

KYLE TEXAS RANCH

166 Lots
3.2 Acre Commercial Site

Kyle | Texas



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This 57-acre tract of land is located along the Highway 150 growth corridor within the city of Kyle city limits, approximately 2 miles west of I-35. The Highway 150 corridor has become a rapidly growing market, with the Hometown Kyle, Cypress Forest and Plum Creek Golf Club residential communities leading the way.

A conceptual sketch plan for 166 single family lots and a 3.2-acre retail site has been presented to city of Kyle staff and has been recommended for approval.

The subject property is located in a fast-growing suburb just south of Austin. The site is adjacent to several existing new construction residential projects, within 1 mile of Hays High School, and two miles away from Home Depot, HEB, and Cabela's Sporting Goods. The property is gently sloping, has easy access to I-35, the Austin-Bergstrom International Airport, San Marcos, Texas State University, University of Texas main campus, and San Antonio. The subject site is a sizable tract that is poised for development, as it is surrounded by existing residential development and utilities.

Single family new construction homes in the area are generally priced between \$250,000 and \$350,000, with the average new home sales price being approximately \$300,000. It is anticipated that the homes built on the subject site would fall into the average to above average price range. The Kyle area is known as the Gateway to the Hill Country, and new construction developments such as Plum Creek Golf Club have generated a great deal of new construction buyer traffic to the region.



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LOTTING PLAN D
 KYLE RANCH
 TAYLOR MORRISON
 KYLE, TEXAS



Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



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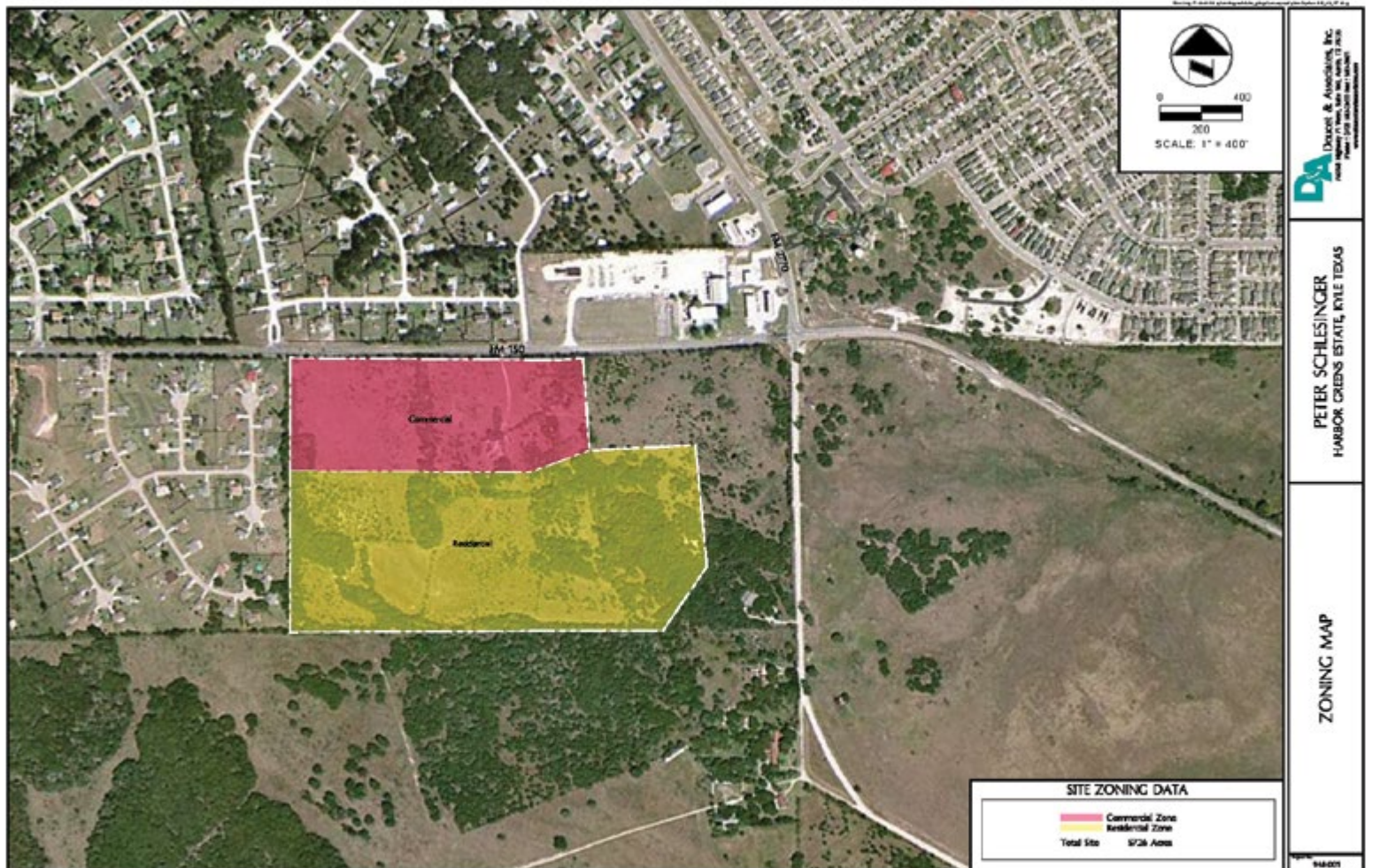
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PETER SCHLESINGER
HARBOR GREENS ESTATE, KYLE TEXAS

