



S Sledge Street

Groos Street
(unconnected)

11.07± AC Kyle City Limits Residential Development Tract S. Sledge St. & Scott St.

For Sale

Scott Street

Residential development opportunity inside the city limits of Kyle, Texas, with multiple street frontages and conceptual single-family subdivision potential.*

HIGHLIGHTS

- Inside the city limits of Kyle, Texas, in the Austin-San Antonio I-35 growth corridor. Water, Sewer & Electric Available to Property.
- Frontage on **S. Sledge Street** and **Scott Street**, with a potential connector street to **S. Groos Street**.
- Mixed **R-1 (Single-Family Residential)** and **A (Agriculture)** zoning with **ag valuation** in place and a **conceptual ±52-lot single-family scenario** (illustrative only, subject to buyer verification and City approvals).

Desirable Development

11.07± acres of residential development land located inside the city limits of Kyle, Texas, in Hays County along the Austin-San Antonio I-35 corridor. The property offers development-scale acreage in a strong Central Texas growth market with frontage on S. Sledge Street and Scott Street and a potential connector street to S. Groos Street, providing multiple access options and good neighborhood circulation potential. The tract's size and configuration support internal streets, lot layout, drainage, and open-space components within a cohesive single-family subdivision plan.

Per the City of Kyle, zoning on the property lots includes **R-1 (Single-Family Residential)** and **A (Agriculture)**, creating residential zoning and agricultural classification. The tract is also represented as having an **agricultural valuation** in place, which may offer a favorable carrying-cost profile during the hold period, subject to continued qualification, buyer verification, and any applicable rollback taxes upon conversion to non-agricultural use. Preliminary land planning indicates a **conceptual scenario of approximately 52 single-family lots***, intended strictly as an illustrative model and subject to buyer's independent verification, detailed engineering, utility planning, and all required City of Kyle reviews and approvals.

The City has also identified an ideal retention/detention pond location on the tract, giving buyers a starting point for drainage and open-space design within a future subdivision plan. From a marketability standpoint, the land benefits from Kyle's expanding amenity and services base, including nearby retail, dining, and healthcare infrastructure such as Ascension Seton Hays and other medical providers, with St. David's HealthCare planning a hospital investment that further reinforces Kyle's position as a service and employment hub.

11.07± AC Kyle City Limits
Residential Development Tract
S. Sledge St. & Scott St.



Adjacent Subdivisions in place. Water,
Sewer & Electric available*



Subdivision across Scott Street



Elliott Branch at S Sledge Street. Ideal for
retention area

Offered by

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www.R1Kyle.com
FOR MORE INFORMATION



Boundary, street, and floodplain information are based on Hays CAD Web Map / Hays County Appraisal District GIS mapping and are for general reference only. This information is approximate and not a survey. Lot count and subdivision layout are conceptual estimates only and remain subject to buyer's engineering, survey, utility review, and City of Kyle approvals.