



TWO ★ STEP

DISTRICT

45 Acre Mixed Use Development
IH 35 & 150, Kyle, Texas 78640

CALL FOR OFFERS
APRIL 30, 2025

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Project Overview

Two Step District is a shovel-ready 45.2-acre mixed-use development site available for purchase in the heart of Kyle, Texas—one of the fastest-growing cities in the state. Strategically located along the I-35 Frontage Road, the site offers exceptional visibility, access, and a unique opportunity to deliver a dynamic, community-driven destination.

The property is zoned and planned for a vibrant mix of uses. The 14.6 acres fronting I-35 are ideally suited for restaurants, retail, townhomes, and flats—anchored by an outdoor amphitheater. The remaining 30.6 acres are designed to accommodate high-end multifamily housing, additional retail, a beer garden, rooftop pickleball courts, and a large pond with surrounding amenities.

This is a rare opportunity to acquire a development-ready site with completed zoning and incentive agreements in place. The current ownership has submitted the site plan and plat for approval, with approvals anticipated in April. Preleasing efforts have already generated significant tenant interest, and lease negotiations are underway.

Buyers can step in and capitalize on the momentum with the ability to break ground this quarter.

Retail
197,533 SF

Office
65,159 SF

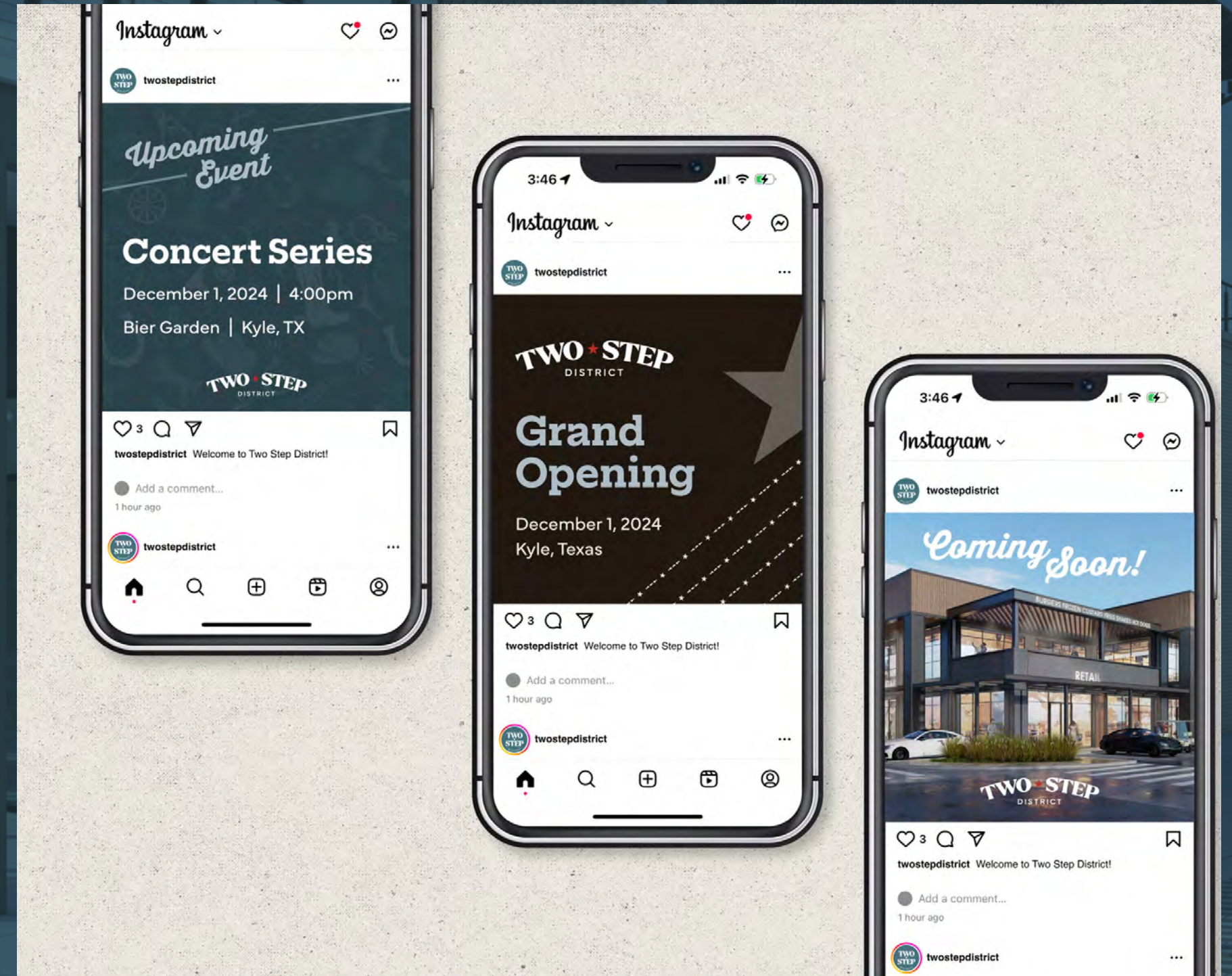
Townhomes
26,400 SF

Multifamily
350 Units

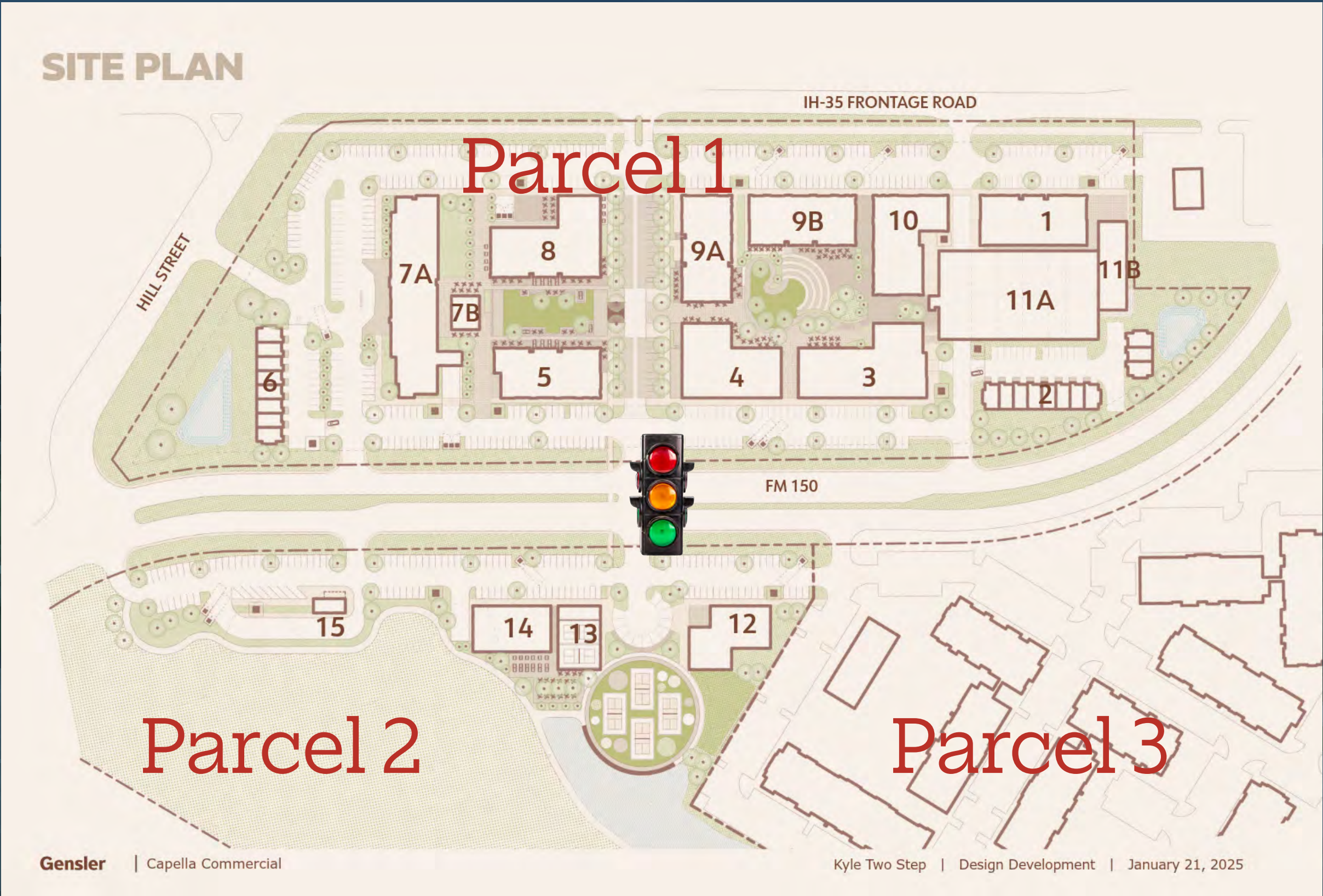
Renderings



Branding



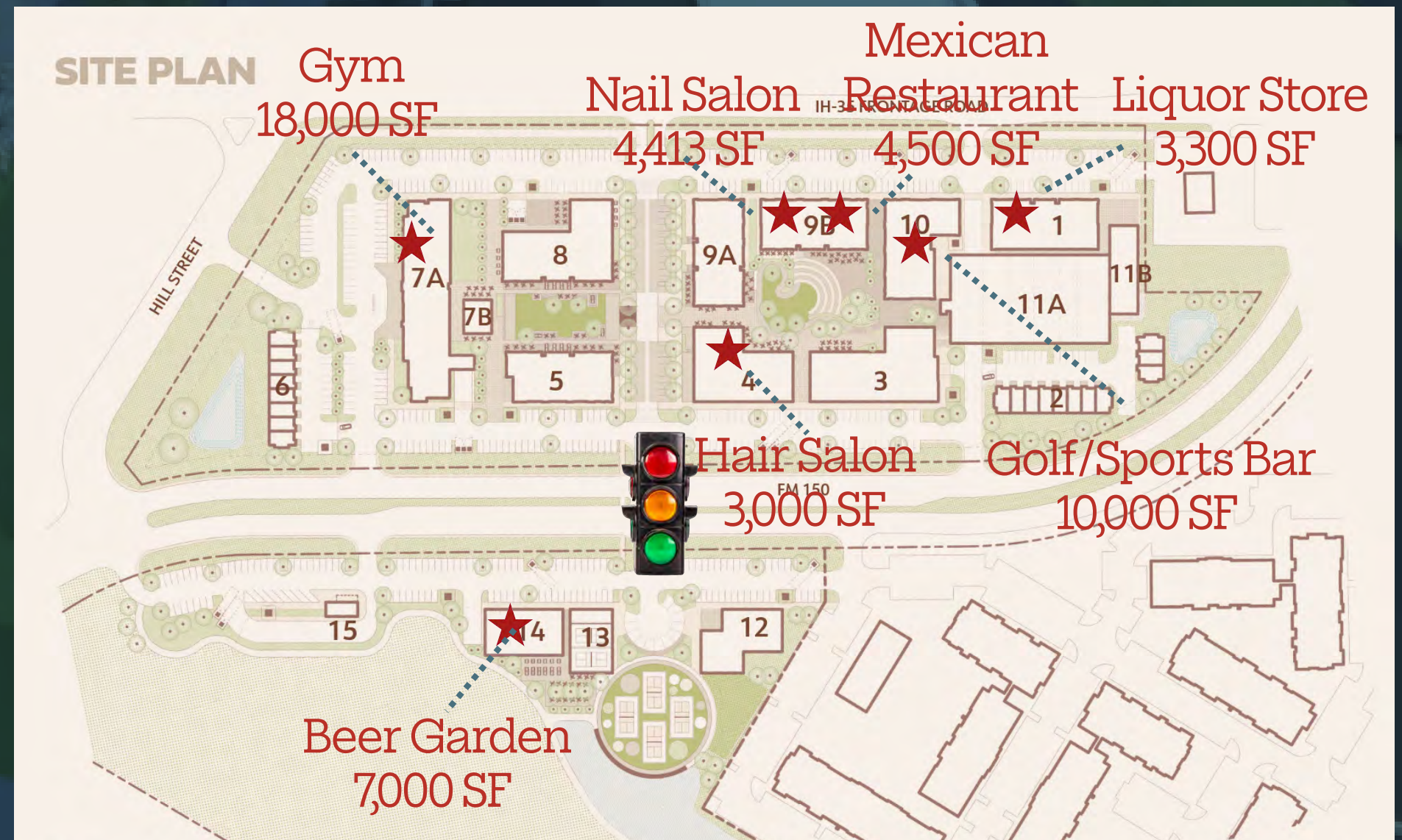
Site Plan



Building	SF	
1	10,652	
2 (11 Townhomes)	16,800	Pad Site For Sale
3 & 4	50,960	
5	19,423	
6 (8 Townhomes)	9,600	Pad Site For Sale
7 (Hotel/Gym)	80,000	Pad Site For Sale
7B	1,935	
8	13,611	
9A	16,596	
9B	20,120	
10	21,585	
11B	4,924	
