



OFFERING MEMORANDUM

12369-12391 Camino Real
Kyle, TX 78640

21 Acres on Hwy 21

21 Acres on Hwy 21

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Major Employers

Drive Times (Heat Map)

03 Property Description

Property Features

Site Plan

Parcel Map

Additional Map

Additional Map

04 Demographics

General Demographics

Exclusively Marketed by:

Hunter Barron

Schroeder Company

(512) 963-6915

hunter@schroedercompany.net



01

Executive Summary

Investment Summary

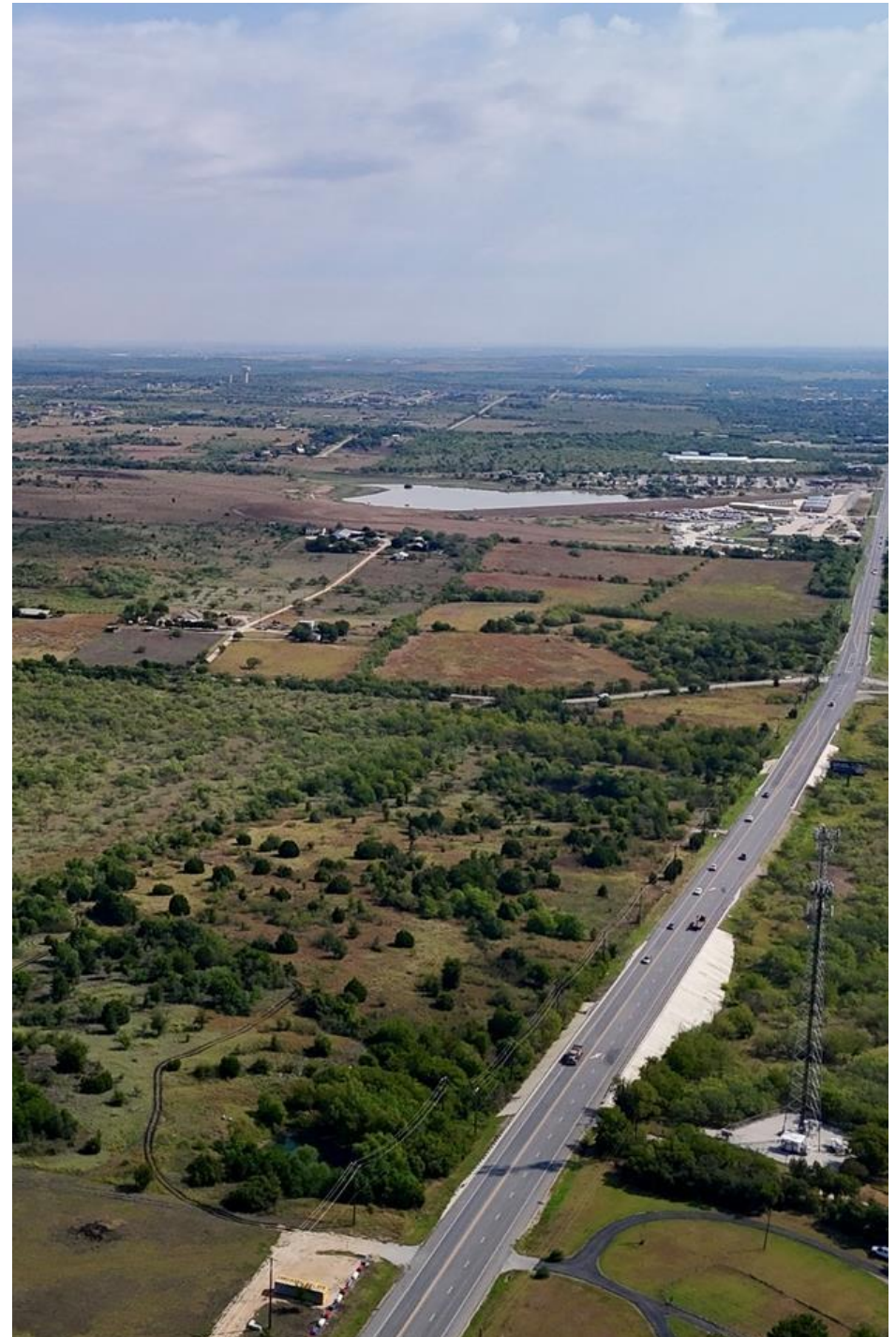
21 ACRES ON HWY 21

OFFERING SUMMARY

ADDRESS	12369-12391 Camino Real Kyle TX 78640
COUNTY	Caldwell
PRICE	Contact for pricing.
LAND ACRES	21
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	R
# OF PARCELS	2

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	312	7,198	31,866
2025 Median HH Income	\$87,347	\$75,257	\$87,800
2025 Average HH Income	\$96,011	\$83,028	\$99,823

- Unlock the potential of this expansive 21-acre property, strategically positioned at the dynamic intersection of Highway 21 and Rhode Rd.
- Anticipate a lucrative future with the upcoming extension of Highway 2001, set to carve through the property and present two brand-new hard corners for investors to capitalize on.
- Prime positioning of approximately 2,400 feet of frontage along bustling Highway 21, ensuring maximum visibility and accessibility for commercial endeavors.
- Seamlessly integrated with the future Camino Real residential project, boasting an estimated 6,000 homes, this property promises a vibrant and thriving ecosystem for businesses to thrive in.





