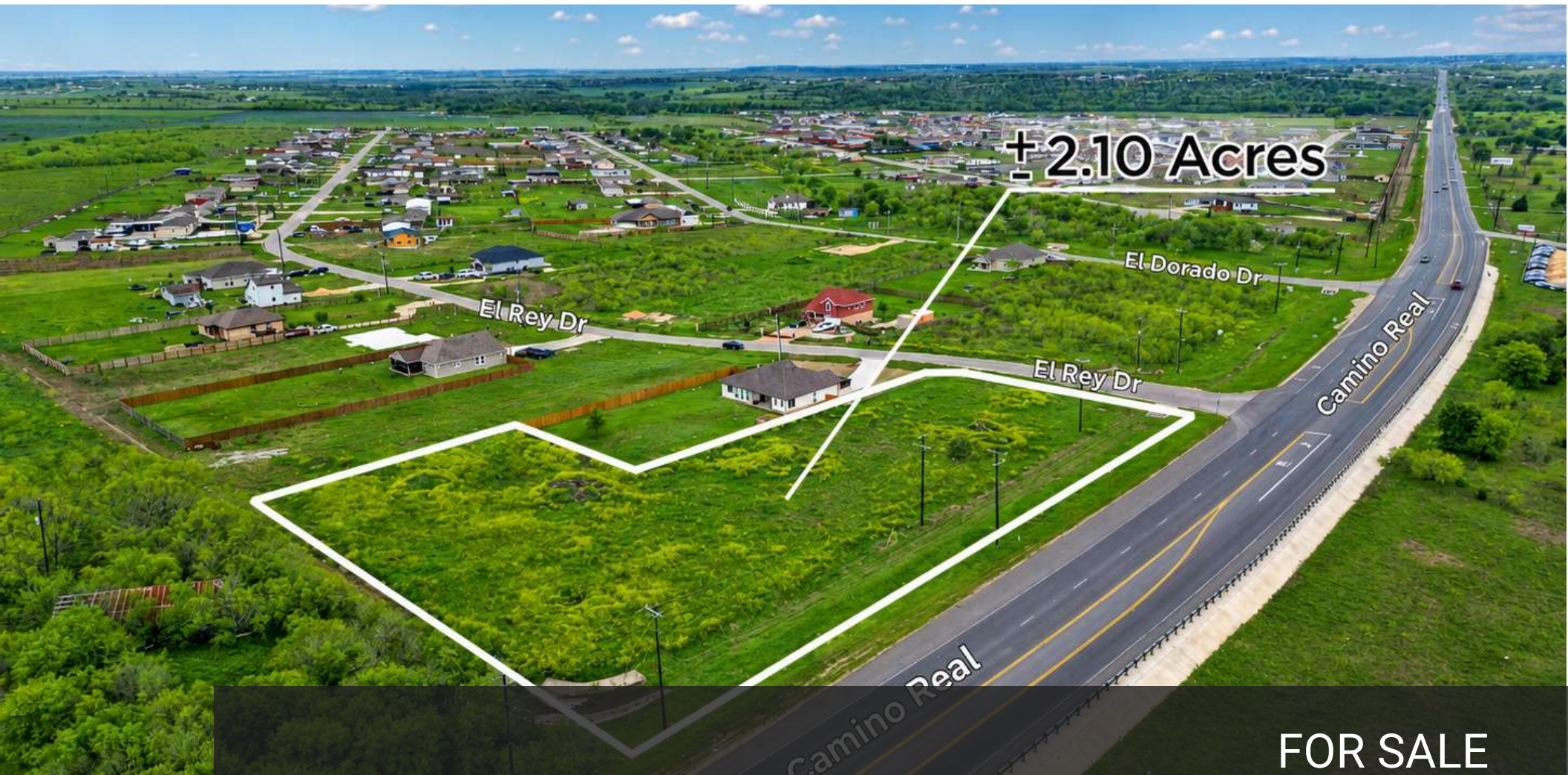


COMMERCIAL LAND FOR SALE

12290 CAMINO REAL, KYLE TX 78640

12290 CAMINO REAL, KYLE TX 78640



FOR SALE

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

JEFFREY SLANKER
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617990, Texas

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12290 CAMINO REAL



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PROPERTY SUMMARY

12290 CAMINO REAL



Property Summary

Lot Size: 2.10 AC
APN: 115767, 115768

Property Overview

This prime commercial corner lot spans 2.1 acres with approximately 450 feet of road frontage. It offers excellent visibility and high traffic flow, presenting an exceptional opportunity for various business ventures such as a gas station, convenience store, gym, auto repair shop, or light retail store. Whether you choose to develop and lease the space or establish your own business on the premises, this property offers boundless potential in a rapidly growing area.

