

FOR SALE ±4.66 ACRE COMMERCIAL SITE

Dacy Ln. & Bebee Rd. Kyle, TX 78640



LOCATION	SW Corner Bebee Rd. and Dacy Lane Kyle, Texas 78640	FRONTAGE/ ACCESS	Multiple ingress and egress including common driveway from Dacy Lane in place. Lot 4 has approximately 314 feet of frontage on Bebee Road.
SIZE	Lot 4 ±4.66 Acres	UTILITIES	Water and Sewer to the site
TOPOGRAPHY	Level	ZONING	R/S
LAND USE SUMMARY	Retail / Office, R/S zoning	+ - 39,400 sf bldg.	4.66 acres \$1,200,000 (\$5.91/SF)

Seller will deliver a final platted lot with zoning, utilities, and detention in place. The site is 1/2 mi. east of I-35, 25 miles to Austin CBD, 56 miles to San Antonio CBD and 20 miles to Austin-Bergstrom International Airport. Site is located within the city limits of Kyle, Texas and approximately 1 mile north of the Seton Medical and retail center. New Austin Community College campus is across I-35, approximately 2 miles from site. The property is across the street from Science Hill Elementary and the Communicare Health Center. It is 1/4 mile south from Chapa Middle School and across the street from the planned 30 acre City of Kyle park, and next to 306 unit Hays Junction apartments. The 600 home Amberwood Subdivision is just to the north of these sites. The property is 1/4 mile west of the 500 home Kensington Trails Subdivision. Meadows at Kyle, a new SF subdivision, is being developed across Bebee Rd., next to the planned City of Kyle park. The new Crosswinds Subdivision (1400 SF homes) is being developed diagonally across the intersection of Bebee Road and Dacy Lane.

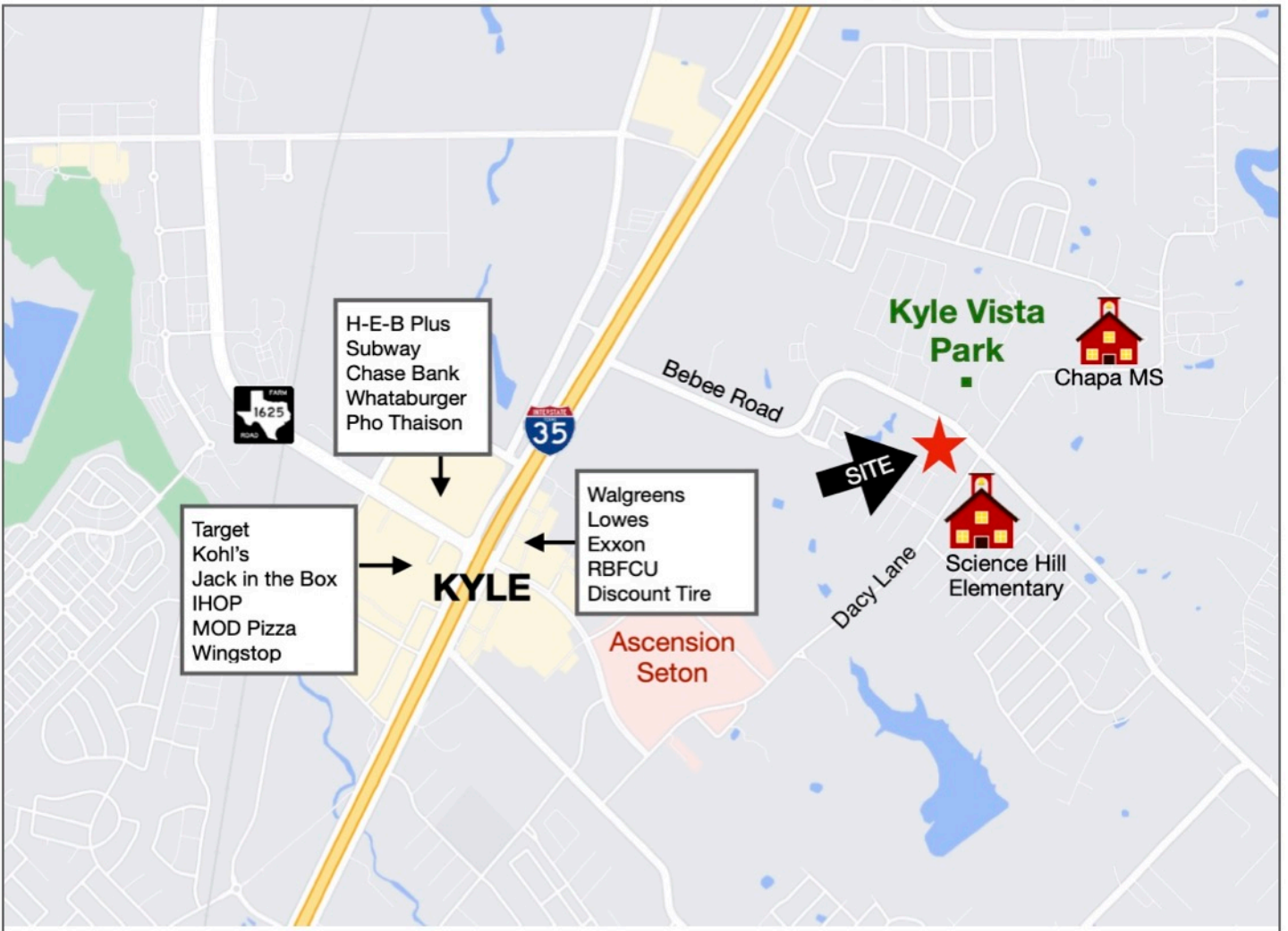
McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Spence Collins
Office: (512) 472-2100
spence@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.



