

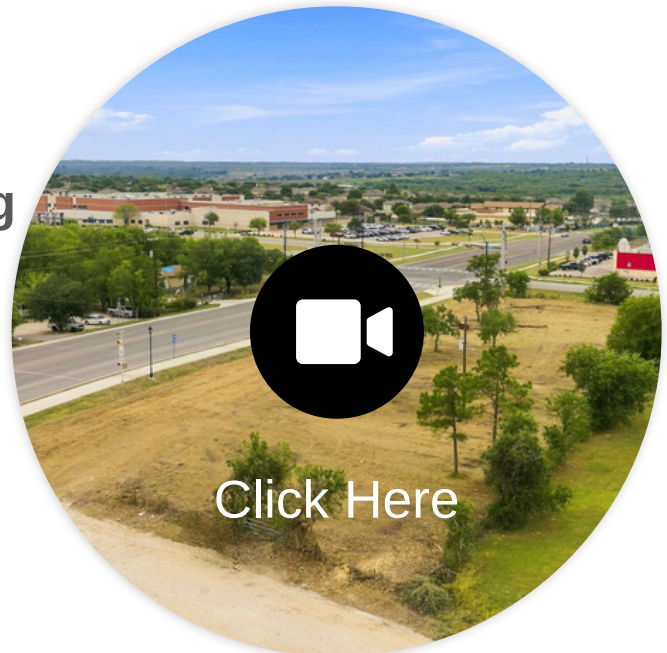


COMMERCIAL LAND FOR SALE KYLE, TX

Priced at \$994,999

1.39 ACRES • Retail/Services Zoning

- ~1.1 miles from IH-35
- ~1.1–1.3 miles To Kyle New Mixed Used/ retail/ restaurant 101 acre dev.
- ~4–5 miles to setan Hospital
- 10–12 miles to San marcos
- 22-25 miles from Austin



OFFERING SUMMARY

\$994,999

LIST PRICE

1.39

GROSS ACRES

\$16.43

PRICE PER SQ. FT.

RS

ZONING
(RETAIL/SERVICES)

ADDRESS

101 Sunflower Cir, Kyle, TX 78640

PRICING

\$994,999- \$16.43 PSF

JURISDICTION

City of Kyle

ZONING

Retail/Services (RS)

IMPERVIOUS

TBD

WATER

6in. Water Line

ELECTRICITY

PEC On-Site

SEWER

12in. Wastewater Line

SCHOOL DISTRICT

Hays ISD

GROSS ACRES

1.39

RESTRICTIONS

City

FLOOD PLAIN

No

Brittany Escamilla | 512-738-3778 | Brittany@landuptx.com

Disclaimer: Land Up Realty + Investments makes no representations, warranties, or guarantees as to the correctness or completeness of the information presented in this document. The information was collected from sources deemed reliable. It is strongly recommended that interested parties conduct their own proper due diligence.

