

**FOR SALE**

# KYLE, TEXAS

---

**2451 W FM 150**

---

**21 ACRE +/-  
MIXED-USE DEVELOPMENT SITE**



SIERRA  
COMMERCIAL

# TABLE OF CONTENTS

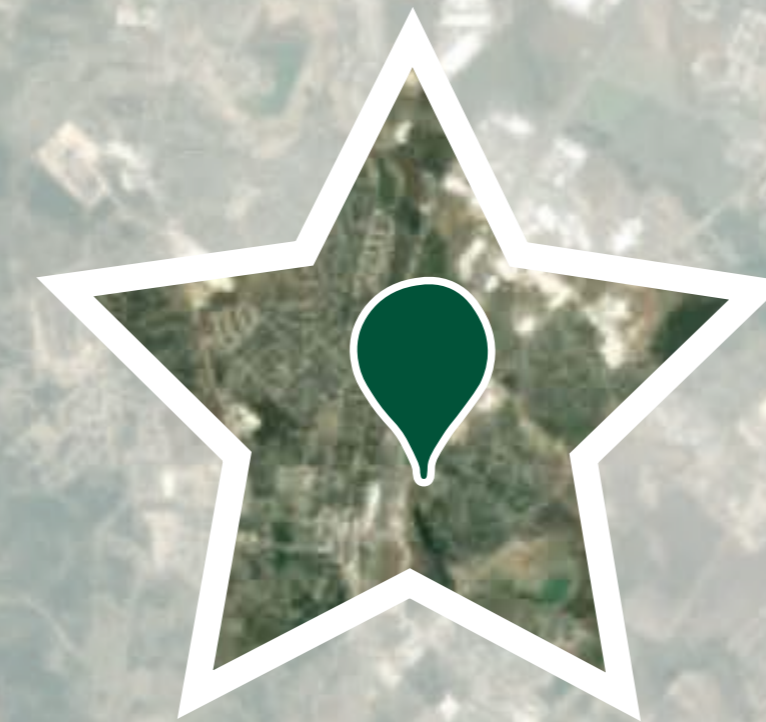
—

03	Executive Summary
04	Investment Overview
05	Location Map & Aerials
06	Amenities
07	Neighborhood
08	Survey
09	Inquiries

# EXECUTIVE SUMMARY

---

Sierra Commercial, LLC is pleased to introduce this dynamic 21-acre (21.15) mixed-use development opportunity situated in the booming city of Kyle, TX. This property was formerly part of Mountain City's ETJ and now falls under Kyle's ETJ, which allows for robust development options.



The property is ideally located on the western side of Kyle, TX, with excellent accessibility to schools, shopping centers, and major thoroughfares. The City of Kyle has seen its population grow sevenfold since the 2000 Census, expanding from 5,000 to over 56,000 in 2023, making it one of the fastest-growing cities in Texas and a highly attractive prospect for developers. Notably, the property is adjacent to 6 Creeks, a Master Planned Development, which will have over 2,000 homes, along with access to a community pool, pavilion, fishing pond, and trails.

The property is incredibly well-suited for a mixed-use medium density development, characterized by gradual topographical changes, a friendly rectangular shape, and approximately 800 feet of unobstructed frontage along FM 150. The City of Kyle has expressed interest in "higher end" quality mixed-use/residential developments, although it's important to note that the likely zoning, once annexed, may restrict extensive single-use projects such as large multiplex apartment complexes or retail centers. This is truly a unique opportunity for a developer to align with Kyle's vision for the future while also leaving their own stamp on this beautiful region of central Texas.

# INVESTMENT SUMMARY

ACREAGE	21.15 acres +/-*
SQUARE FEET	921,294 +/-*
PROPERTY TYPES	Residential Land
PARCEL ID	R12724
ZONING	Kyle ETJ
COUNTY	Hays
SALES PRICE	Contact Broker

\*Adjacent landowners are Sellers, too. Potential to assemble up to 56 acres +/- with neighboring tracts.

