

**Commercial Frontage on IH-35  
South Corridor Park - 11.30 Ac  
Kyle, Texas**

**Location:** IH-35, east side, 1,000 ft south of CR 131 (Windy Hill Rd.) Overpass

**Size:** 11.30 Ac

**Zoning:** RS-Retail Services

**Utilities:** Water: 12' line on IH-35 (Monarch Water)  
Sewer: See included City of Kyle Utility Lines Map

**Flood  
Plain:** None

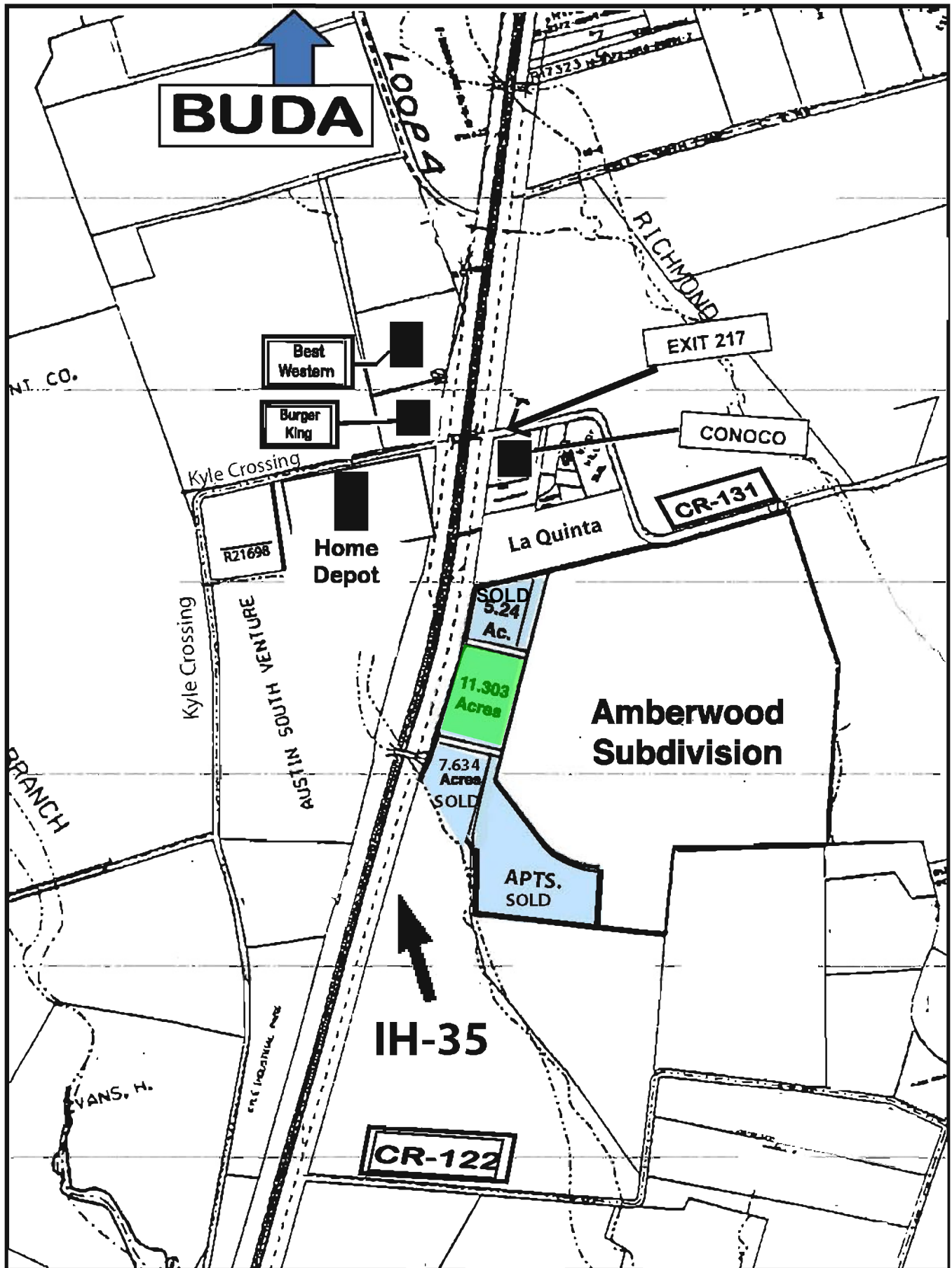
**Price:** \$13.50/ SF

All information is deemed accurate, however, Bert Pence and Charles Teeple, Broker-owners, have not made an independent evaluation of all information sources and no warranty of representation is made by broker as to the accuracy thereof. All information is presented subject to errors, omissions, changes in price, terms, conditions of sale and or availability. Studies on environmental issues have been performed on the property.
--

