than 10 miles south of site.

CONVENIENTLY LOCATED WITHIN CENTRAL TEXAS

- San Marcos: 15 minutes
- Austin: 30 minutes
- ABIA: 25 minutes
- San Antonio: 55 minutes

AUSTIN OVERVIEW



26 MILLION
ANNUAL VISITORS

 **\$7 BILLION**
ANNUAL ECONOMIC IMPACT
FROM VISITOR SPENDING

2.1 MILLION
MSA POPULATION 11TH
MOST POPULOUS CITY
IN THE U.S.



 **152**
NEW
RESIDENTS
DAILY

Notable Tech Companies

DELL

12,000
EMPLOYEES

Apple

7,500
EMPLOYEES

IBM

6,000
EMPLOYEES

ORACLE

5,000+
EMPLOYEES
(10,000 Potential)

SAMSUNG

3,500
EMPLOYEES

indeed™

3,000
EMPLOYEES

Expedia

2,000
EMPLOYEES

facebook

1,700
EMPLOYEES

U.S.ARMY

500
EMPLOYEES

NO. 1 **Population Growth Percentage
Among Major US Markets**
(CBRE Research - April 2020)

NO. 1 **Hottest Job Markets**
(The Wall Street Journal February 2020 & 2019)

NO. 1 **Best Place to Live in the U.S.
for the 3rd Straight Year**
(U.S. News & World Report - April 2019)

NO. 1 **Growth Over the Last Decade**
(Brookings Institution - March 2019)

NO. 2 **Top 10 Real Estate Markets for 2021**
(PWC/Urban Land Institute - October 2020)

NO. 2 **Cities That Will Be Leading Technology
Innovation Hubs Over Next 4 Years**
(KPMG - January 2020)

NO. 2 **Fastest Growing Population
Among U.S. Cities**
(CityLab - August 2019)

NO. 2 **America's Best Cities for Jobs**
(Forbes - May 2018)

NO. 3 **High Tech Job Growth**
(CBRE Research - March 2020)

NO. 3 **Where America's Jobs are
Created & Sustained**
(Milken Institute - February 2020)

NO. 3 **Economic Growth Potential**
(Business Facilities - July 2018)

NO. 3 **Best Performing Economies
(Top 40 U.S. Metros)**
(Business Insider - June 2018)

Listings Team



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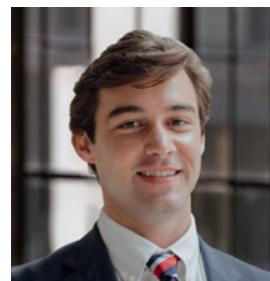
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INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

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 duties and 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.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT



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