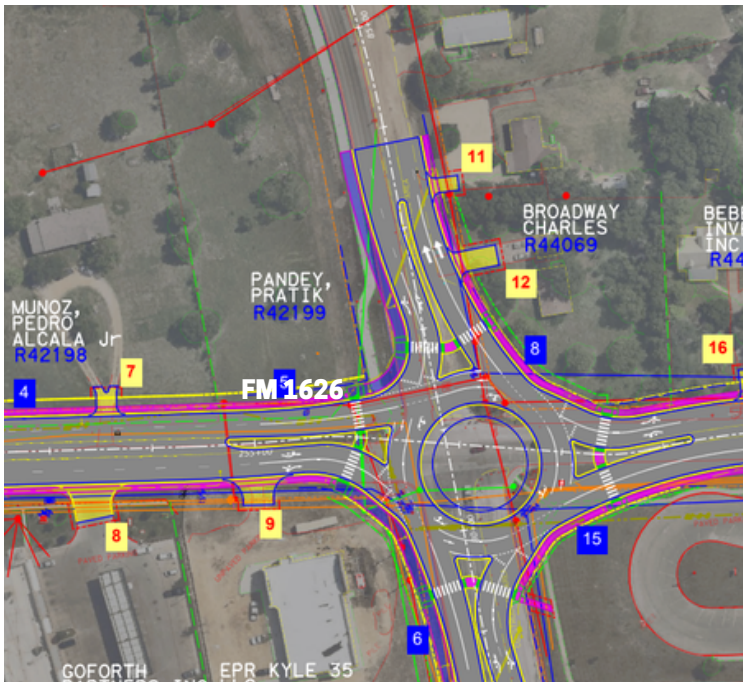
SUBJECT PROPERTY PHOTOS



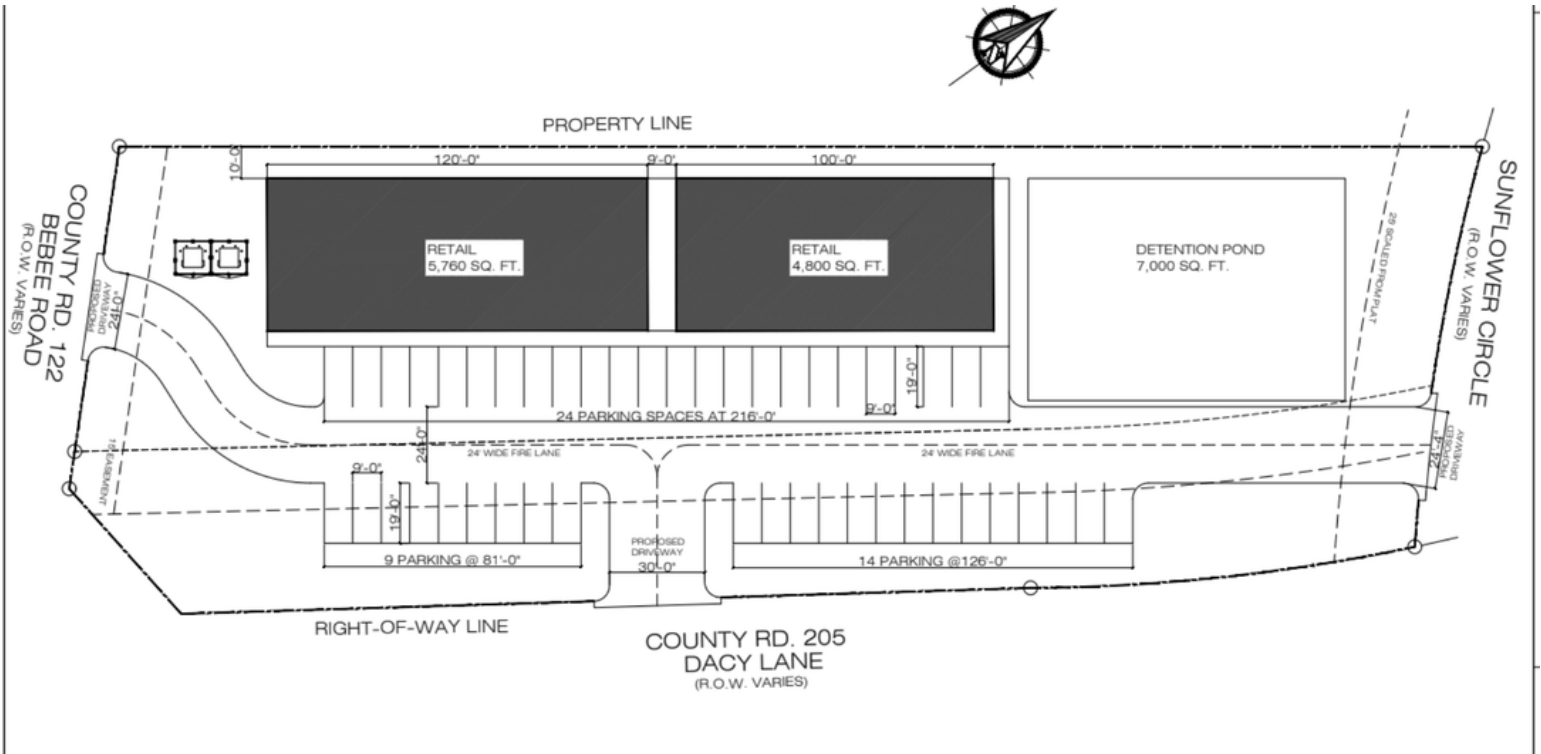
SUBJECT PROPERTY LOCATION



TRANSPORTATION PLAN



EXISTING CONCEPT PLAN



POTENTIAL USES

Retail / Strip Center

Inline shop space serving surrounding rooftops

Restaurant / QSR

Drive-thru or sit-down pad site along a high-traffic corridor

