

COMMERCIAL DEVELOPMENT OPPORTUNITY IN TEXAS INNOVATION CORRIDOR



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I-35 & WATERSTONE BLVD, KYLE , TX



SITE DETAILS

DUE DILIGENCE



ADDRESS

I-35 and Waterstone Blvd, Kyle, TX 78640



SIZE

±8.63 Acres



LAT., LONG.

29.9615028266537, -97.87347213902596



ZONING

W - Warehouse



PARCEL

R37943; R37944



UTILITIES

W/WW Available to Site, including a 12" water line along the I-35 right-of-way and both 8" and 12" lines along Post Road



TAX RATE

2.416%



SCHOOLS

Hays CISD



LEGAL

PAYNE INDUSTRIAL PARK, LOT PT 4, ACRES 3.8
TAX CODES:RSP,SHA,WEU,ACCD,EHA
PAYNE INDUSTRIAL PARK, LOT PT 5, ACRES 4.83
TAX CODES:RSP,SHA,WEU,ACCD,EHA



PRICE

Call for Pricing: (512) 575-5125

±8.63
ACRES



- Future 24" Transmission Line
- 8"+12" Water Lines
- 14"+15" Wastewater Lines
- Driveway

LANDSTACK REPORT

	<h2>AUHA-4055</h2>	<h3>QUIDDITY ENGINEERING, LLC</h3> <p>WILLIAM A.C. McASHAN, PE LAND MANAGER M (504) 251-1069 wmcashan@quiddity.com</p>	<h2>SCORE - 89 100</h2>
<p>LOCATION NE CORNER OF NB IH 35 FRONTAGE RD AND WATERSTONE BLVD, ALSO ON POST RD</p> <p>OWNER KYLE EQUITIES LP (SANDRA MCGLOTHLIN - EMPIRE HOLDINGS)</p> <p>STATUS OFF MARKET WATER DIST NONE</p> <p>COUNTY HAYS CITY KYLE</p> <p>ACRES 8.93 SCHOOL HAYS CISD</p>			
ANALYSIS/SCORING			
CATEGORY	SCORE	COMMENTS	
WATER/SEWER (0 - 20)	20	WATER CCN = CITY OF KYLE 12" ON NB IH 35 FRONTAGE RD, 12" AND 8" ON POST RD, 16" AT SE CORNER OF TRACT ON WATERSTONE BLVD. CIP SHOWS 24" UPGRADE ON POST RD IN 2026. SEWER CCN = CITY OF KYLE 15" ON NB IH 35 FRONTAGE RD AND WATERSTONE BLVD, 14" FM ON NB IH 35 FRONTAGE RD	
ZONING/LANDUSE (0 - 20)	15	ZONING = W (WAREHOUSE) FUTURE LANDUSE = REGIONAL COMMERCIAL	
TRANSPORTATION (0 - 20)	17	CORRIDOR: IH 35/POST RD/WATERSTONE BLVD PROXIMITY TO HIGHWAY: ON IH 35 ACCESS: 3 POINTS OF ACCESS: NB IH 35 FRONTAGE RD, POST RD, AND WATERSTONE BLVD NB IH 35 FRONTAGE RD IS 2 LANES ONE WAY WITH EXISTING DRIVEWAY, POST RD IS 2 LANES UNDIVIDED, WATERSTONE BLVD IS 4 LANES UNDIVIDED WITH EXISTING DRIVEWAY, WATERSTONE BLVD INTERSECTION WITH NB IH 35 FRONTAGE RD HAS A STOP SIGN.	
HYDROLOGY (0 - 15)	12	ACRES IN FLOODWAY = 0 (0 %) ACRES IN 100 YEAR = 0 (0 %) FLOOD: NO IMPACT	
TOPOGRAPHY (0 - 15)	15	DETENTION: ROADSIDE DITCH ON NB IH 35 FRONTAGE RD AND WB WATERSTONE BLVD LOW ELEVATION = 688 TRACT PERCENT SLOPE = 4% HIGH ELEVATION = 704 DEVELOPABLE AREA PERCENT SLOPE = 4%	
ENVIRONMENTAL (0 - 10)	10	ENVIRONMENTAL/WETLANDS: NO IMPACT ACRES IN BUFFERS/WETLANDS = 0 (0 %) AQUIFER: NONE (TRANSITION/ARTESIAN IS 500' WEST OF TRACT)	
SUBTOTAL	89		
DEAL KILLER (0 - (25))	0		
TOTAL	89		
OVERALL COMMENTS/RECOMMENDATIONS			
DEVELOPABLE LAND	DEVELOPABLE ACRES = 8.93 (100 %)		
ADJACENT USES	NORTH = IND WEST = IND/IH 35		SOUTH = VACANT TRACT/RES EAST = RES (LIMESTONE CREEK)
TREE MITIGATION	PERCENT COVERAGE = 0%		
SIZE/SHAPE OF TRACT	L SHPAE		
THOROUGHFARE PLAN IMPACT	NO PLANNED IMPROVEMENTS		
GAS/ELECTRIC TRANSMISSION LINES	NO IMPACT		
COMMENTS	FOR SALE (NO PRICE). JOHN HOPKINS (903) 363-3683. TRACT WAS LISTED IN 2022 FOR \$4,791,600.		



