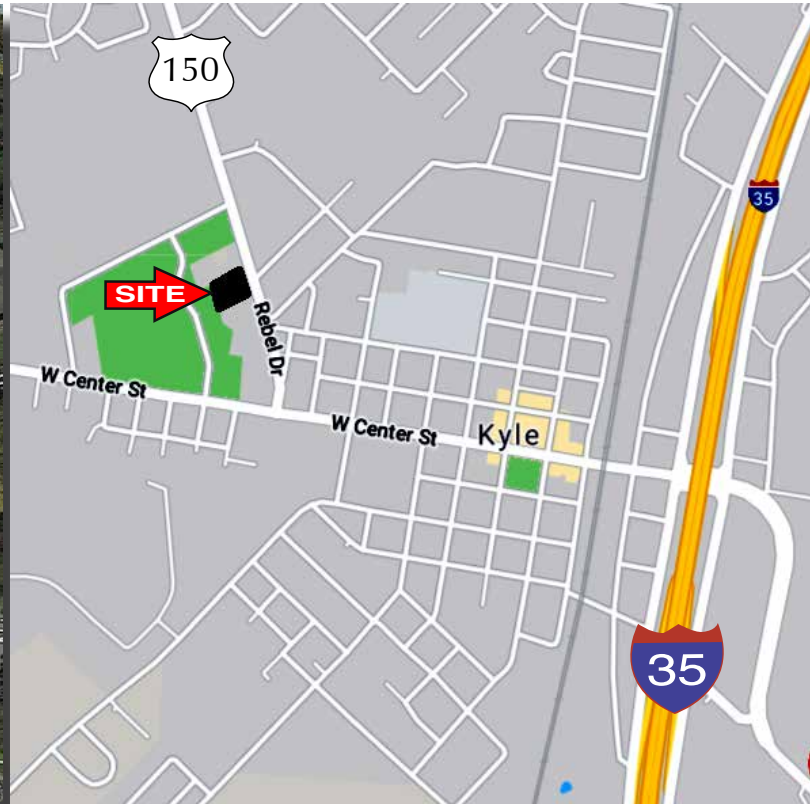
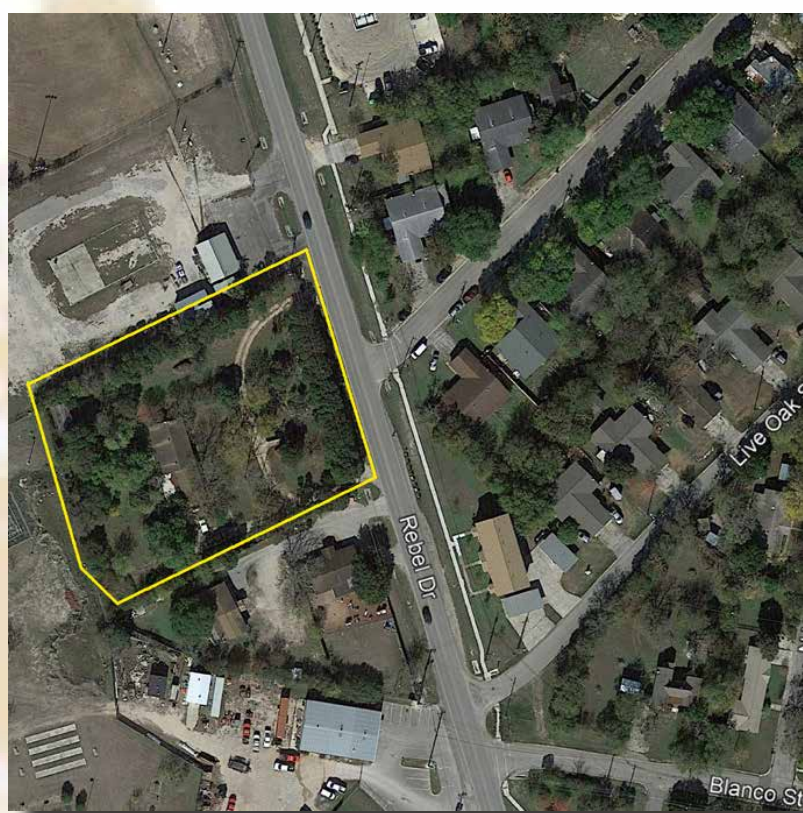


