

📍 SEC Green Dragon Way and CR 150 - Kyle, TX 78640

Available

1,200 SF - 9,394 SF of Retail Space

Property Overview

1,200 SF - 9,394 SF of Retail Space Available

- Nearby Randalls-anchored mixed-use project
- Located in the southwest quadrant of Old Stagecoach Road and FM-150/Veterans Drive in Kyle
- Multiple nearby subdivisions under construction such as Plum Creek (3,387 lots), Anthem (1,437 lots), Six Creeks (2,409 lots), and Hometown Kyle (845 lots)
- Old Stagecoach Road expanding to four lanes
- The Vybe Trail, an 80+ mile network of trails connecting across the city of Kyle and from Austin to San Antonio, is coming soon

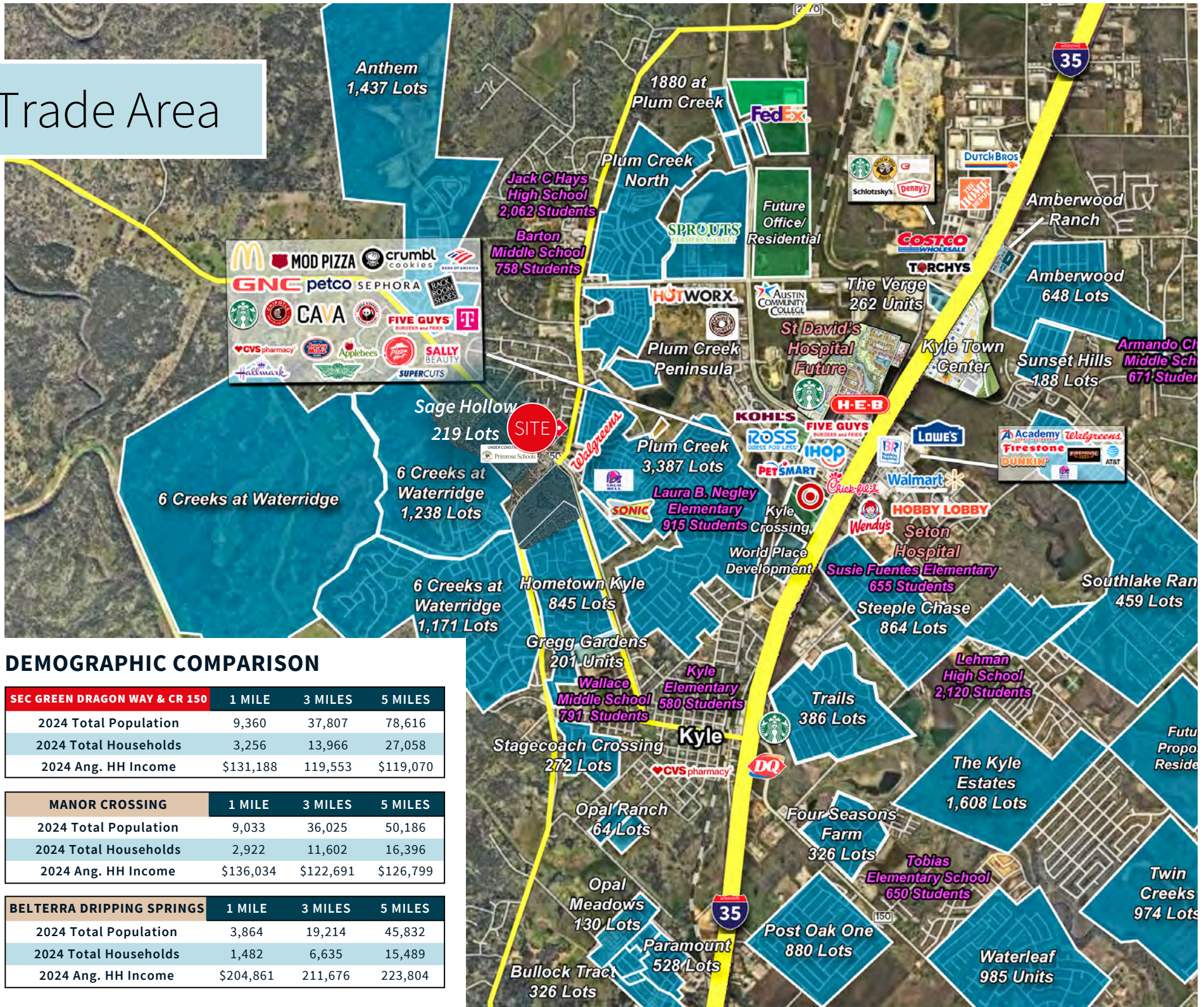
Location	SEC Green Dragon Way & CR 150 Kyle, TX 78640
Available Space	up to 9,394 SF
Access/Visibility	<ul style="list-style-type: none"> • CR 150 • Green Dragon Way



Demographics

	1 mile	3 miles	5 miles
2024 Estimated Population	9,360	37,807	78,616
2024 Estimated Households	3,256	13,966	27,058
2024 Average Household Income	\$131,188	\$119,553	\$119,070
2024 Daytime Population	5,889	30,694	54,993

