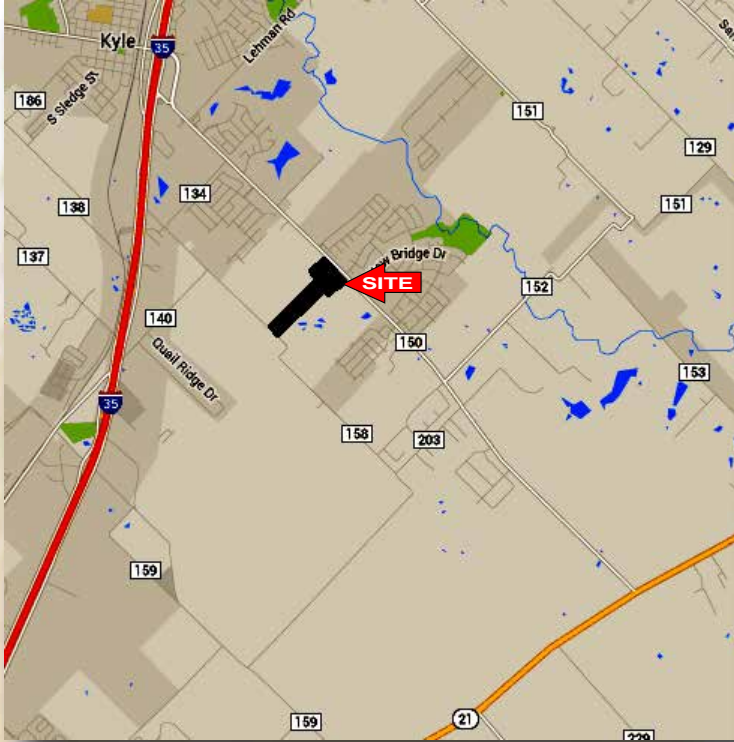


VACANT LAND FOR SALE ±54.2 ACRES

1500 E FM 150, Kyle, Texas 78640



LOCATION: 1.6 miles east of I-35 on East FM 150.

SIZE: Approximately 54.2 Acres

FRONTAGE/ACCESS: The site is bounded on two sides by East FM 150 and CR 158 which provide easy access to I-35. Two entrances are available on FM 150 and another entrance on CR 158. FM 150 frontage totals about 1,000 LF.

UTILITIES: Water, Wastewater, and Electricity are nearby.

ZONING: Mixed Use - R/S, R-1-T, R-1-2, T/U

TRAFFIC: Approximately 20,800 VPD at the intersection of Lehman Road and FM 150 (2016 TXDOT)

TOPOGRAPHY: The property has a gentle slope.

FLOOD HAZARD: No portion of the property is in the FEMA floodplain.

DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile	10 Mile
2022 Projected Population:	8,504	33,394	66,030	188,769
2017 Estimated Population:	6,870	27,334	54,491	156,257
2017 Average Household Income:	\$85,523	\$75,837	\$76,590	\$65,027

SCHOOL DISTRICT:

Hays Independent School District

JURISDICTION: City of Kyle

PRICE: \$3,550,000 (\$1.50 psf)

COMMENTS: Zoned as a Mixed Use property. East FM 150 frontage is zoned Retail Services, totals 20.94 acres, and has 2 entrances. The adjacent 12 acres is zoned R-1-T Residential Townhome, and the adjacent 16.75 acres is zoned R-1-2 Single Family Residential 2. The 5 acres along County Road 158 frontage is currently zoned Transportation Utility. Three public schools are located near the site including an elementary school, middle school and a new High School within a 1.5 mile radius. Many Single Family subdivisions are near the site including: Four Seasons, Post Oak (DR Horton), Sunset Ridge, Waterleaf (KB Homes), Woodlands (Lennar Homes), and High Meadows.

