



# 1600 BUNTON CREEK RD- LAND

SWQ BUNTON CREEK RD & GOFORTH RD  
1600 BUNTON CREEK RD, KYLE, TX 78640



**FOR SALE**

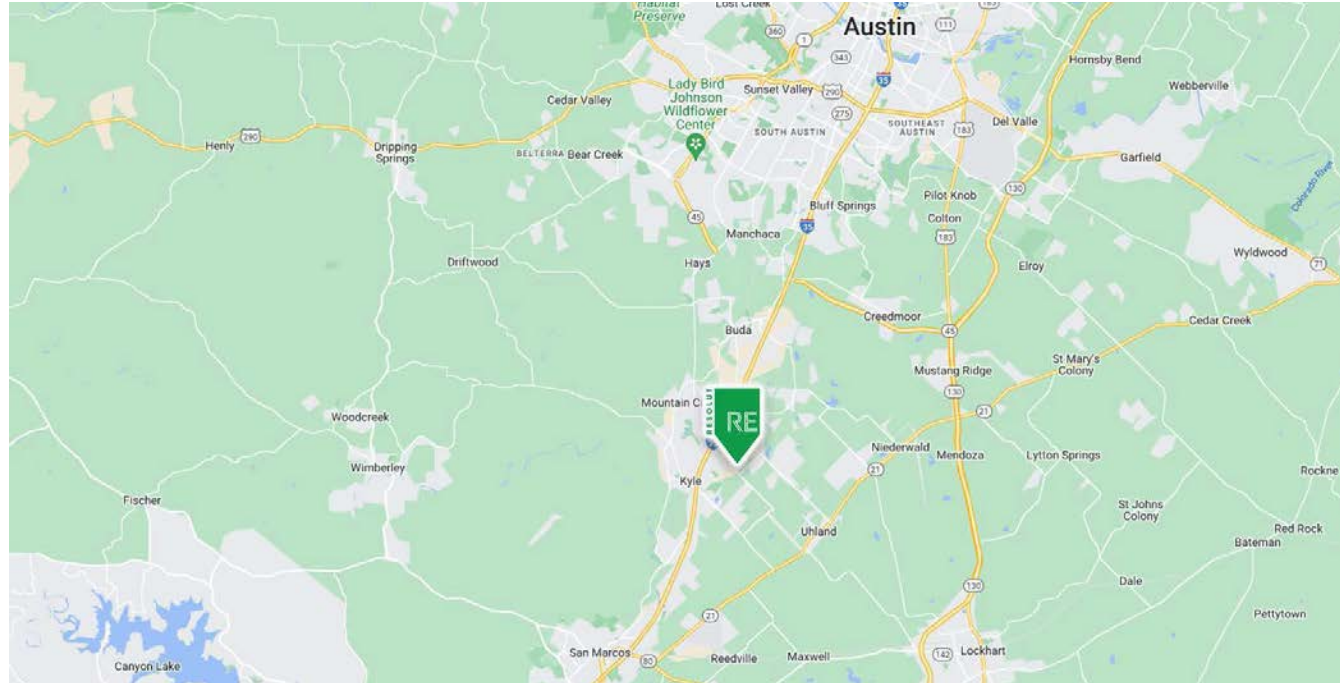
**AVAILABLE**  
1.09 AC

**PRICE**  
\$20.00 PSF

**Janice Landers, CCIM**  
janice@resolutre.com  
512.535.0262

**PROPERTY HIGHLIGHTS**

- Pad Site for Sale, BTS or Ground Lease
- Sales Price: \$20 PSF
- 1.09 acres
- All utilities
- Detention
- Zoned RS
- Located on Bunton Creek Pkwy next to Lehman High School, a 5A School with 2024 students
- Nearby Ascension Hospital
- 1 mile east of I-35
- Fast growing area
- Bunton Creek Rd is being expanded to 5 lanes
- Can build up to 10,500 sq ft




