

FOR SALE

±43 ACRES



1501 COTTON GIN RD, KYLE, TX 78640



CIP

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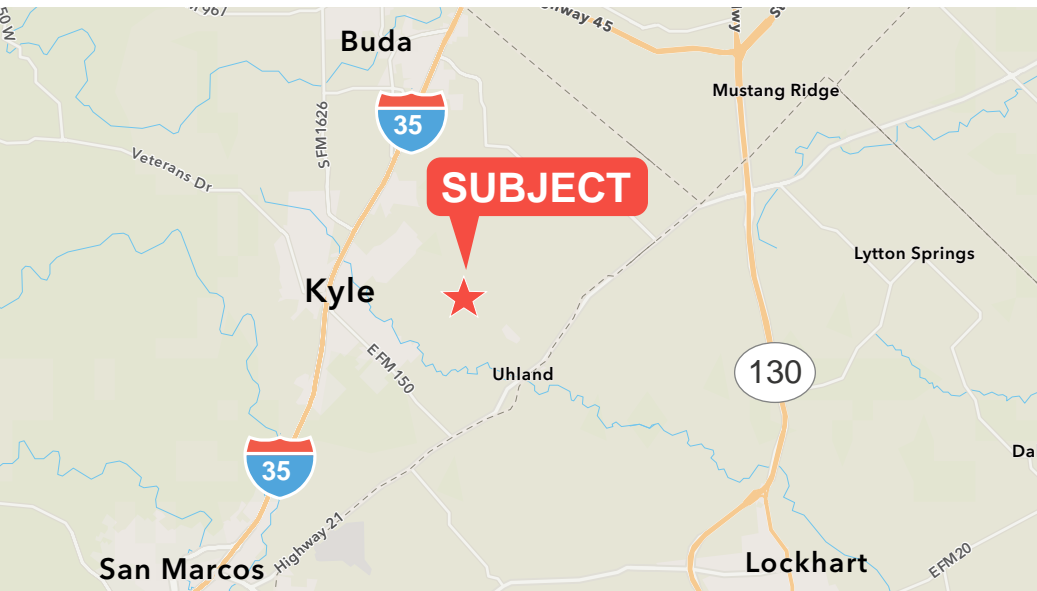
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9130 Jollyville Rd.
Suite 300
Austin, TX 78759
cipatexas.com

FOR SALE

SUMMARY

1600 Cotton Gin Rd | Kyle, TX 78640



LOCATION: 900 High Rd & 1501 Cotton Gin Rd
Kyle, TX 78640
[High Road Google Pin](#) [Cotton Gin Google Pin](#)

SIZE: ±43 acres

TCAD INFO: Hays Property ID [R11453](#), [R11434](#), & [R11622](#)

JURISDICTION: Hays County (Outside of the ETJ)

FLOODPLAIN: None

CONCEPT PLAN: Concept design is targeting 400+ low density apartment units and 45,000 sf of commercial space

ASKING PRICE: Call Broker

PROPERTY:

The Property is well located on High Road, a 6-mile direct connection between I-35 and Hwy 21. It is 3.5 miles east of I-35 and is surrounded by existing and planned residential projects.

Within 5 miles from the site, you have a major regional hospital (Ascension Seton Hays), HEB Plus, Walmart, Costco, Target, Lowes, Home Depot, Austin Community College.

ROADWAY IMPROVEMENTS:

As a part of the 2022 City of Kyle Bonds, Bebee Road, which becomes High Road, is in planning for improvement from I-35 to Green Pastures Road, which ends 3,500' west of the Property. The new 4-lane arterial will improve traffic patterns in the area.

SCHOOLS:

The Property is in Hays CISD, and feeds into the newly built Ramage Elementary School, which just opened in August 2025, Simon Middle School, and Lehman High School.

