



ASKING PRICE: \$1,575,000

PRICE/LOT SF: \$12.05

MARKETPLACE AVENUE

NEW BURLESON STREET

CITY LIGHTS DRIVE

KYLE CENTRE DRIVE

PHYSICIANS WAY

5,000-10,000 VPD

116,120 VPD

1626

34,387 VPD

1626



Greysteel

KYLE COMMERCIAL TRACT - 3.00 ACRES

MARKETPLACE AVENUE ([MAP LINK](#)), KYLE, TEXAS 78640

PROPERTY TOUR & OFFER PROCESS

Property Visitation: Prospective purchasers will be afforded the opportunity to visit the Property during prescheduled tours. Tours will include access to a representative sample of units as well as common areas. To not disturb the Property's ongoing operations, visitation requires advance notice and scheduling.

Available Tour Dates: To schedule your tour of the Property, please contact **Anthony Nelson** at 512.262.4758 or anelson@greysteel.com

Offer Submission: Offers should be submitted in the form of a non-binding Letter of Intent to **Anthony Nelson** at 512.262.4758 or anelson@greysteel.com. Terms and conditions of Purchasers' offer should at minimum include:

- Offer price
- Earnest money deposit
- Due diligence and closing period
- Description of Purchaser qualifications and proof of funds

DEAL TEAM

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TABLE OF CONTENTS

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Greysteel in compliance with all applicable fair housing and equal opportunity laws.

INVESTMENT OVERVIEW

1: INVESTMENT OVERVIEW

PROPERTY SUMMARY	5
PROPERTY DETAILS	6
SITE PLAN	7
LOCAL MAP	8
PROPERTY AERIAL	9
PROPERTY AERIAL	10
PROPERTY AERIAL	11

PROPERTY SUMMARY



3-ACRE COMMERCIAL TRACT (ZONE C)

Part of the Waterfront at Marketplace PUD, Zone C is a ±3.0-acre tract designated for commercial use under base zoning standards for R/S. Fronting Marketplace Avenue in Kyle, Texas, this site is entitled and planned specifically for commercial use with restaurant orientation along the waterfront detention feature and positioned adjacent to the future multifamily and retail components of the Waterfront at Marketplace PUD.

Zone C provides a prime pad site for mixed commercial and restaurant development within a larger high-density, master-planned environment. Adjacent to proposed ±330 market-rate apartments and retail/office synergy, Zone C is designed as the commercial gateway along Marketplace Avenue—offering both visibility and foot traffic connectivity via the Kyle Trail System.



APPROVED PUD OVERVIEW - WATERFRONT AT MARKETPLACE

Waterfront at Marketplace is a +/- 18.84-acre multifamily and retail development site located in the heart of Kyle, Texas. Situated on Marketplace Avenue near Highway I-35, the site offers excellent accessibility to local amenities as well as the greater Austin MSA. The approved PUD zoning allows the development of a 4-story, surface-parked multifamily project with up to 336 units and approximately 3.5 acres of free-standing commercial/retail.



PROPERTY DETAILS

OFFERING

Property	Marketplace Ave Retail Site
Address	Marketplace Avenue
City, State & Zip	Kyle, TX 78640
County	Hays

SITE DETAILS

Lot Size	3.00 Acres / 130,680 SF
Zoning	Commercial District (R/S)
Tax Parcel Number	Portion of R134788
Flood Plain	Zone X, AE (CLOMR approved)

ZONING DETAILS

Zoning Case	Ordinance No. 1256
Base Zoning District	Commercial District (R/S)
Building Height	Maximum 60', Minimum 2-Story
Setbacks	Front - None Side - 10'
Permitted Uses	Restaurant General Micro-brewery/winery Live music/Entertainment Integrated Office Center Bar, Pub, or Tavern General Office General Retail Dry Celaning Servicing Fintess Center Vechicle Rentals
Parking Requirements	1 per 250 SF of GFA

