

1540 Satterwhite Road, Buda TX



Property Overview

Positioned in the heart of one of Central Texas' fastest-growing corridors, this rare +/- 7.9-acre parcel at 1540 Satterwhite Road offers immediate income and exceptional long-term development potential. Located in unincorporated Hays County with no city zoning restrictions, the property provides unmatched flexibility for virtually any use.

The level, stabilized site enjoys substantial road frontage and high visibility along Satterwhite Road and is currently home to multiple revenue-generating businesses that convey at closing. An established food truck park with leased pads (trucks independently owned and operated; leases transfer) delivers steady cash flow while utilities are already in place—public water, electric, and septic systems—dramatically reducing development costs and timelines.

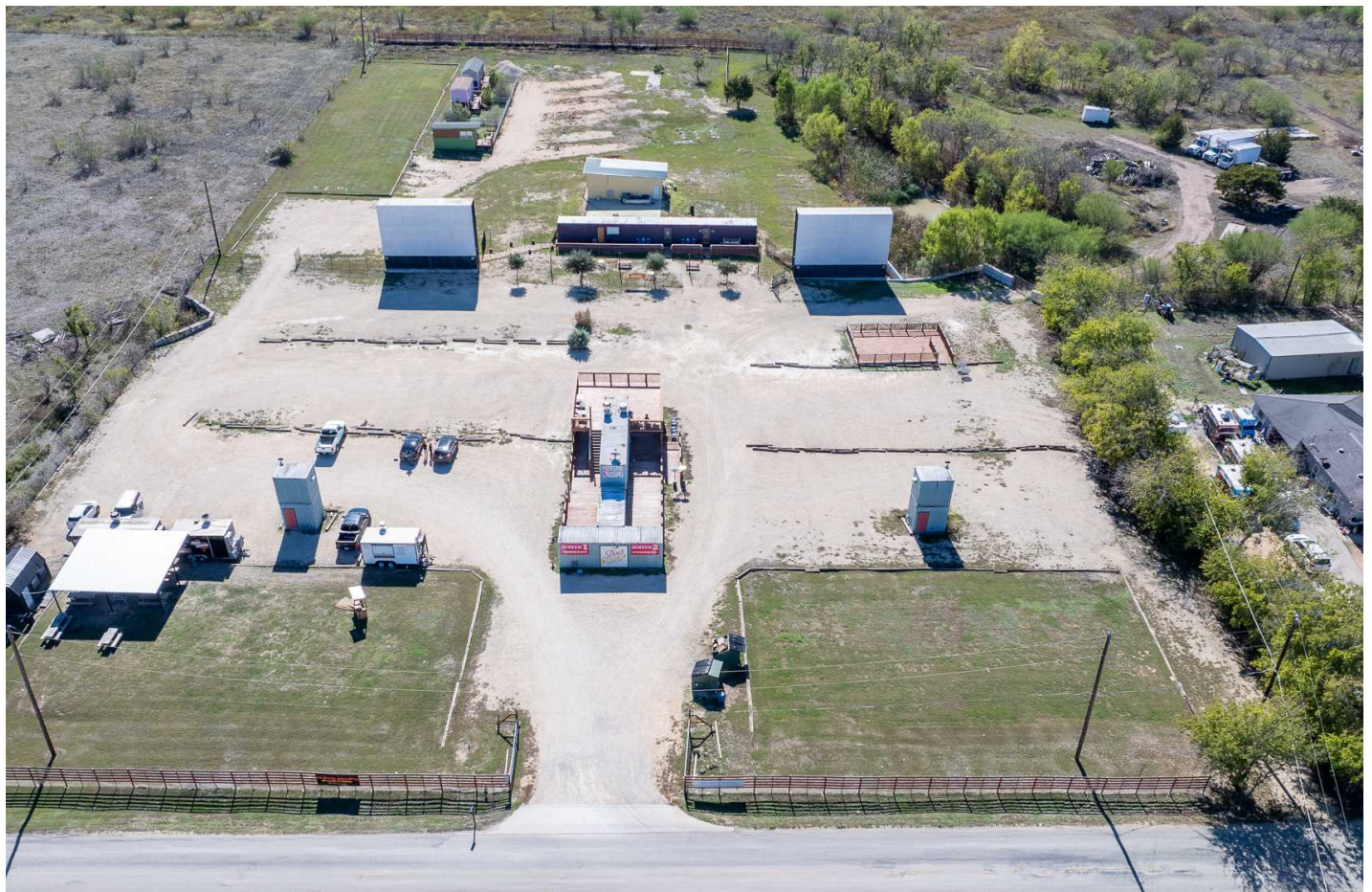
Ideal for retail or restaurant expansion, industrial/flex space, contractor yards, office/medical, mixed-use projects, or continued owner-user/food truck operations, this tract allows an investor or developer to generate income today while executing a larger vision tomorrow. Surrounded by explosive growth between Austin and San Antonio, large unrestricted parcels of this caliber are increasingly scarce in the Buda market.

