



sunfield

5,311 total single family lots
3,200+ homes already completed
1,660 total multi-family units
15,000+ people projected at 100% build-out

Currently Available:

1,200 SF and up, Patio end-caps for restaurants, fully approved drive thru

- Pre-leasing to restaurants, retailers, service and other users, delivering space Q1 2026
- 3,200 homes now completed in Sunfield, 6,700 total new homes coming east of IH-35
- Captive audience: huge residential population and growing daytime population with 1.7M SF of Class A Industrial surrounding site (Amazon, US Foods, Buda Midway)
- Traffic pattern is equally strong AM & PM and observable traffic far outpaces the most recent traffic counts
- Nearby Sunfield Station/CTX Beach attract weekly large scale sports tournaments

Ryder Jeanes or **Ben Nudelman**

rjeanes@cldrealty.com | bnudelman@cldrealty.com

TRAFFIC COUNTS :

I-35 - 145,349 VPD
 E. Main St. - 11,702 VPD



Population

1 mile	3 mile	5 mile
5,846	29,010	93,241



Daytime

1 mile	3 mile	5 mile
1,850	6,860	15,825



Avg. HH Income

1 mile	3 mile	5 mile
\$148,219	\$125,451	\$123,480



SITE

**9,000+ new
single family
homes within
2 to 3 miles of
the SITE**

SOUTHPARK MEADOWS
HOBBY LOBBY
Marshalls
ASHLEY
CINEMARK
ROSS
PET SMART
BEST BUY
Walmart

Future SH-45 SW connection

Coming Soon Persimmon
2,300 Homes
400 MF units

Future Texas Children's Hospital

Future Development Heep Ranch

Turner Crossing
1,363 Homes
442 MF units

sunfield
5,311 Homes
1,660 MF units





SITE

**9,000+ new
single-family
homes within
2 to 3 miles of
the SITE**

**2,400 acres
5,311 Homes
1,660 MF units**

**Turner Crossing
1,363 Homes
442 MF units**

**Persimmon
775 acres
2,300 Homes
400 MF units**

**The Colony & Reserve
at Cole Springs
1,093 Homes**

**Garlic
Creek
1,032 Homes**

**Estancia
1,600
MF units &
townhomes**

**Cascades
at Onion
Creek
497 Homes**

**Bella
Fortuna
450
Homes**

**The Colony & Reserve
at Cole Springs
1,093 Homes**

**Buda
High
School**

CVS

FM 1626



2 mi Radius

2 mi Radius

Persimmon
775 acres
2,300 Homes
400 MF units

Future Location
Texas Children's Hospital

Heep Ranch
(potential future master planned community)

Turner Crossing North (phase I)
South (phase II)
1,363 Homes
442 MF units

1 mi Radius

1 mi Radius

SITE

FUTURE Main St extension

2,400 acres
5,311 total single family lots
1,660 total multi-family units

15,000+ people living in Sunfield at full build-out

3,200+ Single Family Homes already existing



The Corner on Main, 2260 Main St., Buda TX 78610

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1 mi Radius

Heep Ranch

1 mi Radius

SITE

Buda Elementary

FUTURE (coming 2027)
H-E-B
135,000 SF

US FOODS
300,000+ SF
(500 employees)

