

CENTURY 21

Judge Fite Company



1501 N BURLESON STREET

KYLE, TX 78640



\$650,000



1,541 sqft

DESCRIPTION

PRICE IMPROVEMENT. THE SELLER IS WILLING TO CONSIDER POSSIBLE REPAIRS AND ADDITIONAL IMPROVEMENTS TO THE PROPERTY WITH AN ACCEPTABLE OFFER. THIS IS A GREAT PROPERTY THAT CURRENTLY IS USED AS A SFR, BUT THERE ARE SO MANY OTHER POSSIBILITIES FOR THIS PROPERTY. TONS OF GREAT COMMERCIAL POTENTIAL IN THIS HALF ACRE PROPERTY WITH A 1541 sf HOUSE THAT HAS BEEN USED AS RESIDENTIAL IN THE PAST, BUT IT WOULD BE A GREAT OFFICE LOCATION AND SETUP FOR A VARIETY OF SMALL BUSINESSES, OR OF COURSE CONTINUE TO USE AS A SFR WITH A LARGE HALF ACRE LOT. THE PROPERTY IS CURRENTLY ZONED AG WHICH ALLOWS FOR THE SFR HOME, SO A ZONING CHANGE WILL BE NEEDED FOR COMMERCIAL USE. THERE'S TONS OF COMMERCIAL ACTIVITY NEARBY AND MIXED USE DEVELOPMENTS HAVE BEEN APPROVED AROUND THE PROPERTY. THIS PROPERTY IS JUST A BLOCK FROM THE MARKETPLACE AVE. & BURLESON ST. ROUNABOUT AND ONE BLOCK FROM THE IH35 ACCESS ROAD. THERE IS SO MUCH OPPORTUNITY FOR YOU TO SET UP YOUR BUSINESS IN THIS LOCATION. THE PROPERTY IS SITUATED ON .50 ACRES, BUT IF YOU NEED MORE LAND, THERE IS AN ADDITIONAL ADJOINING .50 ACRE ALSO FOR SALE (ML# 2980168) FOR A TOTAL OF 1 ACRE. CONTACT OWNER/AGENT FOR MORE DETAILS. EACH HALF ACRE IS CONNECTED TO SEPTIC, CITY WATER AND ELECTRIC. THERE IS A SEWER LINE AT THE STREET, BUT NOT CONNECTED TO CITY SEWER, BUT COULD BE. GET CREATIVE AND IMAGINE YOUR BUSINESS IN THIS PROPERTY. IF YOU PREFER TO BUILD YOUR OWN BUILDING OR DEVELOP THE PROPERTY THERE AS SO MANY POSSIBILITIES TO DO THAT ON THIS PROPERTY. EITHER .50 OR 1 ACRE. A ZONING CHANGE WILL BE NEEDED FOR YOUR PARTICULAR BUSINESS USE WITH THE CITY OF KYLE. CALL OR TEXT OWNER / AGENT TODAY FOR MORE INFORMATION AND TOUR THE PROPERTY TODAY.

PROPERTY TYPE: Commercial - Other

MLS STATUS: Active

MLS: 6596630

YEAR BUILT: 1996

COUNTY: Hays

TRACT OR SUBDIVIION: A0220 - Z Hinton Surv

LIST DATE: 07/31/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA: HH

SQUARE FEET: 1,541

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.5

LOT SIZE (SQFT): 21,780

INTERIOR FEATURES

KITCHEN:

- None

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Open

LOT DESCRIPTION:

- Flat
- Level

SIDING:

- Frame

FOUNDATION:

- Slab

UTILITIES

UTILITIES:

- ElectricityConnected
- SewerAvailable
- WaterConnected

ADDITIONAL PROPERTY DETAILS

LISTED BY: David Aston

PHONE: 512.295.7653

BROKERED BY: Aston & Associates