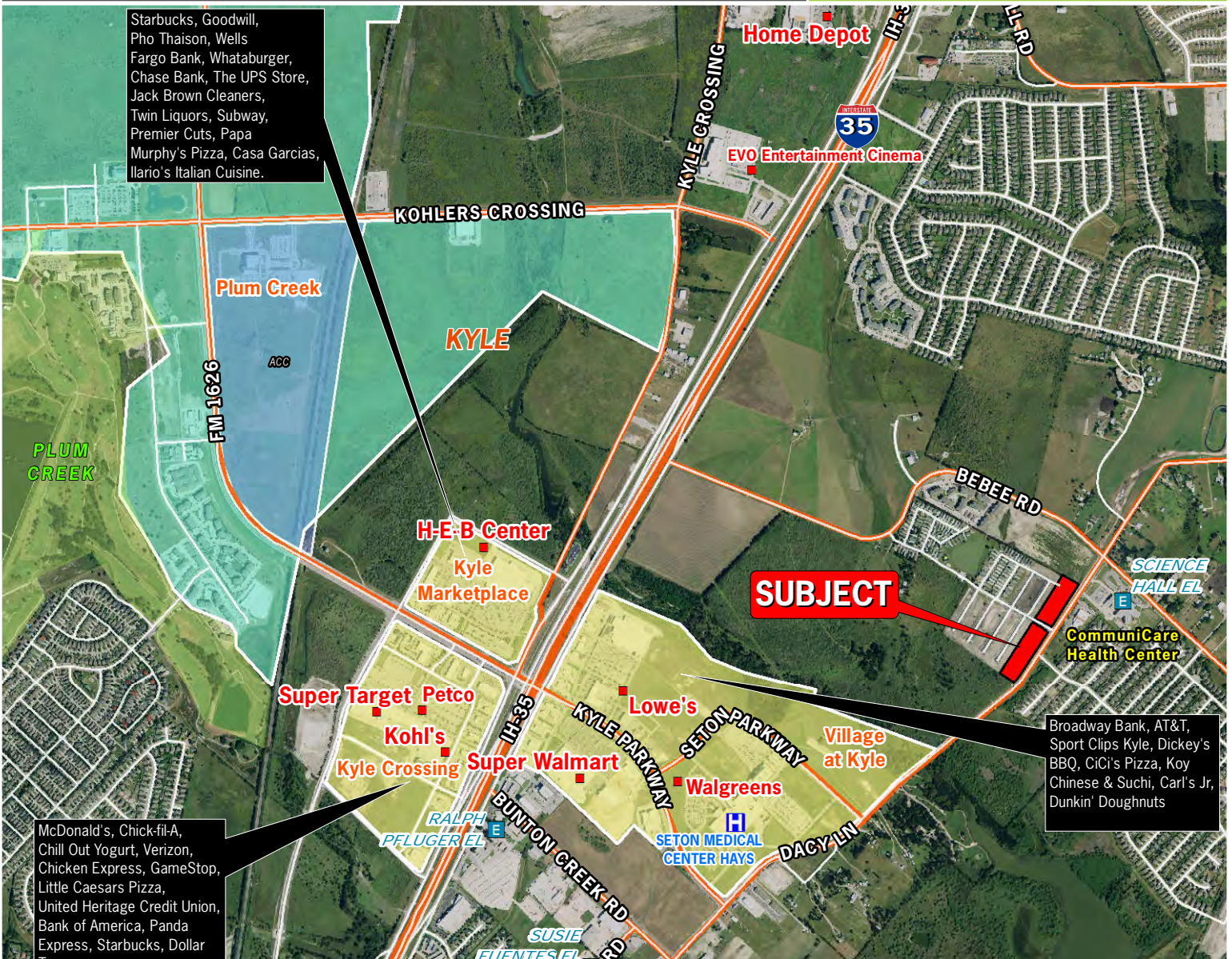


6.963± ACRES NEAR SETON MEDICAL

Dacy Lane | Kyle, TX

LAND FOR SALE



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 Joyce Jane Weedman
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 9130 Jollyville Rd., Suite 300
 Austin, TX 78759
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SUMMARY

