



Parcel ID: R14710  
3.51-Acres Zoned Agricultural

Parcel ID: R14647  
4.19-Acres Zoned Retail

Parcel ID: R14740  
27.37 Acres Zoned Retail

# 35 +/- Acres For Sale in the Booming City of Kyle, TX

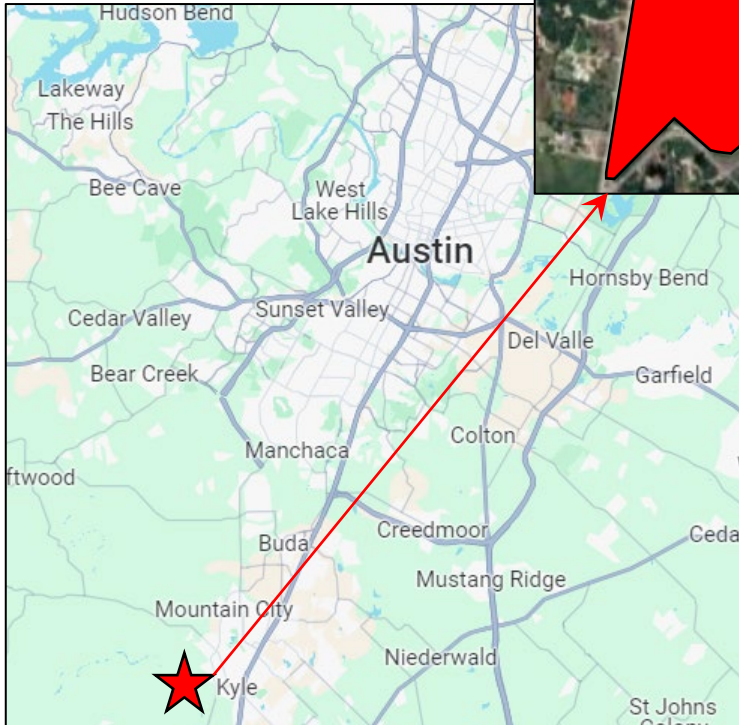
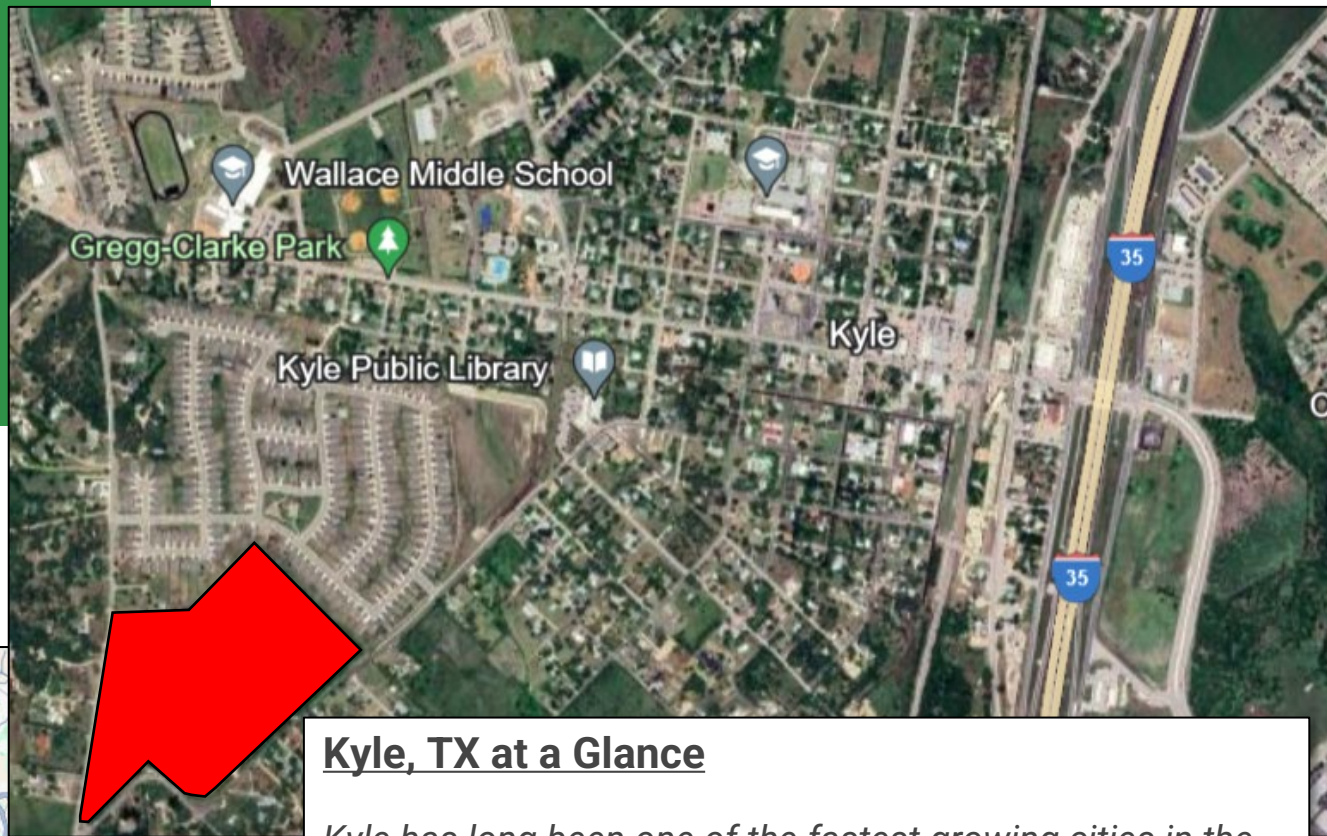
*Please call for pricing guidance*

