

FOR SALE ±2.275 ACRES ON IH-35

23091 IH 35, Kyle, Texas 78640



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	\$1,562,750 (\$15.77 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.		

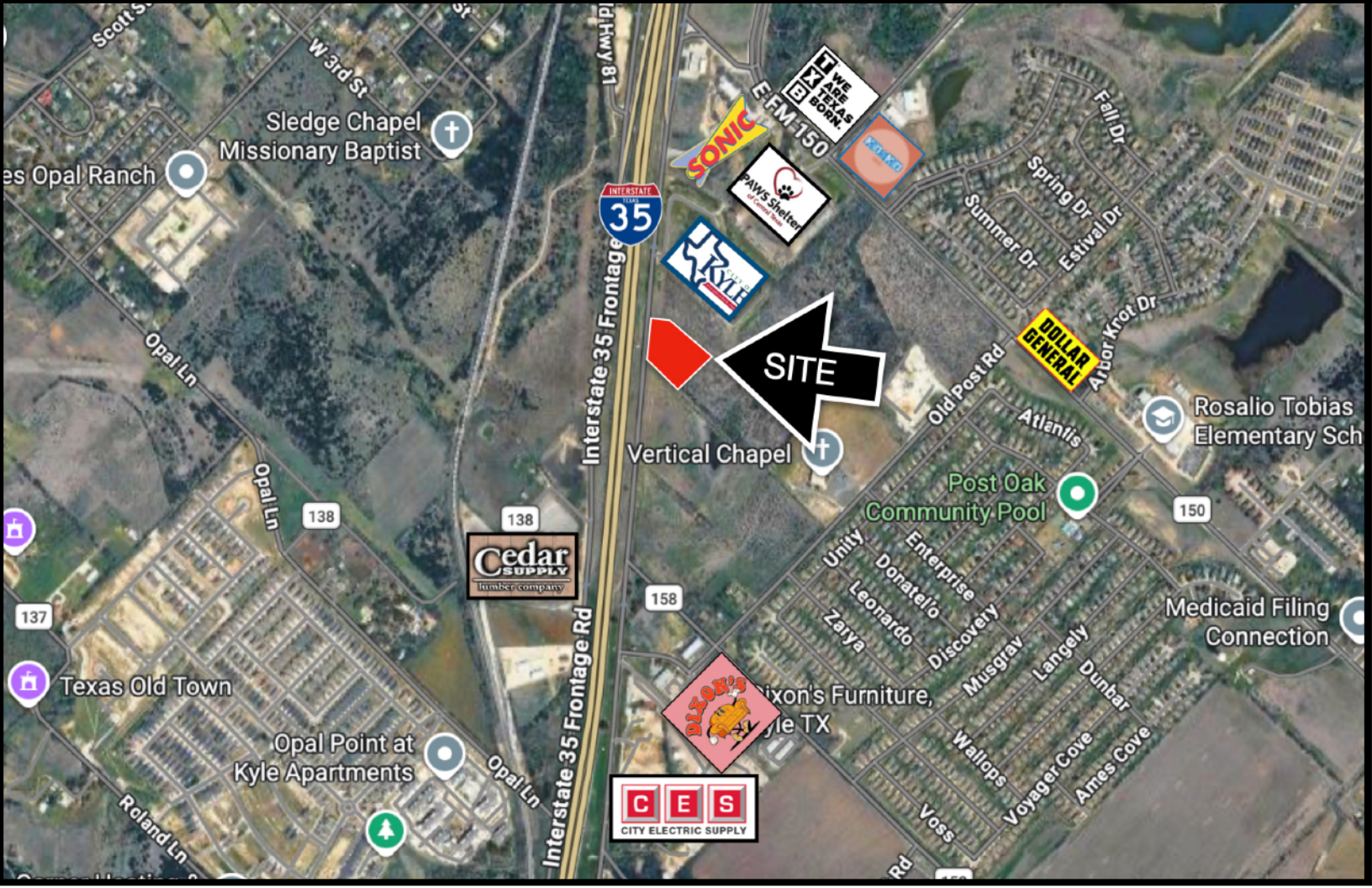
**McALLISTER
& ASSOCIATES**

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

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.

