FOR SALE ±2.275 ACRES ON IH-35

23091 IH 35, Kyle, Texas 78640





LOCATION Situated on the N. IH-35 Frontage Road, 0.7 miles south of the FM 150 / IH-35 intersection in the City of Kyle. Benefits from high commuter traffic counts and strong IH-35 visibility, well-suited for retail, service-commercial uses.

SIZE ±2.275 acres

FRONTAGE/ ACCESS Approximately 270' in IH-35

UTILITIES All utilities available.

ZONING RS — Retail/Service District (City of Kyle)
IH-35 Overlay District

JURISDICTION City of Kyle, Hays County, Texas.

FLOOD HAZARD No portion of the Property lies within the FEMA 100-year floodplain.

PRICE $1,484,612.50 ($14.98 PSF)

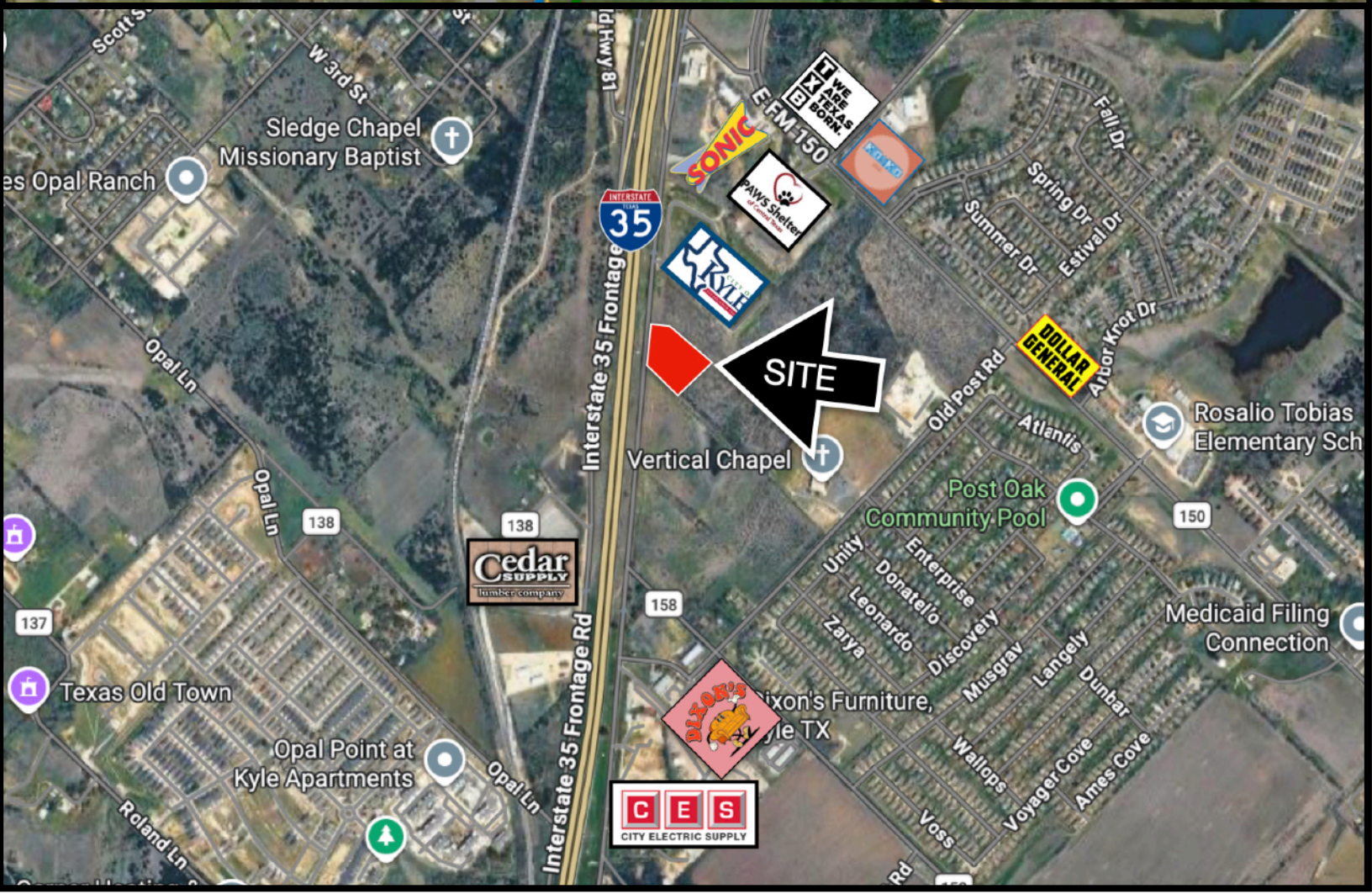
COMMENTS This platted lot has high-visibility IH-35 frontage-road site positioned within one of the fastest-growing corridors in the Austin metro. The RS zoning supports a broad range of retail and service uses, and the tract's clean floodplain status and available utilities reduce pre-development friction. Ideal for fuel/convenience, medical office, entertainment venue, or general retail pad development.