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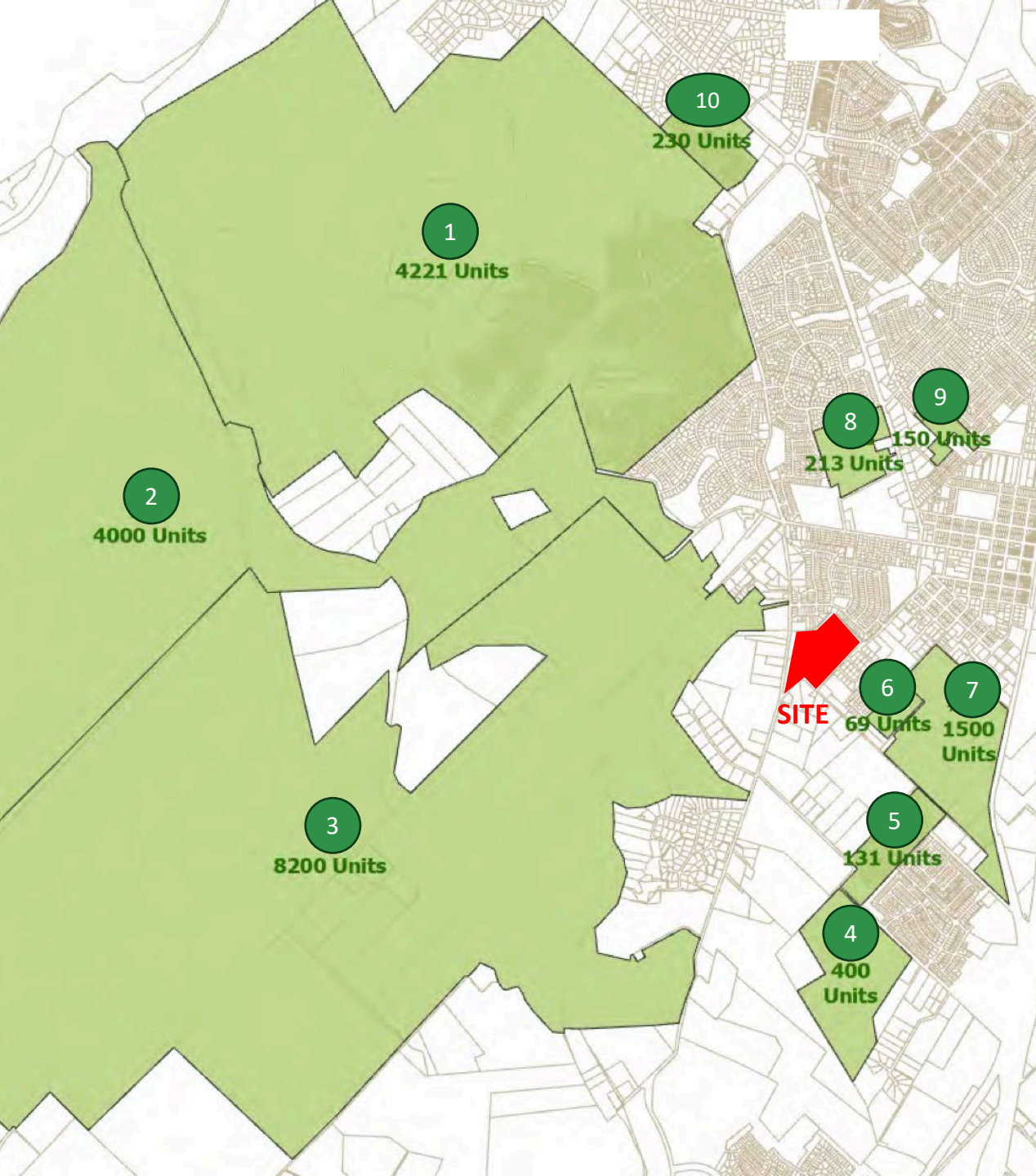
# Location