VICINITY MAP

98-031

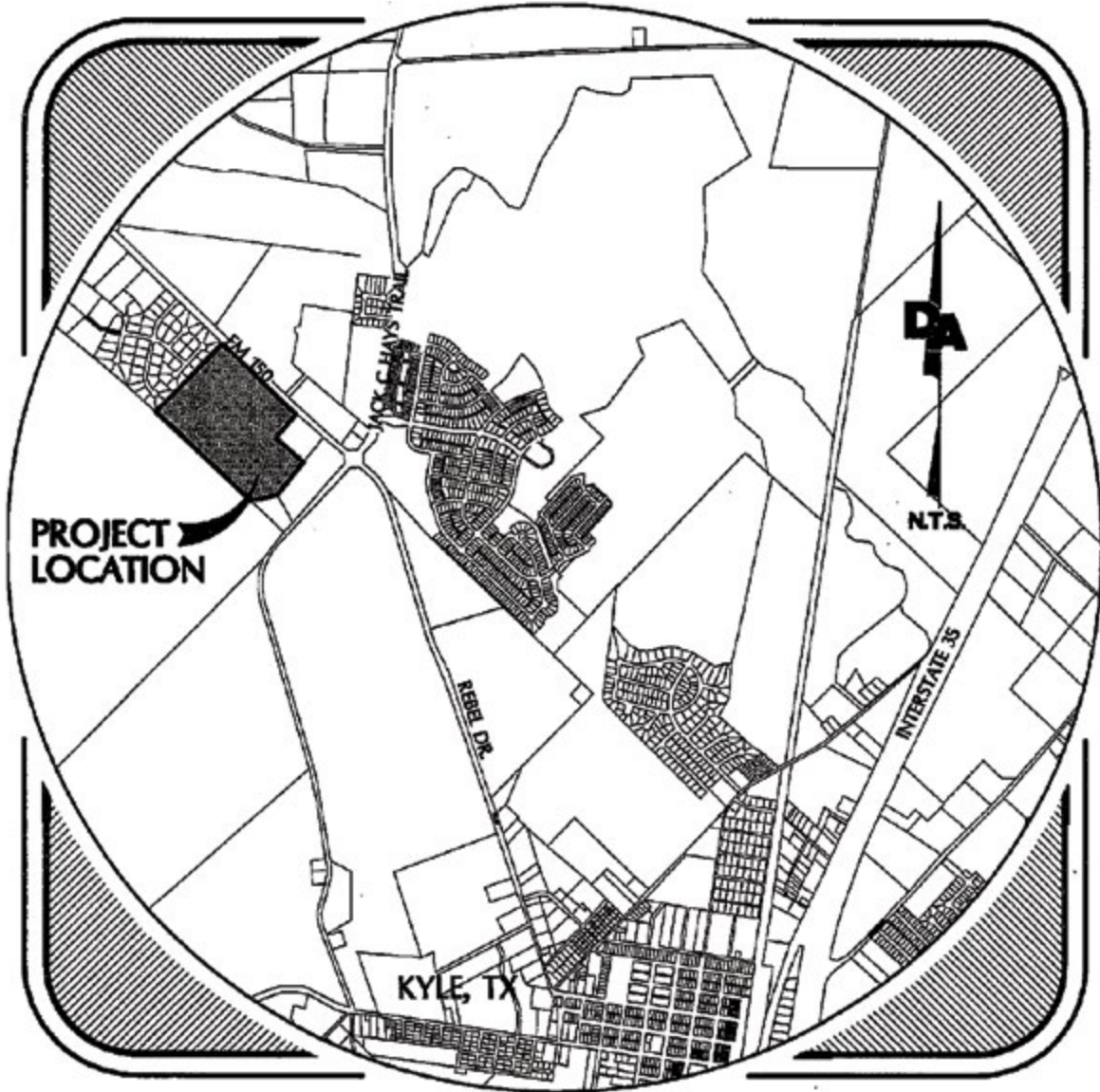


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Vicinity Map

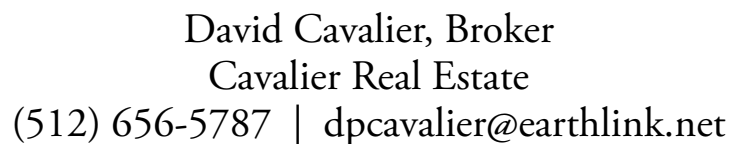