For Sale: 6.963± ACRES NEAR SETON MEDICAL

Dacy Lane | Kyle, TX

- Property:** The Property is 6.963± acres, and the owner will sell all or part. Its proximity to Seton Medical Center Hays and retail to the south make this an attractive site for medical/professional office, retail, or multi-family.
- Location:** Located on the west side of Dacy Lane, the property has quick access to IH-35 from either Bebee Road to the north or Kyle Parkway (FM 1626) to the south. The property is just a ½ mile from Seton Medical Center Hays in Kyle.
- FM 1626 (Kyle Parkway) is the main commercial intersection along IH-35 in Kyle and in addition to Seton Medical Center Hays, it is home to retailers including Super Walmart, Lowes, HEB, Target, Petco, Kohl's, and Ross.
- Lakeside Crossing, a residential community, is under construction adjacent to the Property and Hays Junction Apartments recently opened on Bebee Road, just off Dacy Lane. A new elementary school (Science Hall Elementary School) and CommuniCare Health Center have been built across Dacy Lane from the property.
- Zoning:** The property is located within the City of Kyle and is currently zoned "A" (Agricultural). The City has looked favorably on rezoning the Property to "RS" (Retail Services).
- Frontage:** The property has approximately 1,400 feet of frontage on Dacy Lane, an expanded four-lane roadway. The average depth of the property is 215± feet.
- Utilities:** Water: City of Kyle
Wastewater: City of Kyle
- Access Easement:** Fountain Grove Drive was built within a 0.3034± acre access easement that serves as the Dacy Lane entrance for Lakeside Crossing. It divides the 6.963± acres in half, creating a 3± and 3.6± acre tract. See enclosed aerial. The Property retained the right to have curb cuts from Fountain Grove Drive.
- Asking Price:** Call broker for details. Owner will sell all or part of the ±6.9 acres (3 ac and 3.6 ac identified in marketing package)

For More Information Contact:

Josh Hubka, CCIM

Principal

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Senior Vice President

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501-407001 06.14.18



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All information furnished regarding this property is from sources deemed reliable; however, CIP Austin has not made an independent investigation of these sources and no warranty or representation is made by CIP Austin as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP Austin further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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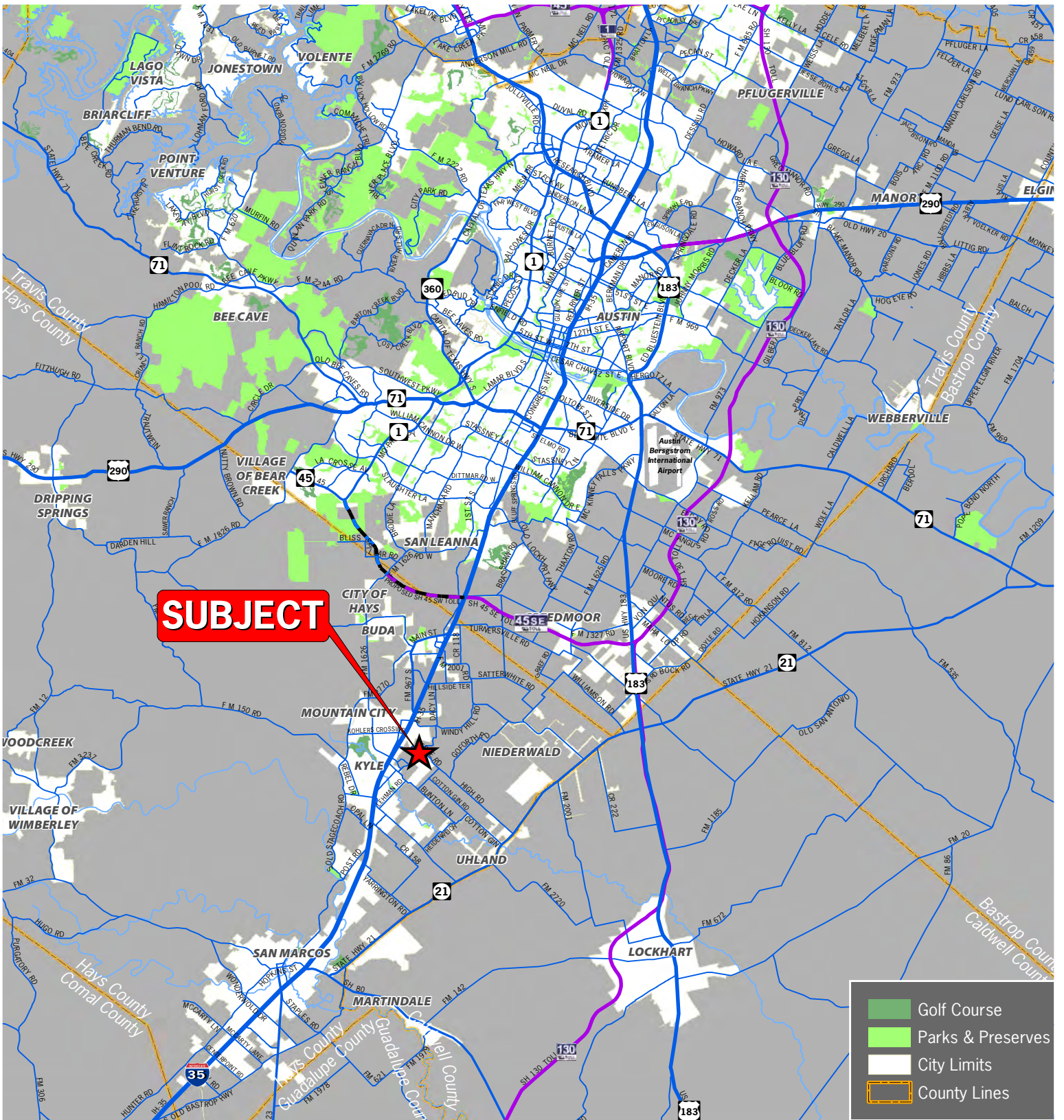
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METRO MAP

