



**BUDA MIDWAY  
PHASE 2**

ACCESS TO  
**AUSTIN.  
TEXAS.  
THE NATION.**



**DEEP ROOTS DRIVE • BUDA, TX 78610**



UNITED PROPERTIES  
DEVELOPER



LEASING

# PHASE II FEATURES + SPECS

The second phase includes four buildings on 40.2 acres totaling just over 382,000 square feet.

- + **Building 4** ±87,361 SF Rear Load
- + **Building 5** ±119,993 SF Rear Load
- + **Building 6** ±82,277 SF Rear Load
- + **Building 7** ±92,577 SF Rear Load



SPECS

## CLEAR HEIGHTS:

30' - 32'

## REAR LOAD:

151 - 210 PARKING SPACES

27 - 33 DOCK DOORS

## TRAILER PARKING:

16 - 17 TRAILER PARKING SPACES

## COLUMN SPACING:

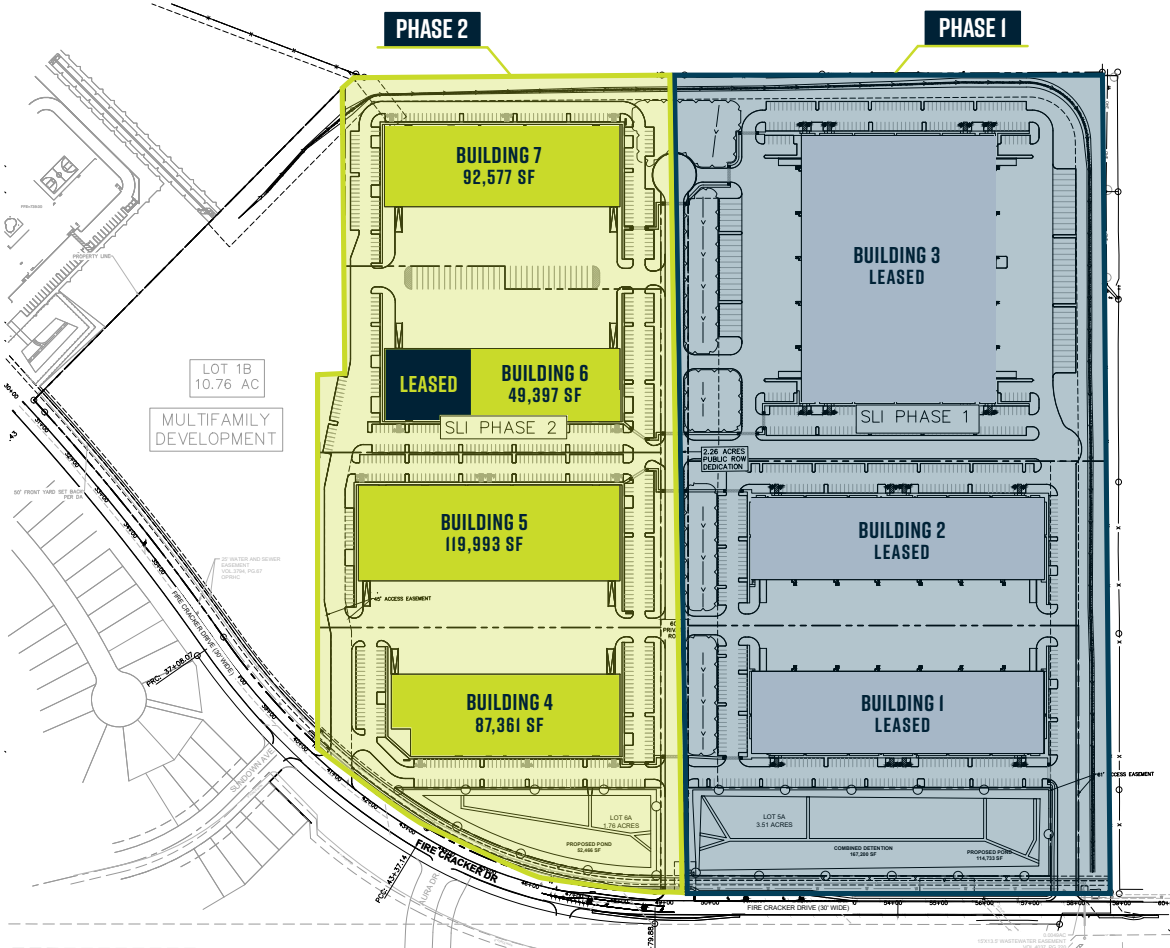
52' X 60'

