

Dacy
Business
Park
Brochure



Dacy Business Park

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

FOR SALE OR LEASE



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**



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

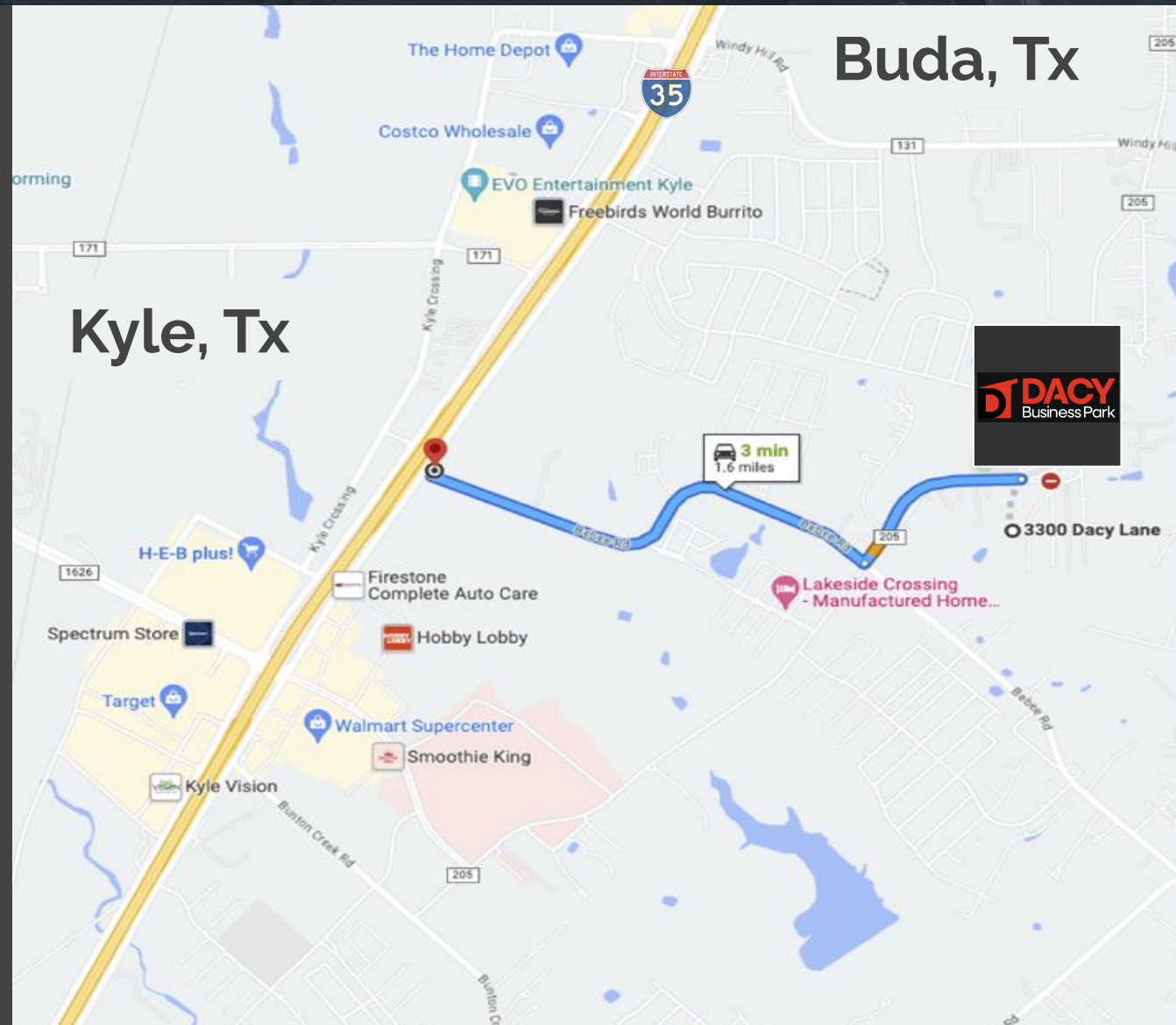
Easy On/Off I-35 access provides 3-minutes access to business park.

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

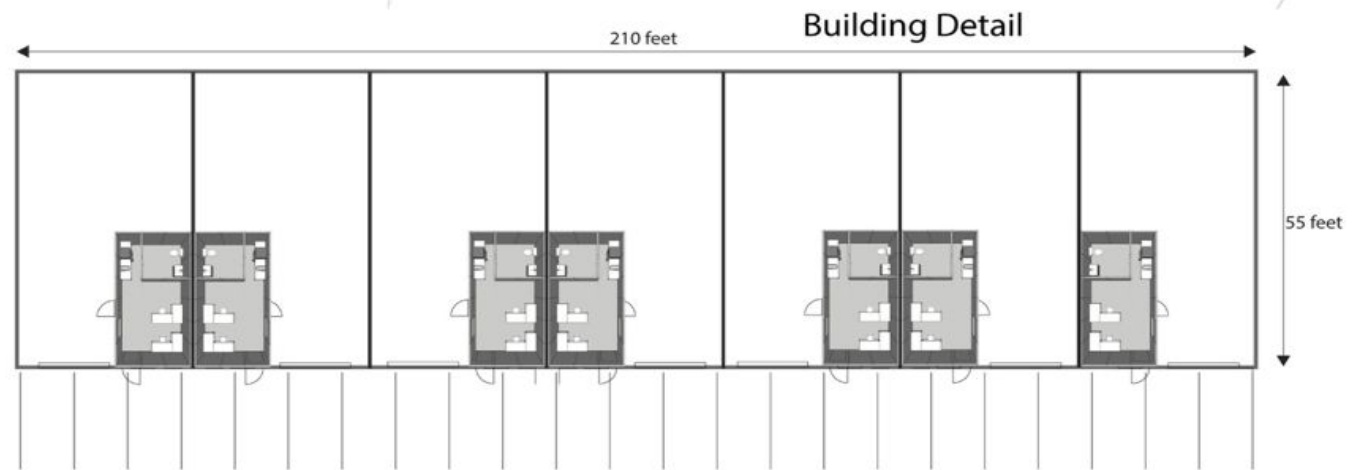
12' x 14' Roll Up Bay Doors

Insulated Walls & Ceilings

Shell Space, Finished Offices

Security Gates & Cameras

1.6 Miles (3 Mins) from IH-35



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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