FRONTAGE:

±400' of frontage on High Road
±800' of frontage on Cotton Gin Road

UTILITIES:

Water	Goforth SUD & County Line SUD
Wastewater	County Line SUD



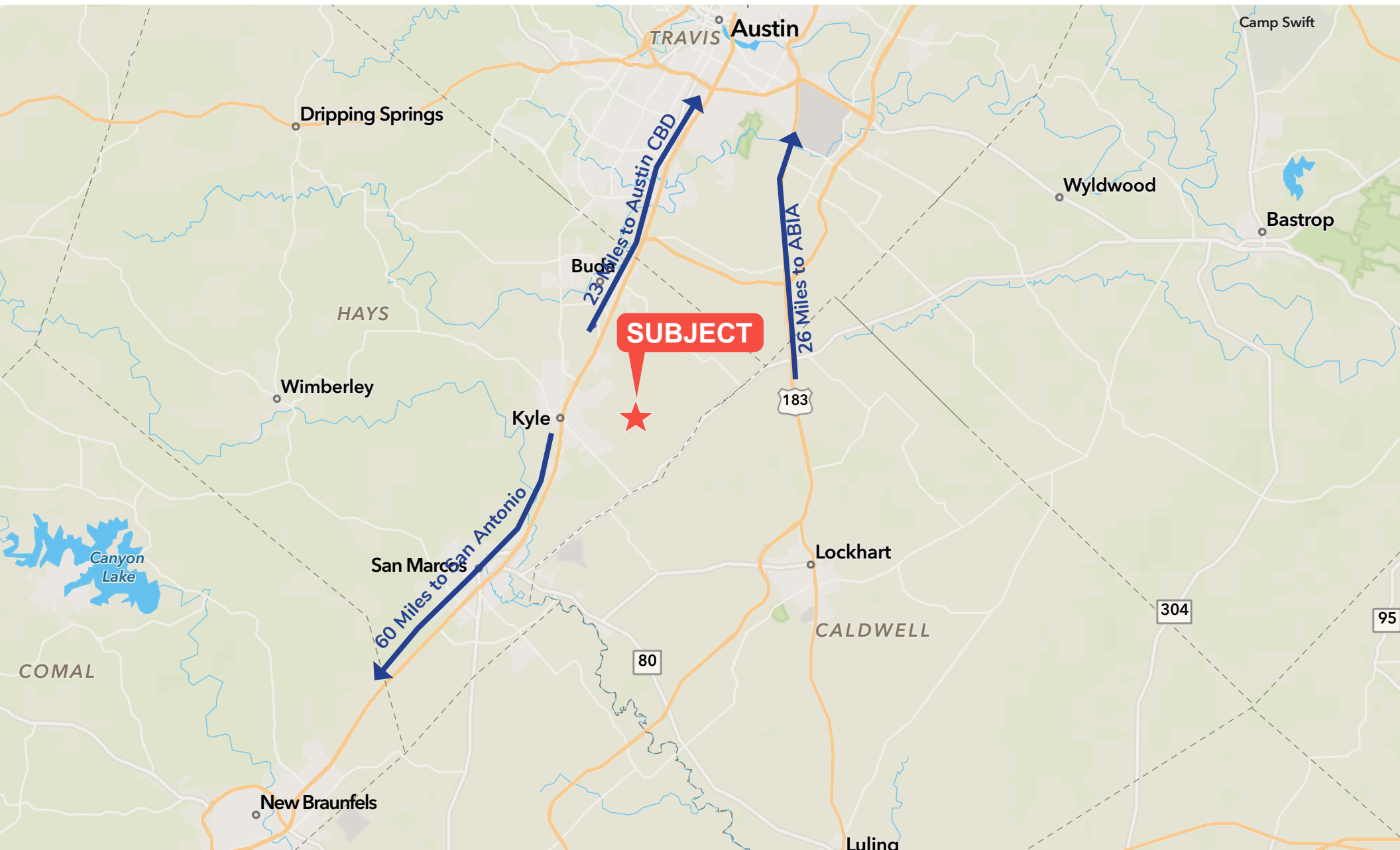
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METRO MAP