Property Highlights

- Approximately 7.9 acres of land with great road frontage on Satterwhite Road
- Located in the unincorporated Hays County with no city zoning restrictions
- Currently improved with operating businesses generating immediate income
- Established businesses and site improvements convey with the sale
- On-site food truck park with multiple leased pads (food trucks do not transfer as they are owned and operated independently – leases transfer)
- Public water and electric on site; septic systems in place
- Surrounded by explosive growth in one of the fastest-growing corridors between Austin and San Antonio

Price:	\$2,000,000
Lot Size:	+/- 7.9 Acres
Parking Spaces:	100 +
Utilities:	Gas, Electric, Septic
Zoning:	Unincorporated Hays County

Property Photos



Property Photos



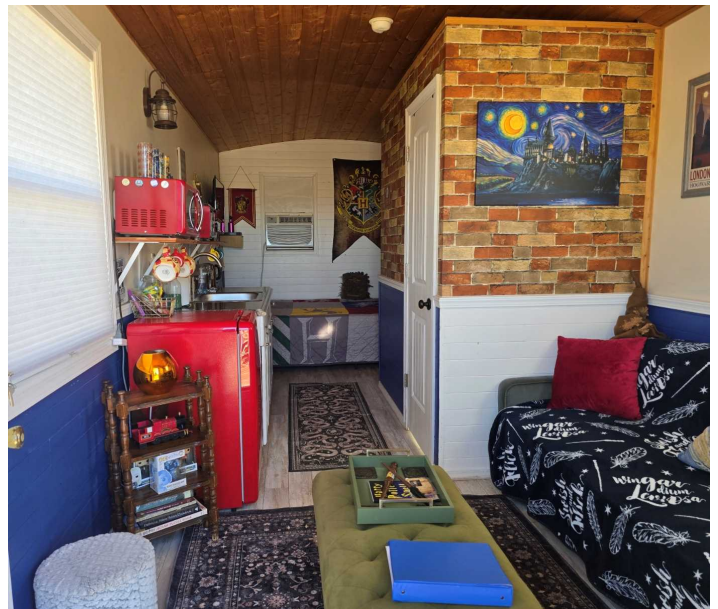
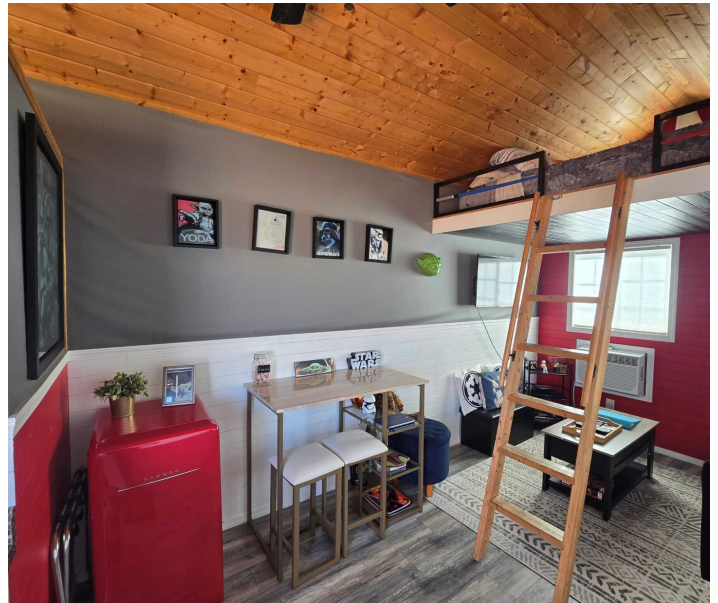
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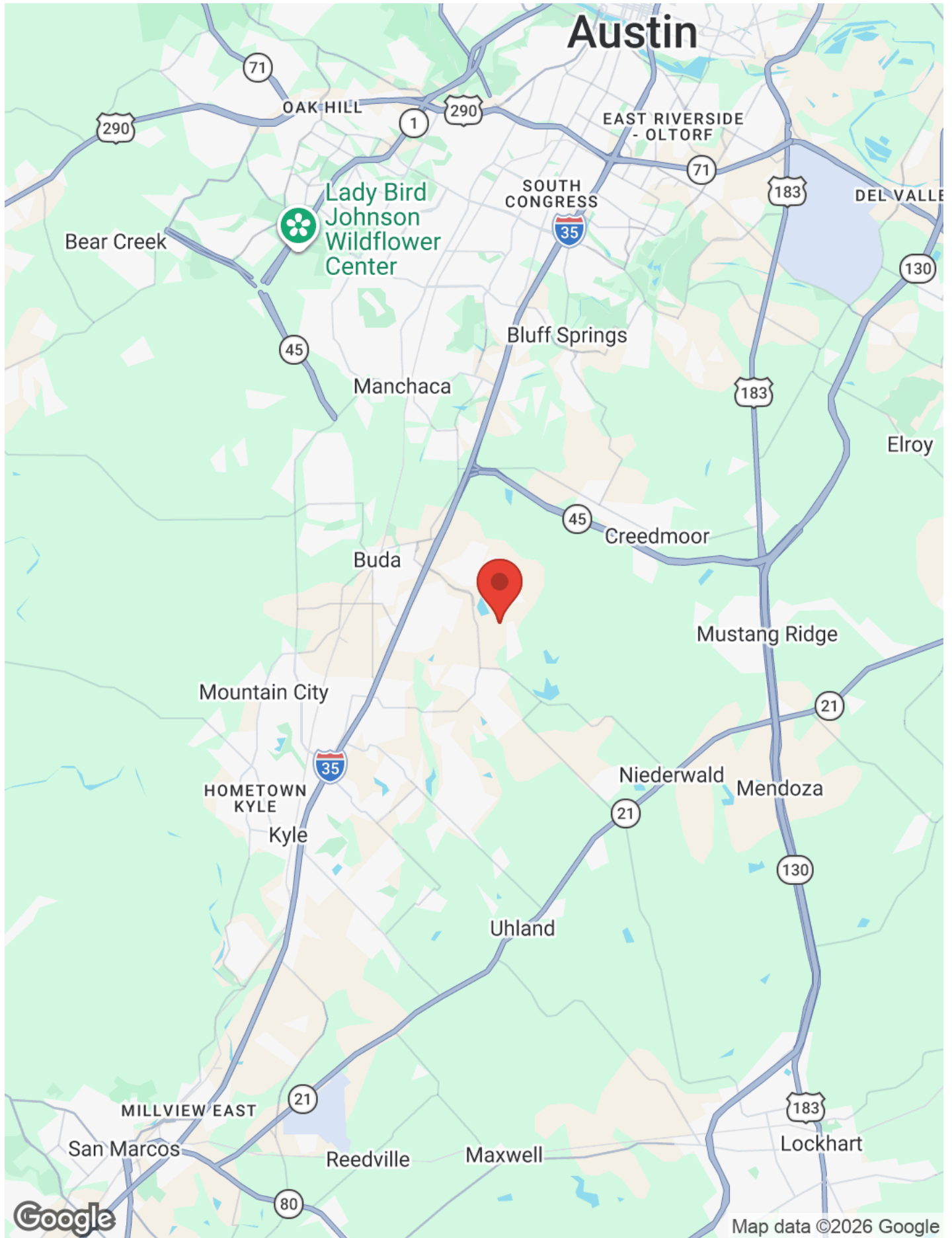
Aerial Map



