



*PROPERTY*

FOR LEASE

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395 COUNTY ROAD 202,  
KYLE, TX 78640

COUNTY LINE BUSINESS PARK

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	2,500 - 6,000sf
Lease Rate:	\$1.05psf - \$1.25psf
NNN:	\$0.10psf
Building Size:	Varies
Zoning:	None
Market:	Kyle
Submarket:	San Marcos

### PROPERTY OVERVIEW

- Space available Now
- Space include:
- Three Phase Electric
  - Grade Level Doors
  - Insulated Roof Deck and walls
  - Skylights
  - Gated and Fenced surroundings
  - Includes ADA restroom and access doors.
  - Ample Parking

Please contact Dean Rowat @ (512)593-1117 with any questions or inquiries.

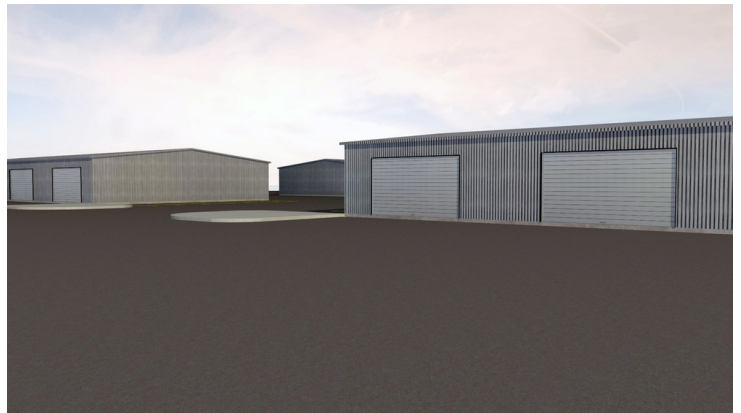
### LOCATION OVERVIEW

Perfect location in Kyle, TX off of FM 150. Property is close to Highway 21 and just minutes to Interstate 35 along with easy access to 130 toll road. 25 minutes to Austin, 15 minutes to San Marcos and 45 minutes to San Antonio.

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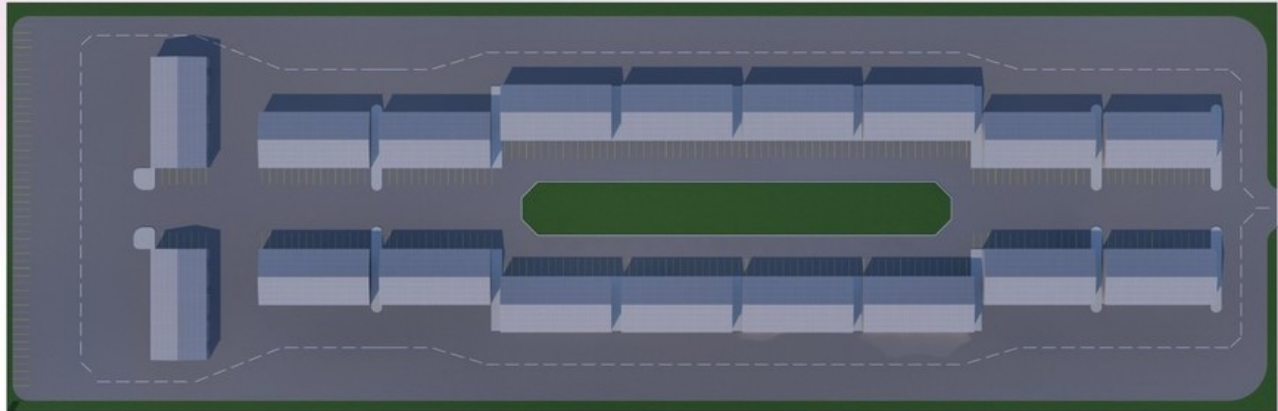
## ADDITIONAL PHOTOS



