

1210 S Old Stagecoach Rd, Kyle Texas
2-12 acre Tracts for sale with Seller Financing; Future SH 150 frontage.



Leigh Anne Ahr | Principal Broker

(281) 955-8765 | lahr@proximityre.com

Old Stagecoach Rd Kyle, TX 78640

Parcels 6

Merge & Make Boundary

1200 S Old Stagecoach Rd, Kyle, TX, 78640

- 1200 S Old Stagecoach Rd Llc
- 18.7 acres
- Parcel id R16927 (R16927)

1200 S Old Stagecoach Rd, Kyle, TX, 78640

- 1200 S Old Stagecoach Rd Llc
- 9.08 acres
- Parcel id R17009 (R17009)

1210 S Old Stagecoach Rd, Kyle, TX, 78640

- 1200 S Old Stagecoach Rd Llc
- 2 acres
- Parcel id R14616 (R14616)

N Old Stagecoach Rd, Kyle, TX, 78640

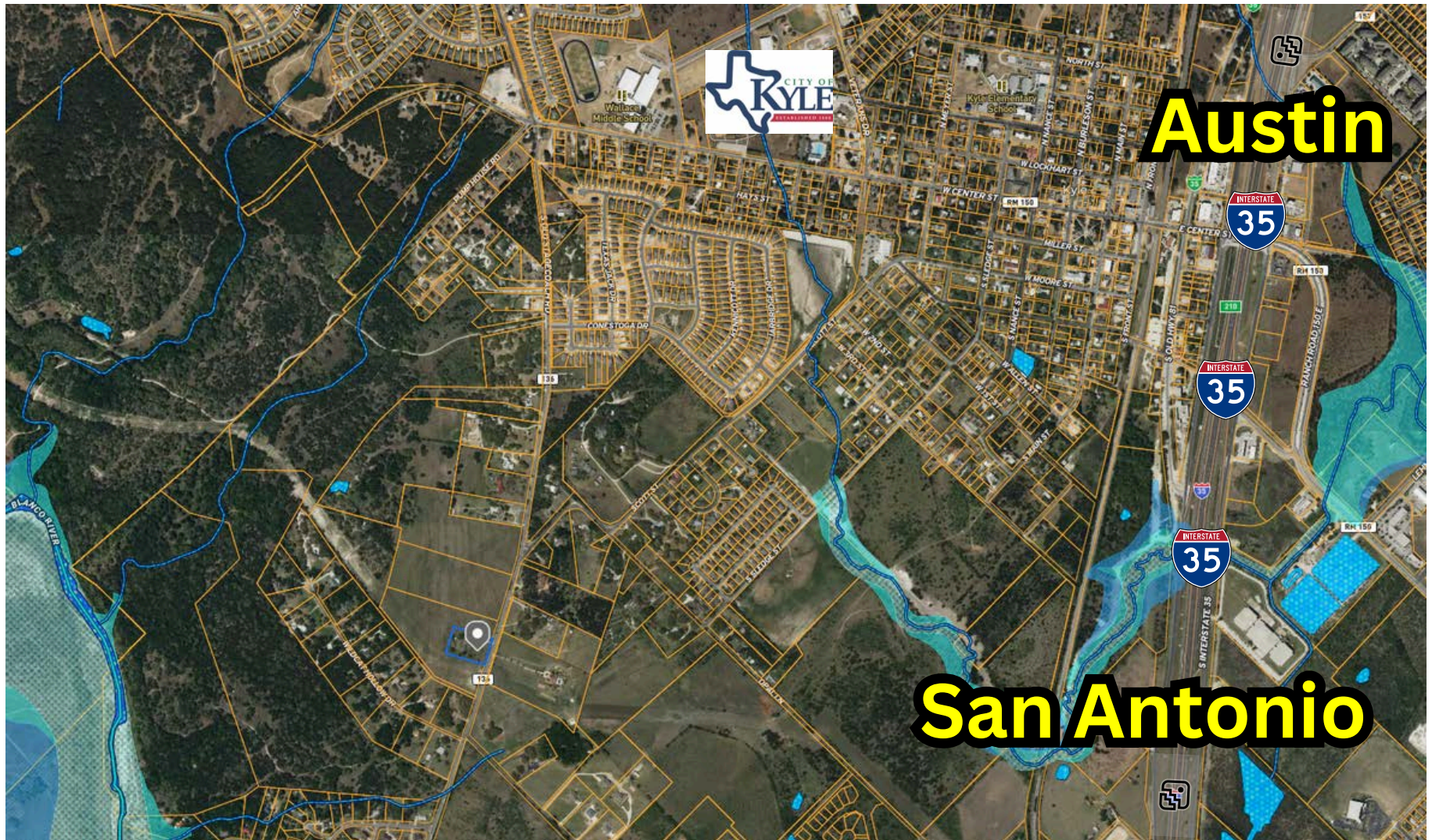
- 1200 S Old Stagecoach Road Llc & Bruegging Brent
- 10.03 acres
- Parcel id R200520 (R200520)

