

- Price:** \$16/sq ft
- Access:** IH 35 frontage road
- Topo:** Generally level
- Traffic:** IH 35 120,005 as per TxDOT 2015
- Utilities:** All Adjacent to Site
Water—Goforth Water
Sewer—City of Kyle
Electricity—PEC
- Zoning:** R/S—Retail and Services
- Note:** Rapidly developing area near Kyle Crossing overpass. Area businesses include La Quina, Quality Inn, Tex Best Travel Center (Exxon), Burger King, Christian Brothers Automotive, Home Depot, Evo Movie Theater

Demographics:	1 Mile	3 Mile	5 Mile
Estimated Population	4,301	36,050	67,700
Estimated Households	1,287	11,219	21,043
Average Household Income	\$68,930	\$80,447	\$82,326

Source: Esri



John B. Sanford Real Estate

4.18 Acres for Sale

13701 IH 35, Kyle, TX



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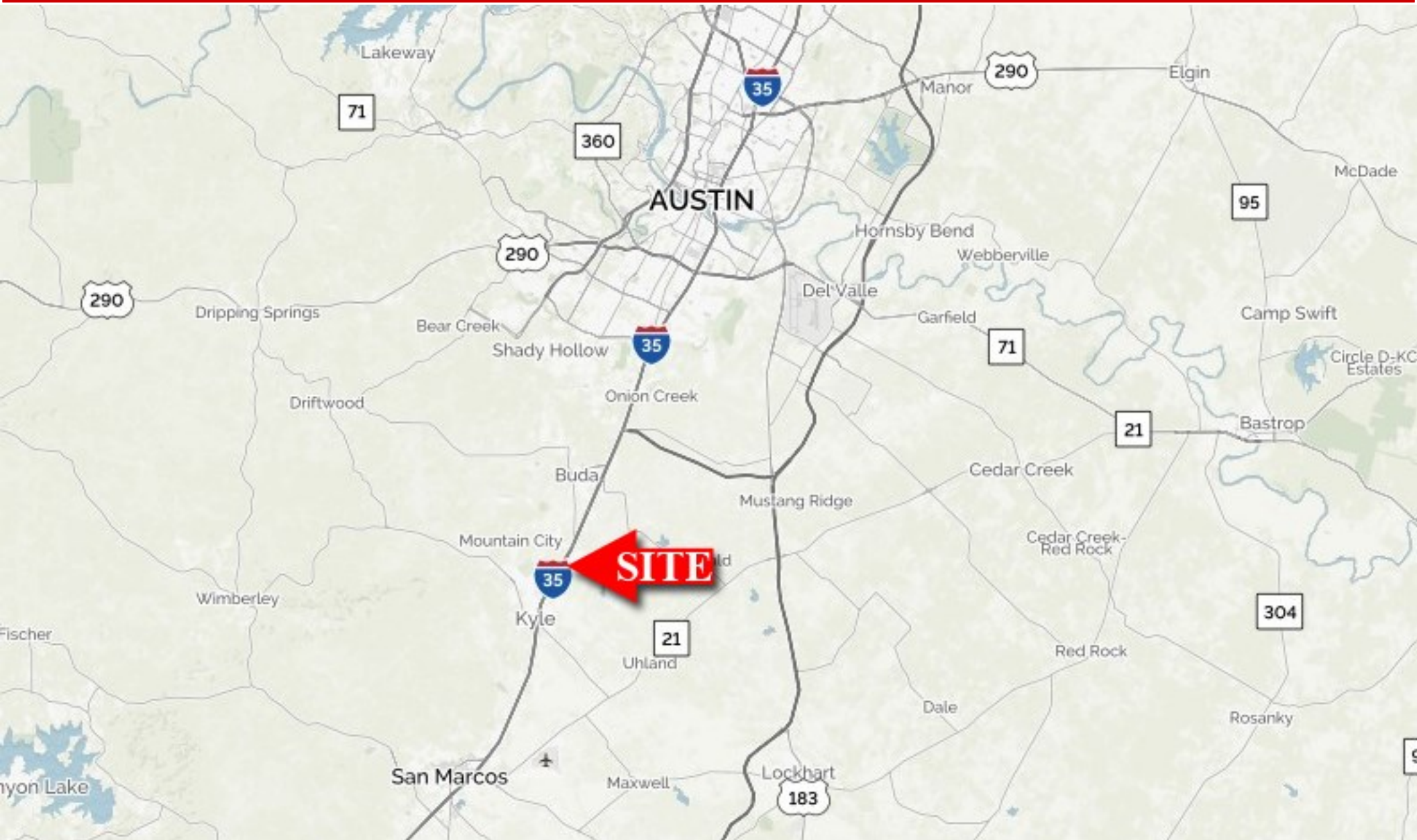
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The information contained herein is from sources deemed reliable, however John B. Sanford, his employees and his agents have not made an independent confirmation of the information and no warranty or guarantee of accuracy is made. A prospective tenant or buyer should confirm any important information with the assistance of an engineer and/or attorney during a feasibility period prior to closing the sale or leasing the property.

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