Location Overview

Situated at the junction of Highway 21 and El Rey Drive in Kyle, TX, within the boundaries of both the City of Niederwald and Caldwell County, this property sits prominently at the entrance of the Las Estancias subdivision, positioned between Niederwald and Umland. Don't miss out on this rare chance to secure a highly coveted commercial property in a thriving location with endless possibilities for growth and success.

AERIAL VIEW

12290 CAMINO REAL



POINTS OF INTEREST & DRIVE TIMES

12290 CAMINO REAL



**12290 Camino Real,
Kyle TX 78640**

01

S US Hwy 183

02

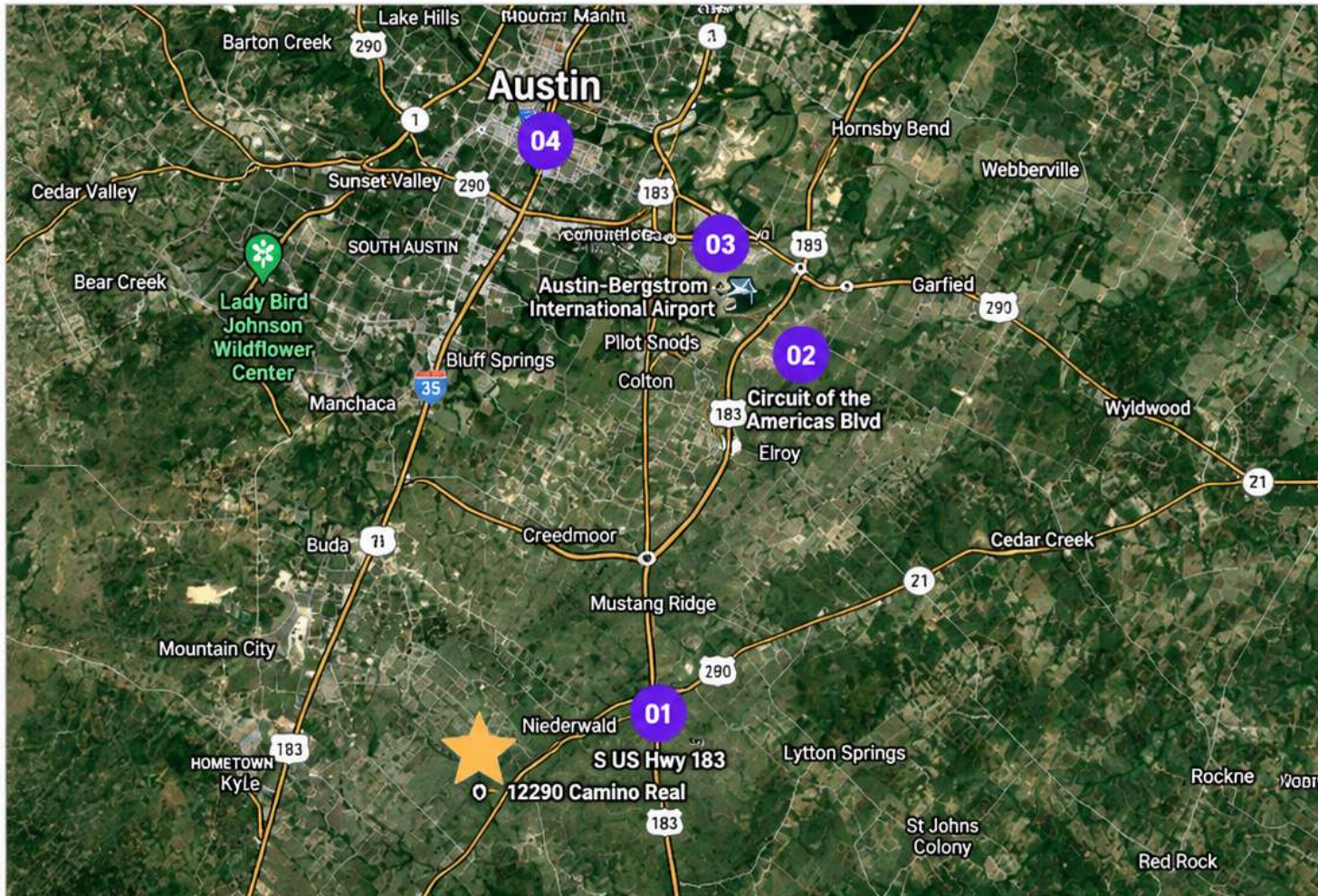
**Circuit of the
Americas (COTA)**

03

**Austin-Bergstrom
International Airport (ABIA)**

04

Austin, TX



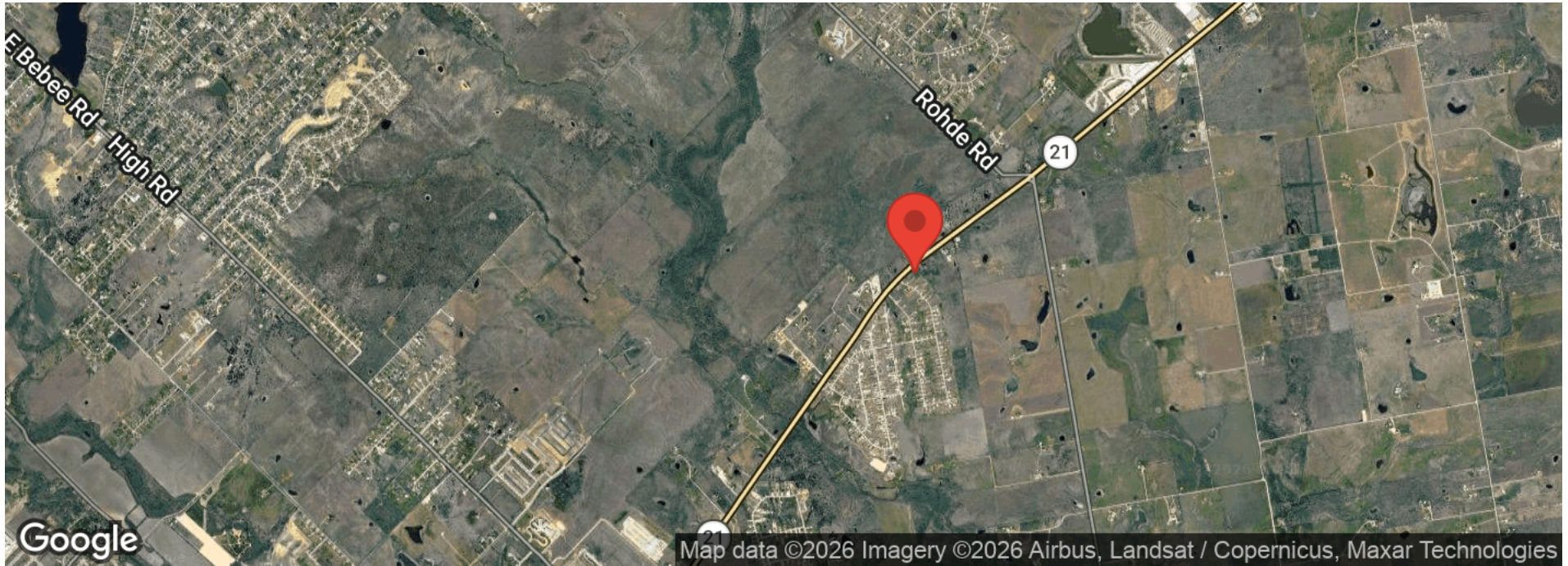
Drive Times



- 01** S US Hwy 183
9 min
- 02** Circuit of the Americas (COTA)
25 min
- 03** Austin-Bergstrom International Airport (ABIA)
28 min
- 04** Austin, TX
48 min

