



Industrial/Retail Property For Lease

250 Gateway

250 Gateway Blvd., Kyle, TX 78640

JIM ROURKE
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250 GATEWAY

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FOR SALE & LEASE

Property Summary



VIDEO

VIRTUAL TOUR

OFFERING SUMMARY

Sale Price:	contact broker for details
Lease Rate:	Contact Broker
Available SF:	7,018 - 42,803 SF
Lot Size:	3.4 Acres
Building Size:	42,803 SF

PROPERTY DESCRIPTION

42,803 SF of industrial/retail space available for sale in Kyle, TX. Located 1 block west of IH-35, just north of Koehler's Crossing. Additional overhead doors can be added to each suite. PUD zoning, available for a wide variety of uses - including warehouse, manufacturing, and retail uses. Numerous restaurants and retail nearby. Easy access to I-35. Ample parking with large surface parking lot with 116 spaces. See broker for additional details or to schedule a property tour.

LOCATION DESCRIPTION

Located 1 block north of the intersection of IH-35 & S. Loop 4 in Kyle, TX.

PROPERTY HIGHLIGHTS

- 7,018 - 42,803 SF
- 24' clear height
- Power: 3-phase, 277/480V, 1,200 Amps
- PUD zoning - R/S, CM, W
- Large surface parking lot - 116 parking stalls

SPACES	LEASE RATE	SPACE SIZE
Suite 100	Contact broker for details	7,018 - 42,803 SF
Suite 200	Contact broker for details	7,018 - 42,803 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	17,256	36,485	86,097
Total Population	49,611	108,059	240,156
Average HH Income	\$108,282	\$113,944	\$129,808

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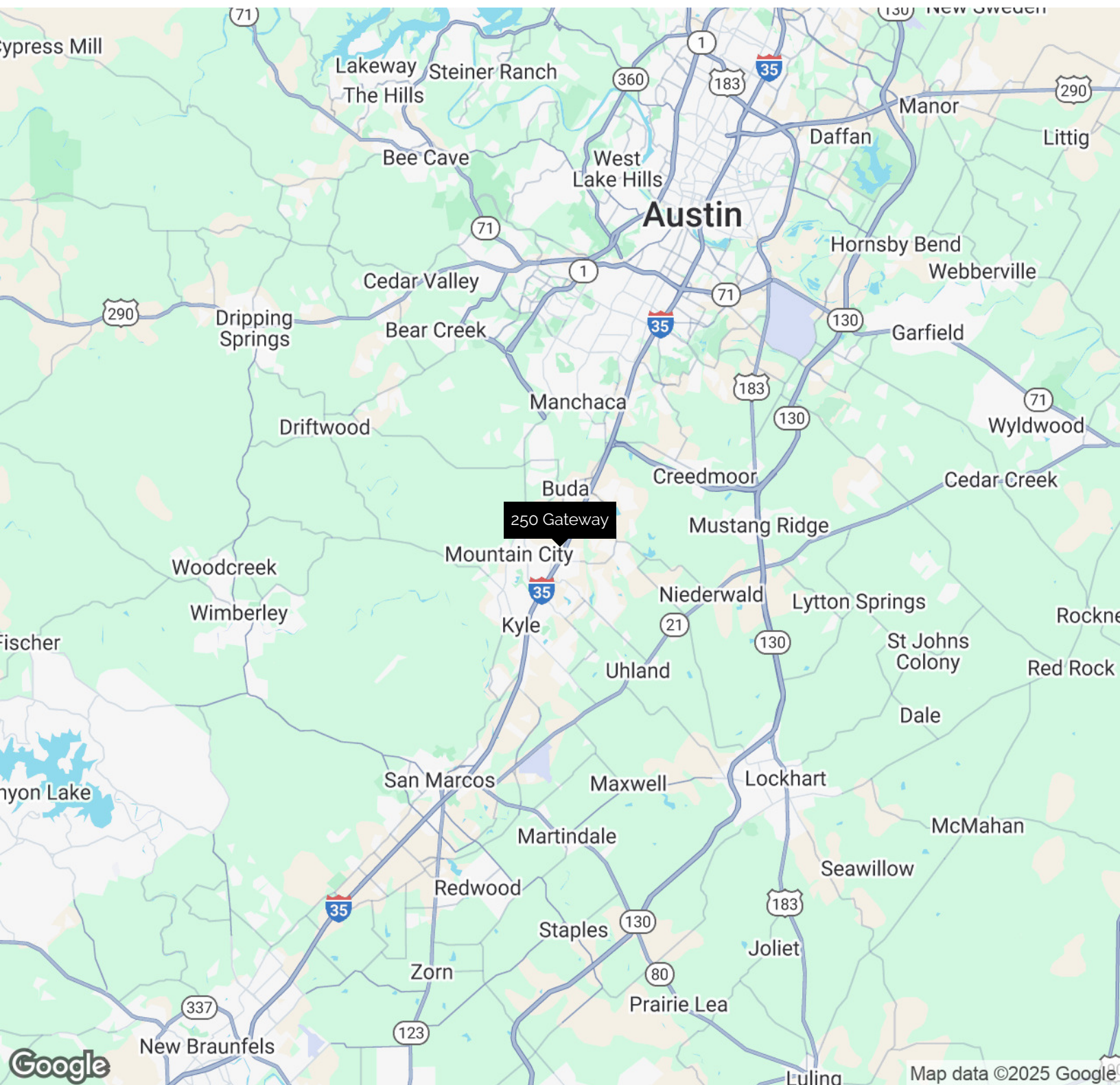
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Location Map