TYPICAL WITH 60' SPEEDBAY

# FULL PARK SITE PLAN



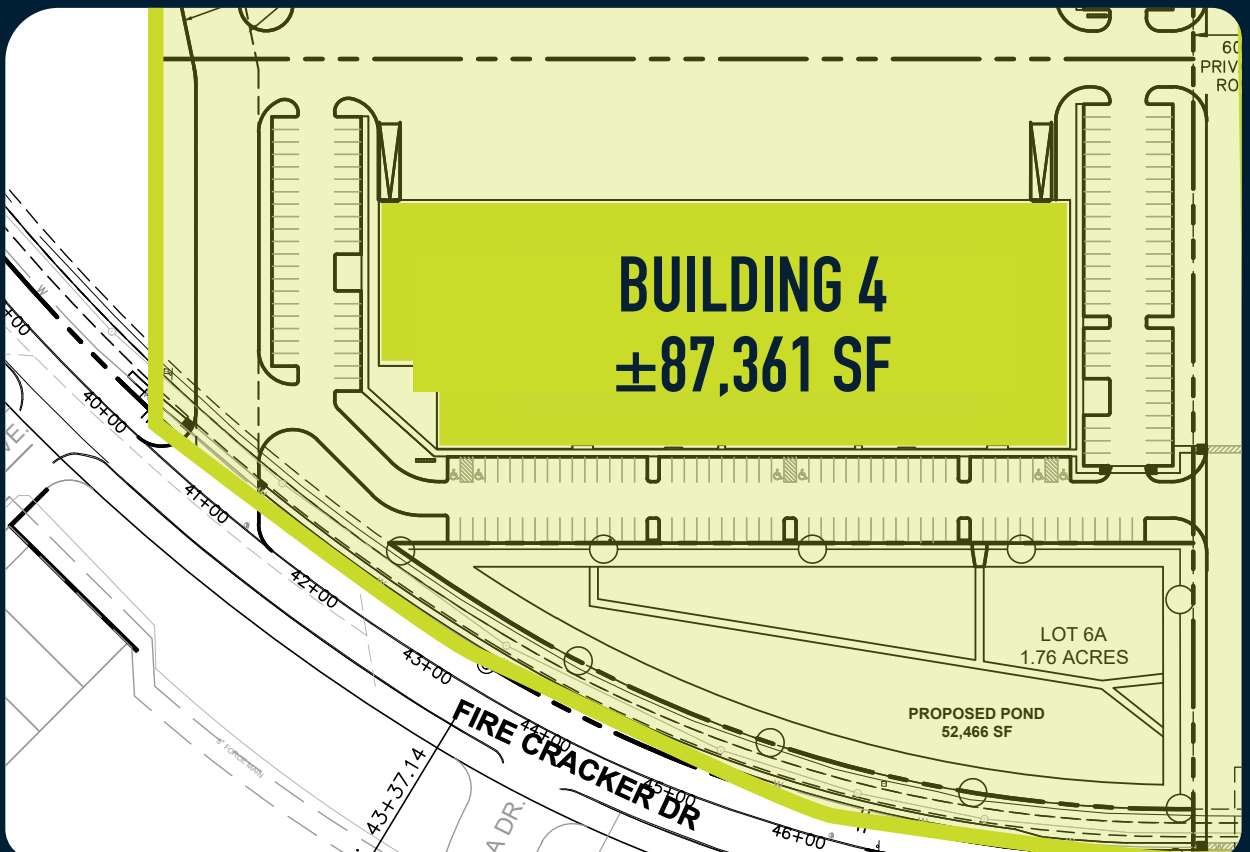
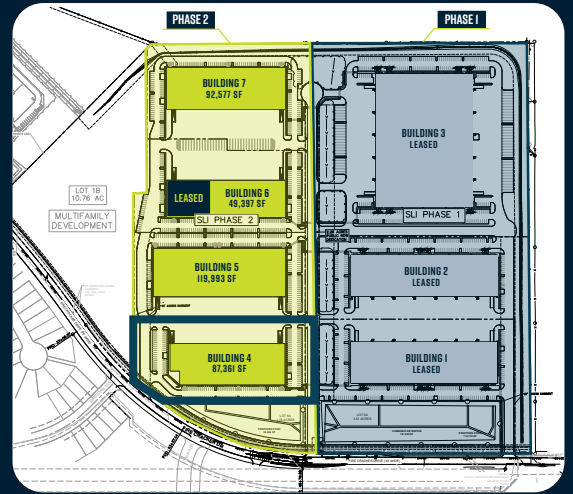
PICTURED: BUILDING 5



# BUILDING 4

## SPECS

- + Total Size  $\pm 87,361$  SF | Divisible to 28,080 SF
- + Building Type Rear Load
- + Doors (27) 9'x10' OHD Doors | (2) 12'x14' OHD Doors w/ Ramp
- + Column Spacing 52'x60' | Typical w/ 60' Speedbay
- + Clear Height 30'
- + Building Depth 180'
- + Shared Truck Court (Bldg. 5) 205'
- + Auto Parking  $\pm 187$  Spaces
- + Parking Ratio 2.10/1,000
- + Sprinklers ESFR

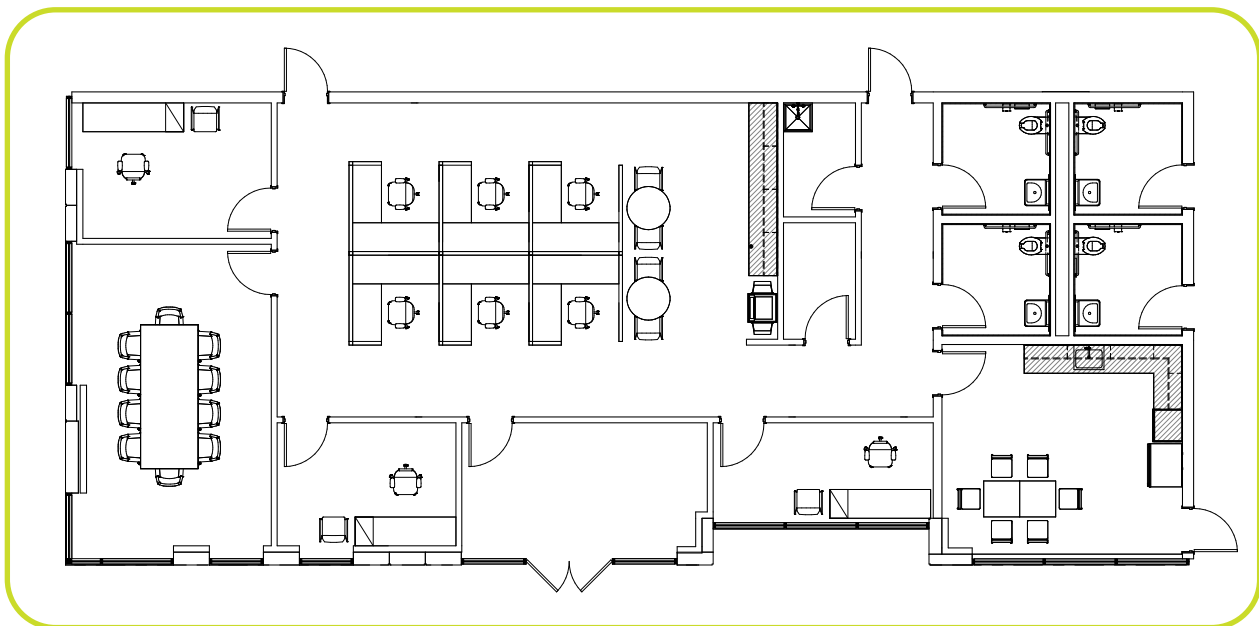
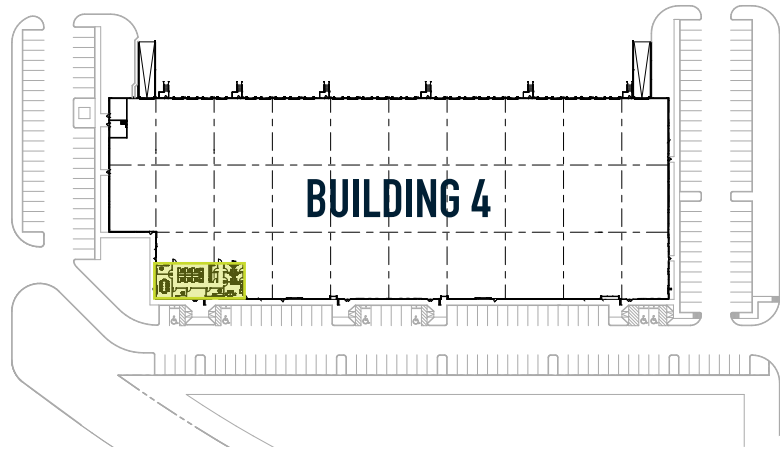