For Sale: 6.963± ACRES NEAR SETON MEDICAL

Dacy Lane | Kyle, TX



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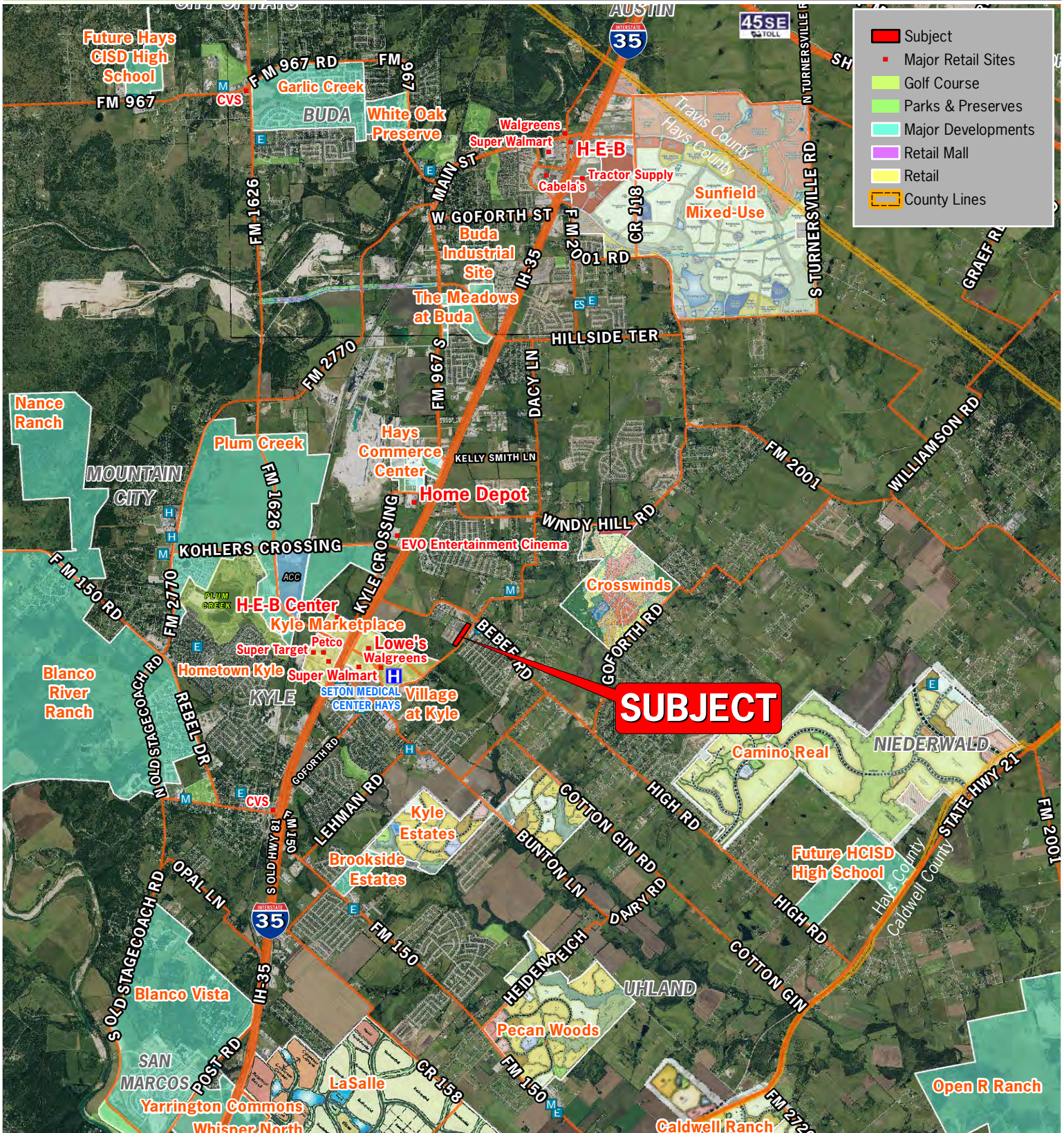
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REGION MAP

For Sale: 6.963± ACRES NEAR SETON MEDICAL

Dacy Lane | Kyle, TX



- Subject
- Major Retail Sites
- Golf Course
- Parks & Preserves
- Major Developments
- Retail Mall
- Retail
- County Lines

SUBJECT



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RETAIL MAP

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Dacy Lane | Kyle, TX

Target, Petco, Kohls, Ross, Starbucks, Chicken Express, Bank of America, Castle Dental, Dollar Tree, AppleBee's, McDonald's, Panda Express, WB Liquors & Wine, Chick-fil-A.

Barton Middle School
Jack C Hays High School
Bob Shelton Stadium

Plum Creek Subdivision
Plum Creek Golf Course

Hays CISD Performing Arts Center

ACG Hays Campus
KOHLENS CROSSING RSI

HEB, Starbucks, T-Mobile, UPS Store, Casa Garcias, Chase, Whataburger, Wells Fargo Bank, The Little Gym, Subway, RediClinic

Lowes, Walgreens, Mattress Firm, Firestone, Taco Bell, Firehouse Subs, AT&T, Cici's Pizza, Koy Chinese & Sushi, Sport Clips

Walmart, Discount Tires, Goodwill, Hamptown Inn, FastMed Urgent Care, KFC, Popeyes Louisiana Kitchen, RBFCU Credit Union, Marco's Pizza