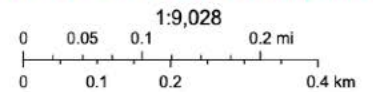


Hays CAD Web Map



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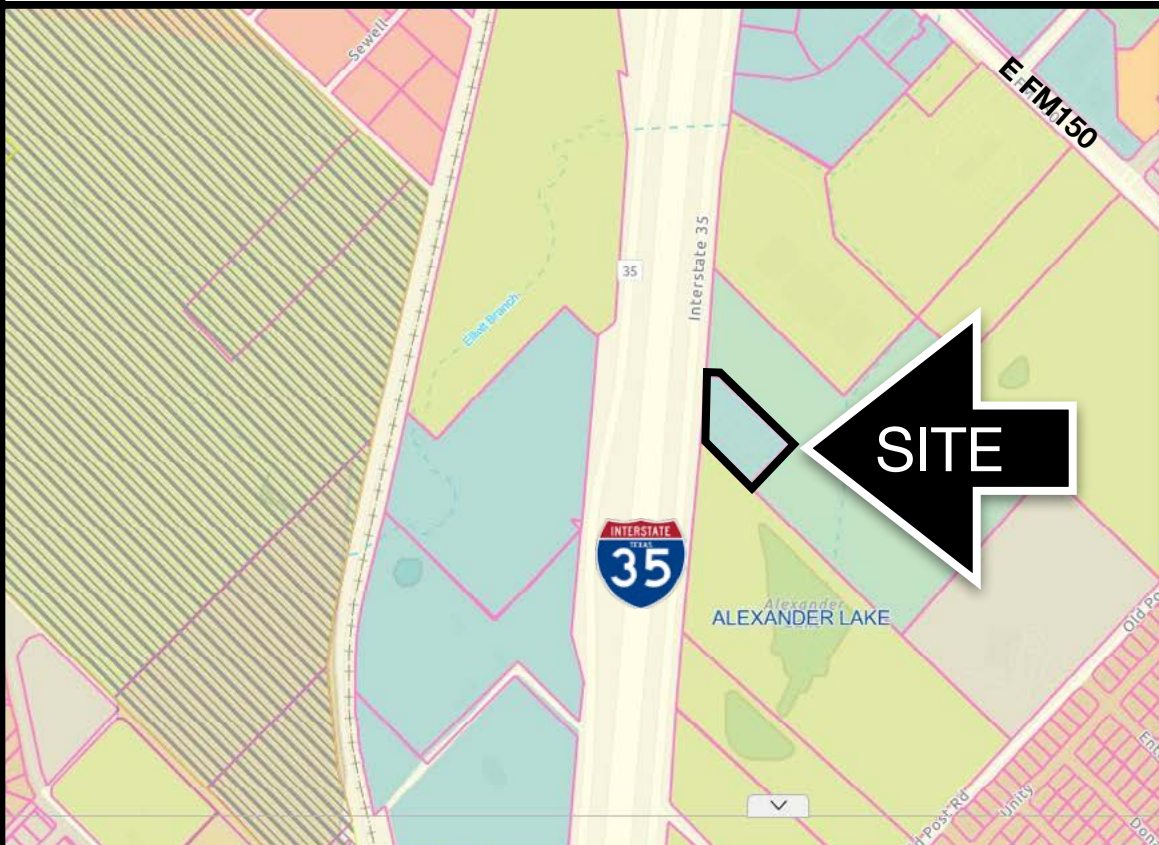
Parcels
 Abstracts
 Streets



