

Dacy
Business
Park
Brochure



Dacy Business Park

3300 Dacy Lane | Kyle, TX | 78640
Kyle | Buda Submarket

FOR SALE



business park
DACY

www.dacybusinesspark.com



KYLE TEXAS

 Population (3 mi radius)
46,867+ people

 Number of Households (3 mi radius)
14,966 houses


 Employed Labor Force (3 mi radius)
35,400+ people

 Median HH Income
\$79,231

 Median home price
\$253,000

 Trade Area Population (7.5 mi radius)
100,665 people

 Austin Community College Hays Campus
4,000+ students

 Top Employers
**Amazon - HEB -
Ascension Seton - Lowes**



AREA STATISTICS

- 3.9 Million Residents
- 8 Counties
- 83 Cities
- 6,731 Square Miles

CENTRAL TEXAS LOCATION



TX

#1

Job Creation
In the Nation

9th

Largest Economy
In the World

14.2M

Civilian Labor
Force

55+

Fortune 500
Company HQ's

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LOCATION

1.6 MILES FROM I-35

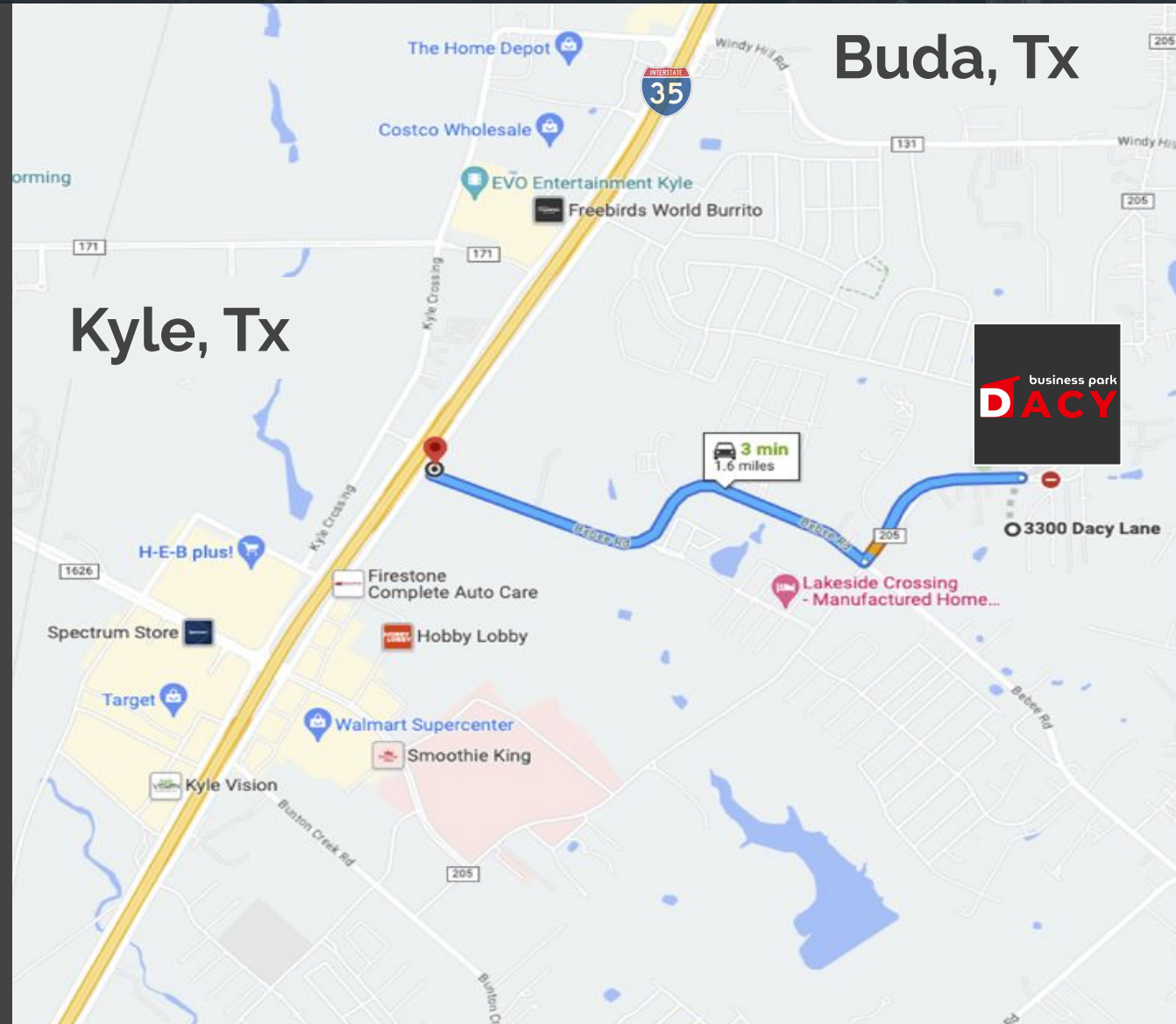
Easy On/Off I-35 access provides 3-minutes access to business park.

