



2201 HIGH ROAD
KYLE, TX 78640

±11.73 ACRES AVAILABLE

**BULK SALE
PREFERRED**

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CONFIDENTIALITY AGREEMENT

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

EXECUTIVE SUMMARY

INVESTMENT DETAIL

Address	2201 High Road, Kyle, Texas 78640
Price	\$2,950,000 for remaining lots
Site Area	±11.73 AC
Land Square Feet	±510,958 SF
Hays CAD Property ID	159784 - ±7.95 Acres 159785 - ±3.78 Acres
Utilities	Available to Site
Zoning	Kyle ETJ
Frontage	±1,306' on High Road
Topography	Level

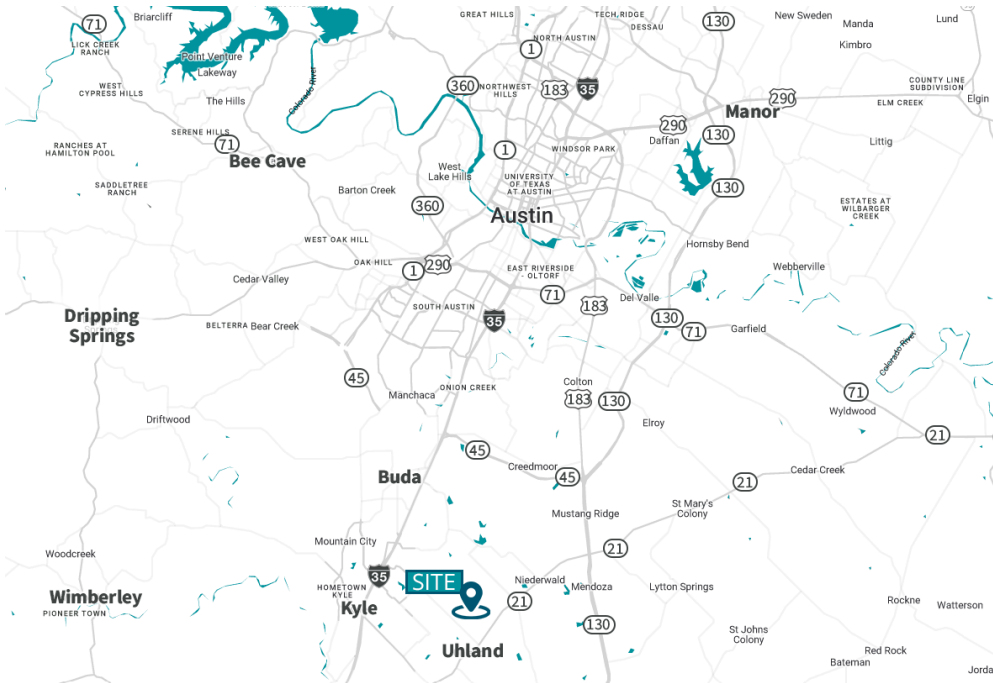


Executive Summary

Franklin Street is delighted to introduce an exceptional ±11.73-acre parcel of land located in Kyle, Texas. This strategically positioned property boasts a prime frontage along the upcoming ±188-acre residential development, Wayside, presenting a lucrative opportunity for commercial development.

Nestled in an area undergoing remarkable economic expansion, the immediate vicinity is witnessing substantial growth with the ongoing development of 2.5 million square feet of retail and mixed-use space at the convergence of IH-35 and FM 1626. This development is set to introduce a myriad of new businesses and generate thousands of employment opportunities.

The property holds a distinct advantage with its proximity to Interstate 35, offering a mere 25-minute commute to Downtown Austin, and a swift 10-minute commute to both San Marcos and Buda. The strategic location positions the land as a promising investment, benefiting from the burgeoning economic activity in the region.



KYLE, TEXAS

Situated just south of Austin, Texas, the city of Kyle has undergone remarkable growth and development in 2023, solidifying its status as a thriving community. With a population exceeding 56,500, Kyle is renowned for its high quality of life, low cost of living, and an array of recreational activities, making it one of the fastest-growing cities in the state.

