



# REAL ESTATE ADVISORS

Transform complexity into opportunity

[www.LTCommercialGroup.com](http://www.LTCommercialGroup.com)

(512) 490-6666



**FOR SALE & LEASE**  
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**ANDREW CHITTAMAI**  
**(214) 477-7349**

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[www.DacyBusinessPark.com](http://www.DacyBusinessPark.com)

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## WHY INVEST IN DACY BUSINESS PARK?

Fast-Growing Industrial Asset Class With Strong Tenant Demand

Highly Versatile Layouts (Office + Warehouse) Attract Long-Term Users

Lower Vacancy Risk Due To Prime Locations Near Major Corridors

Strong Tax Advantages: Bonus Depreciation, Section 179, And Operating Deductions

Large Year-One Write-Offs (\$53K-\$68K Estimated On A 1,200 SF Unit)

NNN Lease Structure = Predictable Income With Minimal Management

Higher Cap Rates Compared To Residential Rentals

Accessible Entry Price For Investors + Strong Resale Demand



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## BUYING



Build Equity



Appreciation



Tax Advantages



Full Control



No Future Rent Hikes



Financing Options

VS

## LEASING



Limited Tenant Tax Benefits



Tenant pays rent plus taxes, insurance & repairs



Longer terms (1–10 years) with annual rent increases

# WHICH TEAM ARE YOU?



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## LOCATION

3300 DACY LN  
KYLE TX 78640



## TRAFFIC COUNT

156,668 VPD  
I-35



## SIZE

1,200 - 3,300 SF



## RATE

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## 2025 DEMOGRAPHIC SNAPSHOT



POPULATION

1 MILE	7,369
3 MILES	54,661
5 MILES	115,571



HOUSEHOLD

1 MILE	2,482
3 MILES	18,557
5 MILES	39,863



AVG HH  
INCOME

1 MILE	\$96,521
3 MILES	\$106,393
5 MILES	\$113,947

## PROPERTY HIGHLIGHTS

- Modern Industrial Specs**  
New construction (Est. Q1 2026) features 12' x 14' grade-level LiftMaster roll-up doors with standard electric openers (Phase 2 Buildings), 21'-24' clear heights, and 3-Phase 240V power, delivering smooth, safe, and chain-free operation.
- Secure & Private Facility:**  
A fully fenced, keypad-gated park with 24/7 security cameras, offering a safe environment for inventory, tools, and overnight fleet vehicle storage.
- Strategic Commercial Location**  
Only 1.14 miles from I-35 with quick access to major anchors like Amazon, FedEx, and Home Depot. Just near Kyle 35 Logistics Park, and less than 4 miles from Ascension Seton Medical Center, the largest medical facility in Hays County.
- Booming Local Market**  
Located in the high-growth Kyle ETJ with 54,000+ residents within 3 miles (\$106k+ Avg HH Income), providing an immediate, affluent customer base for local service businesses.

