



12.8 acres of mixed
use property for
\$8,000,000

COMMERCIAL & RESIDENTIAL INCOME PRODUCING PROPERTY

701 ROLAND LANE, KYLE, TX 78640

This is a massive investment property with 100% occupancy, room to expand and raise rents. 12.8 acres with 7 rental homes, 64 covered RV spaces, 30+ uncovered RV spaces, 10- 10x10 drive up storage units, a commercial building, another metal building currently serving as a church, an additional workshop/garage. Building began in 2012 on this property- so everything is between 3-10 years old. Located in Kyle, TX ETJ and just a half a mile from IH-35. Amazing location, private yet accessible.

PROPERTY INCLUDES

- 1 Commercial Building
- 1 building being used as a church
- 7 Residential Rentals
- 1 mini storage
- 2 Covered RV Barns
- 1 Metal Workshop

Shown by appointment only.
Listing Agent must be present.



REALTY**ONE**GROUP

PROSPER

Patti Haverda

REALTOR®

512-557-0748



Commercial



1 Commercial Building
48 x80' (3840 sf) Metal
building with septic.
9590 sf of concrete
paving. Built in 2017 .
Tenant has started his
5th and final year. Lease
expires March 2023.
Current lease states that
it can renew lease at
market value. There is
room to build at least
one more commercial
building

Currently being
used as a Church
building 2 half
baths, water, and
AC constructed
with wood frame,
metal exterior and
metal roof and
attached covered
deck . Storage
shed included next
door.



Residential Rentals



This is the inside of two identical very cute 1/1 cottages (450 sf) attached carport and storage, built in 2017. All appliances, washer/dryer, mini split AC/heating unit, 38 gal lowboy water heater, tile floor, granite countertops.

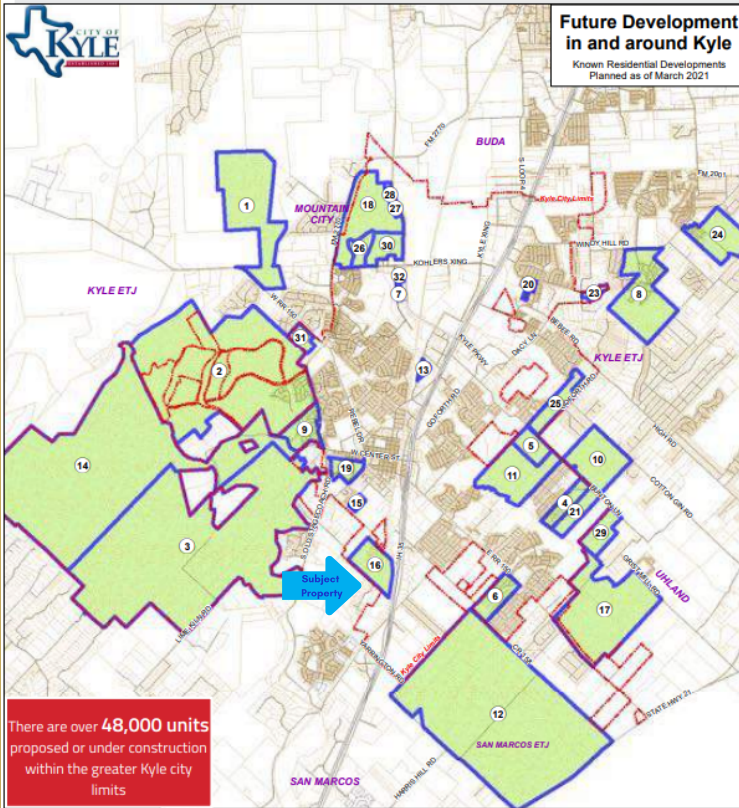


Unit B 2 Story 2/1.5 (1104 sf) with attached garage (336sf) and double carport (378 sf.), built in 2010.