---

**Charlie Teeple**  
**(512) 329-5755**

**Bert Pence**  
**(512) 476-9200**

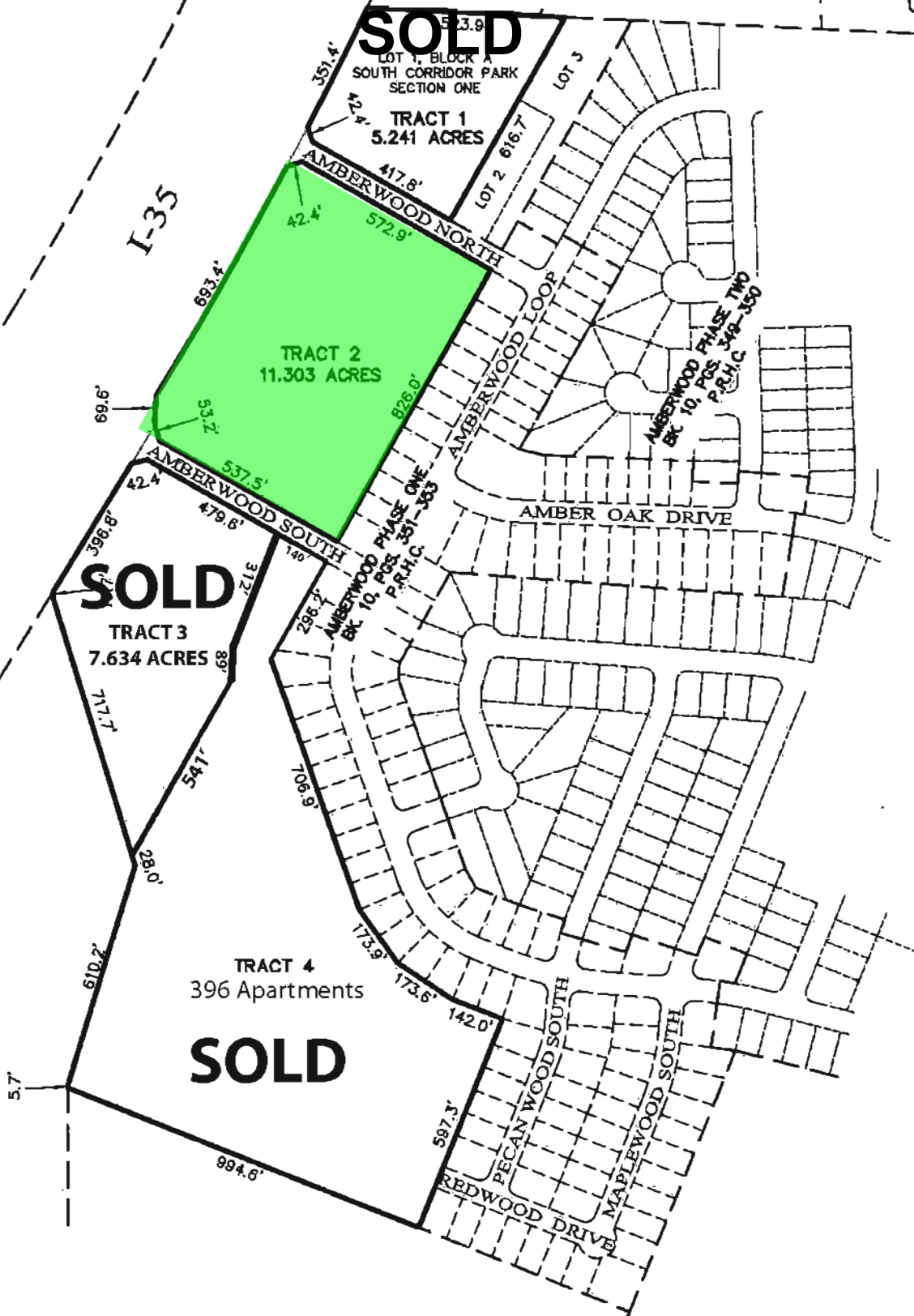


**HAYS COUNTY TAX PLAT**

EXHIBIT

LA QUINTA

SCALE 1" = 400'



CA

Cunningham | Allen

Engineers • Surveyors

3103 Bee Cave Road, Suite 202

Austin, Texas 78746-6819

Tel.: (512) 327-2946

Fax: (512) 327-2973

© COPYRIGHT 2005 CUNNINGHAM-ALLEN, INC.