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Aerial Overview



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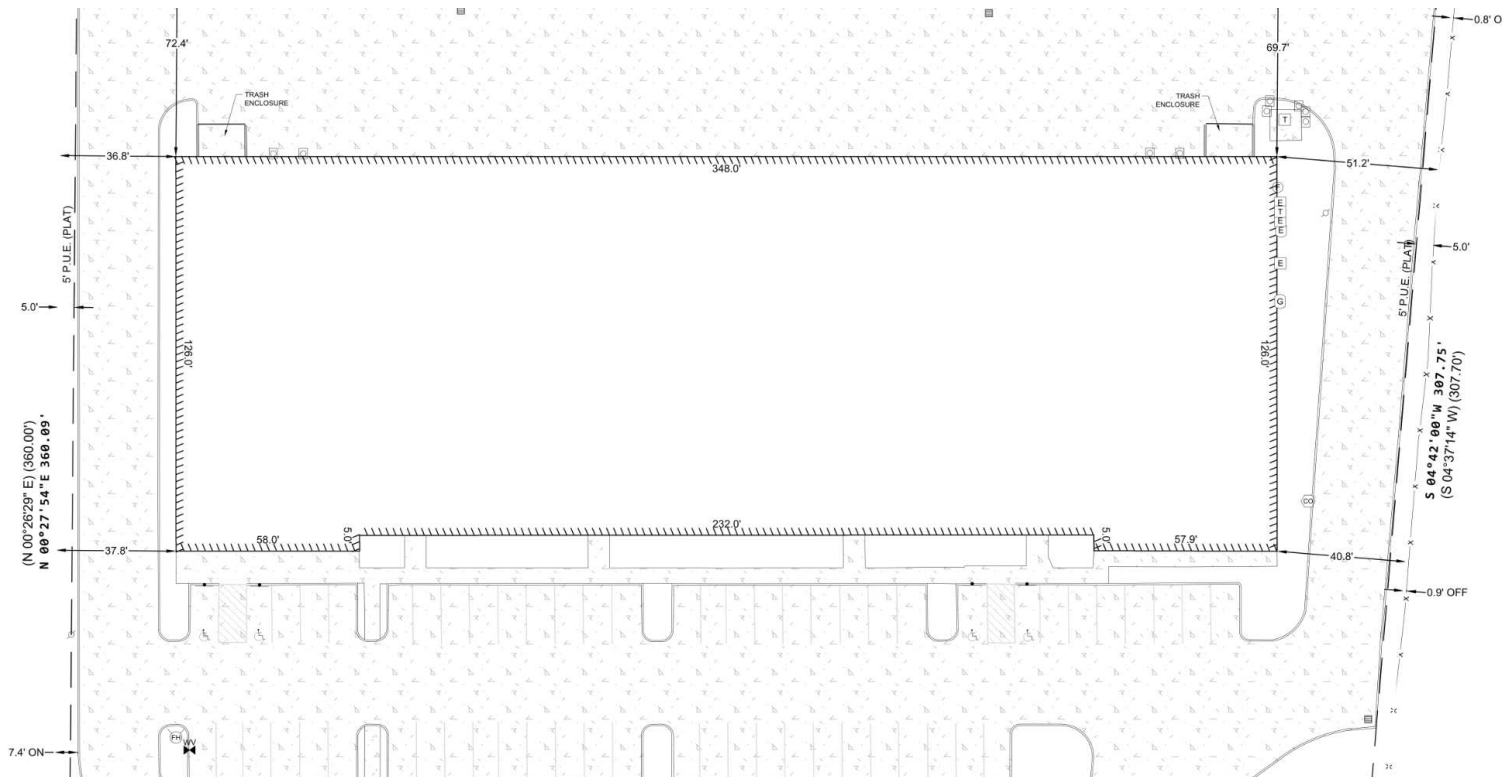
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Floor Plan