Trade Area



DEMOGRAPHIC COMPARISON

SEC GREEN DRAGON WAY & CR 150	1 MILE	3 MILES	5 MILES
2024 Total Population	9,360	37,807	78,616
2024 Total Households	3,256	13,966	27,058
2024 Ang. HH Income	\$131,188	119,553	\$119,070

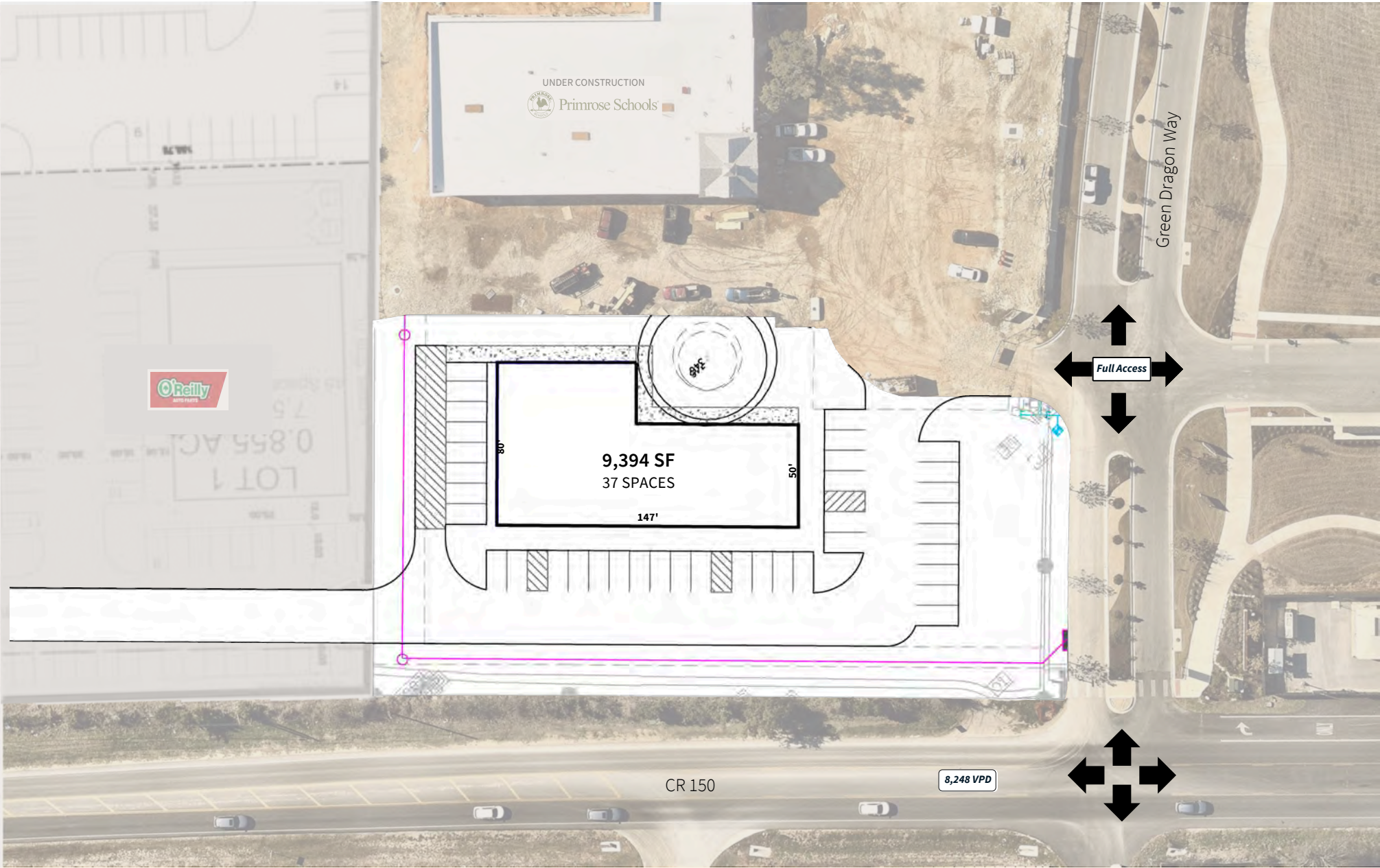
MANOR CROSSING	1 MILE	3 MILES	5 MILES
2024 Total Population	9,033	36,025	50,186
2024 Total Households	2,922	11,602	16,396
2024 Ang. HH Income	\$136,034	\$122,691	\$126,799

BELTERRA DRIPPING SPRINGS	1 MILE	3 MILES	5 MILES
2024 Total Population	3,864	19,214	45,832
2024 Total Households	1,482	6,635	15,489
2024 Ang. HH Income	\$204,861	211,676	223,804

Site Location



Concept Retail Plan



Conceptual Rendering





Contact

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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.

11-2-2015



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.

Jones Lang LaSalle Brokerage,	591725	Renda.Hampton@jll.com	+1 (214) 438-6100	N/A	N/A	N/A	N/A
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Daniel Glyn Bellow	183794	Dan.Bellow@jll.com	+1 (713) 888-4000	Matthew Underhill	457570	Matthew.Underhill@jll.com	+1 (512) 368-7381
Designated Broker of Firm	License No.	Email	Phone	Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Date