

# **\$2,051,000 - Marketplace Ave & Burleson St. Avenue, Kyle**

MLS® #2146948

**\$2,051,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 3.14 Acres

Plum Creek Park, Kyle, TX

THIS PROPERTY IS ONE OF THE BEST LOCATIONS IN KYLE TO START YOUR BUSINESS! FANTASTIC CORNER LOT AT VERY BUSY ROUND-ABOUT LOCATION ONLY 1 BLOCK FROM IH 35. THIS SUPERB CORNER LOT CONSIST OF 2 SEPARATE TRACTS TOTALLING 3.14 ACRES. IT IS POSSIBLE THAT A SMALLER TRACT COULD BE PURCHASED IF 3.14 IS TOO LARGE. (OWNERS WOULD CONSIDER SPLITTING BACK AND SEPARATING INTO THE ORIGINAL 2.14 ACRES OR 1 ACRE PARCELS IF NECESSARY). This property is located in one of the fastest growing areas of Texas and the US. Located on the very busy corner at Marketplace Ave. and Burleson St, Kyle, TX, in the heart of Kyle with tons of new developments happening all around this property! This is a terrific corner property located just 1 block from the IH 35 access road and Marketplace Ave, at a very busy roundabout at Burleson St. Located in a very fast growing and booming part of Kyle that offers tons of development possibilities. Other great developments are coming to the area and this is a great spot for your business. This is a prime corner location and one of the last very special properties in the area!

There are 2 separate properties included in the sale, one is a 2.14 acres unimproved property that is currently zoned RS Retail Services, plus an additional 1 acre (2) .50 acre properties with houses that are used as residential properties and zoned as Agriculture



currently. A new survey will be required and a zoning change will be needed by the new owner. IT IS POSSIBLE THE SELLERS WOULD CONSIDER SELLING JUST THE 2.14 ACRE TRACT OR THE 1 ACRE PROPERTY WITH HOUSE SEPARATELY. Bring your business to Kyle and create a new future on this fabulous 3.14 acre tract. There is a survey sketch showing the combined 3.14 acres being sold, but a new survey of the combined properties will be required.

### **Essential Information**

MLS® #	2146948
Price	\$2,051,000
Bathrooms	0.00
Acres	3.14
Type	Commercial Sale
Sub-Type	Other
Status	Active

### **Community Information**

Address	Marketplace Ave & Burleson St. Avenue
Area	HH
Subdivision	Plum Creek Park
City	Kyle
County	Hays
State	TX
Zip Code	78640

### **Amenities**

Utilities	Electricity Available, See Remarks, Sewer Available, Water Available
Parking	See Remarks
View	Meadow

### **Interior**

Interior	See Remarks
Heating	Central, Electric

### **Exterior**

Construction	Masonite, See Remarks
Foundation	Slab

### **Additional Information**

Date Listed	May 9th, 2022
Days on Market	739
Zoning	RS and AG a zoning chang

### **Listing Details**

Listing Office	Aston & Associates
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