

KYLE PADS | FOR LEASE

PROPERTY HIGHLIGHTS
NWQ of Kyle Crossing & I-35, Kyle, Texas 78640



LOCATION

NWQ of Kyle Crossing & I-35
Kyle, Texas 78640



AVAILABILITY

Lot 1	1.21 AC	Lot 5	1.52 AC
Lot 2	1.19 AC	Lot 6	1.52 AC
Lot 3	2.02 AC	Lot 7	1.43 AC
Lot 4	1.13 AC		



PROPERTY HIGHLIGHTS

- » High-growth market with great visibility
- » Nearby Retailers: Home Depot, Costco, Knockouts, P Terry's, Denny's, Willie's Grill & Icehouse, Freebirds, Torchy's, Z Tejas, Evo, Burger King, & many more



TRAFFIC COUNTS (TXDOT)

Windy Hill Rd: 13,889 VPD ('20)
I-35: 153,808 VPD ('22)



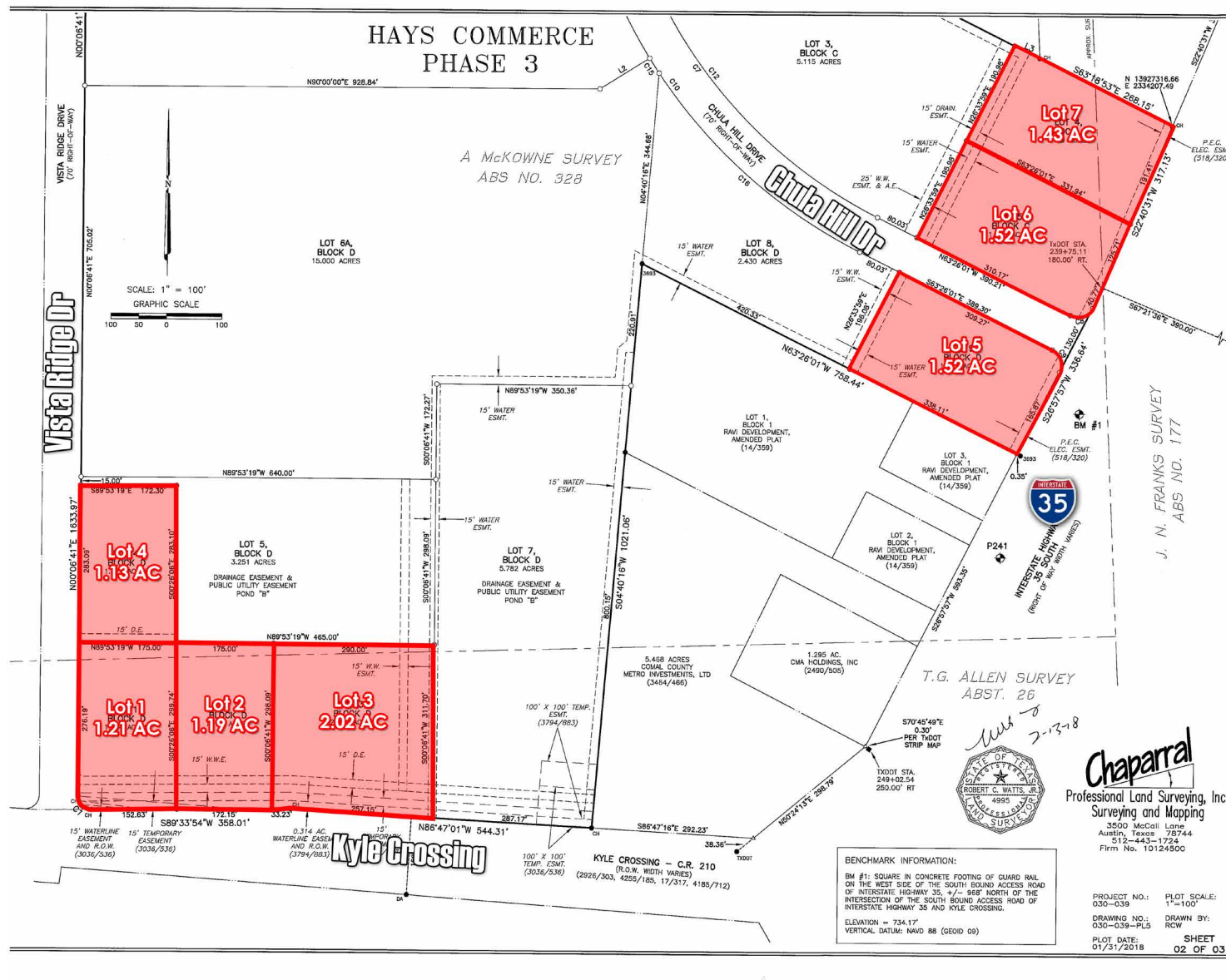
2025 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,451	53,304	116,841
2030 Pop.	6,050	59,619	134,369
Avg. HH Income	\$97,484	\$109,184	\$118,141
Total Households	2,053	18,721	40,372