DACY LANE IMPROVEMENTS

Recent improvement have widened Dacy Lane from 2 into a 5 lane major road artery with Kyle. The additional lane make Semi-truck access into the park much easier.

KYLE ETJ

3300 Dacy Lane is located in the Kyle ETJ. Therefore not subject to city taxes or codes. Hays County is the governing jurisdiction.



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PARK OVERVIEW

SITE FEATURES

2 Entrances at Dacy Lane

13 Buildings

91 Suites

Total 137,550 sqft

1,200 SF and 1,650 SF Suites

12' x 14' Roll Up Bay Doors

Insulated Walls & Ceilings

Shell Space, Finished Offices

Security Gates & Cameras

1.6 Miles (3 Mins) from IH-35

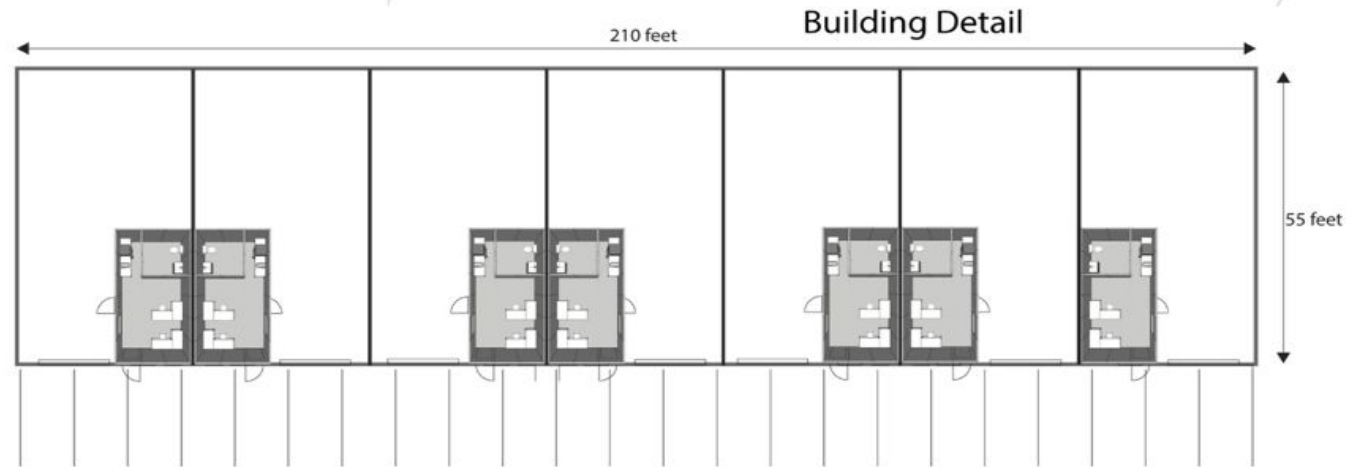
BLDG 1							BLDG 2							BLDG 3							BLDG 4							BLDG 5						
11,550							11,550							11,550							11,550							11,550						
101	102	103	104	105	106	107	201	202	203	204	205	206	207	301	302	303	304	305	306	307	401	402	403	404	405	406	407	501	502	503	504	505	506	507
1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650