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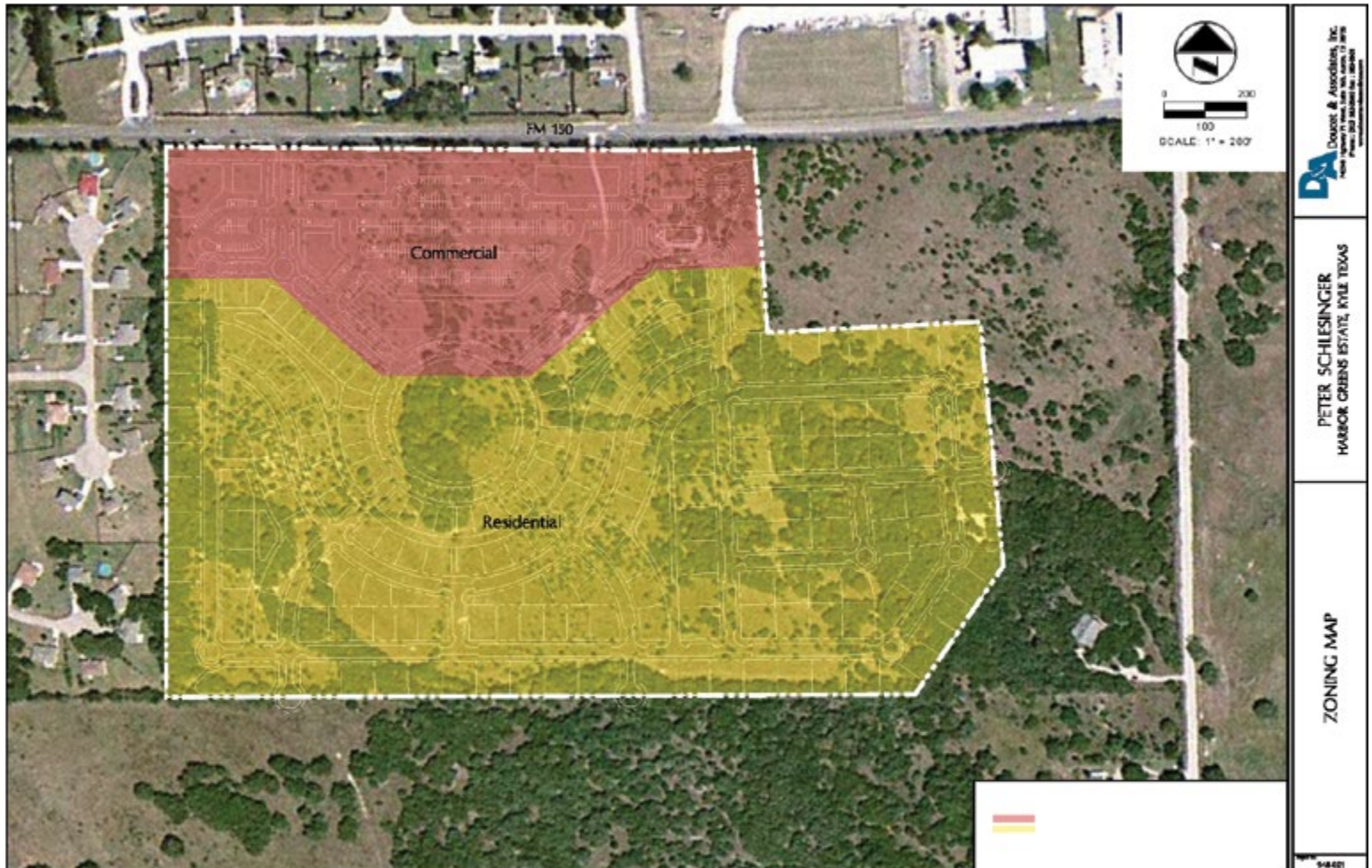
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