171 Deep Roots Drive, Buda, TX 78610

# SPEC OFFICE

- + ±2,397 SF
- + Reception
- + Breakroom
- + Private Offices (3)
- + Conference Room
- + Open Office Space
- + Restrooms

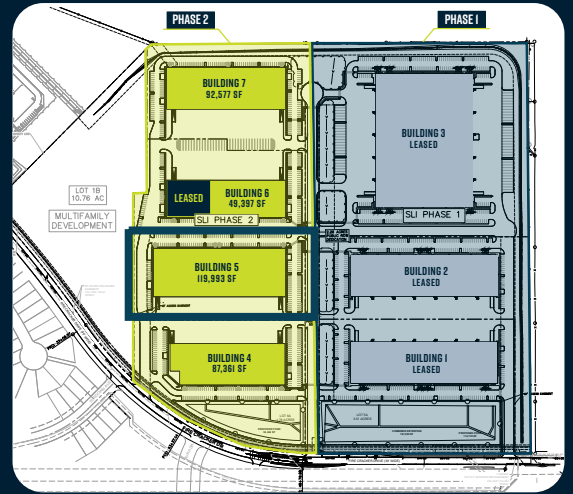
*Spec office is permitted, yet not constructed/complete.*



# BUILDING 5

## SPECS

- + **Total Size** ±119,993 SF | Divisible to 32,760 SF
- + **Building Type** Rear Load
- + **Doors** (33) 9'x10' OHD Doors | (2) 12'x14' OHD Doors w/ Ramps
- + **Column Spacing** 52'x50' | Typical w/ 60' Speedbay
- + **Clear Height** 32'
- + **Building Depth** 210'
- + **Shared Truck Court** (Bldg. 4) 205'
- + **Auto Parking** ±203 Spaces
- + **Parking Ratio** 1.70/1,000
- + **Sprinklers** ESFR

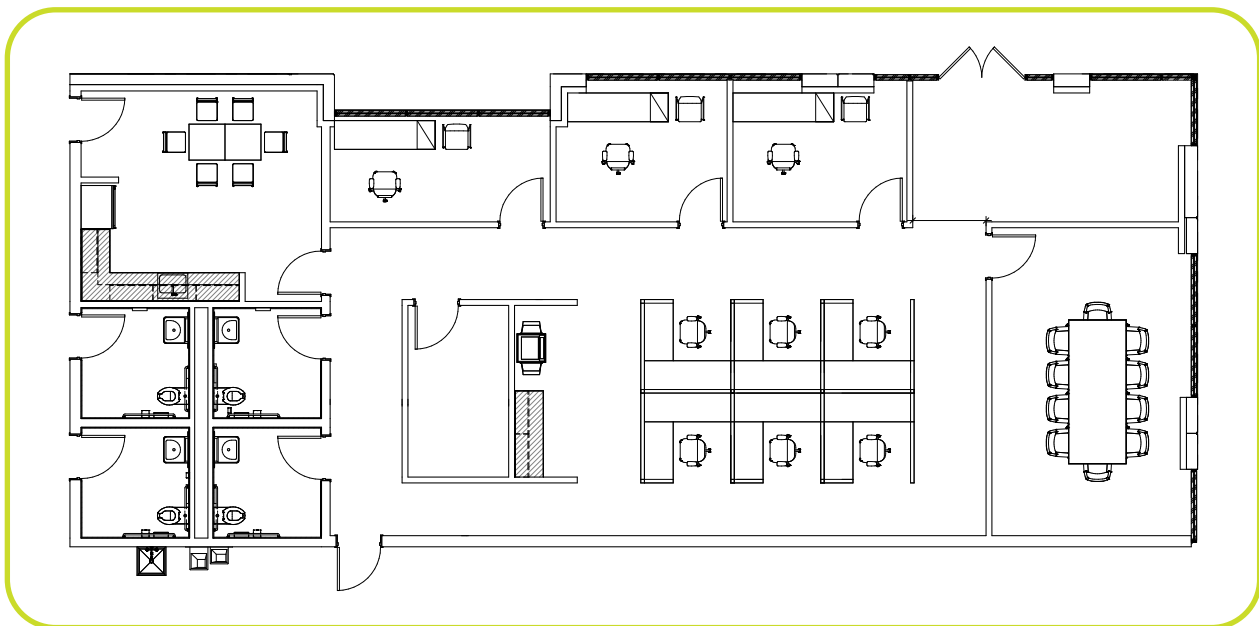
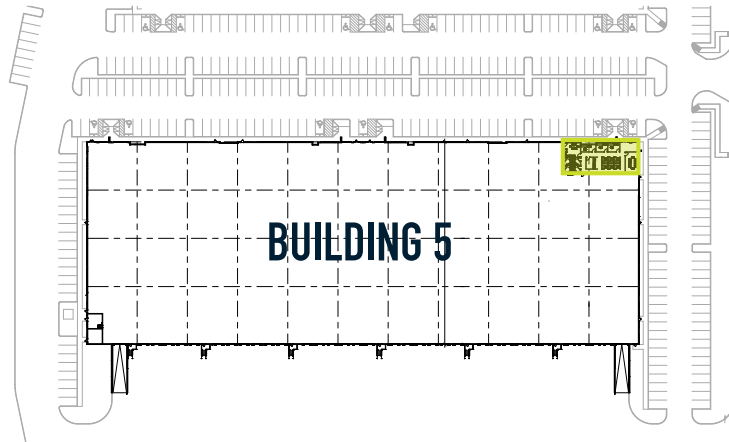


