

# For Sale: Sunfield Station

PRIME RETAIL AND PAD SITE OPPORTUNITY | 2610 MAIN STREET, BUDA, TEXAS 78610





# GOLD TIER

EXCLUSIVELY LISTED BY

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*Gold Tier Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Gold Tier Real Estate has not verified, and will not verify, any of the information contained herein, nor has Gold Tier Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.*

# Sunfield Station

 State Farm  Gateway CHURCH  FLUX STRETCH STUDIO

 LOVB  OFFICE BARISTA  Alliance HEALTH ELITE  THEY DON'T WANT LEASES  
studio twelve twenty eight





Gateway  
CHURCH  
Alliance  
CHURCH ALLIANCE

LOVE3

PAD SITES  
5,000 SQFT EACH

studio twelve  
twenty eight

State Farm

FLUX  
STRETCH  
STUDIO



CTX BEACH  
COURT SYSTEMS

MAIN STREET



# PROPERTY HIGHLIGHTS

**ADDRESS:** 2610 Main Street, Buda, Texas 78610

**SQFT:** 65,000

**ACREAGE:** 8.06 Acres

**PRICING:** \$16,000,000

**YEAR BUILT:** 2019

**ZONING:** ETJ

**OCCUPANCY:** Fully leased with diverse tenant mix

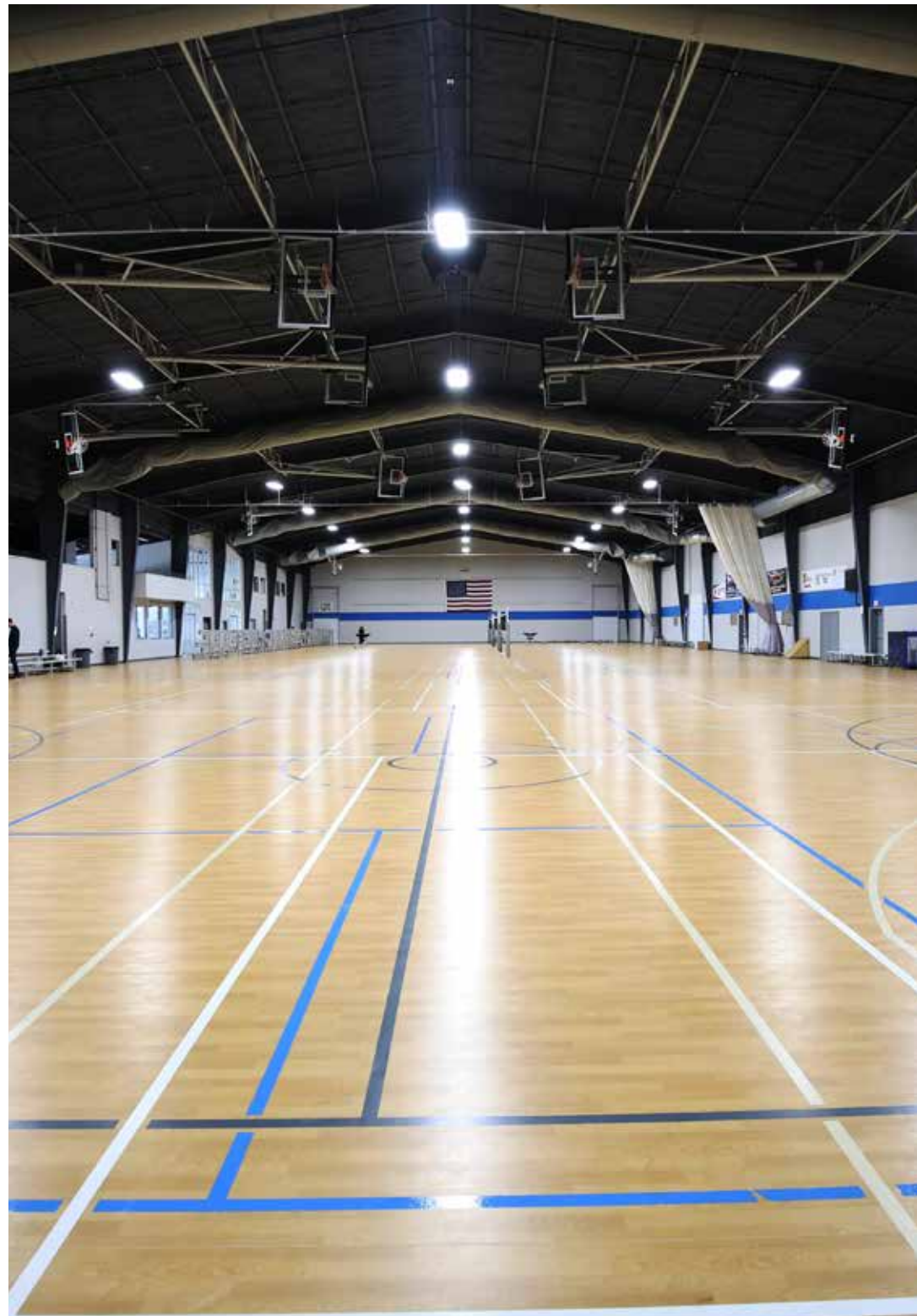
**FRONTAGE:** 700'+ on Main St and 210'+ on Campo Del Sol

