

CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



**54,154**  
2021 POPULATION  
3 MILE RADIUS



**20,861**  
2021 DAYTIME POPULATION  
3 MILE RADIUS



**\$85,798**  
2021 AVERAGE INCOME  
3 MILE RADIUS



**146,137 VPD**  
I-35

AVAILABLE SPACE

100% Leased

PROPERTY HIGHLIGHTS

- Across Kyle Pkwy from 300,000 SF Seton Hospital (600 employees, 150 beds, 100,000 SF medical office building)
- At IH-35 intersection with HEB, Walmart Supercenter, Lowe's & Target
- Over 250,000 SF of retail and hospitality planned for intersection

TRAFFIC COUNT

Kyle Pkwy: 33,992 VPD  
I-35: 146,137 VPD  
(CoStar 2020)

AREA TRAFFIC GENERATORS

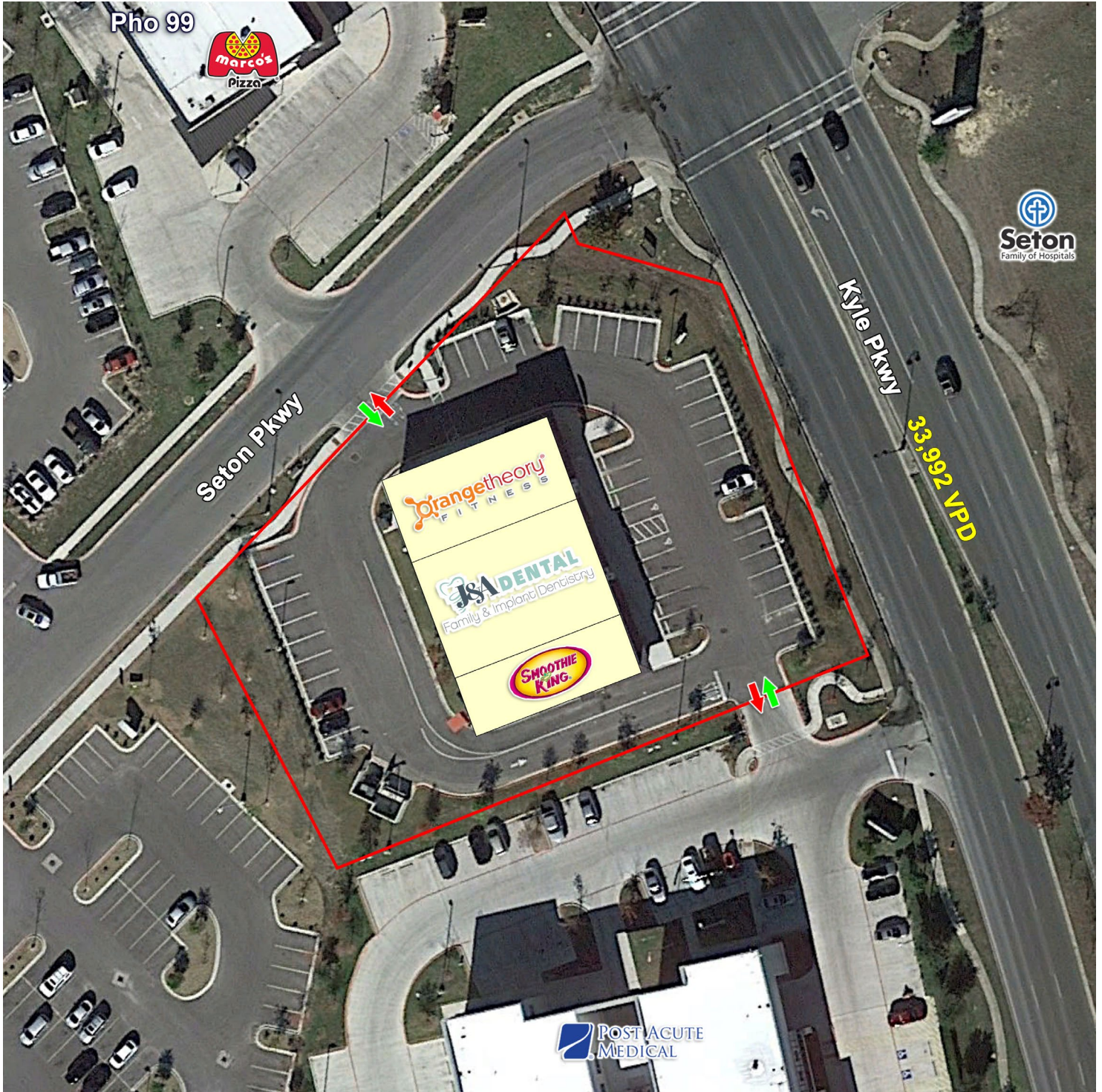


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# Kyle Crossing

SEC KYLE PKWY & SETON PKWY  
5940 KYLE PKWY  
KYLE, TX 78640



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## Buda announces new Amazon delivery station coming soon



Amazon will be leasing a 305,000-square-foot facility at Park 35, 2956 Main St., Buda. (John Cox/ Community Impact Newspaper)

By **Evelin Garcia** | 11:36 AM Jun 11, 2020 CDT

The Buda Economic Development Corp. announced June 11 that Amazon will be opening a new delivery station in Buda in 2020.

Amazon will be leasing space at Park 35, 2956 Main St., Buda, for the new delivery station.

The 305,000-square-foot facility is projected to create hundreds of permanent full-time jobs and job opportunities for small businesses and independent contractors.

“We are proud that Amazon selected Buda, bringing hundreds of good-paying jobs and opportunities for Buda residents,” BEDC Board President Jennifer Storm said.

[https://communityimpact.com/austin/san-marcos-buda-kyle/impacts/2020/06/11/buda-announces-new-amazon-delivery-station-coming-soon/?utm\\_source=RECON&utm\\_campaign=d5dfe2a52e-EMAIL\\_CAMPAIGN\\_2020\\_06\\_12\\_01\\_56&utm\\_medium=email&utm\\_term=0\\_b815716265-d5dfe2a52e-67074297](https://communityimpact.com/austin/san-marcos-buda-kyle/impacts/2020/06/11/buda-announces-new-amazon-delivery-station-coming-soon/?utm_source=RECON&utm_campaign=d5dfe2a52e-EMAIL_CAMPAIGN_2020_06_12_01_56&utm_medium=email&utm_term=0_b815716265-d5dfe2a52e-67074297)

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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.*

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