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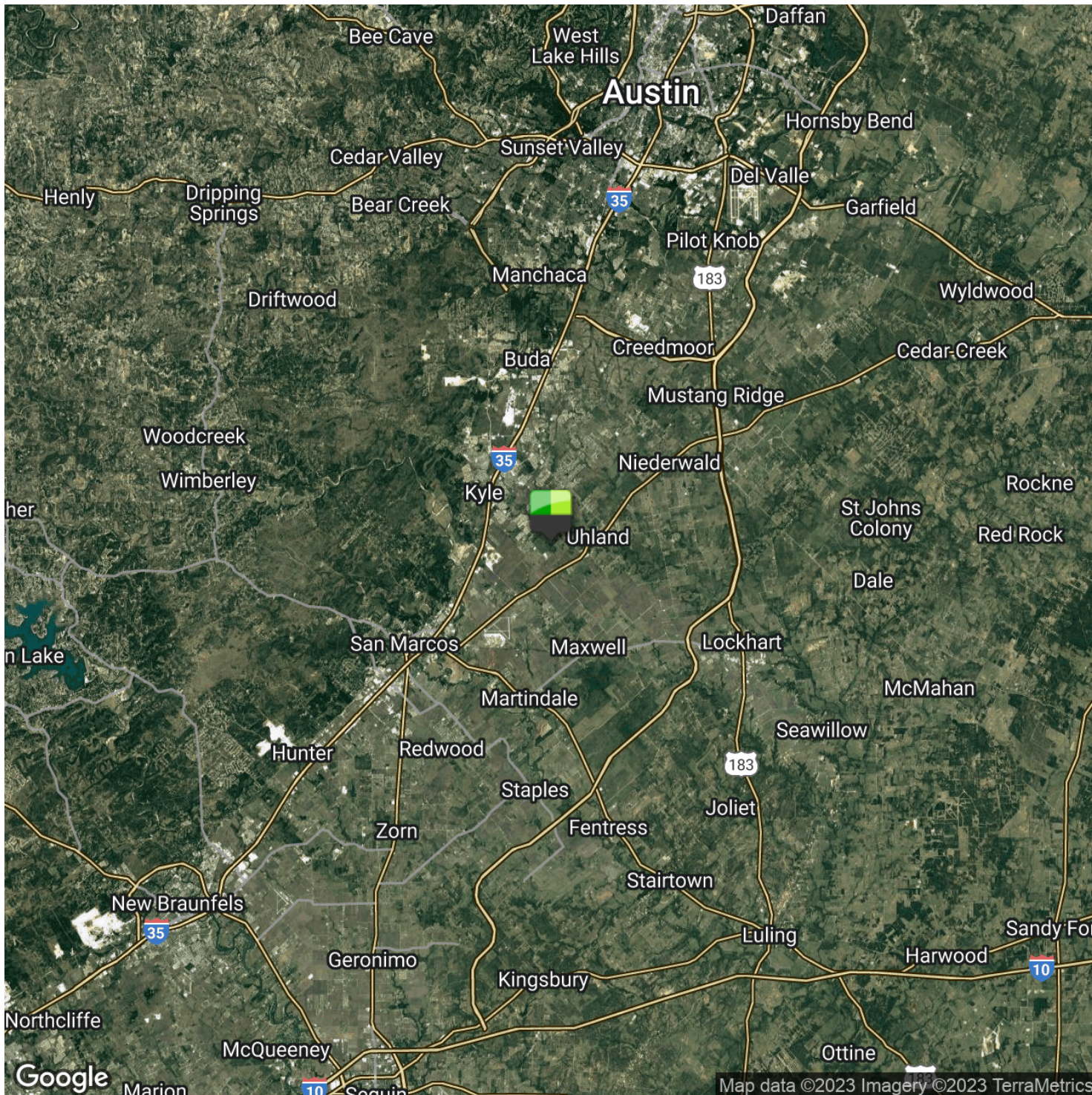
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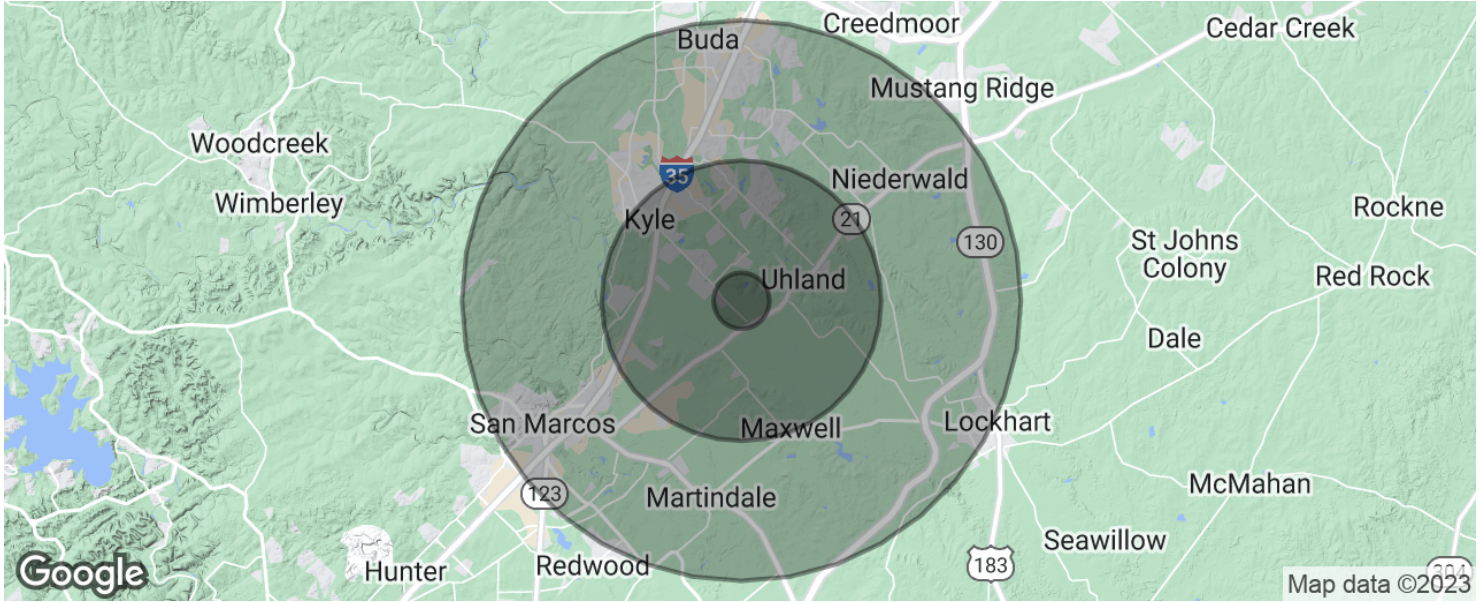
## LOCATION MAPS



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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,291	28,295	97,403
Median age	28.9	28.3	28.3
Median age (Male)	30.1	28.7	28.2
Median age (Female)	28.1	28.1	28.3

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	355	8,357	29,894
# of persons per HH	3.6	3.4	3.3
Average HH income	\$66,278	\$58,005	\$55,211
Average house value	\$134,361	\$127,334	\$144,581

\* Demographic data derived from 2020 ACS - US Census