**AREA TRAFFIC GENERATORS**



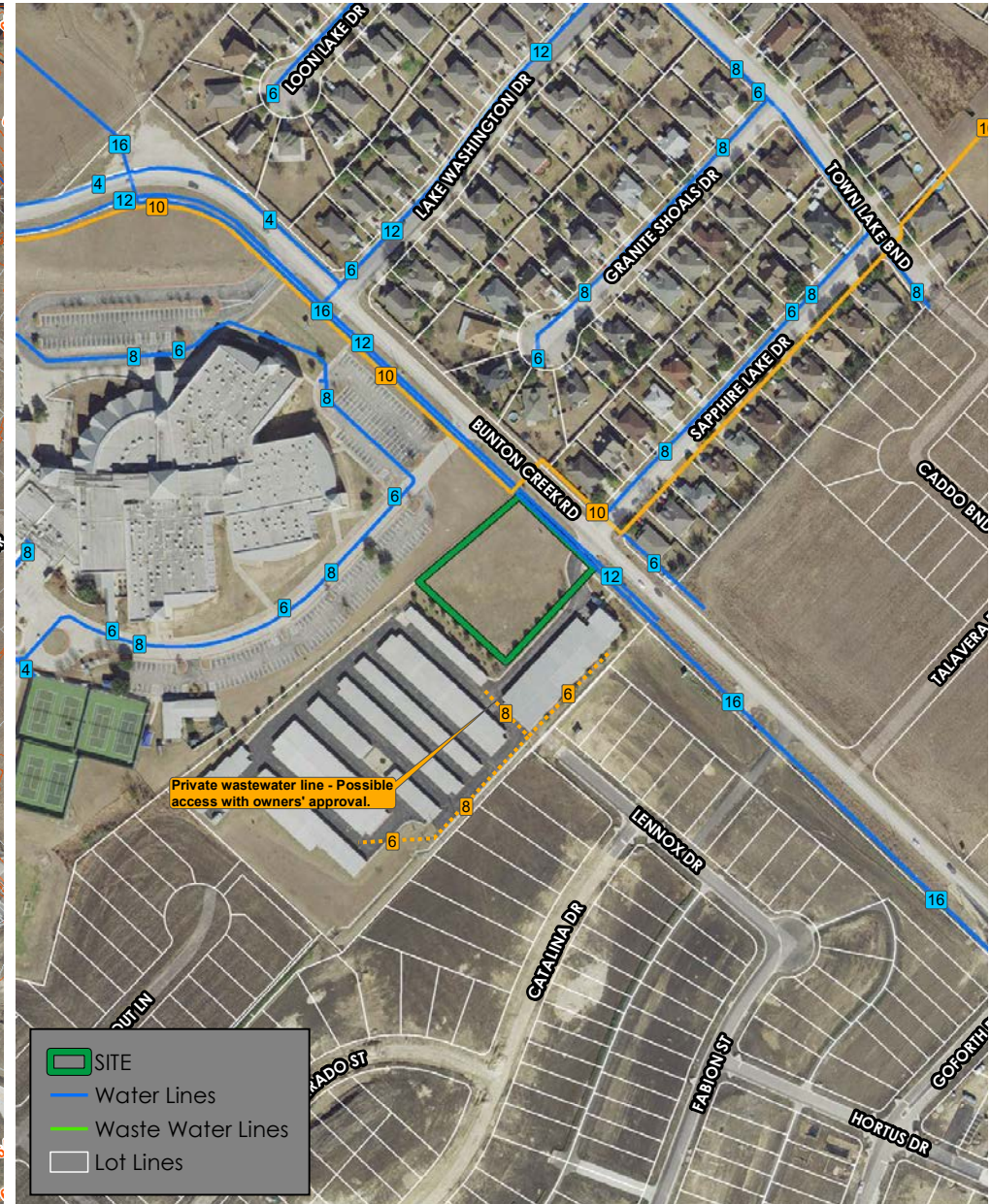