# FOR SALE - COMMERCIAL LAND ON FM 150

309 FM 150 Kyle, TX 78640



<b>LOCATION</b>	W side of FM 150, 0.2 miles north of the intersection of FM 150 and W Center Street	<b>FLOOD HAZARD</b>	No portion of the property is in the FEMA floodplain.
<b>SIZE</b>	Approximately 1,824 Sq Ft of HVAC on approximately 1.39 Acres	<b>JURISDICTION</b>	City of Kyle
<b>FRONTAGE</b>	Approximately 234 feet on FM 150	<b>TRAFFIC COUNT</b>	10,367 @ FM 150 and W Center St. (TXDOT 2018)
<b>UTILITIES</b>	Water - City of Kyle Electricity - Pedernales Electric Coop Gas - Centerpoint Energy Wastewater nearby (see utility maps)	<b>PRICE</b>	\$500,000
<b>ZONING</b>	R/S - This district allows general retail sales of consumable products and goods.	<b>COMMENTS</b>	This property would be considered an infill Retail Site in Kyle, TX. Great site for general retail sales. Existing improvements have little to no contributing value.
<b>TOPOGRAPHY</b>	Relatively flat		

[Click here to download the Development Agreement.](#)

# McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

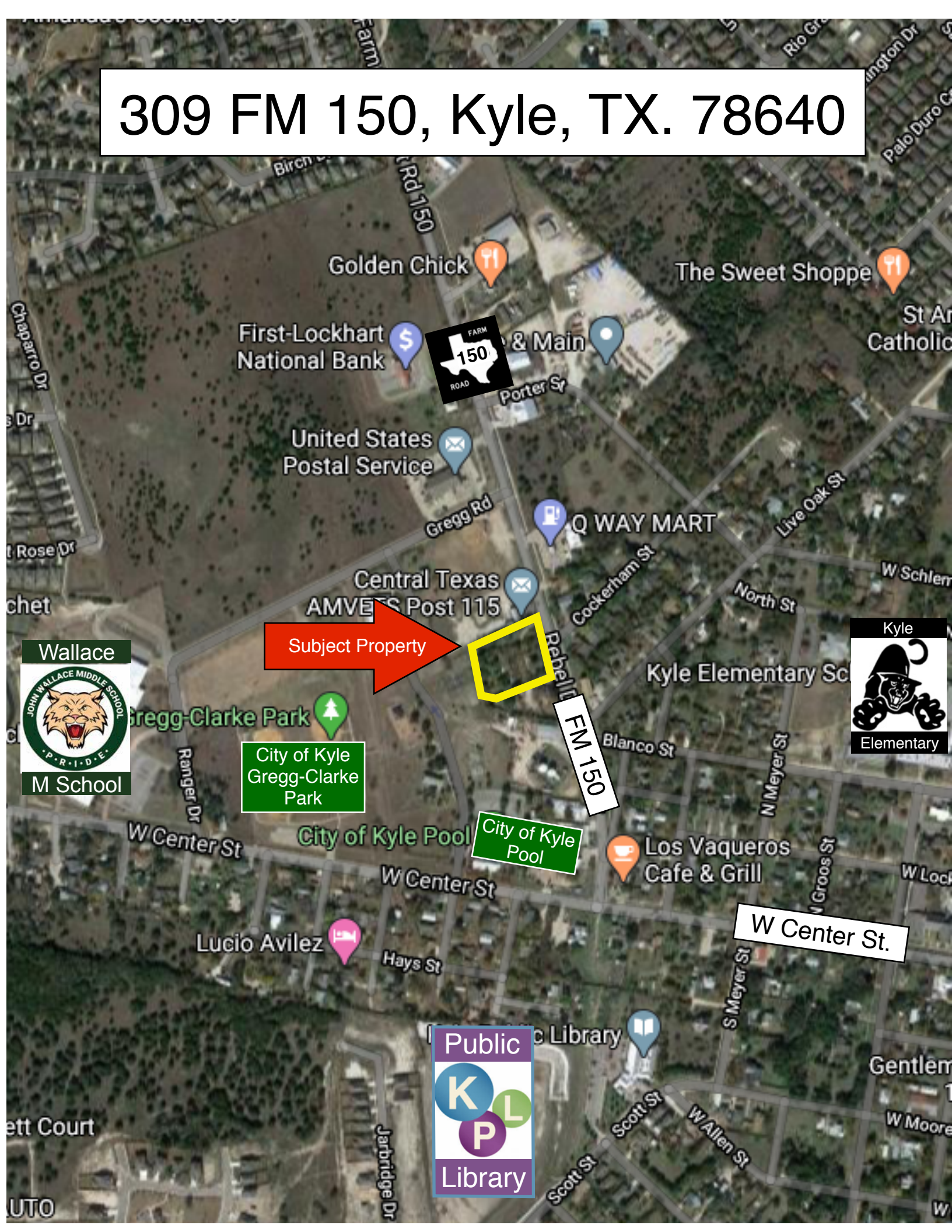
201 Barton Springs Road Austin, Texas 78704  
(512)472-2100 FAX: (512)472-2905