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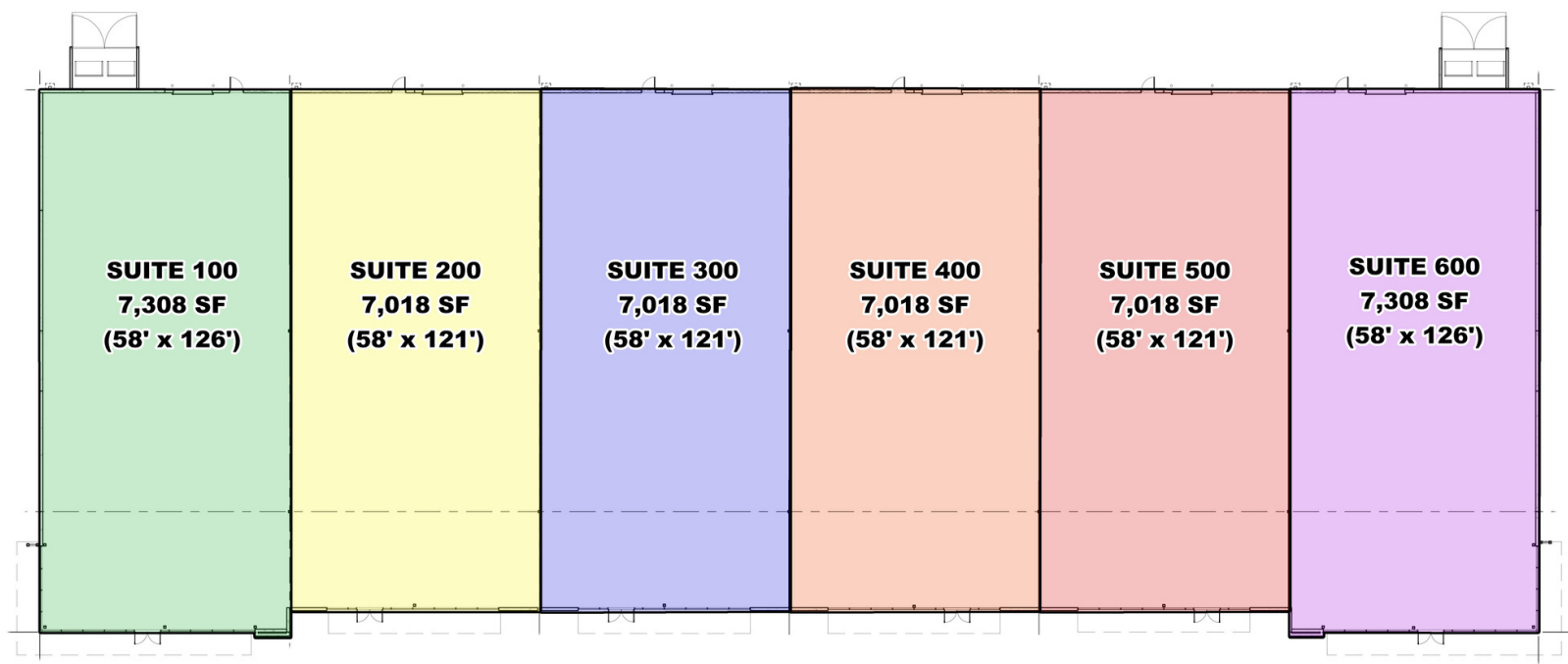
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