

2,627 SF Retail/Warehouse with IH-35 Frontage

23451 IH-35, Kyle, TX 78640

FOR LEASE



Tami Greenberg
Partner

512.773.3705
TGreenberg@asterra.com

Avery Meiteen
Associate

469.499.6886
AMeiteen@asterra.com

Ross Colley
Senior Vice President, Edge Realty

214.208.6900
RColley@edge-re.com

 **ASTERRA**[®]

Executive Summary

This 2,627 SF retail/warehouse for lease in Kyle, Texas, offers excellent visibility along the IH-35 corridor. Situated on a prime 1-acre site with IH-35 frontage, the property is in a high-growth area between Austin and San Antonio. Zoned Retail/Service with level topography, it provides easy access for logistics, storage, or light industrial use. Kyle's expanding economy, rapid population growth, and strong demand make this an excellent opportunity for businesses seeking a well-positioned warehouse space.

Highlights

- Frontage on IH-35
- Level Topography
- Zoning: Retail/Service
- Highly Visible
- High Traffic Volumes

Uses

This district allows general retail sales of consumable products and goods within buildings of products that are generally not hazardous and that are commonly purchased and used by consumers in their homes, including most in-store retail sales of goods and products that do not pose a fire or health hazard to neighboring areas, e.g., clothing, prescription drugs, furniture, toys, hardware, electronics, pet supply, variety, department, video rental and antique stores, art studio or gallery, hobby shops and florist shops., and the retail sale of goods and products (in the following listed use areas) to which value has been added on site, including sales of goods and services outside of the primary structure as customary with the uses specifically listed, and the following: Any use permitted in CBD-1 or CBD-2 and RS districts as provided in section 53-1230.

Listing Details

Lease Rate: [Contact for Rate](#)

Property Type: [Retail/Industrial/Warehouse](#)

Building Size: [2,627 SF](#)

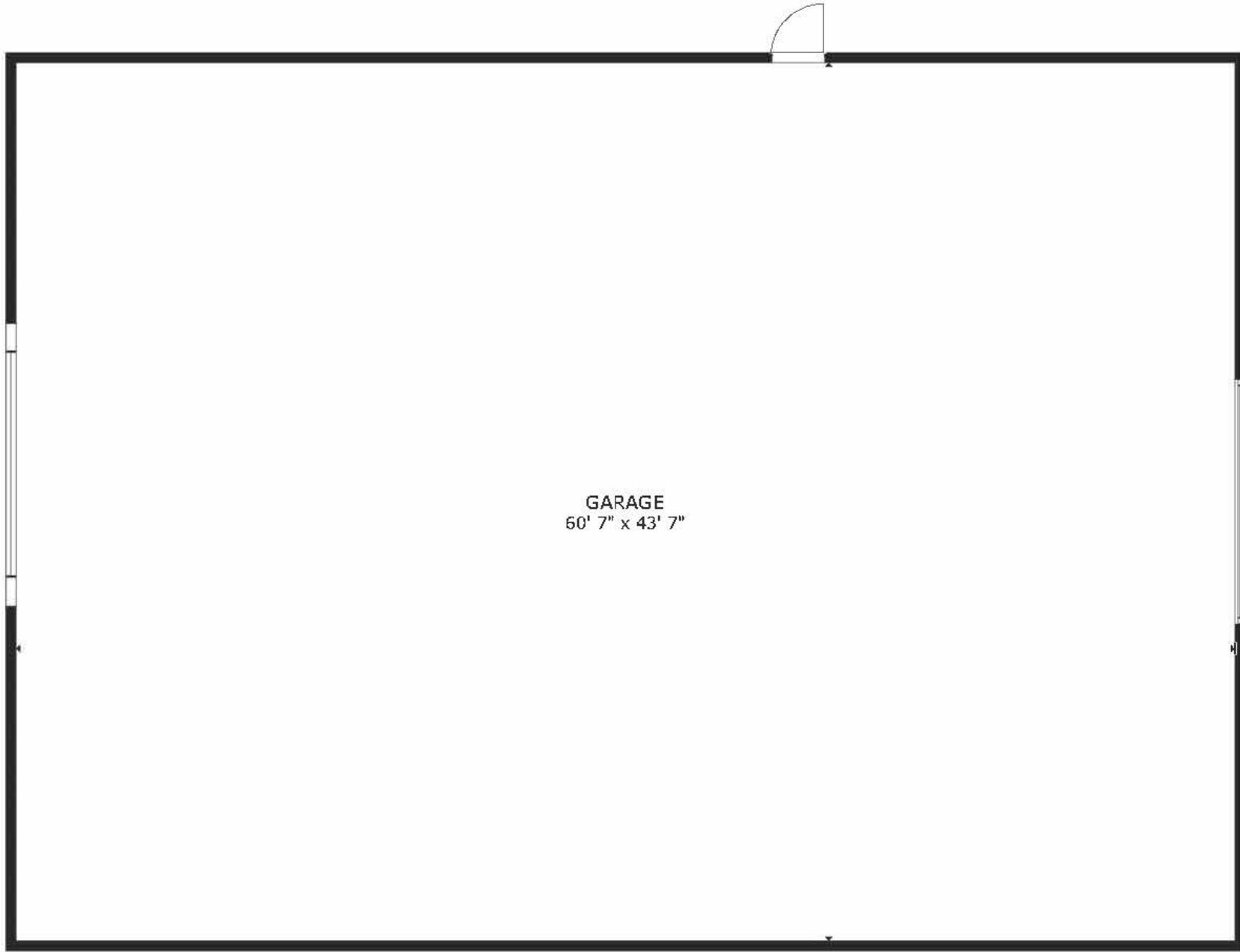
Available: [Immediately](#)

