

**±142  
ACRES**

# ±142 Acre Prime Development Opportunity With Hwy 21 Frontage Located in Uhland ETJ

Camino Real, Kyle, TX 78640



**BROKER CONTACT:**  
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# PROPERTY DETAILS



## ADDRESS

Camino Real  
Kyle, TX 78640

## SIZE

±142.25 Acres

## LAT., LONG.

29.94137083429806, -97.8102330130584

## ZONING

Uhland ETJ

## UTILITIES

- County Line WSC (Existing 12" water line across Hwy 21)
- Wastewater: Line will need to be extended from FM 150

## PARCEL

R17630  
R14925

## TAX

1.78%

## SCHOOLS

Hays CISD  
Hemphill Elementary School  
Simon Middle School  
Lehman High School

## LEGAL

ABS 398 A REUSS SURVEY 92.75 AC  
GEO#90603304 TAX CODES:SHA,WPC,ECH,AC-  
CD,EHA  
ABS 221 WM HEMPHILL SURVEY 49.50 AC  
GEO#90601879 TAX CODES:SHA,WPC,ECH,AC-  
CD,EHA

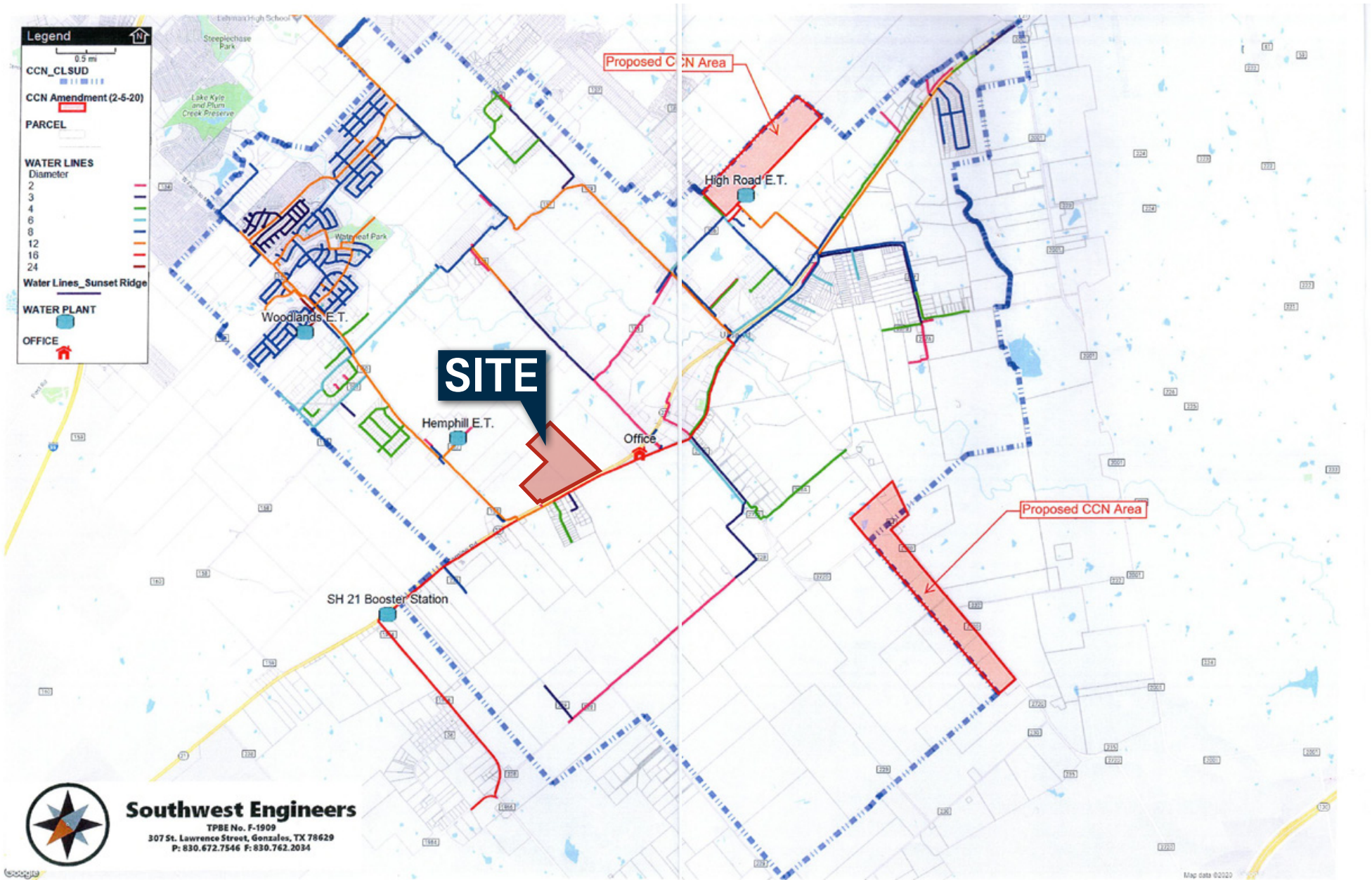
## PRICE

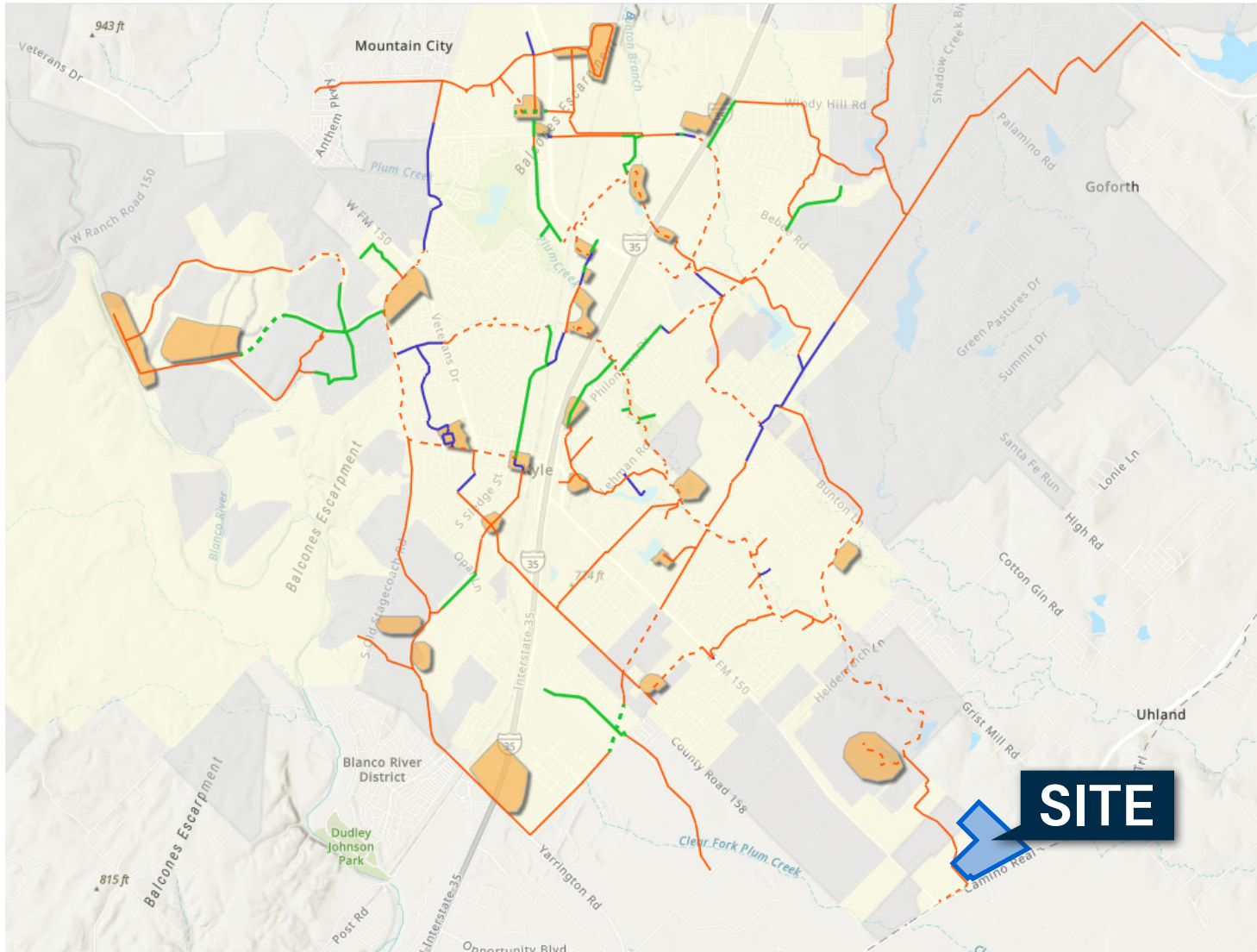
Call for Pricing

[DUE DILIGENCE LINK](#)

[DMRE.COM](http://DMRE.COM)







