



FOUR CORNERS

±15,386 SF Building

6205 FM 2770 Rd | Kyle, Tx 78640



Property Description

- Top Texas Performer
- Former Freestanding Walgreens building located at the northeast corner of Jack C Hays Trail & Veterans Dr in Kyle, Texas
- Adjacent to Taco Bell and Sonic and surrounded by newly developing residential areas
- ±15,386 SF Building on ±1.77 Acres

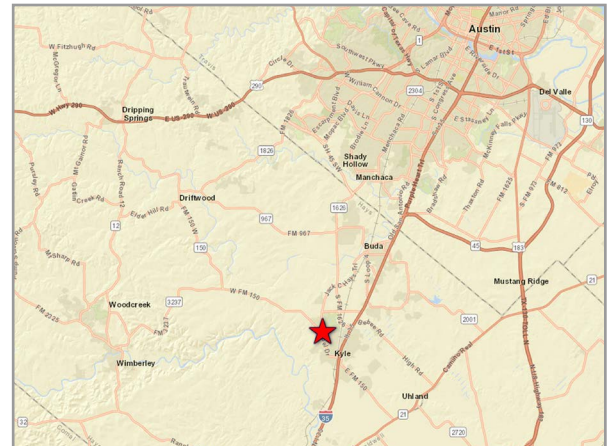
Location: 6205 FM 2770 Rd. Kyle, Tx 78640

Traffic Counts

Veterans Dr: 13,030 VPD | Jack C Hays Trails: 17,815 VPD (TDOT 2024)

Demographics

	1-mile	3-miles	5-miles
2025 Population	4,630	57,919	111,375
Daytime Population	7,475	44,189	82,678
Avg Household Income	\$90,976	\$113,123	\$115,170



For more information:

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- Change of tax status – The income stream and depreciation schedule for any investment property may affect the property owner's income bracket and/or tax status. An unfavorable tax ruling may cancel deferral of capital gains and result in immediate tax liabilities.
- Potential for foreclosure – All financed real estate investments have potential for foreclosure.
- Illiquidity – These assets are commonly offered through private placement offerings and are illiquid securities. There is no secondary market for these investments.
- Reduction or Elimination of Monthly Cash Flow Distributions – Like any investment in real estate, if a property unexpectedly loses tenants or sustains substantial damage, there is potential for suspension of cash flow distributions.
- Impact of fees/expenses – Costs associated with the transaction may impact investors' returns and may outweigh the tax benefits.
- Stated tax benefits – Any stated tax benefits are not guaranteed and are subject to changes in the tax code. Speak to your tax professional prior to investing.