Medical / Professional Office

Minutes from Ascension Seton Hays Hospital

Personal Services

Salon, fitness, daycare, or similar service-based use

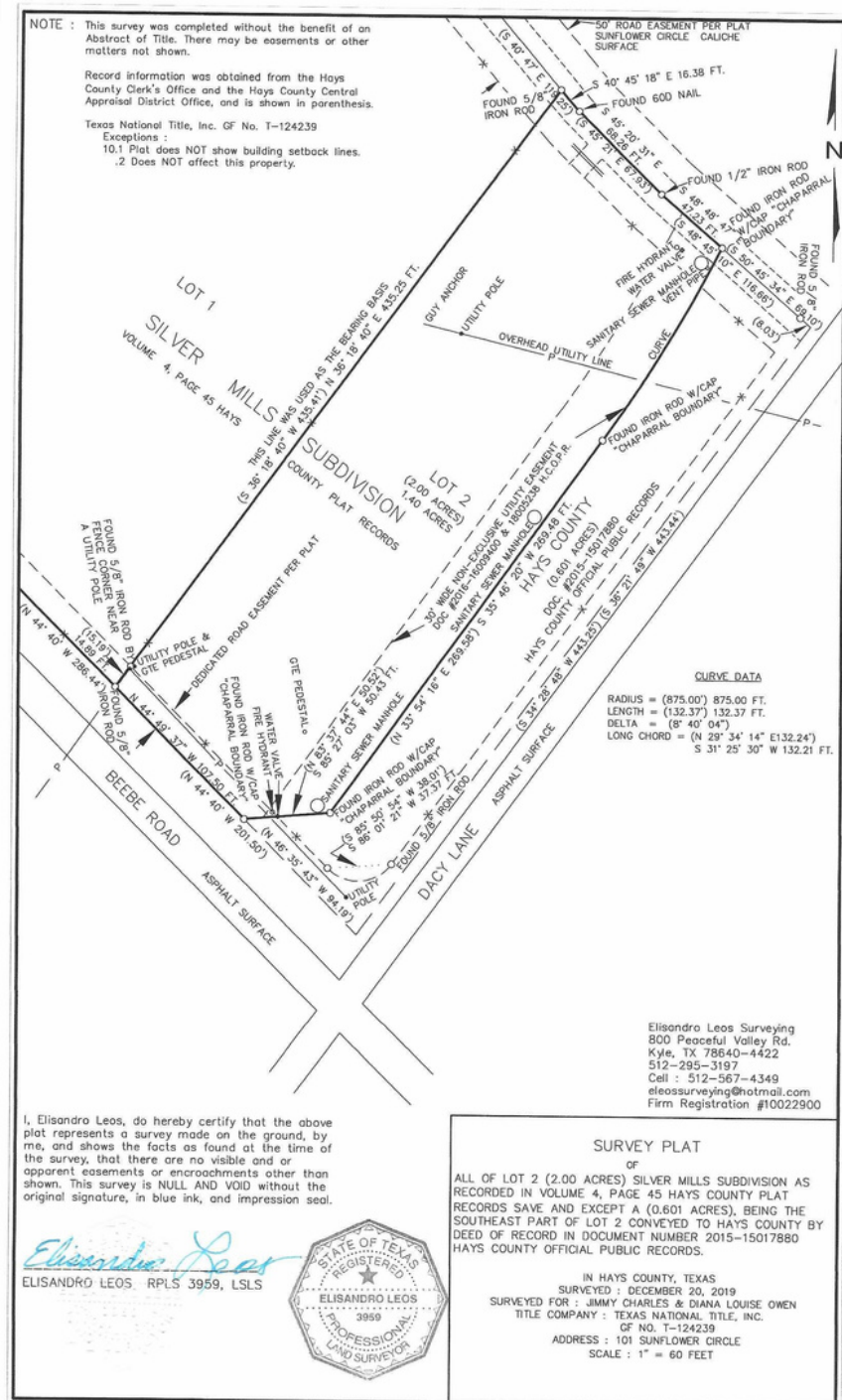
Auto / Convenience Service

Supported by IH-35 frontage road proximity

Bank / Financial Branch

High-visibility corner exposure at Beebe Rd & Sunflower Cir