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SITE AERIAL

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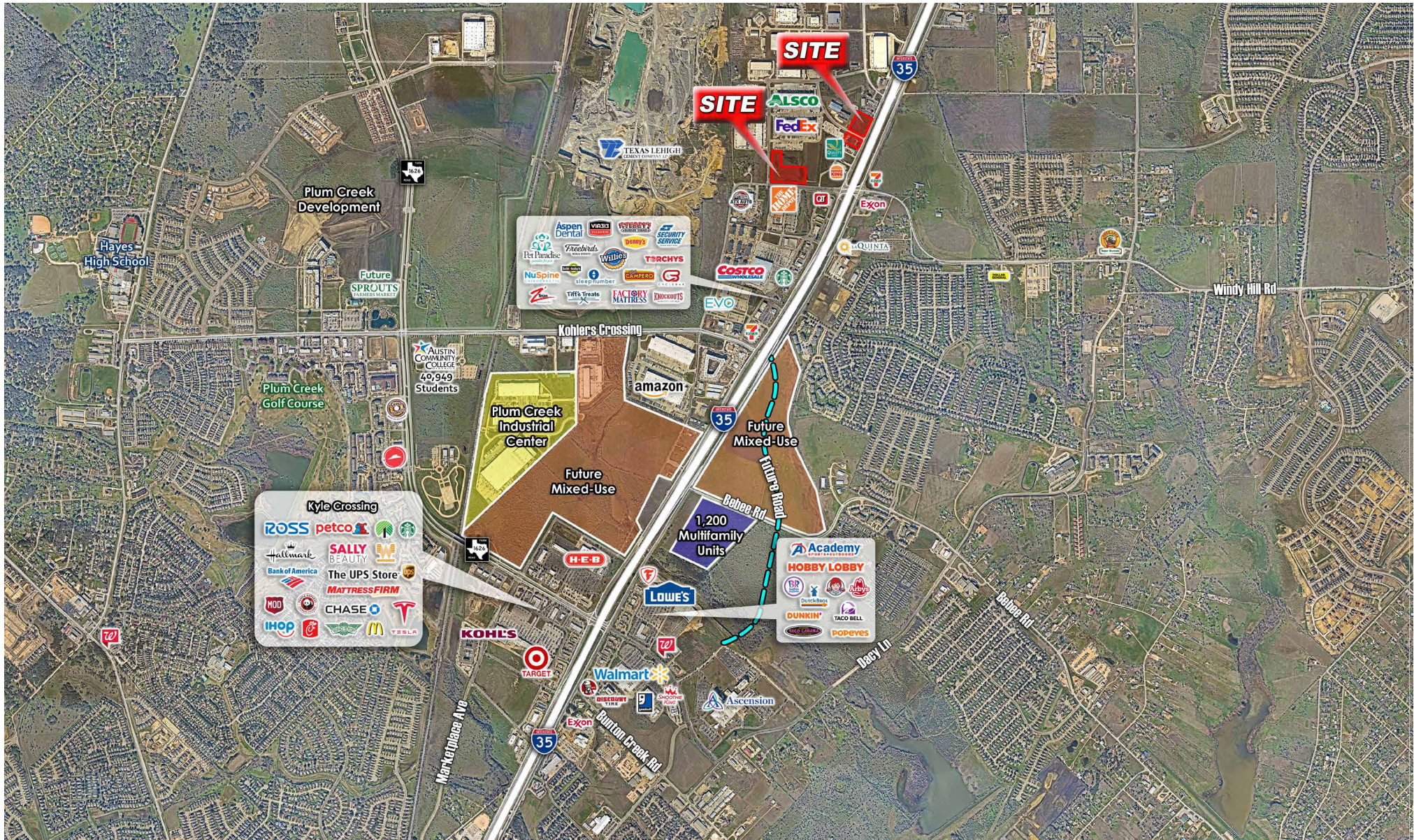
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CASWELL
COMMERCIAL