As of 2021, the city has experienced a substantial surge in housing growth, marked by numerous residential developments and new housing projects. The demand for housing has played a pivotal role in driving the city's population increase. Kyle's commitment to accommodating this growth is evident in the ongoing investments in infrastructure projects, including road expansions and utility upgrades, designed to support the rising demand for services.

In response to the expanding population, Kyle has witnessed notable developments in retail and commercial sectors. Beyond the mentioned 2.5 million square feet of retail/mixed-use space at the intersection of I-35 and FM 1626, the city has seen additional retail and commercial expansions aimed at meeting the evolving needs of its residents.

The city's educational landscape has also evolved in 2023, with investments in educational infrastructure such as new schools and expansions of existing facilities to cater to the growing community. Moreover, cultural and recreational amenities have seen enhancements, including parks, community centers, and cultural institutions, contributing to an enriched quality of life for Kyle residents.

The economic growth in Kyle extends to the job market, with various sectors experiencing expansion and the emergence of new employment opportunities. This is complemented by ongoing efforts to enhance community services, encompassing healthcare facilities, public safety services, and other essential services to meet the demands of a burgeoning population.

In tandem with these developments, Kyle continues to attract businesses and residents alike. The city's strategic location, just 20 minutes from Downtown Austin, coupled with its economic vibrancy and community focus, makes Kyle an ideal place to live, work, and play. Hays County is one of the fastest growing in the United States at a rate of approximately 5.1%.



KYLE, TEXAS

ECONOMIC & DEMOGRAPHIC OVERVIEW

2023 Population

56,500

Projected Population 2024

58,700

Median Age

31

2023 Median Household Income

\$75,752

Median Home Value

\$349,650

Average Commute Time

20 Minutes

METRO HIGHLIGHTS



Lower Cost - Higher Value

With a cost of living significantly lower than Austin, Kyle is attractive to both residents and businesses, and provides a high quality-of-life.



Downtown Kyle

The historic Kyle Train Depot and Heritage Center features a fully restored building and caboose. The area offers unique shopping and dining options. Seasonal events include Santa on the Square, Movies in the Park, and Kyle Market Days.



Skilled Labor and Low Unemployment Rate

Kyle and Hays County boast a skilled workforce and an evolving education pipeline. With an above-average educational attainment rate and a 67% labor force participation rate, the region provides a ready and capable talent pool for your company.



Austin - San Antonio Corridor

The Austin-San Antonio Corridor is one of the fastest-growing regions in the United States, currently home to 4.5 million people and expected to grow to 6-7 million people by 2030.



First Year on Us

Under the First Year on Us commercial development plan, owner occupied business may apply for a one-time tax rebate up to \$10,000 for improvements on real and personal property that increases the value of said property.



Life Outdoors in the Hill Country

Explore the Texas Hill Country's beauty with Kyle City Parks, Hays County Parks, Lake Kyle, Lockhart State Park, and Pedernales Falls State Park, all within an hour. Plum Creek offers an 18-hole championship golf course, home to Texas State University's teams, featuring a top-notch practice facility.