Seton Medical Center Hays

Lakeside Crossing Manufactured Home Community
Hays Junction Apartments

Communicare Health Center
Science Hall Elementary School

Kensington Trails by CastleRock Communities

City of Kyle

FM 16226



DACY LN

BEBEE RD

BEBEE RD

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PROPERTIES



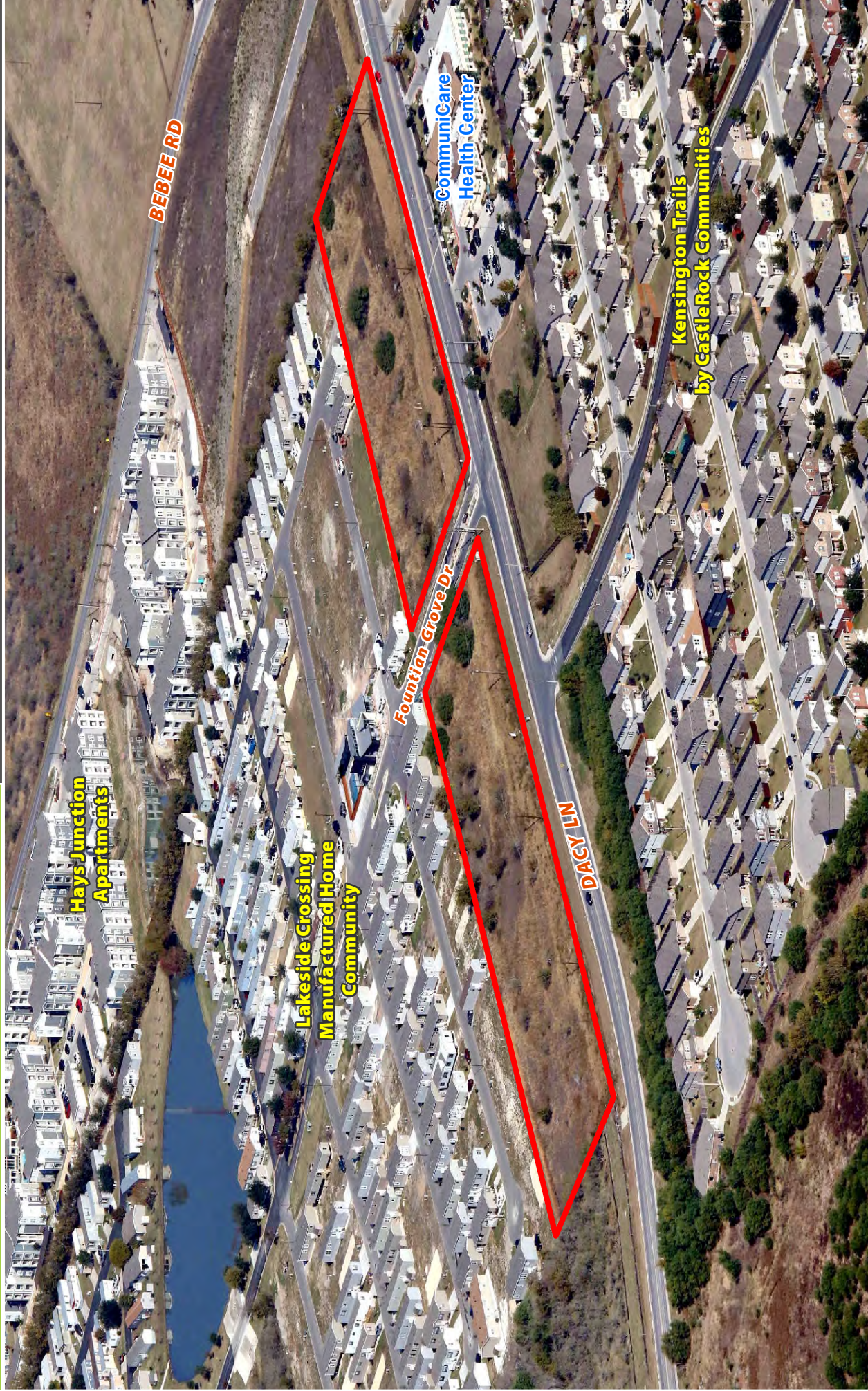
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Aerials flown on 12-2017

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OBLIQUE AERIAL

For Sale: 6.963± ACRES NEAR SETON MEDICAL
Dacy Lane | Kyle, TX



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Aerials flown on 12-2017

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CLOSE AERIAL

For Sale: 6.963± ACRES NEAR SETON MEDICAL

Dacy Lane | Kyle, TX



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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 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:
 - 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joyce Jane Weedman/Joshua Allen Hubka	344543/570840	joyce@cipaustin.com / josh@cipaustin.com	(512) 682-1000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date