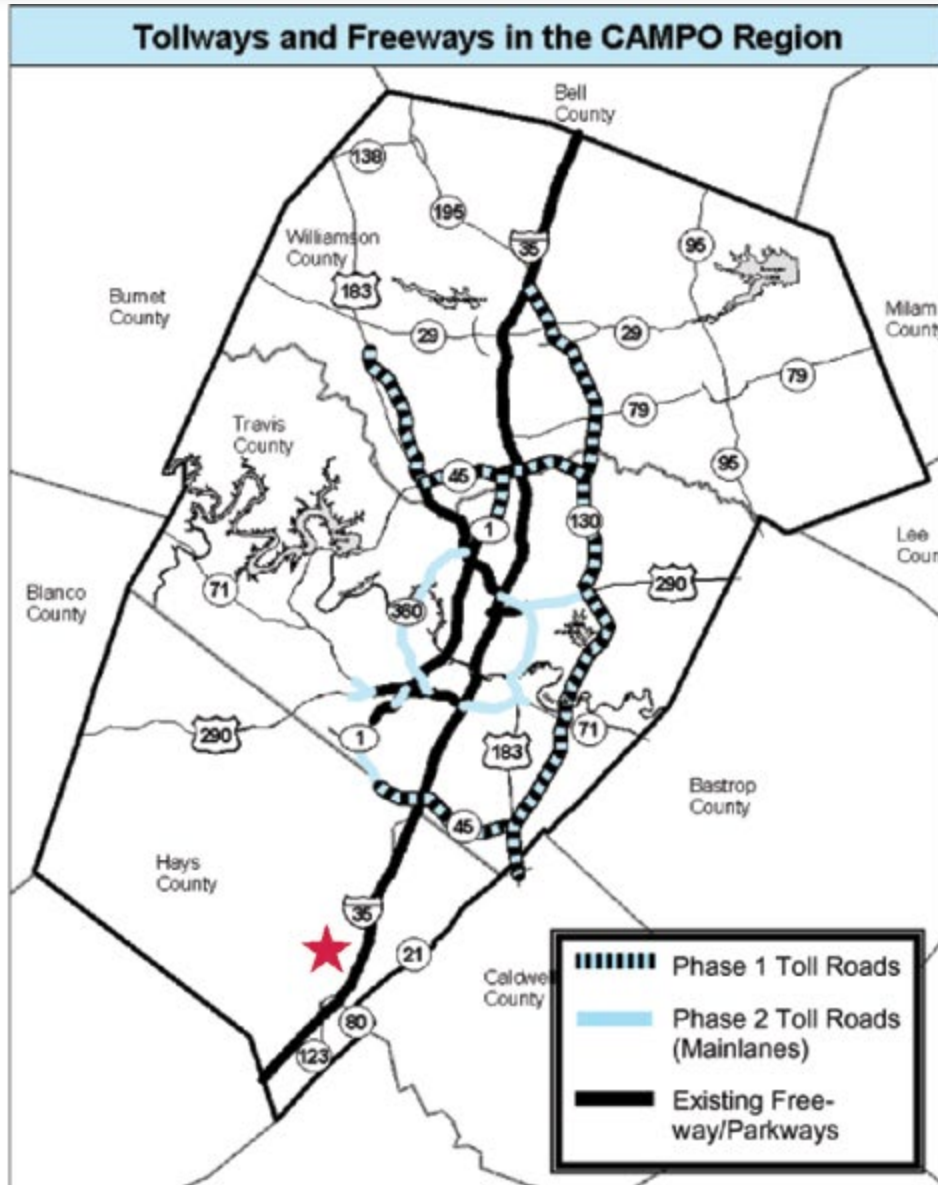
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Transportation Plans



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