



FOR SALE & LEASE

3921 Dacy Lane | 19,500 SF Industrial Flex Warehouse

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



Table Of Contents

Confidentiality & Disclaimer

All materials and information received or derived from Adventum Funds & Advisory its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Adventum Funds & Advisory its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Adventum Funds & Advisory will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Adventum Funds & Advisory makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Adventum Funds & Advisory does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

Marc Rankin

512.775.9038

marc@adventumfunds.com

Table Of Contents

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
LOCATION INFORMATION	7
REGIONAL MAP	8
AERIAL MAP	9
SURVEY	10
SITE PLANS	11
BUILDING ELEVATIONS	12
DEMOGRAPHICS MAP & REPORT	13
LISTING AGENT	14
IABS	16



ADVENTUM

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.

Marc Rankin
512.775.9038
marc@adventumfunds.com

Offering Summary

Sale Price:	Subject to Offer
Lease Rate:	\$1.75 per foot / mo + NNN ~ \$21/sf NNN
Available SF:	1,950 SF to 19,500 SF
Total Building Size:	19,500 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



Marc Rankin
512.775.9038
marc@adventumfunds.com

Property Description

Unlock the potential of this versatile 19,500 SF industrial/flex property located in the rapidly expanding Kyle area. Designed to accommodate both single-tenant and multi-tenant configurations, the building offers exceptional flexibility for a wide range of users — from distribution and logistics to light manufacturing or office/flex operations. 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 usability and adaptability.

With a modern design enhanced by ample natural light, professionally landscaped grounds, and excellent street frontage on two sides, this asset offers both strong curb appeal and operational efficiency. The site includes an over-parked lot ideal for high-occupancy tenants or fleet-heavy operations, and dual street access allows seamless circulation for small, medium, and large trucks. Situated in one of Central Texas' fastest-growing industrial corridors, with convenient access to major transportation routes and a strong regional workforce, this property presents a compelling opportunity for investors and end-users alike. Whether you're looking to occupy, lease, or reposition, this is a standout asset in a dynamic 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 the beautiful Blue Hole Park, or enjoy a day out at Lake Kyle. Those seeking a taste of local culture can visit the nearby Kyle Railroad Depot and Heritage Center. With several dining options such as Hays City Store and Café, and quick access to Interstate 35, the area is both convenient and full of recreational opportunities. The property offers a prime location for a dynamic office or office 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 wide-open space without sacrificing convenience.



Building Information

Tenancy	Multiple
Year Built	2025
Construction Status	Under construction

Property Highlights

- 10 Bay door option with dock high ramp option
- 20 ft 6" building height, sloping to 18 ft
- Modern design with ample natural light
- Option for mezzanine for individual suites
- Flexible lease options for businesses of all sizes
- Spacious parking lot for convenience / over-parked for industrial use
- Versatile layout to suit various business needs / Industrial vs. Office / Flex
- Attractive landscaping for curb appeal
- Excellent Visibility / Frontage
- Great access for both small, medium, and large trucks from 2 street on front & back