# INVESTMENT OVERVIEW

4

RM 150

RM 150

RM 150

RM 150

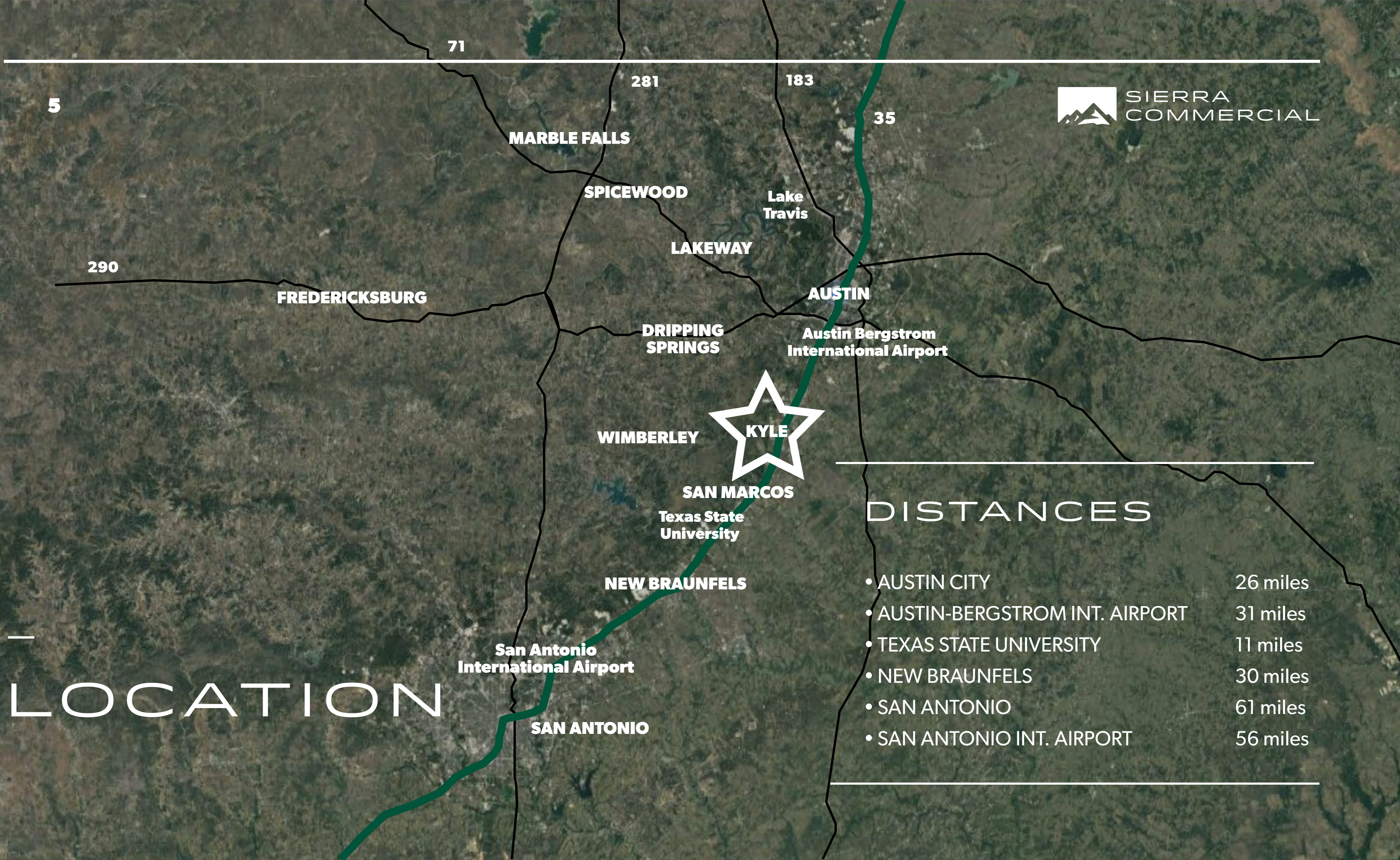
RM 150

RM 150

RM 150

RM 150

# LOCATION



## DISTANCES

- AUSTIN CITY 26 miles
- AUSTIN-BERGSTROM INT. AIRPORT 31 miles
- TEXAS STATE UNIVERSITY 11 miles
- NEW BRAUNFELS 30 miles
- SAN ANTONIO 61 miles
- SAN ANTONIO INT. AIRPORT 56 miles