251 Deep Roots Drive, Buda, TX 78610

# SPEC OFFICE

- + ±2,498 SF
- + Reception
- + Breakroom
- + Private Offices (3)
- + Conference Room
- + Open Office Space
- + Restrooms

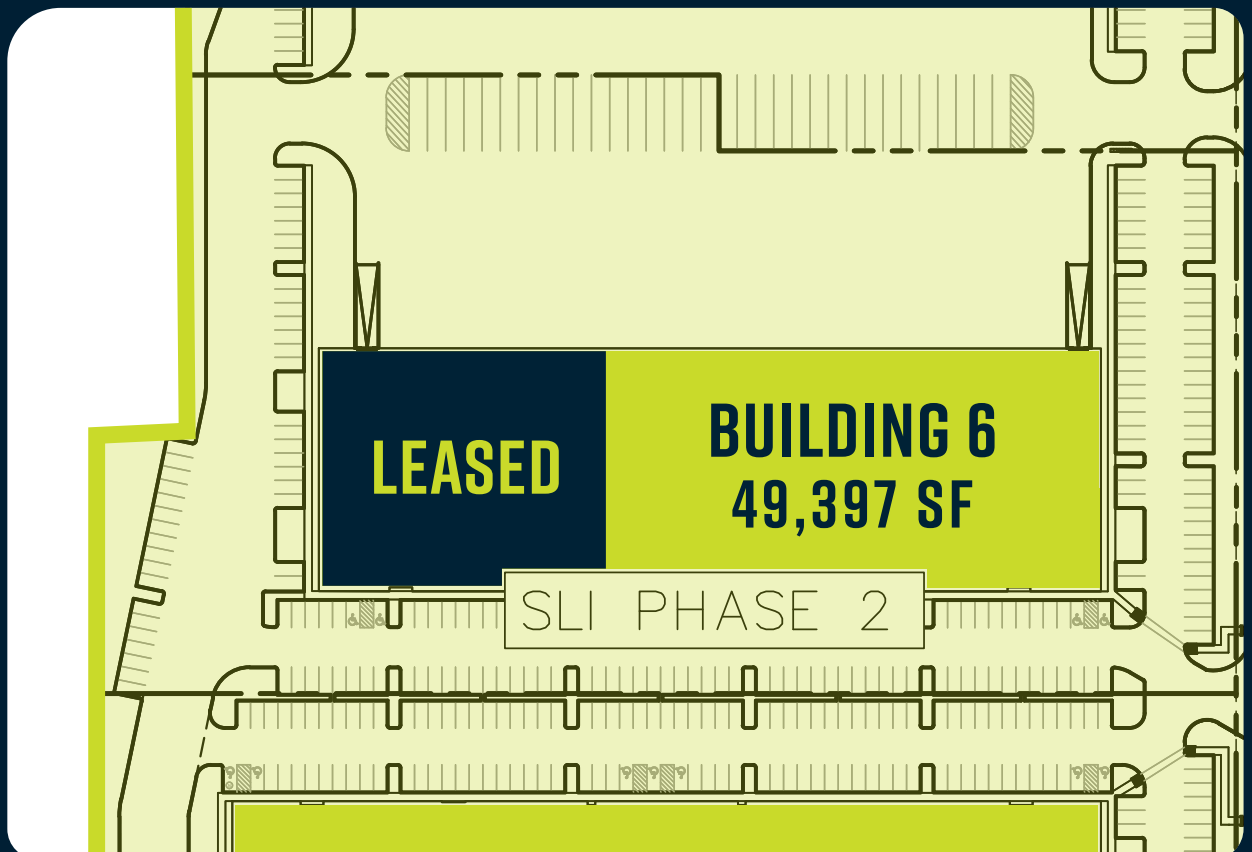
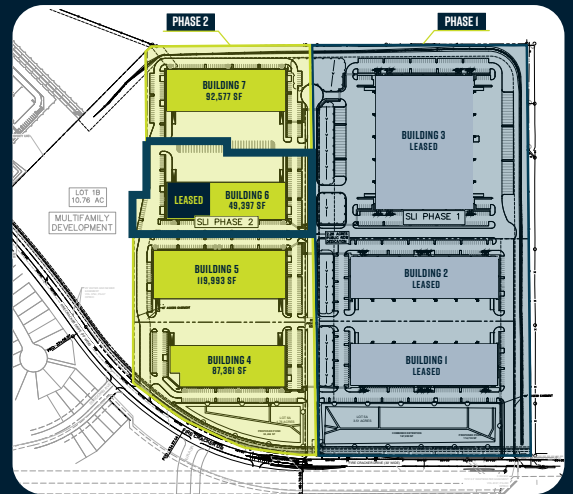
*Spec office is permitted, yet not constructed/complete.*



