



**BUDA MIDWAY INDUSTRIAL PARK**  
United Properties Development

**US FOODS DISTRIBUTION CENTER**

**DOWNTOWN AUSTIN**  
22 Minute Drive

**DOWNTOWN BUDA**  
10 Minute Drive



**AMAZON FULFILLMENT CENTER**

**PROSE AT BUDA**  
360 UNITS  
Under Construction

**Future 5-Lane Roadways**

**SATTERWHITE BUSINESS PARK**

**SUNFIELD MASTER PLANNED COMMUNITY DEVELOPMENT**  
Average Home Price: \$456K

FM 133

FM 107

**SINGLE FAMILY DEVELOPMENT AT HILLSIDE TERRACE**

**MILESTONE COMMUNITY BUILDERS PORTER COUNTRY NEIGHBORHOOD**  
Average Home Price: \$350K | ±900 Lots

FM 2001

**±150K SF INDUSTRIAL BUSINESS PARK**  
Under Construction

PORTER COUNTRY BLVD

WINDY HILL RD

FM 2001

FM 2001 - TO BE EXPANDED TO 4 LANES

# ±49.4 AC I-35 DEVELOPMENT SITE

5246 FM 2001, BUDA, TX 78610

Confidential Offering Memorandum

# EXECUTIVE SUMMARY

49.4-acre development tract located in a high-growth corridor of Buda, TX, with multiple access points and direct frontage along FM 2001.

The site is surrounded by a mix of retail, hospitality, commercial, industrial, and residential development, offering flexibility for a wide range of uses.

## PROPERTY SUMMARY



±49.4 AC



Ability to increase acreage to ±100 AC



Zoning:

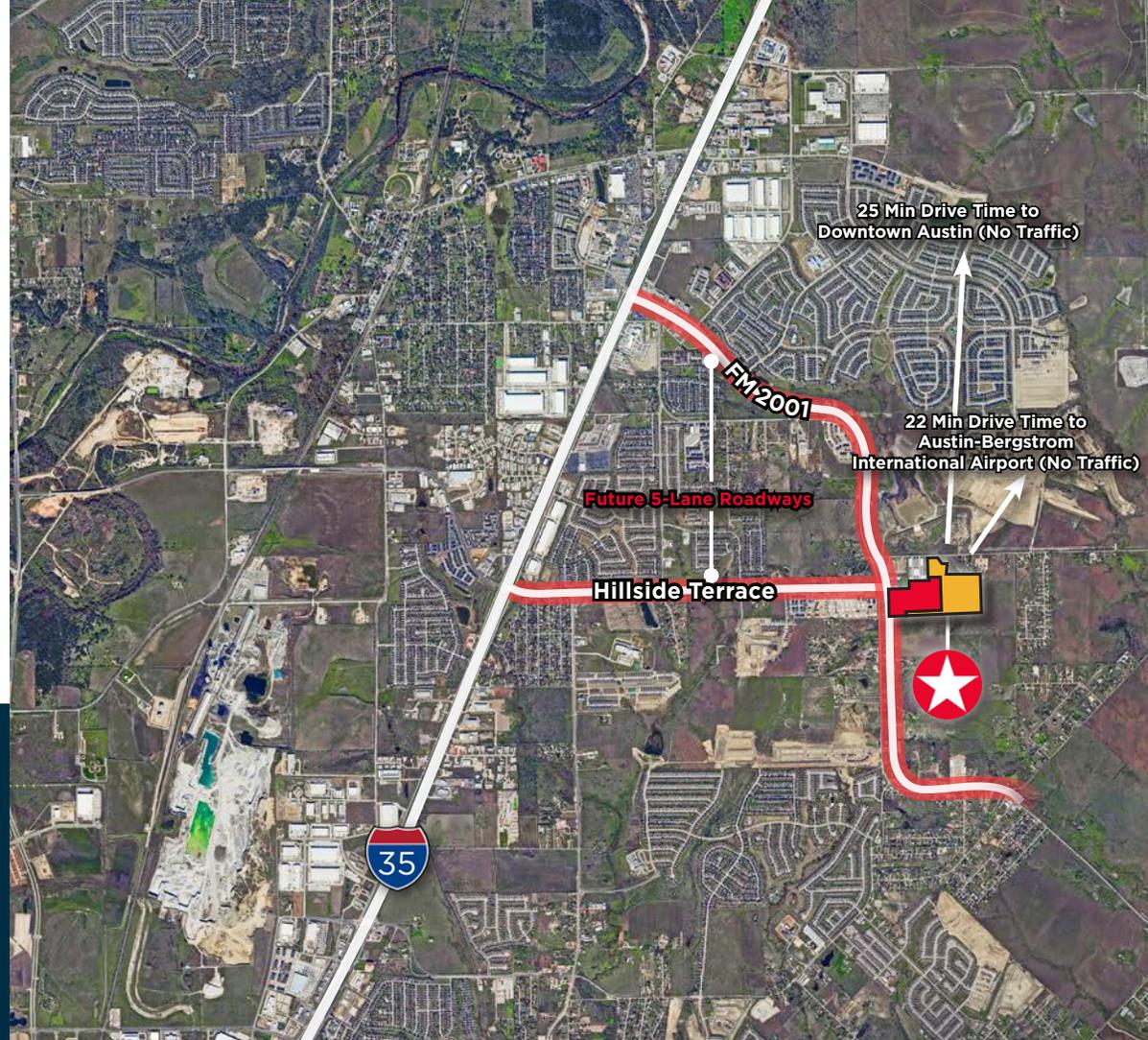
Unrestricted Hays County



Utilities:

Water: GBRA

Wastewater: GBRA



## PROPERTY HIGHLIGHTS

- Unrestricted tract with unlimited land use rights and rare access to water and wastewater utilities.
- Conceptually master planned for ±600,000 SF of industrial, ±900 multifamily units, or ±200 residential lots.
- Located in one of the fastest growing counties in the United States with rapid residential, commercial, and industrial growth spreading from the I-35 corridor.
- Rare land use rights allow for multifamily, single-family, and industrial development within both Buda and Kyle jurisdictions.



# ABOUT HAYS COUNTY, TEXAS

## POPULATION GROWTH HIGHLIGHTS

- 2020 population: ~241,000 → 2023 population: ~269,000 (~11.6% increase)
- 2010-2020: +83,960 residents (+53% growth)
- Ranked fastest-growing U.S. county with population over 100,000 (2010-2020)
- +25.6% growth between 2019 and 2023
- Ranked second-fastest growing large county in the U.S. (2020-2023)

## ECONOMIC & WORKFORCE STRENGTH

- Employed workforce: ~133,000 (2023), a +5.9% year-over-year increase
- Leading employment sectors: Retail, Education, Health Care, and growing Manufacturing base

