

FOR LEASE

**2,627 SF Retail/Warehouse
with IH-35 Frontage**

**23451 IH-35,
Kyle, TX 78640**



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Executive Summary

This 2,627 SF retail/warehouse for lease in Kyle, Texas, offers excellent visibility along the IH-35 corridor. Situated on a prime 1-acre site with IH-35 frontage, the property is in a high-growth area between Austin and San Antonio. Zoned Retail/Service with level topography, it provides easy access for logistics, storage, or light industrial use. Kyle's expanding economy, rapid population growth, and strong demand make this an excellent opportunity for businesses seeking a well-positioned warehouse space.

Highlights

- Frontage on IH-35
- Level Topography
- Zoning: Retail/Service
- Highly Visible
- High Traffic Volumes

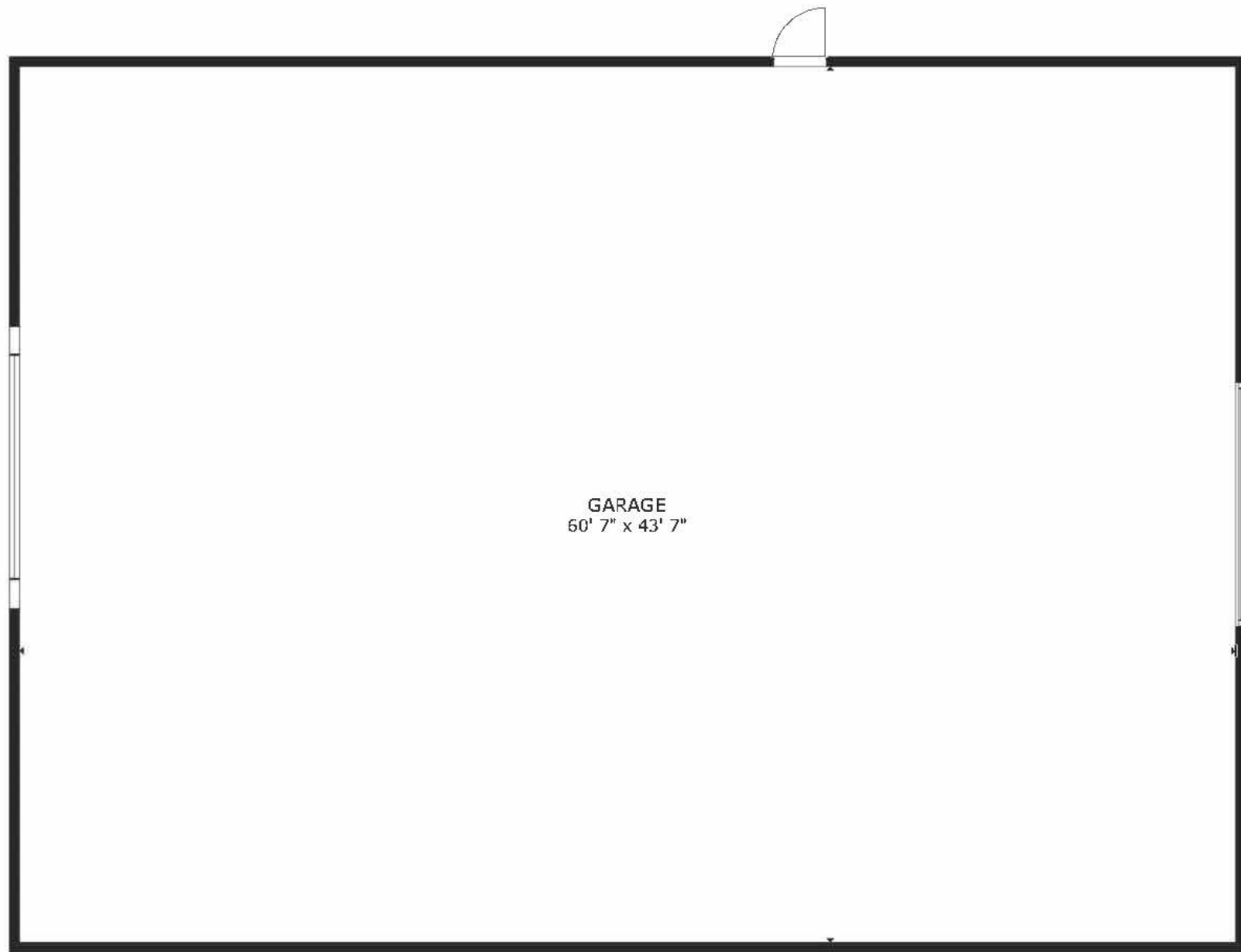
Uses

This district allows general retail sales of consumable products and goods within buildings of products that are generally not hazardous and that are commonly purchased and used by consumers in their homes, including most in-store retail sales of goods and products that do not pose a fire or health hazard to neighboring areas, e.g., clothing, prescription drugs, furniture, toys, hardware, electronics, pet supply, variety, department, video rental and antique stores, art studio or gallery, hobby shops and florist shops., and the retail sale of goods and products (in the following listed use areas) to which value has been added on site, including sales of goods and services outside of the primary structure as customary with the uses specifically listed, and the following: Any use permitted in CBD-1 or CBD-2 and RS districts as provided in section 53-1230.