## Vybe Trails

- Existing
- Under Construction
- In Review
- Proposed
- Upgrade Existing

## Vybe Spots



## Jurisdiction

- KYLE
- KYLE ETJ



**DOWNTOWN AUSTIN**

Austin-Bergstrom International Airport

Tesla Giga Texas

Circuit of the Americas

**BASTROP**

**DRIPPING SPRINGS**

Southpark Meadows

Baylor Scott & White Medical Center - Buda

**BUDA**

Kyle Crossing

Ascension Seton Hays Medical Center

**KYLE**

**SITE**

Texas State University

**SAN MARCOS**

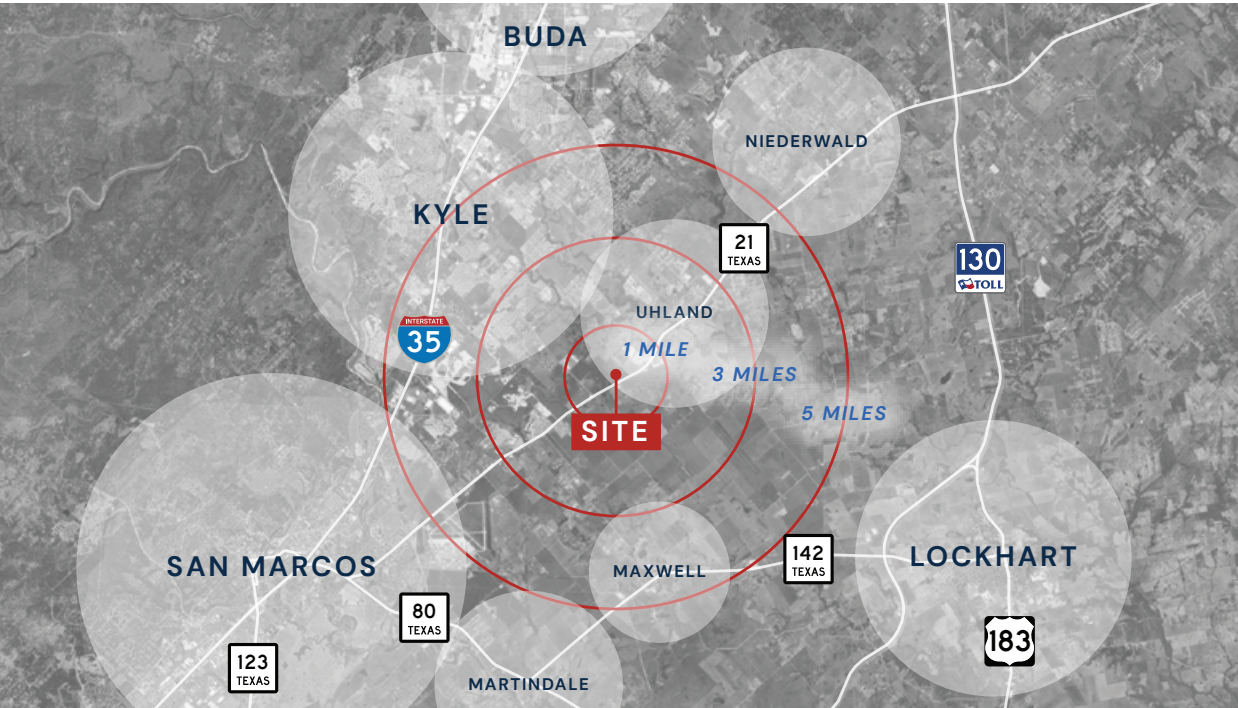
San Marcos Regional Airport

**LOCKHART**

San Marcos Premium Outlets

CHRISTUS Santa Rosa Hospital - San Marcos

**SAN ANTONIO**  
1 HOUR FROM SITE



## 2024 TAX RATES

ACCD	Austin Community College District	0.101300
ECH	Caldwell Hays Co Fire ESD #1	0.100000
EHA	Hays Co ESD #9	0.050440
GHA	Hays County	0.308500
PCC	Plum Creek Conservation District	0.014000
RSP	Special Road	0.041500
SHA	Hays CISD	1.154600
WPC	Plum Creek Groundwater Conservation District	0.015800
<b>TOTAL</b>		<b>1.786140</b>

2024 DEMOGRAPHICS	0-1 MILE	0-3 MILES	0-5 MILES
2024 POPULATION ESTIMATE	244	8,496	43,199
5 YEAR EST. POPULATION GROWTH	23.2%	18.3%	21.3%
AVERAGE HOUSEHOLD INCOME	\$91,730	\$116,441	\$94,302
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$198,984	\$320,282	\$327,459

## Prime Development Opportunity Located in Kyle, TX

- The site is located along the border of Hays and Caldwell County, conveniently positioning it within a 5 mile radius of Kyle, San Marcos, and Lockhart.
- Hays County has experienced rapid population growth over the last decade, and is expected to increase by 267% by 2045. The City of Kyle currently has 6,700+ residential lots planned.