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MARKET AERIAL

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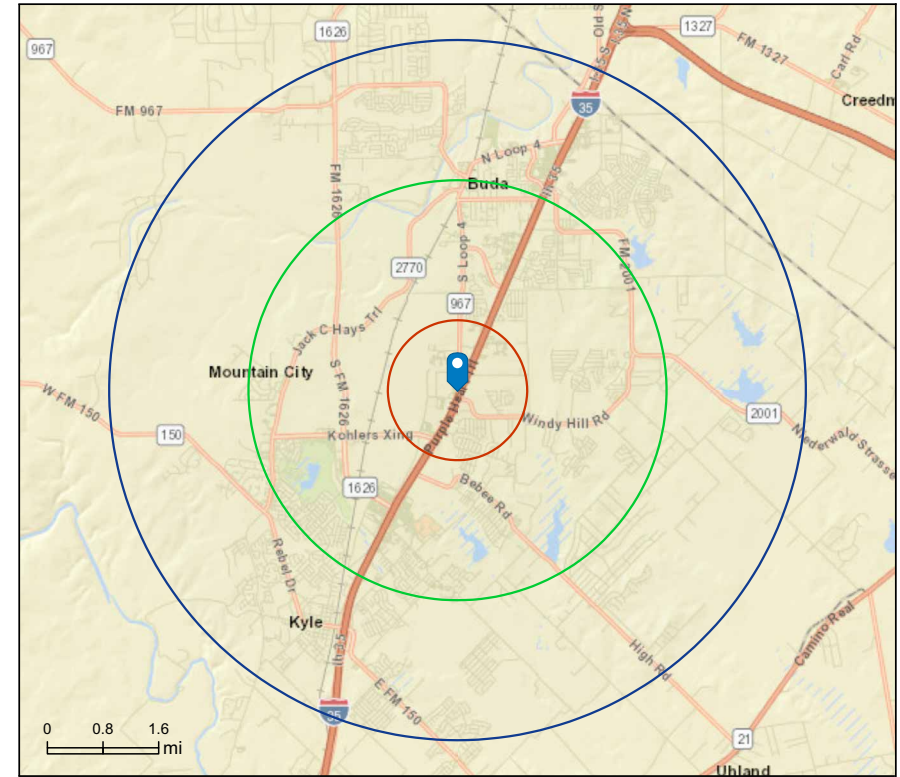