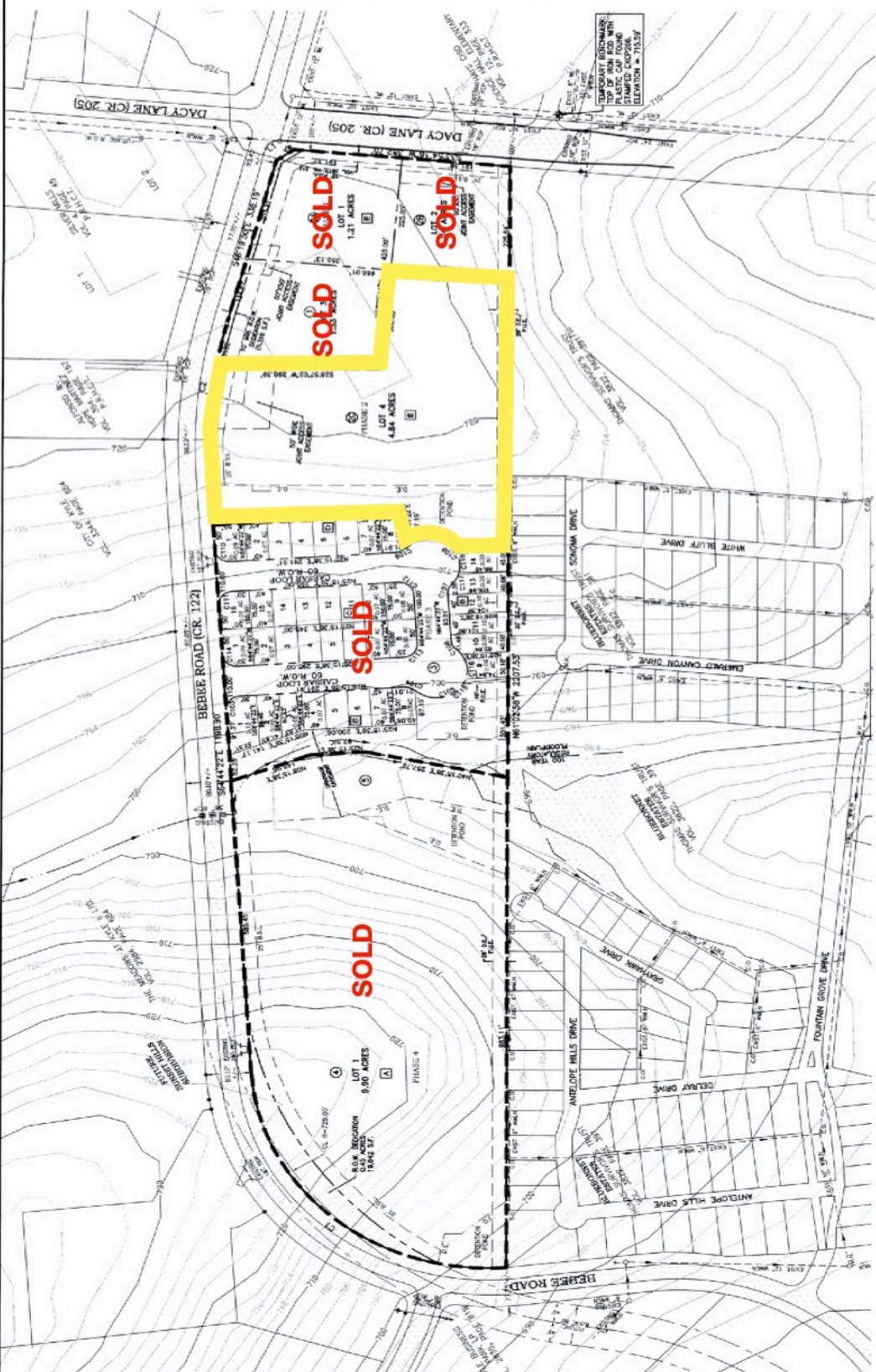


ECUATRO
Consultants, Ltd.

1401 West Loop South, Suite 1000
Dallas, Texas 75240

LEGEND

- BOUNDARY LINE
- EXISTING EASEMENT BOUNDARY
- EXISTING CONTOURS
- EXISTING LOT LINE
- EXISTING CENTER LINE OF DITCH
- EXISTING TELEPHONE LINE
- EXISTING WATER
- EXISTING FIRE HYDRANT
- EXISTING WATER METER (DOUBLE)
- EXISTING WASTEWATER
- EXISTING WASTEWATER SERVICE
- EXISTING WASTEWATER SERVICE
- EXISTING OVERHEAD ELECTRIC
- EXISTING OVERHEAD TELEPHONE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING POWER POLE
- EXISTING CUP
- EXISTING PAVEMENT
- TRAFFIC FLOW
- PROPOSED PHASE UNDS



CURVE TABLE

CHORD BEARING	CHORD LENGTH	TANGENT	ARC	ARC BEARING	STATION
45.73°	222.13'	157.22'	118.38'	308° 23' 54"	5+00.00
272.23°	72.23'	66.55'	36.11'	315° 02' 00"	5+100.00
59° 00' 00"	36.11'	32.88'	18.06'	323° 07' 00"	5+200.00
153.28° 05"	153.28° 05"	139.52'	68.26'	331° 12' 00"	5+300.00
153.28° 05"	153.28° 05"	139.52'	68.26'	331° 12' 00"	5+400.00
153.28° 05"	153.28° 05"	139.52'	68.26'	331° 12' 00"	5+500.00
153.28° 05"	153.28° 05"	139.52'	68.26'	331° 12' 00"	5+600.00
153.28° 05"	153.28° 05"	139.52'	68.26'	331° 12' 00"	5+700.00
153.28° 05"	153.28° 05"	139.52'	68.26'	331° 12' 00"	5+800.00
153.28° 05"	153.28° 05"	139.52'	68.26'	331° 12' 00"	5+900.00
153.28° 05"	153.28° 05"	139.52'	68.26'	331° 12' 00"	5+1000.00