AREA ACTIVITY



Watteridge
MPC | 1,305 Acres
320 SF + 1,100 MF
Under Construction

Plum Creek
MPC | 2,200 Acres
8,700 Homes

Six Creeks
MPC | 1,305 Acres
2,100 Homes
Under Construction

Kyle

SITE

CityPoint
MPC | 99 Acres
330 SF + 315 MF
Proposed

Proposed
Mixed Use

Kyle Estates
MPC | 640 Acres
1,000 SF + 1,400 MF
Proposed

Camino Real
MPC | 1,736 Acres
5,460 Homes
Under Contract

Pecan Woods
MPC | 763 Acres
2,075 SF + MF
Proposed

Blanco Vista
MPC | 575 Acres
2,000 Homes
Under Construction

Waterstone
MPC | 700 Acres
2,000 Homes
Under Construction

TESLA

amazon
WINSTON NATION
MATTRESS FIRM
UTC Aerospace Systems

TEXAS
SLIMING SURRY
PER
PROLIFT

CTX 110
INDUSTRIAL

MCC Farms
Industrial Technology
Data Center
Proposed

San Marcos

TEXAS STATE UNIVERSITY

INTERSTATE
35

Freddy's
STEAKBURGERS

WHATABURGER

Olive Garden

Waffle House

Dutch Bros

San Marcos Regional Airport

**Caldwell Valley
Technology Park**
Under Construction

LOWE'S
HOBBY LOBBY

Walmart

Academy

Walgreens

TACO BELL

DUTCH BROS

KOHL'S

HEB
plus!