Parcel 1 Totals	266,206	
12	8,148	
13	11,084	
14	7,284	
15	1,000 - 2,000	Pad Site For Sale with Drive Thru
Parcel 2 Totals	27,516	
Parcel 3 Totals - Multifamily	350,000	15.27 Acre Tract For Sale (350 MF Units)
Total SF Parcel 1, 2, 3	643,722	

Leasing Interest

To date, we are actively negotiating 7+ leases and multiple LOIs, collectively representing 50,000–60,000 SF, approximately 30% of the development planned for Phase 1.



For Sale

Multifamily Tract

Parcel	3
Acres	15.27
# of Units	350
*multiple offers	

Townhome Pad Site

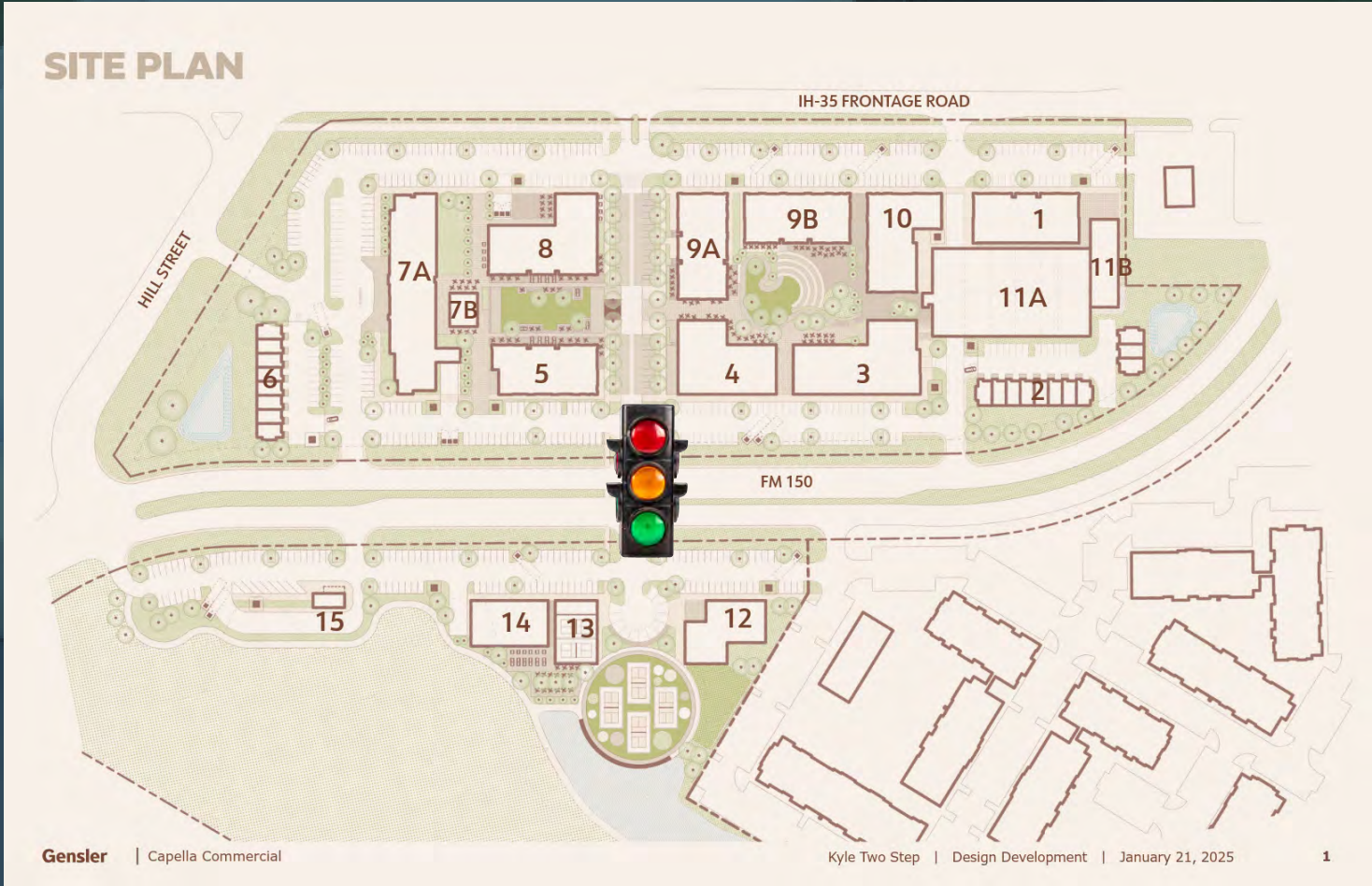
Parcel	1
Acres	1.32
Buildings	2 & 6
# of Units	19