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

(512)472-2100 FAX: (512)472-2905

CONTACT Spence Collins **CONTACT Boyd Harris**

Cellular: (512) 789-0909

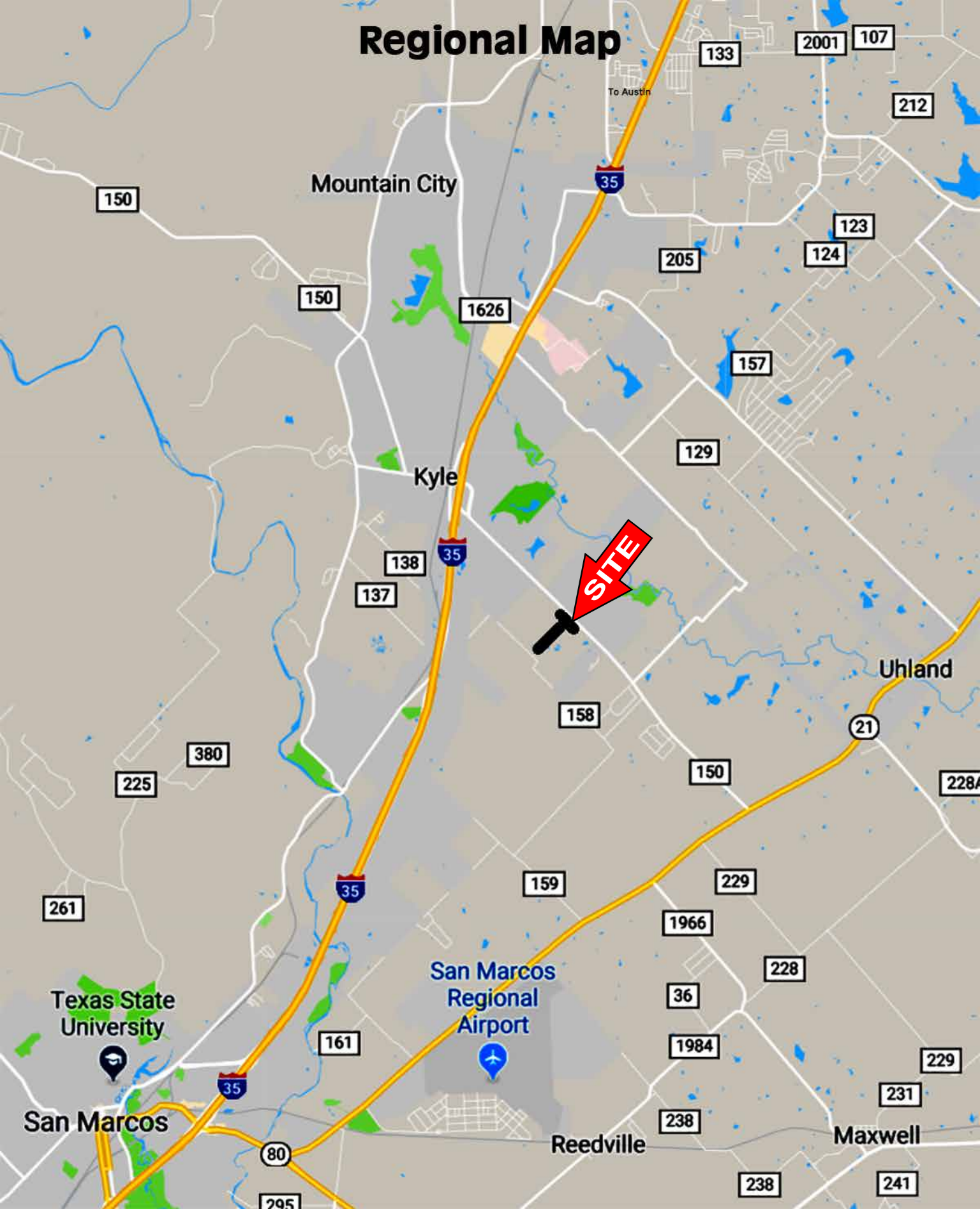
Cellular: (512) 947-0375

Spence@matexas.com

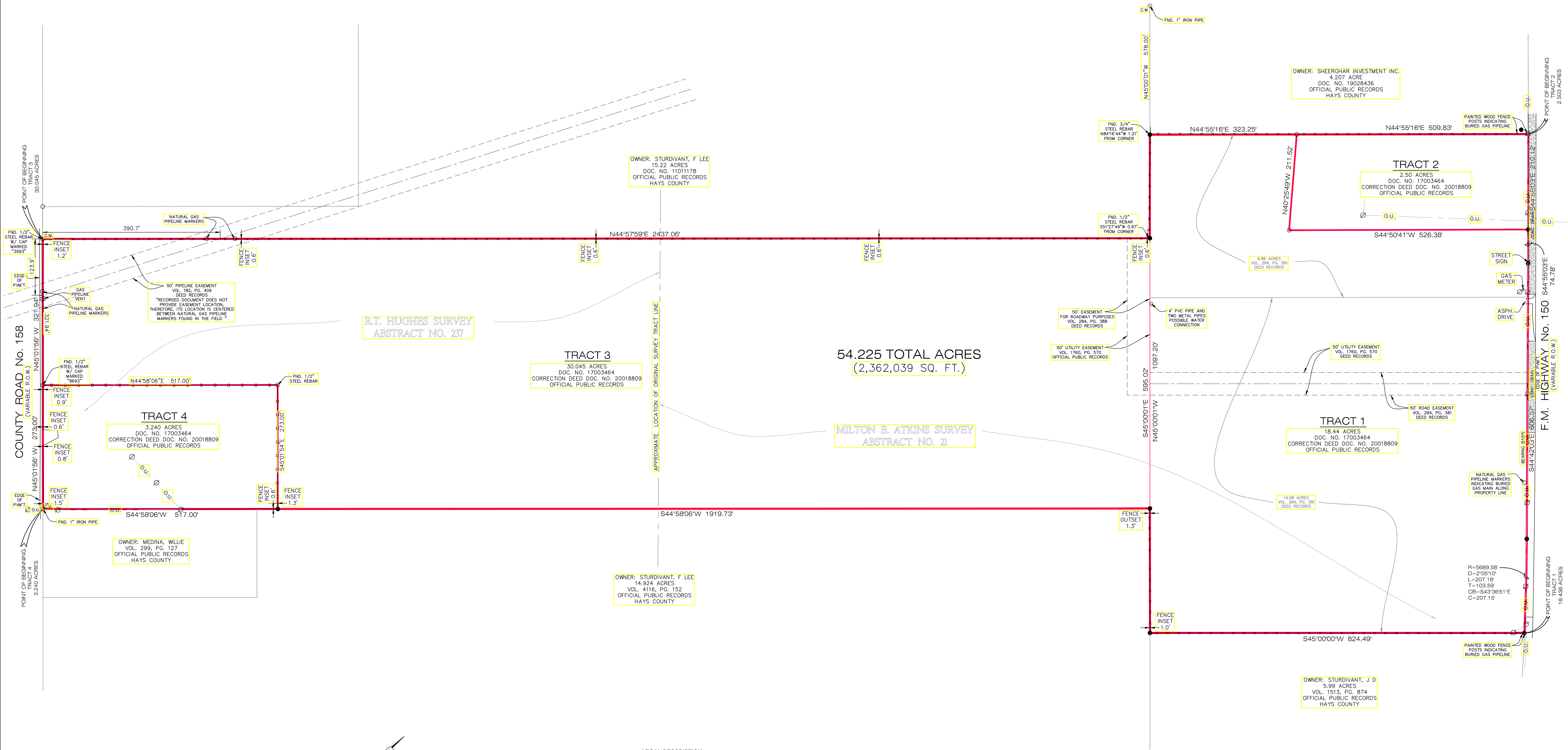
Boyd@matexas.com

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.

