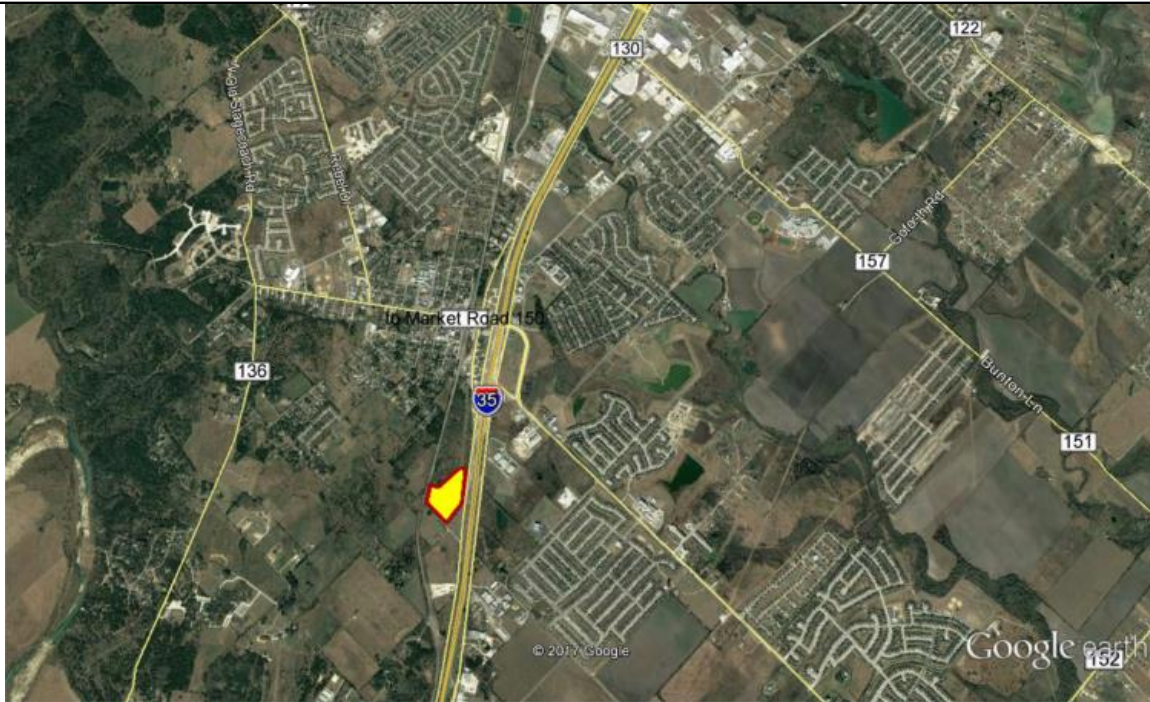


Kyle retail site 16 ac on IH 35

Kyle, TX



Location: Southbound frontage road of IH 35 on east side ½ mile south of Center Street overpass, Kyle, TX.

Size: 16.22 ac gross. Floodplain has been estimated at about 2 acres, but no survey of its size has been done.

Entitlements: Zoned R/S (Retail/Service), not platted.

Utilities: 20" easement along western property line dedicated to City of Kyle in 2017 for a wastewater line planed to be put in by Kyle in 2020 with 190 LUE's dedicated to this tract which have to be used before 2027 or they are lost. Water is on a following page.

IH 35 off ramp southbound: An exit ramp was built 5/17 that provides easy access to the site.

Price: Asking \$3.15.sf.



