

Medical/Office/Retail Pad Sites

835 Main Street, Buda, TX 78230

**FOR SALE OR
BUILD-TO-SUIT**



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Austin

IH-35

Main St



Executive Summary

Located in Central Buda which is one of the fastest growing cities in Central Texas, with 30%+ population increase over the past decade. Near Bradfield Village Park, Buda Amphitheater, and Stagecoach Park – offering 260 acres of parkland.

Over 2,000+ homes approved through the Persimmons Master Planned Community and The Colony at Cole Springs Community in development fueling a demand for commercial services.

Highlights

- Prime location in the heart of Downtown Buda
- Convenient access to I35, SH-45, and SH-130
- High traffic and visibility location
- Allowable uses: medical, retail, office, or restaurant
- Topography: Level

Listing Details

Lease Rate/Sale Price:	Contact for Rate
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Property Type:	Medical/ Office/Retail
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Available SF:	4,000 - 16,400 SF
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Available:	2025
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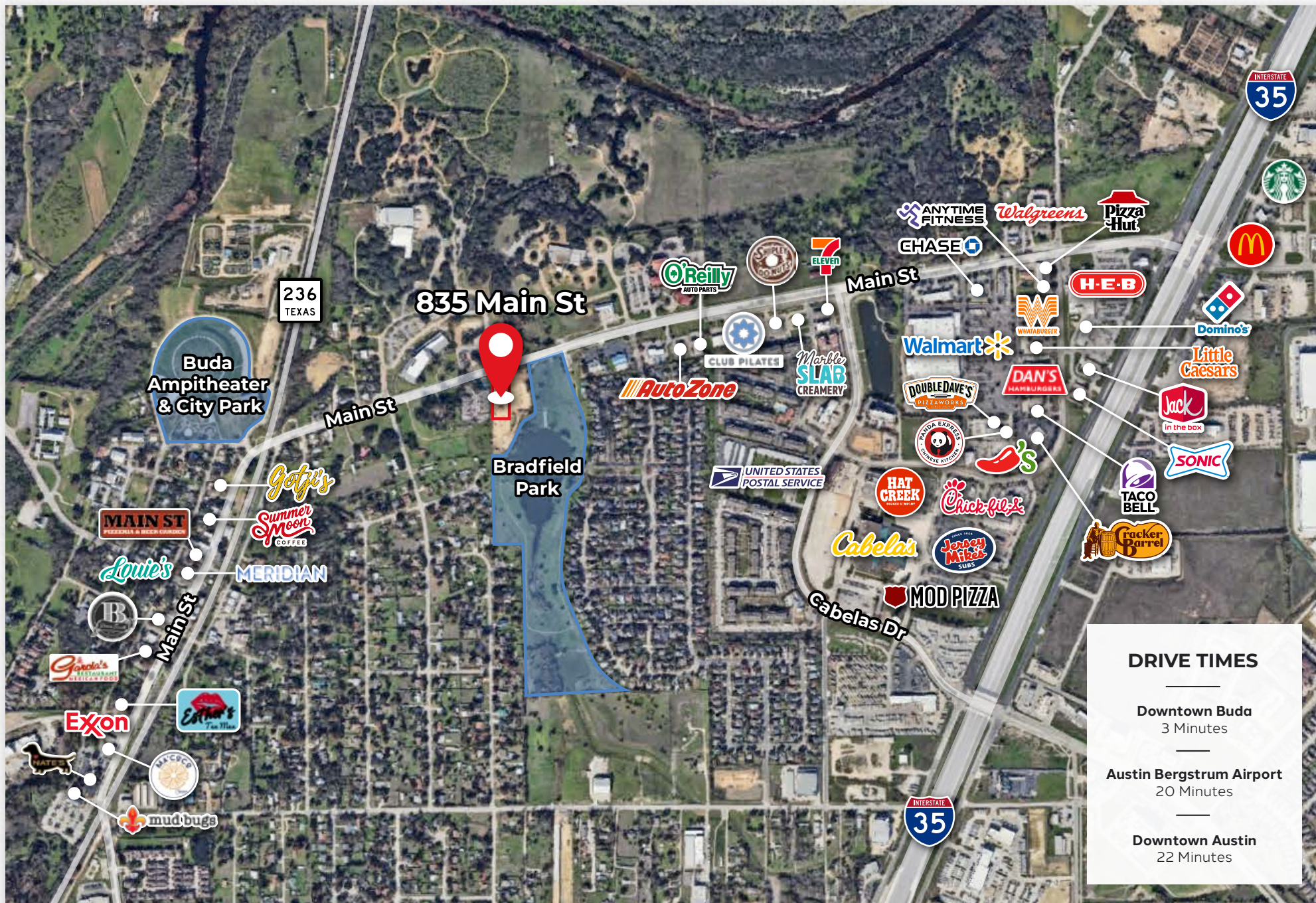
Zoning:	C2-R2 (Community Office Retail)
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Parking:	Surface
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Year Built:	2025
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Neighborhood:	Buda
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DRIVE TIMES

