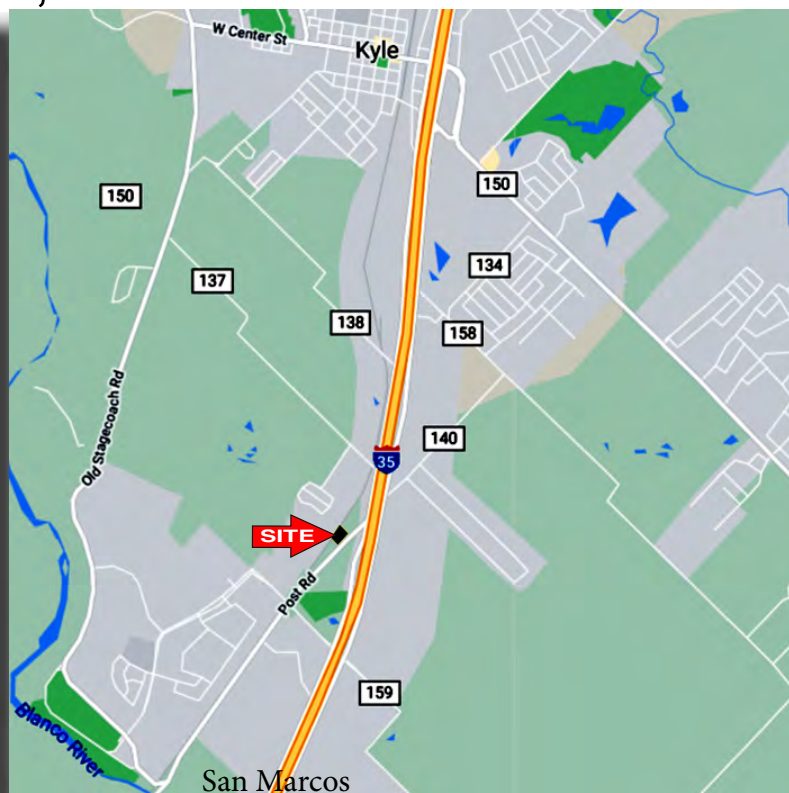


# FOR 1-ACRE COMMERCIAL SITE SALE ALONG IH-35 CORRIDOR

Post Road, Kyle, Texas 78640



**LOCATION** This 1-acre site is on the west side of Post Rd., just 0.12 miles southwest of IH35.

**JURISDICTION** City of Kyle

**SIZE** Lot 3: ±1.02 Acres

**PRICE** Lot 3: \$300,000  
Owner will consider short-term owner financing to a qualified buyer with approved credit and a minimum of 20% down payment.

**IMPERVIOUS COVER** Lot 3 ± 30,613 sf (68.9%)

**FRONTAGE** Lot 3 ±180 feet

**COMMENTS** This platted lot has all utilities available and is zoned R/S (Retail Services). Uses could range from retail to office to service businesses. Great convenience into Austin, San Marcos, and even San Antonio via IH-35. This immediate area, and especially Kyle in general, is experiencing tremendous growth. FM 150 will be realigned from just west of Kyle to Yarrington Road, thus creating much more activity in this corridor.