PARK 35
487,597 SF
Class A Industrial

amazon

Fieldhouse
100,000 visitors
per year

Ryze at Sunfield
300 MF units

FUTURE
Main St
extension

BUDA MIDWAY
856,685 SF
Class A Industrial

Slate Project
260 MF units

Sunfield Elementary

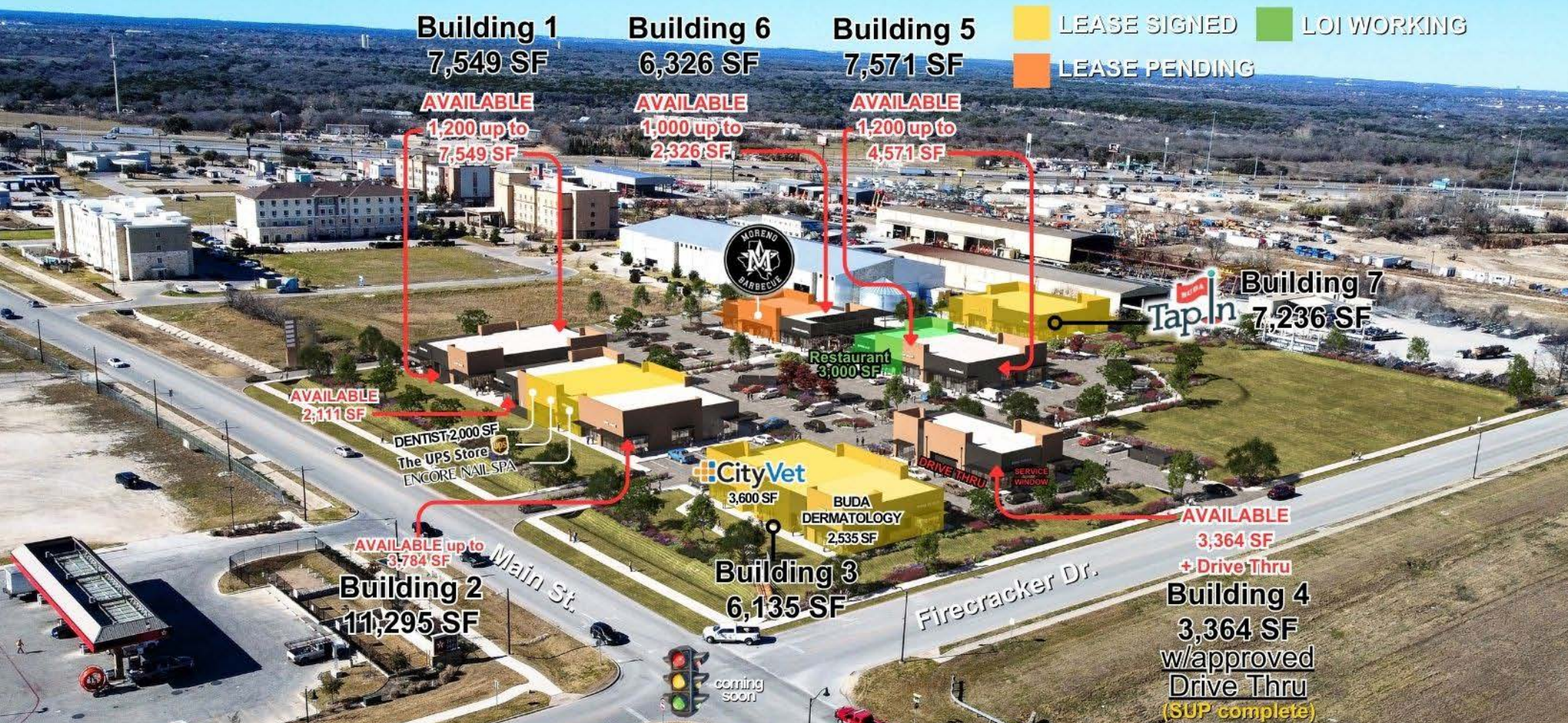


5,311 total single family lots
1,660 total multi-family units

15,000-20,000 people
living in Sunfield
at full build-out

3,200+ Single Family Homes
already existing





PENDING **SIGNED** **AVAILABLE**

TAP IN:
 Family Entertainment
 Indoor Mini Golf
 Golf Sim Bays
 Sports Bar
 Live Music on Patio