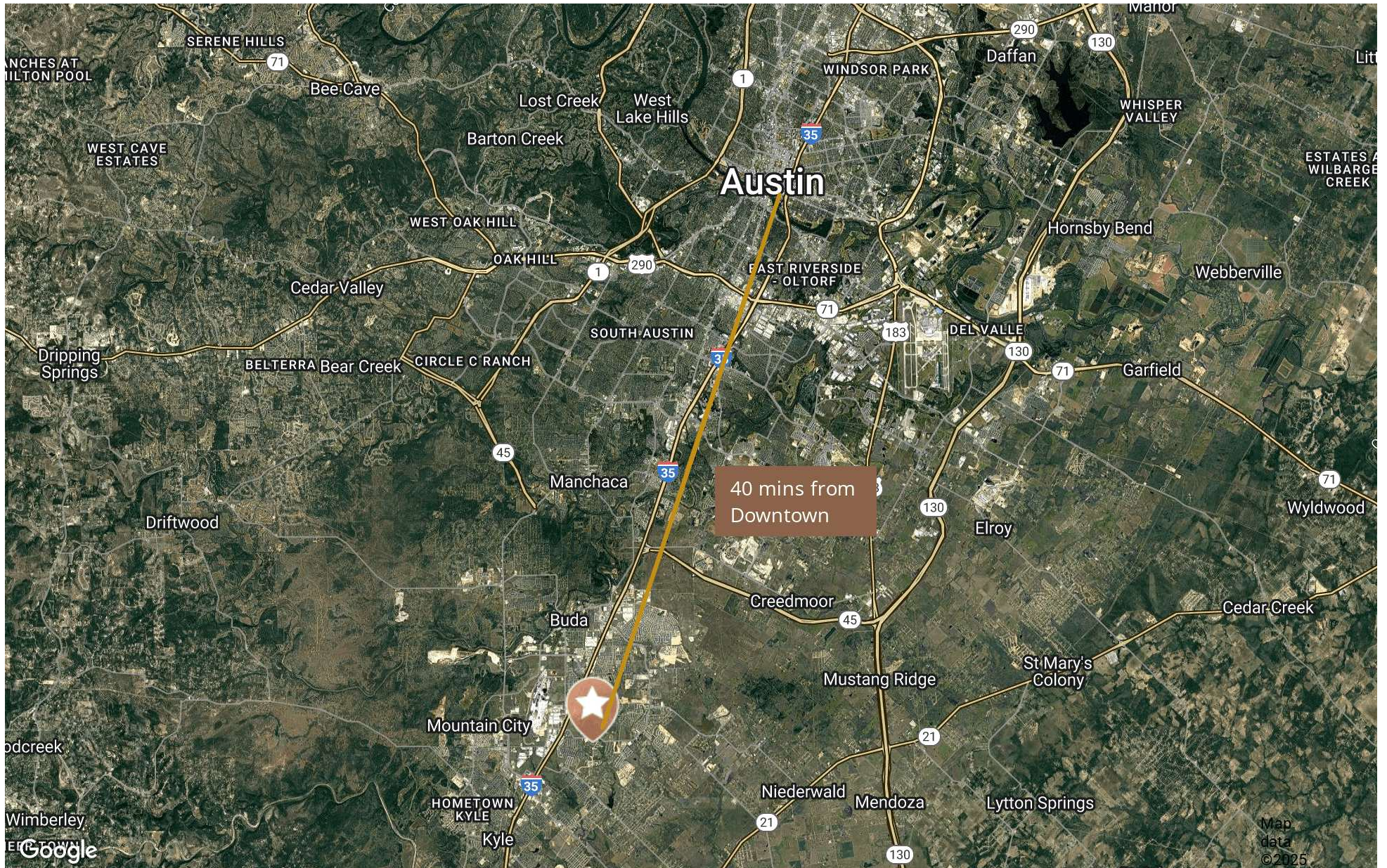
Marc Rankin
512.775.9038
marc@adventumfunds.com