McALLISTER & ASSOCIATES
REAL ESTATE SERVICES
201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Spence Collins
Office: (512) 789-0909
spence@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.


S IH 35 FRONTAGE RD
N IH 35 FRONTAGE RD
INTERSTATE
TEXAS
35
8 IN
18 IN
SITE


W 3rd St
Sledge Chapel
Missionary Baptist
Opal Ranch
INTERSTATE
TEXAS
35
Interstate 35 Frontage Rd
E FM 150
SONIC
WE ARE TEXAS BORN.
PAWS Shelter
SITE
Vertical Chapel
Fall Dr
Spring Dr
Summer Dr
Estival Dr
Arbor Krot Dr
DOLLAR GENERAL
Old Post Rd
Atlantis
Rosalio Tobias
Elementary Sch
Post Oak
Community Pool
150
Unity
Enterprise
Donatello
Leonardo
Zarya
Discovery
Musgrav
Langely
Dunbar
Medicaid Filing
Connection
Opal Ln
138
137
158
Cedar
SUPPLY
lumber company
Texas Old Town
Opal Point at
Kyle Apartments
Roland Ln
DIXON'S
CES
CITY ELECTRIC SUPPLY
Wallops
Voyager Cove
Ames Cove
Voss

Hays CAD Web Map



2/5/2026, 12:16:36 PM

Parcels Abstracts Streets

1:9,028

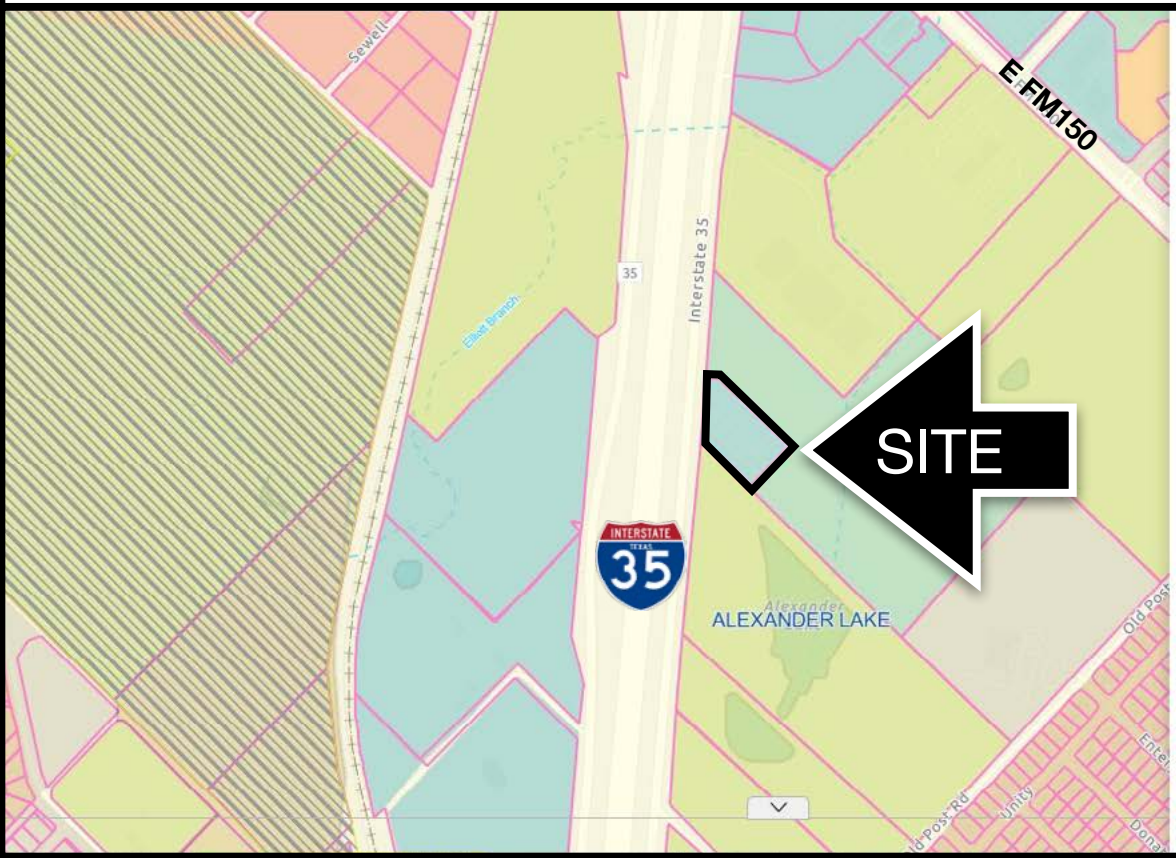
0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