**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.



# 309 FM 150, Kyle, TX. 78640



Subject Property



City of Kyle  
Gregg-Clarke  
Park

City of Kyle  
Pool

Public  
Library



# Hays County Tax Plat

16980

FM 150

**Subject Property**

135471

16951

16923

60175



43625

43624

43626

43627

43628

43622

43621

43620

43619

43618

43618

43614

43615

43616

43617

14638

410.2'

94.7' 231.9'

291.3'

242.3'

220.8'

475.9'

997.7'

210.7'

169'

244.9'

232'

97'

81'

72'

75.2'

73'

76.9'

76.3'

74.3'

59.2'

1231.7'

41.7'

622'

117.5'

110.7'

827.9'

132'

125'

137910

131511

# Kyle Wastewater Service Area Map

June 2018







Subject Property



FM 150

W CENTER

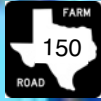
**Wastewater CCN**

-  CITY OF KYLE
-  CITY OF SAN MARCOS
-  Waste Water Lines
-  Kyle City Limits



# City of Kyle Water Map

October 2018



FM 150



W CENTRAL

**WATER CCN** Oct. 2018  
**UTILITY**

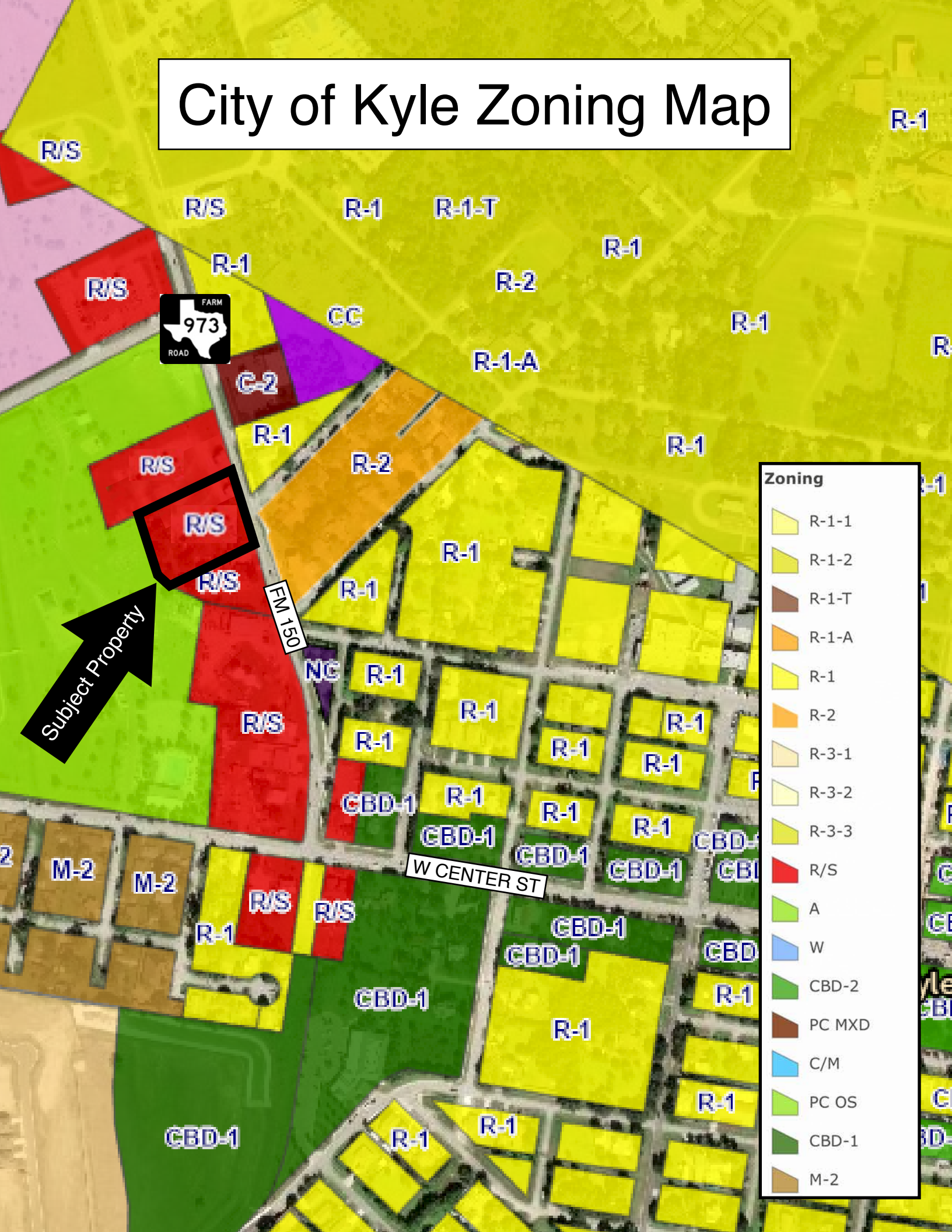
- CITY OF KYLE
- AQUA TEXAS INC
- CITY OF MOUNTAIN CITY
- CITY OF SAN MARCOS
- COUNTY LINE WSC
- GOFORTH SUD
- MAXWELL WSC
- MONARCH UTILITIES I LP
- ROCKET WATER CO INC