02

Location

Location Summary

Major Employers

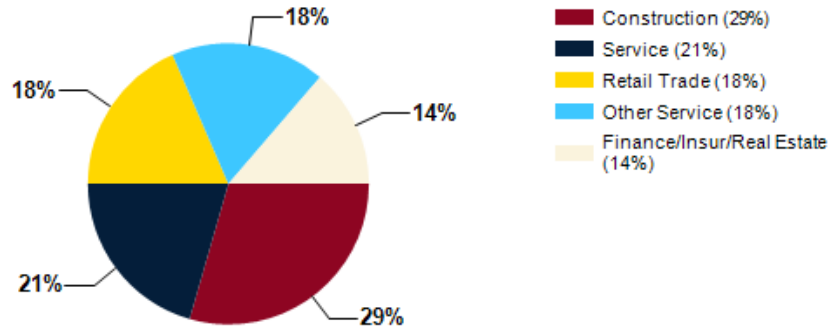
Drive Times (Heat Map)

21 ACRES ON HWY 21

Location Summary

- The property is located in Kyle, Texas, a rapidly growing city in the Austin metropolitan area known for its affordability and quality of life.
- Kyle is home to major employers such as Amazon, H-E-B, and Tesla, contributing to a strong job market and economic growth in the area.
- The property is situated near major highways, including Interstate 35, providing easy access to Austin, San Antonio, and other key markets in the region.
- Retail centers like Kyle Crossing and The Village at Kyle offer shopping and dining options for residents and visitors in close proximity to the property.
- The area around the property is experiencing residential development, indicating potential growth in population and demand for local services and amenities.
- The future extension of Highway 2001 bisects the property, giving it two hard corners in addition to the existing hard corner on Rhode Rd.

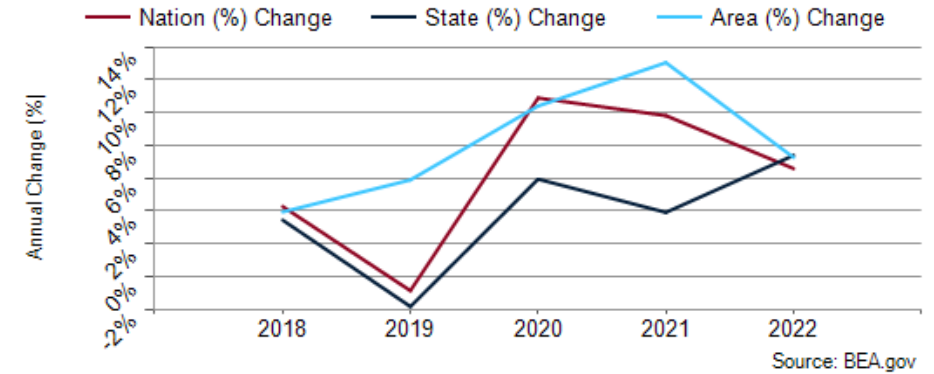
Major Industries by Employee Count



Largest Employers

Hays Consolidated Independent School District	3,500
Ascension Seton Hays	806
FedEx	500
Lowes Distribution	400
Plastikon Automotive	200
Amazon Sorting Facility	200
AlSCO Linens	100
Warm Springs Rehab	100

Caldwell County GDP Trend



Hays Consolidated Independent School District (Hays CISD)