Tap.in
 7,236 SF

Building 7

LOI WORKING

Building 5
 7,571 SF

MORENO BARBECUE
 AVAILABLE
 1,000 up to 2,326 SF
 4,000 SF

Restaurant
 3,000 SF
 AVAILABLE
 1,200 up to 4,571 SF

Building 6
 6,326 SF

Building 1
 7,549 SF

AVAILABLE
 1,200 up to 7,549 SF

AVAILABLE 2,111 SF
DENTIST 2,000 SF
The UPS Store
ENCORE NAIL SPA
AVAILABLE 1,200 up to 3,784 SF

Building 2
 11,295 SF

AVAILABLE
 3,364 SF

CityVet 3,600 SF
Buda Dermatology

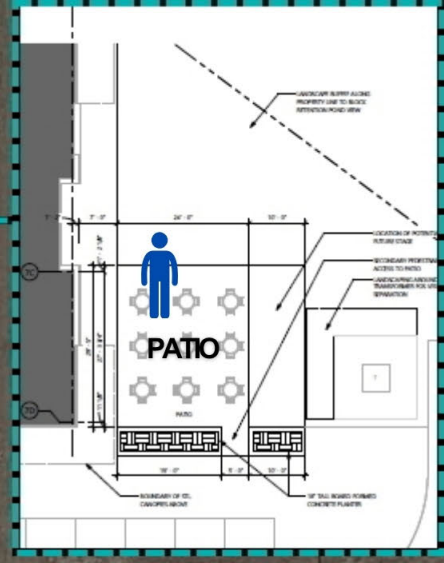
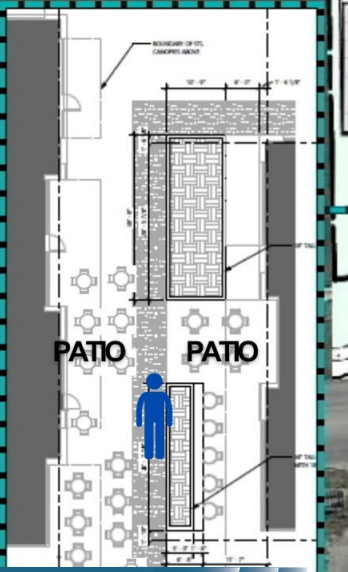
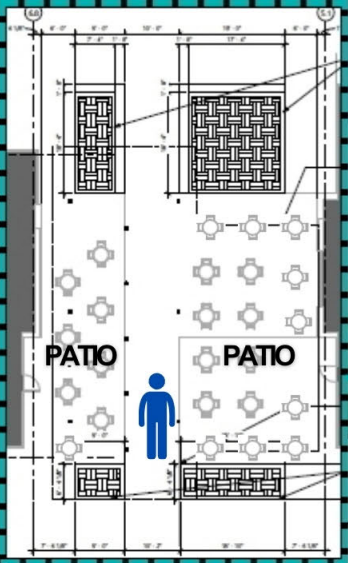
Building 3
 6,135 SF

Building 4
 3,364 SF
 w/approved Drive Thru
 (SUP complete)

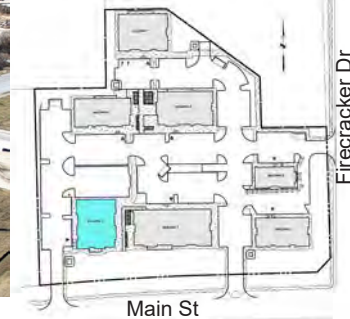
Firecracker Dr.

Main St.