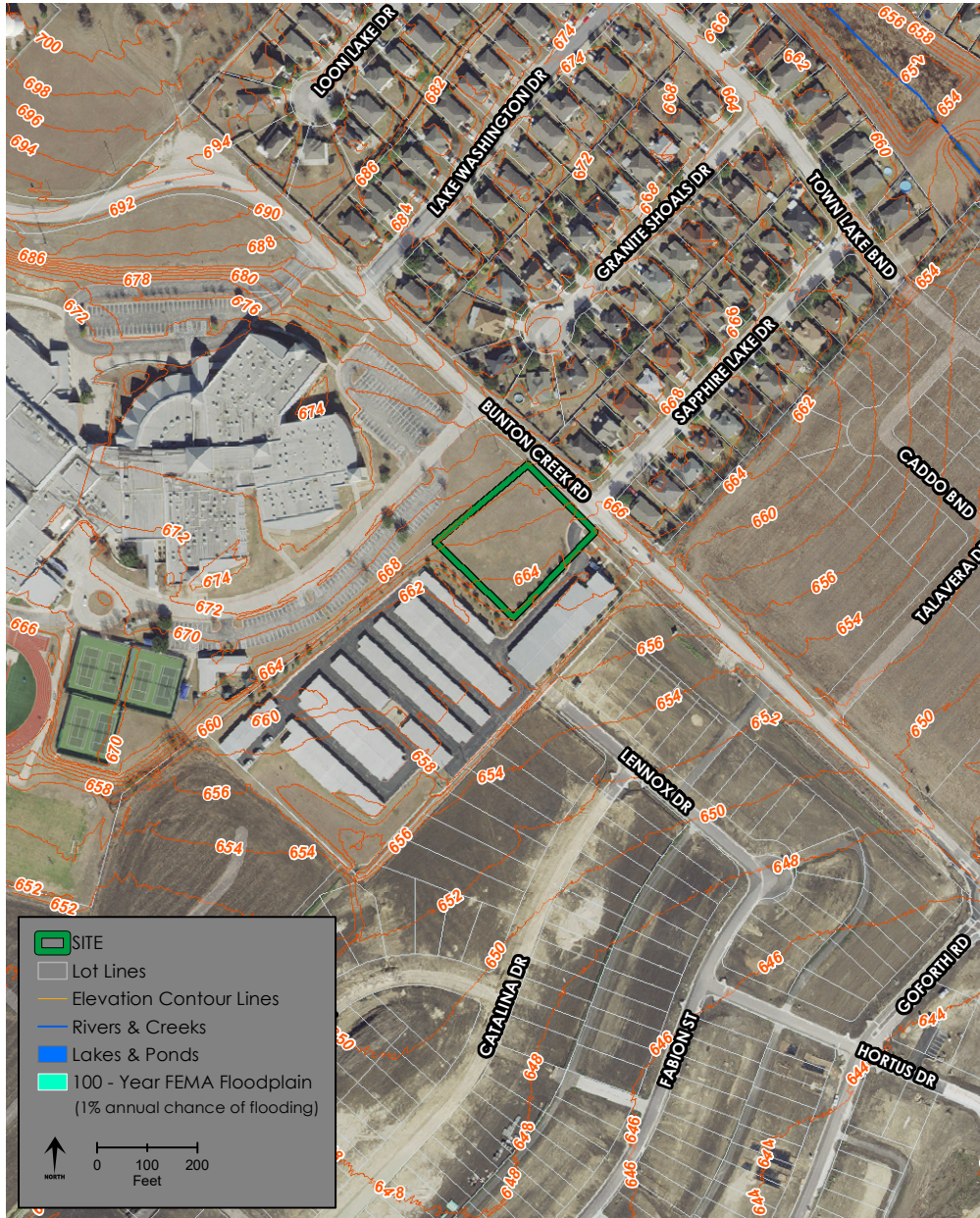
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