1600 Cotton Gin Rd | Kyle, TX 78640



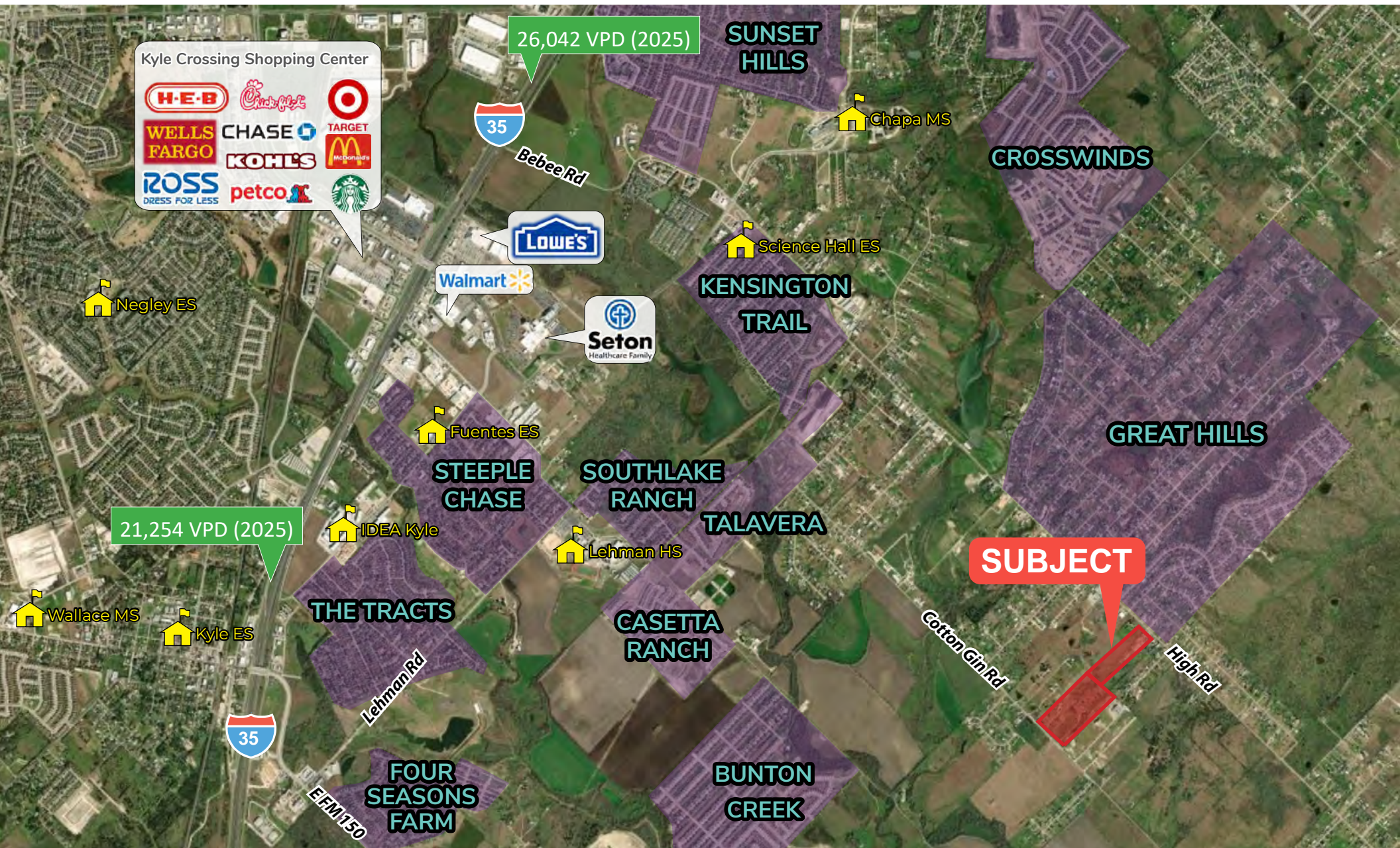
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AREA MAP