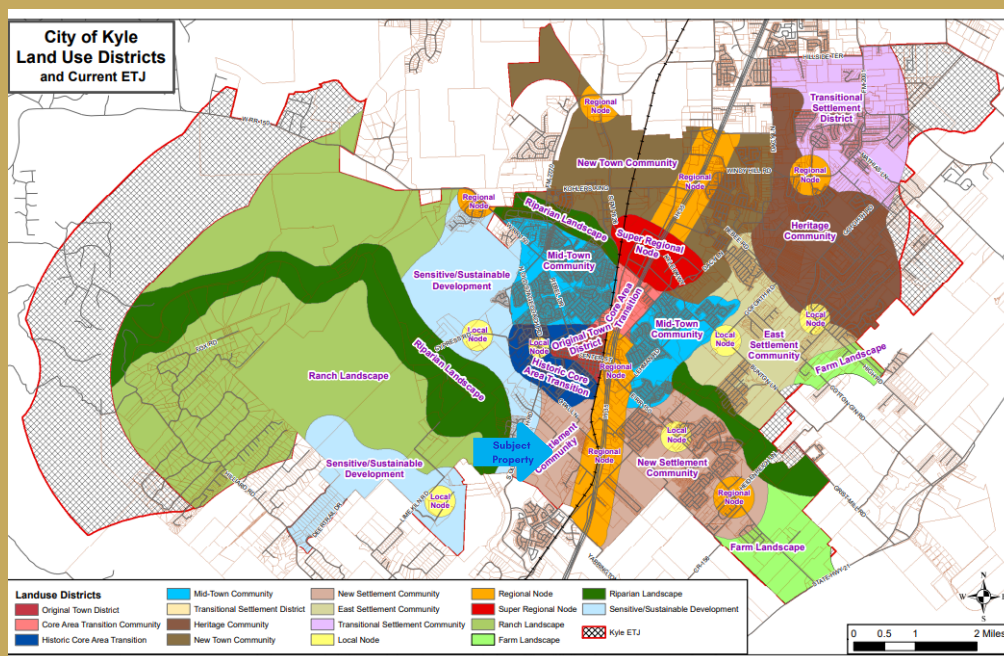
RESIDENTIAL DEVELOPEMENTS IN KYLE TX

RESIDENTIAL DEVELOPMENT



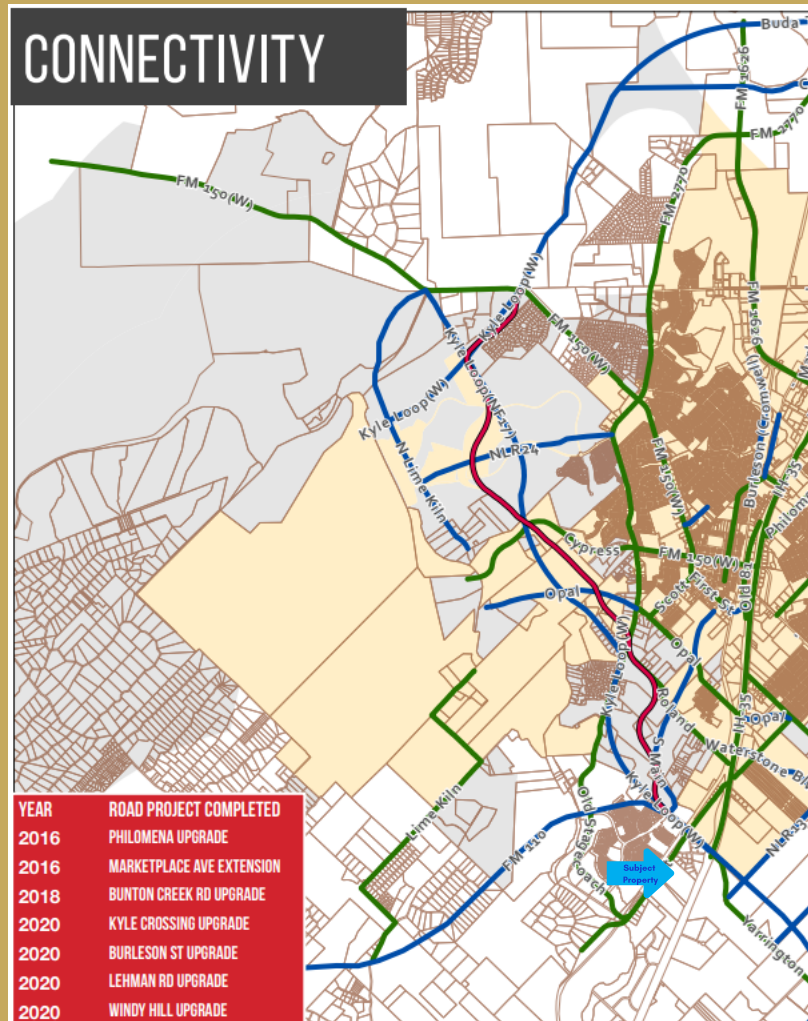
	Project Name	# of Units	Status	Estimated Start
1	Anthem	1,596	Under Construction	2019
2	Blanco River Ranch/Six Creeks	4,221	Under Construction	2018
3	BRI/McCoy	8,200	Concept	2020
4	Bunton Reserve	355	Under Construction	2017
5	Casetta Ranch	375	Under Construction	2019
6	Cool Springs	388	Under Construction	2017
7	Cromwell at Plum Creek Apts	263	Under Construction	2019
8	Crosswinds MUD	1,750	Under Construction	2017
9	Cypress Forest	337	Under Construction	2016
10	Kyle Estates East (Walton)	2,500	Concept	2022
11	Kyle Estates West (Walton)	2,600	Concept	2021
12	La Salle MUD	7,600	Approved	2020
13	Marketplace R-3-3	300	Concept	2021
14	Nance Tract	9,000	Concept	2022
15	Onal Ranch	69	Approved	2020
16	Paramount	539	Under Construction	2018
17	Pecan Woods	2,600	Concept	2020
18	Plum Creek Phase 2	1,404	Under Construction	2019
19	Stagecoach	270	Under Construction	2018
20	Sunset Hills	210	Under Construction	2018
21	Twin Creeks	400	Concept	2021
22	Dacy Lane Apartments	330	Under Construction	2020
23	Trails at Windy Hill	1,026	Under Construction	2019
24	Schlott Property	300	In Review	2020
25	Plum Creek Phase 2 Section 1	200	Under Construction	2020
26	Urbana Homes	144	Under Construction	2020
27	1880 at Plum Creek	129	Under Construction	2020
28	Wukasch Tract	250	In Design	2021
29	Plum Creek Uptown	300	In Review	2020
30	Kyle 57	221	In Review	2021
31	Sage at Plum Creek	184	Under Construction	2020

