



N Burleson St

Kyle Learning Center

Saddle Creek



0.282 AADT '21

FOR SALE

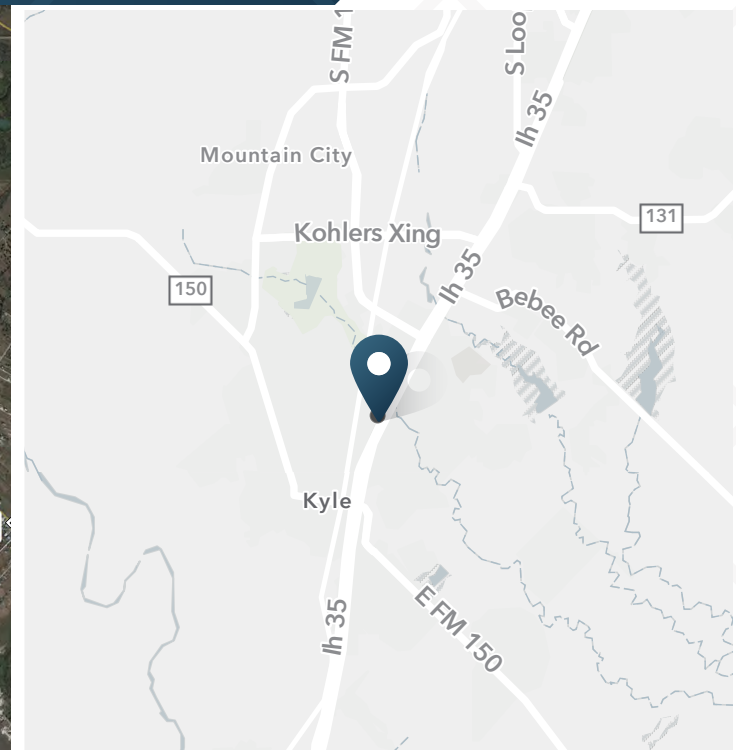
# Opportunity for Redevelopment

21320 I-35 | Kyle, TX 78640



# Opportunity for Redevelopment

21320 I-35 | Kyle, TX



10.36± AC  
Land Size

18,967± SF  
Building

\$9M  
Price

## ABOUT THE PROPERTY

- RV dealership restriction
- High traffic, highly visible location with excellent on/off access to IH-35
- Rare purchase opportunity along the IH-35 corridor between Kyle and Austin
- Located 20 miles south of downtown Austin
- #3 fastest growing city in the U.S. – Population has increased 10.9% from 2021 – 2022 and has increased by over 82% since 2010

## JOIN THESE NEARBY RETAILERS



## TRAFFIC COUNTS

I-35

110,282 VPD

Year: 2021 | Source: TxDOT

# Market Overview

Kyle, TX



**Kyle Marketplace**

- SUBWAY
- ups
- Buff City Soap
- TWIN LIQUORS
- WELLS FARGO
- Starbucks
- Chinatown
- ME Massage Envy
- CHASE
- TSO

**Kyle Crossing**

- PETCO
- ROSS
- DOLLAR TREE
- Applebees
- Hallmark
- T-Mobile
- LESLIE'S BEAUTY
- ihop
- McDonald's
- Jack
- FIVE GUYS
- MOD
- GameStop

**The Village at Kyle**

- at&t
- SportClips
- FIREHOUSE SUBS
- DUTCH BROS
- TACO CABANA
- BR
- DUNKIN'
- Firestone
- HAWAIIAN BROS ISLAND GRILL
- ABBY'S CRAB SHACK
- cicis
- Arbys