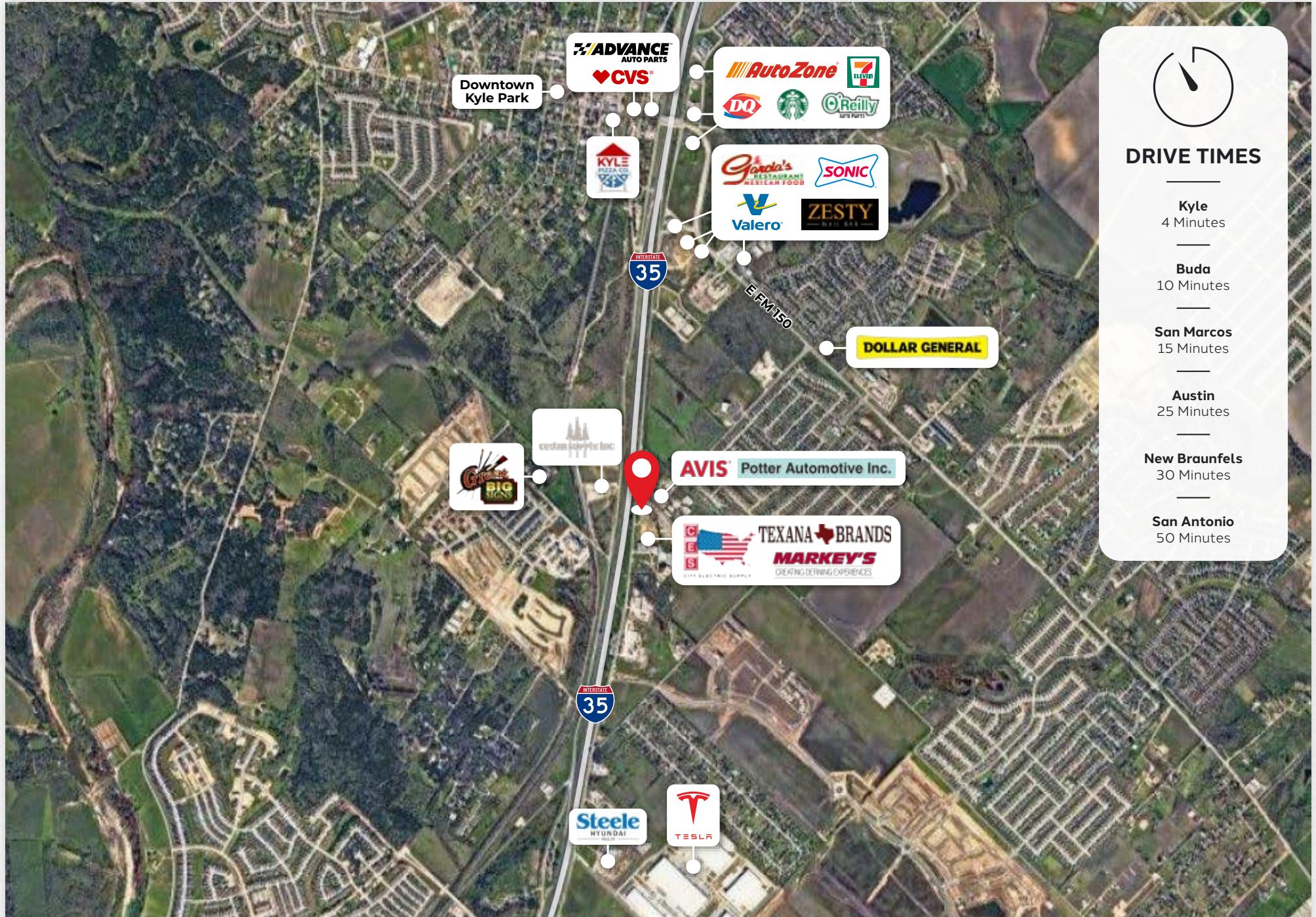
Zoning: [R/S](#)