Google

Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

Regional Map



Commercial Real Estate Specialist

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Tom Verducci, a veteran in the Texas commercial real estate industry, has been a trusted advisor for over 19 years. Tom has earned numerous awards and recognitions for his exceptional performance and superior customer service in the commercial real estate world.

Throughout his career, Tom has demonstrated an unwavering commitment to his clients' interests, whether they are selling or purchasing commercial properties. His profound understanding of market dynamics, coupled with his strategic negotiation skills, has enabled him to successfully close numerous deals, maximizing returns for his clients.

Tom's reputation for integrity, professionalism, and dedication has made him a sought after commercial real estate agent in Texas. His extensive network and knowledge of commercial real estate trends have consistently provided his clients with valuable insights, helping them make informed investment decisions. Tom's deep understanding of the local market, combined with his exposure to national commercial real estate trends, allows him to provide a unique perspective on investment opportunities.

Tom Verducci is a reliable partner who goes above and beyond to ensure his clients' investment goals are met. His track record speaks volumes about his capabilities and commitment to client satisfaction. Tom is a dynamic and resourceful professional, dedicated to providing top-tier service to his clients.

Present & Past Professional Designations

- Certified International Property Specialist (CIPS)
- Member At Large NAR Commercial Committee
- Texas Realtor Leadership Program (TRLP)
- KW CRE Commercial Leadership Council
- Chairman TR Commercial Committee
- Seller Representative Specialist (SRS)
- Commitment to Excellence (C2EX)
- BOLD Graduate Program
- Realtor of the Year
- NAR E-PRO

Present & Past Professional Affiliations

- NAR Commercial Real Estate Committee
- New Braunfels Economic Development
- TR Commercial Real Estate Committee
- National Association of Realtors (NAR)
- Corpus Christi Association of Realtors
- San Antonio Association of Realtors
- Texas Association of Realtors (TR)
- ICSC Trade Association
- CCIM Institute
- TREPAC



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Tom Verducci Sales Agent/Associate's Name	537279 License No.	Tom@soldbyTomV.com Email	(210)445-7223 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

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Exclusively Listed by

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