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

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



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



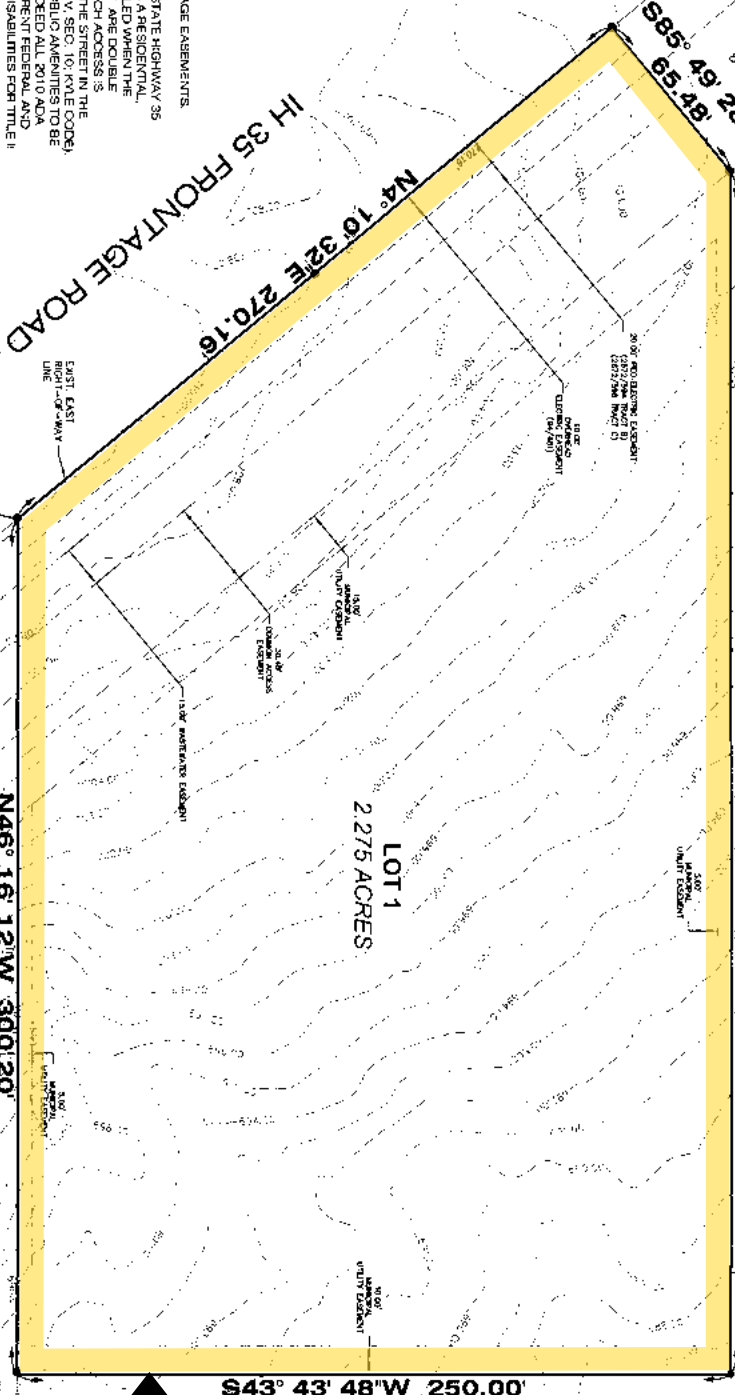
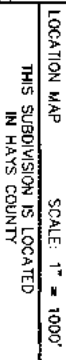
BRUCE CO. SUBDIVISION

BEING A 2.275 ACRES TRACT OF LAND LYING AND SITUATED IN HAYS COUNTY, TEXAS, SAID 2.275 ACRES TRACT BEING OUT OF AND FORMING A PART OR PORTION OF THE JOHN JONES SURVEY, ABSTRACT 283, SAID BEING A PART OR PORTION OF