# BUILDING 6

## SPECS

- + Total Size  $\pm 82,277$  SF | 49,397 SF Available
- + Building Type Rear Load
- + Doors (29) 9'x10' OHD Doors | (2) 12'x14' OHD Doors w/ Ramp
- + Column Spacing 52'x50' | Typical w/ 60' Speedbay
- + Clear Height 32'
- + Building Depth 160'
- + Truck Court 130'
- + Auto Parking  $\pm 214$  Spaces
- + Parking Ratio 2.60/1,000
- + Trailer Parking 16 Spaces
- + Sprinklers ESFR



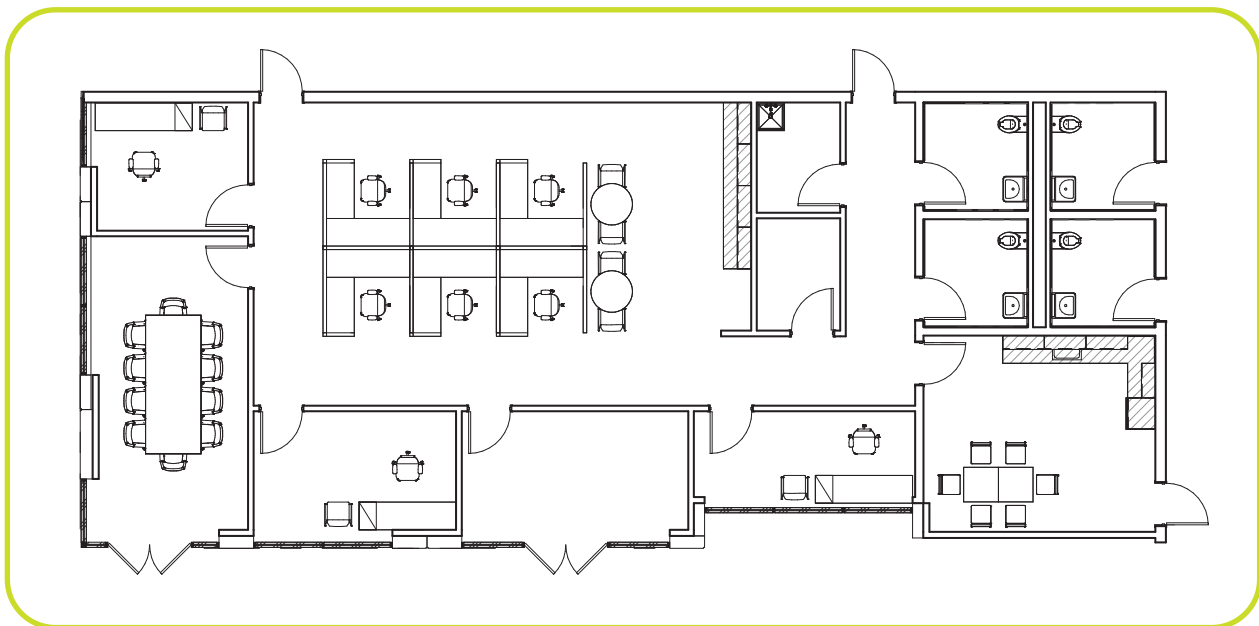
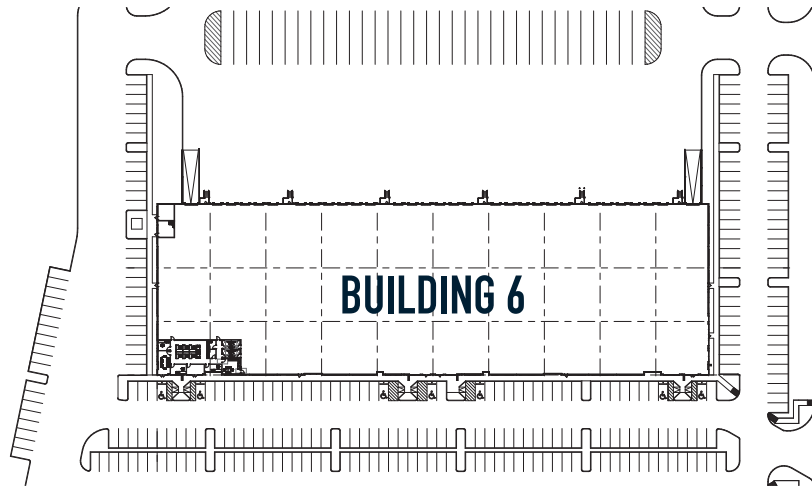


261 Deep Roots Drive, Buda, TX 78610

# SPEC OFFICE

- + ±2,496 SF
- + Reception
- + Breakroom
- + Private Offices (3)
- + Conference Room
- + Open Office Space
- + Storage
- + Restrooms

