FOR SALE & LEASE

3921 Dacy Lane | 15,000 - 46,590 SF Industrial Flex Warehouse

KYLE, TX 78640 | AVAILABLE TO ONE TENANT OR MULTI-TENANT

Adventum Funds & Advisory | 500 W 2ND STREET, SUITE 1900, Austin, TX 78701 | 512.775.9038 | **adventumfunds.com/**

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Adventum Funds & Advisory in compliance with all applicable fair housing and equal opportunity laws.

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Property Information

SECTION 1

Available As Single Tenant Or Multi-Tenant

This property's amenities are thoughtfully designed to support both single and multi-tenant configurations, making it highly adaptable to a variety of business needs. For single-tenant users, the 10 bay doors with dock-high ramp access provide efficient logistics and workflow, especially for warehousing, distribution, or light manufacturing operations. The expansive clear height — ranging from 20'6" to 18' — accommodates tall racking systems or production equipment. Ample parking and dual street access make the property easy to navigate for employee vehicles and truck traffic alike, while the modern design and abundant natural light contribute to a professional and appealing workspace that enhances company image.

For multi-tenant users, the property's layout offers flexibility for subdividing suites, each with the potential for private mezzanine space to increase usable square footage. The over-parked lot supports high tenant density, which is ideal for flex or office-heavy uses. Separate access points and shared amenities like attractive landscaping and well-defined frontage provide each tenant with a strong presence and convenient operations. With flexible lease options and infrastructure to accommodate both small and medium-sized businesses, the property fosters a collaborative, multi-tenant environment without compromising functionality or efficiency.

Offering Summary

Sale Price:	Subject to Offer
Lease Rate:	$16/sf NNN ~ $21/sf NNN
Available SF:	2,000 SF to 60,000 SF
Total Building Size:	46,590 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,608	15,970	36,730
Total Population	7,759	49,252	110,513
Average HH Income	$98,412	$102,014	$111,020

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Property Description

Property Description

Unlock the potential of this versatile **46,590 SF** industrial/flex property located in the rapidly expanding Kyle area. The property consists of **three buildings**, including **Building 1 (11,520 SF)**, **Building 2 (18,870 SF)**, and **Building 3 (16,200 SF)**, offering flexible configurations to accommodate both single-tenant and multi-tenant users. Designed for a wide range of operations—including distribution, logistics, light manufacturing, warehouse, and office/flex uses—the property provides exceptional adaptability to meet evolving business needs.

The property features **10 bay doors** with dock-high ramp access, a clear height of **20'6" sloping to 18'**, and optional mezzanine space for individual suites, maximizing functionality and efficiency. With a modern design enhanced by abundant natural light, professionally landscaped grounds, and excellent street frontage on two sides, the property delivers both strong curb appeal and operational performance.

An over-parked site accommodates high-occupancy tenants and fleet-intensive operations, while dual street access allows seamless circulation for small, medium, and large trucks. Ideally positioned in one of Central Texas' fastest-growing industrial corridors, the property offers convenient access to major transportation routes, key logistics hubs, and a strong regional workforce. Whether you're seeking to occupy, lease, or invest, this strategically located industrial asset presents an outstanding opportunity in the thriving Kyle market.

Location Description

Located in the thriving city of Kyle, TX, the area surrounding the property offers a blend of modern conveniences and natural beauty. A short drive away, residents and employees can explore nearby retail, great schools, and a growing recreation including Plum Creek Golf Course. The property offers a prime location for a dynamic office or industrial building in this vibrant, growing community.

Site Description

Located in the rapidly growing city of Kyle, Texas, 3921 Dacy Lane offers a unique blend of suburban comfort and rural space, set on approximately 1.3 acres of land. Nestled just minutes from the bustling heart of Kyle, this property provides the rare opportunity to enjoy great access from both sides of the property with street access.