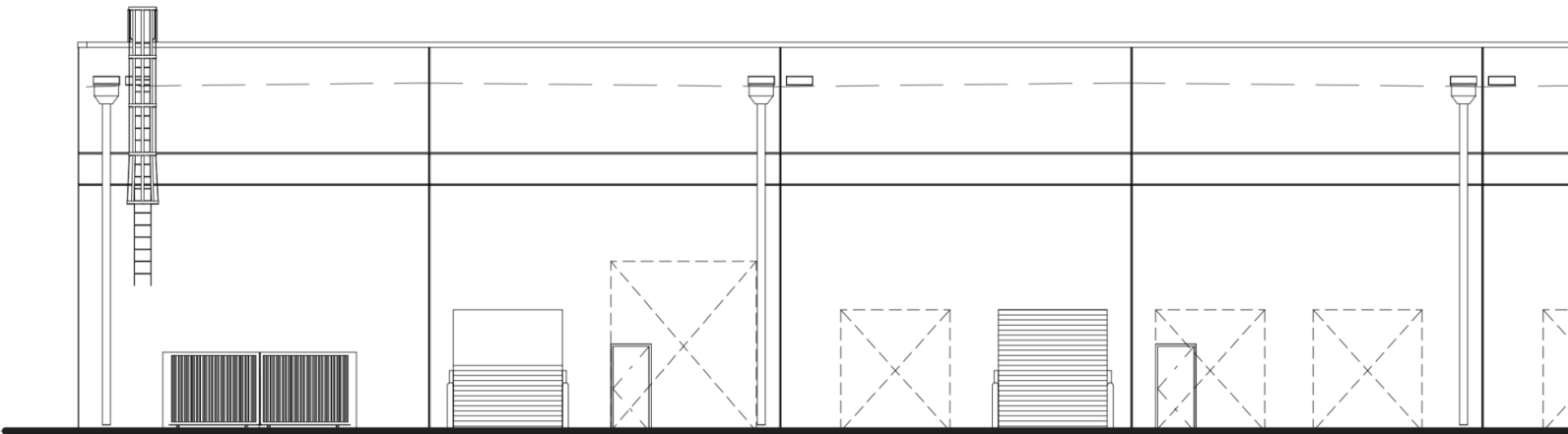
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Demising Options