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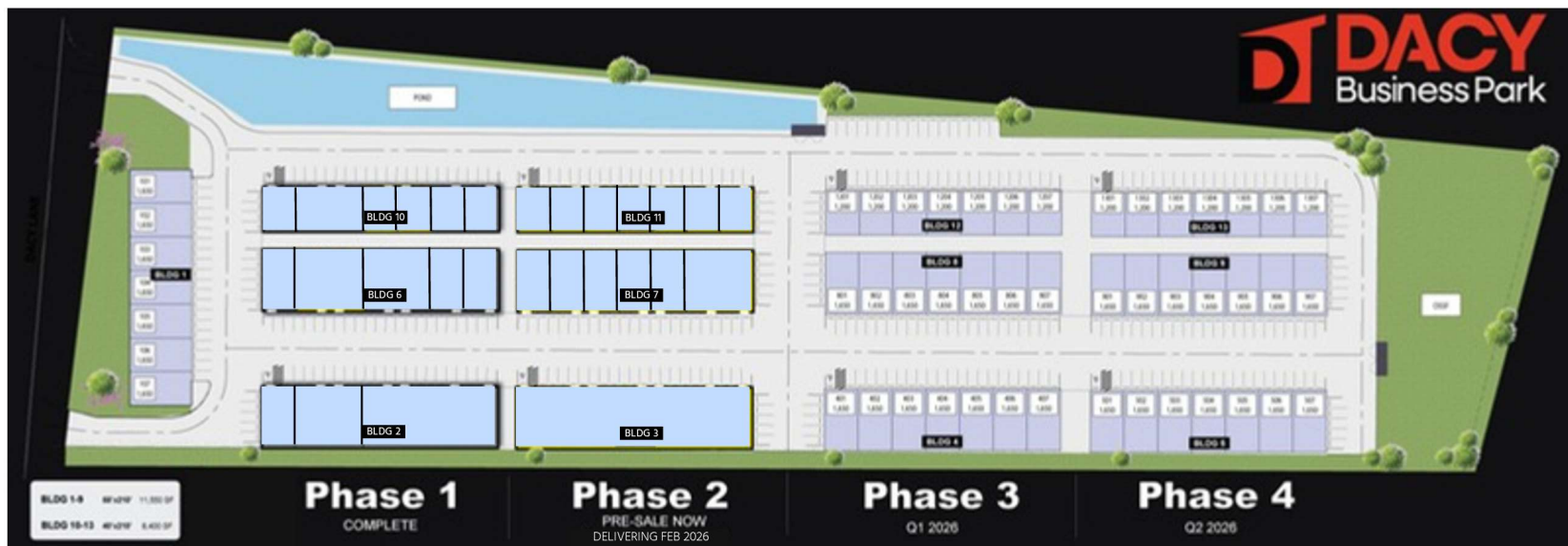
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## SITE PLAN

BLDG 1 - 9 11,550 SF