BOUNDARY CURVE TABLE

CHORD BEARING	CHORD LENGTH	TANGENT	ARC	ARC BEARING	STATION
45.73°	222.13'	157.22'	118.38'	308° 23' 54"	5+00.00
272.23°	72.23'	66.55'	36.11'	315° 02' 00"	5+100.00
59° 00' 00"	36.11'	32.88'	18.06'	323° 07' 00"	5+200.00
153.28° 05"	153.28° 05"	139.52'	68.26'	331° 12' 00"	5+300.00
153.28° 05"	153.28° 05"	139.52'	68.26'	331° 12' 00"	5+400.00
153.28° 05"	153.28° 05"	139.52'	68.26'	331° 12' 00"	5+500.00
153.28° 05"	153.28° 05"	139.52'	68.26'	331° 12' 00"	5+600.00
153.28° 05"	153.28° 05"	139.52'	68.26'	331° 12' 00"	5+700.00
153.28° 05"	153.28° 05"	139.52'	68.26'	331° 12' 00"	5+800.00
153.28° 05"	153.28° 05"	139.52'	68.26'	331° 12' 00"	5+900.00
153.28° 05"	153.28° 05"	139.52'	68.26'	331° 12' 00"	5+1000.00

BOUNDARY LINE TABLE

LINE	LENGTH	BEARING	STATION
1	102.57'	152.92°	5+00.00
2	102.57'	152.92°	5+100.00
3	102.57'	152.92°	5+200.00
4	102.57'	152.92°	5+300.00
5	102.57'	152.92°	5+400.00
6	102.57'	152.92°	5+500.00
7	102.57'	152.92°	5+600.00
8	102.57'	152.92°	5+700.00
9	102.57'	152.92°	5+800.00
10	102.57'	152.92°	5+900.00
11	102.57'	152.92°	5+1000.00
12	102.57'	152.92°	5+1100.00
13	102.57'	152.92°	5+1200.00
14	102.57'	152.92°	5+1300.00
15	102.57'	152.92°	5+1400.00
16	102.57'	152.92°	5+1500.00
17	102.57'	152.92°	5+1600.00
18	102.57'	152.92°	5+1700.00
19	102.57'	152.92°	5+1800.00
20	102.57'	152.92°	5+1900.00
21	102.57'	152.92°	5+2000.00
22	102.57'	152.92°	5+2100.00
23	102.57'	152.92°	5+2200.00
24	102.57'	152.92°	5+2300.00
25	102.57'	152.92°	5+2400.00
26	102.57'	152.92°	5+2500.00
27	102.57'	152.92°	5+2600.00
28	102.57'	152.92°	5+2700.00
29	102.57'	152.92°	5+2800.00
30	102.57'	152.92°	5+2900.00
31	102.57'	152.92°	5+3000.00
32	102.57'	152.92°	5+3100.00
33	102.57'	152.92°	5+3200.00
34	102.57'	152.92°	5+3300.00
35	102.57'	152.92°	5+3400.00
36	102.57'	152.92°	5+3500.00
37	102.57'	152.92°	5+3600.00
38	102.57'	152.92°	5+3700.00
39	102.57'	152.92°	5+3800.00
40	102.57'	152.92°	5+3900.00
41	102.57'	152.92°	5+4000.00
42	102.57'	152.92°	5+4100.00
43	102.57'	152.92°	5+4200.00
44	102.57'	152.92°	5+4300.00
45	102.57'	152.92°	5+4400.00
46	102.57'	152.92°	5+4500.00
47	102.57'	152.92°	5+4600.00
48	102.57'	152.92°	5+4700.00
49	102.57'	152.92°	5+4800.00
50	102.57'	152.92°	5+4900.00
51	102.57'	152.92°	5+5000.00
52	102.57'	152.92°	5+5100.00
53	102.57'	152.92°	5+5200.00
54	102.57'	152.92°	5+5300.00
55	102.57'	152.92°	5+5400.00
56	102.57'	152.92°	5+5500.00
57	102.57'	152.92°	5+5600.00
58	102.57'	152.92°	5+5700.00
59	102.57'	152.92°	5+5800.00
60	102.57'	152.92°	5+5900.00
61	102.57'	152.92°	5+6000.00
62	102.57'	152.92°	5+6100.00
63	102.57'	152.92°	5+6200.00
64	102.57'	152.92°	5+6300.00
65	102.57'	152.92°	5+6400.00
66	102.57'	152.92°	5+6500.00
67	102.57'	152.92°	5+6600.00
68	102.57'	152.92°	5+6700.00
69	102.57'	152.92°	5+6800.00
70	102.57'	152.92°	5+6900.00
71	102.57'	152.92°	5+7000.00
72	102.57'	152.92°	5+7100.00
73	102.57'	152.92°	5+7200.00
74	102.57'	152.92°	5+7300.00
75	102.57'	152.92°	5+7400.00
76	102.57'	152.92°	5+7500.00
77	102.57'	152.92°	5+7600.00
78	102.57'	152.92°	5+7700.00
79	102.57'	152.92°	5+7800.00
80	102.57'	152.92°	5+7900.00
81	102.57'	152.92°	5+8000.00