The building can be most easily demised as illustrated above, allowing for up to 2 individual suites.



Additional overhead doors can be added as illustrated above. Each inline suite has potential for up to 4 overhead doors. (3 for end-cap suites).

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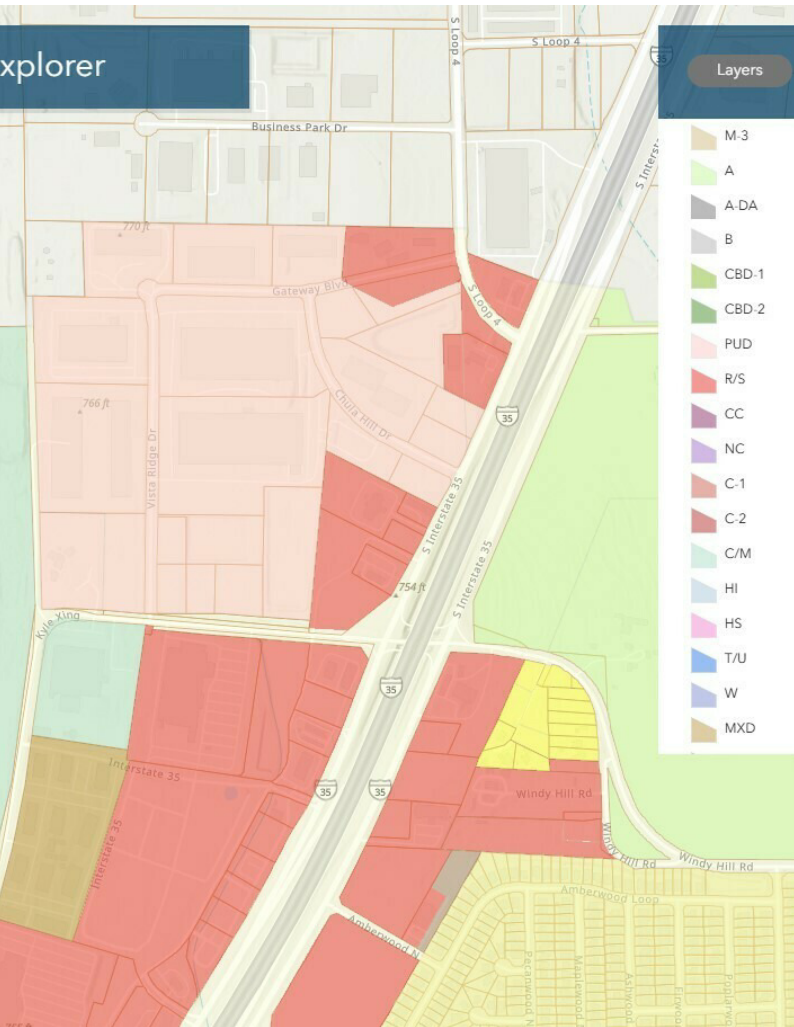
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Zoning - PUD



PERMITTED AND PROHIBITED USES

6.1 Permitted Uses

The following principal uses are permitted on the Property:

All uses permitted in the RS Retail Services Zoning District except prohibited uses listed in this Plan;

All uses permitted in the W Warehouse Zoning District except prohibited uses listed in this Plan; and

All uses permitted in the CM Construction Manufacturing Zoning District except prohibited uses listed in this Plan.

6.2 Prohibited Uses

The following uses are prohibited on the Property: mini-warehouses, sexually oriented businesses, portable buildings sales, amusement parks or carnivals, wholesale nurseries, recreational vehicle parks, recreational vehicle sales, new and used car sales, outdoor

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shooting ranges, pawn shops, heavy equipment sales, kennels (not prohibiting veterinary clinics with overnight facilities), auto body shops and paint shops, truck stops, flea markets, R.V. or boat sales, wrecking yards, tattoo parlors, concrete ready mix plant, explosives manufacturer, industrial gases manufacturer, lime manufacturer, limestone mining, lumber mill, manufactured homes manufacturer, mobile homes manufacturer, mulch and reconstituted wood manufacturer, precast concrete manufacturer, sawmill, steel and pipe manufacturer, trailer hitch and trailer manufacturer, used and salvaged auto part sales, construction sand and gravel sales, heavy equipment rentals, garage collection service, oil and well drilling service, scrap and metals recycling, septic tank cleaning, portable toilet rentals and sales, petroleum bulk terminals, and uses not otherwise authorized in the RS, W, and CM Districts.