BLDG 10 - 13 8,400 SF



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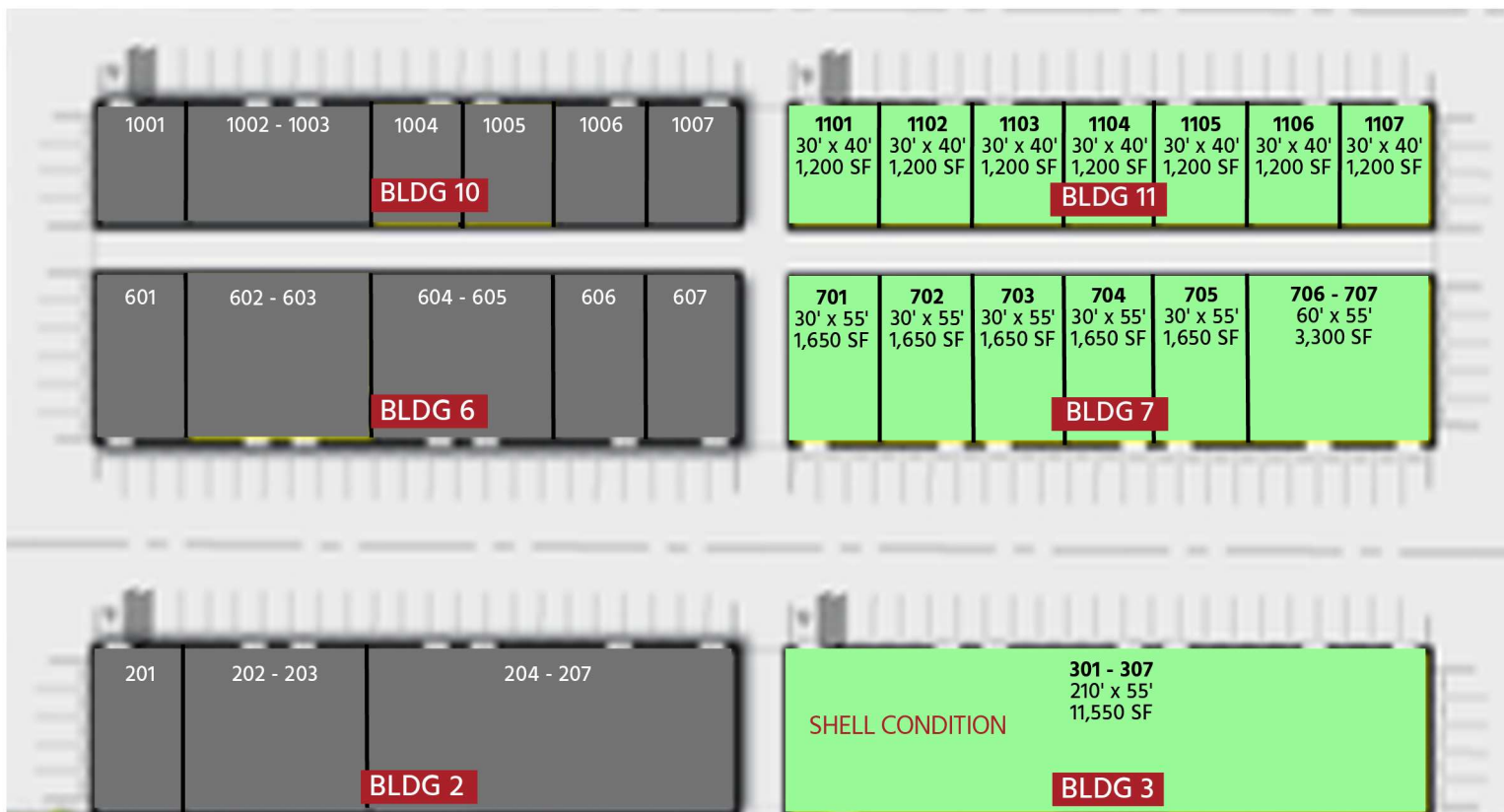
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## AVAILABLE UNITS