coming soon

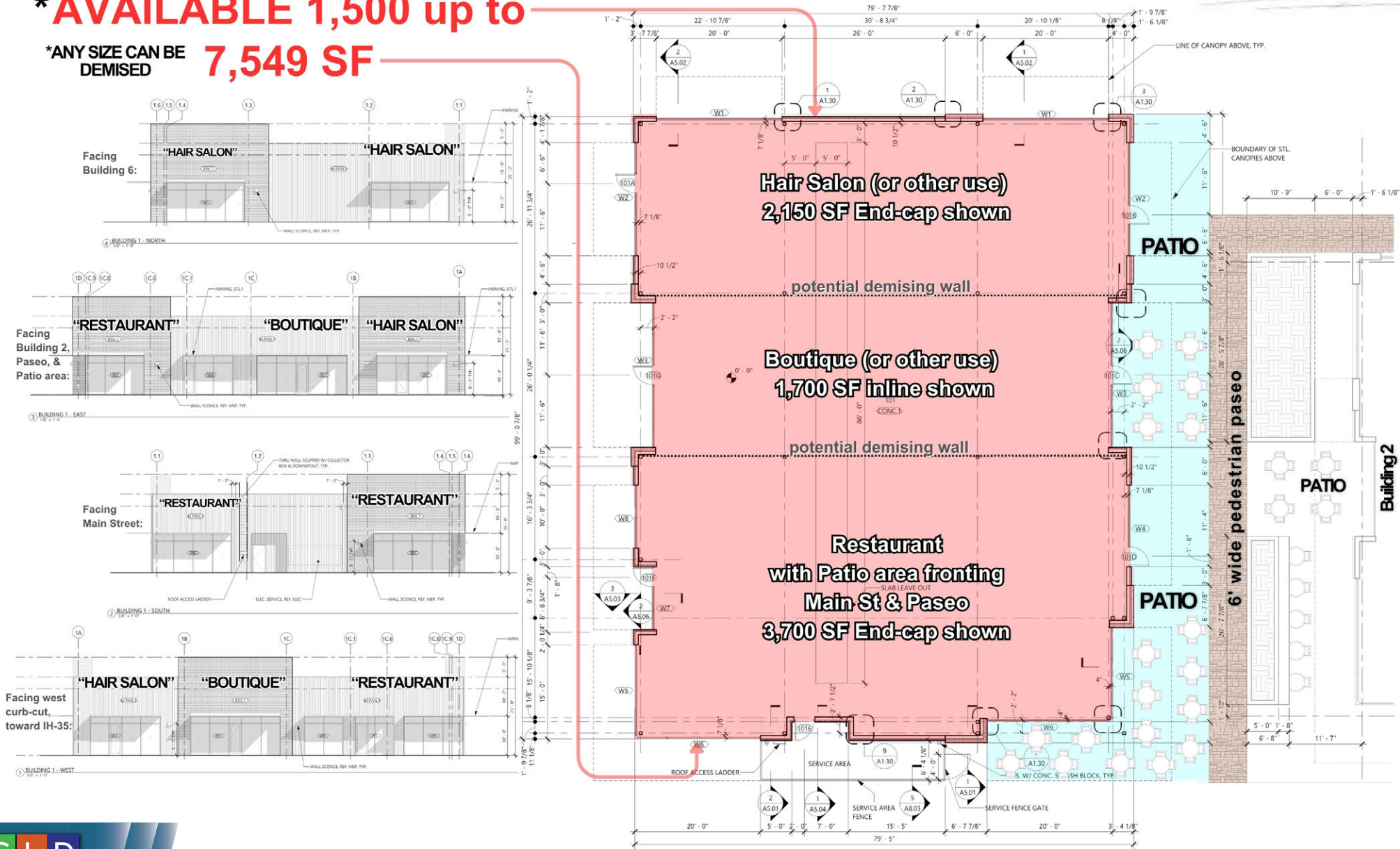


BLDG 1

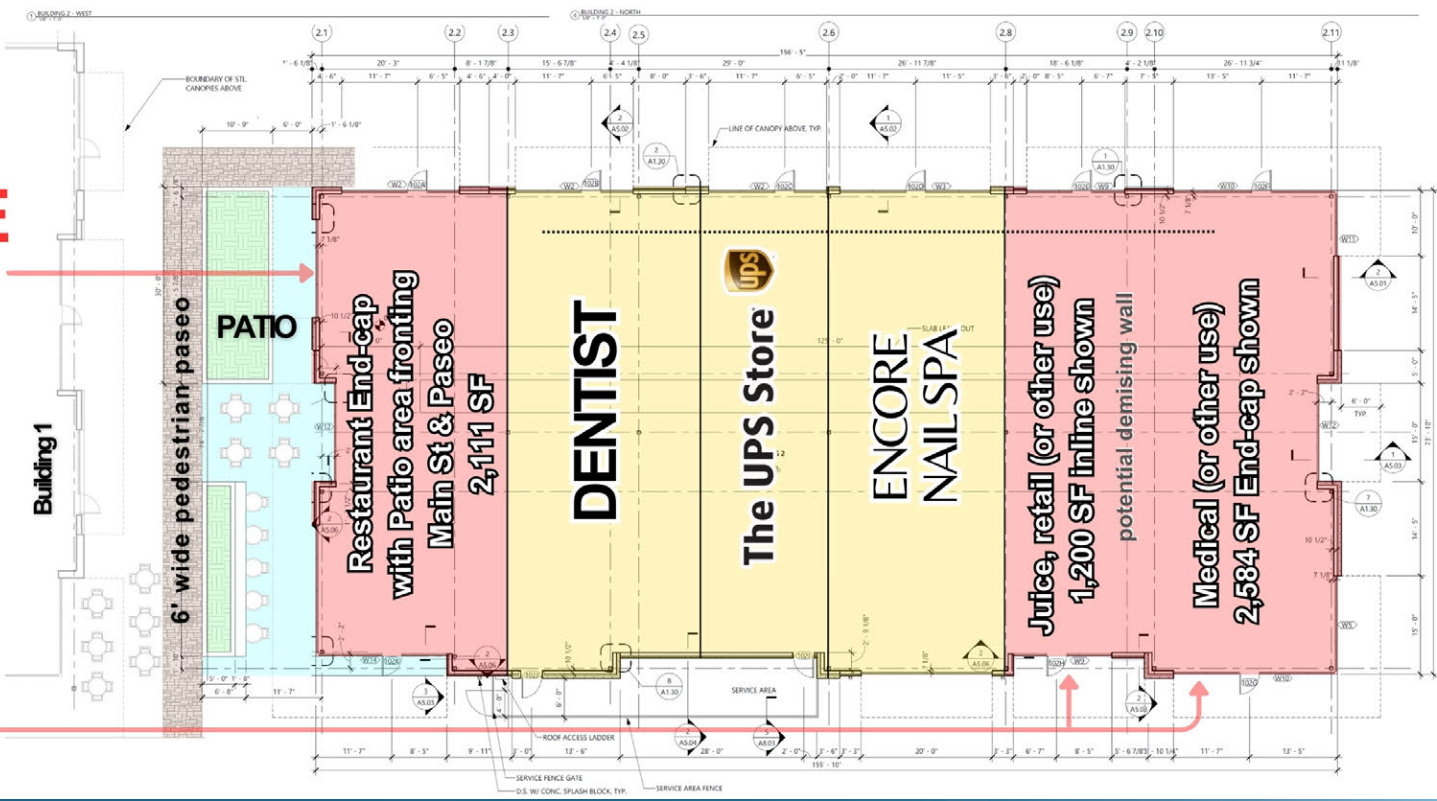