**UTILITIES** Water/Wastewater – City of Kyle  
Electric – Pedernales Electric Company

**ZONING** Retail Services (R/S)

**TRAFFIC (vpd)** 1,041 @Post Rd and IH35 frontage  
143,429 @IH 35 and FM 150

**McALLISTER & ASSOCIATES**

REAL ESTATE SERVICES

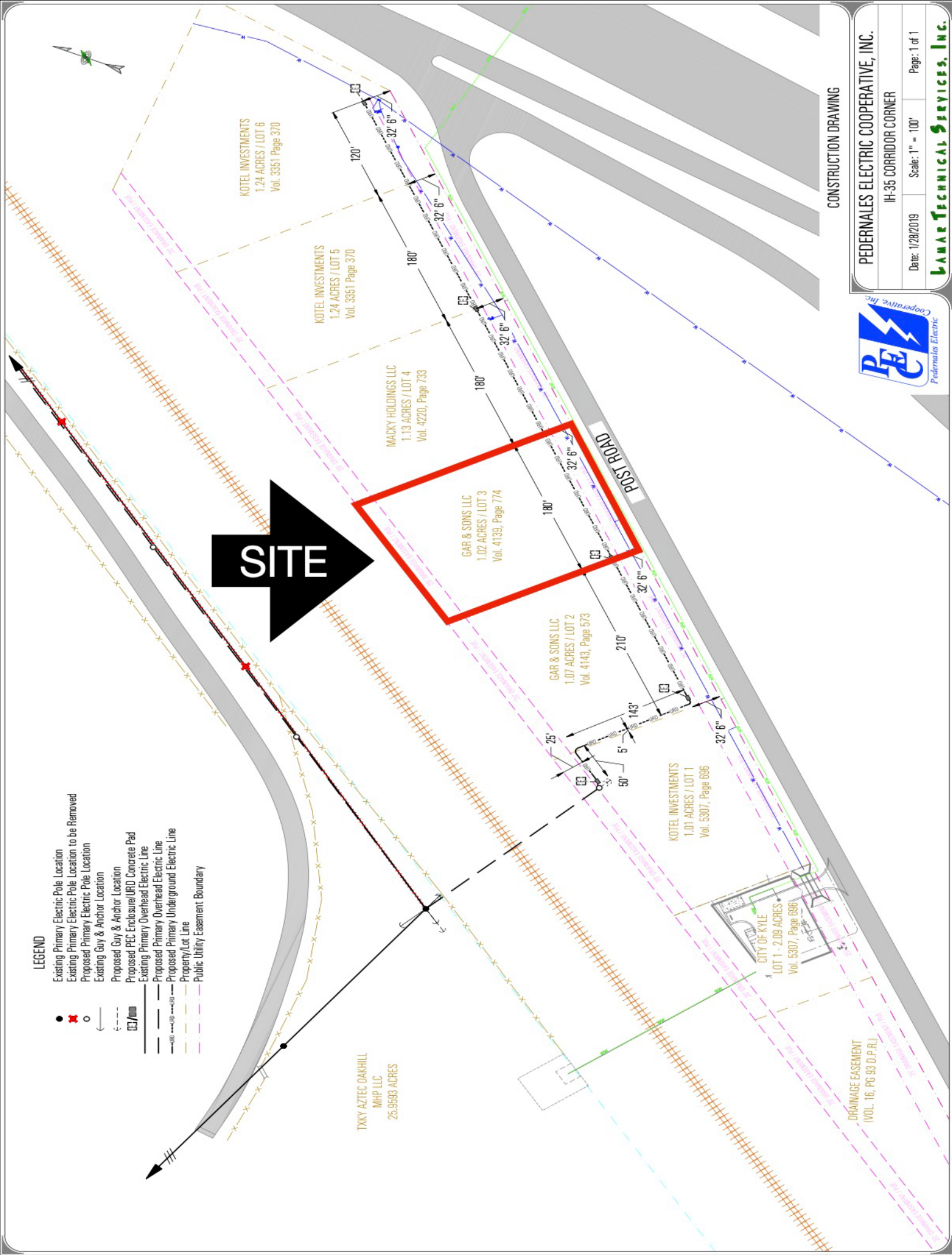
201 Barton Springs Road Austin, Texas 78704  
(512)472-2100 FAX: (512)472-2905

**CONTACT Spence Collins**  
**Office: (512) 472-2100**  
**Spence@matexas.com**

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

**LEGEND**

- Existing Primary Electric Pole Location
- ✖ Existing Primary Electric Pole Location to be Removed
- Proposed Primary Electric Pole Location
- ← Existing Guy & Anchor Location
- ← Proposed Guy & Anchor Location
- /▣ Proposed PEC Enclosure/URD Concrete Pad
- Existing Primary Overhead Electric Line
- Proposed Primary Overhead Electric Line
- Proposed Primary Underground Electric Line
- Property/Lot Line
- - - Public Utility Easement Boundary



CONSTRUCTION DRAWING

**PEDERNALES ELECTRIC COOPERATIVE, INC.**  
 IH-35 CORRIDOR CORNER  
 Date: 1/28/2019 Scale: 1" = 100' Page: 1 of 1  
**LAMAR TECHNICAL SERVICES, INC.**



12 miles to Austin



Post Oak

CR 158



Paramount by CastleRock

Roland Ln



Quail Ridge

CR 140



Subject Property



Post Rd.



Yarrington Rd.



Blanco Vista

•7 miles to San Marcos Courthouse  
•38 miles to San Antonio





## Information About Brokerage Services

*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.

|  |               |                              |                     |
|--|---------------|------------------------------|---------------------|
| <b>McAllister &amp; Associates</b>                                 | <b>403756</b> | <b>joewillie@matexas.com</b> | <b>512-472-2100</b> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.   | Email                        | Phone               |
| <b>John T. Baker II</b>  | <b>517348</b> | <b>johntbaker2@gmail.com</b> | <b>512-472-2100</b> |
| Designated Broker of Firm  | License No.   | Email                        | Phone               |
| <b>Joe Willie McAllister</b>                                       | <b>336887</b> | <b>joewillie@matexas.com</b> | <b>512-472-2100</b> |
| Licensed Supervisor of Sales Agent/ Associate                      | License No.   | Email                        | Phone               |
| <b>Spencer Everett Collins</b>                                     | <b>345335</b> | <b>spence@matexas.com</b>    | <b>512-472-2100</b> |
| Sales Agent/Associate's Name                                       | License No.   | Email                        | Phone               |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date