

FOR SALE ±2.275 ACRES ON IH-35

23091 IH 35, Kyle, Texas 78640



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|-------------------------|--|---------------------|---|
| LOCATION | Situated on the N. IH-35 Frontage Road, 0.7 miles south of the FM 150 / IH-35 intersection in the City of Kyle. Benefits from high commuter traffic counts and strong IH-35 visibility, well-suited for retail, service-commercial uses. | FLOOD HAZARD | No portion of the Property lies within the FEMA 100-year floodplain. |
| SIZE | ±2.275 acres | PRICE | \$1,645,000 (\$16.60 psf) |
| FRONTAGE/ ACCESS | Approximately 270' in IH-35 | COMMENTS | This platted lot has high-visibility IH-35 frontage-road site positioned within one of the fastest-growing corridors in the Austin metro. The RS zoning supports a broad range of retail and service uses, and the tract's clean floodplain status and available utilities reduce pre-development friction. Ideal for fuel/convenience, medical office, entertainment venue, or general retail pad development. |
| UTILITIES | All utilities available. | | |
| ZONING | RS — Retail/Service District (City of Kyle) IH-35 Overlay District | | |
| JURISDICTION | City of Kyle, Hays County, Texas. | | |

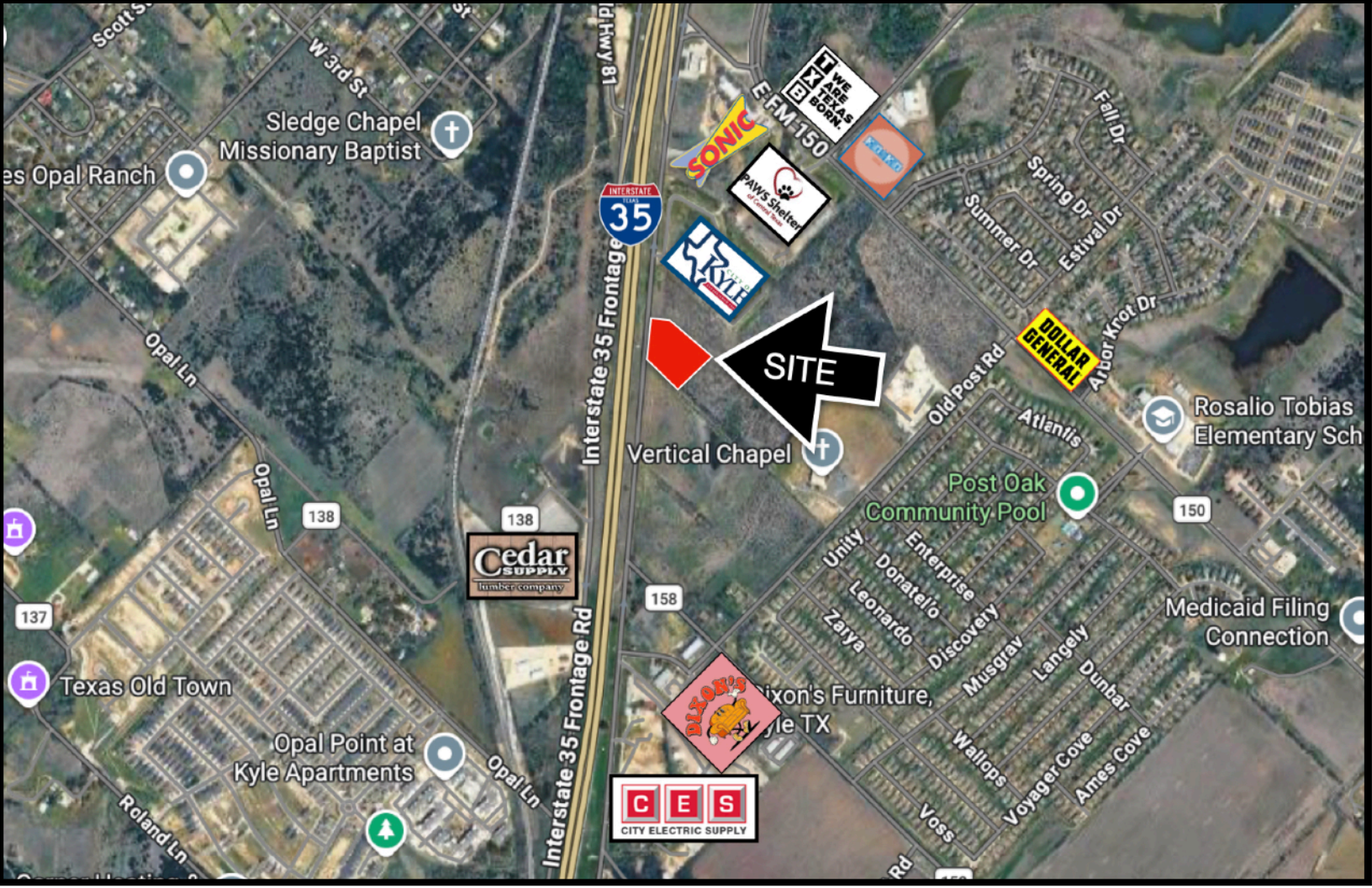
McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