Approx. 3,500 Employees
Approx. 1 mile

Ascension Seton Hays

Approx. 806 Employees
Approx. 1 mile

FedEx

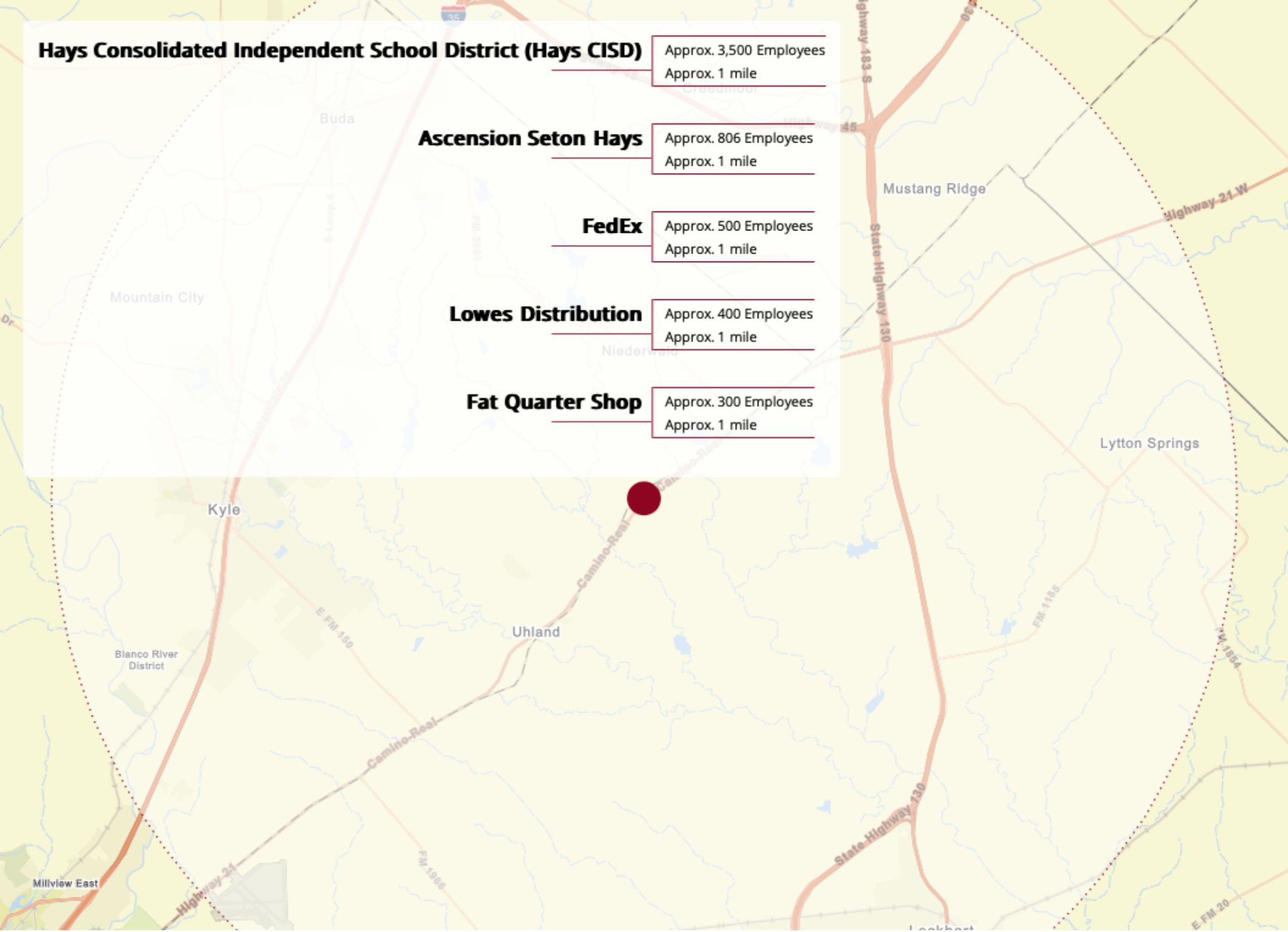
Approx. 500 Employees
Approx. 1 mile

Lowes Distribution

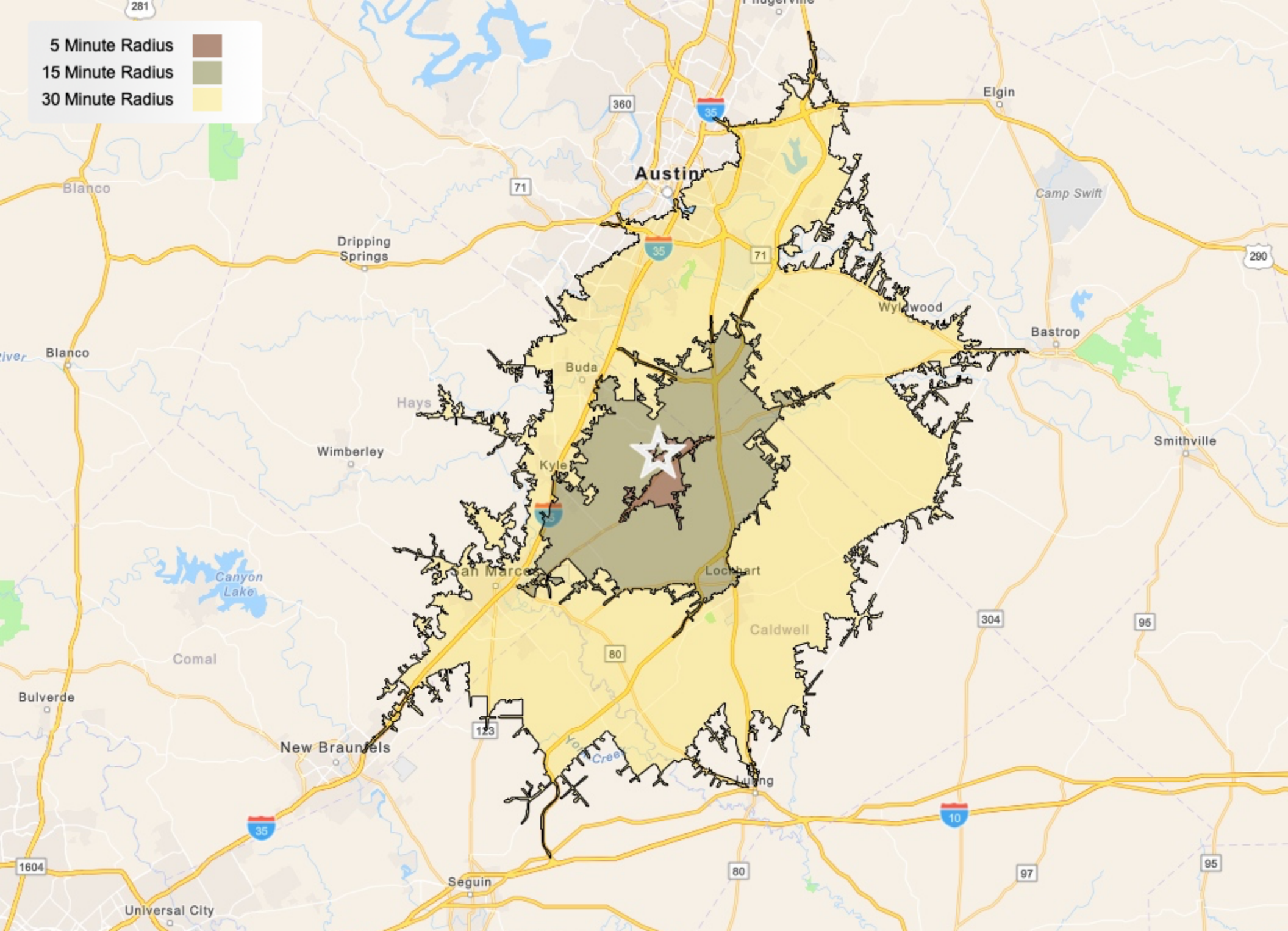
Approx. 400 Employees
Approx. 1 mile

Fat Quarter Shop

Approx. 300 Employees
Approx. 1 mile