Parcel Lines

Kyle City Limits

Water Lines

# City of Kyle Zoning Map



Subject Property

FM 1500

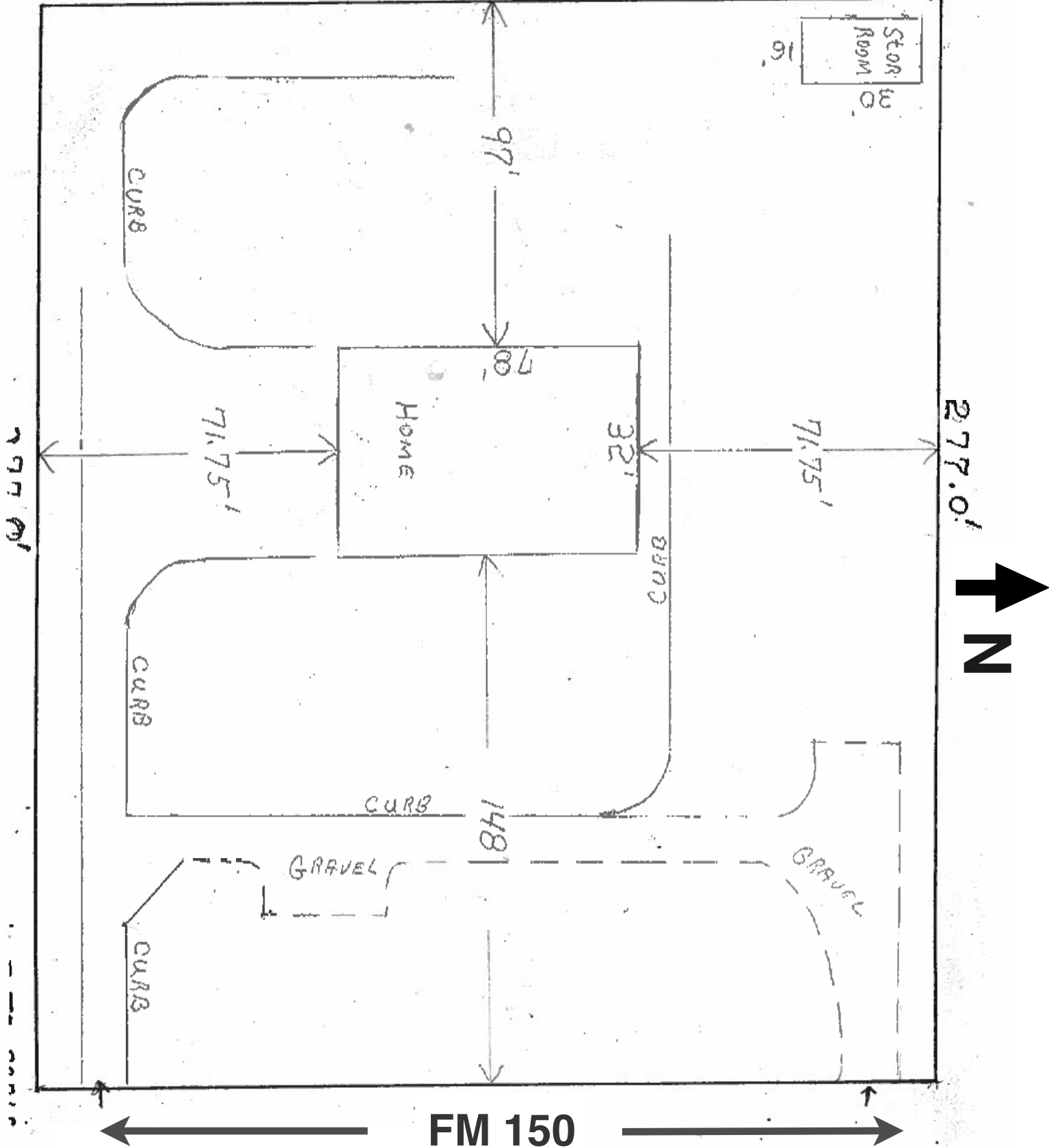
W CENTER ST

Zoning	
	R-1-1
	R-1-2
	R-1-T
	R-1-A
	R-1
	R-2
	R-3-1
	R-3-2
	R-3-3
	R/S
	A
	W
	CBD-2
	PC MXD
	C/M
	PC OS
	CBD-1
	M-2



HCAD ID#16951

1.39 Acres



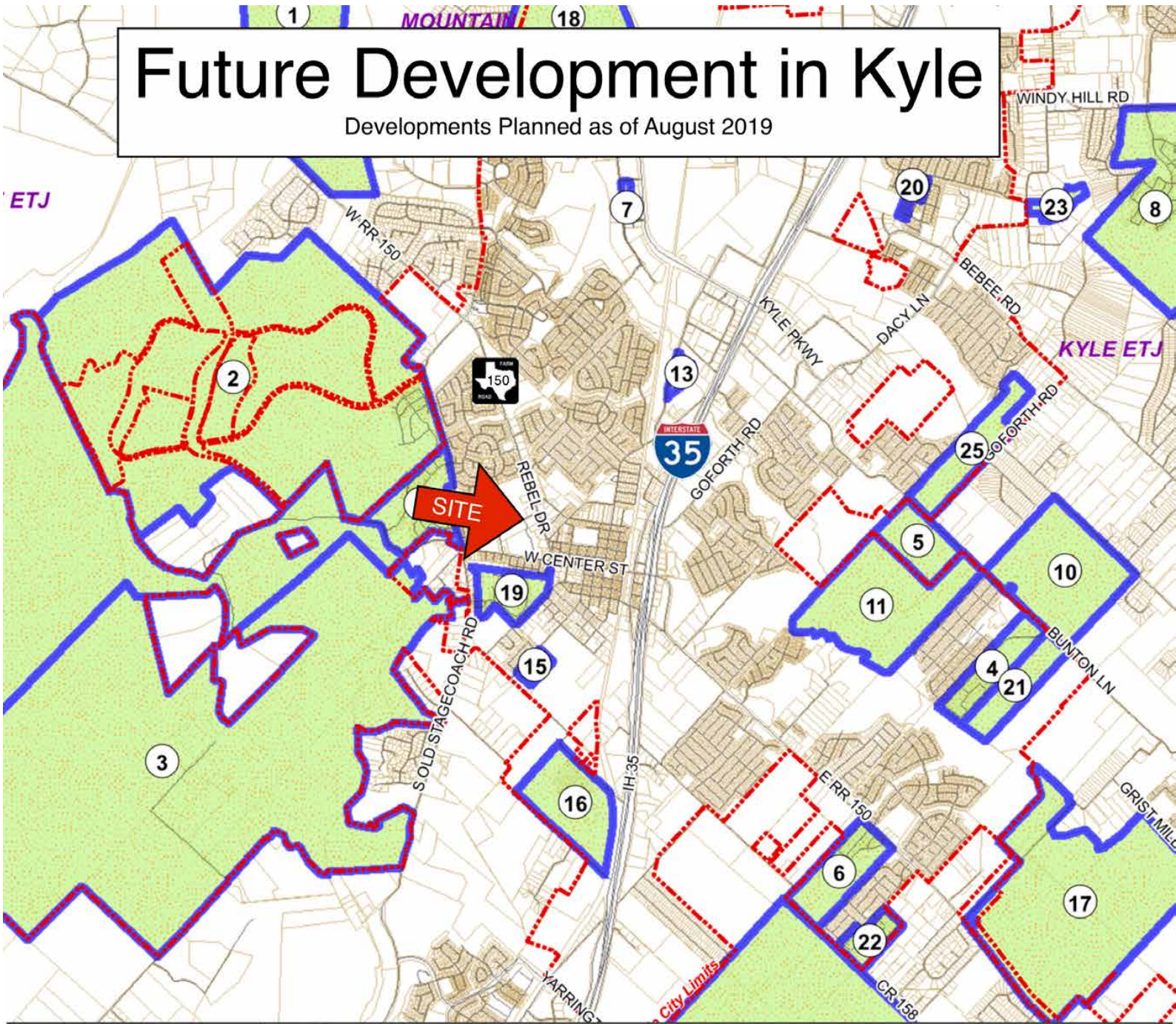
FM 150

This is NOT a survey, but a rough sketch by the owner/s of where improvements are located on the Property.



# Future Development in Kyle

Developments Planned as of August 2019



Project Name	Number of Units	Status	ACRES	Estimated Start	Comment
1 Anthem	1596	In Design	674.3	2019	Single family residential homes
2 Blanco River Ranch/Six Creeks	4221	Under Construction	2166.7	2018	Single family homes with some mixed use and commercial; Phase 2 Under Construction
3 BRI/McCoy	8200	Concept	3058.9	2020	Master Planned Community
4 Bunton Reserve	355	Under Construction	97.9	2017	Single family residential homes; Phase 2 Under Construction