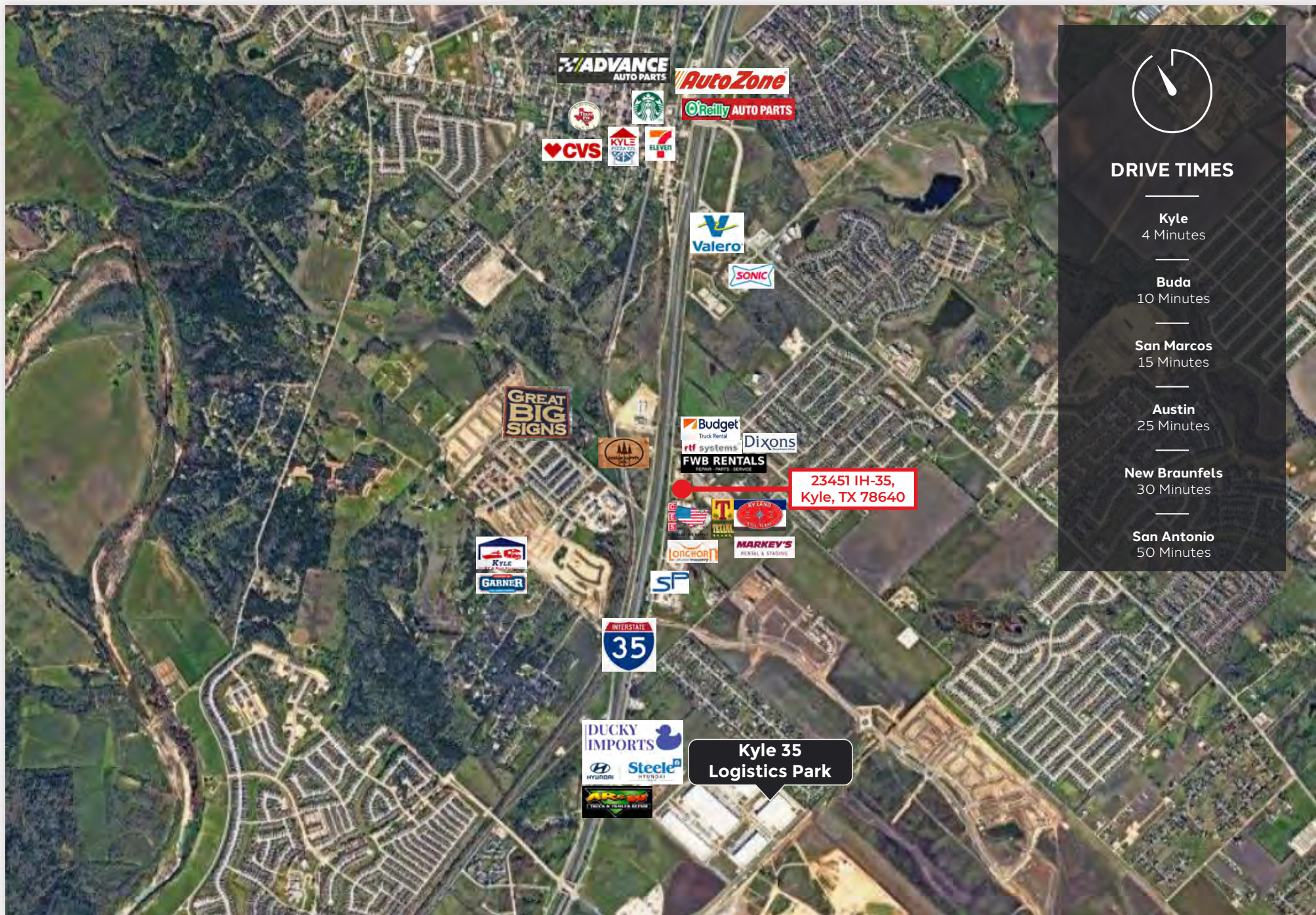
Listing Details

Rate:	Contact for Rate
Property Type:	Retail/Industrial/Warehouse
Building Size:	2,627 SF
Available:	Immediately
Zoning:	R/S
City:	Kyle
Utilities:	Solar, Water, Electricity, Waste Water





FLOOR PLAN





Location Demographics



Population

	1 Mile	3 Miles	5 Miles
	4,288	43,098	84,693



Avg Household
Income

	1 Mile	3 Miles	5 Miles
	\$101,201	\$99,987	\$91,086



Information obtained from third-party resource, subject to change.

Radius 1 Mile 3 Miles 5 Miles

Households	1,338	14,413	28,667
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Households by Marital Status

Married	774	7,979	14,225
Married No Children	385	4,032	7,171
Married w/Children	390	3,947	7,053

Education

Some High School	7.38%	7.04%	10.93%
High School Grad	26.57%	23.41%	25.52%
Some College	38.93%	32.30%	28.64%
Associate Degree	4.71%	5.59%	7.11%
Bachelor Degree	15.23%	22.54%	19.63%
Advanced Degree	7.19%	9.12%	8.17%

Annual Consumer Spending (%000s)

Apparel	\$2,618	\$27,732	\$52,839
Entertainment	\$6,648	\$71,130	\$131,157
Food & Alcohol	\$12,901	\$136,527	\$256,506
Household	\$8,351	\$87,580	\$155,509
Transportation	\$12,258	\$132,366	\$253,067
Health Care	\$2,115	\$22,630	\$41,183
Education/Day Care	\$2,817	\$31,107	\$56,125

Market Overview

Kyle

Kyle, Texas, one of the fastest-growing cities in Central Texas, is strategically located along the bustling IH-35 corridor between Austin and San Antonio. With a population exceeding 57,000 and growing at a rate of approximately 6% annually, Kyle has become a key destination for families, businesses, and investors seeking affordable alternatives to Austin. Its strong sense of community, expanding infrastructure, and favorable business environment position Kyle as a pivotal player in the regional economy.

Economy

The local economy in Kyle is thriving, driven by rapid population growth, business expansion, and infrastructure investments. The city benefits from its strategic location along IH-35, which provides direct access to major employment hubs in Austin and San Antonio. Kyle has seen significant growth in industries such as healthcare, manufacturing, retail, and logistics. The unemployment rate in Hays County remains low at 3.2%, reflecting a robust job market. Additionally, the city is focused on economic development through initiatives like the Kyle Economic Development Program, which has attracted new businesses, spurring job creation and retail demand.

Real Estate

Kyle's real estate market continues to experience strong momentum, with increasing demand for both residential and commercial properties. The median home price in Kyle is approximately \$365,000, offering more affordable options compared to Austin while maintaining strong appreciation rates. Residential growth is fueled by master-planned communities catering to families and first-time homebuyers. On the commercial side, retail and industrial developments are on the rise, supported by Kyle's growing population and strategic location. The IH-35 corridor frontage remains particularly valuable for new retail, dining, and service-based businesses, making Kyle an attractive opportunity for developers and investors seeking to capitalize on the area's ongoing expansion.