CAVA

Chick-fil-A

petco

TARGET

Starbucks

Ascension

Austin

INGRESS/EGRESS



Ingress

Egress



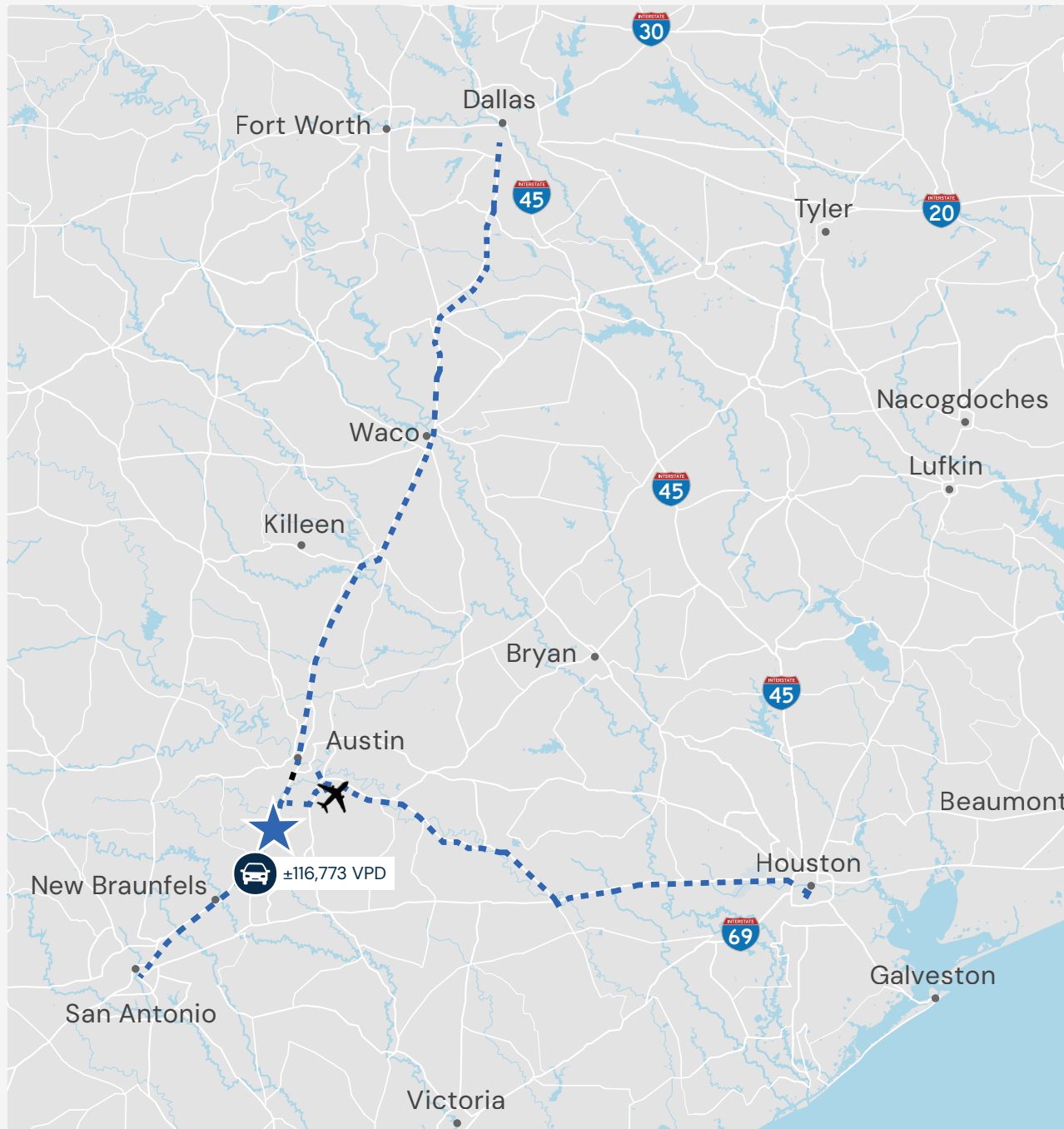
2025 TAX RATES

AUSTIN COMM COLLEGE DIST	0.1034
CITY OF KYLE	0.5957
HAYS CO ESD #9	0.0624
HAYS CO FIRE ESD #5	0.1000
HAYS COUNTY	0.3573
SPECIAL ROAD DIST	0.0426
HAYS CISD	1.1546
TOTAL	2.416

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2026 POPULATION ESTIMATE	2,736	39,347	86,627
FIVE-YEAR POPULATION PROJECTION	35%	22%	19%
AVERAGE HOUSEHOLD INCOME	\$117,877	\$125,656	\$113,583
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$367,831	\$358,945	\$358,259

HIGH-VISIBILITY TRAFFIC



COMMUTER SYNERGY

Convenient “stop-in” point for the residents in the four master-planned communities surrounding the site who commute to Austin or San Marcos.

RETAIL IN HIGH DEMAND

With 10,000+ new homes in the immediate area there is high demand for everyday retail such as:

Grocery + Pharmacy: Proximity to the new Sprouts Farmers Market and HEB Plus! creates a strong regional draw.

Health + Wellness: Medical office users or fitness franchises are actively expanding in Kyle.

INNOVATION CORRIDOR

Ascension Seton Hays Hospital and the **Austin Community College Hays Campus** draws thousands of students and employees daily.

Nearby **Tesla** logistics hub is a driver for high-income daytime population and service demand.

THE NEXT GREAT METROPOLIS

The **Texas Innovation Corridor** is the region of Texas that extends from Austin to San Antonio, and encompasses 13 Central Texas counties and five major universities running almost parallel to Interstate 35.