DEVELOPMENT MAP



PROPERTY LOCATION

AREA DEVELOPMENTS

7,172

Residential Lots Planned

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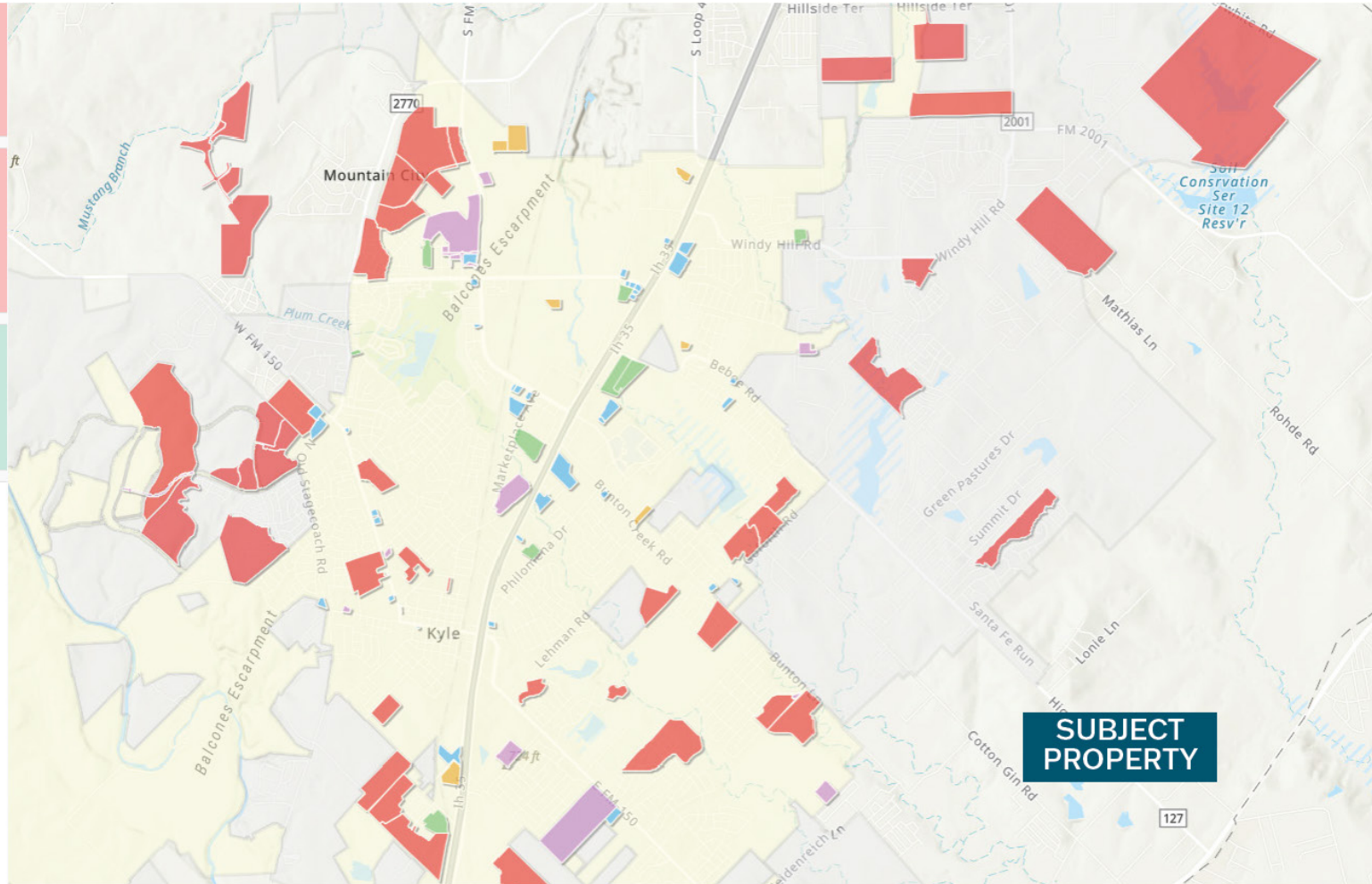
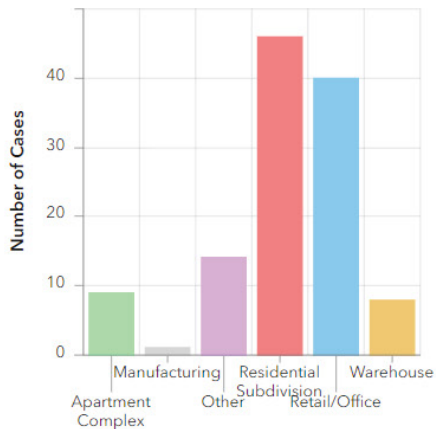
Acres of Residential Lots