City: [Kyle](#)

Utilities: [Solar, Water, Electricity, Waste Water](#)







DRIVE TIMES

Kyle
4 Minutes

Buda
10 Minutes

San Marcos
15 Minutes

Austin
25 Minutes

New Braunfels
30 Minutes

San Antonio
50 Minutes

Location Demographics



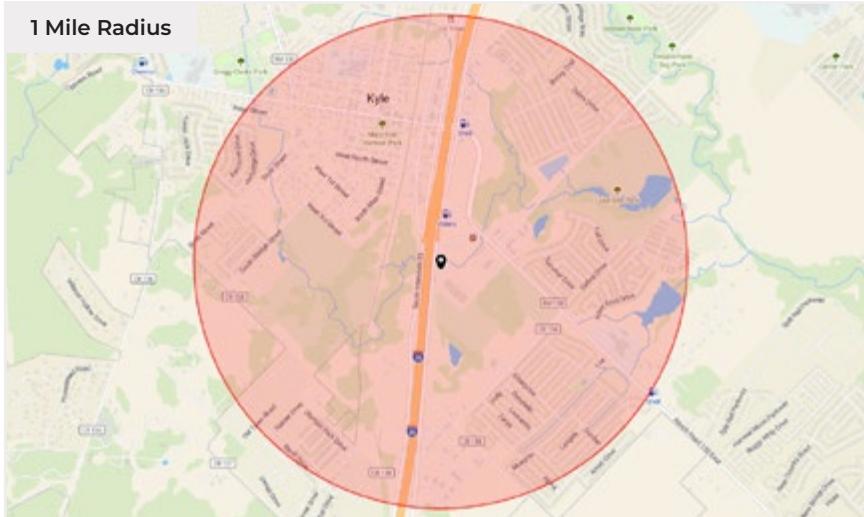
Population

	1 Mile	3 Miles	5 Miles
	4,757	48,099	89,670



Avg Household Income

	1 Mile	3 Miles	5 Miles
	\$99,778	\$99,579	\$91,622



Information obtained from third-party resource, subject to change.

Radius	1 Mile	3 Miles	5 Miles
Households	1,509	16,103	30,517
Households by Marital Status			
Married	879	8,885	15,185
Married No Children			
Married w/Children	443	4,522	7,711
Education			
Some High School	6.51%	7.59%	10.66%
High School Grad	25.66%	23.27%	25.28%
Some College	38.38%	32.14%	28.81%
Associate Degree	4.65%	5.55%	6.98%
Bachelor Degree	16.87%	22.56%	20.04%
Advanced Degree	7.93%	8.89%	8.23%
Annual Consumer Spending (\$000)			
Apparel	\$2,903	\$30,881	\$56,070
Entertainment	\$7,359	\$78,236	\$138,471
Food & Alcohol	\$14,373	\$151,469	\$271,688
Household	\$9,412	\$97,693	\$166,815
Transportation	\$13,675	\$146,857	\$269,849
Health Care	\$2,343	\$24,679	\$42,947
Education/Day Care	\$3,152	\$34,356	\$59,469