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Hays County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



Zoning

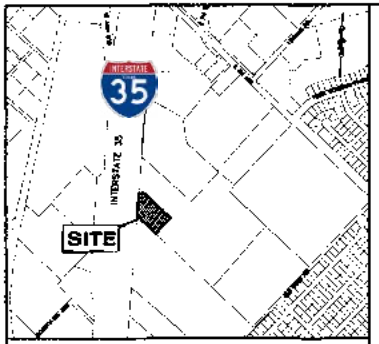
- Residential - Single Family
- ★ Retail & Service District
- Agriculture
- Manufactured Home Subdivision
- Residential - Two Family
- Agriculture - Development Agreement
- Planned Unit Development
- Residential - Single Family District 2
- Warehouse
- Central Business District 2
- Other

CITY OF KYLE

BRUCE CO. SUBDIVISION

BEING A 2.275 ACRES TRACT OF LAND LYING AND SITUATED IN HAYS COUNTY, TEXAS, SAID 2.275 ACRES TRACT BEING OUT OF AND FORMING A PART OR PORTION OF THE JOHN JONES SURVEY, ABSTRACT 263, SAME BEING A PART OR PORTION OF THE Z. KINTON SURVEY ABSTRACT 220, AND SAID 2.275 ACRES TRACT BEING OUT OF THE FOLLOWING:

1) ALL OF "WE LOT 1" SUBDIVISION, RECORDED IN VOLUME 18, PAGE 339, PLAT RECORDS OF HAYS COUNTY, TEXAS;
2) ALL OF A CALLED 0.276 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM KYLE ACRES, LLC TO BRUCECO CONSTRUCTION, LLC. RECORDED IN DOCUMENT # 21072305 OFFICIAL RECORDS OF HAYS COUNTY, TEXAS;
3) ALL OF A CALLED TRACT 1 - 0.988 ACRE TRACT DESCRIBED IN A DEED OF TRUST TO BRUCECO CONSTRUCTION, LLC, RECORDED IN DOCUMENT # 21020362 OFFICIAL RECORDS OF HAYS COUNTY, TEXAS,HAYS COUNTY, TEXAS.



LOCATION MAP SCALE: 1" = 1000'

THIS SUBDIVISION IS LOCATED IN HAYS COUNTY

SCALE: 1" = 30'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES TEXAS SOUTH CENTRAL
(4204) (NAD 83)

NL HOLDINGS LTD
25.105 AC.
VOL.4252, PG.700
D.R.H.C

S46° 16' 12"E 421.75'

S85° 49' 28"E 65.48'

WASTEWATER UTILITY EASEMENT 6.221 AC. VOL.4284, PG.790 D.R.H.C

N4° 10' 32"E 270.16'

IH 35 FRONTAGE ROAD

S43° 43' 48"W 250.00'

N46° 16' 12"W 300.20'

LOT 1
2.275 ACRES

20.00' PED./ELECTRIC EASEMENT (2672/598 TRACT B) (2672/598 TRACT C)

10.00' OVERHEAD ELECTRIC EASEMENT (94/481)

5.00' MUNICIPAL UTILITY EASEMENT

15.00' MUNICIPAL UTILITY EASEMENT

30.48' COMMON ACCESS EASEMENT

15.00' WASTEWATER EASEMENT

10.00' MUNICIPAL UTILITY EASEMENT

5.00' MUNICIPAL UTILITY EASEMENT

EXIST. EAST RIGHT-OF-WAY LINE

P.O.B.
CAPPED 1/2" IRON ROD FOUND
S.C. CORNER

SITE

LEGEND

⊙	- 1/2 INCH IRON ROD
●	- FOUND 1/2 INCH IRON ROD
■	- FOUND 1 INCH IRON PIPE
○	- CAPPED IRON ROD SET

ABBREVIATION LEGEND

R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
H.C.M.	HAYS CITY & COUNTY
VOL.	VOLUME
PG.	PAGE(S)
D.P.R.	DEED AND PLAT RECORDS OF HAYS COUNTY, TEXAS
F.R.	FARM TRACT
FM.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
	CENTER LINE
	LOT LINE
	CONCRETE LINES