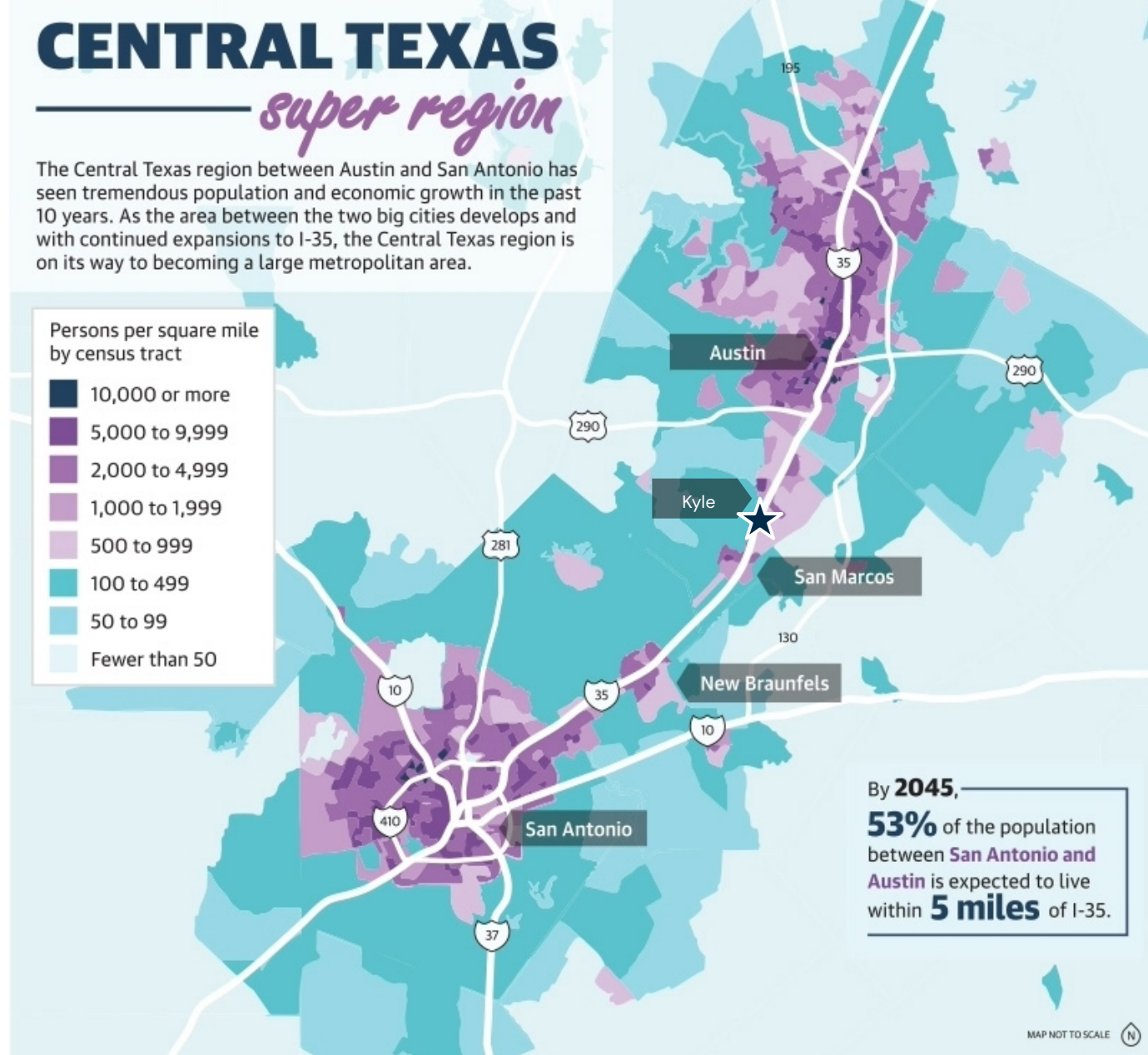
Booming with population growth and a steady increase in economic development, many companies and individuals are flocking to the area to grow their business or find opportunities along the corridor.

In addition to San Antonio and Austin, the fast-growing sub-regions along the corridor are Hays and Comal Counties, which have both made the top 10 list for fast-growing counties in the United States in recent years.

Amazon has invested many times in Hays County and is the largest employer in the region with 5,000+ employees.

Companies and jobs go where a productive and talented workforce can be found. Many major universities line the Texas Innovation Corridor from San Antonio to Austin, including: The University of Texas San Antonio, University of Texas Health Science Center, Texas State University San Marcos, University of Texas Austin, and Texas State University Round Rock.

This educational hub provides thousands of jobs for citizens, and gives local companies a pool of 1.3 million people within a 45-mile radius to fill positions across growing industries throughout the region.



LOCAL COMMERCIAL INCENTIVES



FIRST YEAR ON US

The city of Kyle will rebate one dollar for every new tax dollar generated as a direct result of investment and improvements to commercial property. Non-owner occupied businesses and developers may apply for the same credit up to \$5,000.

CHAPTER 380 AGREEMENT

Provides for offering loans and grants of city funds or services at little or no cost to promote state and local economic development and to stimulate business and commercial activity.

PROPERTY TAX ABATEMENT

Qualifying businesses considering locations in Kyle have the opportunity to apply for a Property Tax Abatement on new value created as a result of the project.