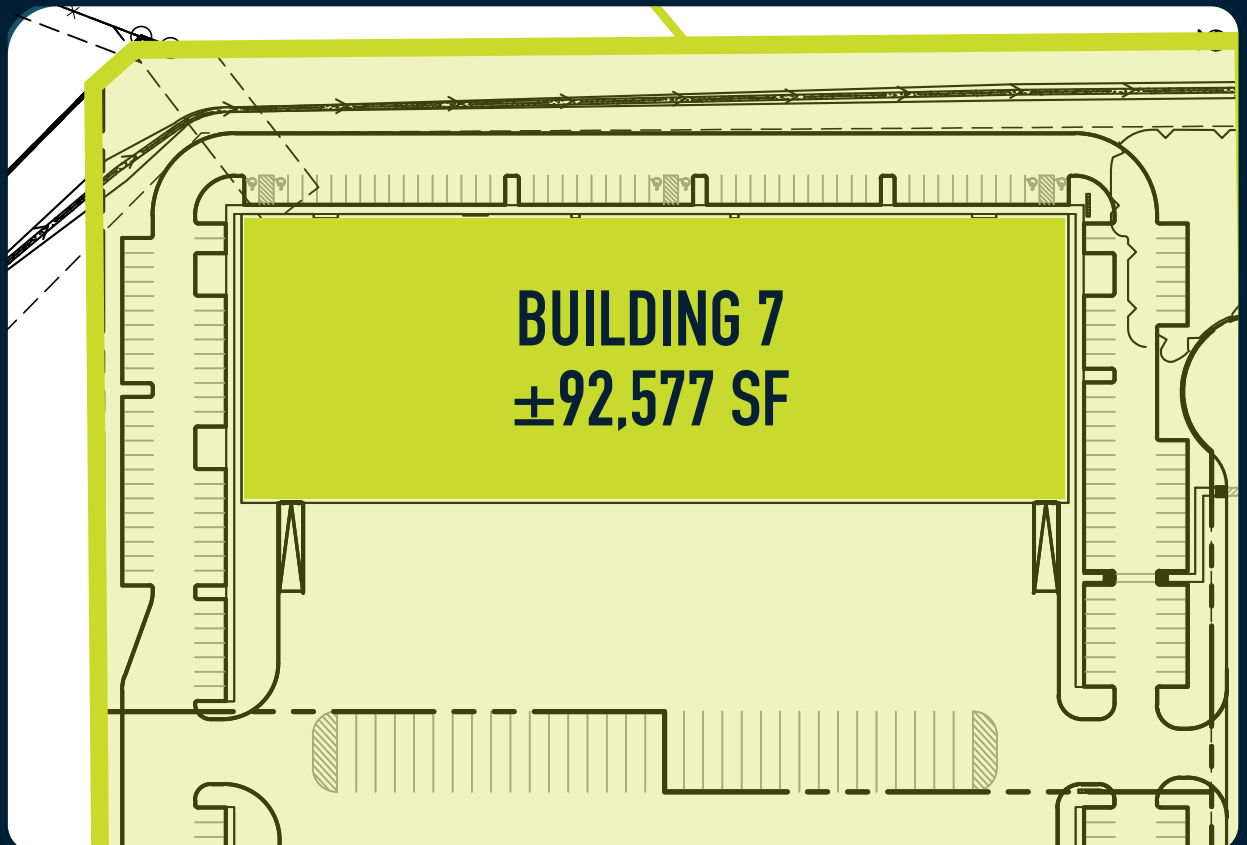
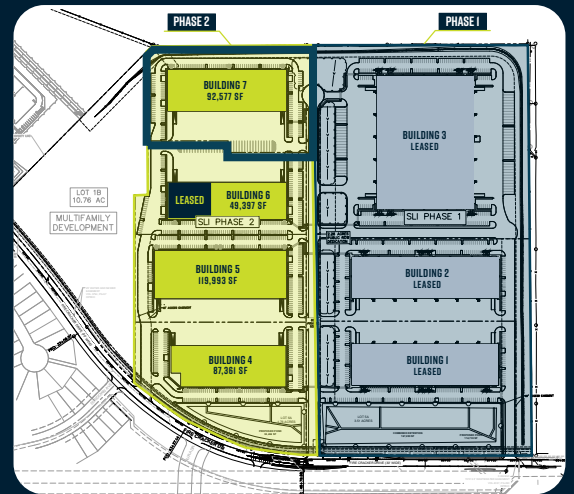
*Spec office is permitted, yet not constructed/complete.*



# BUILDING 7

## SPECS

- + **Total Size** ±92,577 SF | Divisible to 27,630 SF
- + **Building Type** Rear Load
- + **Doors** (29) 9'x10' OHD Doors | (2) 12'x14' OHD Doors w/ Ramp
- + **Column Spacing** 52'x60' | Typical w/ 60' Speedbay
- + **Clear Height** 32'
- + **Building Depth** 180'
- + **Truck Court** 120'
- + **Auto Parking** ±155 Spaces
- + **Parking Ratio** 1.70/1,000
- + **Trailer Parking** 17 Spaces
- + **Sprinklers** ESFR

