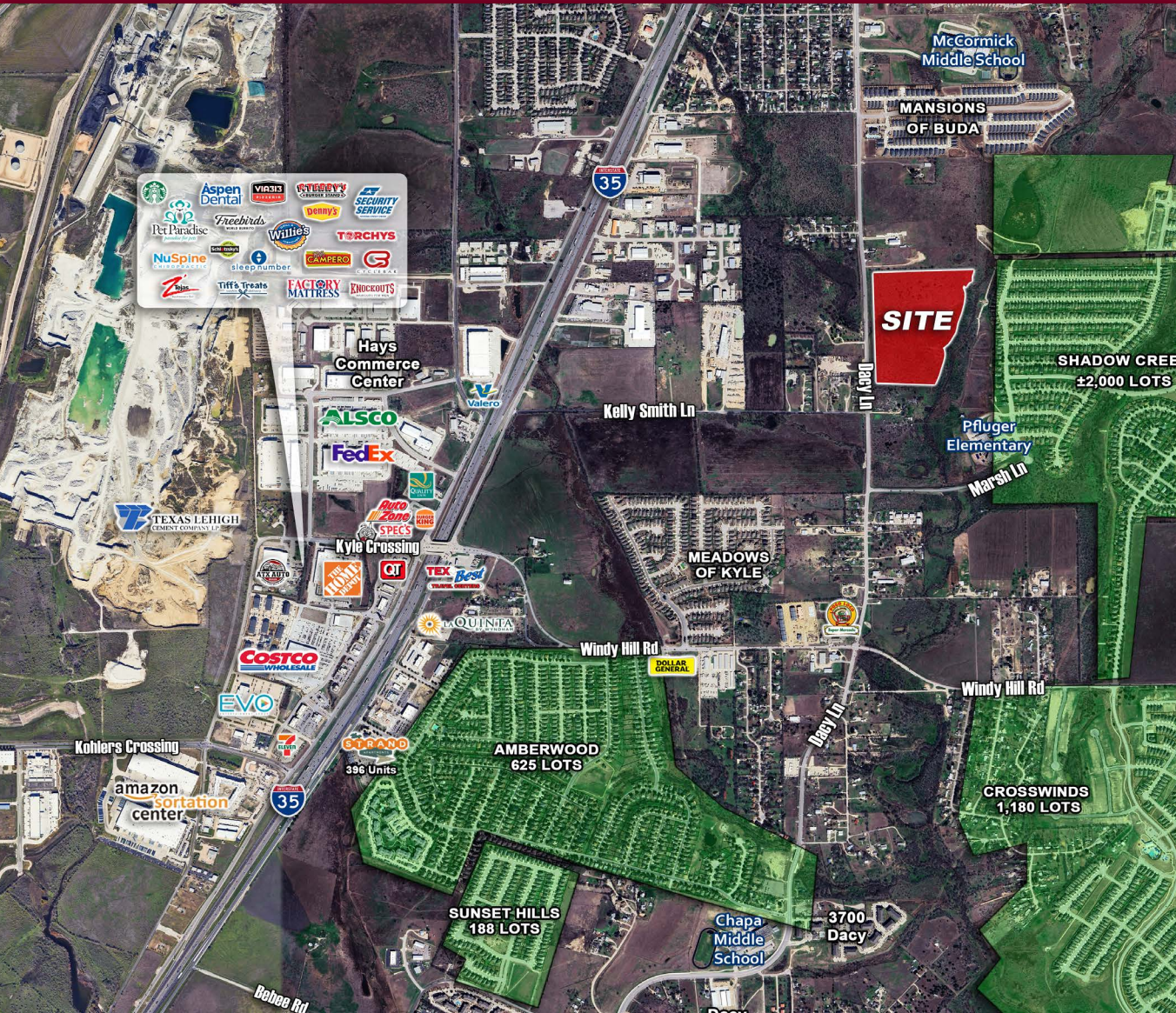




Dacy Ln - Kyle, Texas

±46.75 AC For Sale



SIZE: ±46.75 Acres

PRICE: \$8,654,827; \$4.25/SF

LOCATION: East side of Dacy Ln between Marsh Ln & Hillside Terrace in Kyle, TX

USE: Commercial Development, Industrial Development

PROPERTY HIGHLIGHTS:

- Approximately 1,669' of frontage on Dacy Ln
- Located partially in City of Kyle ETJ and partially zoned Agricultural
- Less than 0.6 miles from Ralph Plueger Elementary School
- Less than 1-mile from I-35 intersection
- Surrounded by Crosswinds, Amberwood, and Sunset Hills residential developments
- Undeveloped, raw land

