

FOR SALE • LEASE • LEASE-TO-OWN



# DACY BUSINESS PARK • KYLE, TX

STARTING AT  
**\$369,998+**

UNIT SIZE  
**1,200–4,940** SF

I-35 TRAFFIC  
**156,668** VPD

PHASE 2  
**Almost Sold Out**  
Delivered Feb 2026

IDEAL FOR  
**Owner-User and  
Investor**

LOCATION  
**3300 Dacy Ln**  
Kyle, TX 78640

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THE TEAM**



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THE OPPORTUNITY

# Buy / Lease / Lease-to-Own

Dacy Business Park is a new-construction industrial/flex condo park on Kyle's fastest-growing corridor — flexible 1,200–4,940 SF units — combinable for larger footprints — priced from **\$369,998+**. Whether you need the equity of ownership or the agility of a lease, we tailor the path to your business. Three ways in, one address that works for owner-users and investors alike.

**PATH 01 · BUY**

## Purchase

**From \$369,998+**

Own the asset outright. Fix your occupancy cost, build equity with every payment, and capture the tax advantages of ownership.

- Build equity & appreciation
- SBA 504 eligible for owner-users
- No future rent hikes

**PATH 02 · BRIDGE**

## Lease-to-Purchase

**Occupy now · own later**

Move in today and apply toward ownership. Lock today's price while you grow into the space and line up SBA financing.

- Secure today's pricing
- Operate while you qualify
- A structured path to equity

**PATH 03 · LEASE**

## Lease

**Lowest entry cost**

Start operating fast with the lightest upfront commitment. Lease payments are deductible and terms flex to your plan.

- Fastest move-in
- Payments fully deductible
- Right-size as you scale

TAX ADVANTAGES OF OWNERSHIP

**OBDDA · 100% Bonus**

### Depreciation

Bonus depreciation is back in full — investors may write off a substantial portion of the asset in year one.

**Section 179 & Deductions**

Large year-one write-offs — an estimated **\$53K–\$68K** on a 1,200 SF unit — plus ongoing operating deductions.

**SBA 504 Financing**

Owner-occupied units may qualify for SBA 504 — long-term fixed rates and lower down payments.

**NNN Income · Investors**

Triple-net structure means predictable income with minimal management and strong cap rates.

— Industrial demand on this corridor is **structural, not cyclical** — and at \$369,998+, the entry point won't stay this low for long.

PROPERTY OVERVIEW

# Move-In Ready.

STARTING PRICE

**\$369,998+**

LOCATION

**3300 Dacy Ln · Kyle**

UNIT SIZE

**1,200 – 4,940 SF**

USE TYPE

**Industrial/Flex Condo**

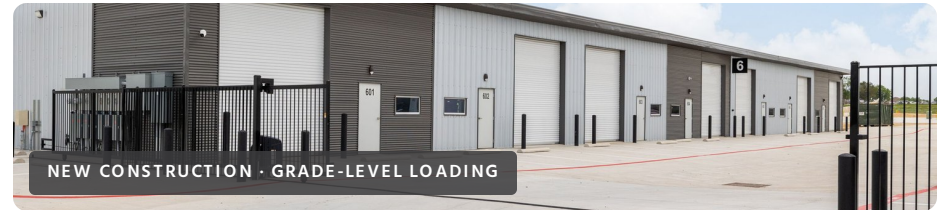
STATUS

**Phase 2 · Almost Sold Out ·**

Delivered Feb 2026

I-35 TRAFFIC

**156,668 VPD**



NEW CONSTRUCTION · GRADE-LEVEL LOADING



21'-24' CLEAR HEIGHT



FINISHED OFFICE

UNIT SPECIFICATIONS

LOADING & ACCESSIBILITY

- 12'x14' grade-level roll-up doors — **Liftmaster MyQ** Wi-Fi & remote access
- Semi-truck-friendly layout for logistics, fleet & service operations
- Gated entry with 24/7 tenant access

POWER & LIGHTING

- **3-phase** electrical standard in all units
- 6500K LED warehouse lighting with emergency backup
- Dedicated warehouse window for natural light

CONSTRUCTION & INSULATION

- **21'-24'** clear height for vertical storage
- R-13 insulated exterior walls & ceilings
- Fire-rated R-19 insulated demising walls
- 4" insulated walls & ceilings throughout
- Heavy-duty 18-gauge exterior office door

OFFICE & AMENITIES

- **288 SF** climate-controlled office & restroom — 12,000 BTU mini-split HVAC
- Mezzanine-ready structural design for expansion

SITE PLAN & AVAILABILITY

# Prime Spaces, Available Now.

BLDG 1-9 · 11,550 SF

BLDG 10-13 · 8,400 SF

PHASE 1 & 2 COMPLETE · 3 & 4 IN 2026

**AVAILABLE NOW**

**Bldg 7 · 701-704** — 1,650 SF each (30'x55')

**Bldg 3 · 301** — 1,650 SF · **302-303** — 3,300 SF, customizable shell



**CUSTOMIZABLE SHELL CONDITION**

Building 3 units deliver as a blank shell — build out exactly to your operation. Combine units up to **4,950 SF**.