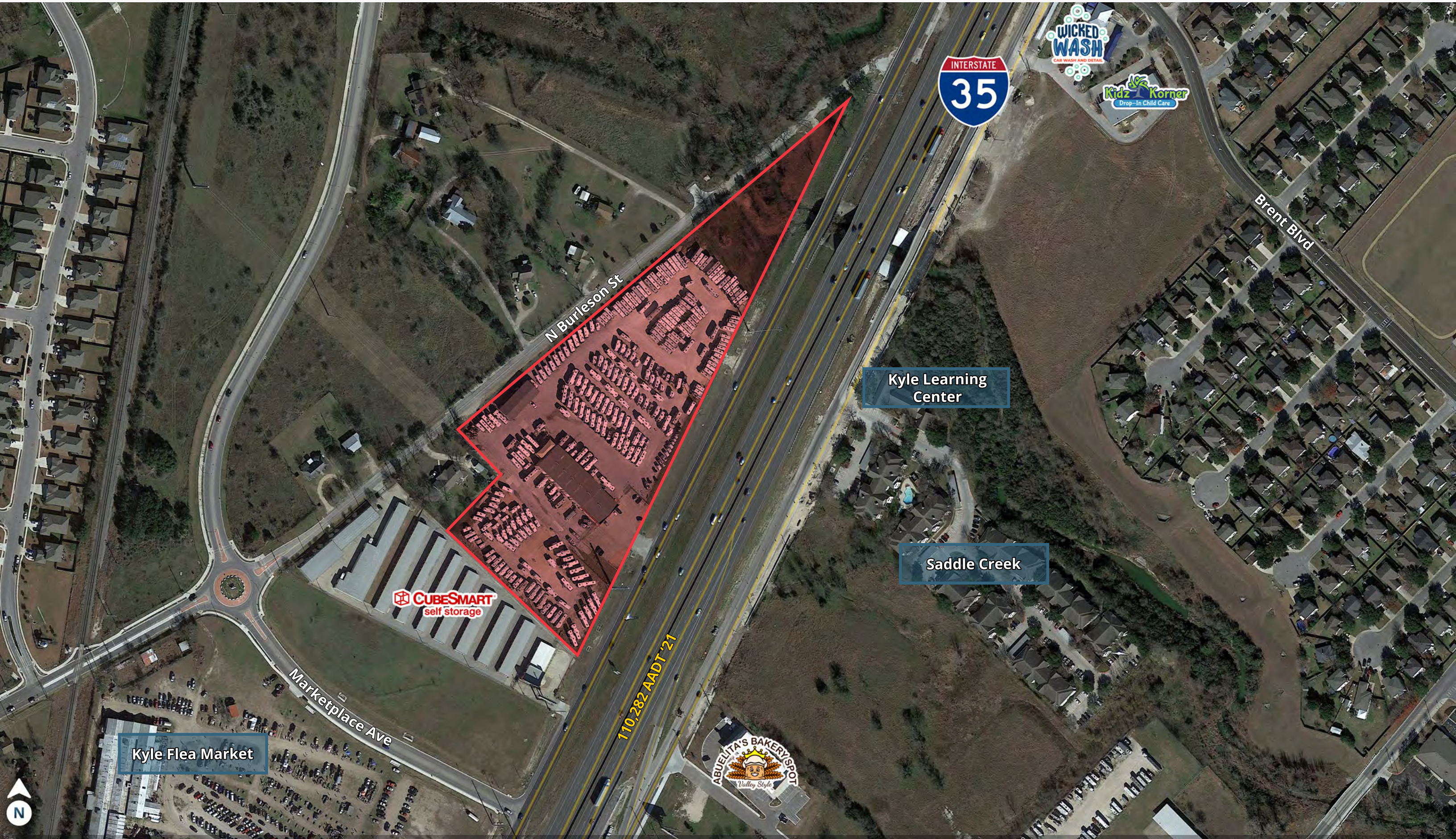
**Dry River District**

- FACTORY MATTRESS
- SUBS DELUXE
- TORCHYS TACOS
- PIZZA PATRON
- CAMPERO
- Denny's
- Starbucks
- PTERRY'S BURGER STAND
- FREEBIRDS
- Willie's
- Schlotzsky's
- AspenDental

**DISCOUNT TIRE**

- SMOOTHIE KING
- Wendy's
- popover's
- KFC
- Orangetheory
- marco's PIZZA





N Burleson St

Brent Blvd

Marketplace Ave

110,282 AADT '21

Kyle Learning Center

Saddle Creek



Kyle Flea Market



# Photos

21320 I-35 | Kyle, TX 78540





# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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

## 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.

SRS Real Estate Partners-Southwest, LLC	600324	ryan.johnson@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



**SRS Real Estate Partners**

8144 Walnut Hill Lane, Suite 1200  
Dallas, TX 75231  
214.560.3200

**Ryan Johnson**

214.560.3285

ryan.johnson@srsre.com

**Webb Sellers**

210.504.2781

webb.sellers@srsre.com

**Wes Babb**

512.236.4660

wes.babb@srsre.com

**SRSRE.COM**

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