For Sale
Warehouse / Industrial

9000 Camino Real, Uhland 78640
Building: 12,080 SF [tax record]
Corner Lot: 2.324 acres

Skout

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Corner Site
Development Opportunity







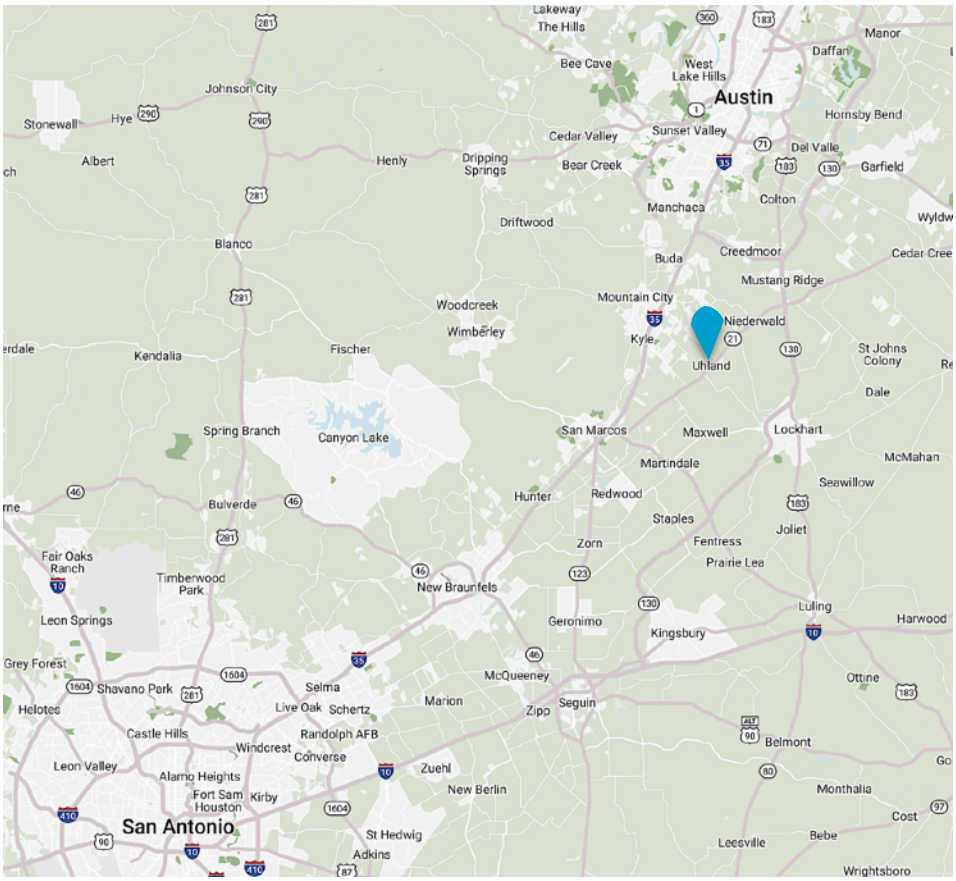
9000 Camino Real is a one-story stand-alone warehouse+office building, situated on a 2.3-acre lot, across Hwy 21. Well-maintained building with ~8000 SF climate-controlled warehouse space (room for full or partial 2nd floor addition above) and ~4000 SF office+work/flex space. Easily adaptable to suit your business needs. Hard Corner Development Opportunity awaits your vision. Large corner lot in rapidly developing area (major growth catalysts along SH 21) with high frontage visibility. Only 5 minutes to I-35; 11 miles to Lockhart & San Marcos and 28 miles to Downtown Austin.

All information contained herein is deemed reliable but not guaranteed.

9000 Camino Real Overview

9000 Camino Real

9000 Camino Real
Uhland, TX 78640



Property

Type: Warehouse / Industrial / Flex

Size: 12,080 SF [tax record]

Lot: 2.324 acres [tax record]
Hard Corner w/ High Frontage Visibility allow for future expansion, additional buildings or reconfiguration based on use

Call for Pricing

Building Features

- Exterior: Steel Frame w/ metal & rock siding + metal roof; fenced back
- Front-facing exterior windows + Skylight-style windows in back
- **Warehouse: ~8000 SF climate-controlled space w/ 20' clear height & three 16' electric garage bay doors**
- Office/Flex Space: ~4000 SF, suitable for range of businesses, showroom or administrative uses
- 5 HVAC units
- Onsite Parking Spaces

