



REAL ESTATE

A Varco REAL ESTATE PROJECT

# FOR LEASE

1276 Cabela's Drive, Buda, TX 78216

Latitude and Longitude | 30.084889, -97.826134

Available Space | 1,0273 - 3,949 SQ.FT



## Highlights

- Buda Commercial is now the most desirable retail center in Buda Tx.
- Great time to lease at Buda Commercial
- Its accessibility to amenities like banks, and health providers, along with proximity to major highways such as I-35 and State Highway 21, makes it highly desirable for many residents.

## Nearest



**SCHOOL**  
13 min  
5.3 mi



**HOSPITAL**  
9 min  
6.4 mi



**AIRPORT**  
31 min  
18.3 mi



**AUSTIN, TX**  
25 min  
14.17 mi

## Traffic Count

- Cabelas Dr: 10,088
- Interstate 35 Frontage Rd: 128,209

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## Available Space

102	available	1,046 SF
104	available	1,273 SF
105	available	1,350 SF
106	available	1,326 SF

## Current Tenants

101	Tropical Smoothie	1,326 SF
103	Results Physiotherapy	1,600 SF

## Gross Leasable Area

**7,921 SF**

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## Demographics

### Population

1 Mile	3 Mile	5 Mile
5,764	42,317	90,274

### Daytime Population

1 Mile	3 Mile	5 Mile
7,365	32,555	65,968

### Median HH Income

1 Mile	3 Mile	5 Mile
\$90,814	\$102,179	\$100,034



### CLAUDIA AYARZAGOITIA

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