Pkwy

## REMARKS:

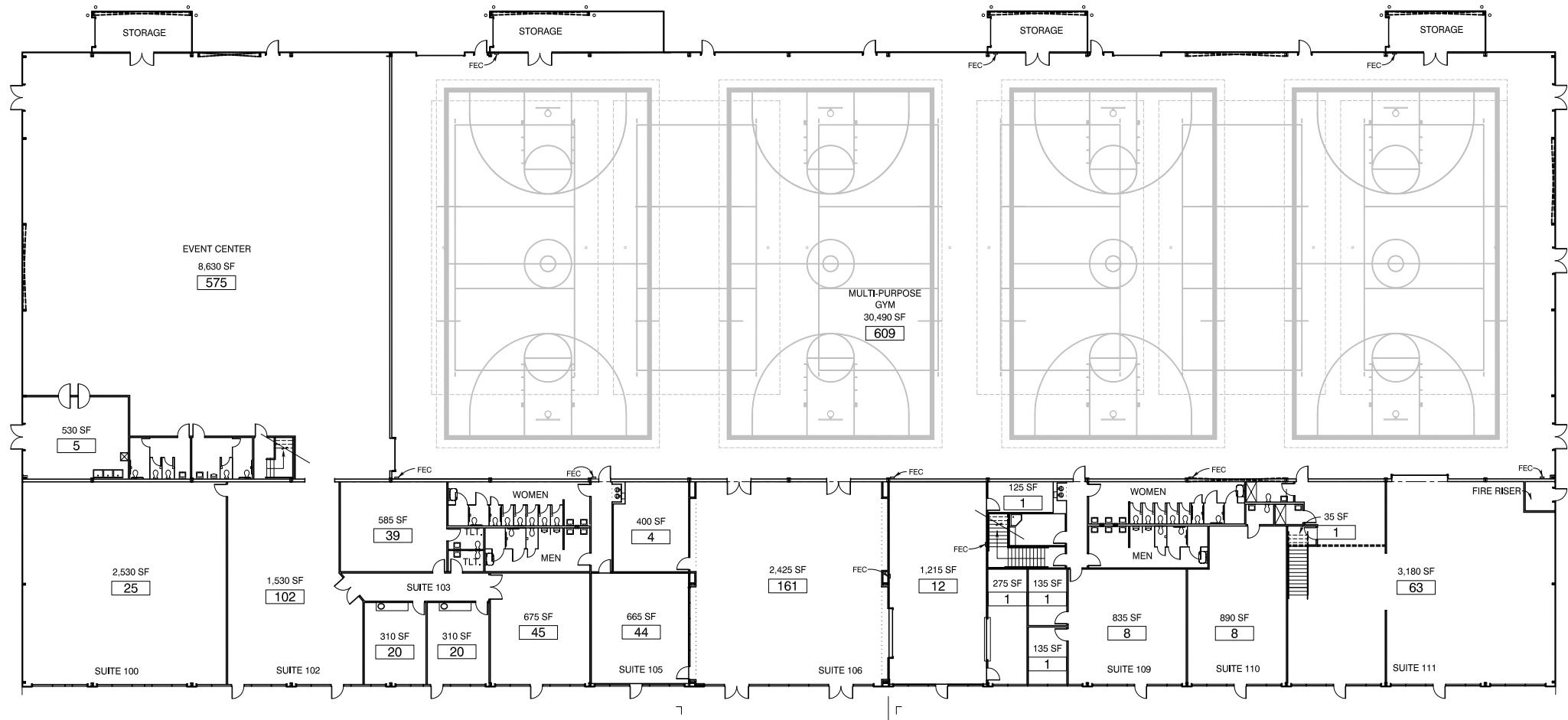
- » Seller financing available
- » Minimal Landlord responsibilities
- » Approved for three, 5,000 square foot buildings (additional 15,000 square feet total)
- » Growing Buda location

