

## LAND FOR SALE

1.935 ACRE PAD SITE - ACROSS FROM SETON MEDICAL CENTER

1250 Dacy Lane, Kyle, TX 78640



<b>SALE PRICE:</b>	\$590,020
<b>PRICE/SF:</b>	\$7.00/SF
<b>LOT SIZE:</b>	1.94 Acres
<b>APN #:</b>	R115942
<b>ZONING:</b>	R/S - Retail / Services
<b>MARKET:</b>	Kyle, TX
<b>CROSS STREETS:</b>	Kyle Parkway And Dacy Lane

### PROPERTY OVERVIEW

1250 Dacy Lane is a 1.935 acre pad site located directly across the street from Seton Medical Center in Kyle, TX. Ideal location with easy access to Kyle Parkway and IH-35. All utilities available and to the site. Property is zoned R/S for Retail / Services and can accommodate medical or retail users. Close to areas major retailers. Shared retention pond is in place. Access from Dacy Lane. Shared entrance with adjacent parcel that is leased by DaVita Dialysis.

### PROPERTY HIGHLIGHTS

- Ideal location across the street from the new Seton Medical Center
- Easy access to Kyle Parkway and IH-35
- Close to areas major retailers and restaurants users
- All utilities available and to the site
- Retention in place
- Shared access from Dacy Lane with adjacent parcel leased by DaVita