CLIENT: - OFFICE: BW PROJ #: 137.0801  
DATE: 10/18/05 CREW: - F.B.: - FILE NAME: FOUR TRACT DETAIL

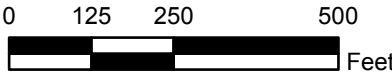
S:\1370801\Drawings\FOUR TRACT DETAIL.dwg 10/18/2005 8:30:38 AM CDT





City of Kyle Utilities

- WW Manholes
- WW Lines
- Water Lines
- Contours 10ft



INTERSTATE

15' LANDSCAPE  
EASEMENT

WATER

AMBERWOOD NORTH

12' WATER  
15' LANDSCAPE  
EASEMENT

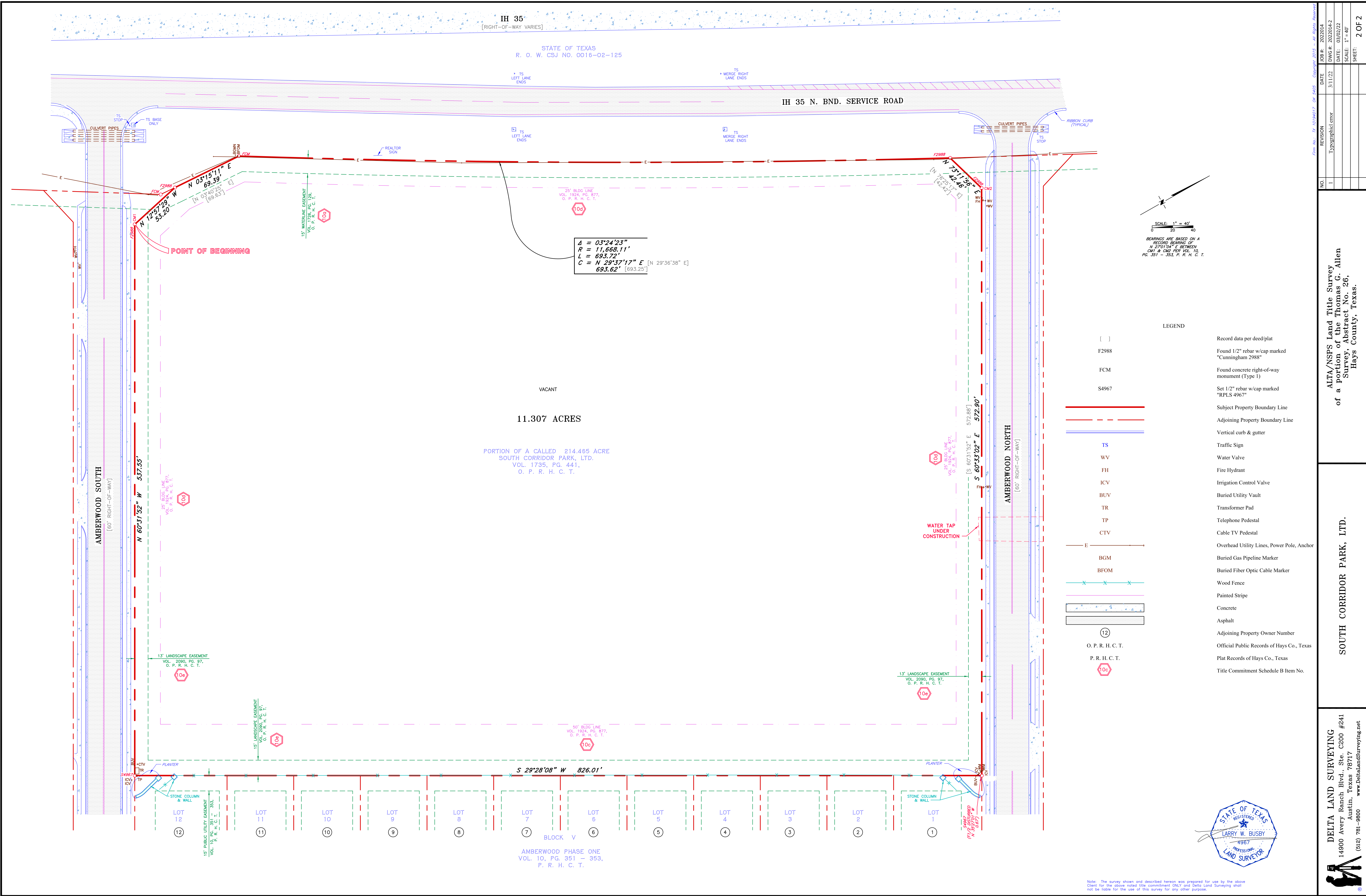
COMMERCIAL/MULTI-FAMILY  
11.38 AC  
15

15' LANDSCAPE  
EASEMENT

AMBERWOOD SOUTH

CHLINE "A" T





REVISION		DATE	JOB #	202014
1		3/1/22	DWG #	202014-2
			DATE	03/02/22
			SCALE	1" = 40'
			SHEET	2 OF 2

ALTA/NSPS Land Title Survey  
of a portion of the Thomas G. Allen  
Survey, Abstract No. 26,  
Hays County, Texas.

SOUTH CORRIDOR PARK, LTD.

DELTA LAND SURVEYING

14900 Avery Ranch Blvd., Ste. C200 #241  
Austin, Texas 78717  
(512) 781-9600  
www.deltalandsurveying.net

Note: The survey shown and described hereon was prepared for use by the above  
Client for the above noted title commitment ONLY and Delta Land Surveying shall  
not be liable for the use of this survey for any other purpose.