



6200 EAST POST ROAD (AKA 24501 IH-35) KYLE, TX 78640

42 acres : \$20,541,589.00

Prime 42 acre IH-35 frontage tract in the high growth in the Austin-San Antonio corridor. Exceptional visibility, easy access, strong regional demographics make this an ideal site for industrial, commercial or mixed use development.



Melissa Deichmann

Agent | TX Appraisal License: #745145

📞 512.589.3046

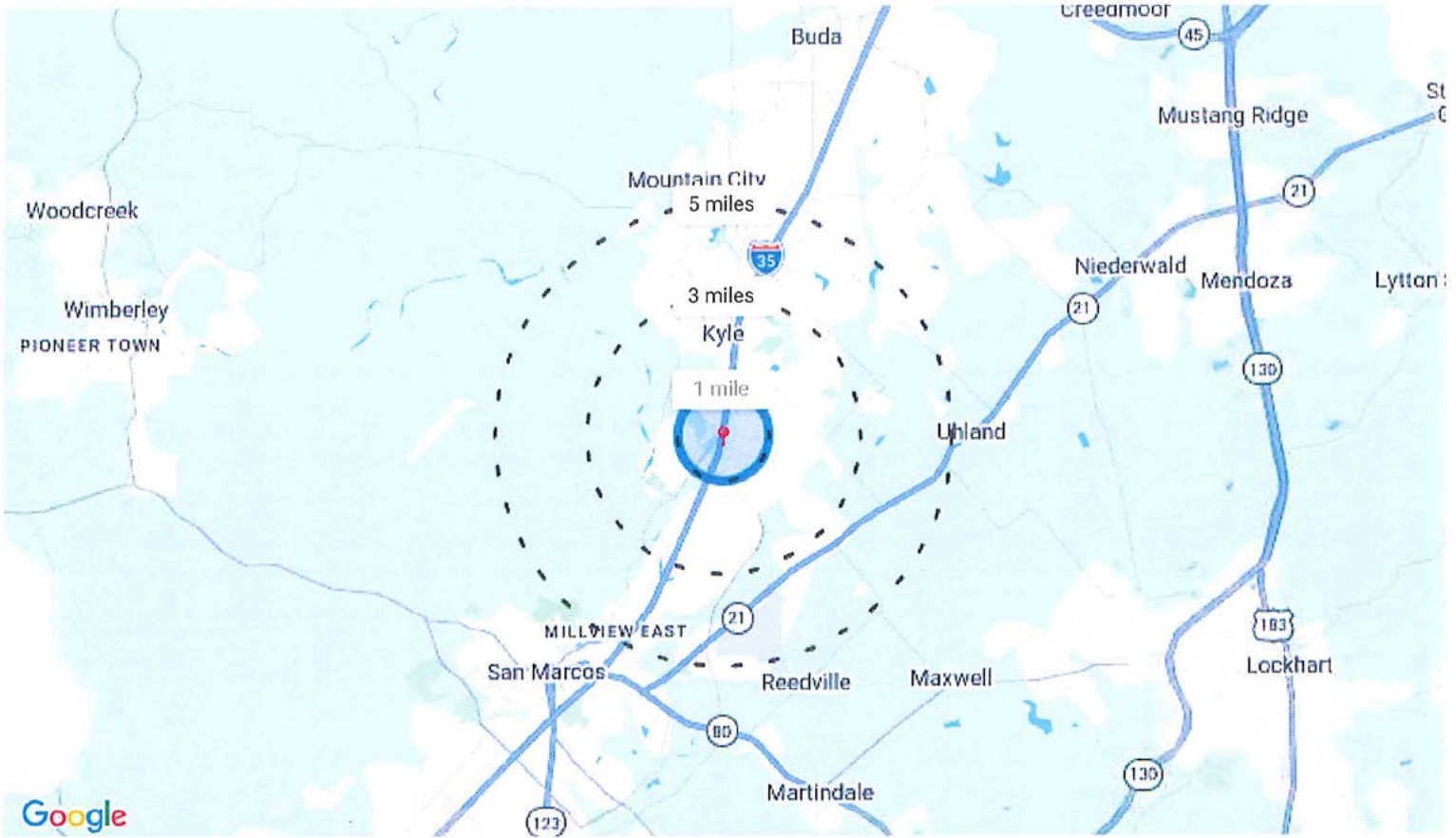
📠 512.302.0688

✉️ melissa@startexrealestate.com



251 N. FM 1626 #2A BUDA, TX 78610 | 512.312.1150 | STARTEXREALESTATE.COM

Demographic Insights



1 mile

3 miles

5 miles

Population

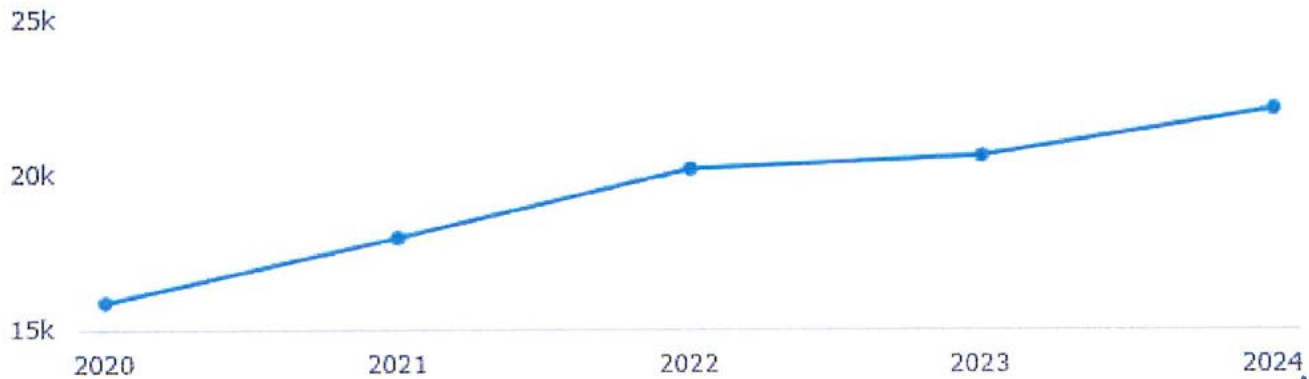
22.2k

↑ 7%

Compared to 20.7k in 2023

↑ 39%

Compared to 15.9k in 2020



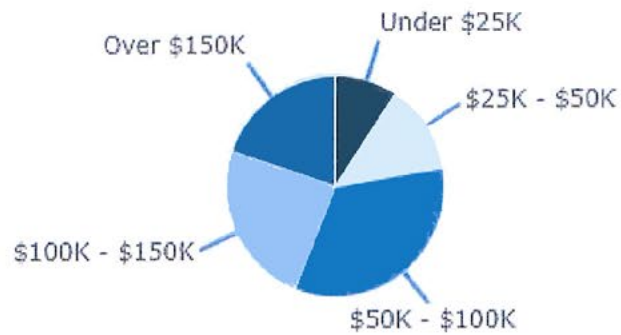
Household Income

\$92.4k

Median Income

\$118.1k
2029 Estimate

↑ 28%
Growth Rate



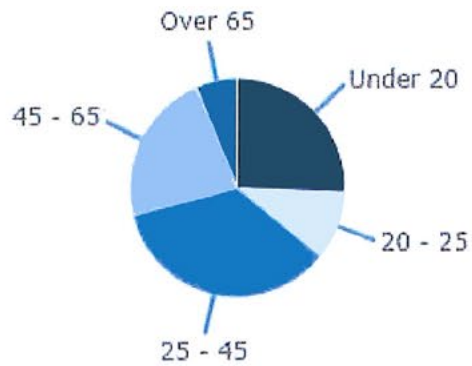
Age Demographics

33

Median Age

39
2029 Estimate

↑ 19%
Growth Rate



Number of Employees

17.4k

Top Employment Categories

Management, business, science, and arts o...

Educational services, and health care and s...

Retail trade

Construction

Arts, entertainment, and recreation, and ac...

Professional, scientific, and management, ...

Manufacturing

Transportation and warehousing, and utiliti...

Public administration

Finance and insurance, and real estate, an...

Other services, except public administration

Wholesale trade

Information

Agriculture

Housing Occupancy Ratio

21:1

11:1 predicted by 2029

Occupied

Vacant

Traffic Counts within 1 mile by Proximity

1 1,314

CR 140
2025 Est. daily traffic counts

Cross: I35 Frontage
Cross Dir: NE
Distance: 0.05 miles

Historical counts

Year	▲ Count	Type
2022	▲ 1,342	AADT
