

**7.94 ACRE PARCEL OF LEVEL PLATTED LAND ON IH-35
IN BUDA, TX JUST SOUTH OF AUSTIN CITY LINE**

Ideal & unique corner parcel directly on IH-35 Frontage Rd. & Turnersville Rd.

IDEAL FOR RETAIL DEVELOPMENT

Located In City of Buda's I-35 Business (B-3) District Zone

\$6,495,000

KEY DETAILS:

- **Large new Subaru dealership across Turnersville Rd., just 50 yards from Property**
- **High traffic count and visibility from I-35 freeway from both directions**
- **Easy access to Hwy 45 (connecting Hwy's 183 & 130 to east)**
- **Excellent freeway access to IH-35 and new Hwy 45 connecting to Hwys 183 & 130**
- **Multiple entrances to property, easy access**
- **Unique 7.94 acre tract, platted with city of Buda level, graded and in use for 5 years**
- **Property presently being used by landscape supply company ("Rock N' Dirt Yard")**
- **Property is located at 14605 S I-35 Frontage Rd Buda, Tx 78610**



ABOVE: ↑ New large Subaru dealership, "City Limits Subaru", 50 yards from Property

SEE NEXT PAGE for AERIAL PHOTO OF THE 7.94 ACRE PROPERTY

**CONTACT: H. CHARLES JAHNKE, BROKER at AustinCommercialRE.com, a dba of
Hyde Park International Properties LLC, 111 Congress Avenue Suite 400, Austin, Tx 78701**

Text or phone: 512 850 521 OR EMAIL: HCJINSIGHT@GMAIL.COM - WEBSITE: <https://austincommercialre.com>

AERIAL PHOTO OF THE 7.94 ACRE PROPERTY

View is from North to South, I-35 to right. One of a few remaining large level platted parcels along I-35 ↓



More photos and other info
available from Broker:
H. Charles Jahnke

Email: hcjinsight@gmail.com

Call/text: 512 850 5210

- City water - new 12" main line available at property for connection (after payment of city connection fee); well is presently available for water supply
- Sewer - Present owners use septic system. City of Buda has advised that city sewer available within months.
- Buildings - Property has three small older one story buildings & large metal storage building used by present business

- Located in one of the key "growth" commercial areas in north Buda near south Austin city line - near Sunfield, Walmart, HEB, many hotels, Amazon and US Foods distribution
- Ideal for retail development. Please refer to City of Buda B-3 Zoning rules and permitted use chart in the Buda UDC or contact seller's broker for more information.

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Charles Jahnke	512975	hcjinsight@gmail.com	(512)850-5210
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date

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