



Niederwald Commercial

14040 & 14060 Camino Real, Kyle, TX 78640

1.67 Acres

\$749,900



CITY WATER & ELECTRIC 400 FT. HWY FRONTAGE IN NIEDERWALD

A tremendous investment property in a fast-growing area. Just south of Austin, this 1.67+/- acre lot is situated at the intersection of Hwy 21 and FM 2001 in the heart of Niederwald, between IH-35 and SH 130 Toll. The 400 feet of Hwy 21 road frontage makes for easy access between both major highways. Average daily traffic on Hwy 21 was 16,192 in 2019. Utilities are in place. If you are looking for a nice commercial or investment property this could be the lot for you.

Electricity, city water, and septic on site. Improvements per the County Appraisal District:

Commercial building – 1,836 sq. ft., built in 1953

Residential building – 1,408 sq. ft., built in 1925

Mobile home – 1,023 sq. ft., built in 1993

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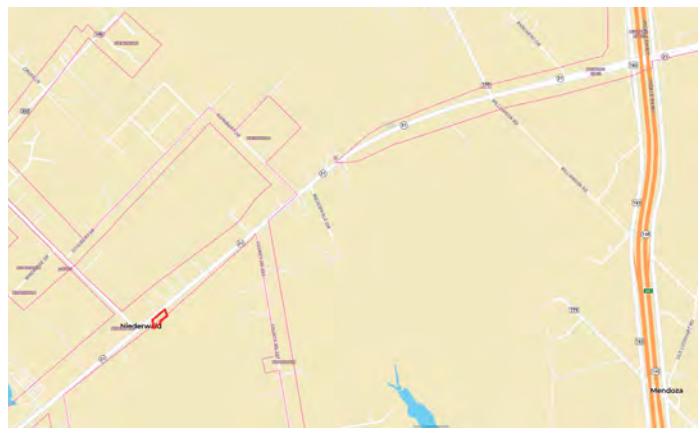


Cooper Sopchak

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(512) 965-0166



LOCATION

Caldwell County, Lockhart ISD. 2.6 miles to 130 Toll, 9 miles IH-35 in Buda, 13 miles to Kyle, 16 miles to San Marcos, 22 miles to downtown Austin, 65 miles to downtown San Antonio.

DIRECTIONS

From Austin take SH 130 south. Exit for Hwy 21. Go west on Hwy 21 for 2.5 miles, The property will be on the left.

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 Boundary

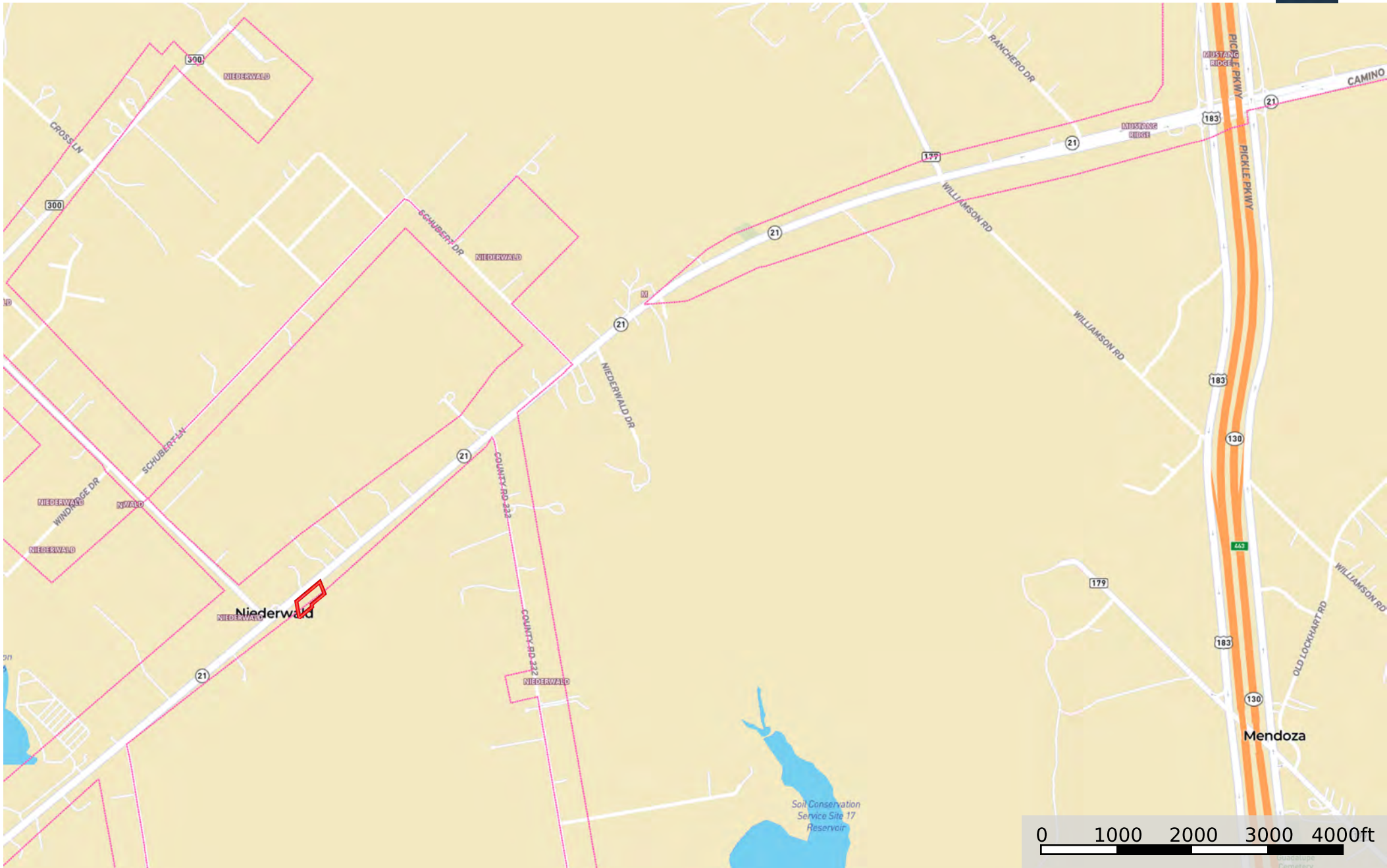




- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included



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Caldwell County, Texas, 1.671 AC +/-

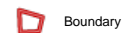



Boundary



**Grand
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COMPANY**

This map displays the Mustang Ridge area in Austin, Texas. Major roads include RM 967, RM 228, RM 132, RM 133, RM 205, RM 124, RM 157, RM 123, RM 126, RM 3022, RM 300, RM 21, and RM 130. Landmarks such as the Towne & Country Market, Shadow Creek, and Lehman High School are marked. The map also shows the location of Niederwald and Mendoza. A scale bar at the bottom right indicates distances from 0 to 4 miles.



 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Map boundary is derived from tax parcel data and may not represent the actual property boundary.