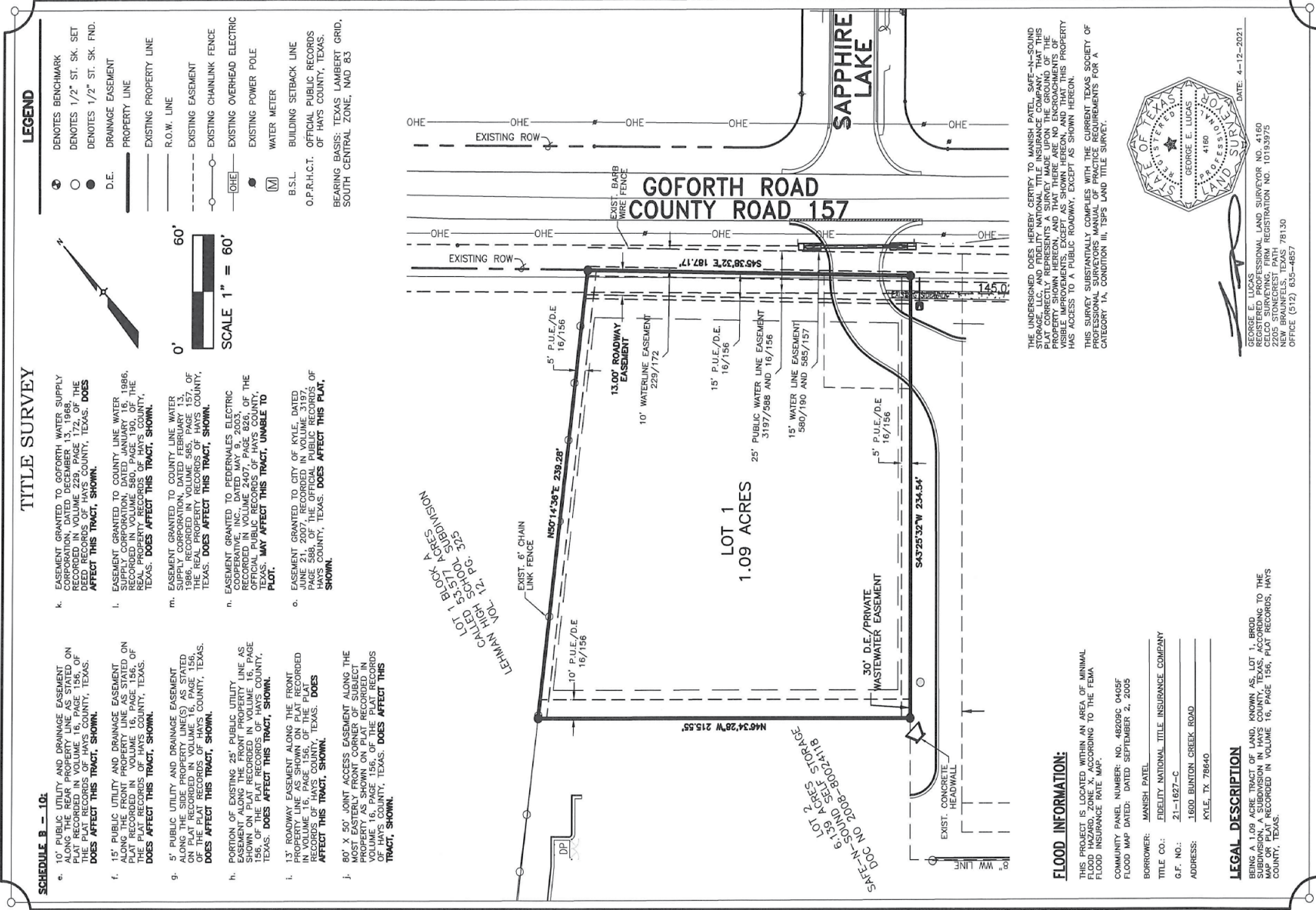
**DEMOGRAPHIC SNAPSHOT 2023**