S Old Stagecoach Rd, Kyle, TX, 78640

- 1200 S Old Stagecoach Rd Llc
- 0.02 acres
- Parcel id R200521 (R200521)



Old Stagecoach Rd Kyle, TX 78640

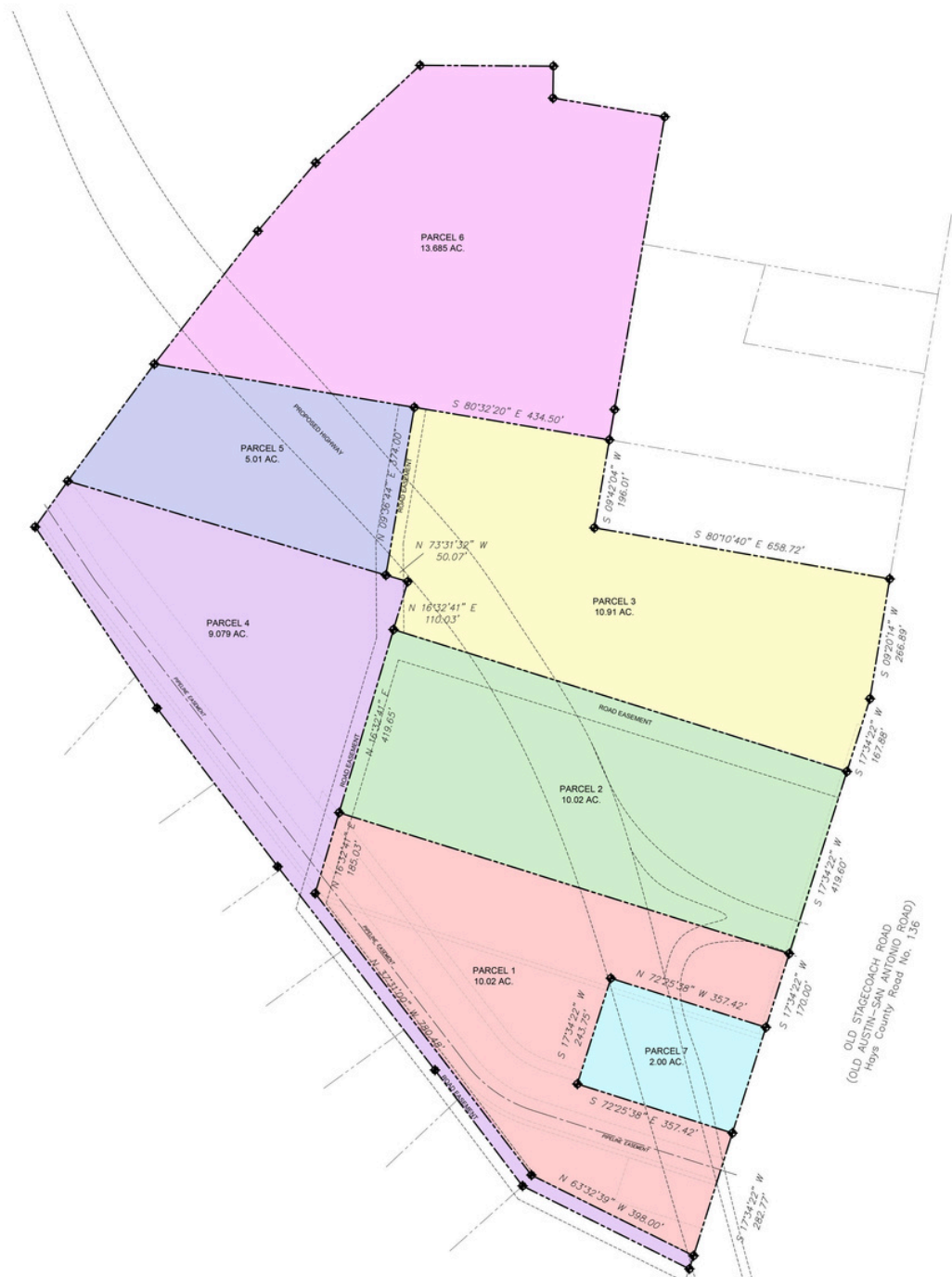
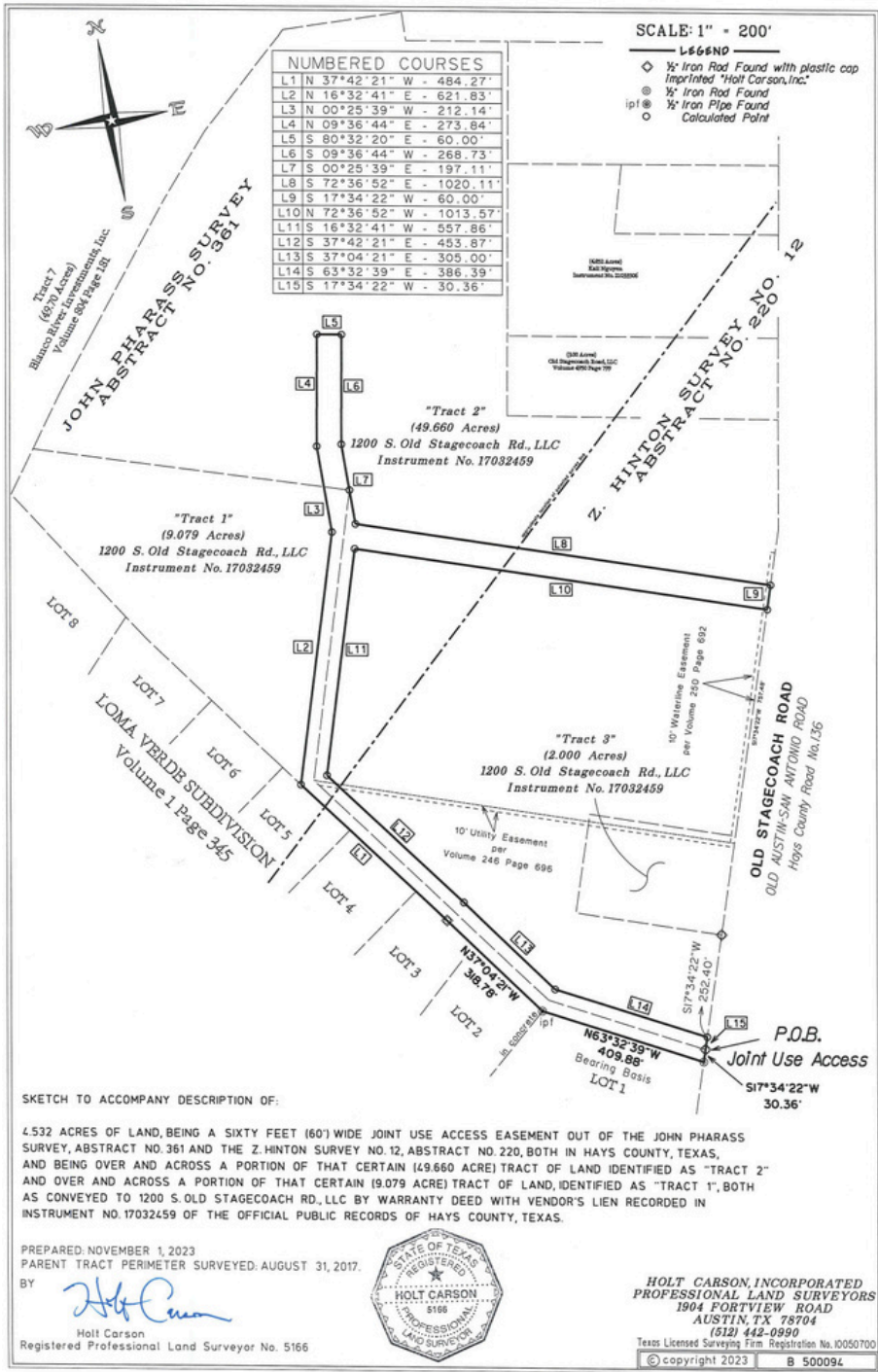


Kyle, TX has long been *one of the fastest growing cities in the state*, with its population increasing from 5,000 in 2000 to over 62,500 in 2023. **In January 2024, Kyle population increased by 31.29%!**

Kyle is the third fastest growing city in the country among those with populations of over 50,000 and is expected to become the largest city in Hays County.

The population in Hays County continues to explode, having consistently ranked among the fastest growing counties in the nation over the last decade. The local school district forecasts over 63,000 new housing units over the next 10 years.

