



DEVELOPMENT TRACTS FOR SALE

Williamson Road, Kyle, Texas 78640

225 ACRE DEVELOPMENT OPPORTUNITY

Property Address: 7800 Williamson Road,
Kyle, TX 78610

Jurisdiction: City of Mustang Ridge

Zoning: Residential

Utilities: Electricity: On Site
Water: Goforth and Camino Real Utility Company (CRU)
Waste Water - Camino Real Utility Company (CRU)

62.79 ACRE DEVELOPMENT OPPORTUNITY

Property Address: 8409 Williamson Road,
Kyle, TX 78610

Jurisdiction: City of Mustang Ridge
Extraterritorial Jurisdiction (ETJ)

Zoning: No Zoning Restrictions

Utilities: Electricity: On Site
Water: Goforth and Camino Real Utility Company (CRU)
Waste Water - Camino Real Utility Company (CRU)

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PRIME DEVELOPMENT OPPORTUNITY FOR BOTH RESIDENTIAL AND COMMERCIAL

- Strategic Location:** Situated just **2 miles** from the intersection of **State Highway 21**, **State Highway 183**, and **Toll Road 130**, this property offers excellent connectivity. Additionally, **Interstate 35** is located just west, ensuring easy access to **Austin**, **San Antonio**, and surrounding markets.
- Proximity to Residential Communities:** Surrounded by notable subdivisions such as Sunfield, Turner's Crossing, Stallion Run, and Durango by D.R. Horton, further supporting the area's growth and demand for housing.
- Development-Ready Features:** 62.79 ac property features **two 138 kV power lines** from **Bluebonnet Electric** along its rear boundary, providing reliable and robust power capacity ideal for **data centers**, **industrial facilities**, and other energy-demanding developments.
- Strategic Industrial & Data Center Proximity:** The property benefits from close access to key industrial hubs and data centers, enhancing its potential for distribution, manufacturing, and tech infrastructure.
- Additional Information Available:** Utility documents and further property details are available upon request. Contact us today to learn more about this exceptional development opportunity.

DEMOGRAPHICS	5 miles	7 miles
2024 Population	12,953	57,786
2029 Proj. Population	20,672	79,121
2024 Households	3,725	17,458
Average HH Income	\$113,971	\$118,203

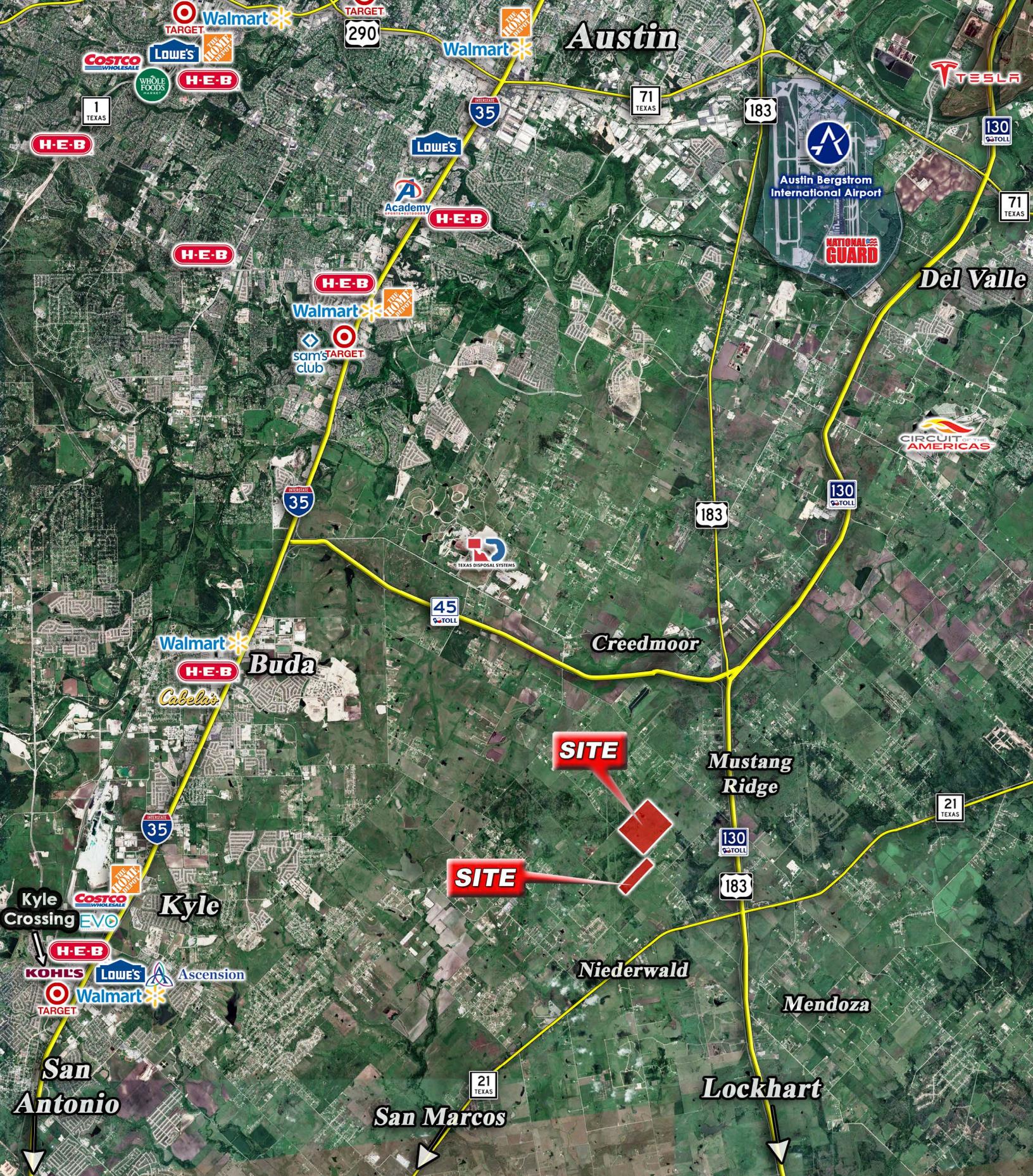
TRAFFIC COUNTS (2023)

Highway 130	44,607 VPD
Highway 21	20,152 VPD

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The logo for Texas Partners Realty. It features the letters 'TPR' in a large, bold, blue, sans-serif font. Below 'TPR', the words 'TEXAS PARTNERS' are stacked in a smaller, blue, sans-serif font. At the bottom, the word 'REALTY' is written in a blue, sans-serif font.

Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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' written 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	