Location Information

SECTION 2



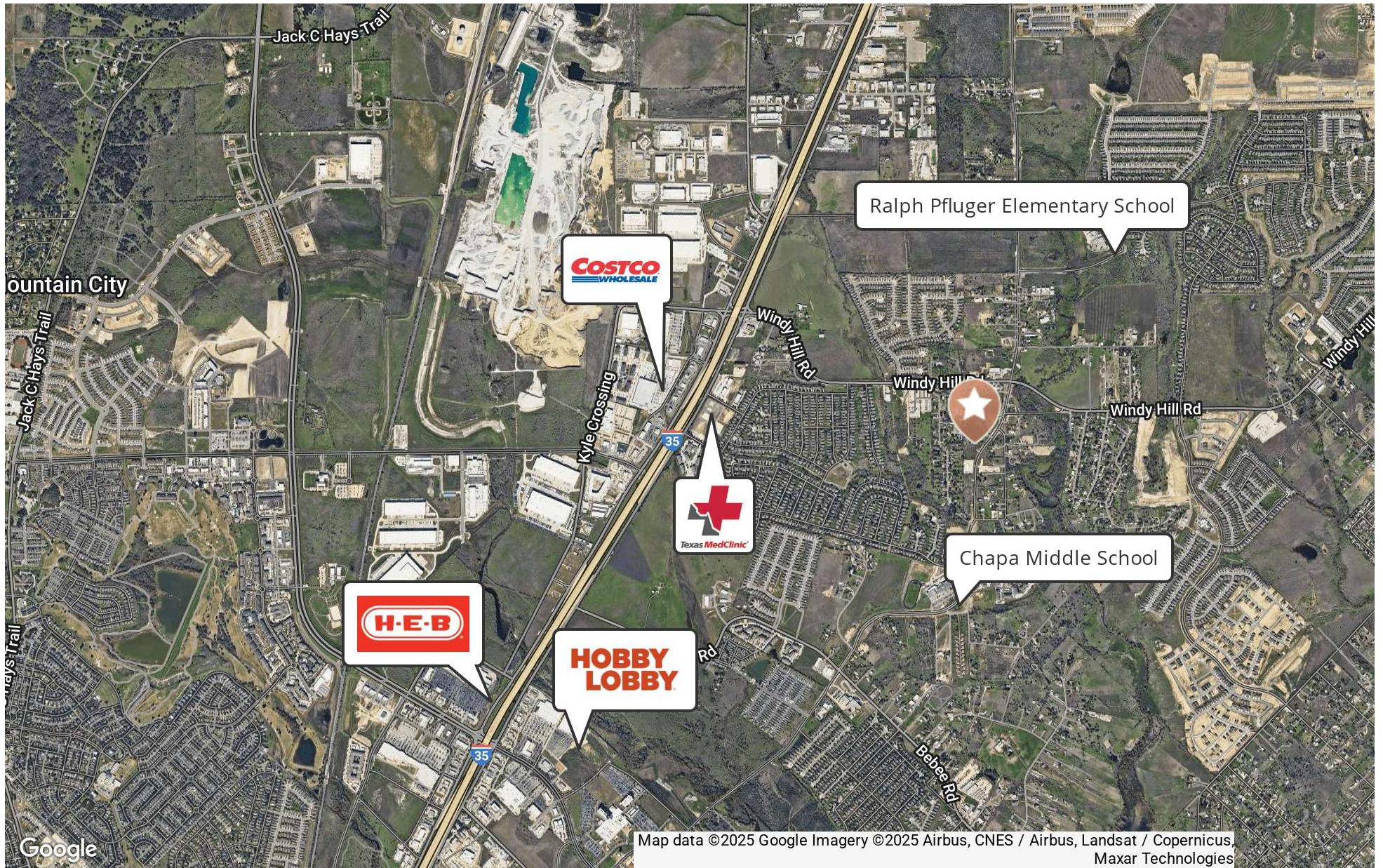
Regional Map



Marc Rankin
512.775.9038
marc@adventumfunds.com

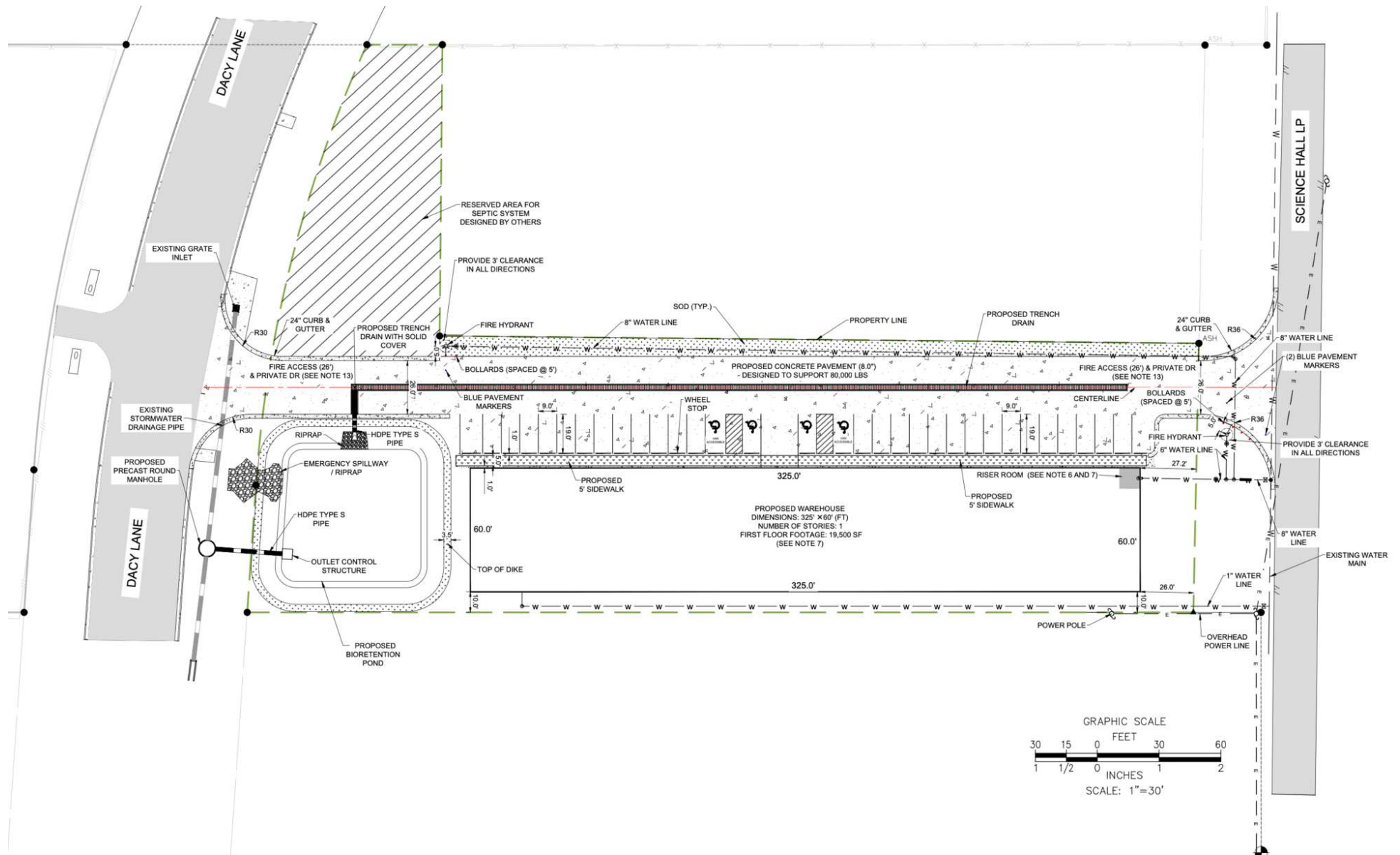


Aerial Map



Marc Rankin
512.775.9038
marc@adventumfunds.com





Marc Rankin
 512.775.9038
 marc@adventumfunds.com

Building Elevations



REVISION TABLE	
NUMBER	DATE

Stackable Properties
3921 Dacy Lane
Kyle, Hays Co. Texas
78640

Office Warehouse
Elevations

DRAWINGS PROVIDED BY:
Professional Design Development &
Construction
119 Vine St. Bolton TX 76513
(701) 339-7393

DATE:
4/29/2025

SCALE:
3/16" = 1'0"