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Complete Highlights

CIVIL DRAWINGS

PICS / VIDEO

Building Information

Tenancy	Multiple
Minimum Ceiling Height	20 ft, 6"
Year Built	2026
Construction Status	Under construction

Property Highlights

- Three-building industrial/flex complex totaling 46,590 SF
- Building 1: 11,520 SF (160' × 72')
- Building 2: 18,870 SF (222' × 85')
- Building 3: 16,200 SF (216' × 75')
- 10 bay door options with dock-high ramp access
- 20'6" clear height, sloping to 18'
- Modern design with ample natural light
- Optional mezzanine space for individual suites
- Flexible lease options for businesses of all sizes
- Spacious, over-parked lot designed for industrial use
- Versatile layout suitable for industrial, warehouse, distribution, office, and flex users
- Attractive landscaping for enhanced curb appeal
- Excellent visibility and street frontage
- Dual street access providing convenient circulation for small, medium, and large trucks

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Location Information

SECTION 2

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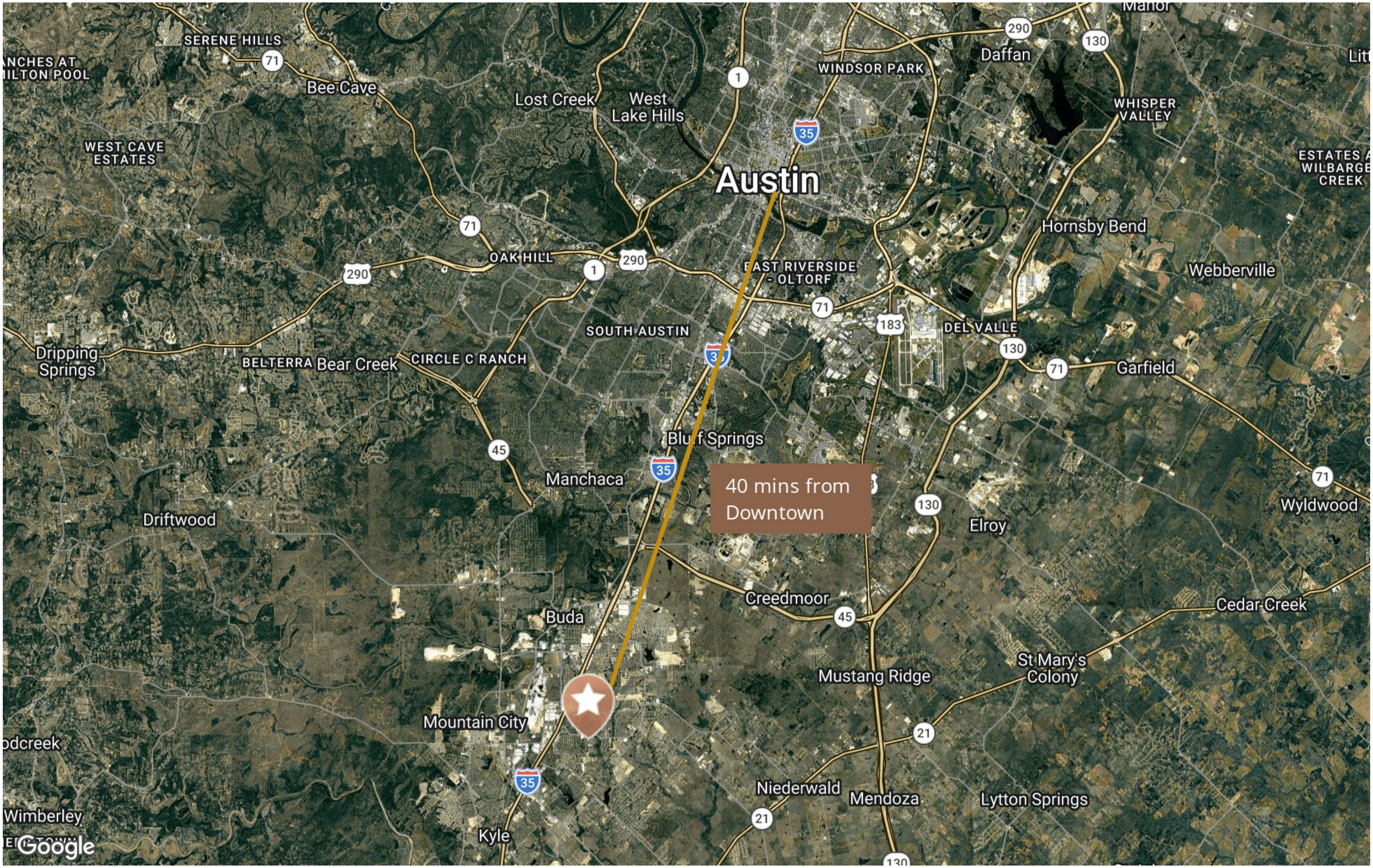
Regional Map