5 Minute Radius
15 Minute Radius
30 Minute Radius





03

Property Description

- Property Features
- Site Plan
- Parcel Map
- Additional Map
- Additional Map

21 ACRES ON HWY 21

PROPERTY FEATURES

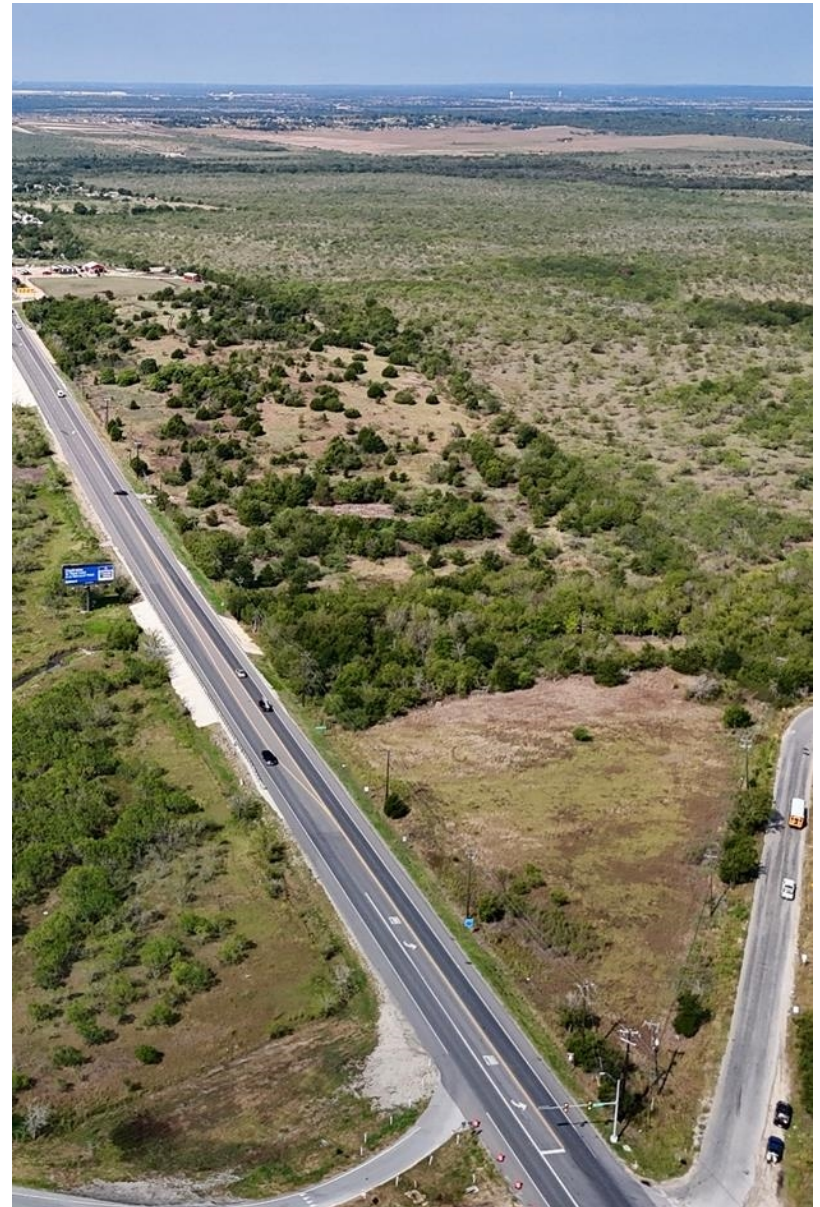
LAND ACRES	21
# OF PARCELS	2
ZONING TYPE	R
CORNER LOCATION	Hwy 21 & Rhode Rd
TRAFFIC COUNTS	15,552