KEITH EDWARDS, CCIM, SIOR | 281.664.6633 | KEdwards@CaldwellCos.com

JAKE GALLOWAY | 281.664.6643 | JGalloway@CaldwellCos.com



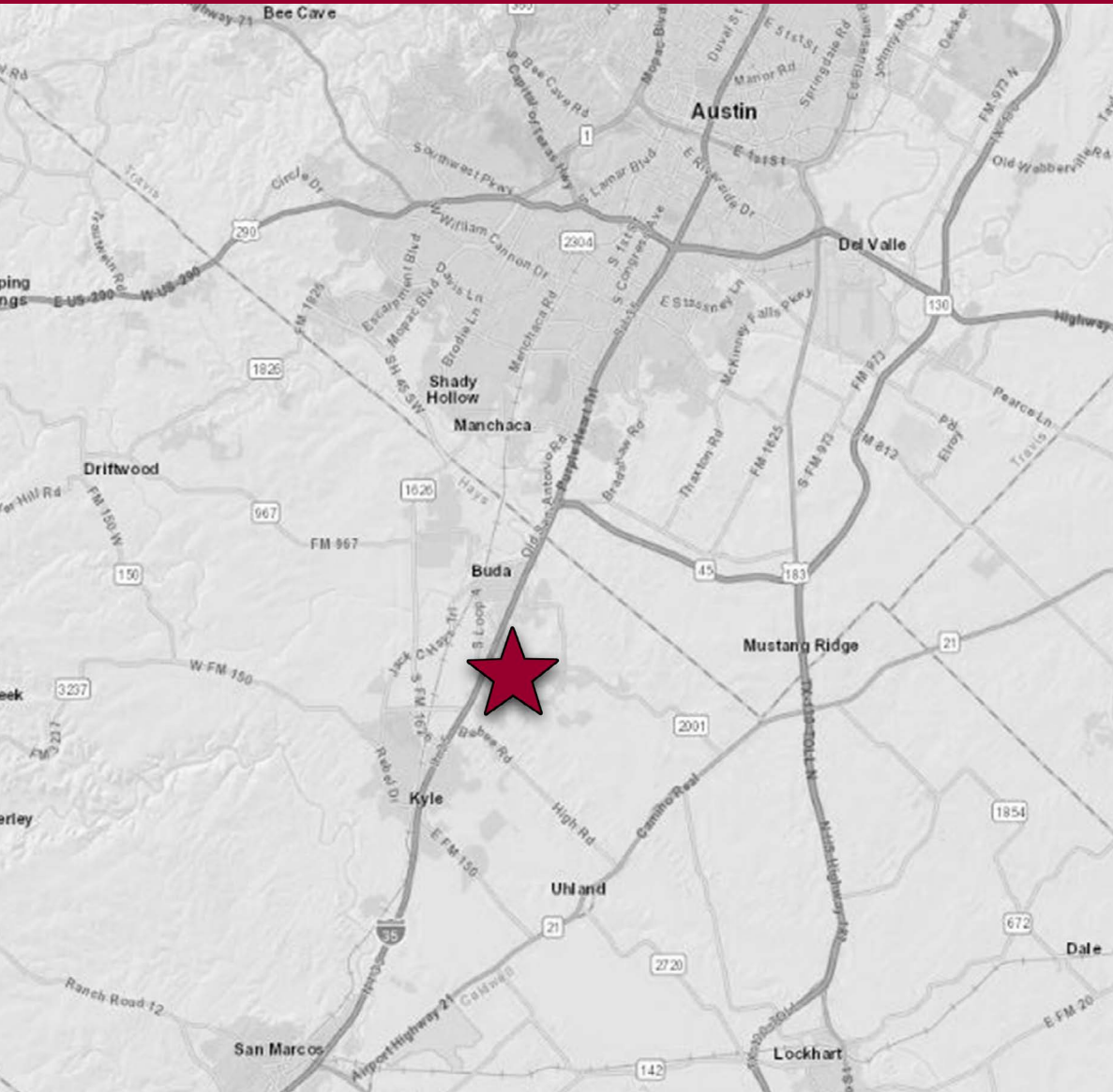
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Dacy Ln - Kyle, Texas

±46.75 AC For Sale



LOCATION:

East side of Dacy Ln between Marsh Ln and Hillside Terrace in Kyle, Texas 78610

TAXES:

| | |
|-----------------------------|--------|
| Hays ISD | \$1.15 |
| Austin Community College | \$0.10 |
| NE Hays CO ESD #2 | \$0.07 |
| Hays CO Fire ESD #8 | \$0.10 |
| Hays County | \$0.31 |
| Plum Creek Conservation | \$0.01 |
| Special Road (Over 65 Only) | \$0.04 |
| Plum Creek GW Conservation | \$0.01 |