## Kyle, TX at a Glance

*Kyle 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, it 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.***



# Active Nearby Residential Developments

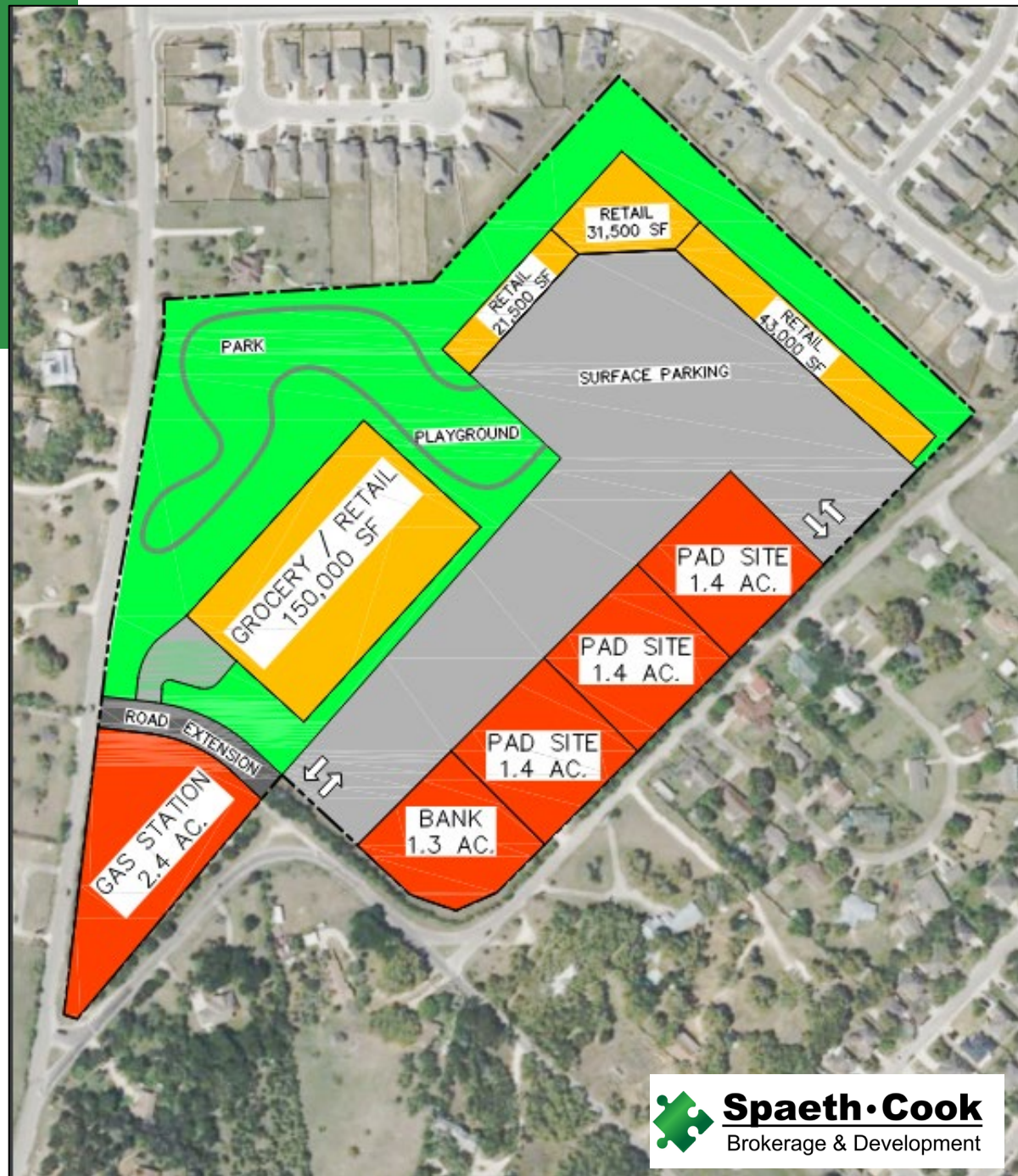
1. 6 Creeks: 2,100 Acres; 2,090 Homes; Under construction; Single-family with some mixed-use
2. Anthem: 2,900 Acres; 1,500 Homes; 2025 Start date; Single-family with some mixed-use
3. Blanco River Investments: 3,060 Acres; 7,800 Homes; 2027 Start date; Single family
4. Bullock: 120 Acres; 400 Units, Under construction; Single-family with community commercial
5. Opal Meadows: 50 Acres; 131 Homes; Under construction; Single-family
6. Opal Ranch: 13 Acres; 69 Homes; Under construction; Single-family
7. Emerald Ranch: 140 Acres; 1,500 Units 2025 Start date; Mixed-use
8. Gregg Gardens: 46 Acres; 213 Units; Under construction; Mixed-use
9. Live Oak: 14 Acres 150 Homes; 2025 Start date; Townhomes
10. Sage Hollow: 77 Acres; 230 Units; Under construction; Mixed-use

# Conceptual Development

## Development Highlights:

- 250,000 +/- SF of Retail space with 1,000+/- surface parking spaces
- 2.4 Acre Gas Station/retail pad with its own parking
- Four 1.3-1.4 Acre pad sites with their own parking
- Parkland/playground space
- Buffer space for adjacent existing single-family neighborhoods

*Note: This site plan is purely conceptual in nature and has not been presented to the City of Kyle Spaeth-Cook LLC makes no warranty as to the viability of its engineering or design, and buyers must perform their own due diligence to comply with any codes and regulations.*





*Walgreens*



Walmart

Ascension Seton Hays



35



**DOLLAR GENERAL**

Gregg-Clarke Park



Kyle



Lake Kyle Park



**TXB**



**SITE**

Despite numerous single-family developments underway to the west and south of Kyle, there is a retail desert in the area around the Site.



**Spaeth-Cook**  
Brokerage & Development



# 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.

11-2-2015



### 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date