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Exterior Photos



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Interior Photos



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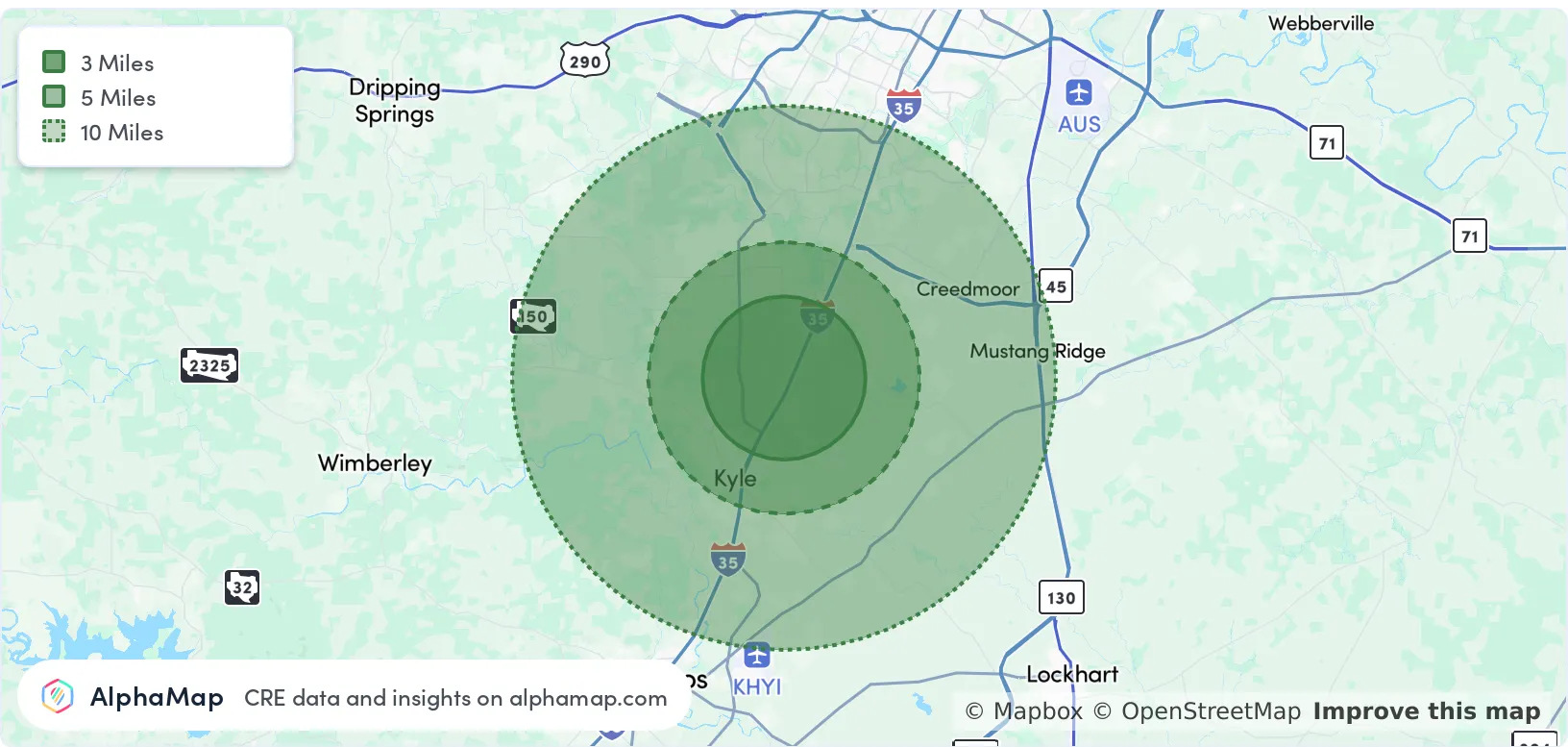
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Area Analytics



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	50,229	108,059	240,156
Average Age	35	36	37
Average Age (Male)	34	35	36
Average Age (Female)	35	36	38

HOUSEHOLD & INCOME	3 MILES	5 MILES	10 MILES
Total Households	17,419	36,485	86,097
Persons per HH	2.9	3	2.8
Average HH Income	\$107,863	\$113,944	\$129,808
Average House Value	\$376,152	\$376,120	\$444,642
Per Capita Income	\$37,194	\$37,981	\$46,360

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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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JAMES ROURKE	559994	jim@sagecommercialtx.com	(512) 921-1234
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date