

EXECUTIVE SUMMARY

1371 EAST FARM TO MARKET ROAD 150



OFFERING SUMMARY

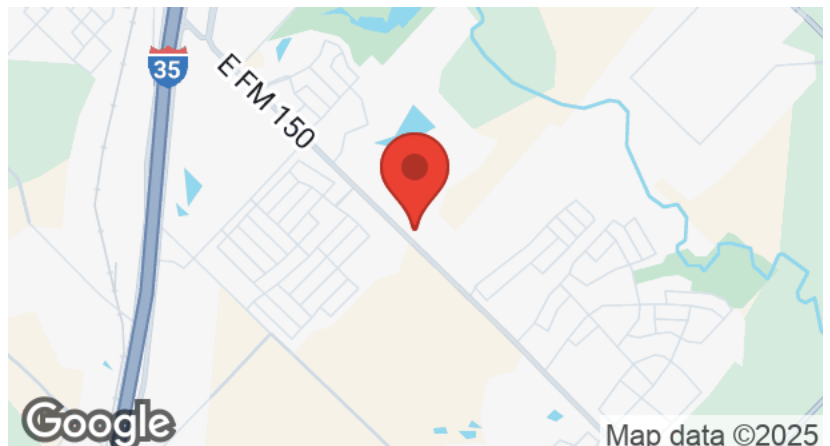
PRICE:	\$650,000
LOT SIZE:	1.007 Acres or 43,865 SF
PRICE / ACRE:	\$645,482
PRICE / SF:	\$14.82
ACCESS:	Good
ZONING:	RS; Retail and Service
PERMITTED USES:	Commercial
FRONTAGE:	135
TRAFFIC COUNT:	20,676 VPD
DRAINAGE:	Good
UTILITIES:	All available
APN:	R62551

PROPERTY OVERVIEW

Commercial development opportunity on the north side of FM 150. This site boasts unparalleled visibility and high traffic counts, benefiting from direct, convenient access from the north side of FM 150 and just over one mile east of IH-35. With FM 150 registering 15,270 vehicles per day (TxDOT 2023), this property is poised to attract both local neighborhood customers and IH-35 commuters.

Zoned RS-, the flexibility of this zoning permits a wide range of uses, including retail, office, and medical facilities. All essential utilities are already to the site.

Located in Kyle, Texas, the 5th fastest-growing city in the state, this property offers an outstanding investment in a rapidly expanding market.



KW COMMERCIAL
9606 N Mopac Expwy #950
Austin, TX 78759

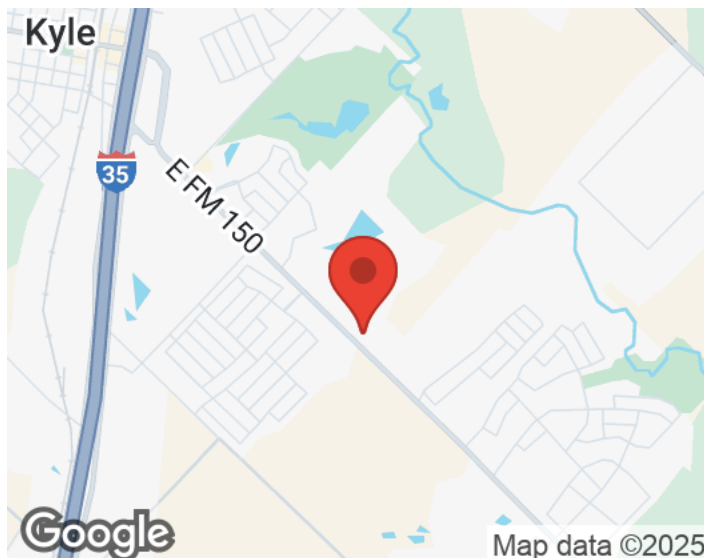


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LOCATION & HIGHLIGHTS

1371 EAST FARM TO MARKET ROAD 150



LOCATION INFORMATION

Building Name:	1371 E FM 150
Street Address:	1371 E FM 150
City, State, Zip	Kyle, Texas 78640
County:	Hays
Market:	Austin
Sub-market:	Buda-Kyle
Cross Streets:	E FM 150 and Creekside Trail

LOCATION OVERVIEW

FM 150 is a notable road in Kyle, with traffic counts of 20,676 vehicles per day (TxDOT 2023).

FM 150: Connects to Driftwood and Dripping Springs to the northwest and Umland to the southeast.

I-35: Connects northbound to Buda and Austin, and southbound to San Marcos, New Braunfels, and San Antonio.