■ CLOSED  
■ AVAILABLE

**PHASE 1**  
COMPLETE

**PHASE 2**  
DELIVERING FEBRUARY 2026



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## UNIT FEATURES

BUILDING 7 & 11

- 1 Private Office & Restroom
- 21'-24' Clear Height
- Standard Electric 12X14 Roll-up on All Phase 2 Units
- Ground-Level Loading
- 3-Phase 240V Electrical
- LED Lighting
- 4" Insulated Walls/Ceilings



### ELECTRIC DOORS

ALL Phase 2 units have electric rollup doors.



### LiftMaster Electric Doors

All Roll Up Doors are electric. No more chains!



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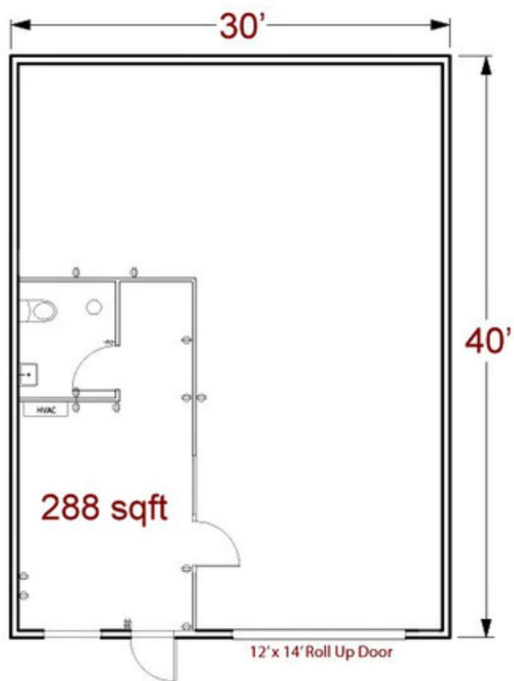
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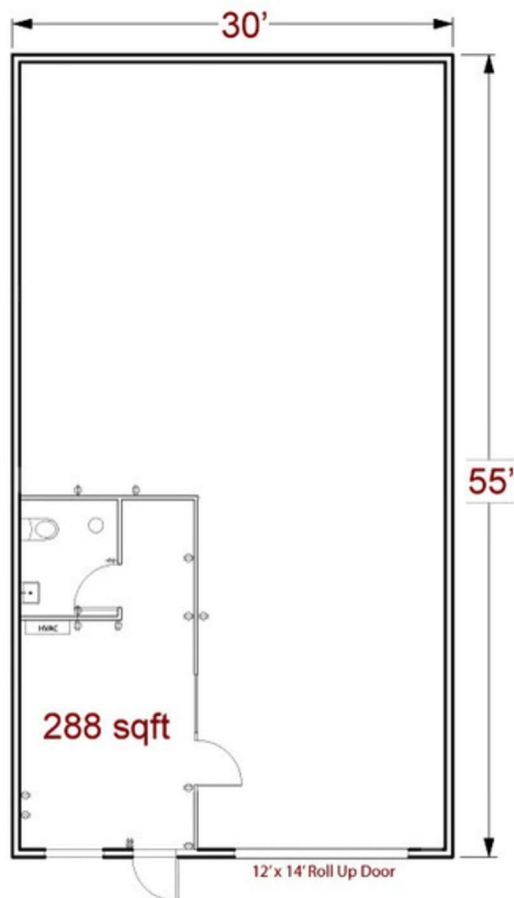
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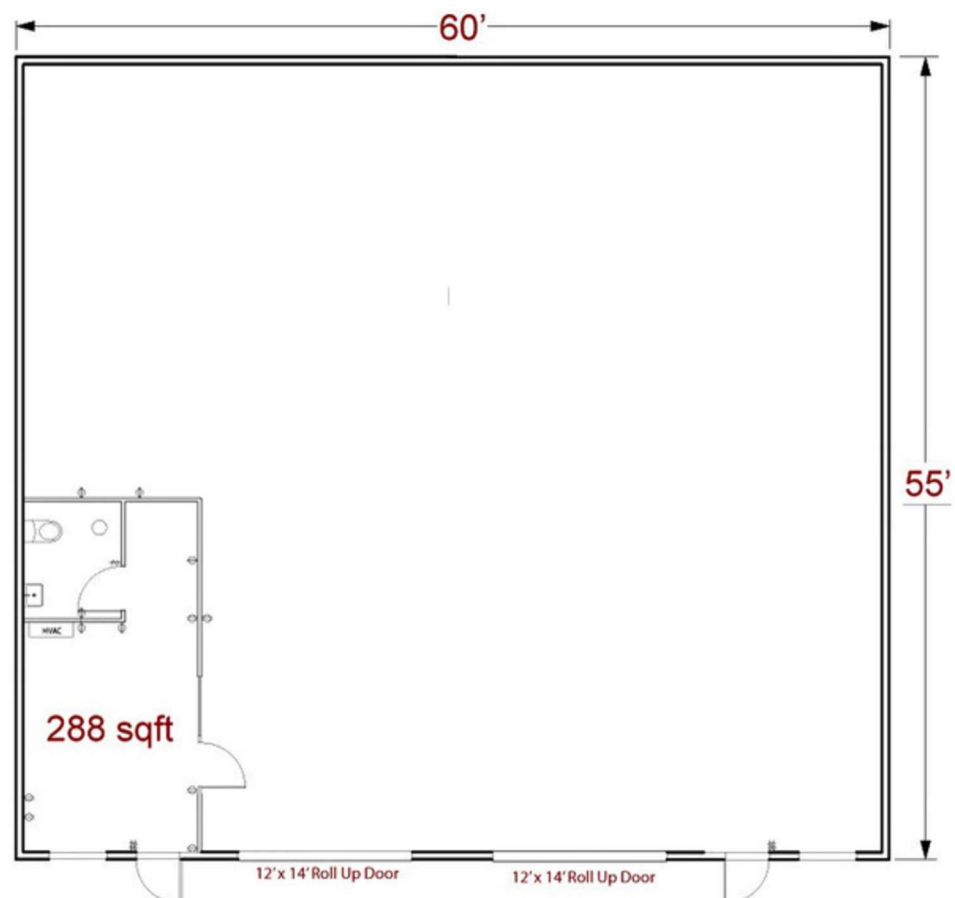
## FLOOR PLANS