BLDG 6							BLDG 7							BLDG 8							BLDG 9						
11,550							11,550							11,550							11,550						
601	602	603	604	605	606	607	701	702	703	704	705	706	707	801	802	803	804	805	806	807	901	902	903	904	905	906	907
1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650

BLDG 10							BLDG 11							BLDG 12							BLDG 13						
8,400							8,400							8,400							8,400						
1001	1002	1003	1004	1005	1006	1007	1101	1102	1103	1104	1105	1106	1107	1201	1202	1203	1204	1205	1206	1207	1301	1302	1303	1304	1305	1306	1307
1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200

BLDG	SF	BLDG DIMENSION	SUITES
1	11,550	55' x 210'	7
2	11,550	55' x 210'	7
3	11,550	55' x 210'	7
4	11,550	55' x 210'	7
5	11,550	55' x 210'	7
6	11,550	55' x 210'	7
7	11,550	55' x 210'	7
8	11,550	55' x 210'	7
9	11,550	55' x 210'	7
10	8,400	40' x 210'	7
11	8,400	40' x 210'	7
12	8,400	40' x 210'	7
13	8,400	40' x 210'	7
13	137,550	SF	SUITES 91

83 BUILDINGS	91 SUITES
137,550 SF WAREHOUSE OFFICE	137,550 SF TOTAL
23,986 SF FOSIP	
24,790 SF DETENTION POND	
187,933 SF PAVED AREA	



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BUILDING ELEVATION

UNIT FEATURES

Property Type	Industrial
Stories	1
Unit Size	1,200 SF - 1,650 SF
Clear Height	14' - 17'
Offices	1
Bathrooms	1
Loading	1 Ground Level
Roll Up Door	12' x 14'



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INTERIOR OFFICE



Sam Lee
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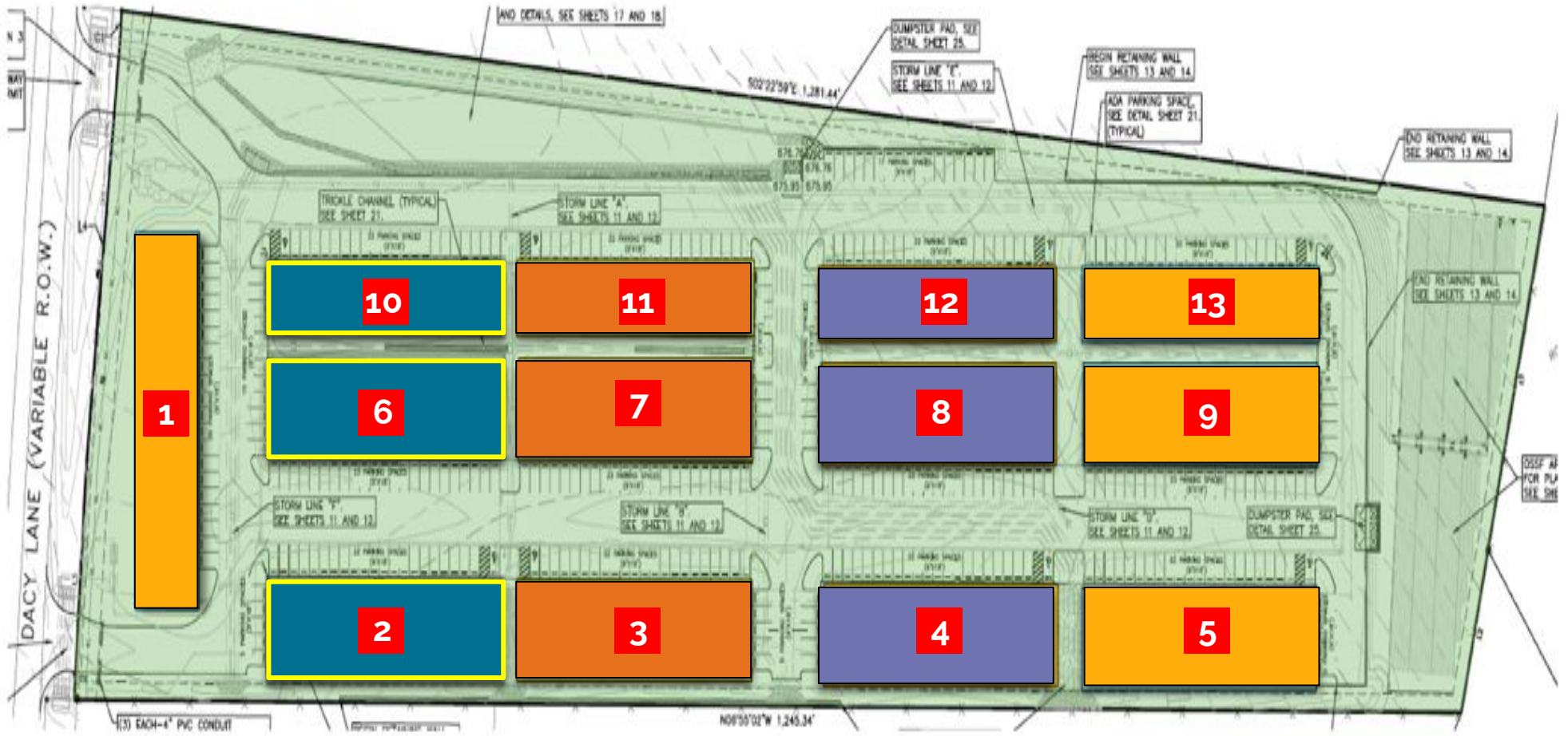