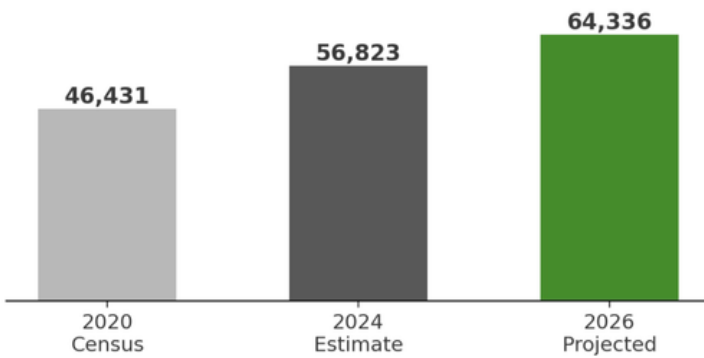
SURVEY



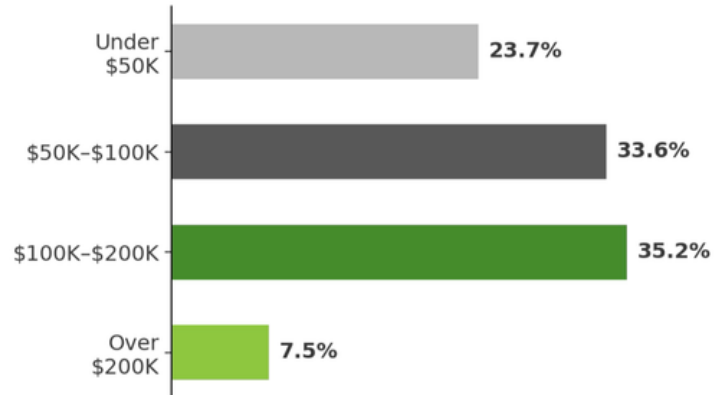
MARKET SNAPSHOT — CITY OF KYLE, TX

56,823 CURRENT POPULATION	+33.1% POPULATION GROWTH, 2019-2024	34.1 MEDIAN AGE	\$90,323 MEDIAN HOUSEHOLD INCOME
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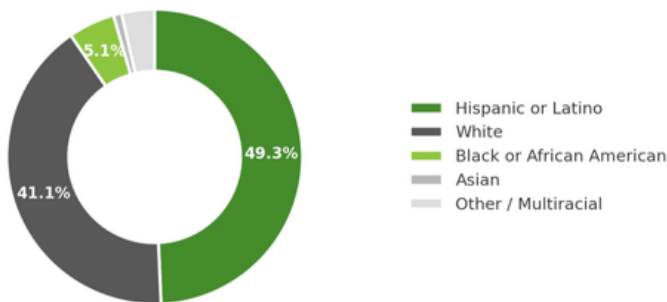
City of Kyle Population Growth



