

+/- 40 Acres of ETJ Redevelopment Land

900 Peaceful Valley Rd. Kyle, Texas

Highlights

- Water line & Electricity to site
- Frontage on both ends of tract
- Wastewater nearby
- Minutes from two master planned communities

For Sale

- SqFt:+/-1,742,400
- Available Acres : +/- 40 acres
 - Contact Broker for Pricing

Anthony Kuri McAllister & Associates 512.903.1960 anthony@matexas.com

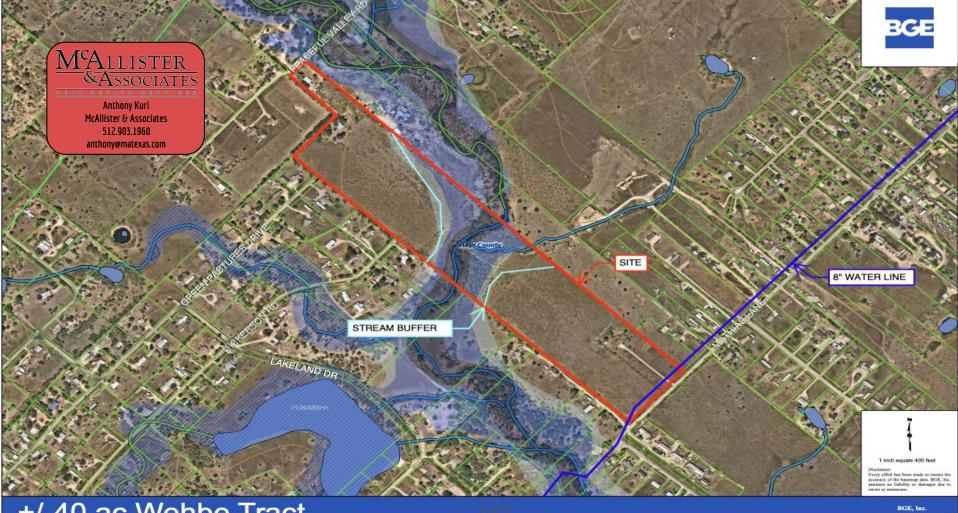


OFFERING SUMMARY

MCALLISTER
&ASSOCIATES

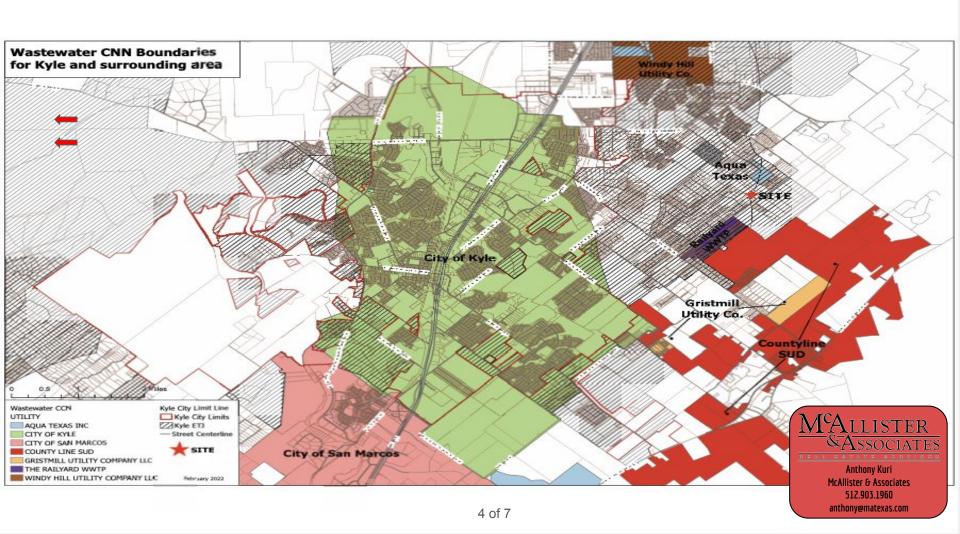
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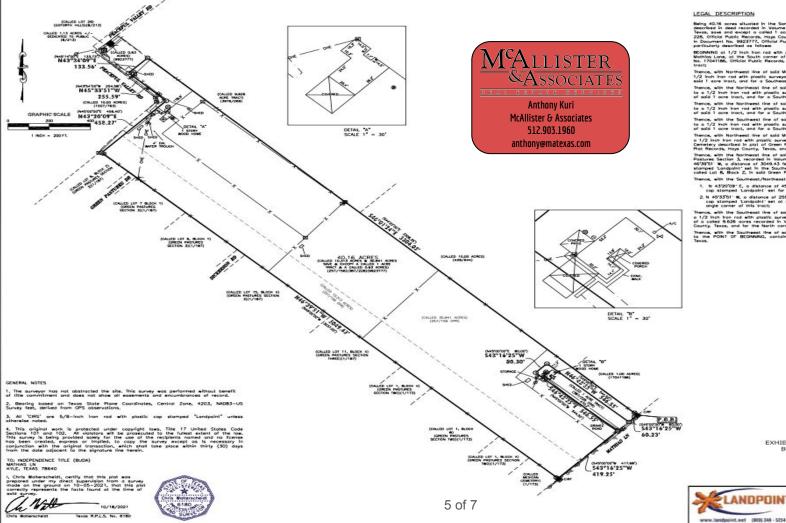
Location	900 Peaceful Valley Rd. Kyle, Texas		
County	Hays		
Jurisdiction	City of Kyle		
Zoning	ETJ		
Size	+/- 40 Acres		
Sewer	Wastewater line approximately 950' North		
Water	8" Water line to site		
Parcels	Parcel No. R15987 Parcel No. R15988		



+/-40 ac Wehbe Tract

Tel: 281-558-8700 Fax: 281-558-9701





LEGAL DESCRIPTION

Being 40.16 occes situated in the Samuel Little, Abstract No. 286, being the same tract described in deed recorded in Volume 257, Page 156, Official Public Records, Hoys County, Tevas, save and except a coded it ourse treat described in deed recorded in Volume 387, Page 228, Official Public Records, Hays County, and a called 0.63 acres described in deed recorded in Document, No. 9923777, Official Public Records, Hays County, Texas, and being more