Hotel/Gym Pad Site

Parcel	1
Acres	2.94
Building	7
# of Rooms	150

Drive Thru Pad Site

Parcel	2
Acres	1.26
Building	15
SF	1,000-2,000



Development Incentives - 380 Agreement

Phase 1 December 2027		Phase 2 December 2028	
Vybe	\$1,073,482	Large Pond	\$476,000
Hike/Bike Trails	\$65,730	Parkland	\$612,980
Park Benches	\$52,500	Dog Park	\$75,000
Monument Signs/Silo	\$205,000	Water Fountain	\$175,000
Traffic Improvements	\$1,500,000	Pickleball Courts	\$260,000
Utilities	\$1,730,350	Total Phase 2	\$1,598,980
Ponds	\$225,000		
Parking Garage	\$8,010,360		
Art	\$75,000		
Amphitheathre	\$319,700		
Total Phase 1	\$13,257,120		
Total 380 Incentives \$14,856,100			

Development Incentives - Parcel 3

Several items negotiated with the City result in a savings to the multifamily parcel. In negotiations with potential multifamily buyers, there are several items we have conceptually agreed to install, as the development is being incentivised for in the 380 agreement. Combined, these savings are over \$3 million.

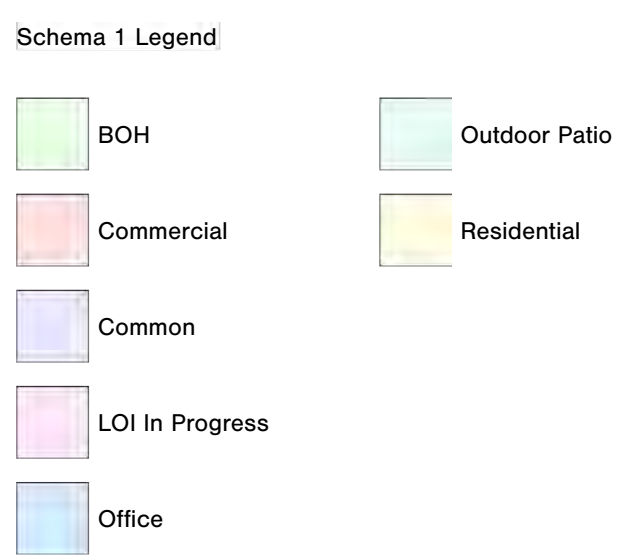
380 Items to be Constructed by Developer

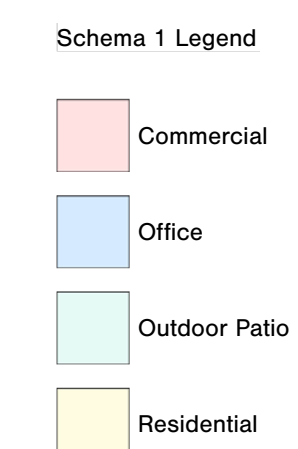
Vybe Trail	\$593,000
Hike/Bike Trails	\$19,500
Park Benches	\$22,500
Traffic Improvements	\$500,000
Utilities	\$225,000
Pond	\$200,000

Items Negotiated by Developer with City

Parkland Fees Waived	\$525,000
No Detention Required Savings	\$933,333
Reduced Parking Requirement - 1.3 spaces/unit vs. 1.5	

Total Savings to Multifamily \$3,018,333



The logo for Two Step District features the words "TWO" and "STEP" in a large, bold, blue sans-serif font, stacked vertically. A small red five-pointed star is positioned between the two words, centered horizontally. Below "STEP", the word "DISTRICT" is written in a smaller, blue, all-caps sans-serif font.



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