

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

23451 IH-35, Kyle, TX 78640

**FOR LEASE**



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# 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

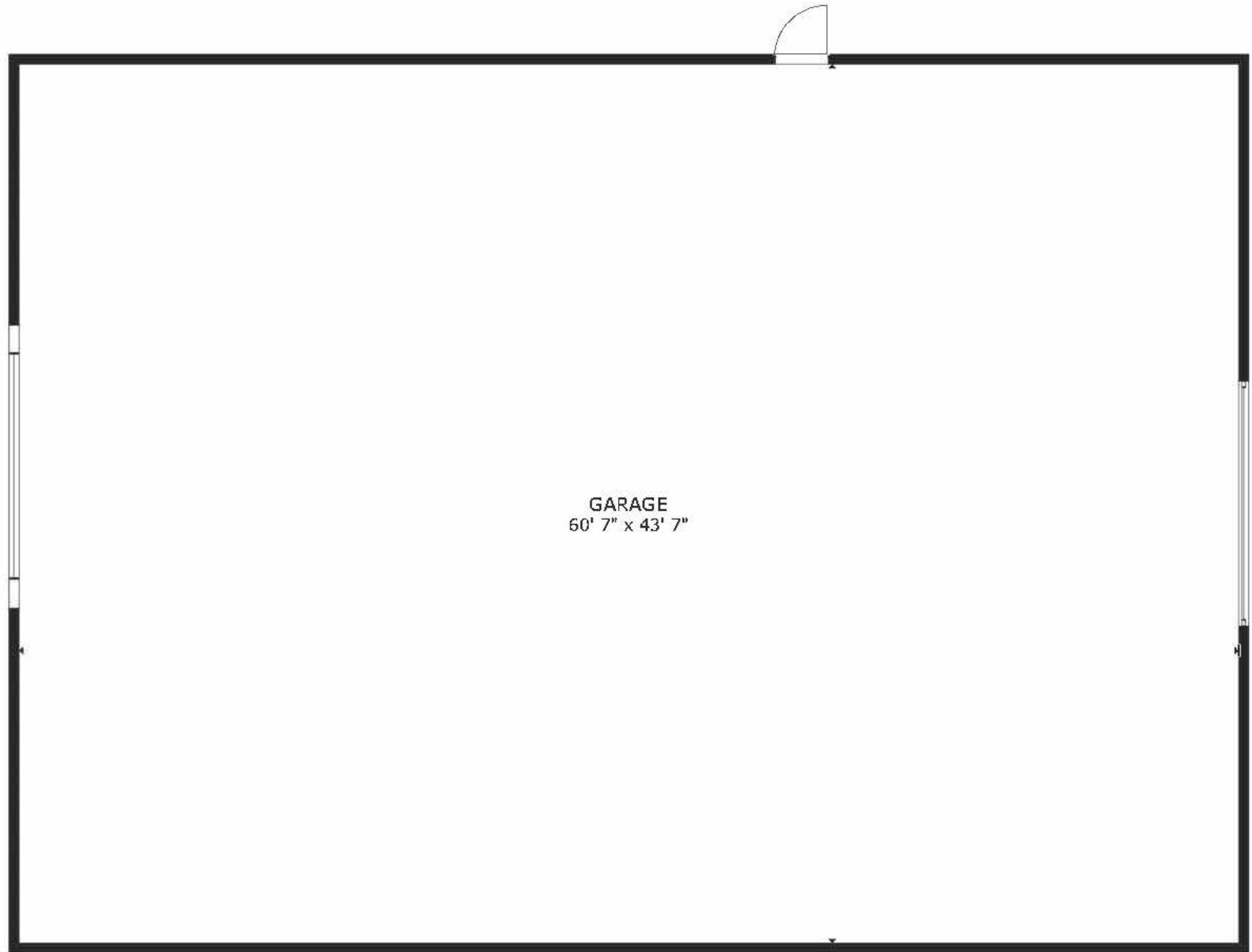
Zoning: R/S

City: Kyle

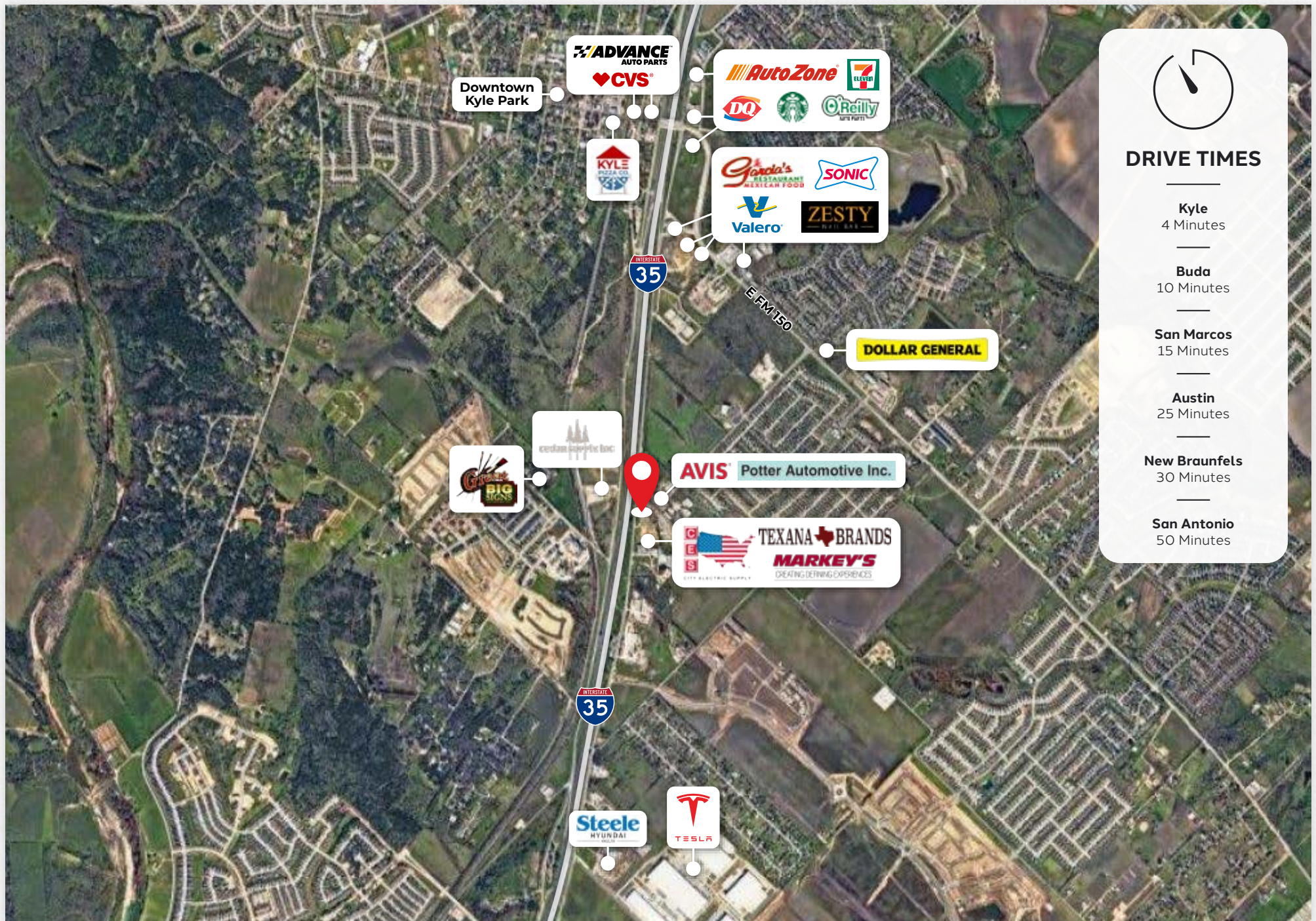
Utilities: Solar, Water, Electricity, Waste Water











## 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



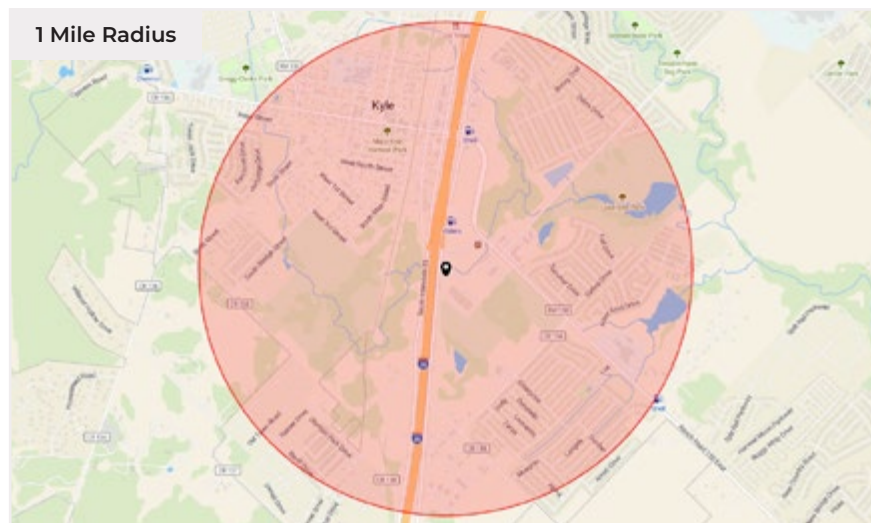
Population

	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	443	4,522	7,711
Married w/Children	436	4,362	7,474
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 INSITUTE

#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

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# 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



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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.





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## 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.

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