BECOMMING at 1/2 inch iron rad with plastic surveyor's cap found in the Northwest line of Wothlos Lone, at the South corner of a collect 1.00 acres described in deed recorded in Dec. 1704-118B, Official Public Records, Hoys Country, Teacs, and for the East corner of this

Thence, with Northwest line of sold Wothlos Lone, S 43"6"25" W, a distance of 60.23 feet to a 1/2 Inch Iron rod with plastic surveyor's cap stamped Landpoint' set at the East corner of sold 1 sare tract, and for a Southeast angle corner of this tract;

Thence, with the Northeast line of said 1 acre tract, N 46'45'35' W, a distance of 546.55 feet to a 1/2 buth from rod with plastic surveyor's cap stamped Landpoint set at the North come of sais 1 one tract, and for a Southeast ongle corner of this tract;

Thence, with the Northwest line of sold 1 acre tract, S 43'16'25' W, a distance of 80.30 feet

to a 1/2 inch iron rod with prostic surveyor's cap stamped Landpoint' set at the West corner of sais 1 acre tract, and for a Southeast angle corner of this tract; Thence, with the Southwest line of said 1 agre tract, S 46'43'35' E, a distance of \$46.55 feet

to a 1/2 inch iron rod with plastic surveyor's cap stamped Landpoint' set at the South corner Thence, with Northwest line of soid Mothios Lone, S 43"6"25" W, a distance of 419.25 feet to

