

Legal: Lot 2 Block 1 Ravi Development 0.646 Acres

Size: 0.646 Acres

Price: \$470,000 \$16.70/sq ft

Traffic: IH 35 120,005 as per TxDOT 2015

Utilities:
Water: Monarch—Southwest
Sewer: City of Kyle
Electricity : Pedernales Electric Co-Op

Topo: Generally level, but sloping some to the front

Note: The immediate area is building out with retail and commercial projects. There is an existing Burger King, Quality Inn Hotel, Christian Brothers Automotive, Home Depot, Conoco Convenience Store, and Chapman Motors Auto Sales nearby. 100 acre mixed use development Hays Commerce Center now being developed West of this property.

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

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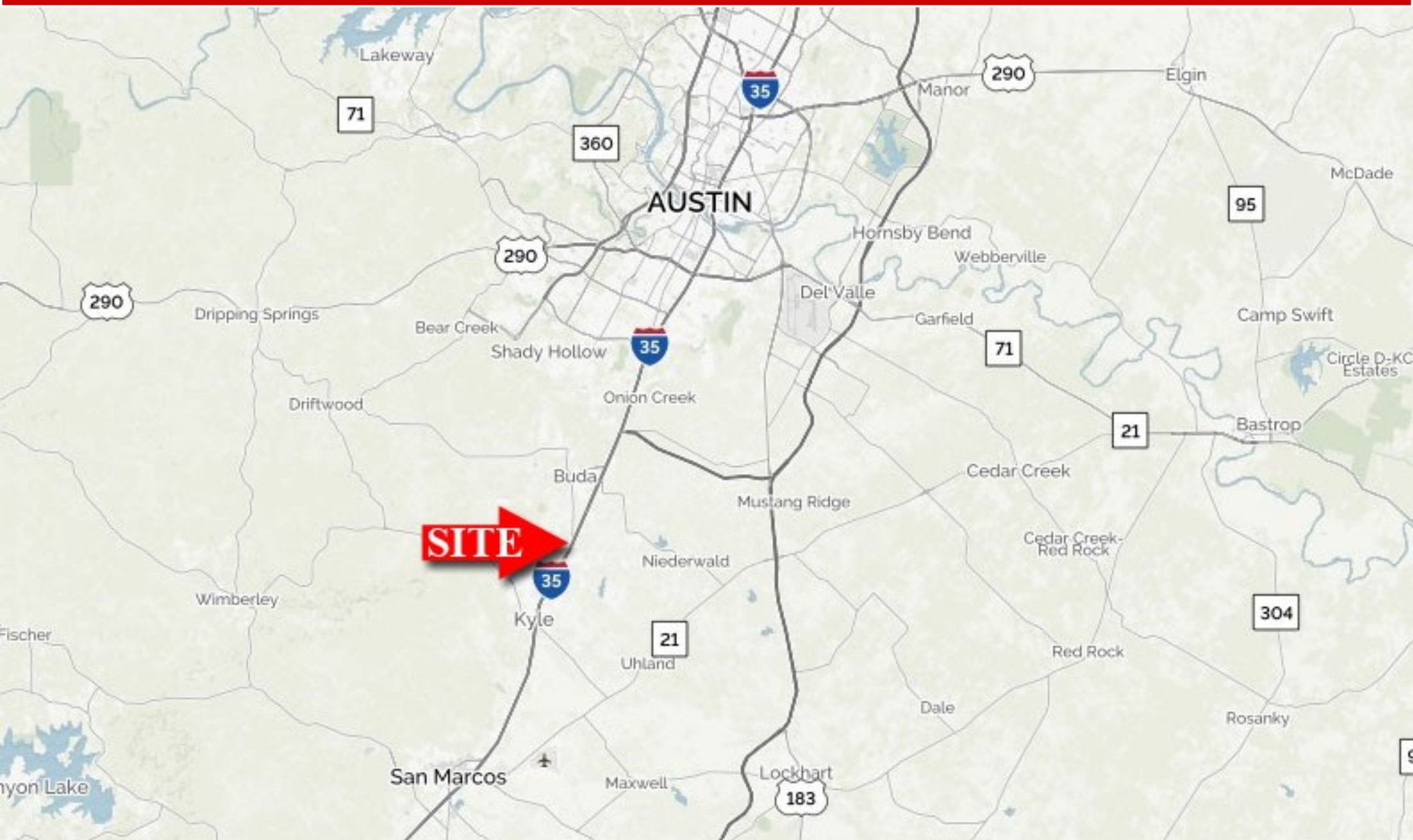
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The information contained herein is from sources deemed reliable, however John