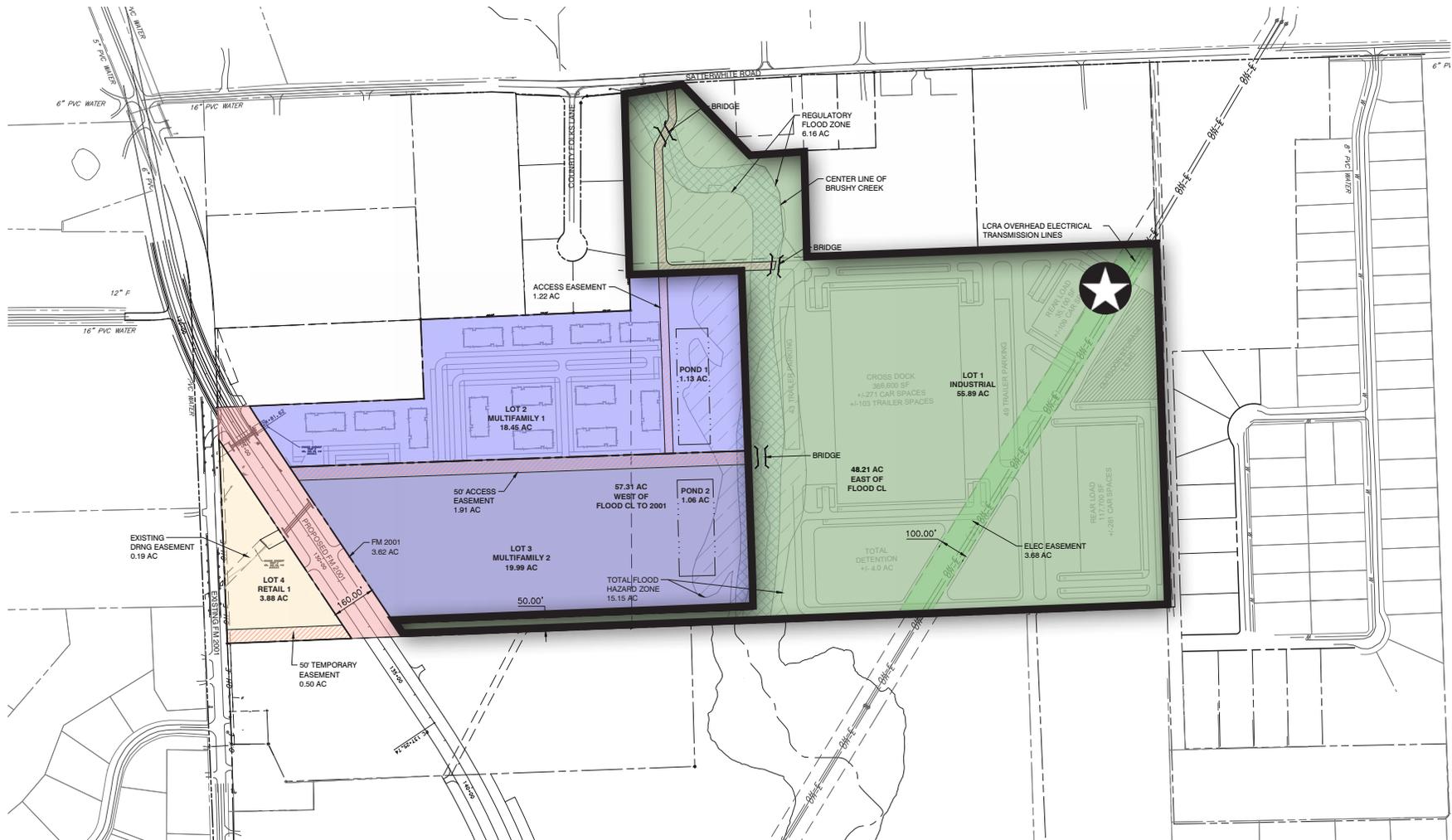


# KEY DRIVE TIMES



# INDUSTRIAL CONCEPT PLAN 1

  **Subject Land/Site**



±49.4 AC