

FOR SALE OR LEASE

SOUTH AUSTIN COMMERCE CENTER | DELIVERING Q4 2026

Eight (8) "Freestanding Industrial" Buildings | $\pm 16,875$ - $\pm 36,000$ SF

partners
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NEW CONSTRUCTION

EIGHT FREESTANDING INDUSTRIAL BUILDINGS

- BREAKING GROUND Q1 2026
- SALE PRICE: CONTACT BROKER
- LEASE RATE: CONTACT BROKER

*BASE BUILDING SHOWN, UPGRADES AVAILABLE

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BUILDINGS 1 & 2

- $\pm 16,875$ SF building
- Metal construction
- Office finish to suit
- 28' clear height
- Fully sprinklered
- 3 phase, 480 volt, 600 amps
- Grade level loading (truck well possible)

BUILDINGS 3 - 5

- $\pm 25,000$ SF building
- Metal construction
- Office finish to suit
- 28' clear height
- Crane ready for 20' hook height
- Fully sprinklered
- 3 phase, 480 volt, 800 amps
- Grade level loading (truck well possible)

BUILDINGS 6 - 8

- $\pm 36,000$ SF building
- Metal construction
- Office finish to suit
- 28' clear height
- Crane ready for 20' hook height
- Fully sprinklered
- 3 phase, 480 volt, 1000 amps
- Grade level loading (truck well possible)

AVAILABLE UPGRADES

- Additional glazing
- Additional canopy
- Additional windows
- Office expansion
- Up to 20-ton crane
- HVAC warehouse

■ PHASE I
■ PHASE II



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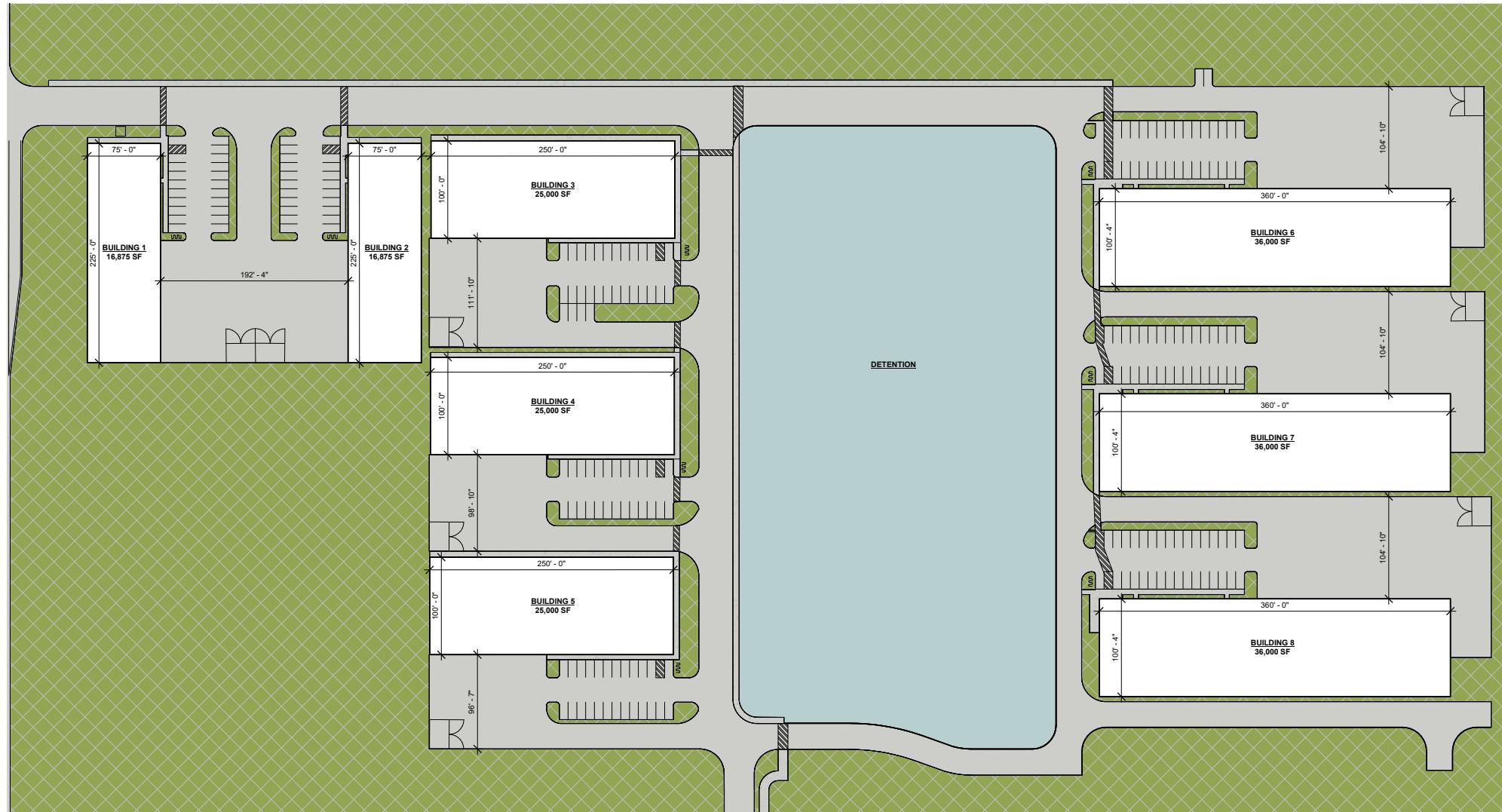
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LOCATION	MILES
Hwy 35	1.2 miles
Hwy 130	12 miles
Austin	18 miles
San Antonio	63 miles