**MOVE-IN READY**

Phases 1 & 2 are complete and delivered. Bldg 7 availability is finished and ready for immediate occupancy.

**STARTING PRICE**

**\$369,998+**

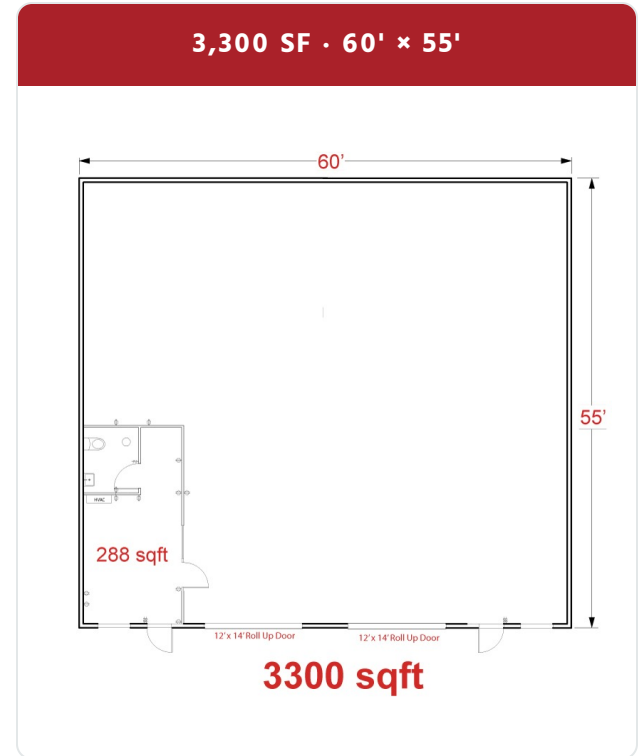
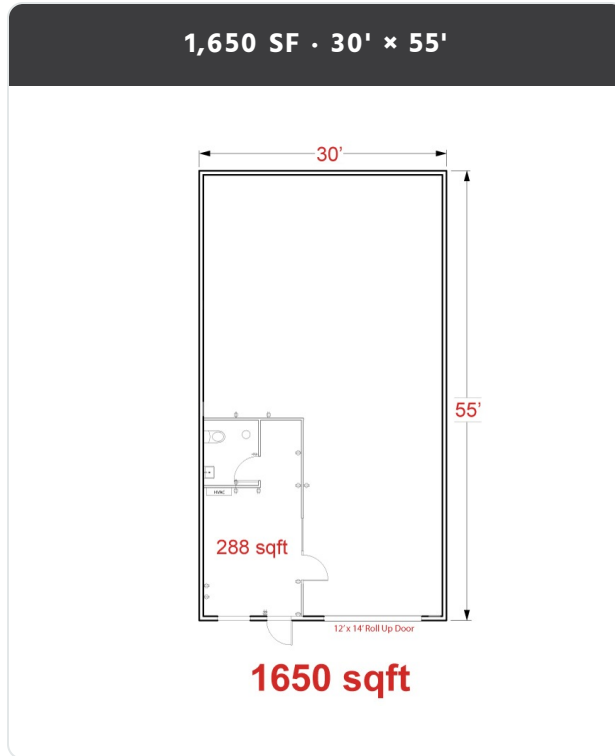
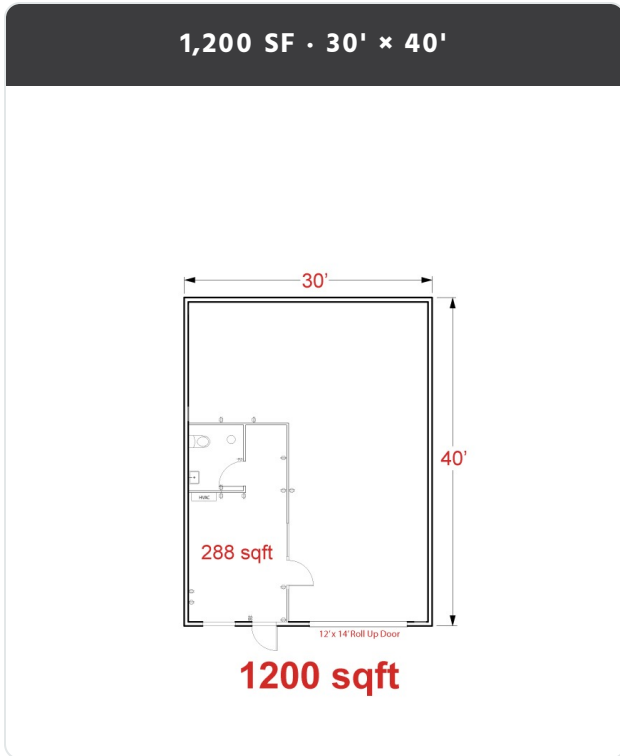
Buy · Lease · Lease-to-Own — together or separately.