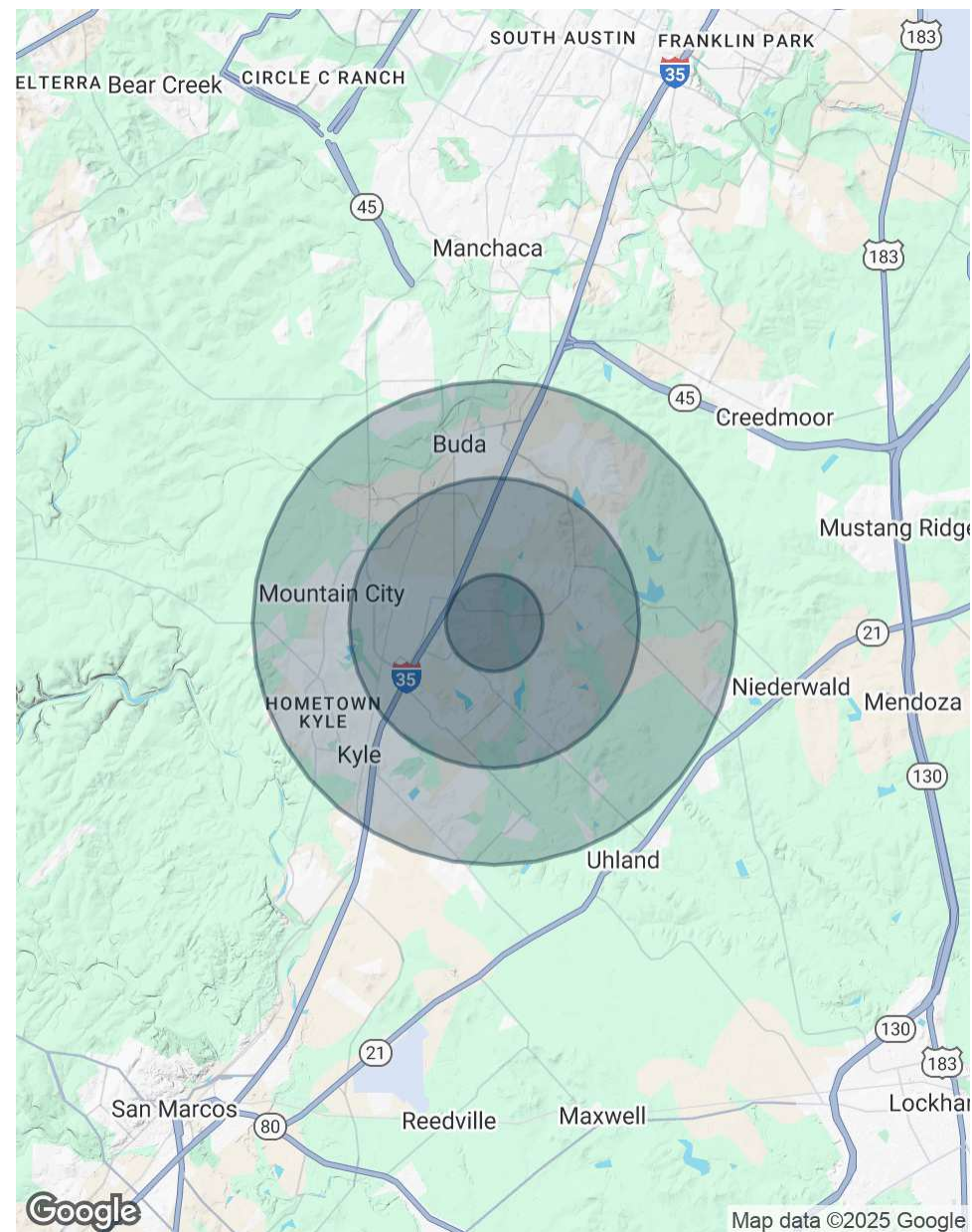
SHEET:
A-3

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

Demographics data derived from AlphaMap



Marc Rankin
512.775.9038
marc@adventumfunds.com



LISTING AGENT

Marc Rankin

512.775.9038

marc@adventumfunds.com



ADVENTUM FUNDS & ADVISORY, LLC

500 W 2nd Street | Suite 1900 | Austin, TX 78701

512.775.9038 | adventumfunds.com