 **62,963**  
**POPULATION**  
3-MILE RADIUS

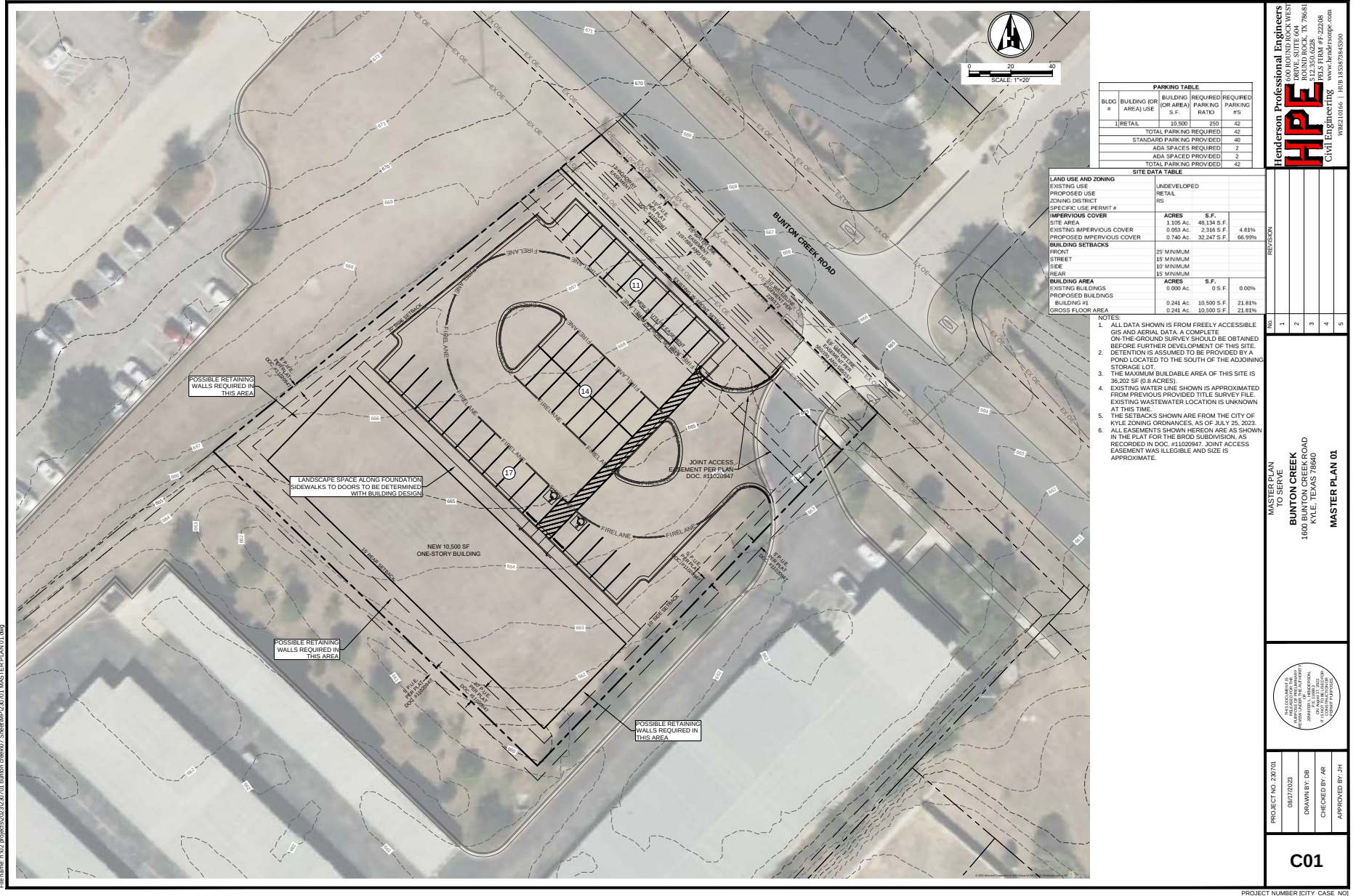
 **\$99,576.00**  
**AVG HH INCOME**  
3-MILE RADIUS