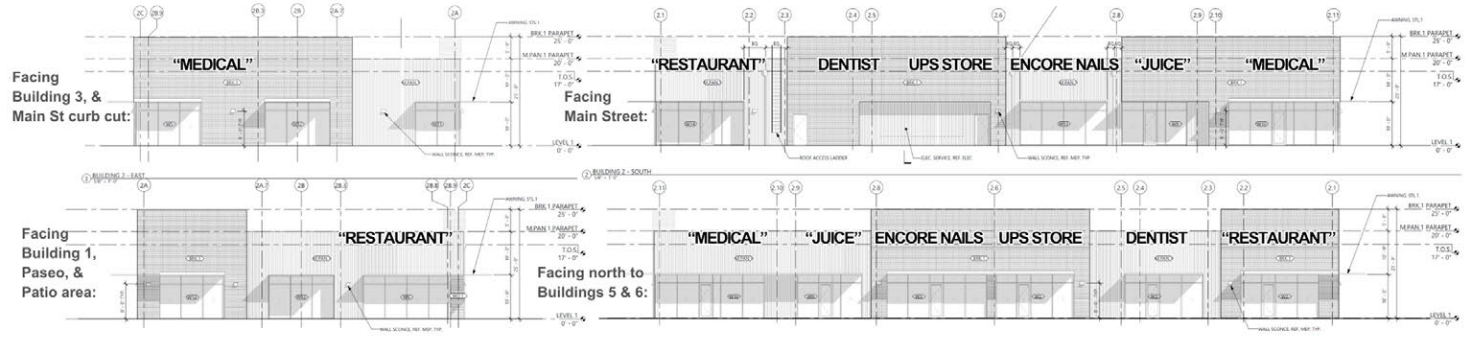
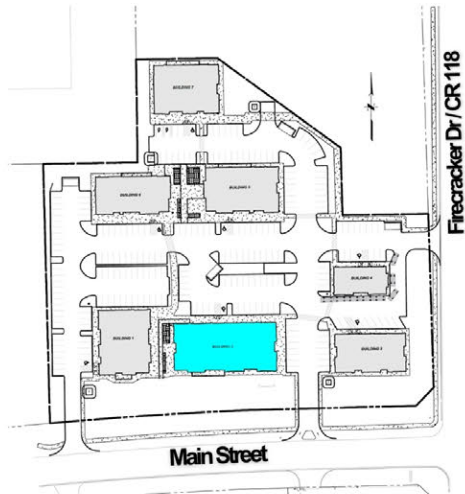