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AERIAL MAP

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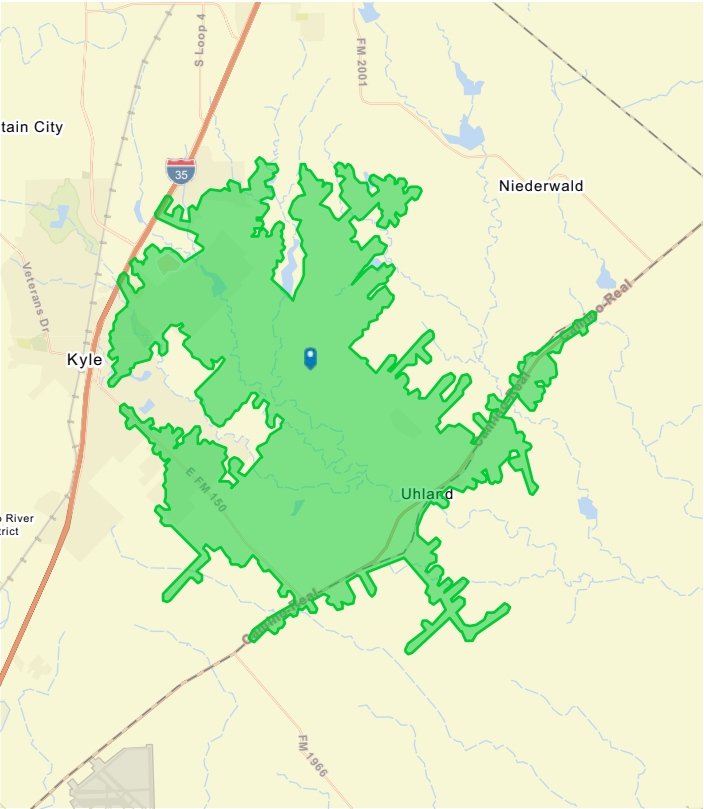
DEMOGRAPHICS

1600 Cotton Gin Rd | Kyle, TX 78640

DEMOGRAPHIC PROFILE

1501 Cotton Gin Rd, Kyle, Texas, 78640

Drive time of 10 minutes



EDUCATION



No High School Diploma



31.0%

High School Graduate



27.5%

Some College/
Associate's Degree



30.6%

Bachelor's/Grad/
Prof Degree

INCOME



\$92,046

Median Household Income



\$32,523

Per Capita Income



\$289,927

Median Net Worth

EMPLOYMENT



White Collar

57.2%



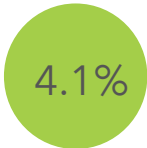
Blue Collar

27.2%



Services

15.6%



Unemployment Rate

KEY FACTS

34,005

Population

33.7

Median Age

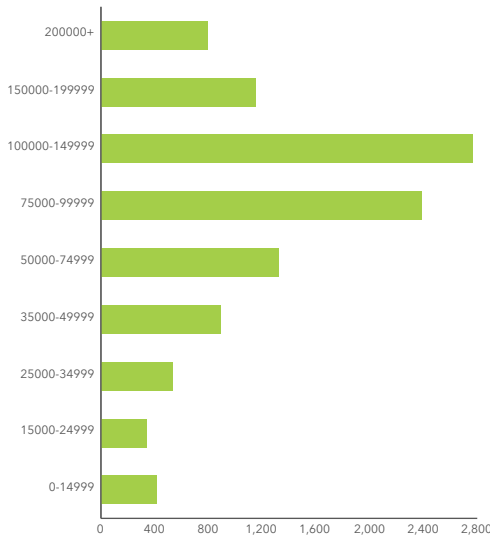
10,591

Households

\$77,204

Median Disposable Income

HOUSEHOLD INCOME (\$)



Source: This infographic contains data provided by Esri (2025, 2030).

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Source: This infographic contains data provided by Esri (2025, 2030).



All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Josh Hubka / Leland Ellison	570840 / 430895	info@cipaustin.com	(512) 682-1000
Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date