## Close Proximity To Major Thoroughfares

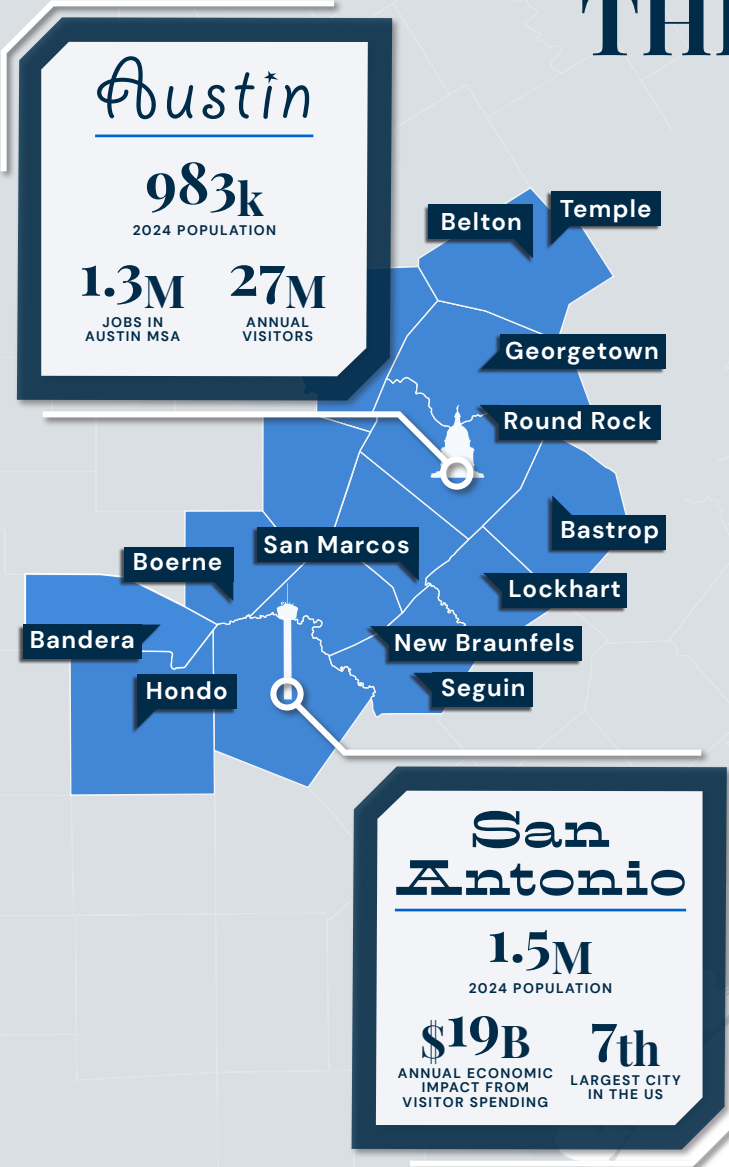
- Site is located along TX-21 (Camino Real)
- 4 miles East of I-35
- 8 miles West of TX-130/US-183
- 8 miles Northeast of TX-80 & TX-123
- 20 miles North of I-10
- 20 miles South of TX-71

## Direct Access Across Central Texas

- San Marcos: 15 minutes
- New Braunfels: 30 minutes
- ABIA: 30 minutes
- Downtown Austin: 40 minutes
- Canyon Lake: 40 minutes
- Seguin: 45 minutes
- San Antonio: 1 hour



# THE AUSTIN-SAN ANTONIO METROPLEX



Home to **5M+** Residents

**Over 17%** of the state's total population



**3** of the 10 largest universities in the state



- FASTEST GROWING CITIES IN US WITH A POPULATION OF 50,000 OR MORE (2023)
- Georgetown (1)
  - Kyle (3)
  - Leander (4)
  - New Braunfels (13)

- POPULATION GROWTH RANKING OF ALL US COUNTIES OVER THE PAST 3 YEARS
- Comal (3)
  - Hays (9)
  - Williamson (13)

- FASTEST GROWING US METRO AREAS (2010-2024)
- Austin MSA (1)
  - San Antonio MSA (7)

By 2045, 53% of the population between San Antonio and Austin is expected to live within 5 miles of I-35.



**6** Fortune 500 Companies



*“The region is expected to collectively grow to 8.3M people by 2050.”*

## DEAL LEAD

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## DEAL SUPPORT

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# INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place

the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

## IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

### A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

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BUYER, SELLER, LANDLORD OR TENANT

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BUYER, SELLER, LANDLORD OR TENANT

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