*** AVAILABLE 1,500 up to**

***ANY SIZE CAN BE DEMISED 7,549 SF**



BLDG 2



**AVAILABLE
2,111 SF**

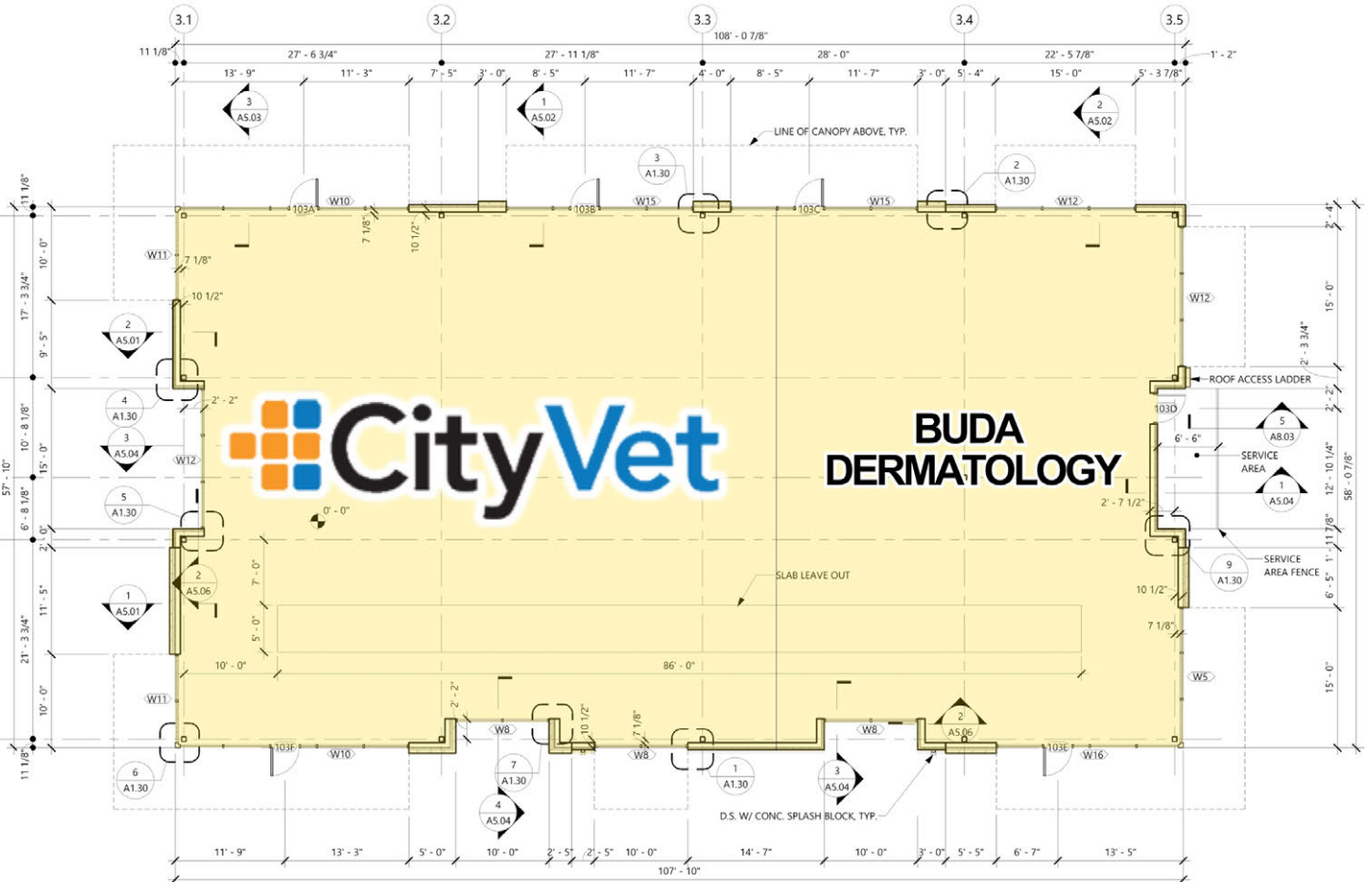
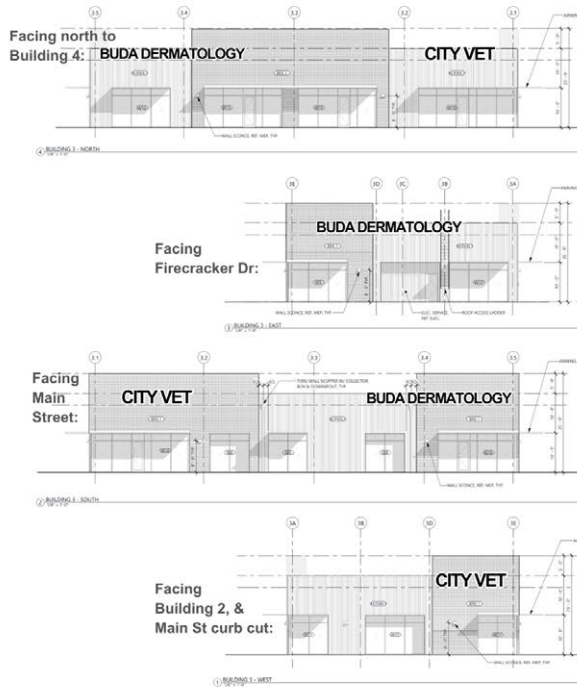
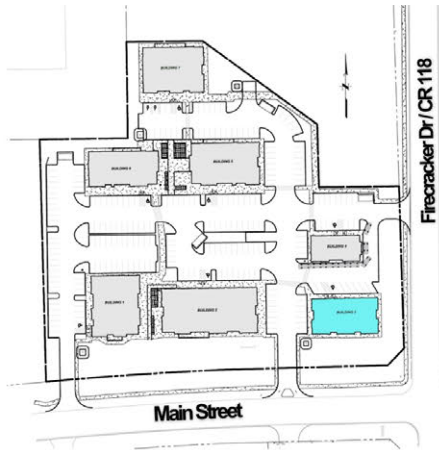
**AVAILABLE
1,200 up to
3,784 SF**