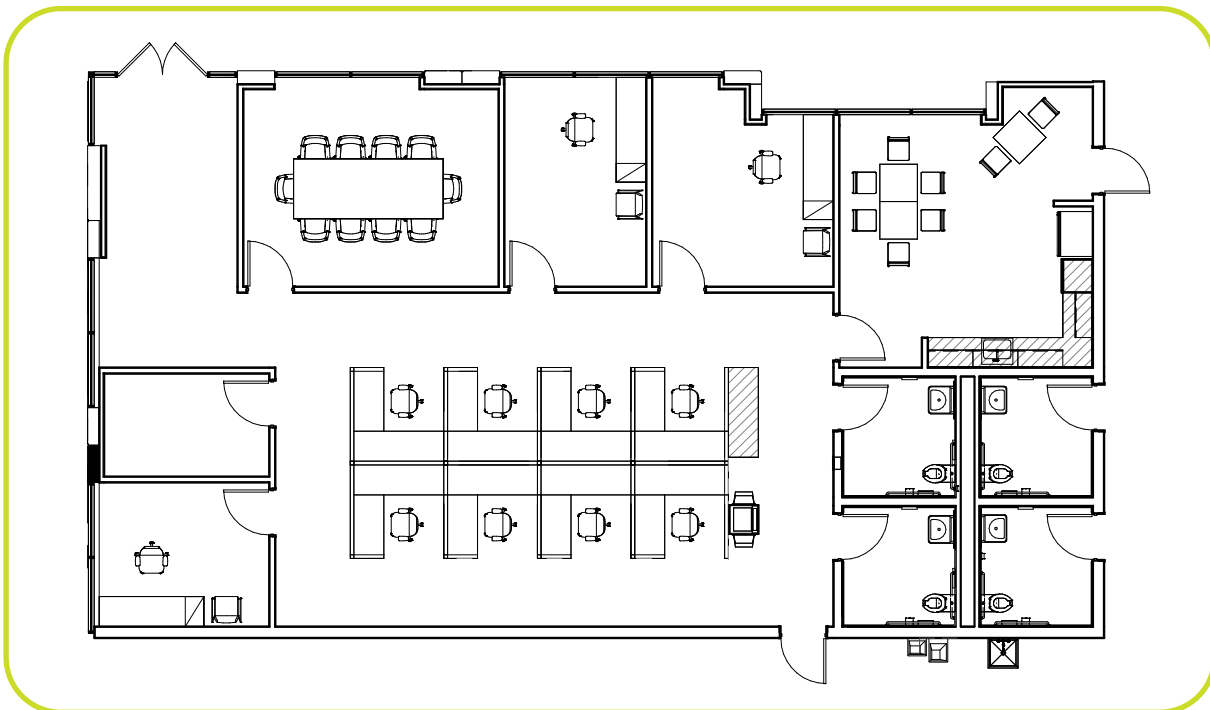
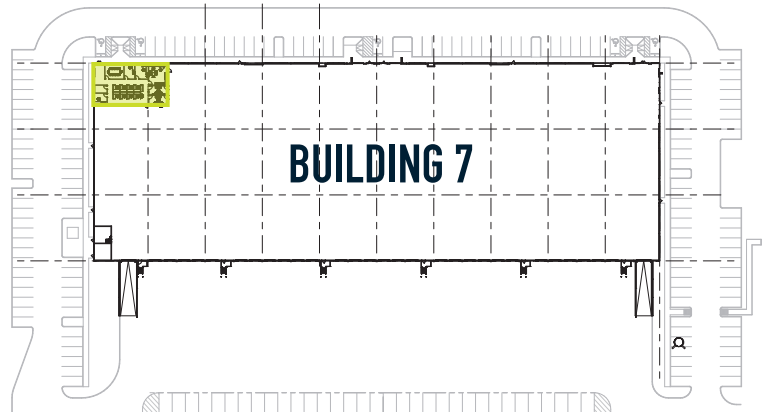


361 Deep Roots Drive, Buda, TX 78610

# SPEC OFFICE

- + ±2,494 SF
- + Reception
- + Breakroom
- + Private Offices (3)
- + Conference Room
- + Open Office Space
- + Restrooms