NEIGHBORING PROPERTIES

NORTH	Residential
WEST	Residential

UTILITIES

WATER	Y
ELECTRICITY / POWER	Y
GAS / PROPANE	Y



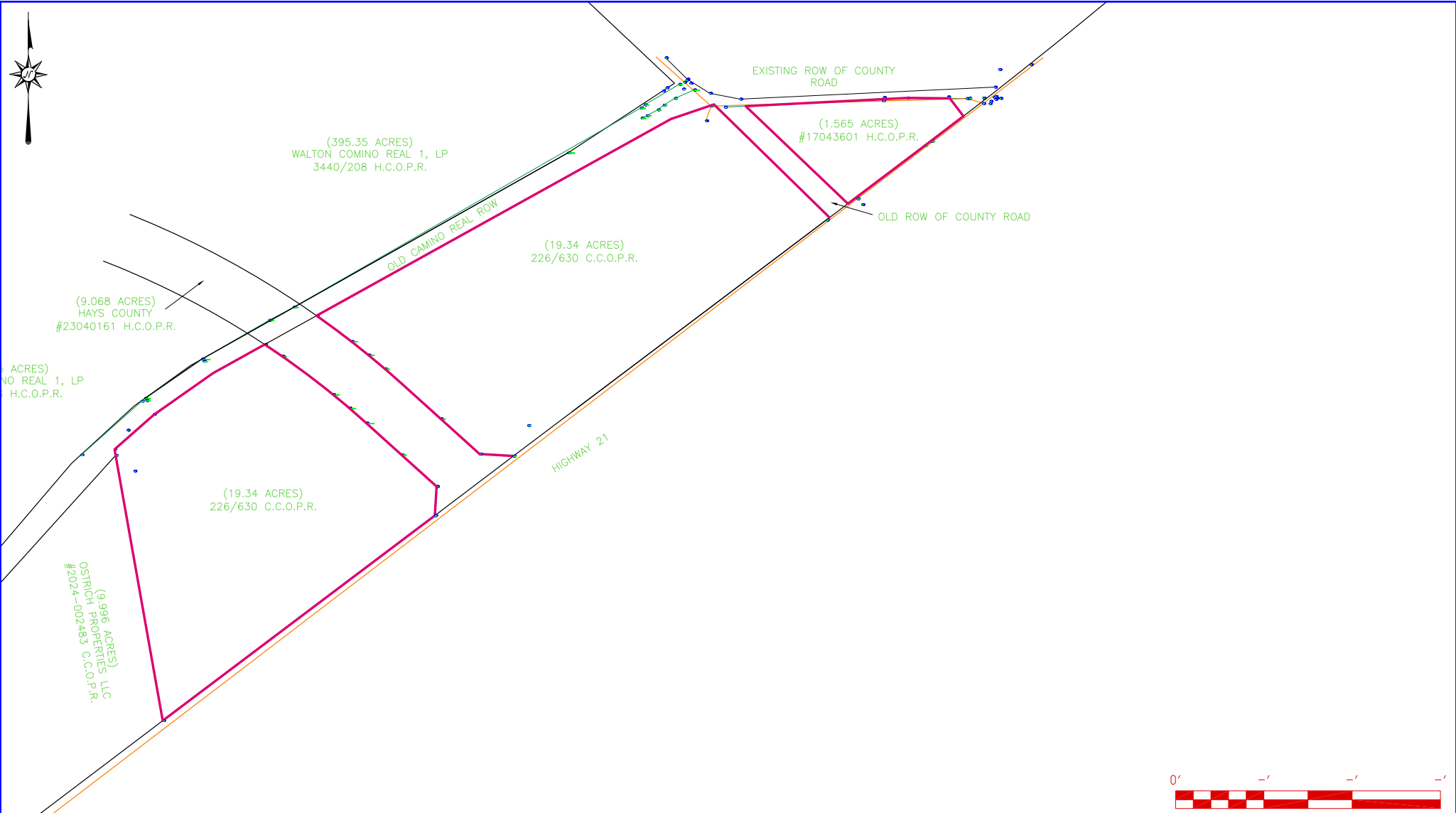
SAN MARCOS OLLE CONCEPT

LEGEND

	LOT SF	PAVED SF	BUILDING SF	PARKING SPACES
RETAIL	148,276	49,412	41,887	122
FAST FOOD	70,116	46,111	4,400	41
QUICKTRIP	99,909	60,897	5,650 (QT + CARWASH)	55
DOLLAR GENERAL	42,357	22,520	9,216	48
TRACTOR SUPPLY	111,975	72,404	19,254	84



VINCENT GERARD & ASSOCIATES
 LAND PLANNING & ZONING CONSULTANTS
 1715 CAPITAL CENTER BLVD, STE. 207
 AUSTIN, TEXAS 78746
 (512)328-2693 - FAX: (512)328-4011 • vgerard@flash.net



CTLS
 Cross Texas Land Services, Inc
 702 RIO RANDE, #301 - AUSTIN, TEXAS 78701
 512-965-2879