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,060	91,379	298,801
Median Age	32.6	33.4	34.8
Projected Population (2027)	6,482	112,462	340,719
Projected Annual Growth (2022 to 2027)	1,422 ^5.6%	21,083 ^4.6%	41,918 ^2.8%

HOUSEHOLDS & INCOME

Estimated Households (2022)	1,717	30,690	108,711
Average Household Income	\$59,713	\$84,701	\$99,099
Median Household Income	\$87,743	\$87,044	\$93,788
Estimated Average Household Net Worth (2022)	\$617,058	\$597,119	\$670,745

DAYTIME DEMOGRAPHICS (2022)

Total Businesses	185	2,128	8,024
Total Employees	2,462	18,544	61,344
Residential Population per Business	27.4	42.9	37.2

In the State of Texas, **Buda is the fastest growing city** with a population over 10,000. During the 2010 census, Buda's population was 7,295 while the **current population is 17,232**, which is an **increase of 136%** over 6.5 years.

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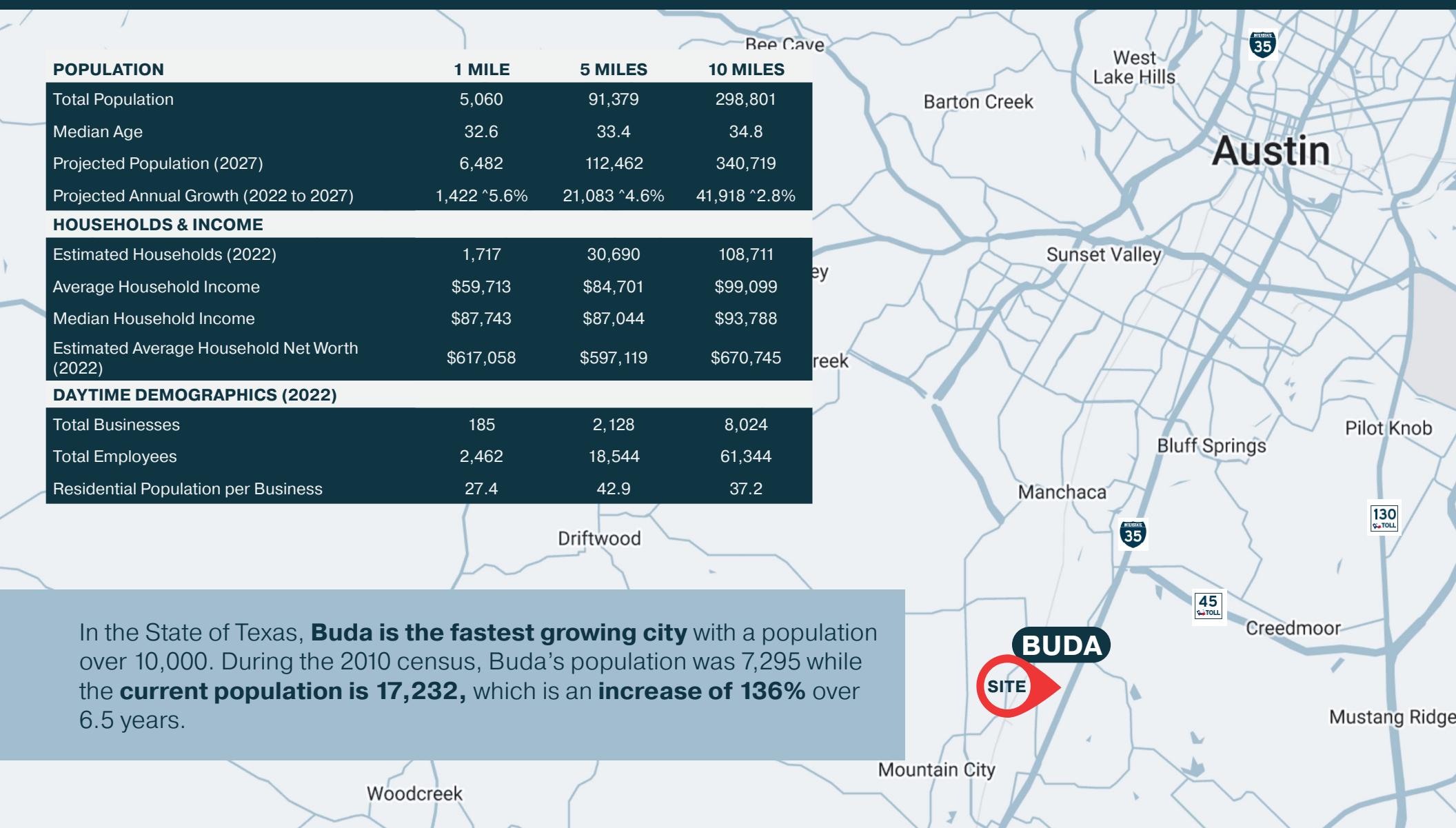
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TYPES OF REAL ESTATE LICENSE HOLDERS:

- 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.

AS OWNER'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/PRINCIPAL/OWNER: 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.

PCG Real Estate, LLC dba Partners	9003950	licensing@partnersrealestate.com	713-629-0500
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Buyer/Tenant/Seller/landlord Initiates		Date	