Regional Map



NOTE:
1. BEARINGS FOR THIS SURVEY ARE BASED ON DEED RECORDED IN DOC. NO. 17003464 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



LEGAL DESCRIPTION

TRACT 1
BEING 18.436 ACRES OUT OF THE MILTON B. ATKINSON SURVEY, ABSTRACT NO. 21, HAYS COUNTY, TEXAS, BEING THAT TRACT OF LAND CALLED TRACT 1 CONVEYED TO FM 150, LLC FROM CRAIG F. YOUNG AS SUBSTITUTE TRUSTEE BY CORRECTED SUBSTITUTE TRUSTEE'S DEED RECORDED IN DOCUMENT NO. 20018809, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

TRACT 2
BEING 2.503 ACRES OUT OF THE MILTON B. ATKINSON SURVEY, ABSTRACT NO. 21, HAYS COUNTY, TEXAS, BEING THAT TRACT OF LAND CALLED TRACT 2 CONVEYED TO FM 150, LLC FROM CRAIG F. YOUNG AS SUBSTITUTE TRUSTEE BY CORRECTED SUBSTITUTE TRUSTEE'S DEED RECORDED IN DOCUMENT NO. 20018809, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

TRACT 3
BEING 30.045 ACRES OUT OF THE MILTON B. ATKINSON SURVEY, ABSTRACT NO. 21, AND THE R.T. HUGHES SURVEY, ABSTRACT 237, HAYS COUNTY, TEXAS, BEING THAT TRACT OF LAND CALLED TRACT 3 CONVEYED TO FM 150, LLC FROM CRAIG F. YOUNG AS SUBSTITUTE TRUSTEE BY CORRECTED SUBSTITUTE TRUSTEE'S DEED RECORDED IN DOCUMENT NO. 20018809, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

TRACT 4
BEING 3.240 ACRES OUT OF THE R.T. HUGHES SURVEY, ABSTRACT 237, HAYS COUNTY, TEXAS, BEING THAT TRACT OF LAND CALLED TRACT 4 CONVEYED TO FM 150, LLC FROM CRAIG F. YOUNG AS SUBSTITUTE TRUSTEE BY CORRECTED SUBSTITUTE TRUSTEE'S DEED RECORDED IN DOCUMENT NO. 20018809, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

TITLE COMPANY: WFG NATIONAL TITLE INSURANCE COMPANY G.F. NO. 20-2025-C

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS RECORDED IN:

VOL. 95 PG. 127, (APPLIES TO SUBJECT PROPERTY, NOT PLOTTABLE ON SURVEY)
VOL. 102 PG. 409, (APPLIES TO SUBJECT PROPERTY, NOT PLOTTABLE ON SURVEY)
VOL. 159 PG. 236, (APPLIES TO SUBJECT PROPERTY, NOT PLOTTABLE ON SURVEY)
VOL. 182 PG. 409, (APPLIES TO SUBJECT PROPERTY, AND IS SHOWN HEREON)
VOL. 263 PG. 771, (APPLIES TO SUBJECT PROPERTY NOT PLOTTABLE ON SURVEY)
VOL. 264 PG. 655, (APPLIES TO SUBJECT PROPERTY NOT PLOTTABLE ON SURVEY)
VOL. 284 PG. 381, (APPLIES TO SUBJECT PROPERTY AND IS SHOWN HEREON)
VOL. 284 PG. 388, (APPLIES TO SUBJECT PROPERTY AND IS SHOWN HEREON)
DEED RECORDS OF HAYS COUNTY, TEXAS.
VOL. 1760 PG. 570, (APPLIES TO SUBJECT PROPERTY AND IS SHOWN HEREON)
VOL. 1760 PG. 573,
VOL. 2410 PG. 775,
OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

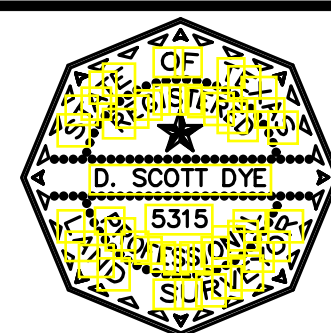
"CATAGORY 1A - LAND TITLE SURVEY"