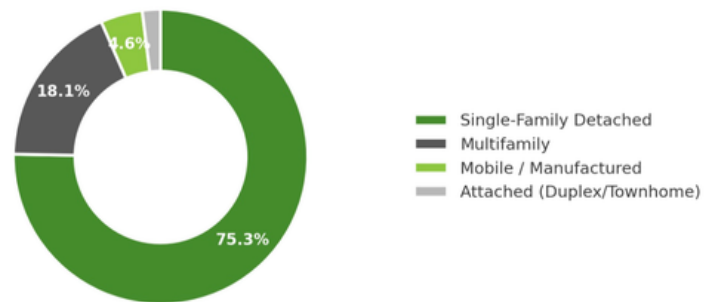
Kyle Household Income Distribution



Kyle Population by Race / Ethnicity



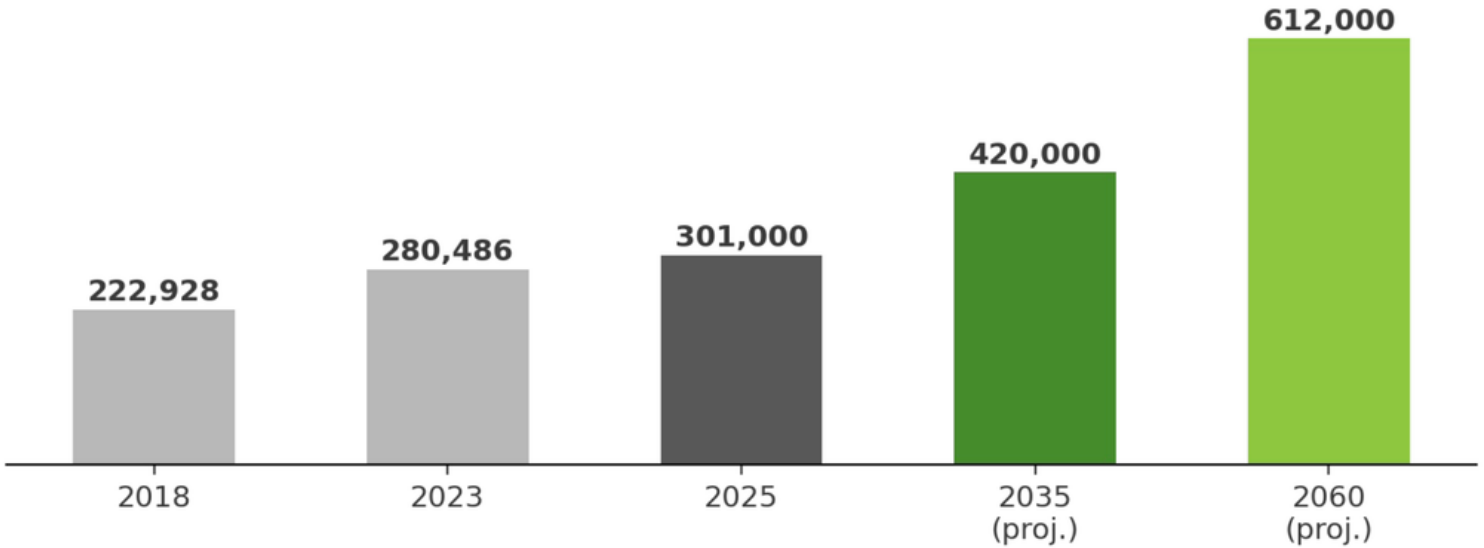
Kyle Housing Stock by Type



Sources: U.S. Census Bureau Population Estimates & American Community Survey (2024 5-Year Estimates); Texas Demographics / Cubit Planning 2026 population projections. Figures reflect the City of Kyle, TX and are provided for general market context; interested parties should verify all figures independently.

REGIONAL GROWTH — HAYS COUNTY

Hays County Population Trajectory



Top 3

FASTEST-GROWING LARGE COUNTY
IN THE U.S.

+25.8%

HAYS COUNTY POPULATION
GROWTH, 2018-2023

+28.8%

JOB GROWTH, 2018-2023

WHY THIS CORRIDOR

1 IH-35 / Texas Innovation Corridor

Site sits ~1.1 miles from IH-35 along the fast-growing Austin-San Marcos stretch of the corridor driving Hays County's expansion.

2 101-Acre Mixed-Use Development

~1.1-1.3 miles from Kyle's new mixed-use / retail / restaurant development, adding rooftops and daytime traffic nearby.

3 Established Retail Anchors

Minutes from H-E-B Plus!, Walmart Supercenter, Target, Lowe's, and Kyle Crossing - proven consumer traffic along the corridor.

4 Healthcare Access

~4-5 miles to Ascension Seton Hays Hospital, supporting medical and professional office demand.

BROKERAGE INFORMATION



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REALTOR - Texas Land & Investment Specialist

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LandUpTexas.com

Land Up Texas Realty + Investments is a boutique brokerage focused exclusively on Texas land and investment real estate, helping buyers and sellers navigate acreage, development, and commercial land transactions across the Austin-San Antonio corridor.

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