### KW COMMERCIAL

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### LUKE LEGRAND

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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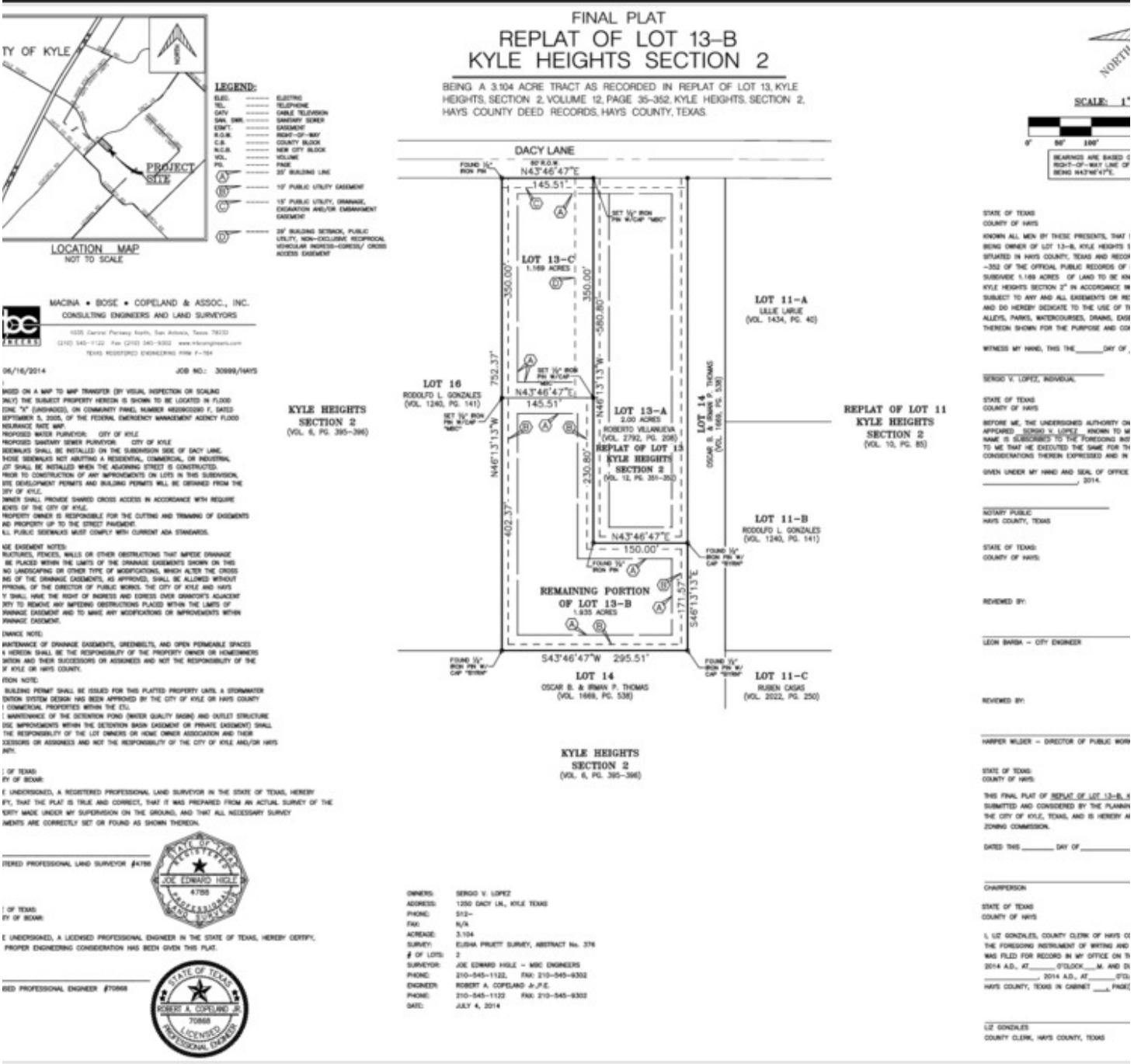
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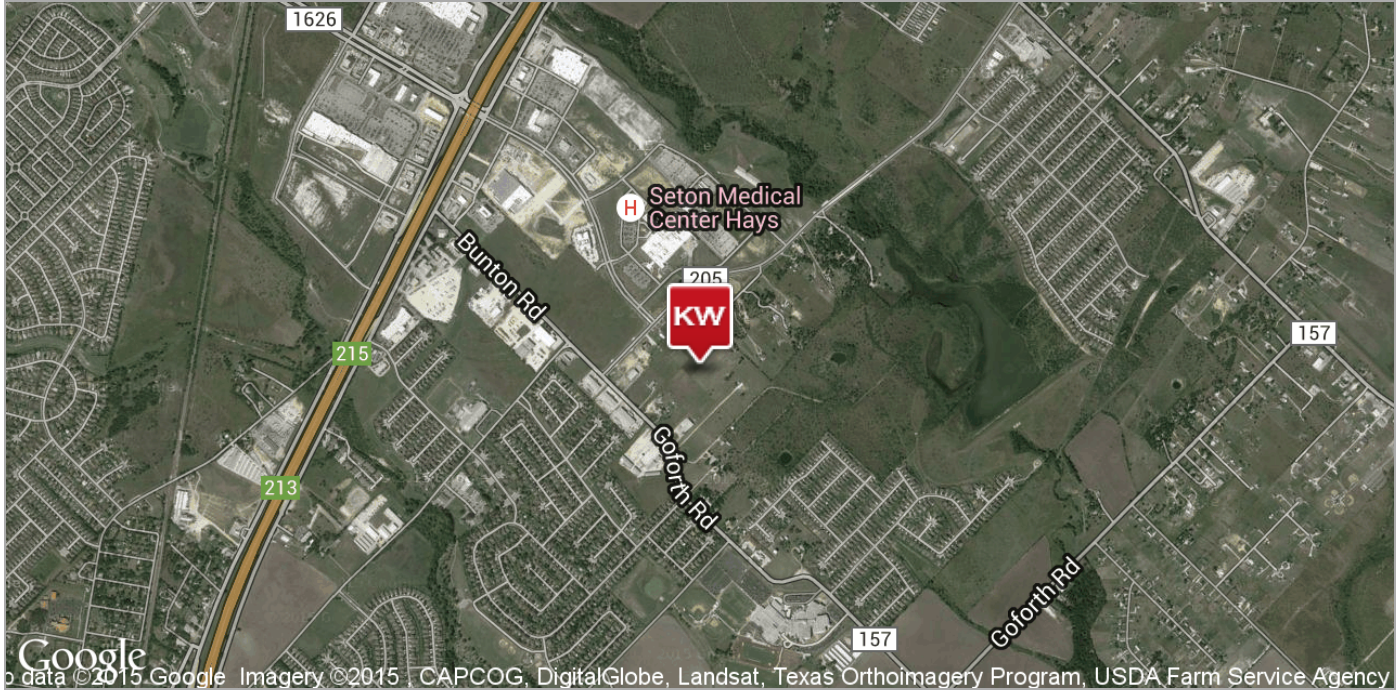
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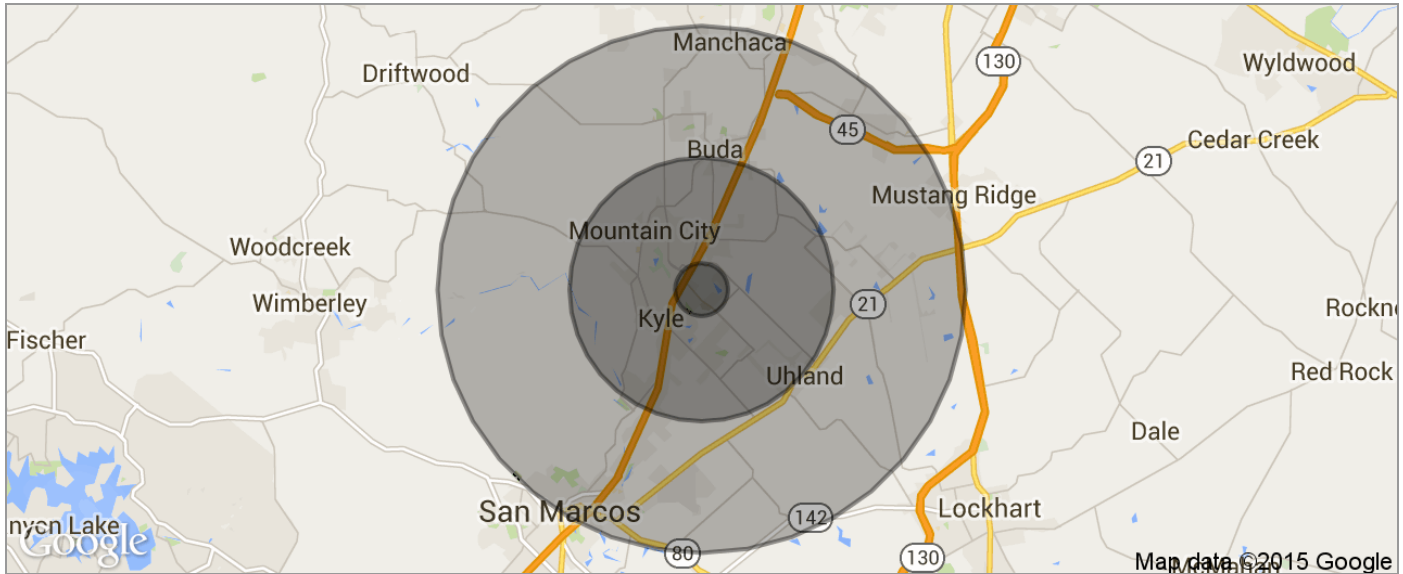
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,164	35,998	95,419
MEDIAN AGE	30.0	30.1	30.7
MEDIAN AGE (MALE)	30.0	30.1	30.7
MEDIAN AGE (FEMALE)	29.9	30.2	30.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,231	10,909	31,500
# OF PERSONS PER HH	3.4	3.3	3.0
AVERAGE HH INCOME	\$72,186	\$70,689	\$67,892
AVERAGE HOUSE VALUE	\$136,125	\$151,894	\$159,235
RACE	1 MILE	5 MILES	10 MILES
% WHITE	58.8%	64.4%	67.6%
% BLACK	7.5%	4.8%	4.7%
% ASIAN	0.9%	1.4%	1.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.3%	0.4%
% OTHER	28.8%	26.4%	23.5%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	52.9%	50.3%	44.2%

\* Demographic data derived from 2010 US Census

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## Approved by the Texas Real Estate Commission for Voluntary Use

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

# Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

### If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

