

# INDUSTRIAL FLEX WAREHOUSE FOR SALE

101 PETRAS WAY, KYLE TX 78640



±5,000 SF Warehouse  
±34.967 Acres (Unrestricted)  
Roll-Up Doors: (2) 14' Drive-In  
Zoning: Unrestricted (Hays County)



For Information Please contact:

Thomas Falloure  
(281) 630-7712  
thomas.falloure@expcommercial.com

Helen Gibson  
(512) 765-6369  
helen@PerEstate.com



# Executive Summary

Nestled in the fast-growing Austin–San Antonio corridor, 101 Petras Way offers a rare opportunity to own or develop nearly 35 acres of unrestricted land with an existing ±5,000 SF metal warehouse.

Located just minutes from I-35 and Hwy 21, the property provides convenient access to Austin, San Marcos, and Buda, making it ideal for industrial users, investors, or owner-occupants seeking expansion in one of Texas's most strategic growth regions.

The property's unrestricted zoning and large acreage allow for flexible uses including industrial, manufacturing, logistics, RV/boat storage, contractor yards, or future subdivision potential.



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# Property Highlights

- ±5,000 SF metal warehouse with flex layout
- (2) 14' roll-up doors and 16'–18' ceiling heights
- ±34.967 acres of unrestricted land – no zoning restrictions
- Convenient access to I-35, SH-21, SH-130, and US-183
- Located between Austin and San Antonio – strong regional logistics hub
- Office build-out includes kitchenette, restroom, and two offices (one upstairs)
- Ample yard area for outdoor storage, parking, or future expansion
- Surrounded by rapid commercial and industrial development



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Aerial View







Approximate Property Boundary Lines  
For Illustrative Purposes Only







1 Office downstairs

Warehouse Interior  
±5,000 SF

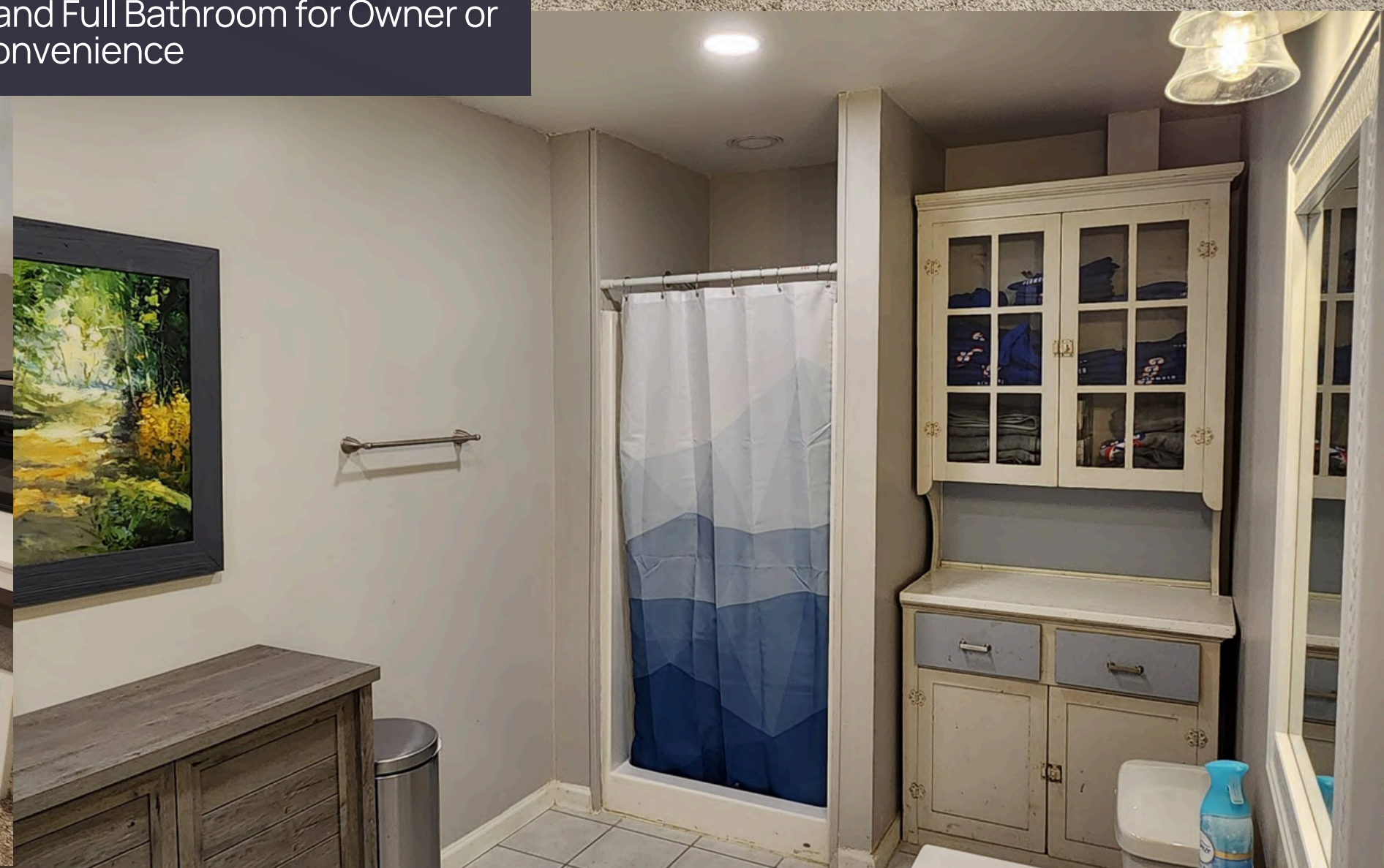


2 Offices upstairs





**Interior Features**  
3 Office Space, Kitchenette, and Full Bathroom for Owner or Tenant Convenience





# Location Overview

Kyle, Texas, is rapidly emerging as a prime industrial and logistics hub between Austin and San Antonio. This property offers excellent regional connectivity; located approximately 12 miles from Kyle, 10 miles from Buda, 22 miles from Austin, and 68 miles from San Antonio.

Major highways are easily accessible, including State Highway 21 (3 miles), Interstate 35 (8 miles), US-183 (5.6 miles), and SH-130 Toll Road (5.6 miles) (all distances are approximate).

The site's strategic location provides convenient access for distribution, storage, and service-based businesses serving Central Texas and beyond..

101 PETRAS WAY,  
KYLE TX 78640

Property Location: ± 35 Acres  
with ± 5,000 SF Warehouse

22 Miles to Austin  
68 Miles to San Antonio  
20 Miles to San Marcos



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# 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.

EXP Commercial, LLC	9010212	tx.broker@expcommercial.com	855-450-0324 x101
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clifford J. Bogart	313043	clifford.bogart@expcommercial.com	214-704-9862
Designated Broker of Firm	License No.	Email	Phone
Clifford J. Bogart	313043	clifford.bogart@expcommercial.com	214-704-9862
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Thomas Falloure	545530	thomas.falloure@expcommercial.com	512 -394-6778
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date