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Aerial Map

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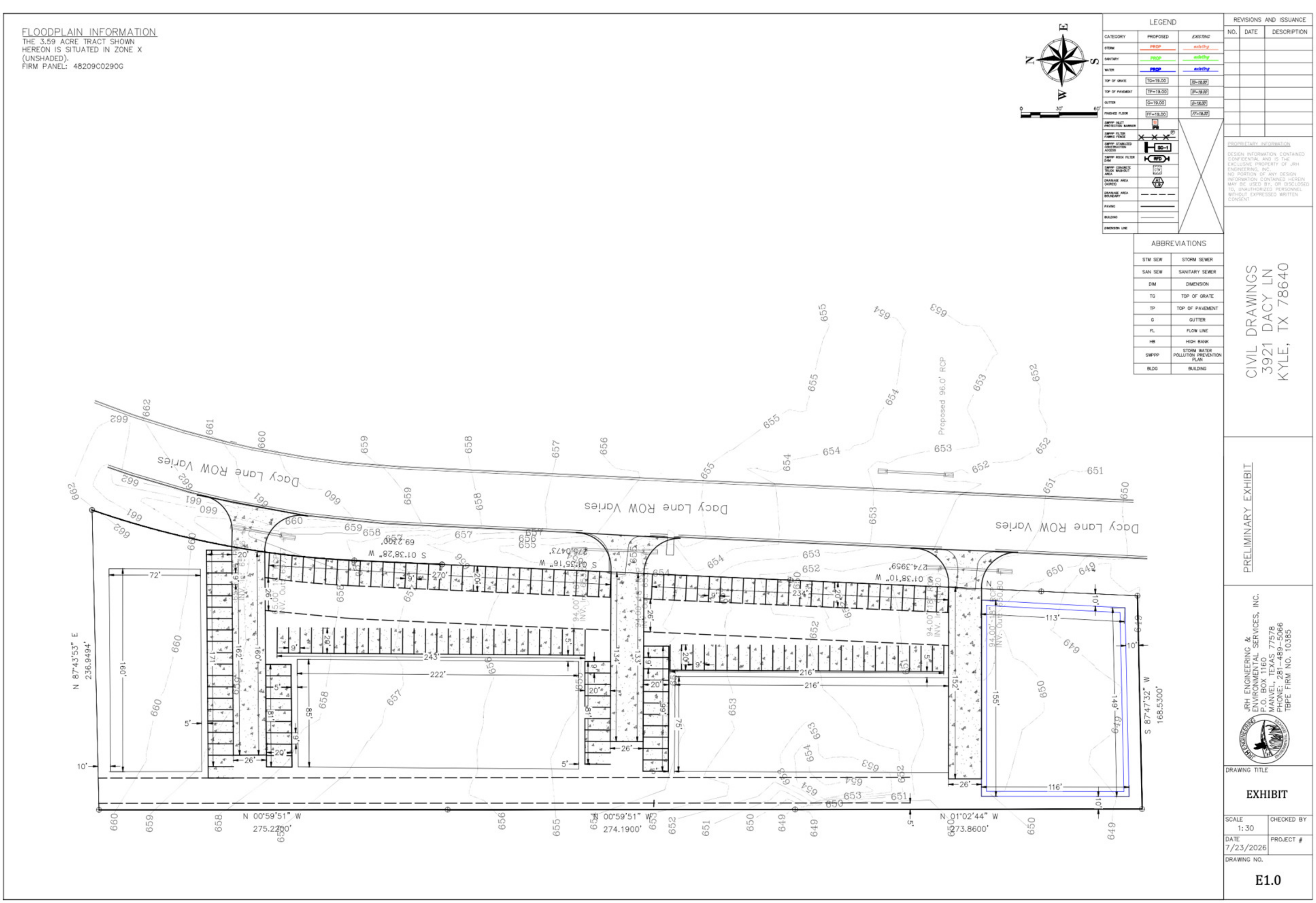
Site Plans