SURVEY & PROPOSED HIGHWAY



SKETCH TO ACCOMPANY DESCRIPTION OF:

4.532 ACRES OF LAND, BEING A SIXTY FEET (60') WIDE JOINT USE ACCESS EASEMENT OUT OF THE JOHN PHARRASS SURVEY, ABSTRACT NO. 361 AND THE Z. HINTON SURVEY NO. 12, ABSTRACT NO. 220, BOTH IN HAYS COUNTY, TEXAS, AND BEING OVER AND ACROSS A PORTION OF THAT CERTAIN (49.660 ACRE) TRACT OF LAND IDENTIFIED AS "TRACT 2" AND OVER AND ACROSS A PORTION OF THAT CERTAIN (9.079 ACRE) TRACT OF LAND, IDENTIFIED AS "TRACT 1", BOTH AS CONVEYED TO 1200 S. OLD STAGECOACH RD., LLC BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INSTRUMENT NO. 17032459 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

PREPARED: NOVEMBER 1, 2023
 PARENT TRACT PERIMETER SURVEYED: AUGUST 31, 2017.

BY: *Holt Carson*
 Holt Carson
 Registered Professional Land Surveyor No. 5166

HOLT CARSON, INCORPORATED
 PROFESSIONAL LAND SURVEYORS
 1904 FORTVIEW ROAD
 AUSTIN, TX 78704
 (512) 442-0990
 Texas Licensed Surveying Firm Registration No. 10050700
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SOUTH KYLE LOCATION