— Phases 1 & 2 are **complete**; Phases 3 & 4 deliver through 2026. The best units in a delivering park go first.

FLOOR PLANS

# Built to Flex.

Start at 1,200 SF, take a 1,650 SF unit, or combine into 3,300 SF and up to 4,940 SF and beyond — every plan pairs a finished 288 SF office and restroom with open, high-clear warehouse.



**288 SF**  
FINISHED PRIVATE OFFICE

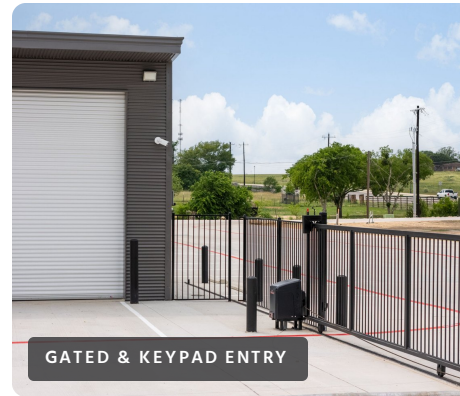
**21–24 FT**  
CLEAR HEIGHT

**12×14**  
ROLL-UP DOOR · MYQ WI-FI

3-PHASE ELECTRICAL

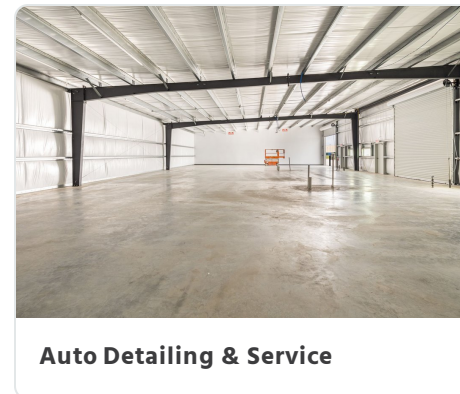
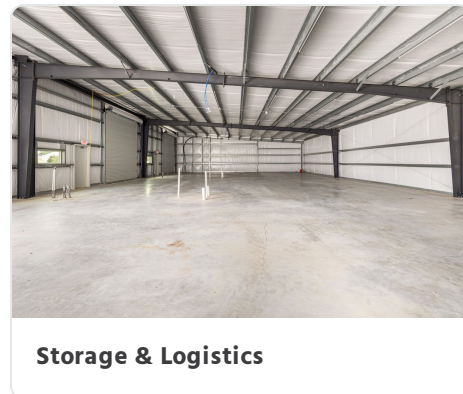
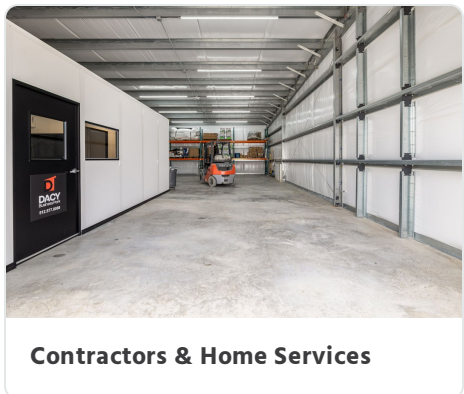
SECURITY, ACCESS & USES

# Secure by Design, **Built for Work.**



A fully fenced, keypad-gated park with 24/7 security cameras and wide, chain-free drive aisles — a safe environment for inventory, tools, and overnight fleet vehicle storage, with room for trucks to maneuver.

WHAT YOU CAN RUN HERE



— One park, many uses — **contractors, fleets, makers, and showrooms** all run here, securely and around the clock.