- 1) ALL OF TRACT 1 - 0.988 ACRES TRACT DESCRIBED IN A WARRANTY DEED WITH VENUE OF HAYS COUNTY, TEXAS, TO BRUCE CO. CONSTRUCTION, L.L.C., RECORDED IN DOCUMENT # 21072368 OFFICIAL RECORDS OF HAYS COUNTY, TEXAS.
- 2) ALL OF TRACT 2 - 0.988 ACRES TRACT DESCRIBED IN A WARRANTY DEED WITH VENUE OF HAYS COUNTY, TEXAS, TO BRUCE CO. CONSTRUCTION, L.L.C., RECORDED IN DOCUMENT # 21072368 OFFICIAL RECORDS OF HAYS COUNTY, TEXAS.
- 3) ALL OF TRACT 3 - 0.988 ACRES TRACT DESCRIBED IN A WARRANTY DEED WITH VENUE OF HAYS COUNTY, TEXAS, TO BRUCE CO. CONSTRUCTION, L.L.C., RECORDED IN DOCUMENT # 21072368 OFFICIAL RECORDS OF HAYS COUNTY, TEXAS.

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LOCATION MAP SCALE: 1" = 1000'
THIS SUBDIVISION IS LOCATED IN HAYS COUNTY



LEGEND	
●	2.275 ACRES TRACT
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ABBREVIATION LEGEND	
1	1.000 ACRES TRACT
2	2.275 ACRES TRACT
3	3.375 ACRES TRACT
4	4.475 ACRES TRACT
5	5.575 ACRES TRACT
6	6.675 ACRES TRACT
7	7.775 ACRES TRACT
8	8.875 ACRES TRACT
9	9.975 ACRES TRACT
10	10.075 ACRES TRACT
11	11.175 ACRES TRACT
12	12.275 ACRES TRACT
13	13.375 ACRES TRACT
14	14.475 ACRES TRACT
15	15.575 ACRES TRACT
16	16.675 ACRES TRACT
17	17.775 ACRES TRACT
18	18.875 ACRES TRACT
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20	20.075 ACRES TRACT
21	21.175 ACRES TRACT
22	22.275 ACRES TRACT
23	23.375 ACRES TRACT
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25	25.575 ACRES TRACT
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31	31.175 ACRES TRACT
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100	100.075 ACRES TRACT

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SITE

OWNER'S	
NAME	BRUCE CO. CONSTRUCTION, L.L.C.
ADDRESS	397 THOMAS DR. DALLAS, TX 75235
PHONE & FAX	(972) 772-3200
PROJECT SITE	BRUCE CO. CONSTRUCTION, L.L.C.
DATE	JULY 12, 2022
SURVEYOR	RIO DELTA ENGINEERING, L.L.C.
PHONE	(972) 510-1010
ENGINEER	JOHN JONES SURVEY, ABSTRACT 283, SAID BEING A PART OR PORTION OF
PHONE	(972) 510-1010
ENGINEER	JOHN JONES SURVEY, ABSTRACT 283, SAID BEING A PART OR PORTION OF
PHONE	(972) 510-1010

GENERAL NOTES:	
1.	PROPOSED WATER AND WASTEWATER UTILITIES.
2.	NO OBSTRUCTIONS SHALL BE PLACED IN DRAINAGE EASEMENTS.
3.	SIDEWALKS SHALL BE INSTALLED ALONG INTERSTATE HIGHWAY 35.
4.	NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF
5.	LOT 1, A TEN (10) FOOT M.U.E. IS HEREBY DEDICATED ADJACENT TO THE
6.	FRONT OF THE LOT.
7.	MAINTENANCE OF ALL EASEMENTS, DETENTION PONDS AND RIGHT OF
8.	WAYS TO THE PAYMENT TO BE THE RESPONSIBILITY OF PROPERTY OWNERS
9.	AND/OR PROPERTY OWNERS ASSOCIATION
10.	PRINCIPAL CONTACTS:
11.	NAME
12.	ADDRESS
13.	PHONE & FAX
14.	PROJECT SITE
15.	DATE
16.	SURVEYOR
17.	ENGINEER
18.	PHONE
19.	ENGINEER
20.	PHONE



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.

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