

+/- 3.2437 Acres For Sale

705, 709 & 711 N St Hwy 81, Kyle, TX



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Properties

305 Railroad

Buda, TX 78610



PROSPER
PROPERTIES
REALTY SERVICES

Great opportunity near downtown Kyle to purchase one or two tracts totaling approximately 1.12 Ac - 3.24 Ac.

Tract 1: +/-1.12 acres (requires survey, buyer to verify) of vacant land with city utilities. Asking **\$120,000 (\$2.46/sqft)** or lease for **\$1,250/mo.** *Can be sold separately.

Tract 2: +/-2.12 acres, only being offered along with Tract 1 for a total of 3.24 acres. Asking **\$450,000 (\$3.18/sqft)**

Tract 1 is zoned CC (Community Commercial) and lies between two tracts zoned for Retail Services. Very affordable spot to locate your business with great access and visibility from IH-35. Tract 2 is zoned RS and includes the location of one of Kyle's favorite small businesses, Cross Plants & Produce. Already profitable in just their third year of business and twice voted "Best of Hays - Favorite Small Business". A truly unique business that brings a perfect mix of fun, family, organic produce, plants, and trees to a gem of a property with an abundance of Live Oaks and Cedar Elms. Two structures on the property include a fully renovated, farm style store, and separate home used as an office/storage space.

Location: 15 min from Austin & 45 min from San Antonio. IH-35 visibility from 106,356 vehicles per day per CAMPO (2013).

Topography: Tract 1, level & mostly cleared. Tract 2: level with trees.

Utilities: City water, electric, and city sewer on property.