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DEMOGRAPHIC SNAPSHOT

NWQ of Kyle Crossing & I-35, Kyle, Texas 78640

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	3,049	22,565	52,320
2020 Total Population	4,871	41,419	92,325
2020 Group Quarters	0	96	474
2025 Total Population	5,451	53,304	116,841
2025 Group Quarters	0	95	416
2030 Total Population	6,050	59,619	134,369
2025-2030 Annual Rate	2.11%	2.26%	2.83%
2025 Total Daytime Population	5,205	41,440	88,442
Workers	2,756	17,247	34,004
Residents	2,449	24,193	54,438
Household Summary			
2010 Households	929	6,989	16,205
2010 Average Household Size	3.28	3.23	3.22
2020 Total Households	1,709	14,108	30,548
2020 Average Household Size	2.85	2.93	3.01
2025 Households	2,053	18,721	40,372
2025 Average Household Size	2.66	2.84	2.88
2030 Households	2,347	21,389	47,193
2030 Average Household Size	2.58	2.78	2.84
2025-2030 Annual Rate	2.71%	2.70%	3.17%
2010 Families	755	5,481	12,941
2010 Average Family Size	3.57	3.60	3.56
2025 Families	1,267	12,530	28,587
2025 Average Family Size	3.46	3.46	3.43
2030 Families	1,413	14,100	32,987
2030 Average Family Size	3.42	3.42	3.41
2025-2030 Annual Rate	2.21%	2.39%	2.90%
Housing Unit Summary			
2010 Housing Units	153	2,254	6,311
Owner Occupied Housing Units	77.8%	82.6%	81.7%
Renter Occupied Housing Units	13.7%	12.6%	13.7%
Vacant Housing Units	8.5%	4.8%	4.6%
2010 Housing Units	968	7,406	17,127
Owner Occupied Housing Units	79.6%	73.5%	76.5%
Renter Occupied Housing Units	16.3%	20.9%	18.1%
Vacant Housing Units	4.0%	5.6%	5.4%
2020 Housing Units	1,784	14,720	31,903
Owner Occupied Housing Units	55.7%	62.4%	68.4%
Renter Occupied Housing Units	40.1%	33.5%	27.3%
Vacant Housing Units	4.0%	4.3%	4.3%
2025 Housing Units	2,139	19,729	42,313
Owner Occupied Housing Units	55.1%	60.5%	69.3%
Renter Occupied Housing Units	40.9%	34.4%	26.1%
Vacant Housing Units	4.0%	5.1%	4.6%
2030 Housing Units	2,433	22,405	49,454
Owner Occupied Housing Units	57.5%	62.8%	71.5%
Renter Occupied Housing Units	38.9%	32.6%	24.0%
Vacant Housing Units	3.5%	4.5%	4.6%
2025 Households by Income			
Household Income Base	2,053	18,721	40,372
<\$15,000	9.8%	5.7%	4.9%
\$15,000 - \$24,999	0.6%	1.8%	2.5%
\$25,000 - \$34,999	7.2%	5.2%	3.8%
\$35,000 - \$49,999	9.9%	9.0%	7.7%
\$50,000 - \$74,999	16.2%	15.0%	13.5%
\$75,000 - \$99,999	15.3%	18.2%	17.4%
\$100,000 - \$149,999	22.6%	21.4%	24.3%
\$150,000 - \$199,999	12.2%	15.2%	13.7%
\$200,000+	6.1%	8.6%	12.1%
Average Household Income	\$97,484	\$109,184	\$118,141



2025 Population 25+ by Educational Attainment

Total	3,610	34,646	75,611
Less than 9th Grade	6.8%	5.0%	4.2%
9th - 12th Grade, No Diploma	4.8%	4.9%	4.3%
High School Graduate	25.1%	22.8%	21.6%
GED/Alternative Credential	4.1%	3.8%	3.3%
Some College, No Degree	14.8%	18.6%	18.8%
Associate Degree	8.8%	7.2%	8.5%
Bachelor's Degree	25.4%	25.5%	27.1%
Graduate/Professional Degree	10.1%	12.2%	12.2%

2025 Population 15+ by Marital Status

Total	4,334	41,748	91,159
Never Married	44.2%	38.2%	34.3%
Married	45.6%	49.4%	53.0%
Widowed	1.4%	2.3%	2.9%
Divorced	8.8%	10.0%	9.8%

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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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
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

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