5 Casetta Ranch	375	In Review	97.6	2019	Single family residential homes
6 Cool Springs	388	Under Construction	125.2	2017	Single family residential homes; Phase 2 Under Construction
7 Cromwell at Plum Creek Apts	263	Under Construction	8.1	2019	Apartments
8 Crosswinds MUD	1750	Under Construction	443.5	2017	Residential MUD with elementary school; Phase 2 Under Construction; in Kyle ETJ
9 Cypress Forest	337	Under Construction	130.4	2016	Single family residential homes; Phase 4 in Review
10 Kyle Estates East (Walton)	2500	Concept	300.2	2022	Single family residential homes
11 Kyle Estates West (Walton)	2600	Concept	331.1	2020	Single family residential homes
12 La Salle MUD	7600	Approved	2740.4	2020	Planned mixed use MUD; only half in Kyle's water CCN. (in San Marcos ETJ)
13 Marketplace R-3-3	300	Concept	16.1	2020	Apartments
14 Nance Tract	9000	Concept	2933.9	2022	Single family homes with some mixed use and commercial
15 Opal Ranch	69	Approved	16.6	2019	Single family residential homes
16 Paramount	539	Approved	168.5	2018	Single family homes with some mixed use and commercial
17 Pecan Woods	2600	Concept	768.4	2020	Single family residential homes; in Kyle ETJ
18 Plum Creek Phase 2	1404	In Review	606.5	2019	Single family homes with some mixed use and commercial
19 Stagecoach	270	Under Construction	73.3	2018	Single family residential homes; Phase 3 in Review
20 Sunset Hills	210	Under Construction	53.2	2018	Single family residential homes; Phase 2 in review
21 Twin Creeks	400	Concept	97.5	2020	Single family residential homes
22 Woodlands Phase 4	168	Under Construction	74.6	2019	Single family residential homes
23 Dacy Lane Apartments	330	In Review	30.1	2019	Apartments
24 Trails at Windy Hill	1026	In Review	250.9	2019	Single family residential homes; in Kyle ETJ
25 Schlortt Property	300	Concept	126	2020	Single family homes with some mixed use and commercial