TX, FIRM REG. #100248-00
 www.crosstexaslandservices.com

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

00-00-00
 DATE

MARK R. WATSON RPLS #5740

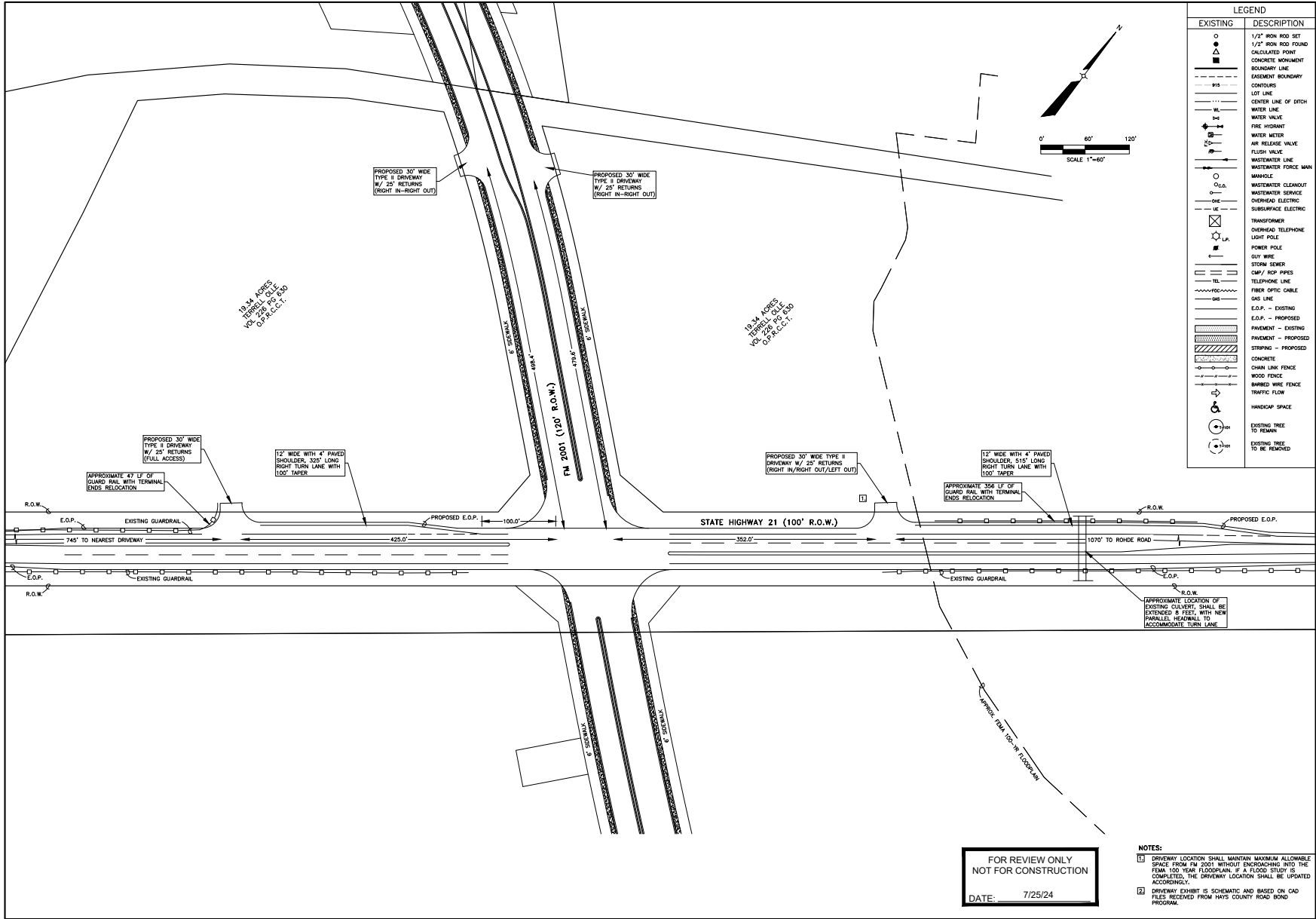
<ul style="list-style-type: none"> BOUNDARY LINE ADJOINER LINE SURVEY LINE BURIED OIL/GAS PIPELINE OVERHEAD UTILITY LINE UNDERGROUND UTILITY LINE FENCE ROAD WATERLINE RAILROAD TRACK 	<ul style="list-style-type: none"> POINT MONUMENT FOUND MONUMENT SET A/C UNIT UTILITY POLE/RISER LIGHTPOST MAILBOX CLEAN OUT 	<p>LEGEND:</p> <ul style="list-style-type: none"> FIRE HYDRANT TELEPHONE/CABLE PEDESTAL GAS METER MANHOLE ELECTRIC BOX/METER C.P.R. - COUNTY PLAT RECORDS C.D.R. - COUNTY DEED RECORDS C.O.P.R. - COUNTY OFFICIAL PUBLIC RECORDS C.R.P.R. - COUNTY REAL PROPERTY RECORDS 	<ul style="list-style-type: none"> BENCH MARK FLAG POLE SIGN DRAINAGE STRUCTURE GAS VALVE WATER METER WATER WELL WATER VALVE SEPTIC/SEWER VALVE CARVED "X" IN CONCRETE 	<p>REFERENCE: -----</p> <p>TYPE OF SURVEY: -----</p> <p>LEGAL DESCRIPTION: -----</p>
---	--	---	--	--

0' -' -' -' -'

JOB NO. 00-0000-00
 DRAWN BY: [Redacted] DATE: [Redacted]

PAGE 1 OF 12

Plot map of 24 Acres on Hwy 21



LEGEND	
EXISTING	DESCRIPTION
○	1/2" IRON ROD SET
△	1/2" IRON ROD FOUND
▲	CALCULATED POINT
■	CONCRETE MONUMENT
---	BOUNDARY LINE
---	EASEMENT BOUNDARY
---	915 CONTOURS
---	LOT LINE
---	CENTER LINE OF DITCH
WL	WATER LINE
WV	WATER VALVE
FW	FIRE HYDRANT
WM	WATER METER
AR	AIR RELEASE VALVE
FL	FLUSH VALVE
---	WASTEWATER LINE
---	WASTEWATER FORCE MAIN
○	MANHOLE
○	WASTEWATER CLEANOUT
○	WASTEWATER SERVICE
---	OVERHEAD ELECTRIC
---	SUBSURFACE ELECTRIC
---	TRANSFORMER
---	OVERHEAD TELEPHONE
---	LIGHT POLE
---	POWER POLE
---	GUY WIRE
---	STORM SEWER
---	CMF/ROD PIPES
---	TELEPHONE LINE
---	FIBER OPTIC CABLE
---	Gas LINE
---	E.O.P. - EXISTING
---	E.O.P. - PROPOSED
---	PAVEMENT - EXISTING
---	PAVEMENT - PROPOSED
---	STRIPING - PROPOSED
---	CORNERS
---	CHAIN LINK FENCE
---	WOOD FENCE
---	BARRIED WIRE FENCE
---	TRAFFIC FLOW
---	HANDICAP SPACE
○	EXISTING TREE TO REMAIN
○	EXISTING TREE TO BE REMOVED