PRICING

Asking Price	\$1,575,000
Price per Acre	\$525,000
Price per Land SF	\$12.05

UTILITIES

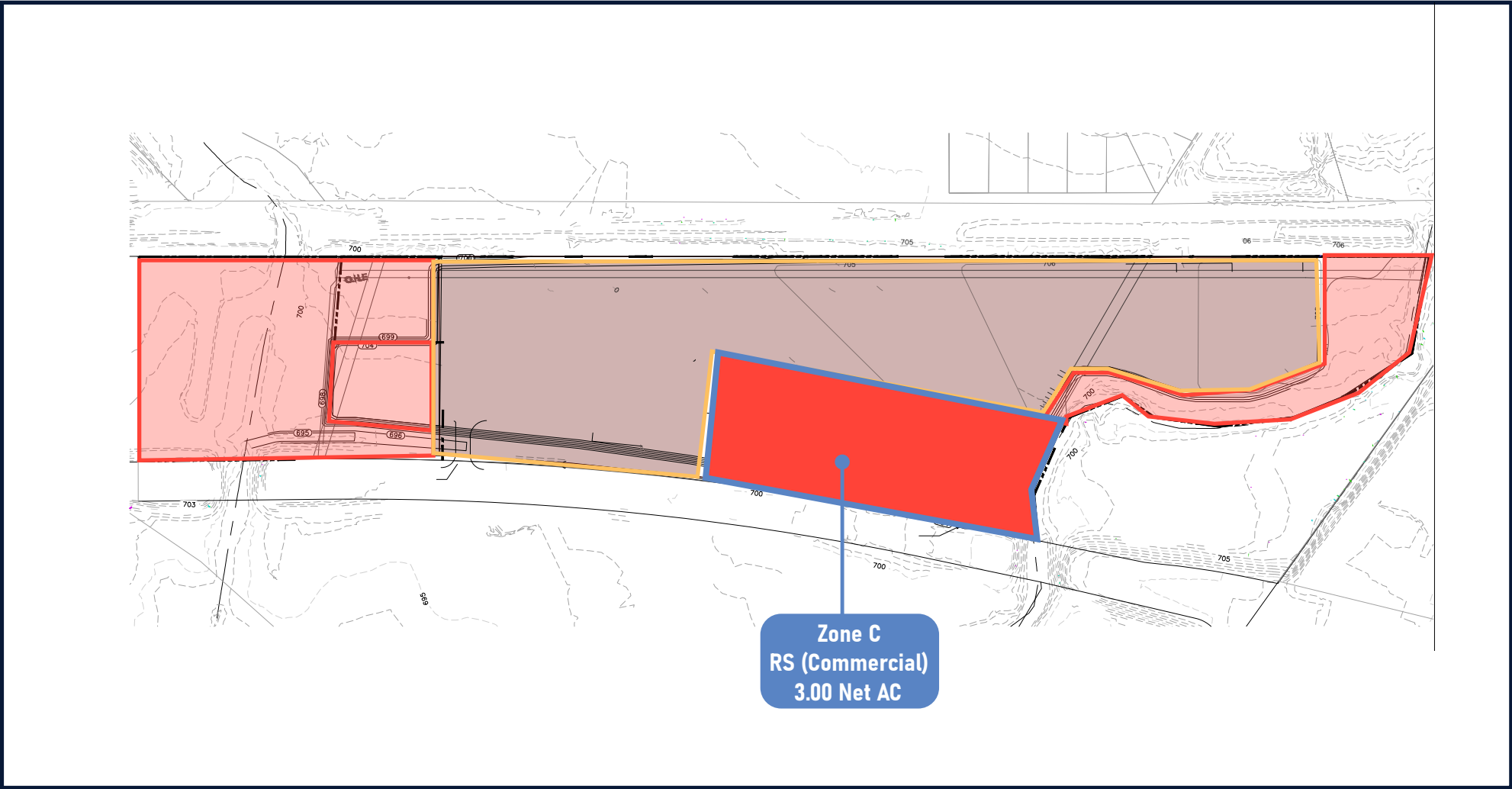
Type	Provider
Electricity	Pedernales Electric Cooperative
Water	City of Kyle, 12-inch C-900 PVC Main (to Site)
Wastewater	City of Kyle, 21-inch SDR-26 Gravity Main (to Site)
Natural Gas	Center Point Energy

PROPERTY TAXES

Taxing Entity	Millage Rate
Hays County	0.3085%
Hays CISD	1.1549%
City of Kyle	0.4693%
Special Road District	0.0415%
Hays County ESD #5-Fire	0.1000%
Austin Community College	0.1013%
Hays County ESD #9-EMS	0.0504%
Plum Creek Conservation District	0.0140%
Plum Creek Groundwater Dist.	0.0158%
Total Tax Rate (2024)*	2.2557%

**Subject Property currently holds an agricultural exemption*

SITE PLAN





COSTCO WHOLESALE

STARBUCKS COFFEE

Willie's ICEHOUSE

MORCHY'S TACOS

THE HOME DEPOT

Polo CAMPERO

PaT's

Z TEJAS

EVO ENTERTAINMENT

H-E-B plus!