AUSTIN'S 2025 RANKINGS

#1 FASTEST GROWING
MAJOR METRO
EXPLODINGTOPICS.COM

#1 BEST PLACE TO START
A BUSINESS
CNBC

#1 BEST METRO FOR
STEM PROFESSIONALS
WALLETHUB

#5 COLLEGE EDUCATED
ADULTS
CITYLAB

#1 PEOPLE WANTING
TO RELOCATE
MONEY.CO.UK

#6 BEST PERFORMING
LARGE CITY IN THE US
MILKEN INSTITUTE

#2 BEST MARKET FOR
REAL ESTATE
WALLETHUB

#7 MOST FUN CITY IN
THE US
WALLETHUB

#1 BEST JOB
MARKET (2024)
WALL STREET JOURNAL

#2 BEST CITY FOR YOUNG
PROFESSIONALS
ROCKET HOMES

#5 MOST RECESSION
RESISTANT CITY
SMARTASSET

#9 BEST EDUCATED
MAJOR METRO
WALLETHUB

#1 BEST STATE CAPITAL
TO LIVE IN
WALLETHUB

#2 BEST CITY FOR JOB
OPPORTUNITIES
BUSINESS INSIDER

#6 SAFEST LARGE
CITY IN U.S.
SAFEWISE

53 WORLDS BEST CITIES
AUSTINCULTUREMAP

DISCLAIMER: The information contained herein has been obtained from sources deemed reliable, but has not been verified and no guarantee, warranty, or representation, either express or implied, is made with respect said information. All information contained herein should be independently verified; Agent assumes no legal responsibility for the accuracy thereof. The offering is made subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. In accordance with the law, this property is offered without regard to race, creed, national origin, disability or gender.

Market Overview

KYLE

Kyle, Texas, one of the fastest-growing cities in Central Texas, is strategically located along the bustling IH-35 corridor between Austin and San Antonio. With a population exceeding 57,000 and growing at a rate of approximately 6% annually, Kyle has become a key destination for families, businesses, and investors seeking affordable alternatives to Austin. Its strong sense of community, expanding infrastructure, and favorable business environment position Kyle as a pivotal player in the regional economy.

Economy

The local economy in Kyle is thriving, driven by rapid population growth, business expansion, and infrastructure investments. The city benefits from its strategic location along IH-35, which provides direct access to major employment hubs in Austin and San Antonio. Kyle has seen significant growth in industries such as healthcare, manufacturing, retail, and logistics. The unemployment rate in Hays County remains low at 3.2%, reflecting a robust job market. Additionally, the city is focused on economic development through initiatives like the Kyle Economic Development Program, which has attracted new businesses, spurring job creation and retail demand.

Real Estate

Kyle's real estate market continues to experience strong momentum, with increasing demand for both residential and commercial properties. The median home price in Kyle is approximately \$365,000, offering more affordable options compared to Austin while maintaining strong appreciation rates. Residential growth is fueled by master-planned communities catering to families and first-time homebuyers. On the commercial side, retail and industrial developments are on the rise, supported by Kyle's growing population and strategic location. The IH-35 corridor frontage remains particularly valuable for new retail, dining, and service-based businesses, making Kyle an attractive opportunity for developers and investors seeking to capitalize on the area's ongoing expansion.

Contact



Tami Greenberg
Partner

512.773.3705
TGreenberg@asterra.com



Avery Meiteen
Associate

469.499.6886
AMeiteen@asterra.com

Asterra is a full service real estate brokerage firm providing professional real estate services throughout Central Texas.

Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.



IMPORTANT DISCLOSURES, DISCLAIMERS AND NOTICES:

THE INFORMATION CONTAINED IN THESE MARKETING MATERIALS (THE “MATERIALS”) HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. HOWEVER, NEITHER ASTERRA NOR ITS PRINCIPALS, BROKERS, AGENTS, OR EMPLOYEES (COLLECTIVELY “ASTERRA”) HAS VERIFIED, NOR WILL IT VERIFY, ANY OF THE INFORMATION CONTAINED HEREIN. ASTERRA MAKES NO GUARANTEE, WARRANTY, OR REPRESENTATION WHATSOEVER, EITHER EXPRESS OR IMPLIED, WITH RESPECT TO THE ACCURACY OR COMPLETENESS OF THE MATERIALS OR AS TO THE CONDITION OF THE SUBJECT PROPERTY. ASTERRA SPECIFICALLY DISCLAIMS ANY RESPONSIBILITY FOR THE ACCURACY OF THE MATERIALS. BY ACCEPTING, READING, REVIEWING, OR SHARING THE INFORMATION CONTAINED THE MATERIALS, THE USER ACKNOWLEDGES AND ACCEPTS ASTERRA’S DISCLAIMERS AND WAIVES ANY CLAIMS AGAINST ASTERRA FOR DAMAGE OR LOSS CAUSED BY THE USE OF THE MATERIALS. ANY INTERPRETATIONS, ASSUMPTIONS, OR RELIANCE ON THE CONTENT OF THE MATERIALS IS DONE SOLELY AT YOUR OWN RISK.