Daniel Pao
512.825.1668
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PHASE AVAILABLE



Phase 1
Building 10, 6, 2

Phase 2
Building 11, 7, 3

Phase 3
Building 12, 8, 4

Phase 4
Building 13, 9, 5, 1



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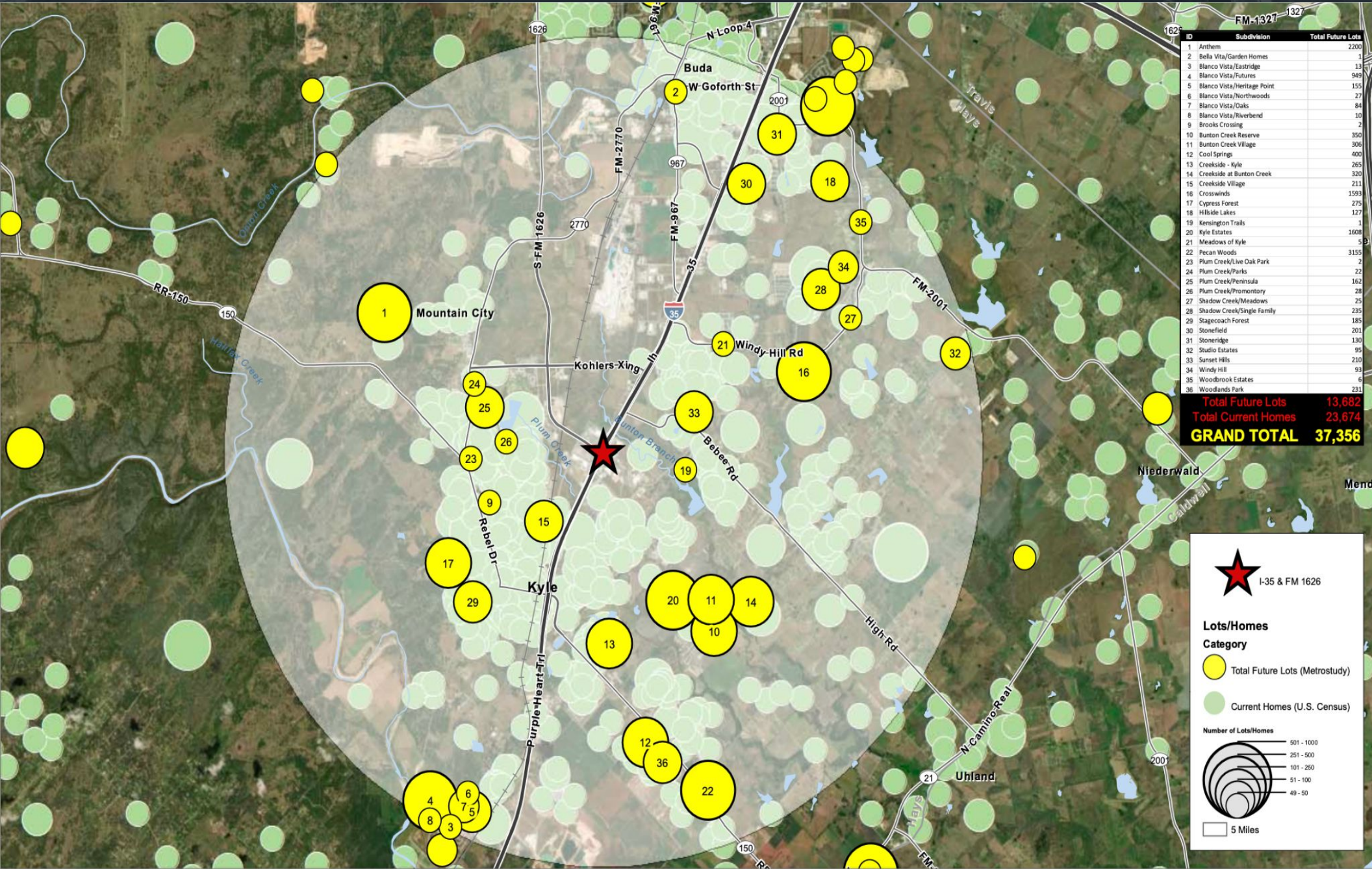


