

OFFERING MEMORANDUM

21197 E IH 35 Frontage Road | Kyle, Texas 78640

FOR SALE

7.34 Acres

COMMERCIAL DEVELOPMENT SITE

21197 E IH 35 Frontage Road • Kyle, Texas 78640

7.34

Total Acres

~480'

IH-35 Frontage

RS

Zoning

3*

Curb Cuts



PROPERTY OVERVIEW

McAllister & Associates is pleased to present this exceptional commercial development opportunity at 21197 E IH 35 Frontage Road in Kyle, Texas. This 7.34-acre site sits prominently on the east frontage road of Interstate 35 with approximately 480 feet of highway frontage, offering outstanding visibility and access to one of the most trafficked corridors in Central Texas. The property is shovel-ready with all utilities in place and zoned Retail Services (RS), ideal for a wide range of commercial users.

* 2 curb cuts on IH-35 East Frontage Road; 1 on Brent Boulevard. Buyer to verify access permit status with TxDOT and City of Kyle.

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SITE HIGHLIGHTS

Address	21197 E Frontage Road (E IH 35), Kyle, Texas 78640
County	Hays County
Jurisdiction	City of Kyle
Zoning	RS (Retail Services)
Total Site Area	7.34 Acres
Parcel 1 (Lot 4)	Parcel ID R104899 — The Park at Steeplechase, Block B, Lot 4 3.54 Acres
Parcel 2 (Lot 5)	Parcel ID R104900 — The Park at Steeplechase, Block B, Lot 5 3.80 Acres
Water	City of Kyle (8" and 12" lines adjacent to site)
Wastewater	City of Kyle
Frontage	~480 Linear Feet on IH-35
Curb Cuts	3 existing curb cuts
Pricing	Contact Broker

Key Investment Attributes

- Prime IH-35 frontage with ~480 feet of highway visibility
- Immediate access to City of Kyle water and wastewater
- "Two (2) curb cuts on IH-35 East Frontage Road and one (1) on Brent Boulevard"
- Zoned RS (Retail Services) for a broad-use designation permitting retail, dining, service, medical, and similar commercial uses by right
- Located outside the Edwards Aquifer Contributing/Recharge Zone
- Surrounded by established national retail anchors: Target, Walmart, Kohl's, Lowe's, McDonald's, Chick-fil-A, Whataburger, and Hobby Lobby
- Adjacent to Ascension Seton Hays Hospital so medical retail and service uses are a natural fit
- Partially within 100-year floodplain (Zone AE), development area available; permit pathway through City of Kyle

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ZONING: RS (RETAIL AND SERVICES) DISTRICT

The RS, or Retail Services, district (City of Kyle Zoning Ordinance, Chapter 53, Division 16, §§53-480 through 53-484) is designed for general retail sales of non-hazardous consumable goods and services. All permitted uses in CBD-1 and CBD-2 districts are also allowed, making this one of the most flexible commercial designations in Kyle.

Permitted Uses (Illustrative)	Development Standards
<ul style="list-style-type: none">• General retail (clothing, hardware, electronics, furniture)• Restaurants and outdoor dining• Grocery / specialty food• Pet supply and pet services• Medical and professional offices• Art studios, galleries, hobby shops, florist• Department and variety stores• Gasoline sales / convenience• Garden centers and plant nurseries• Any CBD-1 or CBD-2 permitted use	<ul style="list-style-type: none">• Buildings: 100% masonry/stone/brick/stucco on street-facing facades• Roof: metal, concrete, clay tile, or 25-year dimensional shingles• Paved sidewalks, driveways, and parking required• Screening of loading/storage facilities required• Special screening (6–8 ft fence + 4 ft landscape buffer) if adjacent to residential• No light spillover or glare across property lines• Outdoor uses (dining, display, delivery) permitted; live music via conditional use• Establishments within 300 ft of residential must close by 10:00 PM

UTILITIES & INFRASTRUCTURE

Water Provider	City of Kyle
Water Lines	8-inch and 12-inch mains in close proximity to the site
Wastewater Provider	City of Kyle
Wastewater Service	City of Kyle CCN boundary confirmed; service available to site
Electricity	City of Kyle
Edwards Aquifer	Located OUTSIDE of the Edwards Aquifer Contributing/Recharge Zone
Floodplain Status	Portion of site within FEMA Zone AE (100-year floodplain); development permits available through City of Kyle
Impervious Cover	Limitations to be confirmed through in-depth feasibility study

LOCATION & MARKET OVERVIEW

Kyle, Texas sits at the heart of the Austin-San Antonio "Texas Innovation Corridor" on IH-35, making it one of the most dynamic suburban growth markets in the nation. The city is ranked among the fastest-growing municipalities in Texas and in the United States, driven by a combination of affordable housing, corporate relocations, and proximity to Austin's tech economy.