 **19,019**  
**DAYTIME POPULATION**  
3-MILE RADIUS





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PARKING TABLE			
BLDG #	BUILDING (OR AREA) USE	REQUIRED PARKING #	REQUIRED PARKING RATIO
1	RETAIL	10,500	250
TOTAL PARKING REQUIRED		42	
STANDARD PARKING PROVIDED		40	
ADA SPACES REQUIRED		2	
ADA SPACES PROVIDED		2	
TOTAL PARKING PROVIDED		42	

SITE DATA TABLE			
LAND USE AND ZONING	ACRES	S.F.	
EXISTING USE			
PROPOSED USE			
ZONING DISTRICT			
SPECIFIC USE PERMIT #			
IMPERVIOUS COVER			
SITE AREA	1.105 AC.	48,134 S.F.	4.81%
EXISTING IMPERVIOUS COVER	0.033 AC.	2,316 S.F.	
PROPOSED IMPERVIOUS COVER	0.740 AC.	32,247 S.F.	66.99%
BUILDING SETBACKS			
FRONT		25' MINIMUM	
STREET		15' MINIMUM	
SIDE		10' MINIMUM	
REAR		15' MINIMUM	
BUILDING AREA			
EXISTING BUILDINGS	0.000 AC.	0 S.F.	0.00%
PROPOSED BUILDINGS			
BUILDING #1	0.241 AC.	10,500 S.F.	21.81%
GROSS FLOOR AREA	0.241 AC.	10,500 S.F.	21.81%

- NOTES:
1. ALL DATA SHOWN IS FROM FREELY ACCESSIBLE GIS AND AERIAL DATA. A COMPLETE ON-THE-GROUND SURVEY SHOULD BE OBTAINED BEFORE FURTHER DEVELOPMENT OF THIS SITE.
  2. DETENTION IS ASSUMED TO BE PROVIDED BY A POND LOCATED TO THE SOUTH OF THE ADJOINING STORAGE LOT.
  3. THE MAXIMUM BUILDABLE AREA OF THIS SITE IS 32,202 SF (0.8 ACRES).
  4. EXISTING WATER LINE SHOWN IS APPROXIMATED FROM PREVIOUS PROVIDED TITLE SURVEY FILE. EXISTING WASTEWATER LOCATION IS UNKNOWN AT THIS TIME.
  5. THE SETBACKS SHOWN ARE FROM THE CITY OF KYLE ZONING ORDINANCES, AS OF JULY 25, 2023.
  6. ALL EASEMENTS SHOWN HEREON ARE AS SHOWN IN THE PLAT FOR THE BROOD SUBDIVISION, AS RECORDED IN DOC. #11020947. JOINT ACCESS EASEMENT WAS ILLEGIBLE AND SIZE IS APPROXIMATE.

Henderson Professional Engineers  
 1600 BUNTON CREEK RD  
 SUITE 604  
 ROUND ROCK, TX 78661  
 TEL: 512.253.1111  
 FAX: 512.253.1112  
 WWW.HENDERSONPE.COM