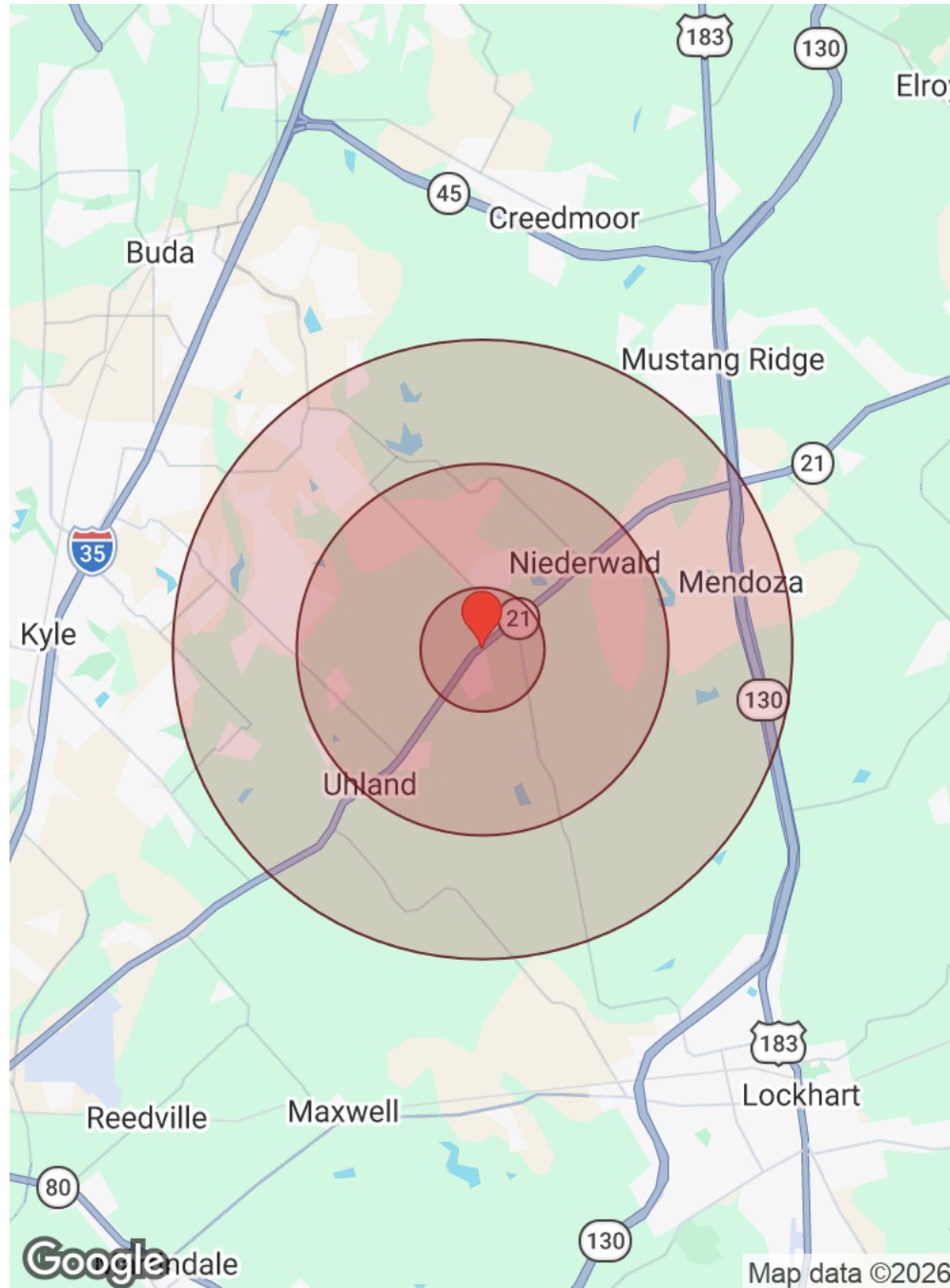
LOCATION MAPS

12290 CAMINO REAL



DEMOGRAPHICS

12290 CAMINO REAL



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	329	4,090	16,136
	Female	303	3,746	15,161
	Total Population	632	7,836	31,297
Race / Ethnicity	White	221	2,715	11,743
	Black	28	226	1,008
	Am In/AK Nat	1	6	28
	Hawaiian	N/A	1	9
	Hispanic	370	4,773	17,877
	Asian	5	36	285
	Multiracial	6	74	338
	Other	1	7	13
Housing	Total Units	227	2,467	10,295
	Occupied	210	2,251	9,382
	Owner Occupied	156	1,688	6,967
	Renter Occupied	54	563	2,415
	Vacant	18	216	912
Age	Ages 0 - 14	120	1,613	6,470
	Ages 15 - 24	90	1,243	4,879
	Ages 25 - 54	263	3,511	14,576
	Ages 55 - 64	77	779	2,812
	Ages 65+	80	690	2,560
Income	Median	\$93,466	\$78,107	\$92,998
	Under \$15k	6	286	589
	\$15k - \$25k	4	57	309
	\$25k - \$35k	5	149	355
	\$35k - \$50k	12	119	747
	\$50k - \$75k	39	467	1,606
	\$75k - \$100k	51	368	1,508
	\$100k - \$150k	55	496	2,392
	\$150k - \$200k	15	128	1,051
Over \$200k	21	179	826	

DISCLAIMER

12290 CAMINO REAL



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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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