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HOUSING GROWTH



ID	Subdivision	Total Future Lots
1	Anthem	2200
2	Bella Vita/Garden Homes	1
3	Blanco Vista/Eastridge	13
4	Blanco Vista/Futures	949
5	Blanco Vista/Heritage Point	155
6	Blanco Vista/Northwoods	27
7	Blanco Vista/Oaks	84
8	Blanco Vista/Riverbend	10
9	Brooks Crossing	2
10	Bunton Creek Reserve	350
11	Bunton Creek Village	306
12	Cool Springs	400
13	Creeside - Kyle	265
14	Creeside at Bunton Creek	320
15	Creeside Village	211
16	Crosswinds	1593
17	Cypress Forest	275
18	Hillside Lakes	127
19	Kensington Trails	1
20	Kyle Estates	1608
21	Meadows of Kyle	5
22	Pecan Woods	3155
23	Plum Creek/Live Oak Park	2
24	Plum Creek/Parks	22
25	Plum Creek/Peninsula	162
26	Plum Creek/Promontory	28
27	Shadow Creek/Meadows	25
28	Shadow Creek/Single Family	235
29	Stagecoach Forest	185
30	Stonefield	201
31	Stoneridge	130
32	Studio Estates	95
33	Sunset Hills	210
34	Windy Hill	93
35	Woodbrook Estates	6
36	Woodlands Park	231

Total Future Lots 13,682
Total Current Homes 23,674
GRAND TOTAL 37,356

#1 Best Place to Live, No. 4 Best City to Build a Forever Home,

#9 America's Top City for Young Entrepreneurs.

"No. 4 Best City for Small Businesses" **#3 Best City in the U.S. to Start a Family**

9th fastest growing MSA in the country.

No. 9 Top City for Millennials. **Metro area ranks highly among nation's most educated cities.** Three of the nation's 10 largest cities - Houston, San Antonio and Dallas - are no more than three hours away. **Workforce of over 1.1M in the Austin MSA.**

Austin is within 250 miles of 4 of the top US Ports. Median age of 33.8 - workforce is young, diverse and highly skilled. **27 public and private universities and colleges with an additional 95 four-year universities within 200 miles.** Over 40% of Austin area residents age 25 and over hold a bachelor's degree. Forbes calls Austin "America's No. 1 Boom Town" - evaluated based on workforce quality, capacity for innovation, low cost of doing business, and the quality of life that Central Texas affords.



TEXAS PIE
LIFE'S SHORT



KYLE



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sam Lee	688454	sam@totalrealtytexas.com	(512)577-8088
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission
TXR-2501

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