DATE:	BY:

REVISION	DESCRIPTION

DRIVEWAY EXHIBIT
OLLE TRACT
CALDWELL COUNTY, TEXAS

CLIENT:
TERRELL OLLE
10681 S HIGHWAY 183
BUDA, TX 78610

DATE:	JULY 2024
PROJECT:	24-073
DRAWING'S NAME:	24-073-07 DRIVEWAY EXHIBIT
DESIGN:	KAB
CHECKED:	KAB
DRAWN:	DR
APPROVED:	KAB
SHEET:	1 OF 1

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
 DATE: 7/25/24

NOTES:
 1) DRIVEWAY LOCATION SHALL MAINTAIN MAXIMUM ALLOWABLE SPACE FROM FM 2001 WITHOUT ENCRoUCHING INTO THE FEMA 100 YEAR FLOODPLAIN. IF A FLOOD STUDY IS COMPLETED, THE DRIVEWAY LOCATION SHALL BE UPDATED ACCORDINGLY.
 2) DRIVEWAY EXHIBIT IS SCHEMATIC AND BASED ON CAD FILES RECEIVED FROM HAYS COUNTY ROAD BOND.

ECUATOR
 CONSULTANTS, LTD.
 1220 Woodloch Drive, Suite 200 • P.O. Box 01310 • Fort Worth, TX 76101-0131
 Telephone: 817.336.4444 • Fax: 817.336.4444
 www.ecuatorconsultants.com



Future Hwy 2001 Extension

Camino Real Development: 6,000 Homes

Subject Property



04

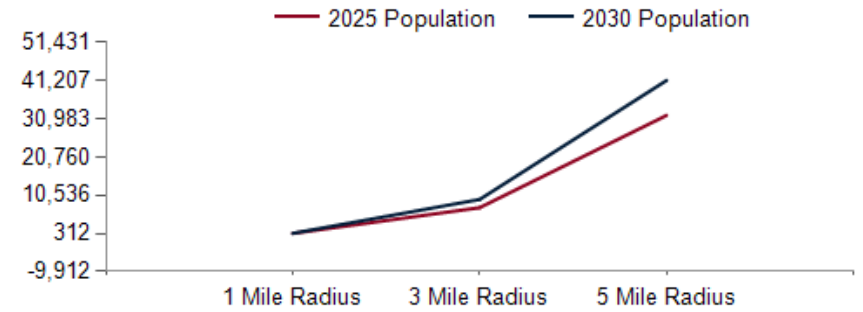
Demographics

General Demographics

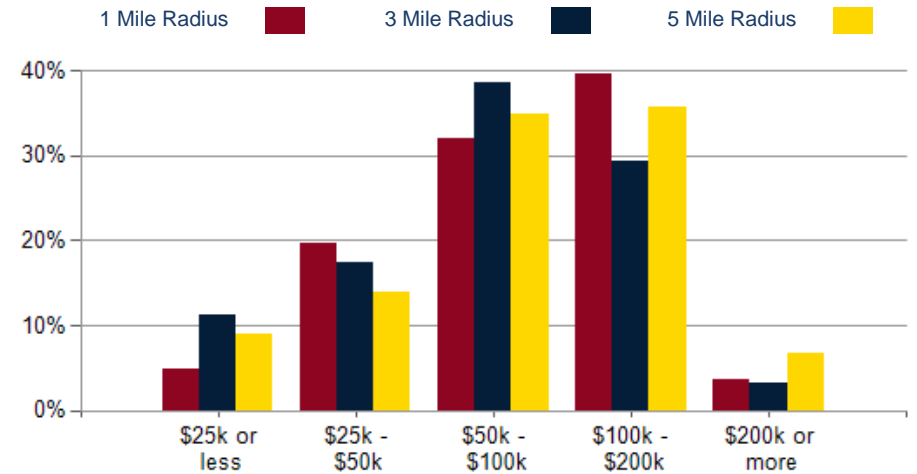
21 ACRES ON HWY 21

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	166	3,100	9,659
2010 Population	225	4,512	15,145
2025 Population	312	7,198	31,866
2030 Population	328	9,395	41,207
2025 African American	8	121	894
2025 American Indian	4	117	592
2025 Asian	2	20	341
2025 Hispanic	213	5,763	23,651
2025 Other Race	76	2,240	8,926
2025 White	125	2,345	11,812
2025 Multiracial	97	2,350	9,277
2025-2030: Population: Growth Rate	5.05%	27.35%	26.40%