**1,200 SF**



**1,650 SF**



**3,300 SF**



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**TENANT KEYPAD ACCESS**



**24/7 SECURITY CAMERAS**

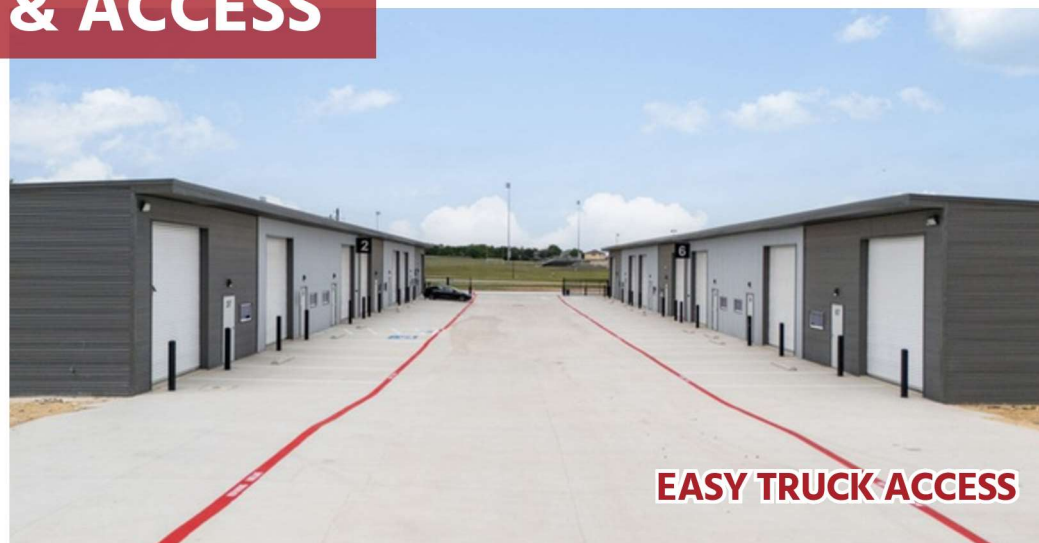


## SECURITY & ACCESS

**GATED ENTRY**



**EASY TRUCK ACCESS**



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**STORAGE & LOGISTICS**



**AUTO DETAILING**



## POTENTIAL USES

**SHOWROOM/STUDIO DESIGN CENTER**



**CONTRACTORS & HOME SERVICE BUSINESS**



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## MAJOR ACCESS & CONNECTORS



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## DEVELOPMENTS

### KYLE CITY LIMITS SHOPPING CENTER

A new 25,000–35,000 sf retail development at I-35 (Kyle Crossing / Exit 217) featuring major tenants like AutoZone and Spec's, plus a restaurant, expected to create ~200 jobs.

### VYBE PARK DISTRICT

A \$250M+ planned lifestyle and mixed-use development on the east side of I-35 at Bebee Rd in Kyle, featuring 600,000+ sf of retail, restaurants, entertainment, multifamily housing, and community gathering spaces.

### KYLE 35 LOGISTICS PARK

Tesla's growing operations anchor this premier 1.4-million-SF industrial hub south of Austin. Modern, high-clearance facilities along I-35 make it ideal for manufacturing, logistics, and innovative businesses.

### EASTSIDE CAMPUS

A \$4.13 M 30-acre county- and city-planned complex east of I-35 featuring a new county administrative building, animal shelter, and public park with recreation facilities.



DACY BUSINESS PARK



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## KEY ANCHORS

amazon

THE HOME  
DEPOT  
Costco  
WHOLESALE

FedEx®

target H-E-B

I-35 156,668 VPD

INTERSTATE  
35

EōS FITNESS  
COMING SOON in 2027

Walmart  
Supercentre

Ascension Seton  
Largest Medical Facility in Hays County



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Business Park

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## NEIGHBORHOOD



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CROSSING #200  
AUSTIN TX 78753



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INVEST. LEVERAGE. TRUST  
REAL ESTATE



## 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.

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christin Ong	774195	christin@ltcommercialgroup.com	512-547-9414
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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