BUYER : TEAMTEN REAL ESTATE, LLC, A TEXAS LIMITED LIABILITY COMPANY

ADDRESS: 1500 F.M. HIGHWAY No. 150



DRAWN BY: B.A.D. / J.R.C.
JOB NO: 200057-00
FIELD WORK COM: 08-27-20

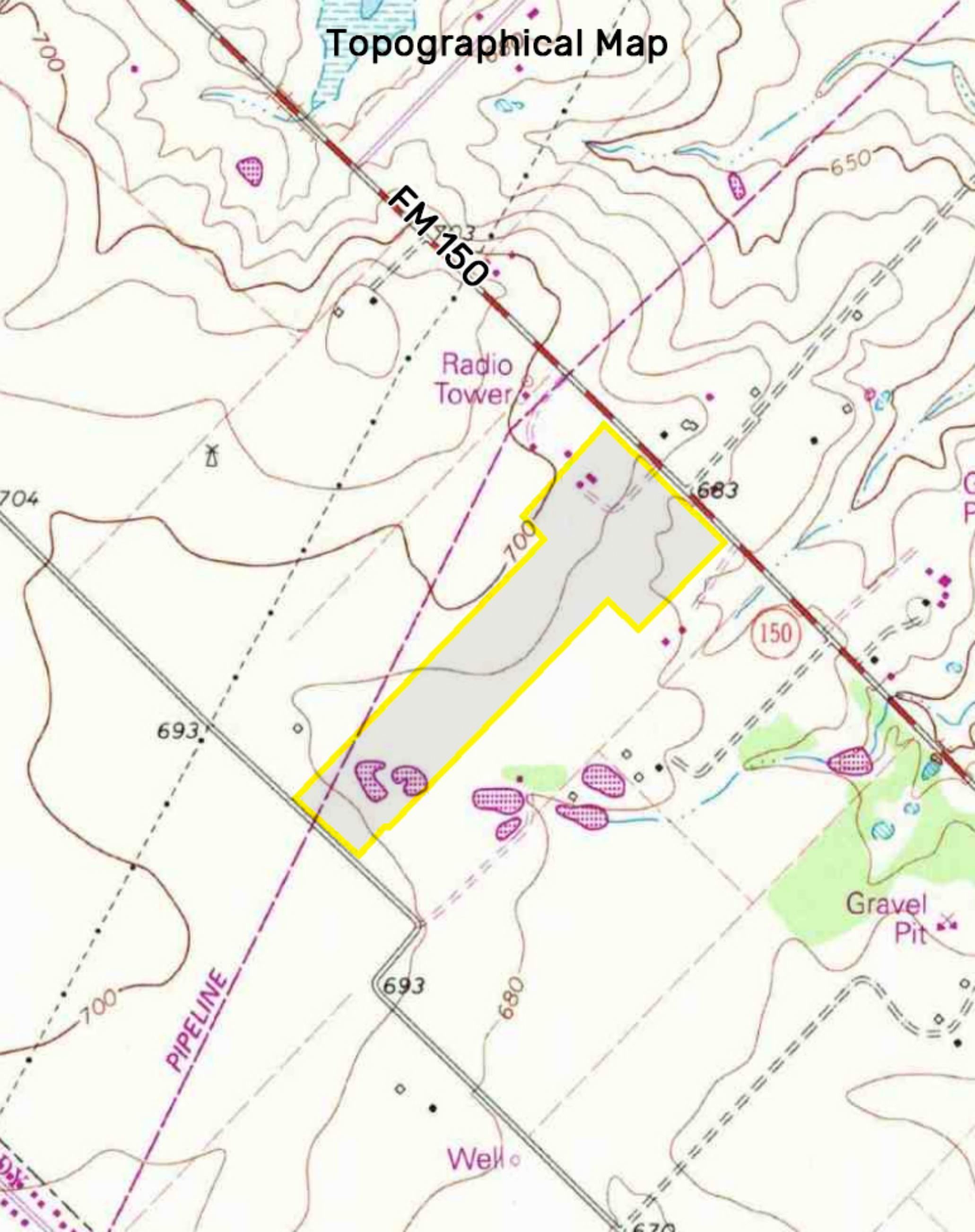


STATE OF TEXAS
COUNTY OF BEXAR
THE ABOVE SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. MUNICIPAL RECORDS NOT RESEARCHED.
THIS 28th DAY OF SEPTEMBER 2020, A.D.
D. Scott Dye R.P.L.S. NO. 5315

City of Kyle: Zoning Map



Topographical Map





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.

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	johnnbaker2@gmail.com	512-472-2100
Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Spencer Everett Collins	345335	spence@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date