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KYLE, TX KEY MARKET STATISTICS

2026 Estimated Population	~75,500 (up from 46,433 in 2020)
Population Growth Rate	~6.9% annually; 62%+ growth since 2020
Median Household Income	\$90,323
Median Age	34.1 years
Hays County Population	269,225+ (fastest growing county in the nation)
IH-35 Traffic Volume	Exceeds 100,000 vehicles per day through Kyle corridor
Major Employers Nearby	Amazon Fulfillment Center, Ascension Seton Hays, City of Kyle, Tesla (Austin), Samsung (Austin)
Kyle Growth Ranking	One of the top 5 fastest-growing cities in Texas

SURROUNDING RETAIL & DEMAND GENERATORS

The subject property is positioned within one of Kyle's most active commercial nodes, within minutes of the following established retailers and services:

National Retailers <ul style="list-style-type: none">• Target• Walmart Supercenter• Kohl's• Lowe's Home Improvement• McDonald's• Chick-fil-A• Whataburger• Hobby Lobby• Waffle House	Medical, Hospitality & Community <ul style="list-style-type: none">• Ascension Seton Hays Hospital• Hampton Inn Kyle• Goodwill• Spectrum Store• Kyle ER (Emergency Room)• Susie Fuentes Elementary School• Steeplechase Park• Multiple QSR and fast-casual restaurants• Plum Creek Dog Park
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ACCESS & TRANSPORTATION

The site benefits from three (3) existing curb cuts on the IH-35 East Frontage Road, with convenient on/off ramp access to Interstate 35. IH-35 provides unimpeded travel north to Austin (approximately 25 miles) and south to San Antonio (approximately 55 miles). The property is also accessible from Brent Boulevard to the east.

Frontage Road	IH-35 East Frontage Road (E IH 35)
Curb Cuts	2 on IH-35 East Frontage Road; 1 on Brent Boulevard — buyer to verify access permit status with TxDOT and City of Kyle
Cross Street / Secondary	Brent Boulevard (eastern boundary access)
IH-35 Access	On/off ramp access immediately adjacent
Distance to Austin CBD	~25 miles north
Distance to San Antonio CBD	~55 miles south
SH 130 (Toll)	Nearby parallel route providing regional connectivity

LEGAL DESCRIPTION & SURVEY

The property is comprised of two platted lots within The Park at Steeplechase subdivision, as recorded in the Hays County Plat Records:

Lot 4 (21197)	The Park at Steeplechase, Block B, Lot 4, Hays County Plat Records Vol. 10, Pg. 290 3.5373 Acres
Lot 5 (21261)	The Park at Steeplechase, Block B, Lot 5, Hays County Plat Records 3.80 Acres 163,544.6 Sq. Ft.
Survey Date (Lot 4)	March 11, 2021 — Hayes Surveying LLC
Survey Date (Lot 5)	June 18, 2021 — Allstar Surveying
FEMA Panel	Panel 0209F, September 2, 2005
Flood Zone	Zone AE (partially) — partially within 100-year flood zone
Bearing System	Grid North, Texas South Central Zone (4204) NAD83

Note: Both lots are subject to easements, setbacks, and restrictions of record as shown on their respective plats. A 15-foot strip is dedicated to public (platted) along the IH-35 frontage on Lot 5. Existing utility easements and landscape easements run along various boundaries — see survey documents for complete detail. Please consult attached surveys for full legal descriptions and encumbrances.

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DUE DILIGENCE & NOTES

Items Requiring Additional Study

- Impervious cover limitations specific to this site should be confirmed with the City of Kyle during the due diligence period
- Development within or adjacent to the 100-year floodplain (Zone AE) will require applicable permits from the City of Kyle; a LOMA or grading/fill plan may be required
- A zoning change or conditional use permit may be needed depending on the specific use type contemplated; applicant should verify with City of Kyle Planning Department
- An in-depth civil engineering feasibility study is recommended prior to closing (Austin Civil Engineering, Rick Shurtz, 512-350-7289)
- Buyers should independently confirm all utility capacity, tap fees, and service extension requirements with City of Kyle Public Works
- All information herein is from sources deemed reliable but is not guaranteed; buyer and buyer's agent to perform independent due diligence

CONTACT INFORMATION

Charlice Wehbe

Sales Agent / Associate

License No. 828767

charlice@matexas.com

(512) 680-1915 (c)

McAllister & Associates

Real Estate Services

Joe Willie McAllister (Broker)

License No. 336887

joewillie@matexas.com

(512) 472-2100 (o)

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