3 Minute Access to I-35



3 Phase 240V Available



Security Cameras 24/7



LED Lighting in Warehouse/Office



Keypad Gated Entry



Walls and Ceilings 4inch Insulation



Purchase (or Lease)



1200 & 1650sqft Warehouse Suites



Sam Lee
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Sam@dacybusinesspark.com



Dale Malone
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Dale@dacybusinesspark.com



Daniel Pao
512.825.1668
Daniel@dacybusinesspark.com

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PHASE AVAILABLE



BLDG 1-9 65'x210' 11,650 SF
 BLDG 10-13 40'x210' 8,400 SF

RESERVED / CONTRACT PENDING
 AVAILABLE TO LEASE/PURCHASE

Phase 1
 Complete Dec 2024
 Available now for presale

Phase 2
 Q2 2025

Phase 3
 Q3 2025

Phase 4
 Q4 2025



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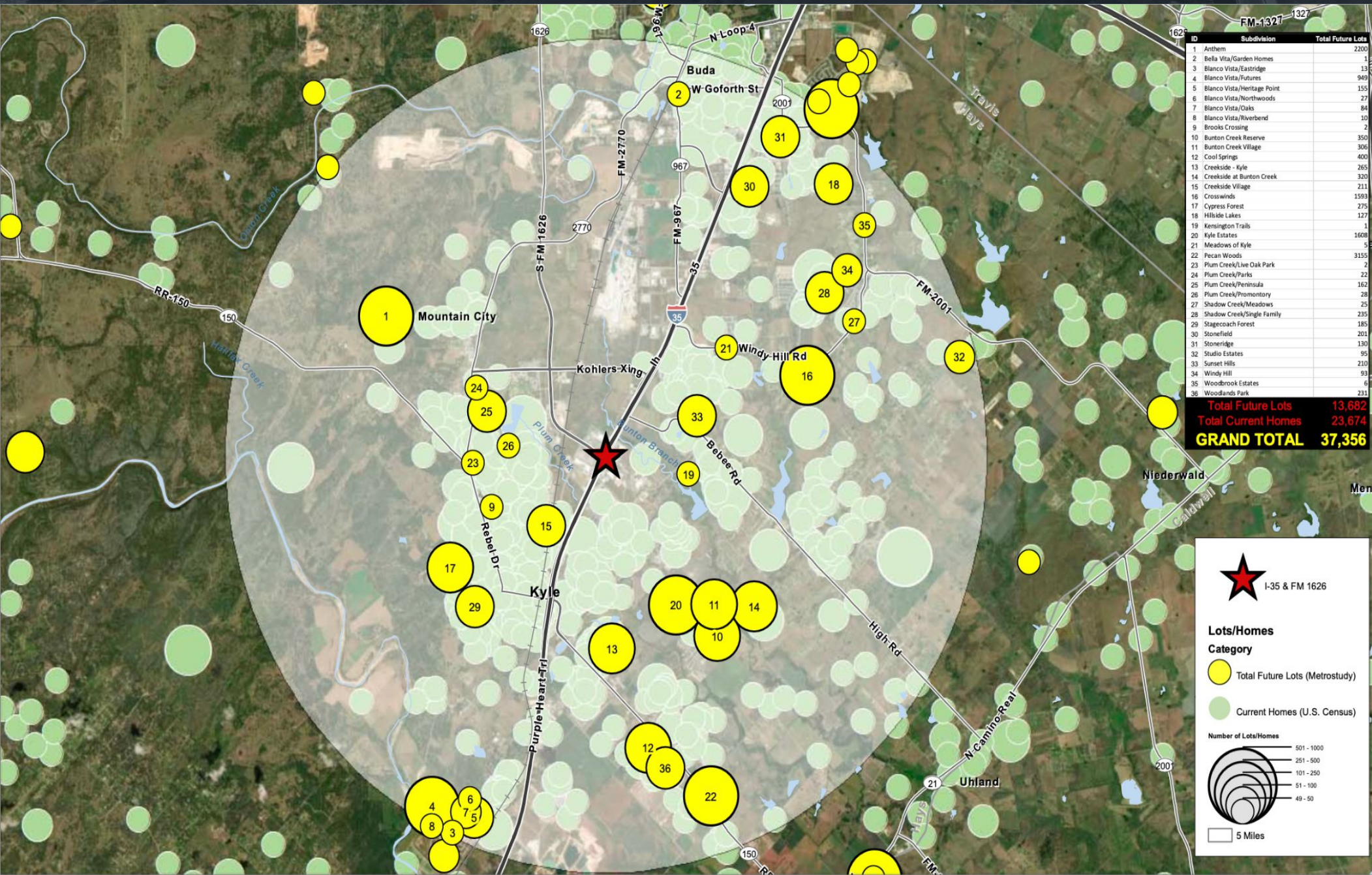
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HOUSING GROWTH



#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.

Total Realty Texas, Inc.	9000020	info@totalrealtytexas.com	(512)655-9538
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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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Information available at www.trec.texas.gov
IABS 1-0 Date _____
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