ups

The UPS Store

CHASE

WHATABURGER

KYLE CROSSING

TARGET KOHL'S

ROSS DRESS FOR LESS

GNC LIVE WELL

McDonald's

petco

Chick-fil-E

PANDA EXPRESS

DOLLAR TREE

Walmart

Long John Silver's

Supercenter

Wendy's

goodwill

LOUISIANA KITCHEN

POPEYES

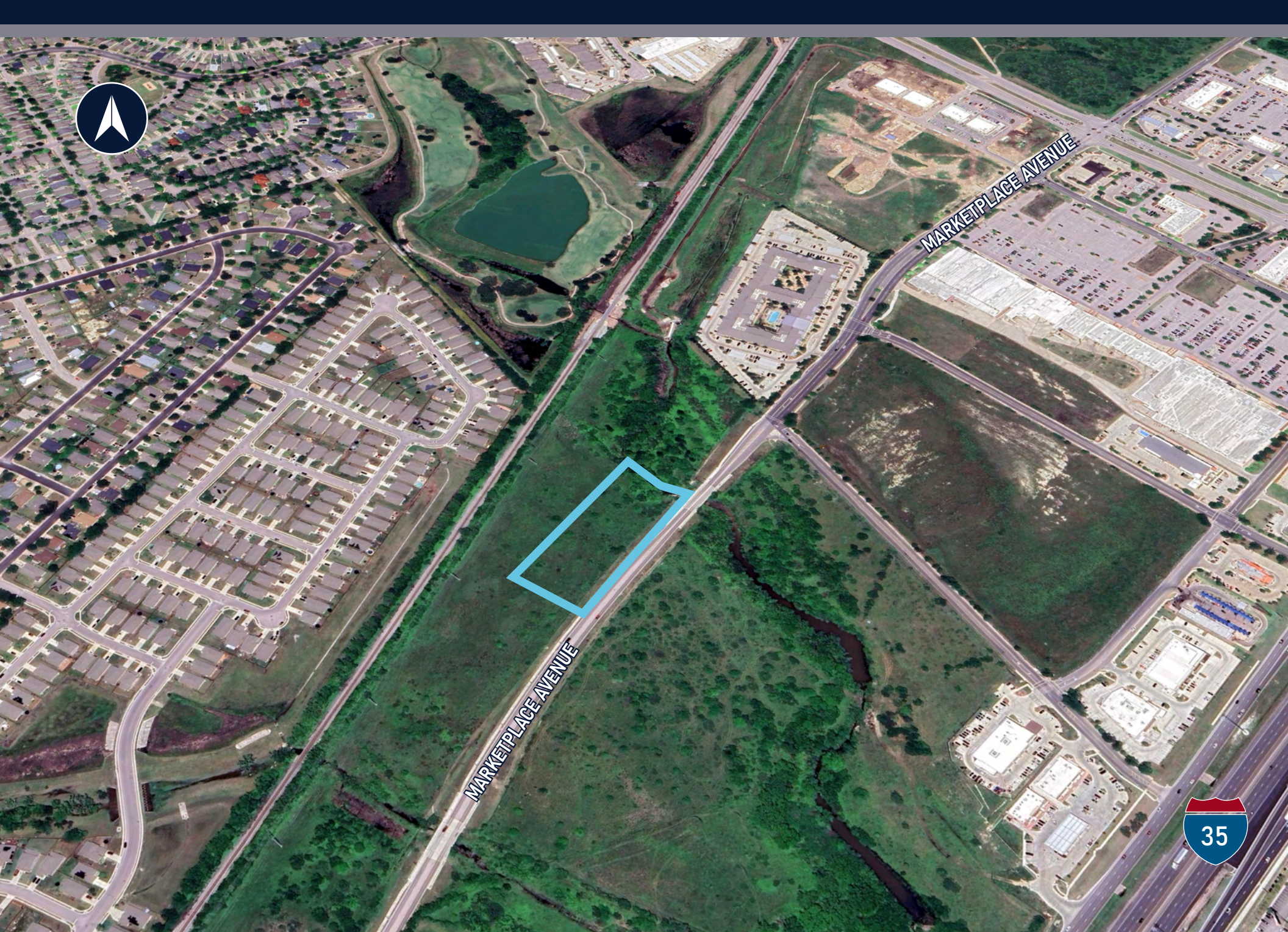
LOWE'S

Walgreens

Dutch Bros

HAWAIIAN BROS ISLAND GRILL

MARKETPLACE AVENUE
RETAIL SITE





MARKETPLACE AVENUE



MARKETPLACE AVENUE

Greysteel

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TX LICENSE NO: 9003023

Broker of Record | Doug Banerjee | 617101 |

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All references to acreage, square footage, distance, and other measurements are approximations and must be independently verified.