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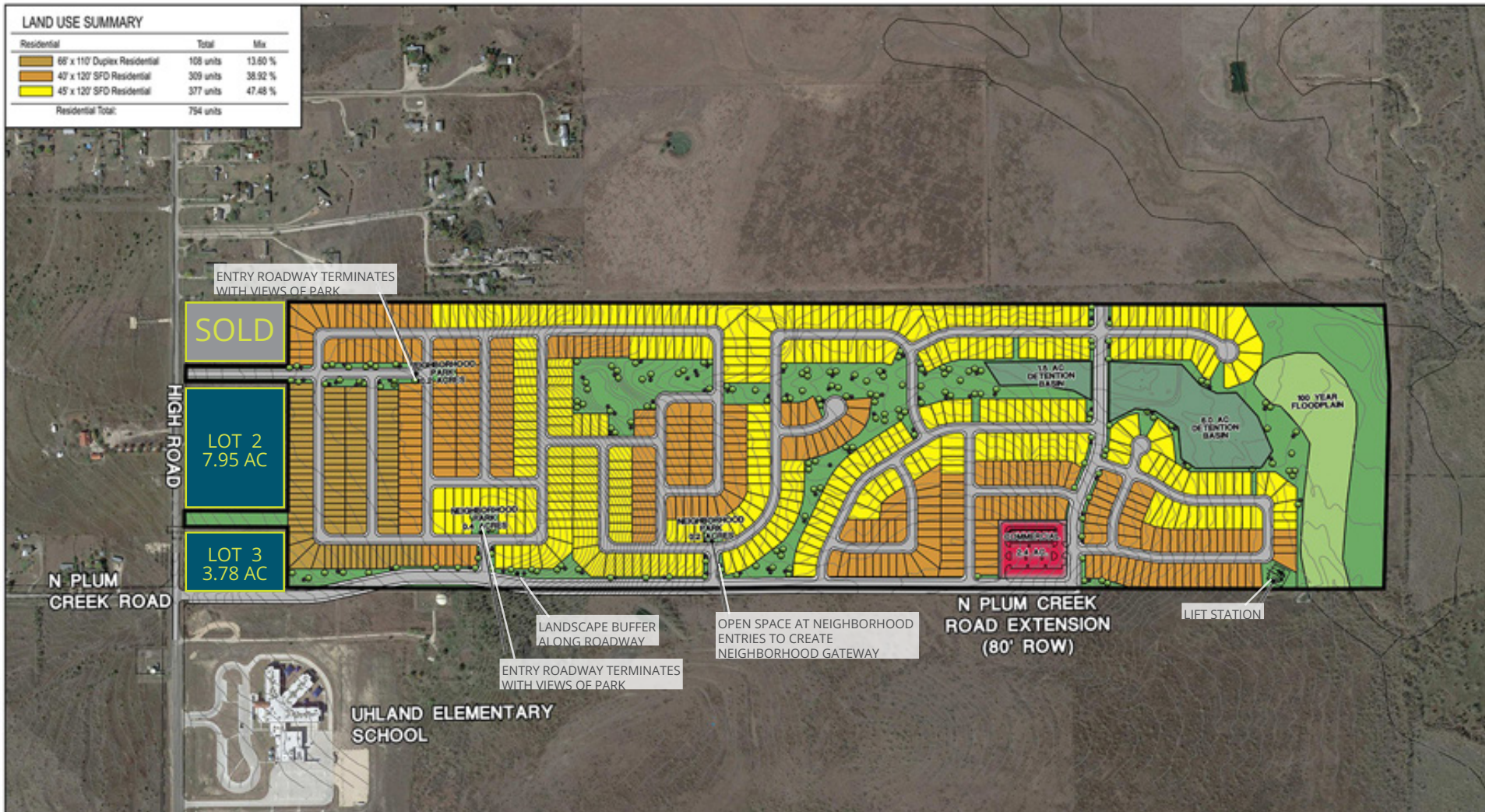
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Acres of Commercial Development

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WAYSIDE PLAN



West of Umland Elementary School, Ranch Road Development plans to develop ±188 acres of the property as high-quality, mixed residential development. Containing approximately ±15.12 acres of commercial/retail space and up to 815 residential lots, there will be open green space and trails, which will benefit and serve the present and future citizens of the City of Kyle.