MARKET MOMENTUM

RECENT ACTIVITY IN KYLE, TX



RESIDENTIAL

- ▷ 6 Creeks: 858-Acre MPC with 2,100 Lots at Completion
- ▷ Anthem: 422-Acre MPC with 1,500 SF Homes at Completion
- ▷ Crosswinds: 455-Acre MPC with 1,500 Homes at Buildout
- ▷ CityPoint Kyle: 99-Acre MPC with 630 MF + 330 SF + 70,000 sqft of retail

COMMERCIAL

- ▷ The Shops at Brick and Mortar District: Center in Plum Creek MPC with Sprouts
- ▷ Kyle City Limits: New Center to Open Late 2026; To Include Spec's & Autozone
- ▷ Kyle Park: 101-Acre Center with HomeGoods + Dick's Sporting Goods; Under Construction

EMPLOYMENT

- ▷ Kyle Park Expected to Create 800 Jobs
- ▷ Ascension Seton Hays Expansion in Medical District
- ▷ Tesla: Parts Distribution and Logistics
- ▷ Amazon: Employs Over 5,000 Employees

INFRASTRUCTURE

- ▷ I-35 Underpass: Construction slated for late 2027 with final completion target of 2029
- ▷ Kohlers Crossing Extension: From the I-35 Frontage Road to Seton Parkway
- ▷ Vybe Trail System: 9 Miles of New Paved Segments Under Construction to reach 45 miles
- ▷ Wastewater Treatment Plant Expansion

The convergence of residential growth, commercial investment, and major infrastructure improvements Kyle is poised to be the largest city in Hays County and perfectly positioned to harness the benefits of rapid growth.

DISCOVER KYLE



PIE IN THE SKY FESTIVAL



LAKE KYLE



DOWNTOWN KYLE



PLUM CREEK GOLF CLUB



EVO ENTERTAINMENT

Located about 20 miles south of Austin in Hays County, Kyle is one of the fastest-growing cities in the United States, with a population that has exploded from 5,000 to over 65,000 in just two decades. Strategically positioned along the I-35 corridor, it serves as a popular suburban hub for professionals working in both

Austin and San Antonio who are looking for more affordable housing options. Historically a railroad town, Kyle has evolved into a major economic player in the region, hosting large-scale operations for employers like Amazon, FedEx, and the Ascension Seton Hays medical center.

THE VYBE TRAIL

An extension of the city's growing park system, the 80-mile Vybe Kyle trail system will connect residential areas throughout Kyle to commercial nodes, or Vybes, that offer unique shopping, dining, and recreational experiences.



WHY CENTRAL TEXAS

Central Texas excels with a strong economy, rapid job growth, top-tier universities, and a thriving tech and cultural scene.

Combined with its central location, outdoor lifestyle, and steady population growth, it's one of the most dynamic and attractive regions in the country.



67M+
ANNUAL VISITORS

33.8
MEDIAN AGE

1.3M+
POPULATION

1.5%
JOB GROWTH RATE

15.4%
MULTIFAMILY VACANCY RATE

11.7%
INDUSTRIAL VACANCY RATE

\$29.5B
VISITOR SPENDING

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.

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

TRIPP RICH	646586	TRIPP.RICH@DMRE.COM	512.575.5125
BROKER FIRST NAME	LICENSE NO.	EMAIL	PHONE
BUYER, SELLER, LANDLORD OR TENANT		BUYER, SELLER, LANDLORD OR TENANT	

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

DISCLAIMER

Prospective purchasers are hereby advised the Owners (“Owner”) of the Property are soliciting offers through Dosch Marshall Real Estate (“DMRE”), which may be accepted or rejected by the Owners at the Owners’ sole discretion.

Any solicitation of an offer for the Properties offered hereunder will be governed by this Offering, as it may be modified or supplemented. Prospective purchasers are advised that as part of the offer process, the Owners will be evaluating several factors including the experience and financial qualifications of the purchasing entity.

The Owners shall have no obligation to accept any offer from any prospective purchaser. The Owners reserve the right to withdraw the Properties from consideration at any time prior to final execution of a Purchase Agreement.

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Any obligations to prospective purchasers that the Owners may have with respect to the Properties are limited to those expressly set forth in a fully executed Purchase Agreement between the parties. Prospective purchaser’s sole and exclusive rights against the Owners, with respect to this prospective transaction, the Properties, or information provided herein or subsequently, shall be limited to those remedies expressly provided in an executed Purchase Agreement, which shall not survive the closing. Further, in no event shall prospective purchasers have any claims against the Owners, DMRE, or any of their respective affiliates for any damages, liability, or causes of action relating to the Purchase Agreement.

Prospective purchasers are not to construe the contents of this Offering or any prior or subsequent information communications from the Owners or any of their respective officers, employees or agents as legal, tax or other advice. Prior to purchasing, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

No commission or finder’s fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Properties unless otherwise agreed to by the Owners in writing.

Acquisition of properties such as the these offered hereunder involves a high degree of risk and are suitable only for persons and entities of substantial financial means.





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LET'S
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TEXAS LAND GUYS

The Art of Real Estate Dealmaking

WITH TIM AND TOM DOSCH