B. Sanford, his employees and his agents have not made an independent confirmation of the information and no warranty or guarantee of accuracy is made. A prospective tenant 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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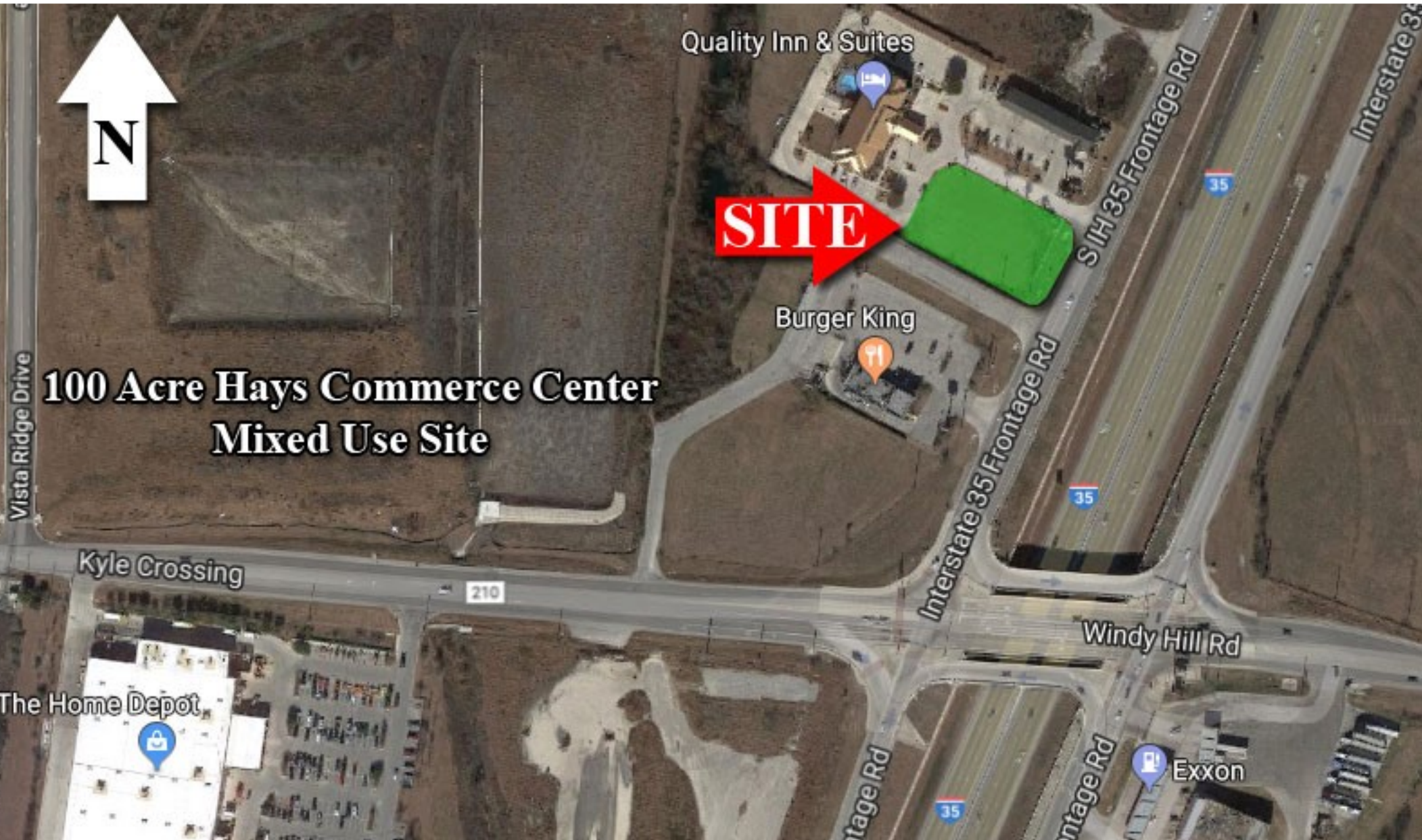
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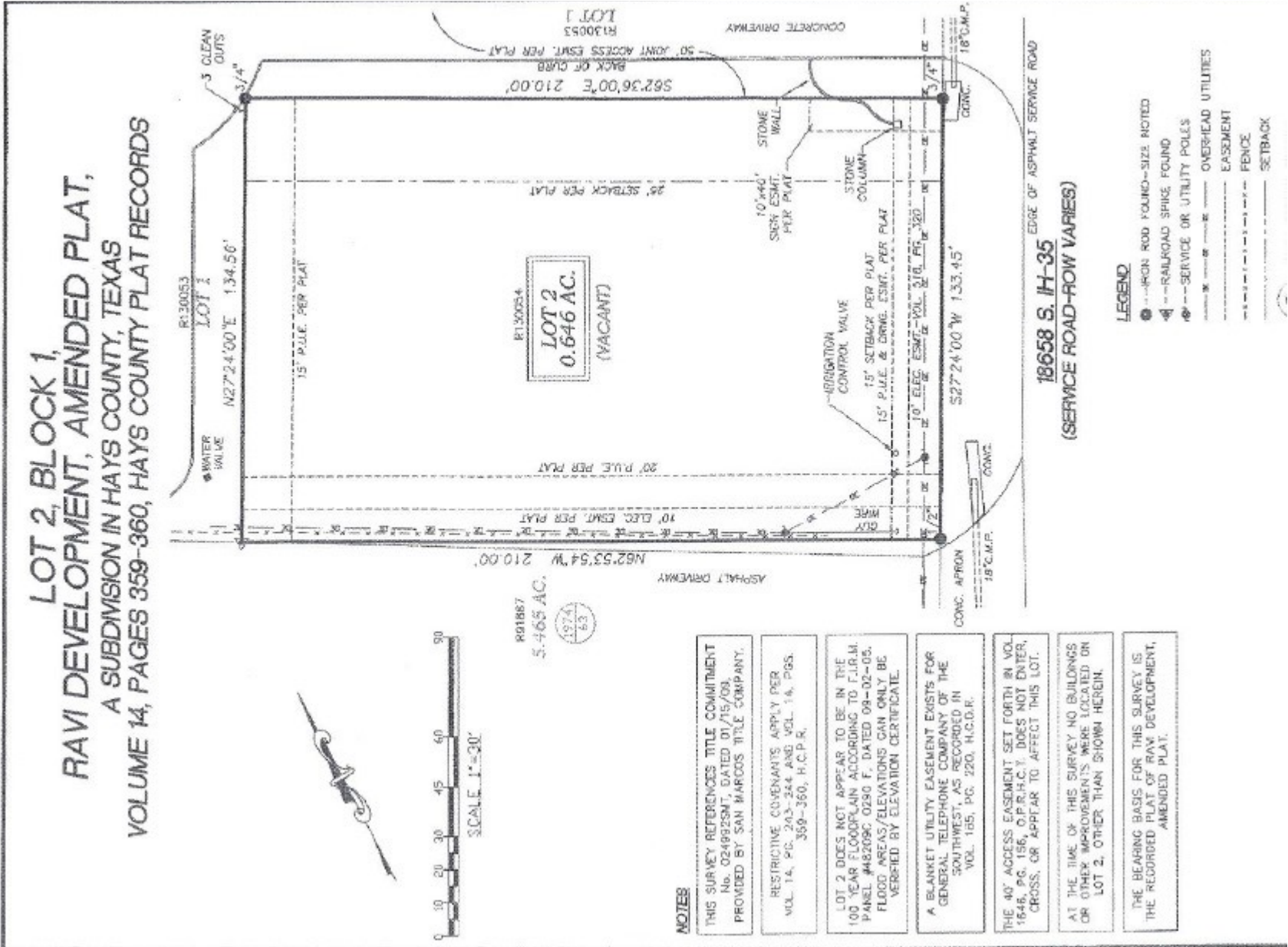
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