TRAFFIC COUNTS:

Dacy Ln: 1,665 VPD VPD (TXDOT 2023)

| DEMOGRAPHICS: | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|-----------|-----------|-----------|
| 2024 Population | 5,200 | 49,939 | 102,636 |
| 2029 Proj. Population | 6,024 | 63,339 | 122,612 |
| Average HH Income | \$117,728 | \$120,373 | \$122,057 |

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Dacy Ln - Kyle, Texas

±46.75 AC For Sale



SITE
±46.75 AC

±1,669'

Shadow Creek
±2,000 Lots

Marsh Ln

Kelly Smith Ln

Dacy Ln

Ralph Pflueger
Elementary School

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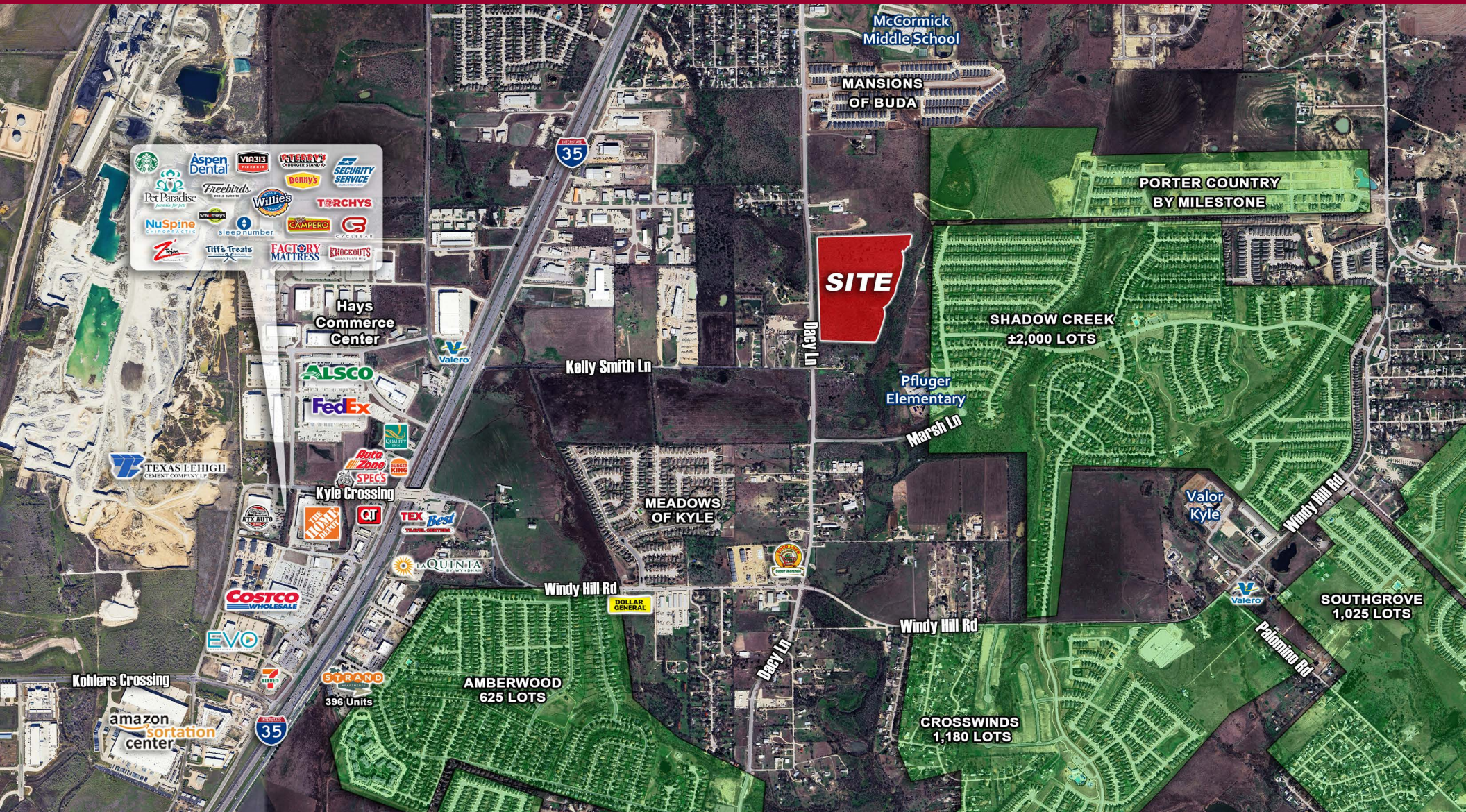
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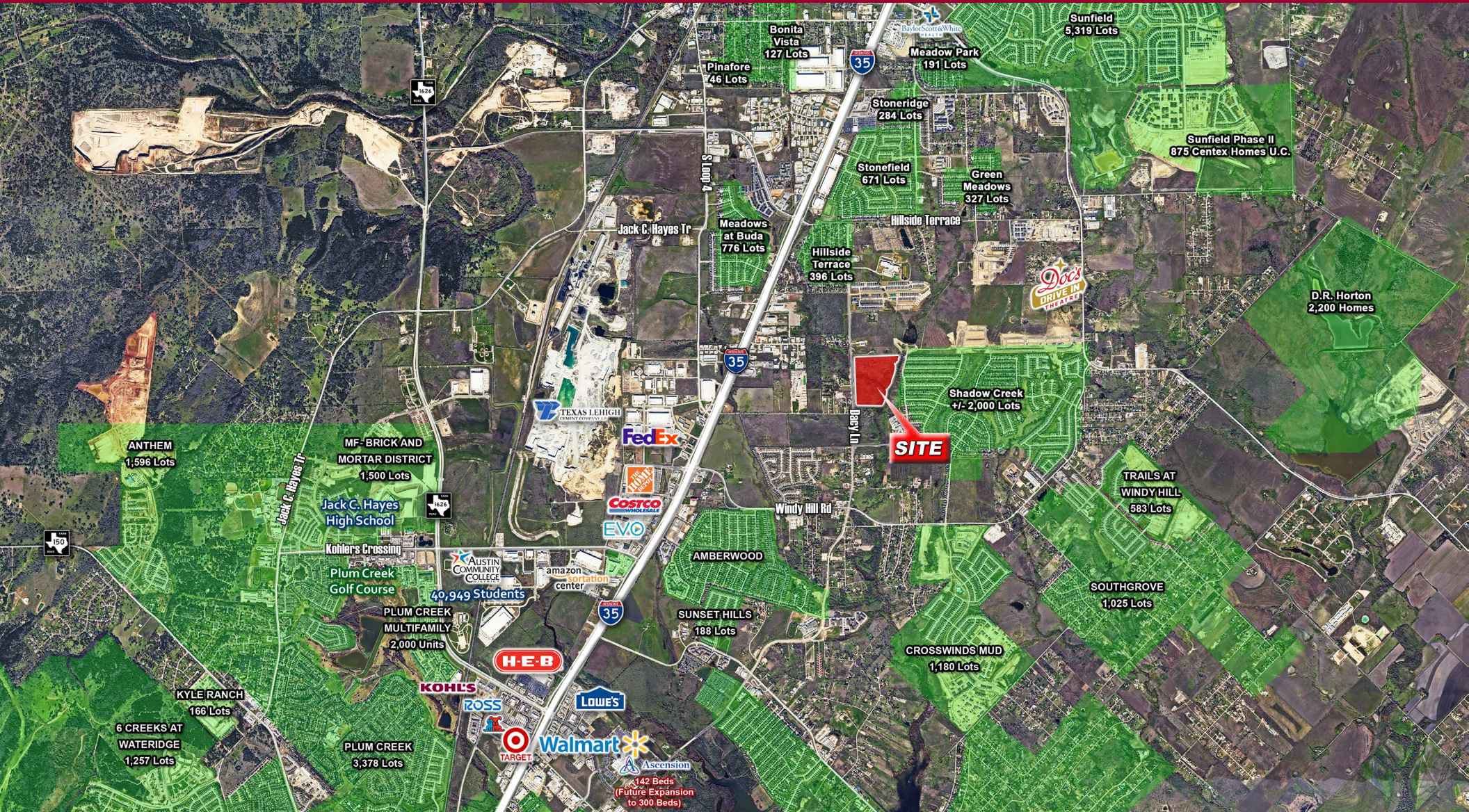
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Dacy Ln - Kyle, Texas

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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.

11-2-2015



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 buy 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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to 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.

| | | | |
|--|-------------|--------------------------|--------------|
| Caldwell Brokerage Company LLC dba Caldwell Land Co | 9002313 | N/A | 713.690.0000 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Jim Black | 381266 | jblack@caldwellcos.com | 281-664-6612 |
| Designated Broker of Firm | License No. | Email | Phone |
| Jim Black | 381266 | jblack@caldwellcos.com | 281-664-6612 |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Keith Edwards | 253460 | kedwards@caldwellcos.com | 281-664-6633 |
| 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

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