NL HOLDINGS LTD
25.105 AC.
VOL.4252, PG.700
D.R.H.C

ALEXANDER FAMILY TRUST AND
BJ-MJ ALEXANDER LTD MARY JANE
ALEXANDER, TRUSTEE
23.70 AC.
VOL.3368, PG.130
D.R.H.C

OWNERS: BRUCECO CONSTRUCTION LLC

ADDRESS: 26908 KENTOAKS DR
SAN ANTONIO, TEXAS 78260

PHONE: (956)824-8510

ACREAGE: 2.275 ACRES

SURVEY: JOHN JONES SURVEY, ABSTRACT No. 263 HAYS COUNTY

NUMBER OF LOTS AND PROPOSED USE: 1 RETAIL/SERVICES (RS)

DATE: JULY 12, 2022

SURVEYOR: RIO DELTA ENGINEERING FIRM# 10194027

PHONE: (956)380-5152 (956)380-5154

ENGINEER: GILBERT J. GUERRA, P.E. FIRM# F-7628

PHONE: (956)380-5152 (956)380-5154

GENERAL NOTES:

1. PROPOSED WATER AND WASTEWATER UTILITIES.
WATER: CITY OF KYLE
WASTEWATER: CITY OF KYLE

2. NO OBSTRUCTIONS SHALL BE PLACED IN DRAINAGE EASEMENTS.

3. SIDEWALKS SHALL BE INSTALLED ALONG INTERSTATE HIGHWAY 35 FRONTAGE ROAD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOTS SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE REQUIRED TO BE INSTALLED WHEN THE STREET IN THE SUBDIVISION IS CONSTRUCTED. (ORD. #439, ARTICLE V, SEC. 10; KYLE CODE). SIDEWALKS, PEDESTRIAN CROSSINGS AND OTHER PUBLIC AMENITIES TO BE DEDICATED TO THE CITY OF KYLE SHALL MEET OR EXCEED ALL 2010 ADA STANDARDS OF ACCESSIBILITY DESIGN AND ALL CURRENT FEDERAL AND STATE LAWS REGARDING ACCESS FOR PEOPLE WIT DISABILITIES FOR TITLE II ENTITIES.

4. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ZONE AE OF THE 100 YEAR FLOOD PLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 48209C0405 F, DATED SEPTEMBER 2, 2005.

5. A FIVE (5) FOOT M.U.E. IS HEREBY DEDICATED ALONG EACH OUTSIDE LOT LINE, A TEN (10) FOOT M.U.E. IS HEREBY DEDICATED ADJACENT TO THE REAR LOT LINE AND A FIFTEEN (15) FOOT M.U.E. IS DEDICATED ADJACENT THE FRONT OF THE LOT.

6 PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, SITE DEVELOPMENT PERMITS AND BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF KYLE.

7 MAINTENANCE OF ALL EASEMENTS, DETENTION PONDS AND RIGHT OF WAYS TO THE PAVEMENT TO BE THE RESPONSIBILITY OF PROPERTY OWNERS AND/OR PROPERTY OWNERS ASSOCIATION

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX	PROJECT SITE
OWNER: BRUCE CO. CONSTRUCTION, LLC	397 THOMAS DR. MARTINDALE, TX 78655	(512) 775-3208 N/A	SURVEY: JOHN JONES SURVEY, ABSTRACT NO. 263 HAYS COUNTY, TEXAS
ENGINEER: GILBERT J. GUERRA, P.E.	921 S. 10 TH AVENUE EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083	ACREAGE: 2.273
SURVEYOR: IVAN GARCIA, P.E., R.P.L.S.	921 S. 10 TH. AVENUE EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083	NUMBER OF LOTS & PROPOSED USE: 1 RETAIL/SERVICES (RS)

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

PLAT SHEET
SCALE: 1"=30'
DATE: SEPTEMBER, 2022
SHEET 1 OF 2

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.

EQUAL HOUSING OPPORTUNITY

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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	johntbaker2@gmail.com	512-472-2100
Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-784-1134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Spence Collins	345335	spence@matexas.com	512-789-0909
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date