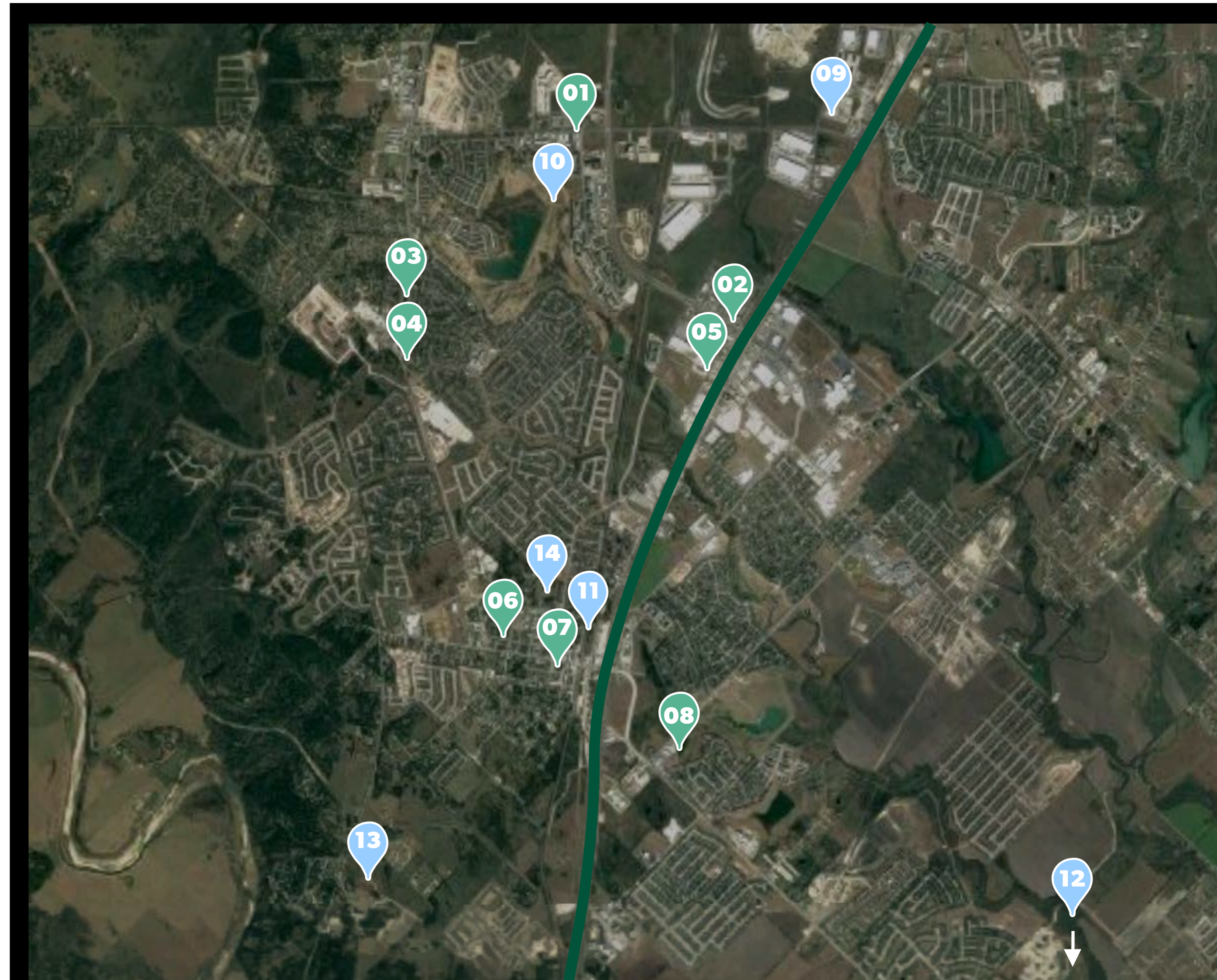
# AMENITIES

## RESTAURANTS

- Summer Moon Coffee 01
- Five Guys 02
- Spicy Bite 03
- Big Robs Burgers 04
- Chick-Fil-A 05
- Texas Pie Co 06
- Pizza Classics Kyle 07
- Garcia's Mexican Restaurant 08

## THINGS TO DO

- EVO Entertainment 09
- Plum Creek Golf Course 10
- Kyle Railroad Depot 11
- Unchartered Adventures 12
- Tejas Hall 13
- Kyle Market Days 14



7

# NEIGHBORHOOD



SIERRA  
COMMERCIAL

MOUNTAIN CITY

HAYS HIGH SCHOOL

COSTCO

I-35

FM  
150

BARTON MIDDLE SCHOOL

2451 W FM 150

NEGLEY ELEMENTARY  
SCHOOL

H-E-B PLUS!

TARGET

ASCENSION  
SETON HOSPITAL

LOWE'S

BLANCO RIVER

6 CREEKS AT  
WATERRIDGE

HOMETOWN  
KYLE

WALMART

GREGG  
CLARKE PARK

KYLE

LAKE  
KYLE PARK





# INQUIRIES

---

**CONNALLY MCKAY**

(512) 965-2077

connally@sieracommercialtx.com

**AMBER GUNN**

(512) 922-4866

amber@sieracommercialtx.com

**KAYLA PASCHALL**

(432) 230-0166

kayla@sieracommercialtx.com

## CONFIDENTIALITY AND DISCLAIMER

Sierra Commercial and/or the affiliates have assembled the following information from sources deemed reliable by Sierra Commercial. The information is believed to be correct but is not guaranteed.

All information provided is subject to changes, error and omissions without notice by Sierra Commercial. The property presented is subject to price change, prior sale or withdrawal from the market at any time. No representation or warranties are made as to the accuracy of this information or the value of the property. This information is presented for your use only and may not be duplicated for distribution to third parties without the express written consent of Sierra Commercial.