



FOR SALE

**FREE STANDING BUILDING WITH ADDITIONAL
ACREAGE FOR DEVELOPMENT**

1850 Goforth Road, Kyle, TX 78640



PROPERTY INFORMATION

- **Total Land Area:** ± 3.67 acres
- **Building Area:** ± 10,588 SF
- **Six (6) grade level overhead doors**
- **Availability:** December 2025
- **Sales Price:** Contact Broker
- **Feasibility Study:** [Click here to view](#)
- **Located in high-growth area approximately 2 miles east of IH-35**
- **Quick access to restaurants, retail, residential, etc.**
- **Concrete parking and loading:** 17 parking spaces and 8 spaces on reclaimed asphalt

FOR MORE INFORMATION AND PRICING, PLEASE CONTACT:

ANDY SWANSON • mobile: (512) 777 9916
• email: swanson@centric-re.com

CRAIG COUCH • mobile: (512) 785 7617
• email: couch@centric-re.com



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COMMERCIAL

The information contained herein was obtained from sources deemed reliable. Centric Commercial, however, makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

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MAP VIEW



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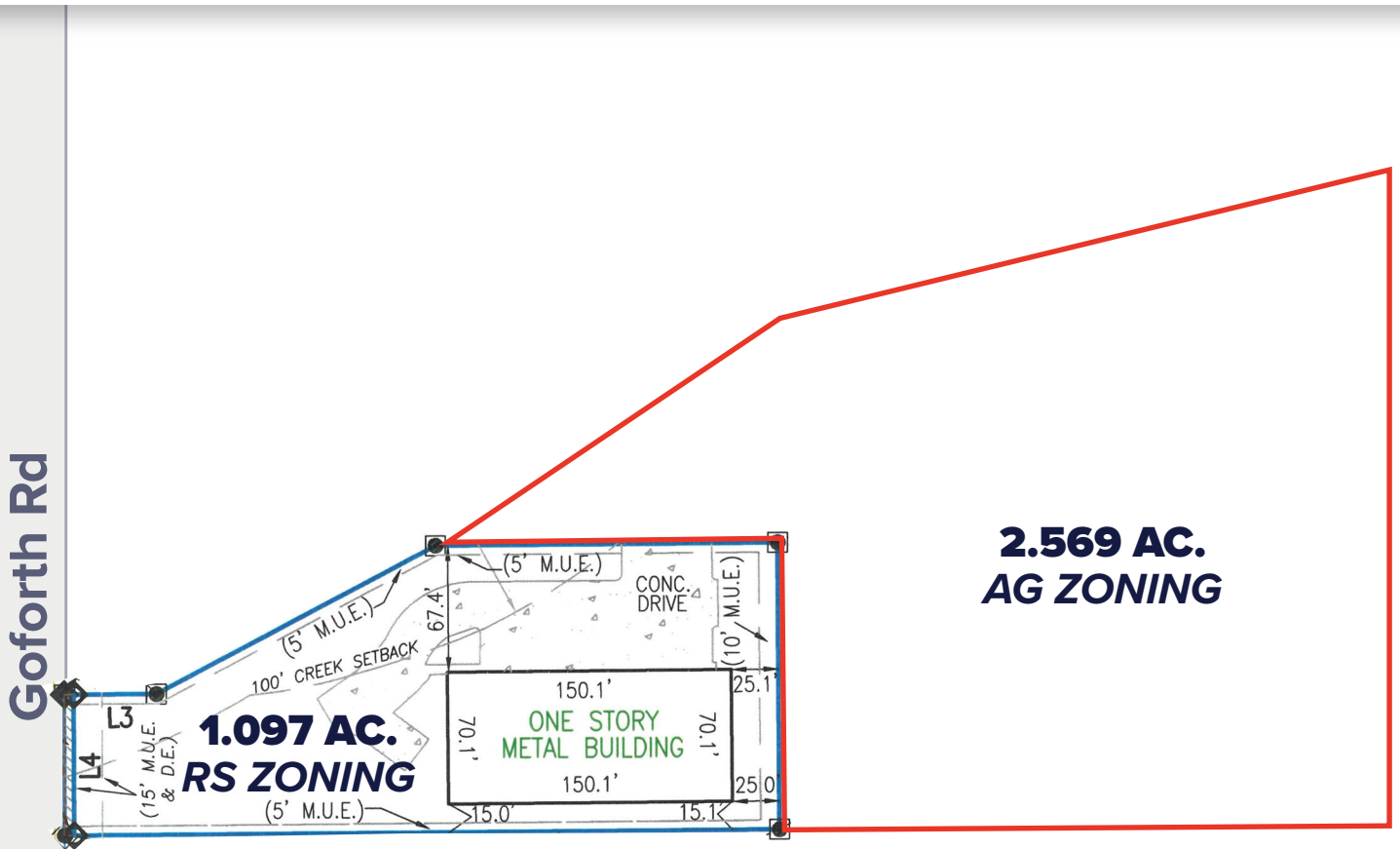


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SITE SURVEY



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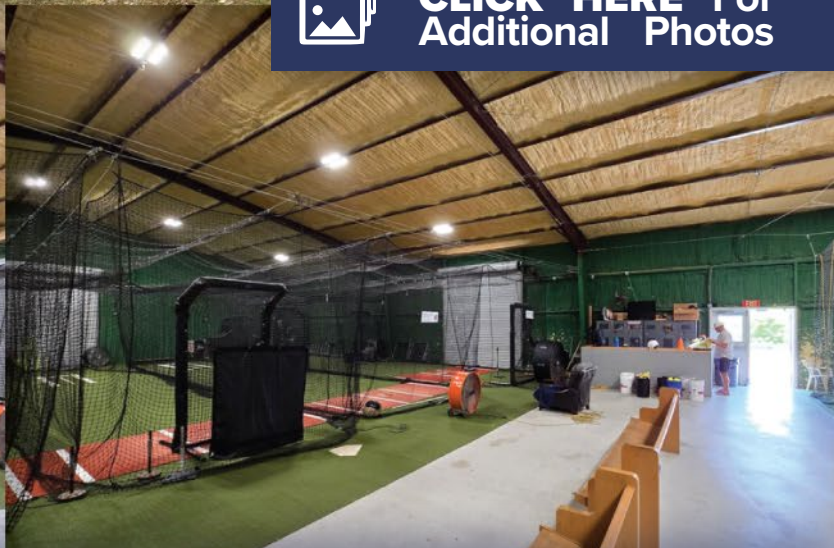
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PHOTOS



CLICK HERE For
Additional Photos



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WHY KYLE?



Kyle enjoys strategic positioning along the bustling I-35 corridor, nestled between two of Texas' top-performing cities. Situated just 7 miles south of Austin's city limits and a mere 39 miles north of San Antonio's boundaries, Kyle occupies a prime location along this thriving corridor, perfectly positioned to harness the benefits of rapid growth.



Exponential Growth

Today, Kyle has approximately **2.5 million square feet of retail/mixed use space** currently at the intersection of I-35 and FM 1626 alone. There is an additional 900,000 square feet at FM 1626 and Kohlers Crossing, and an additional 800,000 square feet of retail/mixed use space at the Dry River District at Exit 215. There are also several other planned developments in the works.



The Future

The City of Kyle is poised to be the largest city in Hays County. Our population multiplied many times over since the 2000 census from 5,000 citizens to over 62,500. Several factors prove the area is very progressive, including transportation, utility and water plans, access, and construction. The City of Kyle is currently undergoing major infrastructure improvements and with an average 22% yearly sales tax increase, the city is continually reinvesting in its future.



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ACTIVE CASES MAP

Active Cases in Review or Under Construction in the City of Kyle

7,576

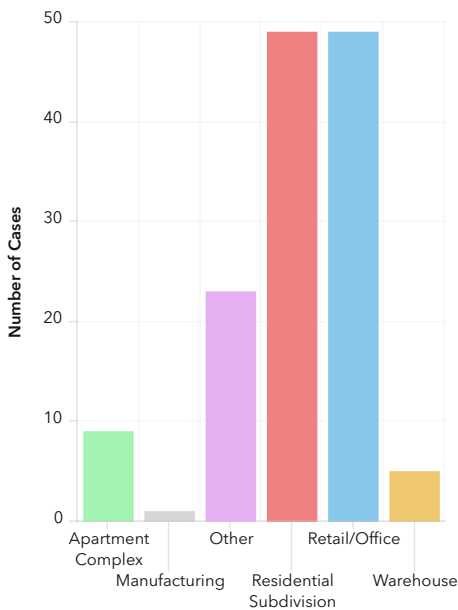
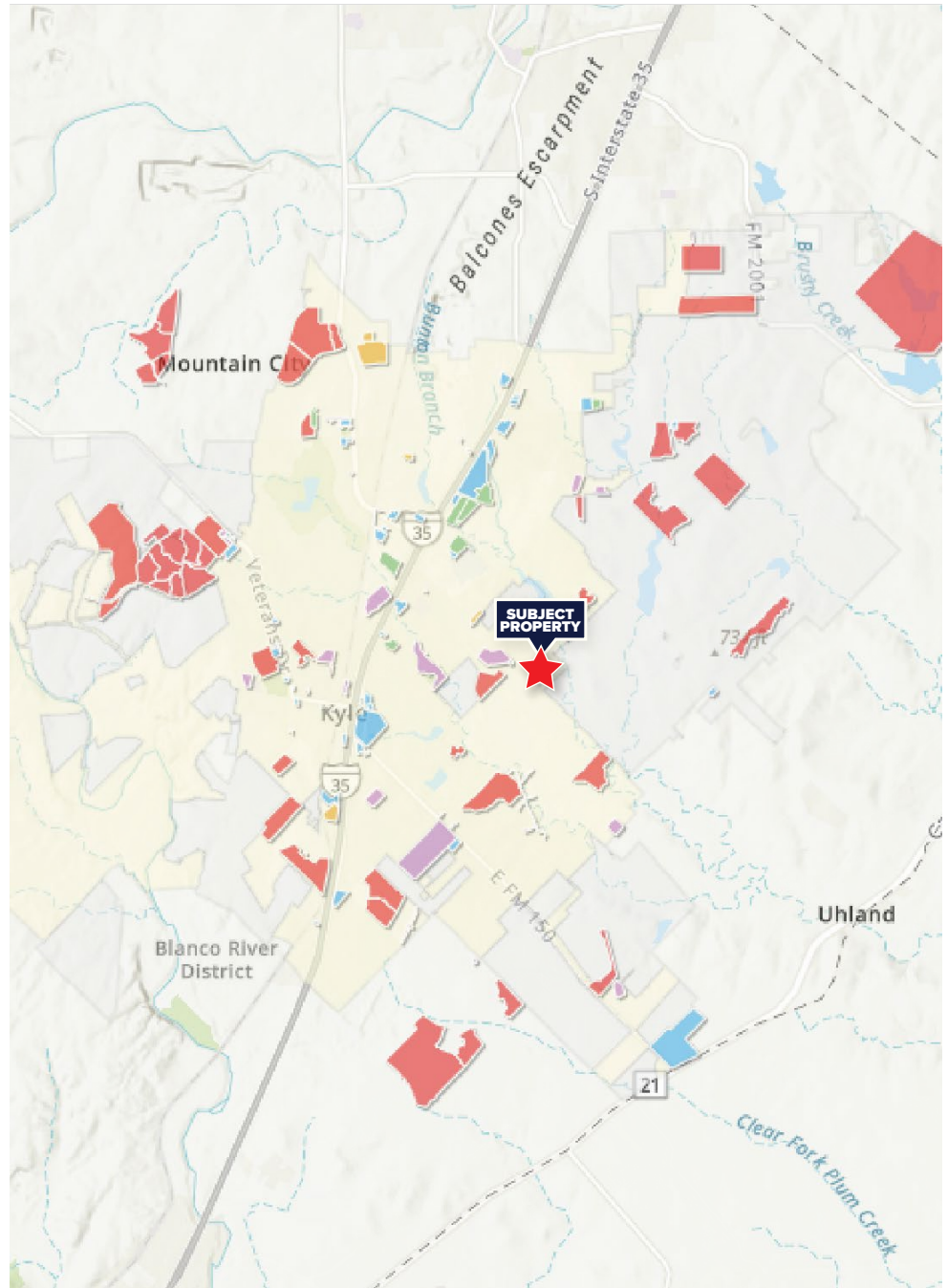
Residential Lots Planned

2834.74

Acres of Residential Lots

311.27

Acres of Commercial Development



Esri, NASA, NGA, USGS | City of Austin, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnol



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Centric Commercial LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9004397</u> License No.	<u>couch@centric-re.com</u> Email	<u>512-320-9190</u> Phone
<u>Craig Couch</u> Designated Broker of Firm	<u>479537</u> License No.	<u>couch@centric-re.com</u> Email	<u>512-320-9190</u> Phone
<u>Andrew Swanson</u> Licensed Supervisor of Sales Agent/ Associate	<u>507102</u> License No.	<u>swanson@centric-re.com</u> Email	<u>512-777-9916</u> Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date