2015	▲ 1,041	AADT

2 1,324

Roland Ln
2025 Est. daily traffic counts

Cross: Oak Hills Rd
Cross Dir: NW
Distance: 0.05 miles

Historical counts

Year	▲ Count	Type
2010	▲ 890	ADT
2005	▲ 1,760	ADT

3 4,986

2025 Est. daily traffic counts

Cross: -
Cross Dir: -
Distance: -

Historical counts

Year	▲ Count	Type
2021	▲ 4,628	AADT

4 4,986

2025 Est. daily traffic counts

Cross: -
Cross Dir: -
Distance: -

Historical counts

Year	▲ Count	Type
2022	▲ 4,964	AADT

5 6,135

2025 Est. daily traffic counts

Cross: -
Cross Dir: -
Distance: -

Historical counts

Year	▲ Count	Type
2021	▲ 5,695	AADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

CURRENT OVERHEAD IMAGES





6200 EAST POST ROAD (AKA 24501 IH-35) KYLE, TX 78640

Price per acre: \$479,160.00

42 acres : \$20,541,589.00

Under full jurisdiction of the City of Kyle. Currently zoned Agriculture future land use is slated for Industrial Use. City of Kyle Water / Wastewater: 8" water line on Post Rd. and 12" water line on IH-35 frontage. Electricity: Perdenales Electric Co-op. Future Road growth to extend Goforth Rd. across back of property.

The information herein is furnished by the owner to the best of his/her knowledge, but is subject to verification by the purchaser, and agent assumes no responsibility of the correctness thereof. The sale offering is made subject to errors, omissions, change of price, prior sale, or withdrawal without notice. In accordance with the law, this property is offered without respect of race, color, creed, national origin, gender familial status or disability.

Chris Dunkin

Broker

512.312.1150

Melissa Deichmann

Agent | TX Appraisal License: #745145

512.589.3046



251 N. FM 1626 #2A BUDA, TX 78610 | 512.312.1150 | STARTEXREALESTATE.COM