Kyle, Texas, is a thriving suburb located in Hays County, within the Austin-Round Rock-San Marcos Metropolitan Statistical Area (MSA). It is strategically positioned along Interstate 35 (IH-35), providing easy access to major cities like Austin (23 miles from downtown) and San Antonio (58 miles). Kyle has experienced significant growth, being identified as the nation's third fastest-growing city. It is strategically positioned along Interstate 35 (IH-35), providing easy access to major cities like Austin (22.3 miles from downtown) and San Antonio (58 miles). 50,000-65,000 citizens by 2023-2024.

PROPERTY HIGHLIGHTS

- High traffic, highly visible location with excellent on off access to IH35
- Prime location that captures neighborhood and IH35 traffic
- Access with curb cut on north line of E FM 150
- All utilities to the site
- Zoned RS- which allows most retail, office and medical uses
- Kyle is the 5th fastest growing city in Texas under going several major developments
- Thriving Suburb Within the Austin MSA | Located Just 22.3 Miles from Downtown
- Traffic Count: 20,676 VPD (TXDOT 2023)

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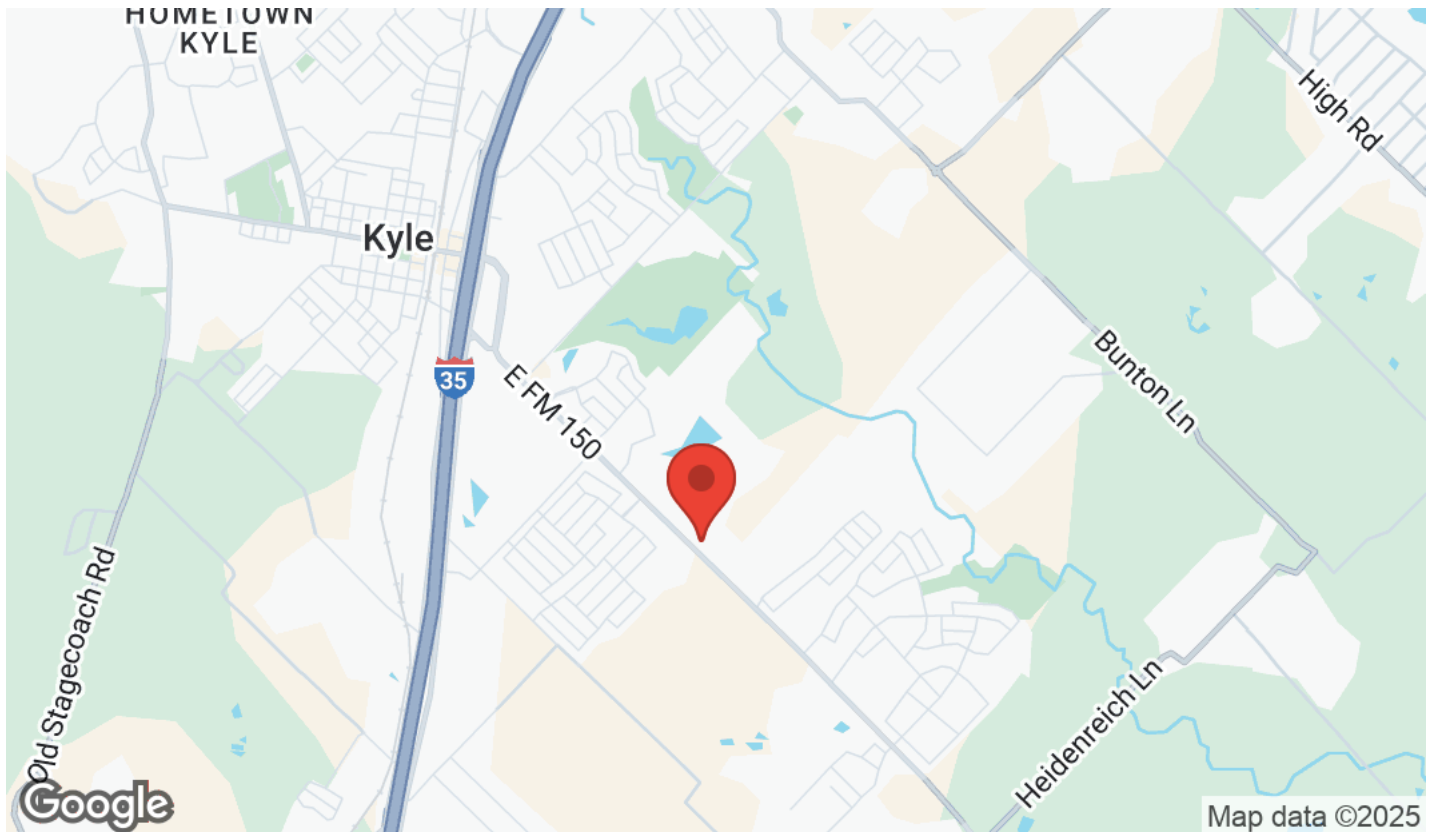


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LOCATION MAPS

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