Kent Taylor, CCIM
(512) 708-0800

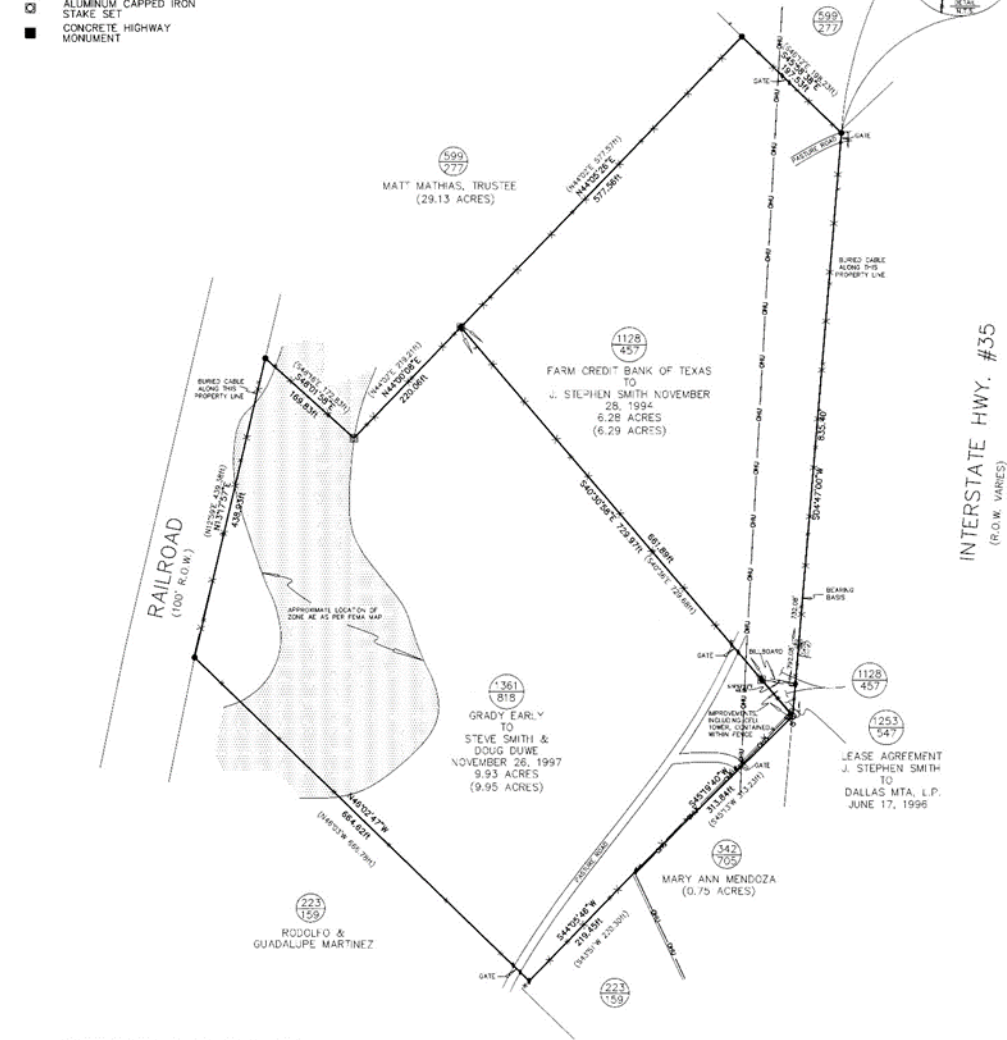
900 Congress Ave, Suite L165
Austin, TX 78701

ktaylor@taylor-commercial.com
www.taylor-commercial.com

All information regarding this property is from sources deemed reliable; however, no independent investigation has been made of this information and no warranty or representation is made as to the accuracy thereof. No warranties or representations are made as to any condition that may affect the value or suitability of the property.

MAP OF A SURVEY OF
16.22 ACRES OF LAND
BEING A 6.29 ACRE TRACT &
A 9.93 ACRE TRACT
IN THE Z. HINTON SURVEY NO. 12
HAYS COUNTY, TEXAS

- LEGEND
- IRON STAKE FOUND
 - CAPPED IRON STAKE FOUND
 - IRON PIPE FOUND
 - X — FENCE LINE
 - ⊗ HAYS COUNTY DEED RECORDS
 - ◆ FENCE POST
 - UTILITY POLE WITH GUY ANCHOR
 - OHU — OVERHEAD UTILITY LINE
 - ALUMINUM CAPPED IRON STAKE SET
 - CONCRETE HIGHWAY MONUMENT



ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PLAN #480331 5305 F AND #480331 5405 F, DATED SEPTEMBER 2, 2005, A PORTION OF THE 9.93 ACRE TRACT LIES WITHIN ZONE "AE", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

I, the undersigned, hereby certify to the owner of the tract of land shown hereon that this survey was this day made on the ground of the property legally described hereon and is correct. And that there are no visible discrepancies, conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown or noted hereon, and that said property has access to and from public roadway.

SURVEYED AUGUST 1999
SURVEYED UPDATED FEBRUARY 2000
KELLY KLEPP
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2219

SCALE: 1"=100'

E.O. 13912 JOB 10831X
FB: 330 PG:1, FB: 398 PG:69,
FB: 458 PG:35, & FB: 675 PG:8
PLAN No. 5334

M:\PROJECTS\10831X\DWG\MAP01.DWG

PRO-TECH
ENGINEERING GROUP
INCORPORATED
100 E. San Antonio St., Suite 100
San Marcos, TX 78666
(512) 353-3335

The city of Kyle said that the cheaper of 2 routes for water could be chosen:

1. Bore under the railroad tracks from the west (not including cost of easements)
2. Bore under IH35 (the cheaper option-the cost to come under IH35 is \$155K and no easements are needed except the permit from TXDOT to go under the expressway)

The seller is engaging Cuatro Consultants to do the complete engineering of the waterline extension and get it approved by the City of Kyle so that it will be an entitlement, at least for a year or two. Will it have an expiration date? Perhaps, but sending the construction drawings back through City Council will probably not be either expensive or politically risky since this is the route that the Public Works director Harper preferred in a face to face meeting. Higher water pressure at the site was the reasoning behind his preference for this route.

