

512.312.1150
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251 N. FM 1626 #2A,
Buda, Texas 78610

24 BELLY PROFESSIONAL BUSINESS PARK



690 S. FM 1626 BUDA, TEXAS

Now Pre-leasing Class A Office Space!

1,500 square feet – 7,500 square feet

Asking \$40.00 per sf annually plus NNN

Easy access to IH 35, Mopac (45 Toll), 20 miles south of Downtown Austin

Located on FM 1626, just south of Intersection with FM 967

Construction aimed to be completed 4th Quarter 2025

- ✔ **High end, newly constructed**, office complex on FM 1626
- ✔ **Professional Landscaping** throughout complex with open parking and green space
- ✔ **Signage** near two entrances on FM 1626
- ✔ **Near Starbucks, CVS, McDonald's, Chik-fil-A** and other retail & automotive
- ✔ Surrounded by existing and new residential developments, two elementary schools, Dahlstrom Middle School and Johnson High School
- ✔ Approx. **25,000 cars per day**
- ✔ Locally **owned** and **managed**
- ✔ **Ideal** for law, financial, therapy, real estate, medical offices and more!

Chris Dunkin, Broker
512-312-1150

Jessica Shelton, Agent
512-771-0513

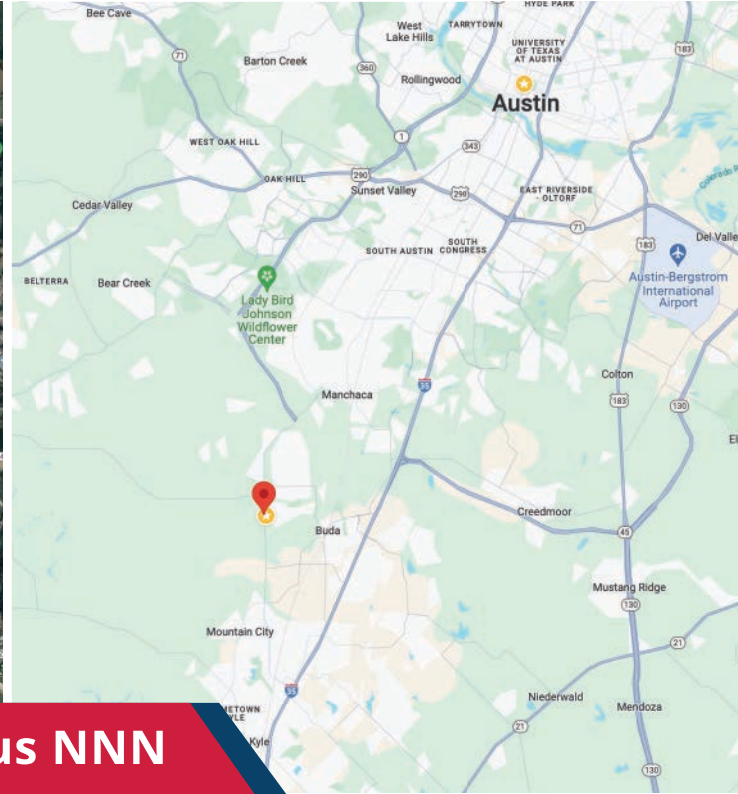
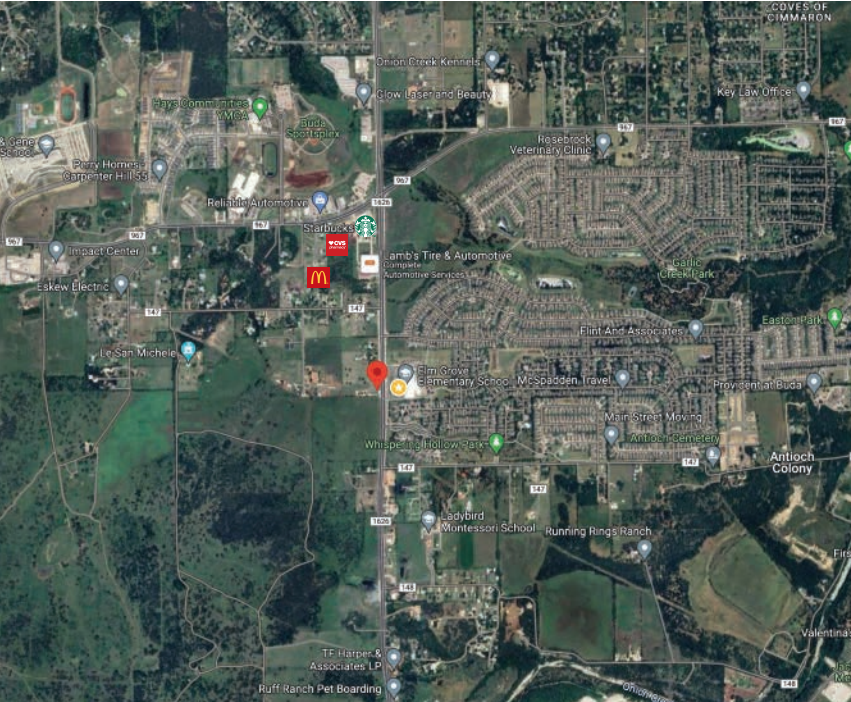
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Information About Brokerage Services