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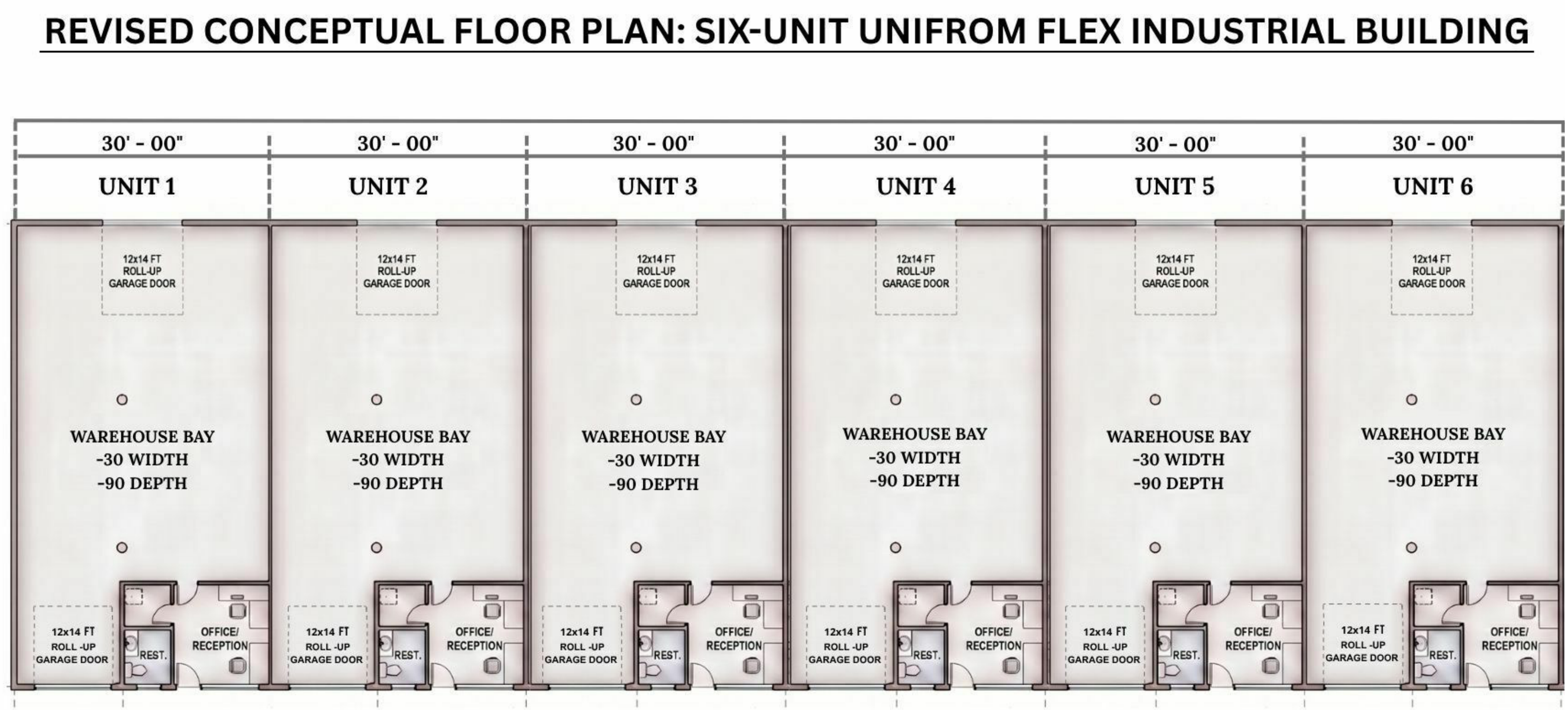