o 1/2 inch iron rad with plastic surveyor's cap found at the East corner of a called Mexican Cemetery described in plot of Green Possures Section Teo, recorded in Valume 1, Page 173, Plot Records, Hoys County, Teres, and for the South corner of this tract; Thence, with the Northeast line of sold Green Postures Section Two and a called Green Pastures Section 3, recorded in volume 1, Page 187, Plot Records, Hoys County, Feors, N 45/59/51 N, a distance of 3049,43 feet to a 1/2 inch iron rad with plastic surveyor's cap

stamped Landpoint' set in the Southeast line of Peaceful Volley Rd, at the North corner of called Lot B, Black Z, in sold Green Pastures Section 3, for a Northwest corner of this tract; Thence, with the Southeast/Northeast line of Peaceful Valley Rd the following two (2) courses: 1. N 43'20'09' E. o distance of 456.27 feet to o 1/2 lock loss red with plostic surveyor's

- cap stamped Landpoint set for a Northwest angle comer of this tract)
- N 45'33'5! ** a distance of 255.59 feet to a 1/2 inch iron rad with plastic surveyor's cap stamped Landpoint set at the South corner of said 0.63 acres, and for a Northwest

Thence, with the Southeast line of sold 0.63 acres, N 43'34'09' E, a distance of 133.56 feet to o 1/2 Inch Iron rod with plastic surveyor's cap atomped Londpoint' set in the Southwest line of a celled 9.626 cores recorded in Volume 3976, Page 289, Official Public Records, Hoys County, Tessos, and for the North corner of this tract;

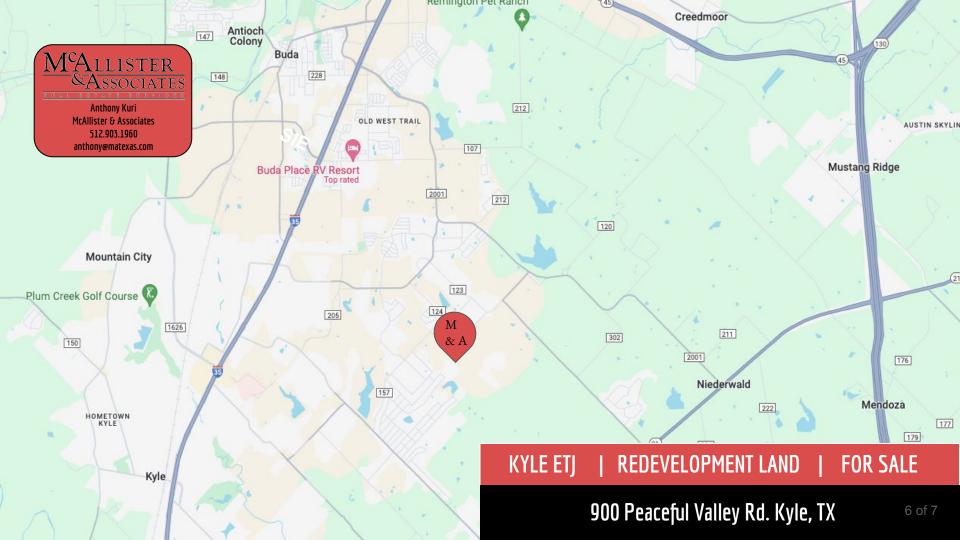
Thence, with the Southwest line of sold 9.626 cores, S 46'01'24' E, a distance of 3304.03 feet to the PONT OF BEGINNING, containing 40.16 cores of land, more or less, in Hoys County,



EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF BOUNDARY & IMPROVEMENT SURVEY OF 40.16 ACRES. SITUATED IN THE SAMUEL LITTLE SURVEY, ABSTRACT NO. 286 HAYS COUNTY, TEXAS

LANDPOINT

500 NORTH LOOP 1604 EAST. SUITE 200 SAN ANTONIO, TX 78232 (318) 226-0100 www.Jondpoint.net TBPELS REG. NO. 10193814 SHEET 1 OF 1



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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.

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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Associate			
Anthony Kuri	683724	anthony@matexas.com	(512)903-1960
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IABS 1-0 Date

Buyer/Tenant/Seller/Landlord Initials