

Price: \$1,100,000 2.28/sqft

Frontage: 351 (+-) Ft on Scott St
536 Ft on South Sledge
South Gross St—Dead ends into North of property

Location: 2 and a half blocks south of West Center St, Kyle's main commercial artery. Directly across Scott St from Stagecoach Crossing Subdivision.

Topo: Generally Level

Zoning: R-1 Single family detached (5,000sq ft minimum lot size)

Utilities: **Electricity** PEC—Available
Water - There is a 12 inch water line in Scott Street down to Park Place. There is a 6 inch water line in South Sledge (city of Kyle)
Sewer - A six inch sewer line cuts across the property to serve a subdivision to the south. There is an 8 inch sewer line in South Sledge street (city of Kyle)

Note: Kyle is one of the fastest growing cities in Texas. In 2016 the population was 37,500. The population is projected to grow to 40,000 by 2020. In recent years Kyle has grown its medical services with Seton Medical Center Hays employing 610, Legend Oaks Healthcare and Rehabilitation employing 116, and The Warm Springs Rehabilitation Hospital employing 100.



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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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