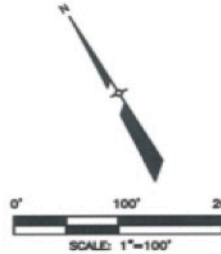
LAND USE SUMMARY

1	2.25 ACRES (R6)
2	1.21 ACRES (R6)
3	1.04 ACRES (R6)
4	4.84 ACRES (R6)
5	5.45 ACRES (R-1-T)
6	5.80 ACRES (R-1-S)
7	1.81 ACRES (WITH RESIDENTIAL TOWNHOUSE/ PARKING RESIDENTIAL 3)
TOTAL AREA	23.77 ACRES

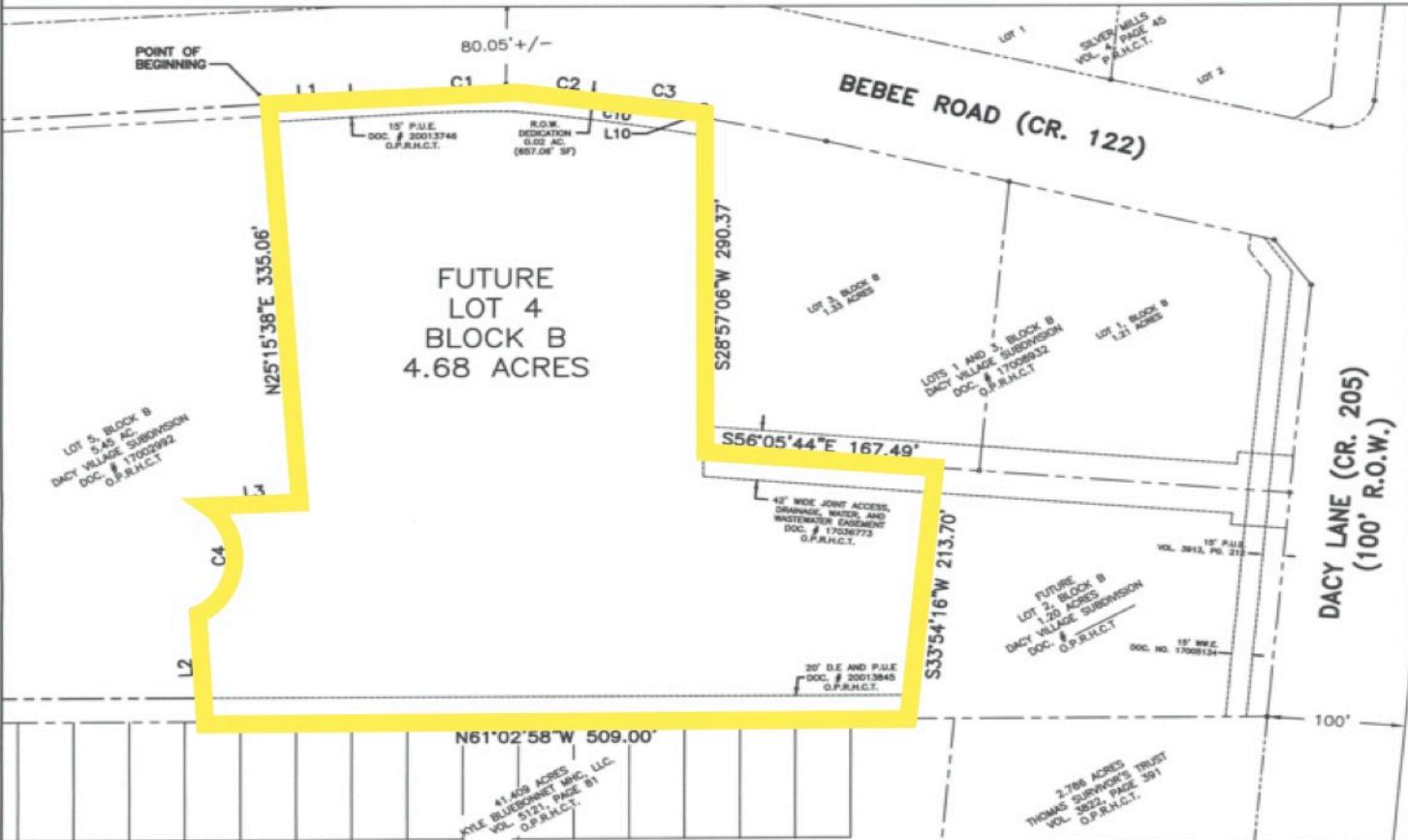
NOTE: ROAD RIGHT-OF-WAY INCLUDED IN AREA SUMMARY ABOVE.