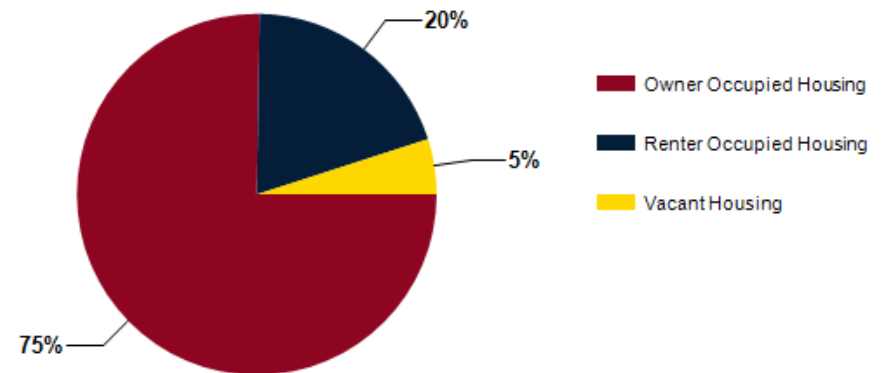
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3	145	459
\$15,000-\$24,999	1	75	370
\$25,000-\$34,999	6	136	450
\$35,000-\$49,999	10	202	828
\$50,000-\$74,999	12	408	1,478
\$75,000-\$99,999	14	342	1,738
\$100,000-\$149,999	27	495	2,228
\$150,000-\$199,999	5	74	1,062
\$200,000 or greater	3	63	619
Median HH Income	\$87,347	\$75,257	\$87,800
Average HH Income	\$96,011	\$83,028	\$99,823



2025 Household Income



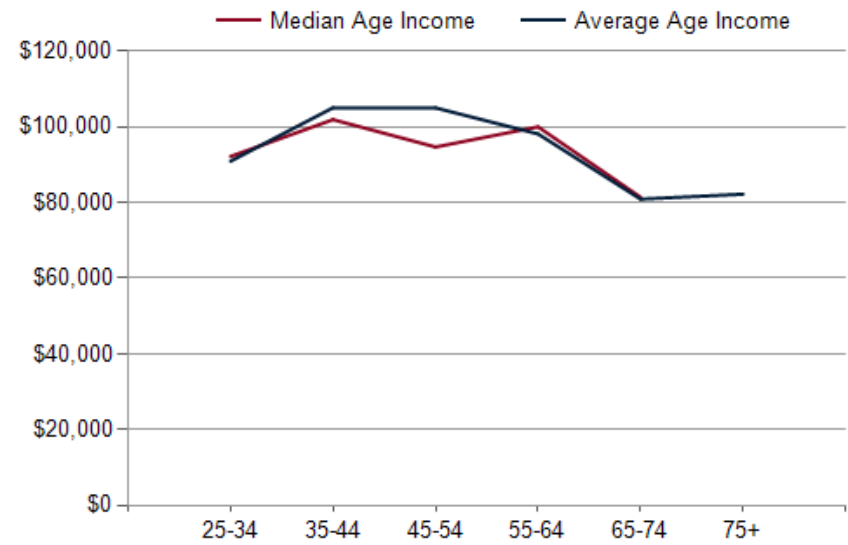
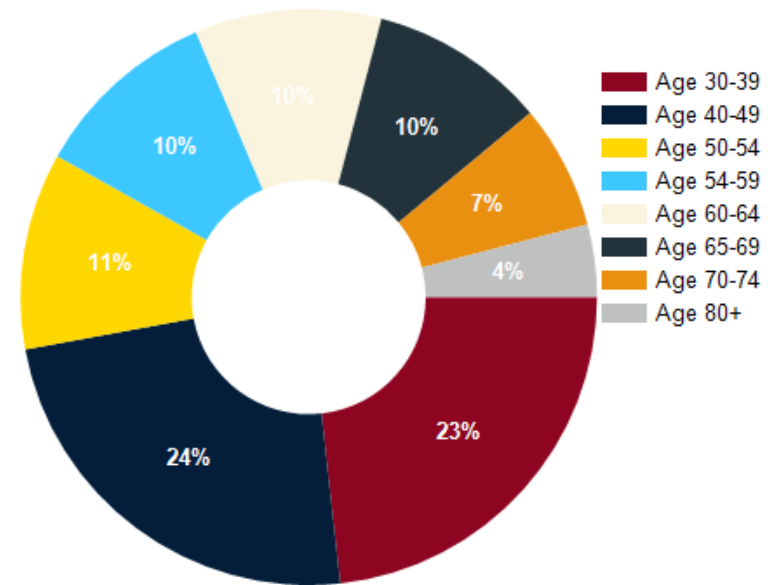
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	18	485	2,369
2025 Population Age 35-39	22	476	2,369
2025 Population Age 40-44	21	460	2,223
2025 Population Age 45-49	20	469	2,058
2025 Population Age 50-54	19	430	1,849
2025 Population Age 55-59	18	350	1,563
2025 Population Age 60-64	18	337	1,521
2025 Population Age 65-69	17	296	1,292
2025 Population Age 70-74	12	204	968
2025 Population Age 75-79	7	110	616
2025 Population Age 80-84	4	68	333
2025 Population Age 85+	2	39	202
2025 Population Age 18+	231	5,098	23,025
2025 Median Age	36	31	33
2030 Median Age	36	33	34

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$92,174	\$79,584	\$95,700
Average Household Income 25-34	\$90,912	\$85,397	\$104,425
Median Household Income 35-44	\$101,906	\$79,552	\$102,544
Average Household Income 35-44	\$105,058	\$87,745	\$113,177
Median Household Income 45-54	\$94,671	\$78,937	\$96,634
Average Household Income 45-54	\$105,017	\$89,544	\$108,507
Median Household Income 55-64	\$100,000	\$76,323	\$87,323
Average Household Income 55-64	\$98,134	\$84,639	\$100,785
Median Household Income 65-74	\$81,387	\$59,389	\$69,089
Average Household Income 65-74	\$80,890	\$71,058	\$83,000
Average Household Income 75+	\$82,207	\$69,509	\$69,828



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