**HPE**  
 Civil Engineering

NO.	REVISION
1	
2	
3	
4	
5	

MASTER PLAN TO SERVE  
**BUNTON CREEK**  
 1600 BUNTON CREEK ROAD  
 KYLE, TEXAS 78640  
**MASTER PLAN 01**

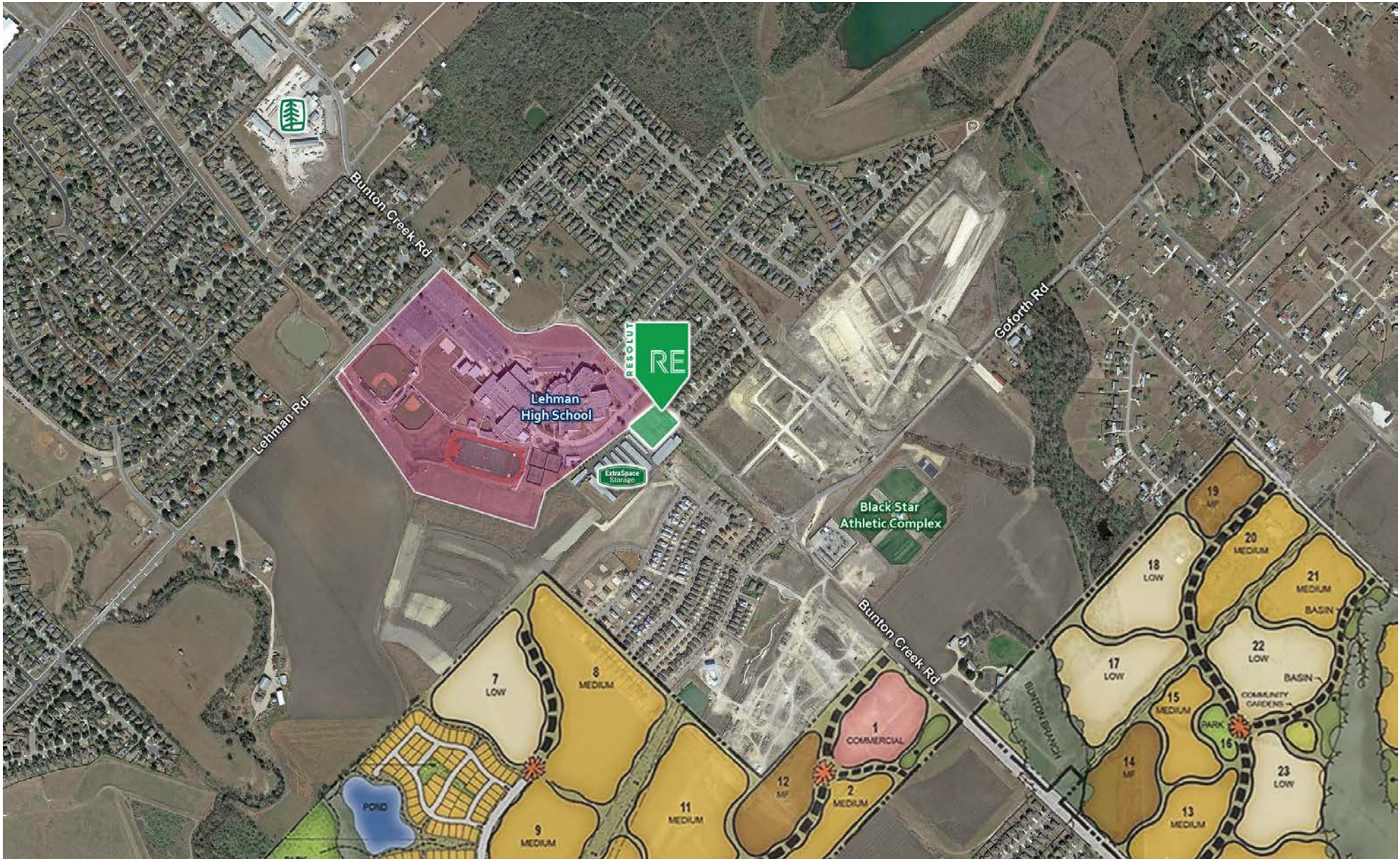
PROJECT NO. 230701  
 08/17/2023  
 DRAWN BY: DB  
 CHECKED BY: AR  
 APPROVED BY: JH