VERSATILE BY DESIGN

[www.DacyBusinessPark.com](http://www.DacyBusinessPark.com) (512) 490-6666

**LOCATION & ACCESS**

# A Corridor That Works for You.

Dacy Lane is now a major Kyle connector — and you're about 3 minutes from I-35, the spine of the Austin–San Antonio megaregion. Every major market in Central Texas sits a short drive away.



<b>~3</b> MIN TO I-35	<b>Interstate 35</b> 156,668 VPD · the region's primary freight & commuter corridor
<b>7</b> MIN NORTH	<b>Buda</b> Fast-growing Austin suburb
<b>12</b> MIN SOUTH	<b>San Marcos</b> Growing university + industrial market
<b>25–30</b> MIN NORTH	<b>Austin</b> Major employment, tech & population center
<b>~1</b> HR SOUTH	<b>San Antonio</b> Key industrial & distribution hub

**ROAD IMPROVEMENT**  
**Bebee Road Expansion**  
Ongoing construction to realign curves and widen to four lanes from I-35 to Goforth Rd — cutting drive time to I-35 to as little as 2 minutes.

**DIRECT CONNECTOR**  
**Dacy Lane**  
The property's road has recently expanded into a major Kyle connector, improving access from every direction.

**WHY IT MATTERS**  
Lower vacancy risk and stronger resale follow prime locations near major corridors — Dacy is one of them.

THE GROWTH ENGINE

# Anchored by Names **You Know.**

Within a short drive sit the employers, retailers, and logistics hubs driving Kyle's expansion — a deep customer base and a steady freight ecosystem on your doorstep.

KEY ANCHORS NEARBY

### Amazon · FedEx

LOGISTICS · I-35

Last-mile and distribution operations along the corridor.

### Home Depot · Costco

BIG-BOX RETAIL

Major destination retail anchoring the I-35 trade area.

### Target · H-E-B · Walmart

DAILY-NEEDS RETAIL

Established grocery and general retail serving the area.

### Ascension Seton

HEALTHCARE · <4 MI

Largest medical facility in Hays County.

MAJOR DEVELOPMENTS UNDERWAY

### Vybe Park District

\$250M+ · MIXED-USE

600,000+ SF of retail, restaurants, entertainment, and multifamily on I-35 at Bebee Rd.

### Kyle 35 Logistics Park

1.4M SF · TESLA-ANCHORED

A premier high-clearance industrial hub south of Austin for manufacturing and logistics.

### Kyle City Limits Center

RETAIL · ~200 JOBS

25,000–35,000 SF at Kyle Crossing with AutoZone, Spec's, and a restaurant.

### Eastside Campus

\$4.13M · 30 ACRES

County/city complex with a new administrative building, animal shelter, and public park.

### EōS Fitness

COMING 2027

New fitness anchor adding daily traffic to the immediate trade area.

### Established Neighborhoods

ROOFTOPS NEARBY

Sunfield, Anthem, Crosswind, Six Creeks and more — thousands of households minutes away.

— Public and private capital are pouring into this exit. **Owning here means owning ahead of the growth.**

2025 MARKET SNAPSHOT

# A Customer Base **Already Here.**

Dacy sits in the high-growth Kyle ETJ — an affluent, fast-expanding base of households surrounding the park before you open the door.

1 Mile		3 Miles		5 Miles	
POPULATION	<b>7,369</b>	POPULATION	<b>54,661</b>	POPULATION	<b>115,571</b>
HOUSEHOLDS	<b>2,482</b>	HOUSEHOLDS	<b>18,557</b>	HOUSEHOLDS	<b>39,863</b>
AVG HH INCOME	<b>\$96,521</b>	AVG HH INCOME	<b>\$106,393</b>	AVG HH INCOME	<b>\$113,947</b>

WHY INVESTORS CHOOSE THIS ASSET CLASS

- Fast-growing industrial asset class with strong tenant demand
- Versatile office + warehouse layouts attract long-term users
- Lower vacancy risk from prime locations near major corridors
- NNN lease structure = predictable income, minimal management
- Higher cap rates compared to residential rentals
- Accessible entry price with strong resale demand

— 54,000+ residents within three miles at \$106K+ average income — **demand here is structural, not cyclical.**

READY WHEN YOU ARE

# Tour it. Run the numbers. **Make it yours.**



Buy, lease, or lease-to-own at Dacy Business Park — let's find the right fit for your business.



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**Call Today**

UNITS ARE SELLING FAST

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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.



**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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Date

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