ANY INTERESTED PARTY SHOULD TAKE APPROPRIATE STEPS TO INDEPENDENTLY VERIFY ALL OF THE INFORMATION IN THE MATERIALS. ASTERRA STRONGLY ADVISES ALL INTERESTED PARTIES TO CONDUCT A THOROUGH INVESTIGATION OF THE PROPERTY AND TO SEEK ALL QUALIFIED EXPERT OPINIONS THEY DEEM NECESSARY. ASTERRA DOES NOT AND WILL NOT CONDUCT DUE DILIGENCE ON BEHALF OF ANY PROSPECTIVE BUYER OR TENANT. THE MATERIALS ARE NOT A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION. ALL INTERESTED PARTIES ARE STRONGLY ADVISED TO RETAIN PROFESSIONALS IN LEGAL, ENVIRONMENTAL, ENGINEERING, ARCHITECTURE, BUILDING SCIENCE, TAX, REGULATORY, FINANCIAL, AND/OR ACCOUNTING TO INVESTIGATE AND ADDRESS ANY QUESTIONS CONCERNING THE CONDITION, DEVELOPABILITY, FINANCIAL VIABILITY, AND/OR PERFORMANCE OF THE SUBJECT PROPERTY.

THE OFFERING IS MADE SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE. IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS ALSO OFFERED WITHOUT REGARD TO RACE, COLOR, RELIGION, FAMILIAL STATUS, CREED, NATIONAL ORIGIN, DISABILITY, OR GENDER IDENTITY.

NON-ENDORSEMENT NOTICE – Asterra is not affiliated with, sponsored by, or endorsed by any business or enterprise identified in these marketing materials. The use of any logo or business name in these materials does not indicate or imply any affiliation, endorsement, or sponsorship between Asterra and the business identified. The use of any business name or logo is used solely for the purpose of relaying information about business or tenants adjacent or related to the subject property.

AFFILIATED BUSINESS DISCLOSURE – Asterra consists of three related and separate legal entities (each an “Affiliate”) with each doing business as “Asterra” and engaging in a range of real estate services including, but not limited to, brokerage, property and facilities management, and investment. It is possible for different Affiliates to represent clients with competing interests in the same property. Your receipt of these materials (and disclosures) constitutes your acknowledgment of this possibility and your agreement that neither Affiliate has an obligation to disclose to you such Affiliates’ representation of another in the sale or purchase of the Property. However, each Affiliate will always act in the best interest of its respective client(s), at arms’ length, and not in concert or in a way harmful to a third party. Further, each Affiliate will always conduct its respective business in pursuant to the law and will maintain the fiduciary duties owed to its respective client(s).

CONFIDENTIALITY AGREEMENT – Your receipt of the Materials constitutes your acknowledgment that: (1) the Materials are confidential and made available solely for your limited use in determining your interest in the subject Property; (2) You agree not disclose any of the information contained in the Materials without the prior written consent and authorization from Asterra or the Property owner(s), (3) you will not use any part of the Materials in any manner detrimental to Asterra, its agents, Brokers, or the Property and its owner(s); and (4) you hereby acknowledge and accept all of the waivers and disclaimers contained herein. Asterra and the Asterra logo are trademarks of Asterra, Inc. in the United States. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of Asterra; use of these images without the prior express written consent of Asterra and/or the owner is prohibited. Copyright Notice © 2022 Asterra Commercial d/b/a Asterra. All Rights Reserved.



Information About Brokerage Services

Texas law requires all real estate licensees 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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' 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.

Asterra	90000901	info@asterra.com	512.231.2000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Lucian Morehead	437479	lmorehead@asterra.com	512.825.6287
Licensed Broker / Broker Firm Name	License No.	Email	Phone

Lucian Morehead	437479	lmorehead@asterra.com	512.825.6287
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone
------------------------------	-------------	-------	-------