**C01**  
 PROJECT NUMBER (CITY\_CASE\_NO)

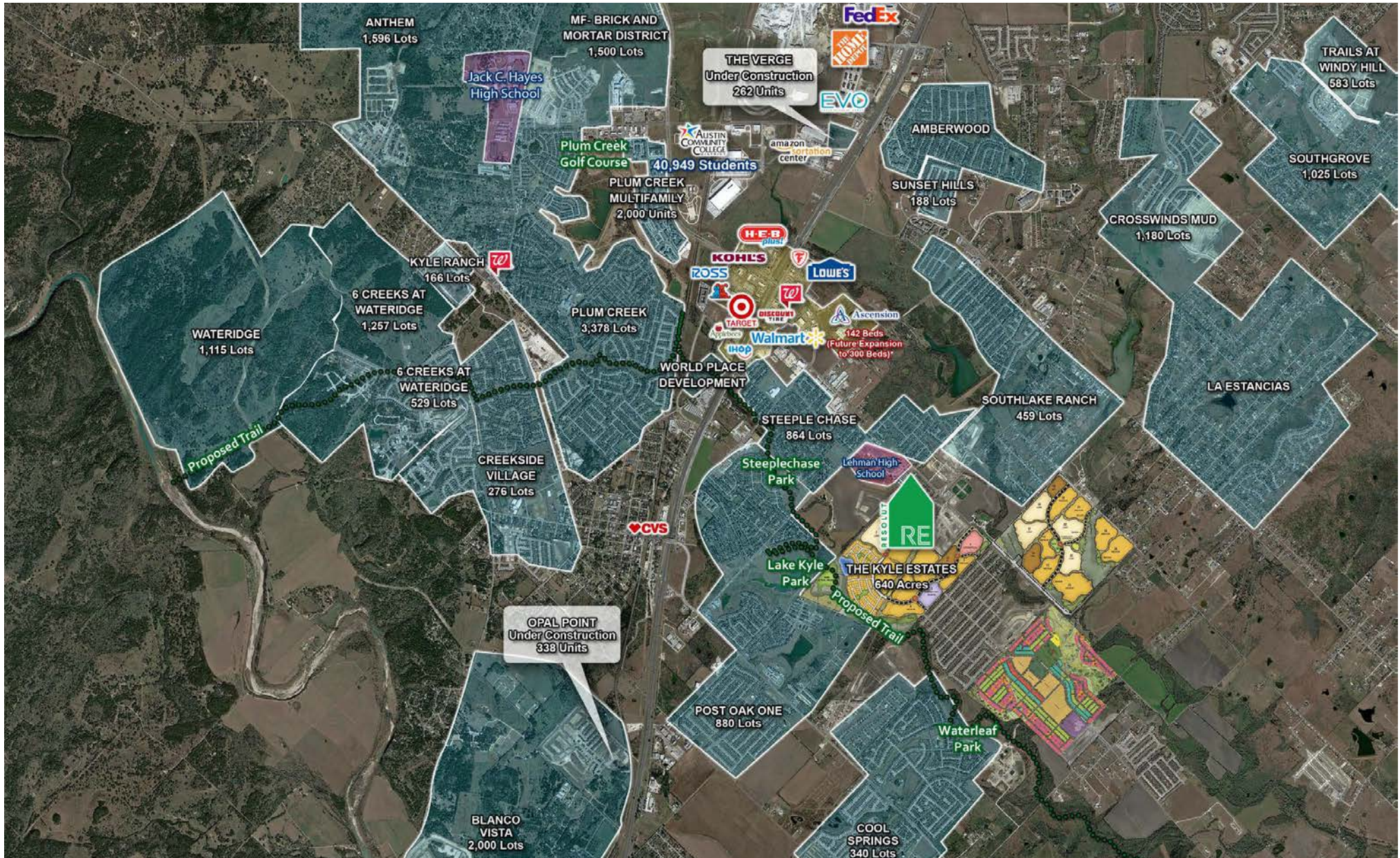
Prepared by: Adam, Plot date: 1/10/2023  
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# Information About Brokerage Services

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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE" Licensed Broker /Broker Firm Name or Primary Assumed Business Name	603091 OR 9003193 License No.	leads@resolutre.com Email	512-474-5557 Phone
David J. Simmonds OR Gavin Fite Designated Broker of Firm	459263 OR 438039 License No.	leads@resolutre.com Email	512-474-5557 Phone
David J. Simmonds OR Gavin Fite Licensed Supervisor of Sales Agent/Associate	459263 OR 438039 License No.	leads@resolutre.com Email	512-474-5557 Phone
David J. Simmonds Sales Agent/Associate's Name	459263 License No.	david@resolutre.com Email	512-474-5557 Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_