I-35 DEVELOPMENT SITE

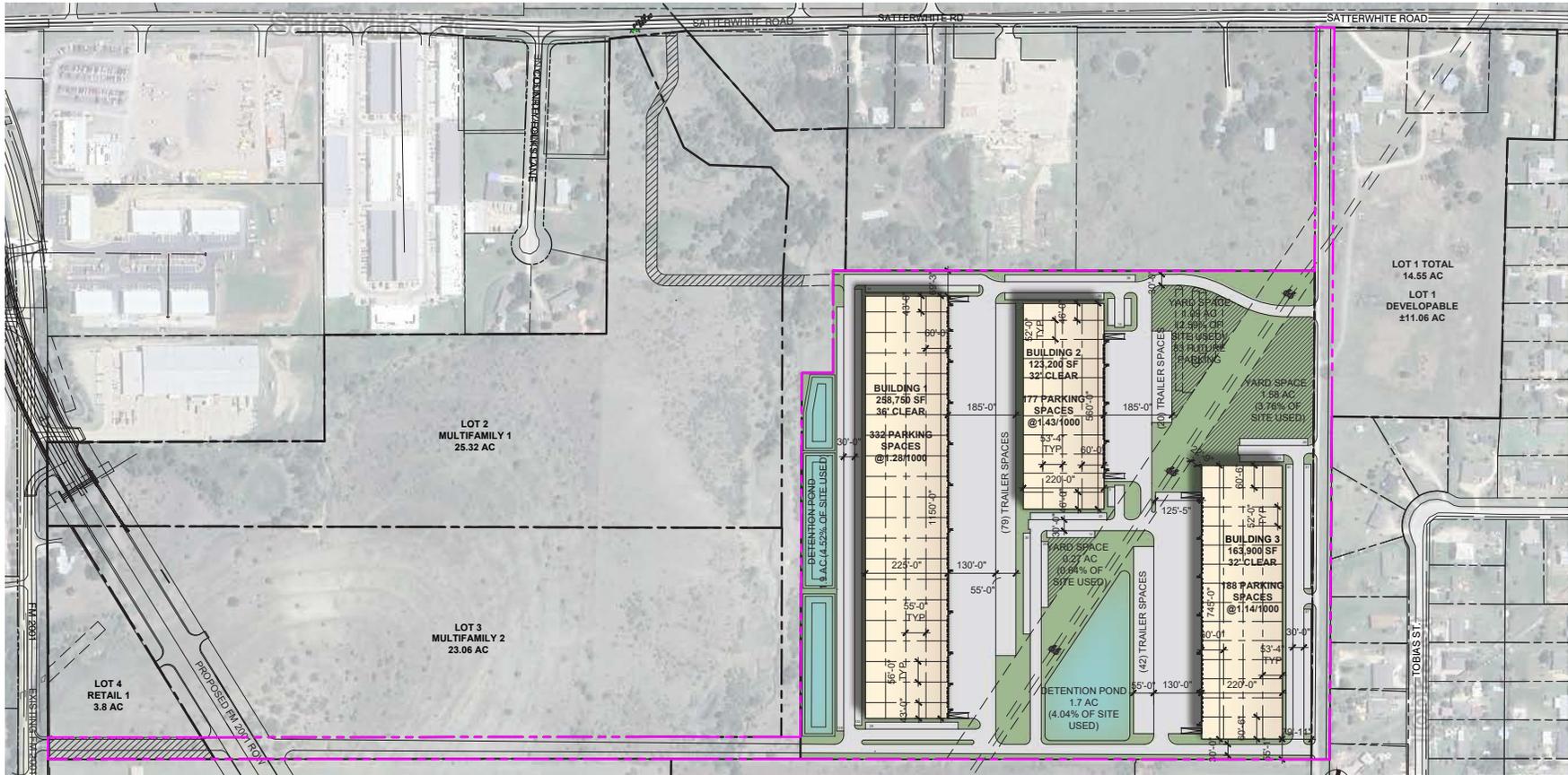
## CONCEPTUAL PLAN FOR ±519,400 SF OF CLASS A INDUSTRIAL SPACE