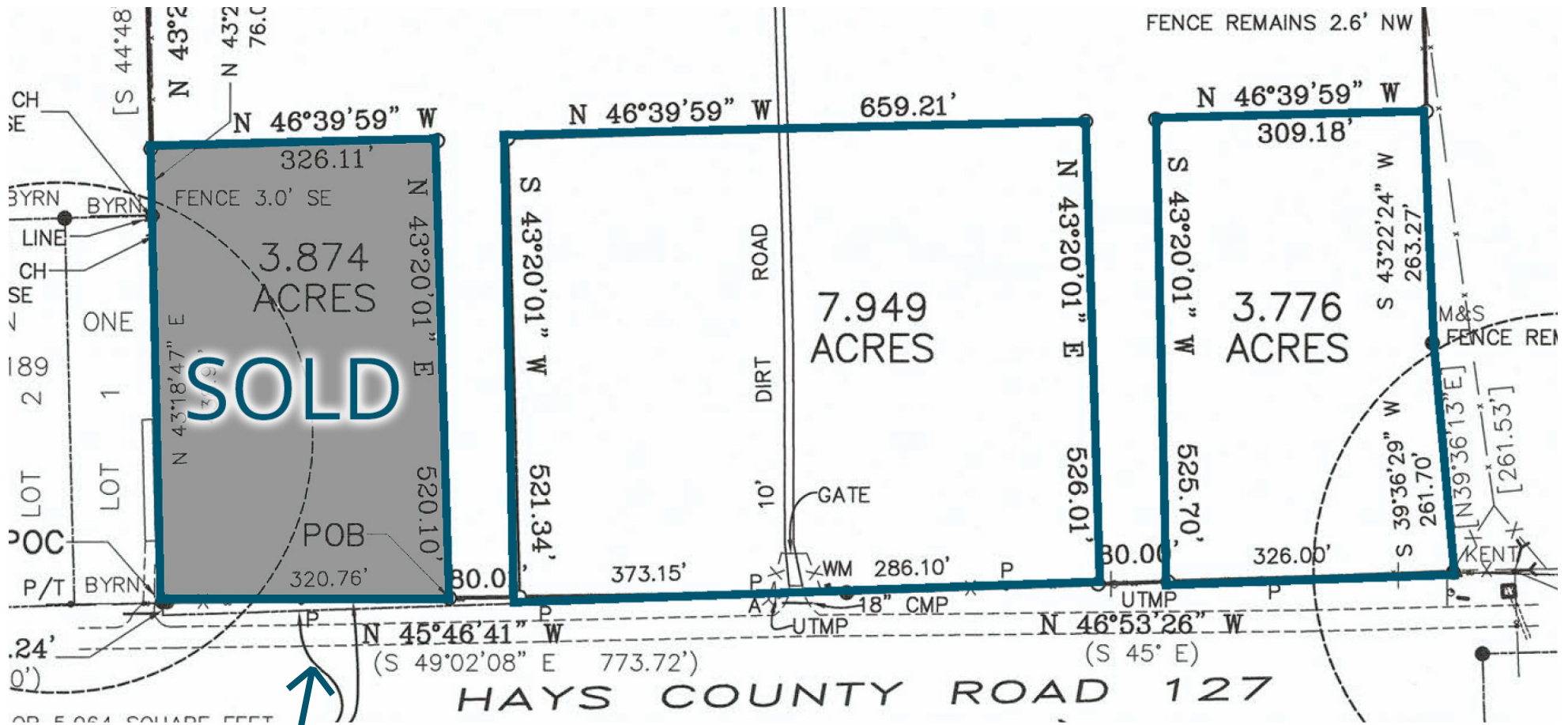
WAYSIDE DEVELOPMENT



Located in the cozy town of Umland, TX, east of IH-35, Wayside is the perfect community for those who want a rustic lifestyle while still being close to the comfort of big cities. With 10+ floorplans and stunning interior features, Wayside has something for everyone.

Located in the famous "Texas-German Belt", Wayside has a rich history with multiple cultural influences that provide the community with many shops, restaurants and historical buildings in their downtown area. Just 9.5 miles from Kyle and 10 miles from Buda, there are even more spots for you and your family to explore. Wayside is also located directly across the street from Umland elementary and is zoned for Hays ISD. Community amenities include a playscape, outdoor grills, and a covered picnic area.

SITE SURVEY



FUTURE C-STORE

2201 High Road

Kyle, TX 78640

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