Likelihood to sell: **High**

1200 S Old Stagecoach Rd, Kyle, TX 78640

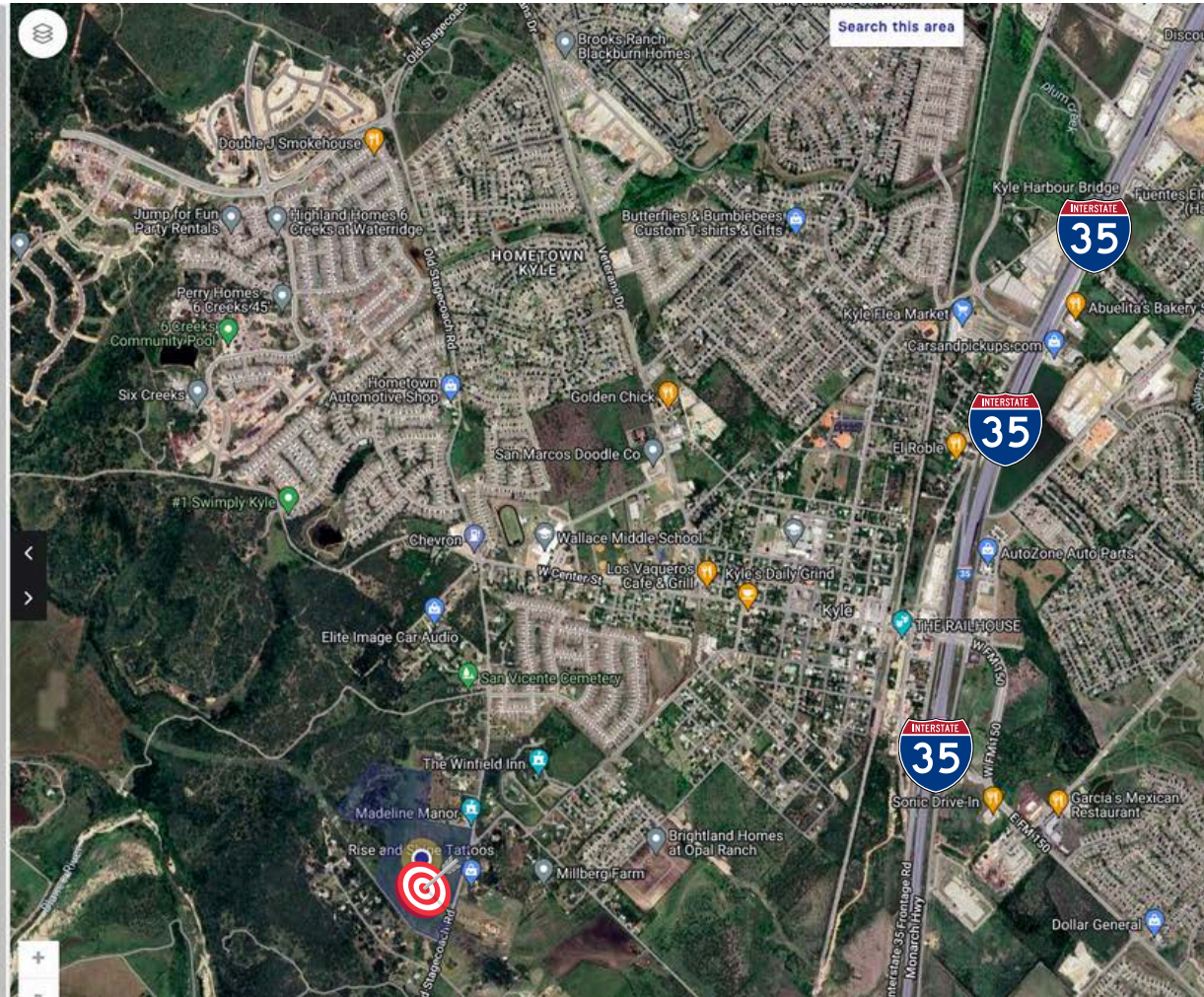
APN: R16927

Last viewed Nov 17, 2024

Building & Lot Owner Occupants Sales Debt Tax Demographics Notes

| Building | Lot |
|------------------------------------|---|
| Year Built _____ -- | Property Type _____ Vacant Land Agricultural Land |
| Year Renovated _____ -- | Lot Area SF _____ 814,746 sf |
| Stories _____ -- | Lot Area Acres _____ 18.70 acres |
| Number of Buildings _____ -- | Zoning _____ -- |
| Existing Floor Area Ratio _____ -- | Depth _____ -- |
| Commercial Units _____ -- | Frontage _____ -- |
| Residential Units _____ -- | Census Tract _____ 48209010905 |
| Total Units _____ -- | Opportunity Zone _____ No |
| Building Area _____ -- | |

| Location | |
|-------------------------------------|--|
| Metropolitan Statistical Area _____ | Austin-Round Rock-San Marcos, TX |
| County _____ | Hays County |
| Municipality _____ | Kyle |
| Minor Civil Division _____ | Kyle-Buda |
| Neighborhood _____ | Ranch South District |
| Legal _____ | ABS 361 JOHN PHARASS SURVEY 18.704 AC GEO#90602828 |



**Unimproved Close
Land Comps Trading
at \$217,000/ac**

TBD Cypress Rd, Kyle, Texas 78640

Listing Tax Photos History Parcel Map Flood Map Foreclosure Remarks Tour Open House

Listing ID: **8178926** LP: **\$225,000**



Address: [TBD Cypress Rd](#)
City: Kyle, Texas 78640
County: Hays
Parcel #: [1004090009000002](#)
Subdivision: NA
Type: Single Lot
Legal Desc: A0409 THOMAS C SNAILM SURVEY, ACRES 1.035
Sch Dist: [Hays CISD](#)
Mid or Jr: [Laura B Wallace](#)
Lot Sz Acres: 1.035
Lot Sz Dim:

Std Status: A/LAND
List Price: \$225,000
MLS Area: HH
Tax Blk:
Tax Lot:
Elem: [Kyle](#)
High: [Jack C Hays](#)
\$/Acres: \$217,391.30
Lot Sq Ft: 45,000

NEW HOUSING & COMMERCIAL PIPELINE 2025 - 2027

6 Creeks: 2,100 Acres; 2,090 Homes under construction; Single-family with some mixed-use

Anthem: 2,900 Acres; 1,500 Homes; 2025 Start date; Single-family with some mixed -use

Blanco River Investments: 3,060 Acres; 7,800 Homes; 2027 Start date; Single family

Bullock: 120 Acres; 400 Units, Under construction; Single-family with community commercial

Opal Meadows: 50 Acres; 131 Homes; Under construction; Single-family

Opal Ranch: 13 Acres; 69 Homes; Under construction; Single-family

Emerald Ranch: 140 Acres; 1,500 Units 2025 Start date; Mixed-use

Gregg Gardens: 46 Acres; 213 Units; Under construction; Mixed-use

Live Oak: 14 Acres 150 Homes; 2025 Start date; Townhomes Sage Hollow: 77 Acres; 230 Units; Under construction; Mixed -use



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' 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

| | | | |
|--|----------------|----------------------------|----------------------|
| Proximity Commercial Advisors, LLC | 9007082 | lahr@proxcomm.net | (281)955-8765 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Proximity Commercial Advisors, LLC | 9007082 | lahr@proxcomm.net | (281)955-8765 |
| Designated Broker of Firm | License No. | Email | Phone |
| Leigh Anne Ahr | 431858 | lahr@proxcomm.net | (281)955-8765 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Robin A Moore | 598040 | rmoore@proxcomm.net | (281)955-7449 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov