



±42 ACRES OF PRIME IH-35 FRONTAGE

CENTRAL TEXAS INNOVATION CORRIDOR | KYLE, TEXAS 78640

ARMSTRONG
COMMERCIAL PARTNERS

www.ArmstrongCP.com

FOR MORE INFORMATION:
COLIN A. ARMSTRONG, CCIM | 512.517.0603
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Armstrong Commercial Partners is pleased to present the opportunity to purchase 42 acres of prime IH 35 frontage in the Central Texas Innovation Corridor.

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.



DEVELOPMENT HIGHLIGHTS:

LOCATION: 24501 IH 35, KYLE, TEXAS

SIZE: ±42.87 ACRES

SALE PRICE: \$20,541,589

PRICE PER ACRE: \$479,160

ZONING: CITY OF KYLE FULL JURISDICTION
CURRENTLY ZONED AGRICULTURE
FUTURE LAND USE INDUSTRIAL

CITY: CITY OF KYLE

COUNTY: HAYS COUNTY

UTILITIES: WATER AND WASTEWATER

WATER: CITY OF KYLE

WASTEWATER: CITY OF KYLE

ELECTRICITY: PEDERNALES ELECTRIC COOP

ROAD EXPANSIONS: FUTURE GOFORTH ROAD TO EXTEND ACROSS THE BACK OF THE PROPERTY, PROVIDING NORTH AND SOUTH CONNECTIVITY.

Surrounded by corporate giants, including EV Manufacturers as well as aerospace and technology industries, Central Texas is the heart of the Silicon Hills and the Texas Triangle. The location on IH 35 provides a centralized location to draw from the Central Texas talent pool between Austin and San Antonio, and the entire Texas Triangle from Dallas to Houston.

With its prime location in the heart of the Texas Innovation Corridor and proximity to major cities, Kyle attracts a diverse range of industries, from high-tech manufacturing - including automotive, semiconductor, and medical equipment - to professional services, distribution, as well as sports and family entertainment.

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2024 Population

3 mile: 38,201
5 mile: 83,646
7 mile: 142,631



2029 Projected Population

3 mile: 66,354
5 mile: 116,121
7 mile: 180,444



Daytime Population

3 mile: 24,425
5 mile: 58,495
7 mile: 116,201



Average HH Income

3 mile: \$117,037
5 mile: \$102,386
7 mile: \$94,112



Traffic Counts

IH-35: 140,378 VPD north of site
IH-35: 123,111 VPD south of site
(TXDOT 2023)



The City of Kyle is poised to be the largest city in Hays County. 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, and continually reinvesting in its future.

Hays County, the nation's fastest-growing county and center of the Texas Innovation Corridor, is the southern-most portion of the Austin MSA. Hays County is a diverse area made up of unique natural assets, multiple workforce development institutions including Texas State University and Austin Community College, world-class shopping and wineries, and a myriad of major employers.

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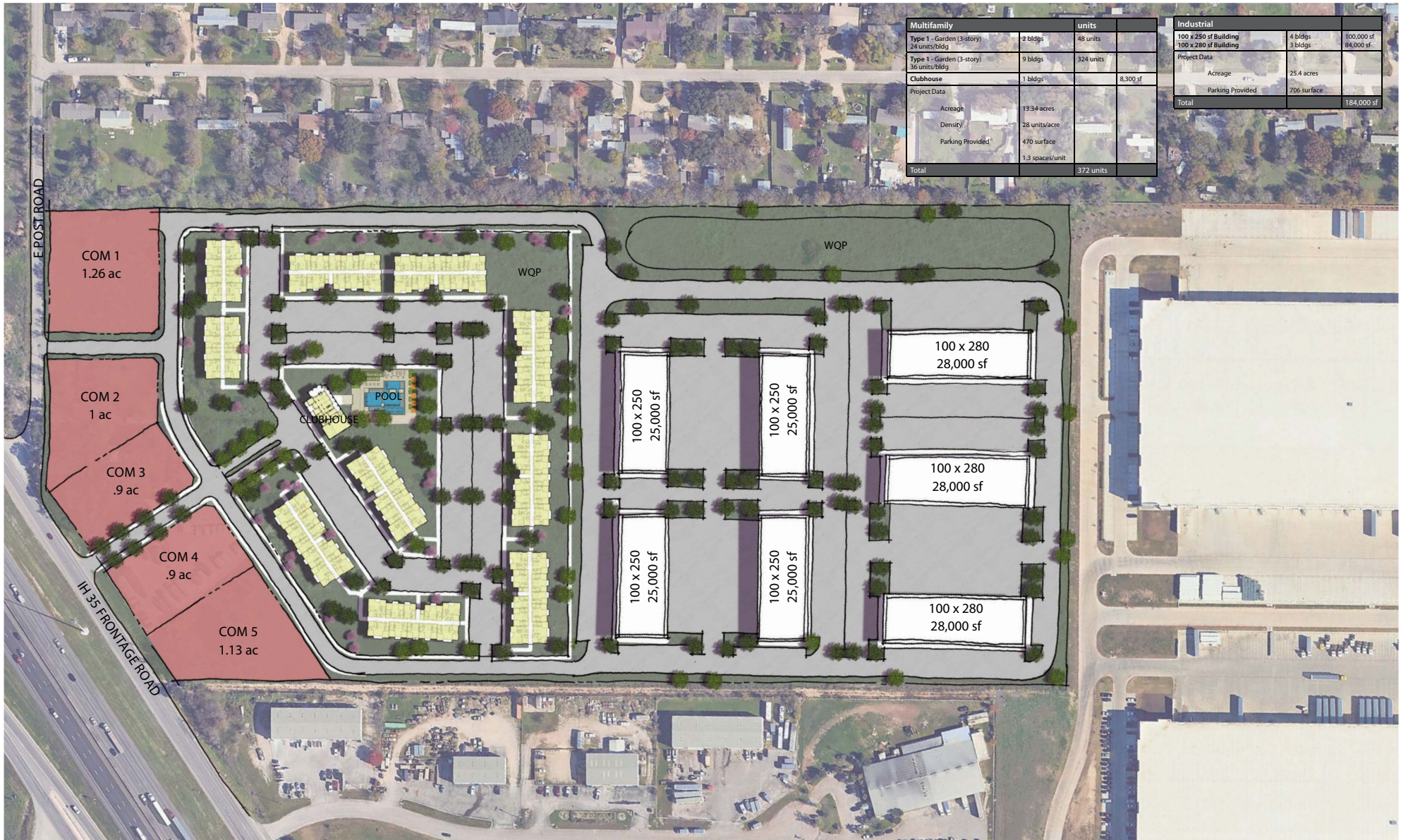
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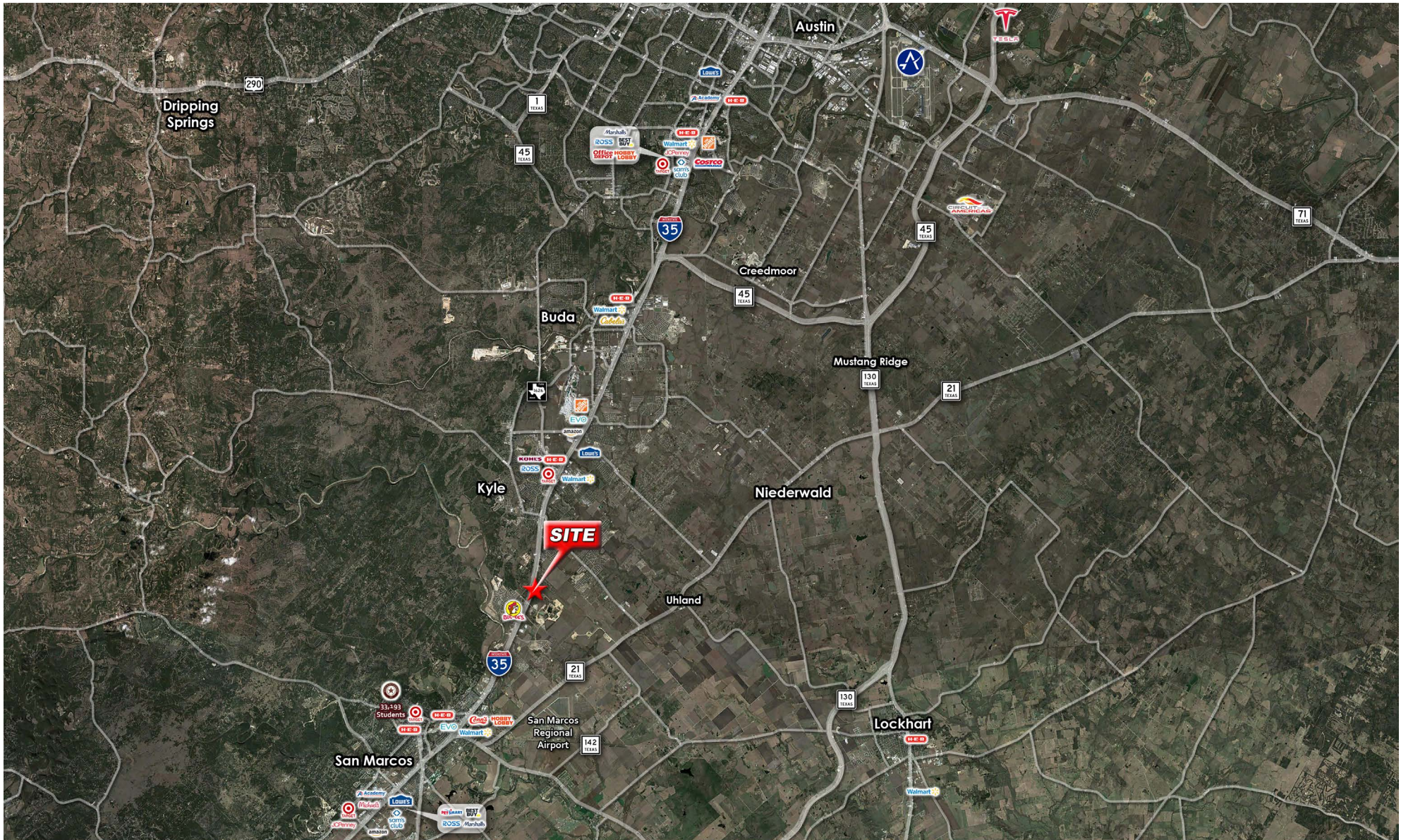
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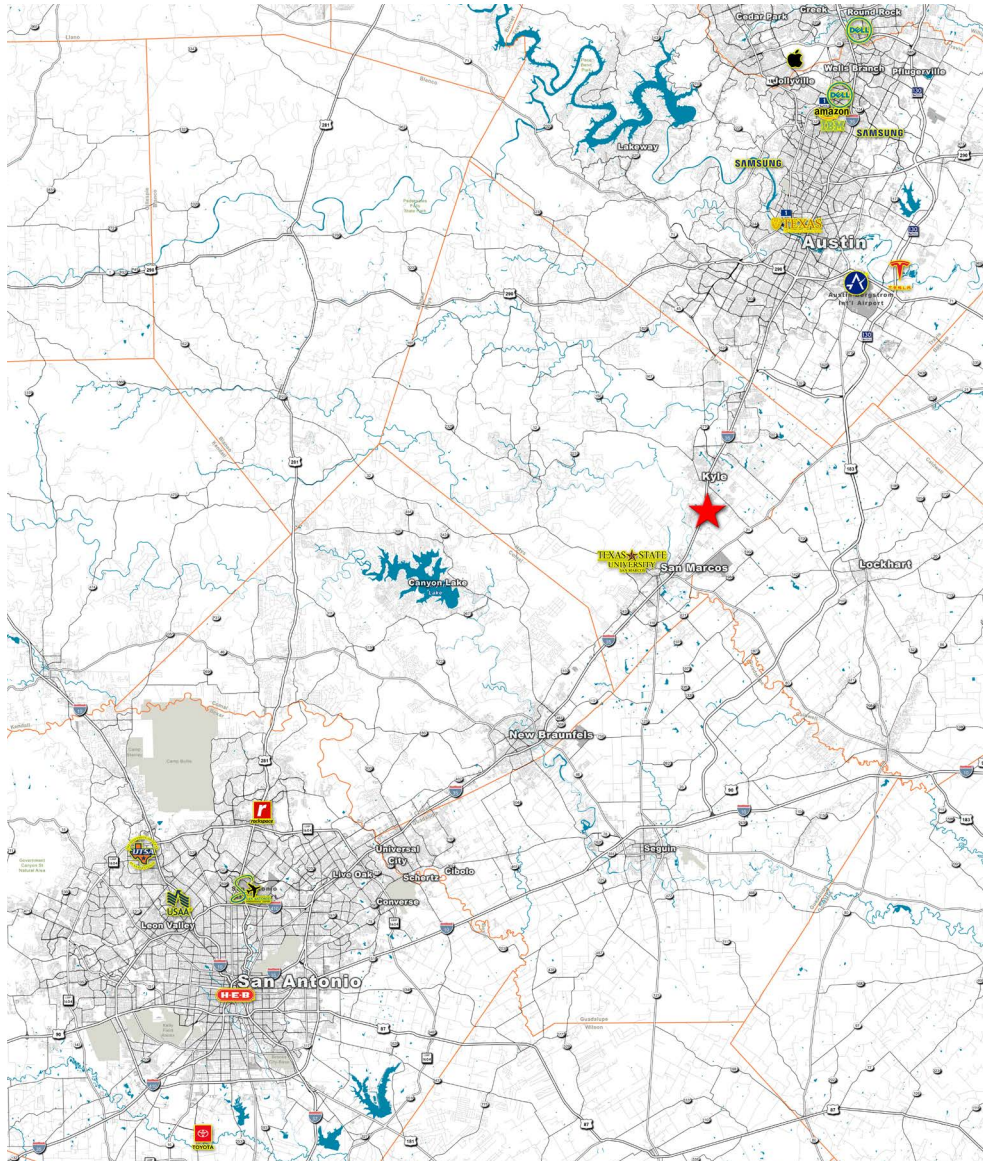


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Austin's Top 15 Employers:

1. Amazon:	10,000+ Employees
2. Ascension Seton:	10,000+ Employees
3. Dell Technologies:	10,000+ Employees
4. HEB Distribution Center:	10,000+ Employees
5. Resideo:	10,000+ Employees
6. Samsung:	10,000+ Employees
7. St. David's Healthcare:	10,000+ Employees
8. Tesla:	10,000+ Employees
9. University of Texas at Austin	10,000+ Employees
10. Accenture:	5,001-10,000 Employees
11. Apple:	5,001-10,000 Employees
12. AMD:	5,001-10,000 Employees
13. Hanger, Inc.:	5,001-10,000 Employees
14. IBM:	5,001-10,000 Employees
15. Texas State University:	5,001-10,000 Employees

San Antonio's Top 15 Employers:

1. CST Brands:	10,000+ Employees
2. H-E-B:	10,000+ Employees
3. iHeartMedia, Inc.:	10,000+ Employees
4. Pearson:	10,000+ Employees
5. TaskUs:	10,000+ Employees
6. University Health:	10,000+ Employees
7. USAA:	10,000+ Employees
8. Wells Fargo:	10,000+ Employees
9. Harte Hanks:	5,001-10,000 Employees
10. Methodist Healthcare System:	5,001-10,000 Employees
11. Rackspace Technology:	5,001-10,000 Employees
12. Tesoro:	5,001-10,000 Employees
13. Valero:	5,001-10,000 Employees
14. Visionworks:	5,001-10,000 Employees
15. Southwest Research Institute:	1,001-5,000 Employees

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Tax Increment Reinvestment Zone:

The subject property is located in the City of Kyle's new Reinvestment Zone. The City of Kyle's transportation plan and TIRZ are created and designed to provide excellent access through the road extensions, enhancing connectivity and value. This zone has been the beneficiary of new utility extensions and planned Goforth Road extension that will benefit the site.

Subject Property is in proximity to:

- Texas State University: 9 min/6.5 miles
- UT Austin: 30 min/26 miles
- UT San Antonio: 56 min/59 miles
- Austin Bergstrom International Airport: 33 min/27 miles
- San Antonio International Airport: 47 min/50 miles
- Apple Campus: 50 min/41 miles
- Dell Campus: 42 min/30 miles
- Samsung Austin Semiconductor: 44 min/46 miles
- Samsung SARC: 44 min/31 miles
- Tesla Giga: 28 min/24 miles
- Toyota: 68 min/75 miles

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Future Land Use:

The existing City of Kyle 2030 Comprehensive Plan was adopted in 2010, updated in 2017, and is the long-range planning document that has helped guide the City of Kyle over the last decade. In the 21st century, Kyle has grown rapidly in both population and land area. Kyle's population has grown over 800% since the 2000 Census, from 5,000 citizens to just over 50,000 in 2022.

Noted in Kyle's existing plan, "As growth continues along IH-35 between Austin and San Antonio, the pressure will continue to influence Kyle."

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AUSTIN, TEXAS



Austin is the capital city of the U.S. state of Texas, as well as the seat and largest city of Travis County, with portions extending into Hays and Williamson counties. It is the 11th-most populous city in the United States, the fourth-most-populous city in Texas and the second-most-populous state capital city. Austin has been one of the fastest growing large cities in the United States since 2010. As of 2022, Austin had an estimated population of 1,028,225, up from 961,855 at the 2020 census.

WORKFORCE

Austin has become a center for technology and business. A number of **Fortune 500** companies have headquarters or regional offices in Austin, including **3M, Advanced Micro Devices (AMD), Amazon, Apple, Facebook (Meta), Google, IBM, Intel, NXP semiconductors, Oracle, Tesla, Texas Instruments,** and **Whole Foods Market.** **Dell's worldwide headquarters** is located in the nearby suburb of Round Rock.

EDUCATION

Austin is the home of the **University of Texas at Austin**, which is one of the largest universities in the U.S., with over 50,000 students. Other institutions of higher learning in Austin include **St. Edward's University, Huston-Tillotson University, Austin Community College, Concordia University,** and several more.



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