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

CONTACT Spence Collins
Office: (512) 789-0909
spence@matexas.com

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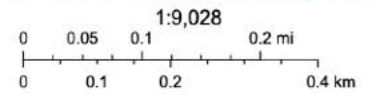


Hays CAD Web Map



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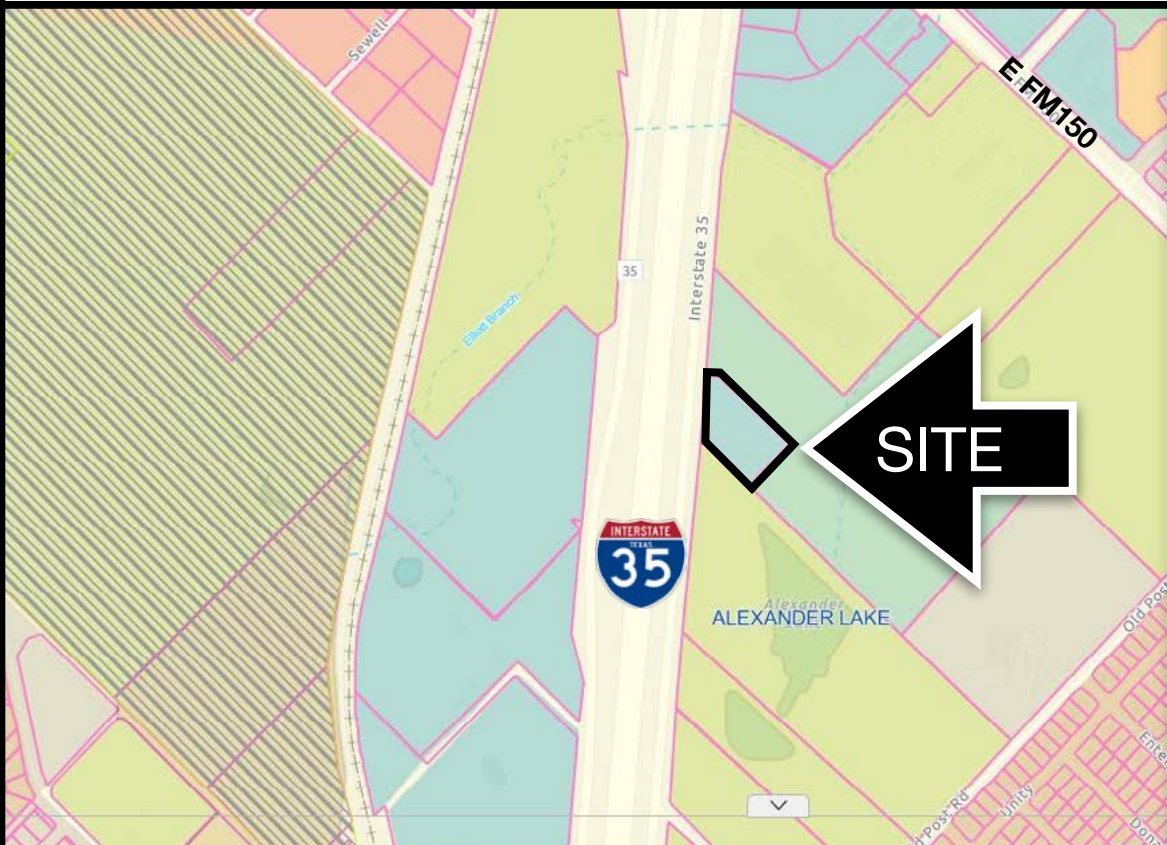
Parcels
 Abstracts
 Streets



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Hays County Appraisal District, BIS Consulting - www.bisconsulting.com

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- Zoning**
- Residential - Single Family
 - Retail & Service District
 - Agriculture
 - Manufactured Home Subdivision
 - Residential - Two Family
 - Agriculture - Development Agreement
 - Planned Unit Development
 - Residential - Single Family District 2
 - Warehouse
 - Central Business District 2
 - Other





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.

2-10-2025



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' 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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|--|---------------|------------------------------|---------------------|
| McAllister & Associates | 403756 | joewillie@matexas.com | 512-472-2100 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| John T. Baker II | 517348 | johntbaker2@gmail.com | 512-472-2100 |
| Designated Broker of Firm | License No. | Email | Phone |
| Joe Willie McAllister | 336887 | joewillie@matexas.com | 512-784-1134 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Spence Collins | 345335 | spence@matexas.com | 512-789-0909 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date