# Lowe's picks Kyle site for distribution center

By Shonda Novak

[snovak@statesman.com](mailto:snovak@statesman.com)

Home improvement chain Lowe's has leased 120,000 square feet for a distribution center in the same Kyle business park where Amazon recently announced plans for a sorting facility.

The Lowe's facility is in Kyle Crossing Business Park, adjacent to where Amazon plans to open a sorting facility this year. Lowe's becomes the fourth major employer to locate in part of Plum Creek, a 2,200-acre master-planned community in Kyle.

It's another win for Kyle, the Austin suburb that has been working to add jobs and diversify its tax base. City leaders have targeted distribution facilities, given the city's location on Interstate 35 between Austin and San Antonio. The 40-acre Kyle Crossing Business Park is about 20 miles south of downtown Austin. "The city of Kyle has long been well positioned to become a logistics hub, but we needed facilities on the ground to compete," Mayor Travis Mitchell said. "Kyle Crossing has proven that Kyle is a highly desirable location among marquee companies at an opportune time when more and more of these businesses are expanding their logistics operations."

Mitchell said Lowe's has not yet announced the job count for the site. Lowe's media office did not respond to a call and an email seeking comment on the project, including the number of jobs it will bring and the pay range for those jobs. Lowe's will occupy about 60% of Building 1 at the park, which is at 1980 Kohlers Crossing. The building is adjacent to the 308,000-square-foot facility Amazon leased in July.

Terry Mitchell, principal of Momark Development, was hired a few years ago to accelerate commercial development in Plum Creek, and oversees its development. He said the master-planned community has become a major employment center in Kyle because of its location in a city that has grown to close to 50,000 people.

At Plum Creek, more than 8 million square feet of commercial development is planned. Amazon will open its sorting facility in the Kyle Crossing Business Park this year. The operation will have 307,840 square feet and will employ more than 200 people. Those jobs will be in addition to 1,000 positions planned for a facility in Pflugerville that is slated to open next year, and hundreds more that the Seattle-based online retailer plans to add in the Austin-Round Rock region amid its ongoing expansion.

Statewide, Amazon has more than 20,000 employees. Also in Plum Creek, South Korea-based ENF Technology is building a \$45 million U.S. headquarters, where it will employ about 50 workers. Another company, RSI Inc., moved its headquarters to Plum Creek in 2007, where it employs about 60 workers.

Last month, NorthPoint Development started construction on an industrial park in Plum Creek that will have 859,000 square feet of space. Kyle Crossing was built by national industrial developer Majestic Realty Co. as its first project in Central Texas. The bet has paid off for Majestic, Kyle and Plum Creek. Based in Southern California, Majestic is the largest privately-held developer and owner of master-planned business parks across the United States. The company broke ground on Kyle Crossing in late 2018.

With less than half of the land developed to date, Plum Creek —the former Negley family ranch land — is now home to more than 2,500 single-family home, 1,800 apartments, an assisted living facility, a 18-hole golf course, a 100-acre Austin Community College campus and more than 150 acres of park land and open space. Along with the 8 million plus square feet of commercial development, plans for Plum Creek call for a mixed-use town center and future housing of all types.



## 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