*\*Buyer to do all independent research on development potential.*



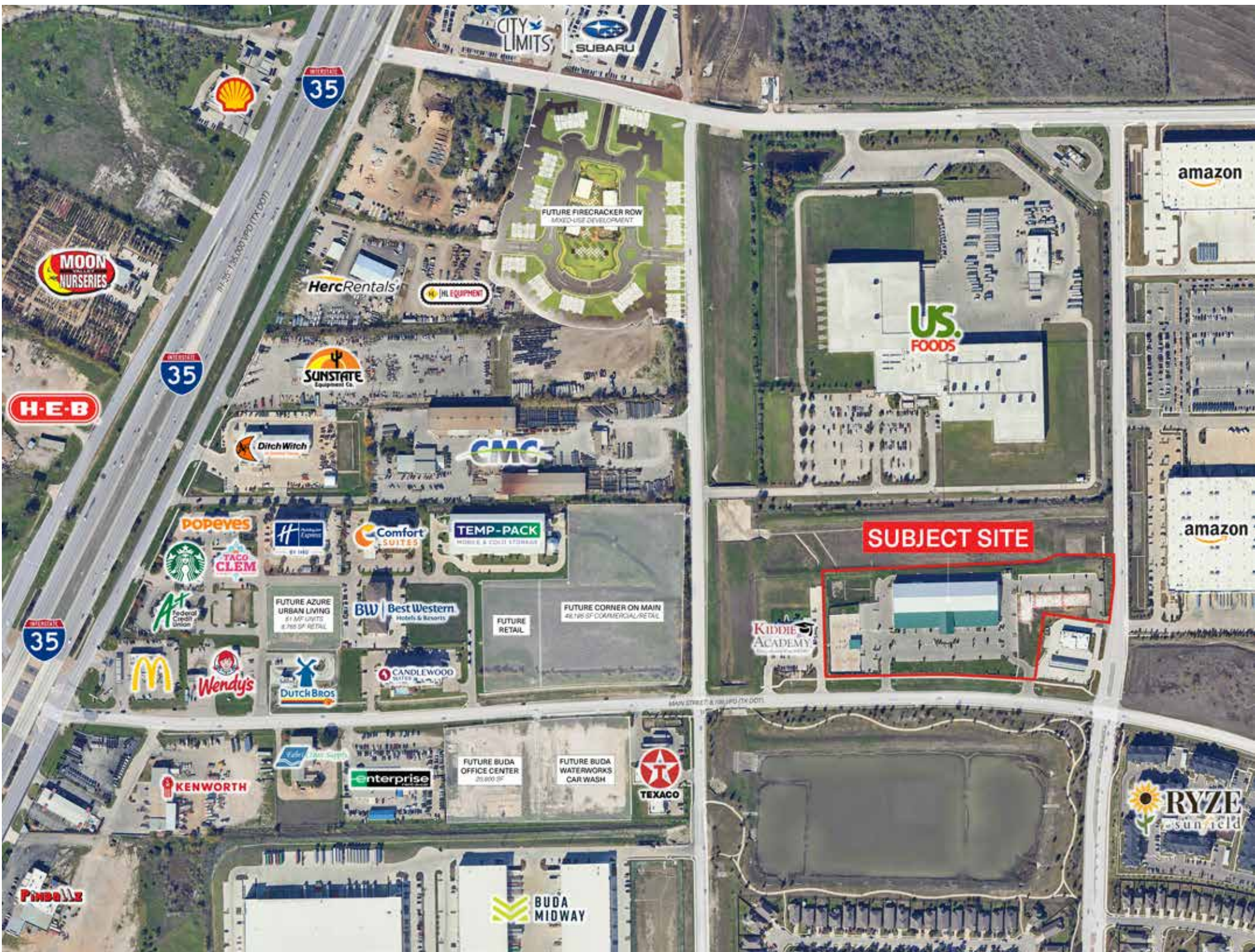


# FLOOR PLAN



# PAD SITES





CITY LIMITS



Herc Rentals



FUTURE FIRECRACKER ROW MIXED-USE DEVELOPMENT



CMG

US FOODS

amazon

amazon

SUBJECT SITE

POPEYES



TEMP-PACK MOBILE & COOL STORAGE



TACO CLEM

AT Federal Credit Union

FUTURE AZURE URBAN LIVING 81 MP LOTS 8,700 SF RETAIL

BW | Best Western Hotels & Resorts

FUTURE RETAIL

FUTURE CORNER ON MAIN 48,196 SF COMMERCIAL/RETAIL



KIDDIE ACADEMY

MAIN STREET & I-35 (TX DOT)

KENWORTH



FUTURE BUDA OFFICE CENTER 20,000 SF

FUTURE BUDA WATERWORKS CAR WASH



Pindoll's

BUDA MIDWAY

RYZE sun field



Buda Elementary School  
1000 Children Center Blvd

INTERSTATE  
35

SUBARU

MOON NURSERIES

FIRECRACKER ROW  
MIXED-USE PROJECT

amazon

PROPOSED  
H-E-B

HercRentals

US  
FOODS

amazon

Walgreens

BUDA 10  
COMMERCIAL/RETAIL

DishNetwork

SUBJECT SITE

INTERSTATE  
35

CORNER ON MAIN  
COMMERCIAL/RETAIL

MAIN STREET- 8,109 VPD (TX DOT)

CHASE

H-E-B

KENWORTH

FUTURE BUDA  
OFFICE CENTER  
25,000 SF

FUTURE BUDA  
WATERWORKS  
CAR WASH

RYZE  
sunfield

Auto Zone

7-Eleven

BUDA OAKS

Walmart

Walmart

Ford

BUDA MIDWAY  
800,000 SF INDUSTRIAL CENTER

BRADFIELD VILLAGE  
210 LOTS

Corrington Oaks

Fairfield

AUSTIN TELSO

DAN'S

Jack

SONIC

Ford

ENTERPRISE

JUNI WOOD

SUNFIELD ELEMENTARY  
EVERY CHILD, EVERY DAY!