SKETCH TO ACCOMPANY FIELD NOTES

LEGEND



- IRON ROD FOUND
- IRON ROD SET
- BOUNDARY LINE
- EXISTING R.O.W. LINE
- EXISTING LOT LINE
- O--- EXISTING OVERHEAD ELECTRIC
- EASEMENT
- ⊕ FIRE HYDRANT
- ⊙ POWER POLE
- GUYWIRE
- ⊙ WATER METER
- CHAIN LINK FENCE
- WOOD PRIVACY FENCE
- IRON ROD FENCE
- BARBED WIRE FENCE
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY TEXAS

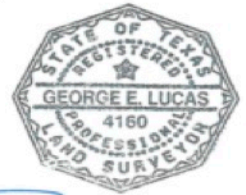


LEGAL DESCRIPTION:

BEING A 4.68 ACRE TRACT OF LAND OUT OF THE REMAINING 5.88 ACRE TRACT CONVEYED TO DACY LANE, LLC. BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN DOCUMENT NO. 2011-11022936, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

FLOOD INFORMATION: THIS SITE LIES WITHIN ZONE "X" FLOODPLAIN AREA. NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOODPLAIN BOUNDARY ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR BURNET COUNTY, TEXAS.

COMMUNITY PANEL NUMBER: 48209C 0290F
FLOOD MAP DATED: SEPTEMBER 2, 2005



DATE: 7-9-2020

GEORGE E. LUCAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
CELECO SURVEYING, FIRM REGISTRATION NO. 10193975
2205 STONECREST PATH
NEW BRAUNFELS, TEXAS 78130
OFFICE (512) 635-4857

Line Table

Line #	Length	Direction
L1	99.89'	S64° 44' 22"E
L2	93.23'	N25° 15' 38"E
L3	67.19'	S64° 44' 22"E
L10	8.52'	S28° 57' 06"W

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	BEARING	CHORD LENGTH	TANGENT	DELTA
C1	77.72'	958.30'	S62°24'06"E	77.70'	38.88'	4°38'48"
C2	78.04'	958.30'	S57°48'19"E	78.02'	38.04'	4°32'46"
C3	60.87'	958.30'	S53°42'45"E	60.86'	30.45'	3°38'22"
C4	105.64'	55.00'	N33°43'03"E	90.13'	78.62'	110°02'55"
C10	138.06'	1,492.53'	S52°27'35"E	138.01'	69.08'	5°18'00"



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.

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.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Baker II	517348	johnnbaker2@gmail.com	512-472-2100
Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Spencer Everett Collins	345335	spence@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date