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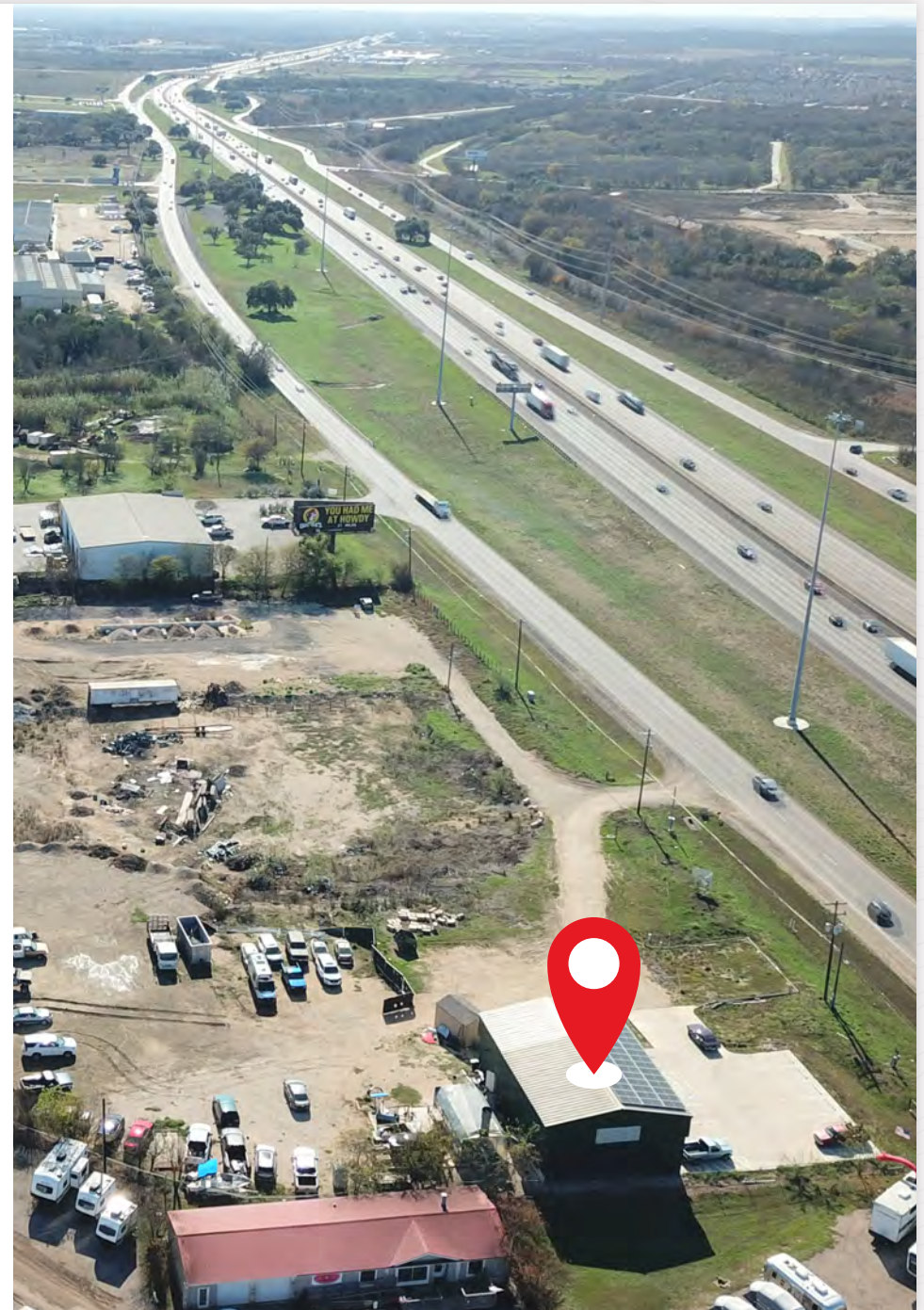
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Asterra Properties is a full service real estate brokerage firm providing professional real estate services throughout Central Texas. Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.



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Information About Brokerage Services

Texas law requires all real estate licensees 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' 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:
- 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.

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