*Spec office is complete.*



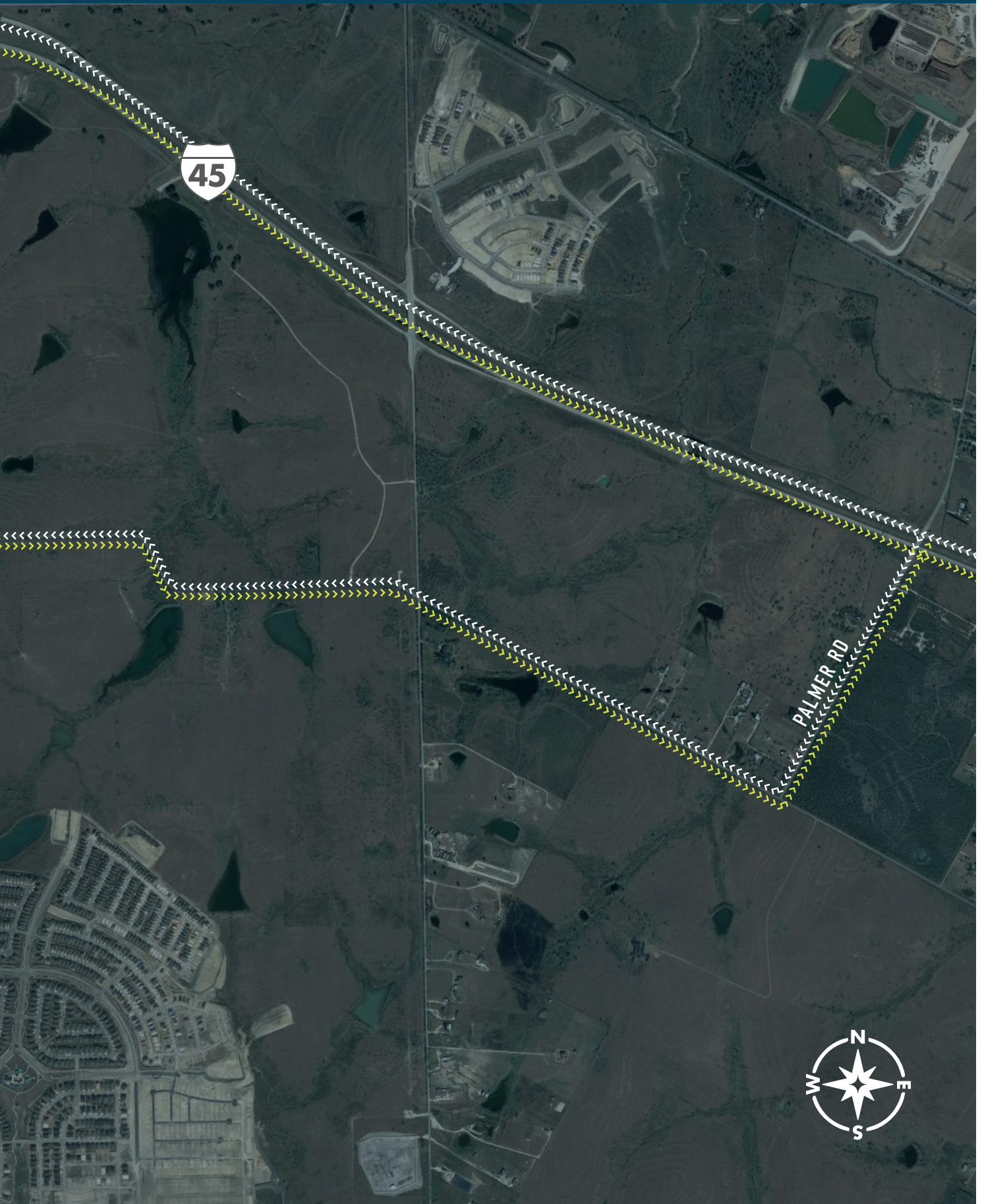
# BUDA MIDWAY ACCESS

EGRESS



INGRESS





# BUDA MIDWAY PROXIMITY

DESTINATION	DISTANCE	DRIVE TIME
Downtown Austin	16 mi.	20 min.
Austin Airport (ABIA)	22 mi	25 min.
Tesla Gigafactory	22 mi.	26 min.
San Antonio	66 mi.	1 hour
Houston	172 mi.	2.5 hours
Dallas	209 mi.	3 hours



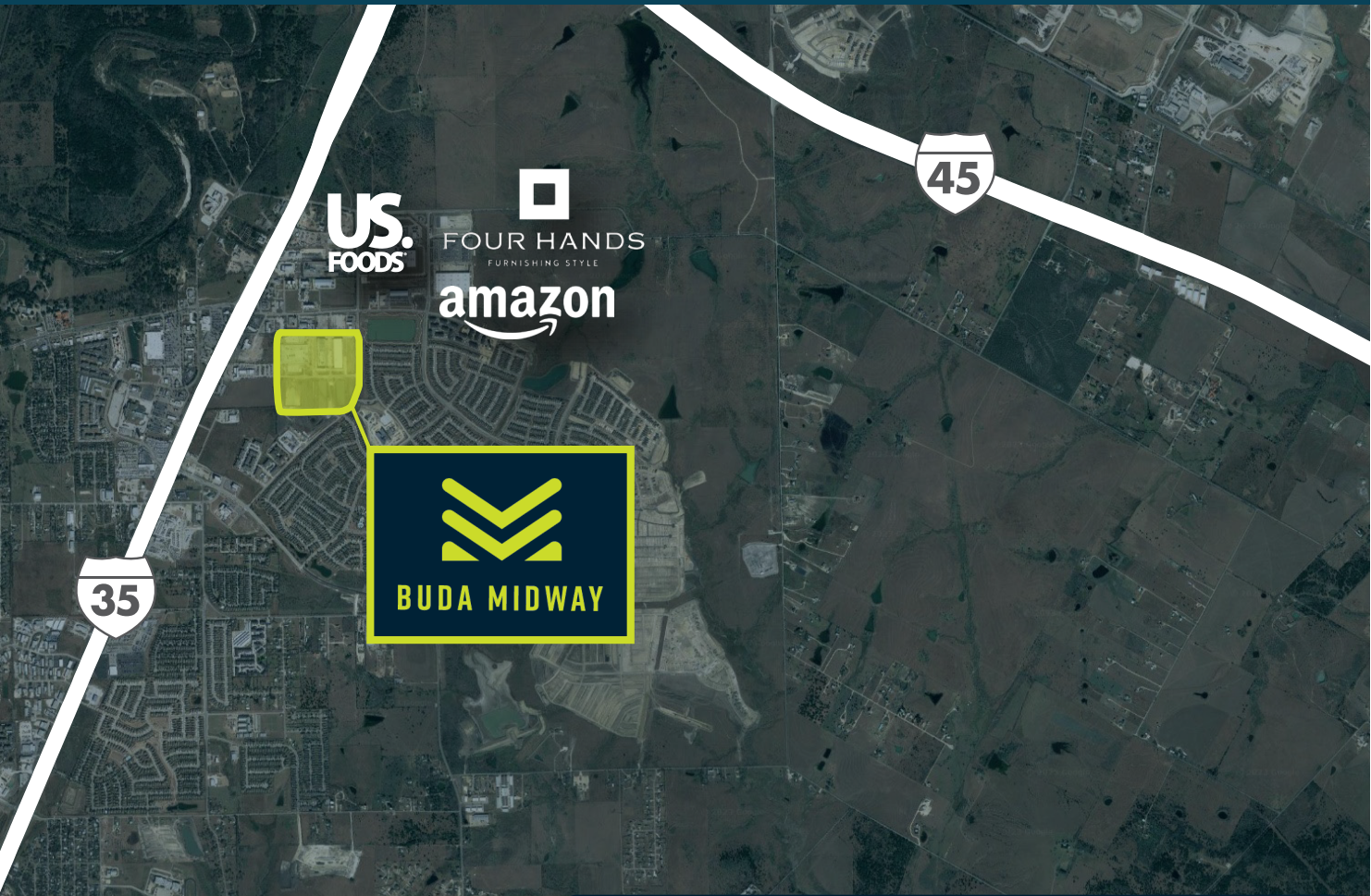
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LOGISTICS FOR INNOVATION

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**amazon**

PLASTIKON





## BUDA, TEXAS: A THRIVING CITY

- + Population 18,907\*
- + Median age 34.5\*
- + Median HHI \$91,794
- + 15 miles south of Austin
- + 17 miles from Austin Bergstrom International Airport
- + On the IH-35 corridor at the SH-45 junction
- + Easily access every major Texas highway
- + Incentive programs available

\*Metrics provided by Buda Economic Development Corporation, 2021



# LEASING INFORMATION

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