11-2-2015

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.

Star Tex Real Estate Licensed Broker/Broker Firm Name or Primary Assumed Business Name	581808 License No.	info@startexrealestate.com Email	(512) 312-1150 Phone
Chris Dunkin Designated Broker of Firm	516269 License No.	chris@startexrealestate.com Email	(512) 312-1150 Phone
Chris Dunkin Licensed Supervisor of Sales Agent/ Associate	516269 License No.	chris@startexrealestate.com Email	(512) 312-1150 Phone
Jessica Shelton Sales Agent/Associate's Name	607150 License No.	jessica@startexrealestate.com Email	(512) 312-1150 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

Buda Kyle Real Estate, 251 N. FM 1626 Buda, TX 78610
Christina Dunkin

Phone: 512.312.1150

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J&D Vision Plumbing

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YOU CAN BUILD A BETTER BUSINESS IN BUDA, TEXAS

PEOPLE

PRIMARY TRADE POPULATION	94,074
PROJECTED GROWTH BY 2025	102,508
MEDIAN AGE	34.6 YRS
UNDER 5 YRS	6.8%
SCHOOL-AGE (5-17)	26.7%
ADULTS (18-64)	61.1%
OVER 65 YRS	9.5%
WITH DISABILITY	5.9%

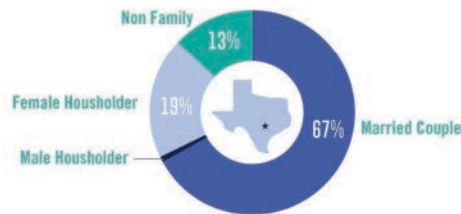
RACE AND ETHNICITY

	%
WHITE	66.0
BLACK	1.3
AMERICAN INDIAN	0
ASIAN	0
OTHER RACE	0
2 OR MORE	8.5
*HISPANIC (ANY RACE)	29.4

HOUSING AND FAMILY

HOUSING UNITS	5,576
SINGLE FAMILY UNITS	7,515
MULTI-UNIT	1,331
OTHER	1,738
VACANCY	2.9%

POPULATION BY HOUSEHOLD TYPE



*TOTAL HOUSEHOLDS (HH): 5,576
*AVG HH SIZE: 2.6

ECONOMICS

MEDIAN HOUSEHOLD INCOME	\$87,571
*AVG ASSESSED HOME VALUE	\$ 474,945
MEDIAN HOME VALUE	\$294,900
MEDIAN MONTHLY OWNER COSTS	\$2,363
MEDIAN MONTHLY RENTER COSTS	\$1,315
HOUSING BURDEN (>30% OF HOUSEHOLD INCOME)	
OWNER OCCUPIED	70.7%
RENTER OCCUPIED	29.3%

LABOR FORCE PARTICIPATION	73.1%
UNEMPLOYMENT RATE	6.3%
POVERTY RATE	6.0%
AVG COMMUTE (MIN)	31.4
EDUCATIONAL ATTAINMENT (25 YRS+)	
> HIGH SCHOOL DIPLOMA	98.4%
BACHELORS DEGREE	54.5%
GRADUATE DEGREE	98.4%

Buda, Texas is a lively city that's been growing and attracting a diverse population, making it an exciting place to invest and start a business. The city has around 17,000 residents and has experienced significant growth over the past decade.

You'll find a good mix of people from different age groups, including young professionals, families, and retirees, which creates a vibrant community.

Buda is located 15 miles south of Austin and has easy access to international airports, railroads and is 4 hours from international points of entry. This proximity to a larger metropolitan area offers the best of both worlds—easy access to urban amenities while maintaining a cozy small-town atmosphere.