SILVERADO CROSSING

Cabela's

Freddy's

MOD

VSC TRACTOR  
SUPPLY CO

DORAL  
ACADEMY

ASHFORD PARK  
112 LOTS

Crestview

BURGER KING

THE HUNTINGTON

INTERSTATE  
35

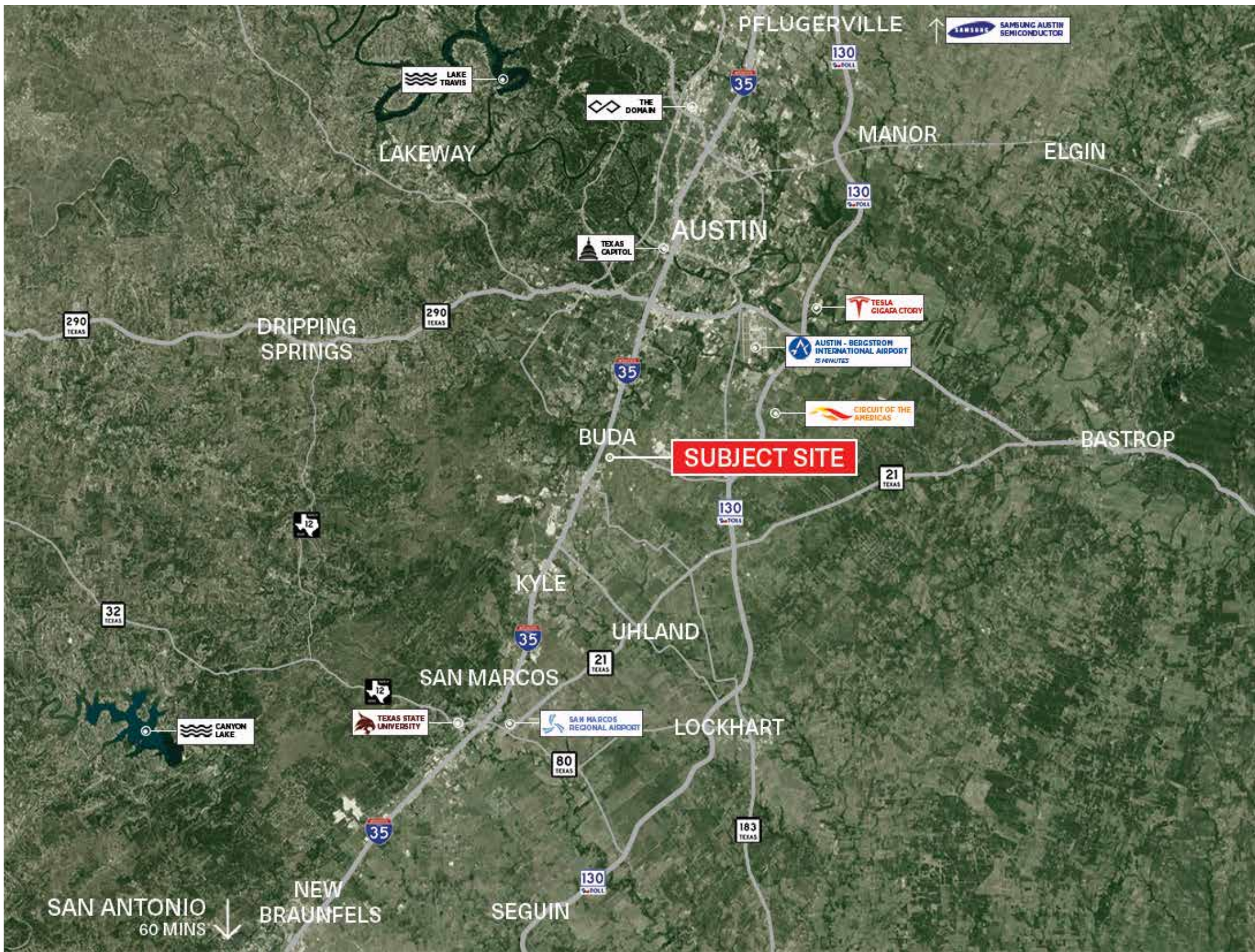
RBCU

6

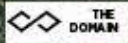
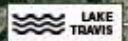
dell children's

Baylor Scott & White  
HEALTH

sunfield  
5,846 LOTS



PFLUGERVILLE

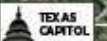


LAKEWAY

MANOR

ELGIN

AUSTIN



130 TEXAS TOLL

290 TEXAS

DRIPPING SPRINGS

290 TEXAS



BUDA

**SUBJECT SITE**

21 TEXAS

BASTROP

12 TEXAS

KYLE

UHLAND

32 TEXAS

35 TEXAS

21 TEXAS

SAN MARCOS

LOCKHART



80 TEXAS

183 TEXAS

SAN ANTONIO  
60 MINS

NEW BRAUNFELS

SEGUIN

130 TEXAS TOLL



# Information About Brokerage Services

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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date