

# **\$999,900 - 1501 & 1503 N Burleson St, Kyle**

---

MLS® #7839057

**\$999,900**

3 Bedroom, 2.00 Bathroom, 1,541 sqft  
Residential on 1.00 Acres

Z HINTON ABS 0220, Kyle, TX

THIS IS ONE OF THE BEST REMAINING 1 ACRE PROPERTIES IN THE KYLE AREA. THIS PROPERTY CONSIST OF 2 SEPARATE .50 ACRE PROPERTIES FOR 1 TOTAL ACRE. THE PROPERTIES CAN BE PURCHASED TOGETHER AS SHOWN IN THIS LISTING OR SEPARATELY (1501 ML# 6596630 AND 1503 ML# 4831757 ). ALL REASONABLE OFFERS WILL BE CONSIDERED. THERE ARE SO MANY POSSIBILITIES FOR THIS PROPERTY. TONS OF GREAT COMMERCIAL POTENTIAL FOR THIS 1 ACRE PROPERTY WITH A NICE 1541 sf HOUSE THAT HAS BEEN USED AS RESIDENTIAL IN THE PAST, BUT IT WOULD BE A GREAT OFFICE LOCATION OR SETUP FOR A VARIETY OF SMALL BUSINESSES. THE PROPERTY IS CURRENTLY ZONED AG WHICH ALLOWS FOR THE SFR HOME, SO A ZONING CHANGE WILL BE NEEDED FOR ALL 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. ROUNDAABOUT AND ONE BLOCK FROM THE IH35 ACCESS ROAD. THERE IS SO MUCH OPPORTUNITY FOR YOU TO SET UP YOUR BUSINESS IN THIS LOCATION WITH HIGH VISIBILITY FOR YOUR BUSINESS. THE PROPERTY IS CONSIST OF 2 SEPARATE .50 ACRES THAT CAN BE



PURCHASED SEPARATELY OR TOGETHER  
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 NEITHER PROPERTY  
ARE CONNECTED TO CITY SEWER AT  
THIS TIME, BUT COULD BE. GET CREATIVE  
AND IMAGINE YOUR BUSINESS ON 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.  
A ZONING CHANGE WILL BE NEEDED FOR  
YOUR PARTICULAR COMMERCIAL  
BUSINESS USE WITH THE CITY OF KYLE.  
CALL OR TEXT OWNER / AGENT TODAY  
FOR MORE INFORMATION AND TOUR THE  
PROPERTY TODAY.

Built in 1996

### **Essential Information**

MLS® #	7839057
Price	\$999,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,541
Acres	1.00
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Community Information**

Address	1501 & 1503 N Burleson St
Area	HH
Subdivision	Z HINTON ABS 0220

City	Kyle
County	Hays
State	TX
Zip Code	78640

### Amenities

Utilities	Electricity Connected, Sewer
Features	None
Parking	Open

### Interior

Interior	Vinyl
Appliances	Dishwasher, Free-Standing E
Heating	Central, Electric
# of Stories	1
Stories	One

### Exterior

Exterior Features	None
Lot Description	Level, See Remarks
Roof	Composition
Construction	Frame
Foundation	Slab

### School Information

District	HaysCONSISD
Elementary	Kyle
Middle	Laura B Wallace
High	Jack C Hays

### Additional Information

Date Listed	September 29th, 2025
Days on Website	13
Days on Market	1



Property Listed by: Aston & AssociatesThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 12th, 2025 at 8:46am CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.