Paramount is across the street from 701 Roland.



701 Roland is located in the ETJ
which means lower taxes

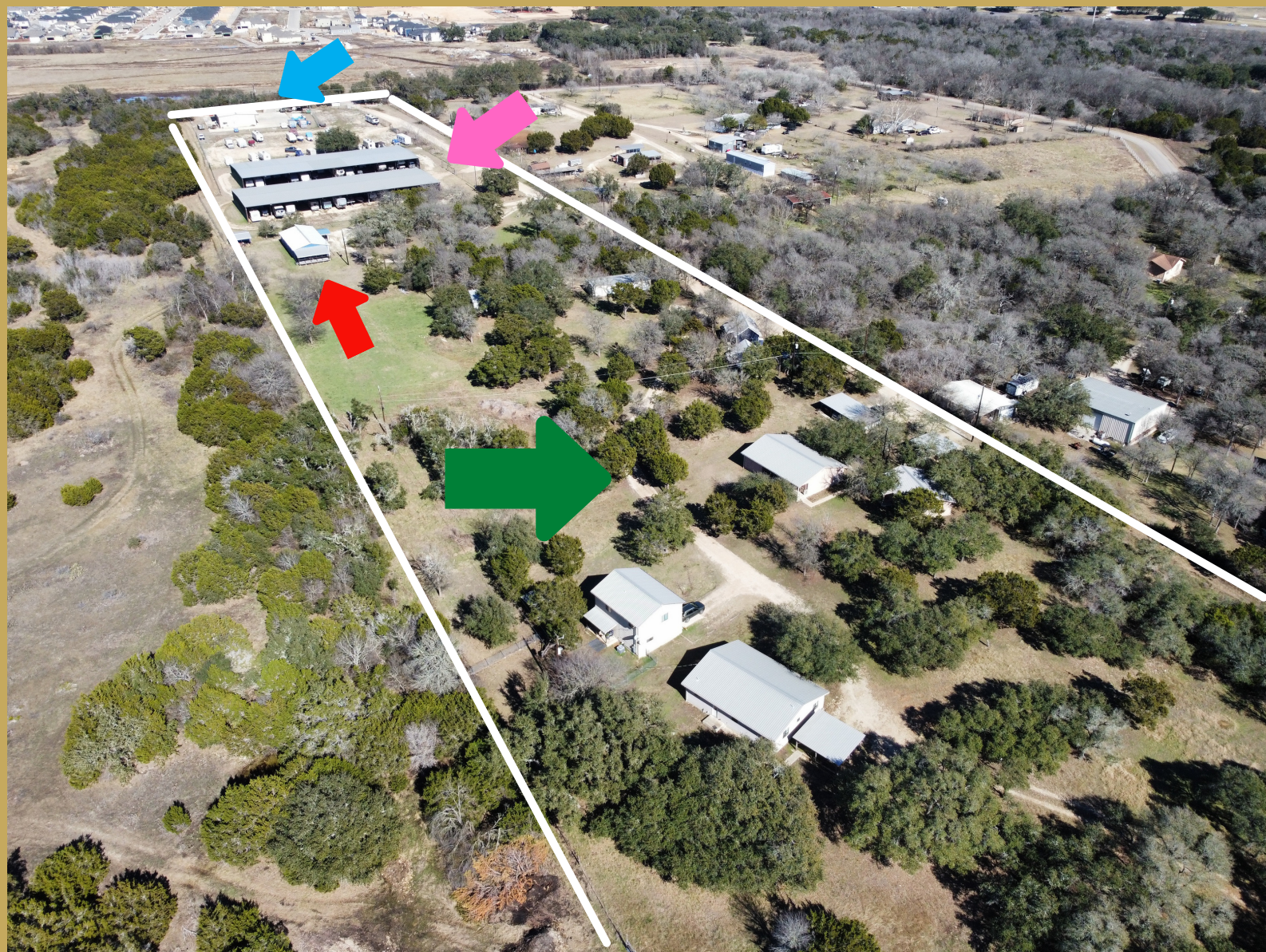
This map shows the current and future roadways in Kyle, Texas



Subject Property



Aerial Photo



Commercial Building

Boat & RV Storage

Church

Residential Areas