Downtown Buda
3 Minutes

Austin Bergstrum Airport
20 Minutes

Downtown Austin
22 Minutes

Market Overview

BUDA

Buda, Texas, a rapidly growing suburb located just south of Austin, continues to experience significant development driven by its strategic location and appealing quality of life. With a population of over 17,000, Buda has seen consistent growth in recent years, fueled by an influx of families and businesses seeking proximity to Austin without the high costs. Its vibrant small-town charm, combined with expanding infrastructure and amenities, positions Buda as a key player in the greater Central Texas market.

Economy

The economy in Buda remains robust, supported by its strong ties to the Austin metropolitan area. The unemployment rate in Hays County is approximately 3.2%, below the national average, highlighting a healthy job market. Key industries in the region include retail, manufacturing, logistics, and healthcare, with businesses attracted by Buda's favorable tax climate and proximity to major transportation corridors like I-35. Local businesses are thriving, and retail sales have grown 8% year-over-year, signaling strong consumer demand. Additionally, ongoing investments in public infrastructure and transportation continue to enhance Buda's economic outlook.

Real Estate

Buda's real estate market remains dynamic, with demand for residential properties continuing to rise. Median home prices have increased to approximately \$390,000, reflecting a 6% year-over-year growth rate. New home construction remains robust, particularly in master-planned communities catering to families and first-time homebuyers. The rental market has also expanded, with average rents increasing by 4% annually as demand for affordable alternatives to Austin remains strong. In the commercial real estate sector, retail and industrial spaces are in high demand, driven by population growth and the need for local services, while office space sees moderate activity as businesses adopt hybrid work models.

AUSTIN'S 2025 RANKINGS

#1

FASTEST GROWING
MAJOR METRO
EXPLODINGTOPICS.COM

#1

BEST PLACE TO START
A BUSINESS
CNBC

#1

BEST METRO FOR
STEM PROFESSIONALS
WALLETHUB

#5

COLLEGE EDUCATED
ADULTS
CITYLAB

#1

PEOPLE WANTING
TO RELOCATE
MONEY.CO.UK

#6

BEST PERFORMING
LARGE CITY IN THE US
MILKEN INSITUTE

#2

BEST MARKET FOR
REAL ESTATE
WALLETHUB

#7

MOST FUN CITY IN
THE US
WALLETHUB

#1

BEST JOB
MARKET(2024)
WALL STREET JOURNAL

#2

BEST CITY FOR YOUNG
PROFESSIONALS
ROCKET HOMES

#5

MOST RECESSION
RESISTANT CITY
SMARTASSET

#9

BEST EDUCATED
MAJOR METRO
WALLETHUB

#1

BEST STATE CAPITAL
TO LIVE IN
WALLETHUB

#2

BEST CITY FOR JOB
OPPORTUNITIES
BUSINESS INSIDER

#6

SAFEST LARGE
CITY IN U.S.
SAFEWISE

53

WORLDS BEST CITIES
AUSTINCULTUREMAP

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Contact

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Asterra Properties is a full service real estate brokerage firm providing professional real estate services throughout Central Texas. Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.



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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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' 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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