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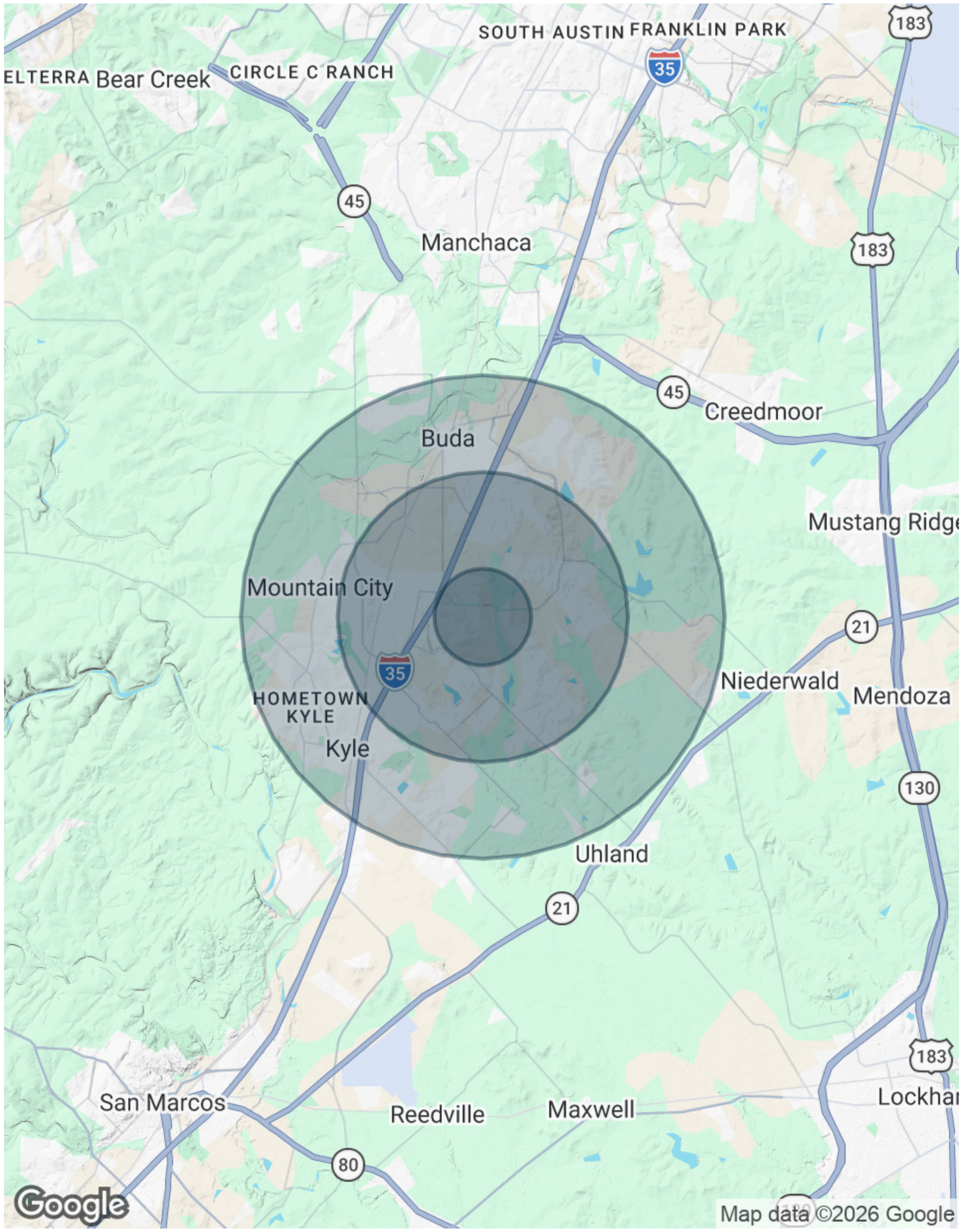
Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	7,759	49,252	110,513
Average Age	34	34	35
Average Age (Male)	34	33	34
Average Age (Female)	35	35	36

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,608	15,970	36,730
# of Persons per HH	3	3.1	3
Average HH Income	$98,412	$102,014	$111,020
Average House Value	$369,677	$342,176	$358,077

2020 American Community Survey (ACS)



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LISTING AGENT

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11/2/2015

EQUAL HOUSING OPPORTUNITY

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials　　Date

Regulated by the Texas Real Estate Commission　　**Information available at www.trec.texas.gov**

IABS 1-0 Date

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