Location

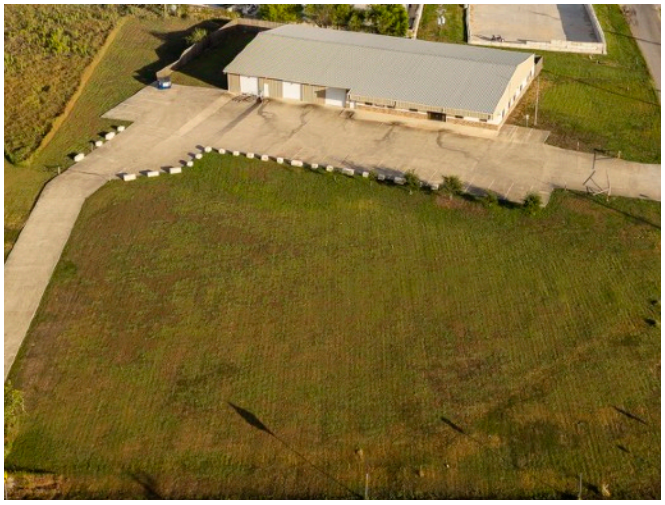
- Hays County (border of Caldwell County line)
- 2 Entrances: Off Grist Mill Rd (CR135) & Camino Real/Hwy 21 (ingress egress easement for BonTon Meat Market)
- Easy access to I-35
- Nearby Destination
  ~1 mile to Kyle (0.5 mile down Grist Mill Rd)
  ~11 miles to Lockhart & San Marcos
  ~25 miles to Austin Bergstrom Airport
  ~28 miles to Downtown Austin
  ~28 miles to New Braunfels
  ~61 miles to Downtown San Antonio

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9000 Camino Real Photos













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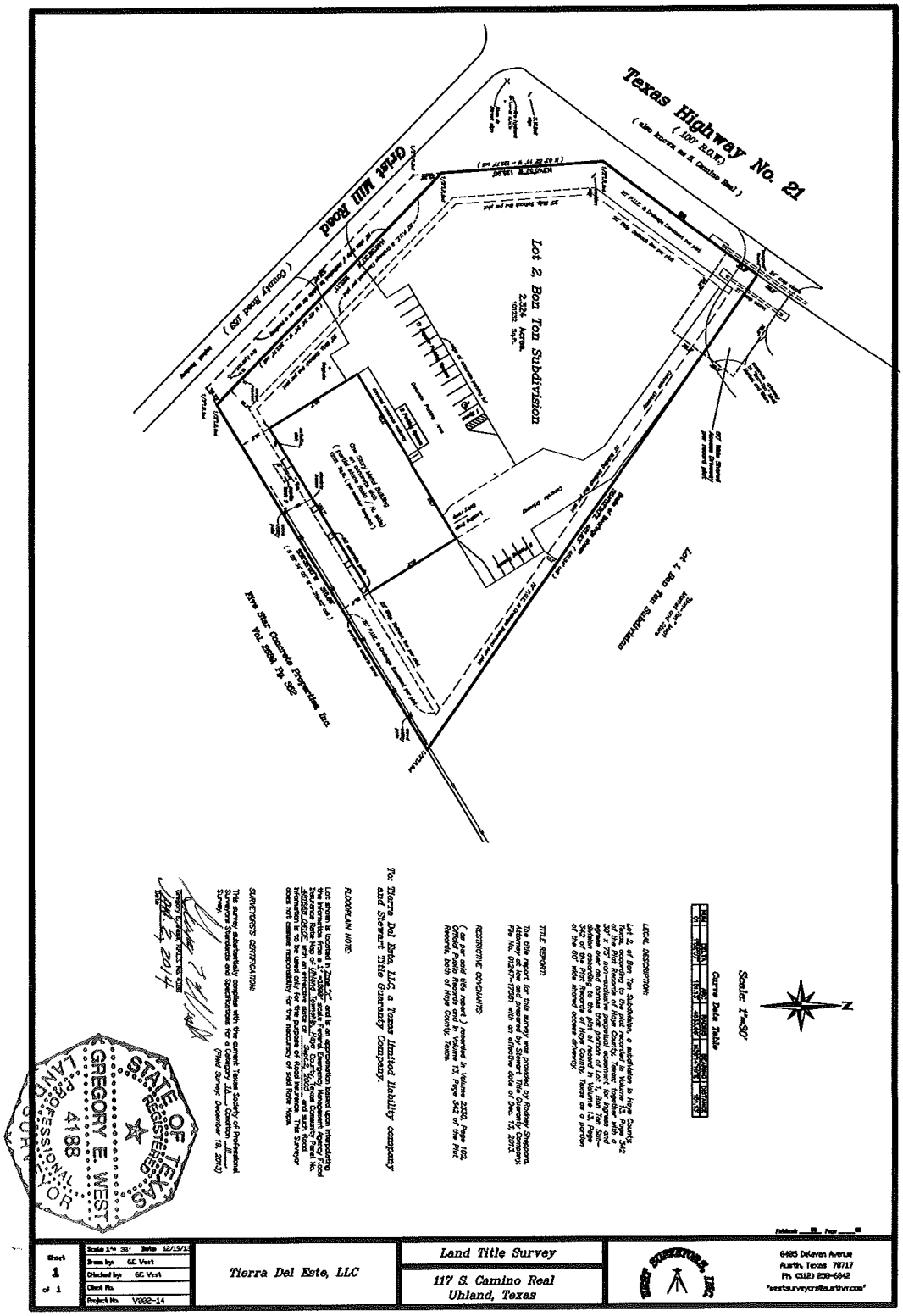
9000 Camino Real - Building