OPINION OF PROBABLE CONSTRUCTION COST
FOR
SMITH/DUWE 16.22 AC TRACT
12" OFFSITE WATER MAIN IMPROVEMENTS
CITY OF KYLE
HAYS COUNTY, TEXAS
November 7, 2017

OPTION 1: BORE UNDER IH 35					
A. EROSION/ SEDIMENTATION CONTROL					
Item No.	Description	Unit	Qty	Unit Price	Amount
1	Silt Fence	LF	100	\$ 2.25	\$ 225.00
2	Revegetation (hydroseed not including watering)	SY	1,000	\$ 0.75	\$ 750.00
				SUBTOTAL E/S CONTROLS:	\$ 975.00
B. OFFSITE WATER MAIN IMPROVEMENTS					
Item No.	Description	Unit	Qty	Unit Price	Amount
3	Mobilization/Demobilization	LS	1	\$ 15,000.00	\$ 15,000.00
4	Clear and Grub	LS	1	\$ 1,500.00	\$ 1,500.00
5	12" PVC Main, DR 14 (including fittings)	LF	20	\$ 45.00	\$ 900.00
6	12" PVC Main, DR 14 (in Bore)	LF	300	\$ 45.00	\$ 13,500.00
7	24" Steel Casing in Bore under IH 35	LF	300	\$ 360.00	\$ 108,000.00
8	Tie into Existing Main	EA	1	\$ 3,000.00	\$ 3,000.00
9	12" Gate Valve with box	EA	2	\$ 2,200.00	\$ 4,400.00
10	Fire Hydrant Assembly	EA	1	\$ 5,000.00	\$ 5,000.00
11	Traffic Control	LS	1	\$ 2,000.00	\$ 2,000.00
12	Trench Safety System	LF	320	\$ 3.00	\$ 960.00
				SUBTOTAL OFFSITE WATER MAIN IMPROVEMENTS:	\$ 154,260.00
				SUBTOTAL OPTION 1 BORE UNDER IH 35:	\$ 155,235.00
OPTION 2: BORE UNDER RAILROAD					
A. EROSION/ SEDIMENTATION CONTROL					
Item No.	Description	Unit	Qty	Unit Price	Amount
13	Silt Fence	LF	250	\$ 2.25	\$ 596.25
14	Revegetation (hydroseed not including watering)	SY	9,445	\$ 0.75	\$ 3,150.00
				SUBTOTAL E/S CONTROLS:	\$ 3,746.25
B. OFFSITE WATER MAIN IMPROVEMENTS					
Item No.	Description	Unit	Qty	Unit Price	Amount
15	Mobilization/Demobilization	LS	1	\$ 15,000.00	\$ 15,000.00
16	Clear and Grub	LS	1	\$ 12,000.00	\$ 12,000.00
17	12" PVC Main, DR 14 (including fittings)	LF	1,720	\$ 45.00	\$ 77,400.00
18	12" PVC Main, DR 14 (in Bore)	LF	100	\$ 45.00	\$ 4,500.00
19	24" Steel Casing in Bore under Railroad Crossing	LF	100	\$ 460.00	\$ 46,000.00
20	Tie into Existing Main	EA	1	\$ 3,000.00	\$ 3,000.00
21	12" Gate Valve with box	EA	3	\$ 2,200.00	\$ 6,600.00
22	Fire Hydrant Assembly	EA	4	\$ 4,500.00	\$ 18,000.00
23	Air Release Valve	EA	1	\$ 2,000.00	\$ 2,000.00
24	Pavement/Base Repair on Opal Lane	EA	1	\$ 2,000.00	\$ 2,000.00
25	Traffic Control	LS	1	\$ 800.00	\$ 800.00
26	Trench Safety System	LF	1,820	\$ 2.25	\$ 4,095.00
				SUBTOTAL OFFSITE WATER MAIN IMPROVEMENTS:	\$ 191,395.00
				SUBTOTAL OPTION 2 BORE UNDER RAILROAD:	\$ 195,141.25

Clarifications:

1. This Preliminary OPC is a comparison of route options to extend a 12 inch main to supply water to this Site.
2. This OPC is subject to change based on final approved construction drawings.

Prepared By:
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3601 Kyle Crossing, Suite A
Kyle, Texas 78640
512-312-5040