### CLOSE PROXIMITY TO:

- Tesla Giga Texas Factory (27 Minutes)
- Samsung Taylor Fab (50 Minutes)
- Downtown Austin (20 Minutes)
- San Antonio (60 Minutes)

# INDUSTRIAL CONCEPT PLAN 2

±49.4 AC I-35 DEVELOPMENT SITE

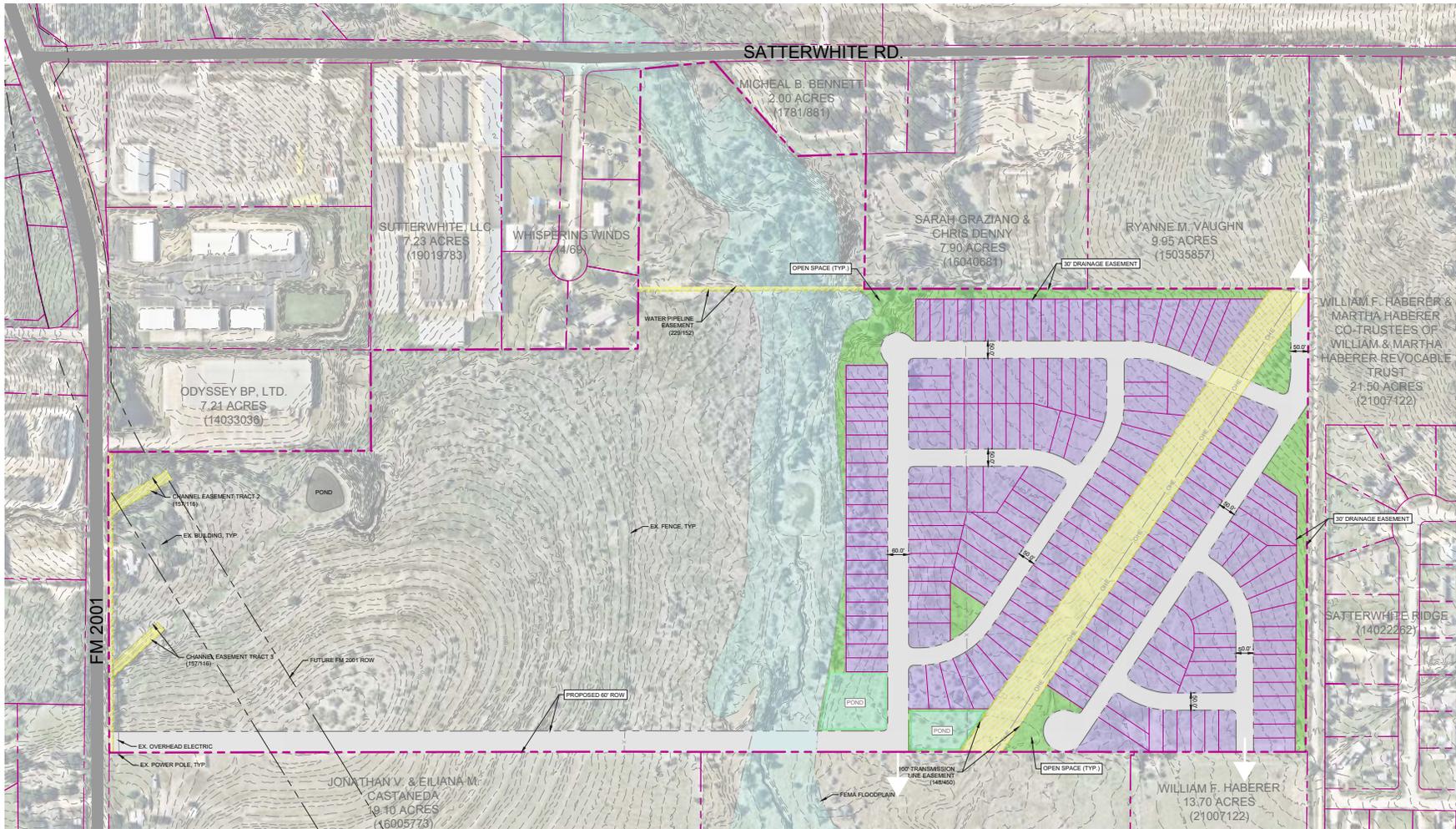


## CONCEPTUAL PLAN FOR ±545,850 SF OF CLASS A INDUSTRIAL SPACE

### CLOSE PROXIMITY TO:

- Tesla Giga Texas Factory (27 Minutes)
- Samsung Taylor Fab (50 Minutes)
- Downtown Austin (20 Minutes)
- San Antonio (60 Minutes)

# RESIDENTIAL CONCEPT PLAN



- The subject site is well-positioned for single-family/Built-to-Rent development with conceptual plans for 187 40.0' lots.
- Adjacent to the north is the Sunfield Development - with over 6,100 Homes, a future high school, and an HEB planned. Builders in the Sunfield development include Taylor Morrison, Pulte Homes, Chesmar Homes, Centex, CastleRock Communities, David Weekley Homes, Brightland.
- Also, within a mile of Prairie Lakes, a 2,500-lot community delivered by KB Homes & D.R. Horton.

# ABOUT BUDA, TEXAS

## DISCOVER BUDA

Buda, Texas is located 15 miles south of Downtown Austin along the I-35 Corridor in the Texas Hill Country region. Visitors will find it convenient to stop at our destinations along I-35 but will experience the true heart of Buda just off the beaten path of the interstate in Downtown Buda.

Incorporated in 1881 as a small railroad stop serving the International and Great Northern Railroad, Buda has grown from its humble beginnings to a thriving community that stays true to its small-town charm and heritage.

Buda is home to numerous businesses and attractions to meet the needs of even the most discerning visitors. The historic downtown shopping district provides unique and traditional experiences, the Historic Stagecoach House and Park transports you back into Buda's early history and modern shopping destinations, such as Cabela's, to serve your needs and interests.

Buda offers several modern hotel accommodations, a bed and breakfast set in nature, meeting and special event venues, unique local restaurants, a diverse shopping experience and a number of cultural and historic attractions. Come experience our local charm and relaxing atmosphere.

*SOURCE: [www.discoverbudatx.com](http://www.discoverbudatx.com)*



# ABOUT BUDA, TEXAS

## OUTDOOR CAPITAL OF TEXAS

With more parkland per capita than any city in the state, the Texas State Legislature named Buda, Texas the Outdoor Capital of Texas. There are many outdoor recreational opportunities including:

- Historic Stagecoach Park: a 54-acre nature park with walking trails and scenic features
- Buda City Park: where festivals and events take place
- Garison Memorial Park - future home of 25+ acres of nature trails
- Jackson Tyler Norris Memorial Skate Park
- Buda Sportplex: for baseball, softball and other sporting events

There are eight other designated parks with green spaces and playscapes throughout the City to enjoy. Explore the hike and bike trails along our scenic parks and natural areas with wildflower meadows.

Thorough planning has allowed the city to maintain such a significant amount of open space and parkland. These characteristics help make Buda a truly special community and helped us receive the designation as a “Certified Scenic City.”

*SOURCE: [www.discoverbudatx.com](http://www.discoverbudatx.com)*



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