

Hwy 21 and Hwy 150

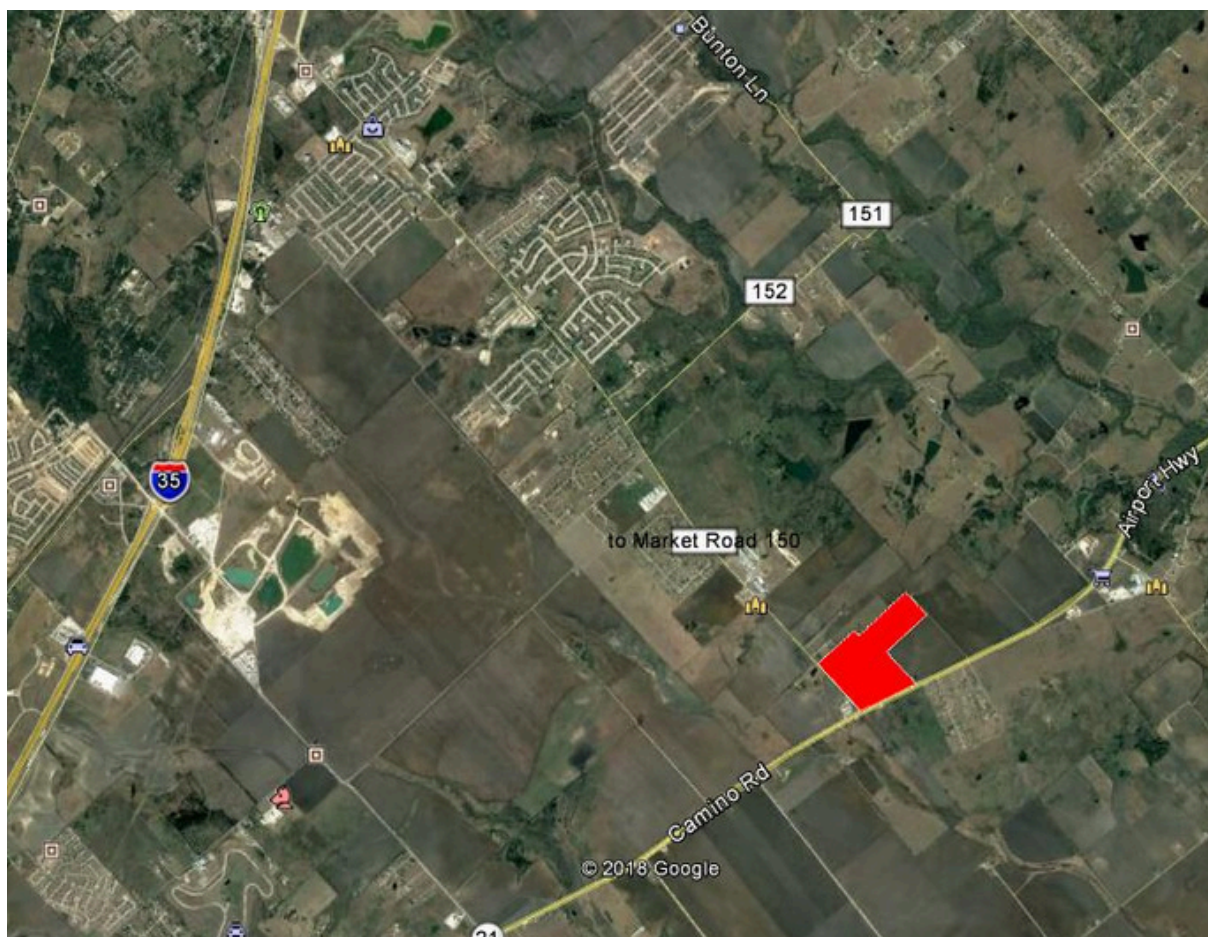
NE corner of Hwy 21 and Hwy 150
Kyle, TX

+/- 95 Acres



Pricing available upon request

- Located in the Kyle ETJ - must be annexed when developed
- Ideal for Single Family/Commercial on the frontage
- Water on Hwy 21 & Hwy 150 - provided by County Line
- Wastewater coming soon



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Topographical Data Source: TNRIS
Parcel Data Source: TNRIS
Contour Interval: 2'

SEC Planning, LLC
Land Planning • Landscape Architecture • Community Branding
AUSTIN, TEXAS
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CONCEPT D
JD'S MARKET DEVELOPMENT
KYLE, TEXAS

Scale: 1" = 600'
Date: April 17, 2024

SHEET FILE: L:\04885 ACRES\JD'S MARKET DEVELOPMENT\Concept D.dwg
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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Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	202	8,918	42,848
2020 Estimate	183	7,538	36,271
2010 Census	158	4,887	24,796
Growth 2020 - 2025	10.38%	18.31%	18.13%
Growth 2010 - 2020	15.82%	54.25%	46.28%
2020 Population by Hispanic Origin	105	4,361	20,982
2020 Population	183	7,538	36,271
White	162 88.52%	6,585 87.36%	31,921 88.01%
Black	8 4.37%	537 7.12%	2,412 6.65%
Am. Indian & Alaskan	5 2.73%	108 1.43%	519 1.43%
Asian	2 1.09%	89 1.18%	517 1.43%
Hawaiian & Pacific Island	0 0.00%	15 0.20%	61 0.17%
Other	4 2.19%	203 2.69%	841 2.32%
U.S. Armed Forces	0	48	124
Households			
2025 Projection	65	2,864	13,362
2020 Estimate	59	2,404	11,212
2010 Census	50	1,452	7,123
Growth 2020 - 2025	10.17%	19.13%	19.18%
Growth 2010 - 2020	18.00%	65.56%	57.41%
Owner Occupied	47 79.66%	1,968 81.86%	8,771 78.23%
Renter Occupied	11 18.64%	436 18.14%	2,441 21.77%
2020 Households by HH Income	60	2,402	11,214
Income: <\$25,000	10 16.67%	246 10.24%	1,386 12.36%
Income: \$25,000 - \$50,000	15 25.00%	443 18.44%	2,493 22.23%
Income: \$50,000 - \$75,000	17 28.33%	635 26.44%	2,573 22.94%
Income: \$75,000 - \$100,000	10 16.67%	534 22.23%	2,276 20.30%
Income: \$100,000 - \$125,000	4 6.67%	205 8.53%	1,034 9.22%
Income: \$125,000 - \$150,000	0 0.00%	59 2.46%	441 3.93%
Income: \$150,000 - \$200,000	1 1.67%	68 2.83%	440 3.92%
Income: \$200,000+	3 5.00%	212 8.83%	571 5.09%
2020 Avg Household Income	\$69,900	\$89,007	\$80,003
2020 Med Household Income	\$56,249	\$68,808	\$65,097

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FM 150 @ Hwy 21, Kyle, TX 78640

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 FM 150	Farm Field Path	0.10 NW	2014	3,204	MPSI	.22
2 E FM 150		0.00	2018	3,731	MPSI	.22
3 Cam Real	State Hwy 21	0.08 SW	2018	7,566	MPSI	.36

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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.

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date