Building	**Construction** - Steel Frame - Metal & Rock Siding - Metal Roof
Warehouse (~8000 SF w/ 20' clear height) - 95% built out	**Climatized Warehouse Space** >> HVAC units (3) >> full insulation >> plywood -up to 8" on 3 sides; finished on 4th side **Full-sized Bays w/ Electric Garage Doors (3)** >> three 16' bay doors (one half-sized dock) **Lighting** >> natural light: exterior-facing windows in front; skylights in back >> halogen lighting system throughout Bathroom w/ sink Washtub Sink Big Ass Fans (2) **Flex Space** >> finished-out room (w/ door) attaches to work room/flex room in offices >> has overhead garage door on other side that opens/closes to warehouse **Expansion Potential** >> can easily add full or partial 2nd floor to warehouse area (increase SF)
Offices (~4000 SF) - fully built out	**Private Offices (4)** >> 1 double-sized office w/ space for conference table >> 3 single-sized offices **Large Reception Room / Flex Space** >>bathroom with sink (near reception) Wide Hallway >>can accommodate a desk & seating area **Large Work Room / Flex Space** >> currently accommodates 4 desks, work table & conference table >> bathroom with sink (near work room) **Spacious Kitchen / Break Room** >> includes cabinets, sink, fridge, microwave/convection oven (all convey) >> large tables (2) + chairs HVAC Units (2)
Utilities	**Bluebonnet Electric - New Power Pole** >> upgrade electric supply to property - can readily accommodate businesses with intense power demands **Septic - Option for City Sewer** >> Water Company in process of offering businesses the option to convert

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9000 Camino Real - Survey



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9000 Camino Real - Location



Property Entrance

Two Entrances

- Gristmill Road (CR135)
- Camino Real (Hwy 21)
  >> ingress egress easement for BonTon Meat Market in front

Location

Hays County

- City of Kyle is less than 0.5 mile down Gristmill Road (westside of Hwy 21)





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9000 Camino Real - Area Planned/Proposed Developments

Major Growth Catalysts Along the SH 21 Corridor

planned/proposed technology, employment and residential investment converging around Uhland

The Ridge 1,736-Acre Master-Planned Community	Planned near Niederwald/SH 21 with **6,200+ homes**, ~60 acres of commercial/multifamily, school sites, parks and major amenities. Residential construction anticipated to begin in late 2026.
PowerHouse Data Centers ~500-Acre Campus	Virginia-based PowerHouse Data Centers is pursuing a **major data-center campus near Uhland**, adding another significant technology investment to the emerging Caldwell County/Uhland corridor.
Tract Caldwell Valley Technology Park 1515+ Acres	Tract acquired **1,515 acres near Uhland** for a large-scale data-center and technology campus designed for **2+ GW capacity**, with significant additional investment contemplated in the surrounding area.
Uhland Industrial / Flex Business Park	Planned **17-building commercial/industrial development** designed to accommodate approximately **50-100 businesses**, with an estimated taxable value of roughly **$60 million.**
Prime Data Centers - Caldwell County	Major data-center campus planned near **FM 2720 west of Lockhart**, with plans reported for **eight buildings totaling approximately 2 million SF**, further expanding the area's technology infrastructure cluster.

Other planned/proposed developments along SH 21 Corridor

Watermill - Uhland	New **327-lot residential community** from D.R. Horton and KB Home, adding significant new rooftops along the SH 21/greater Uhland corridor.
Hays Homes - 362 Residences	Hays CISD is advancing a **362-home workforce housing community** near Uhland Elementary, designed primarily for district employees.
Pradera+Wayside - Uhland	Additional large-scale residential communities from **Lennar and D.R. Horton**, bringing hundreds of new households and supporting future retail and service demand.
SH 21 Corridor Improvements	TxDOT is studying approximately **17.7 miles of SH 21 between SH 80 and SH 130** for increased capacity, safety and mobility improvements to accommodate continued regional growth.
SH 130 Growth Corridor	Rapidly increasing passenger and truck traffic is strengthening SH 130's role as a major **employment, logistics and development corridor**, with SH 21 providing a key east-west connection.
Kyle Park 101-Acre Mixed-use Development	Major new retail, restaurant, entertainment, service and office destination underway at I-35/Bebee Road, reinforcing continued eastward expansion of the Kyle trade area.

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11-2-2015

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

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