BLDG 3



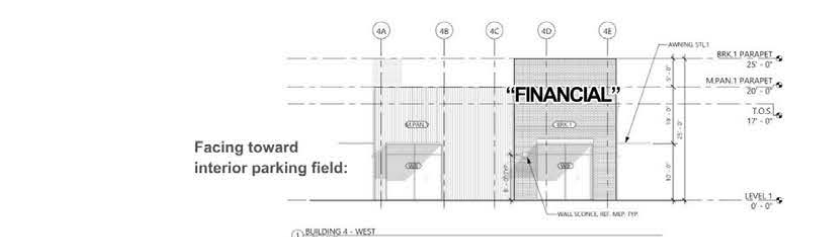
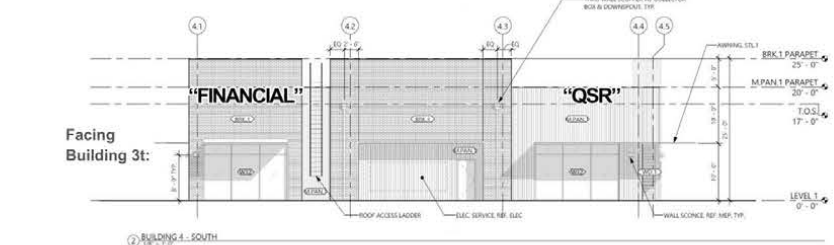
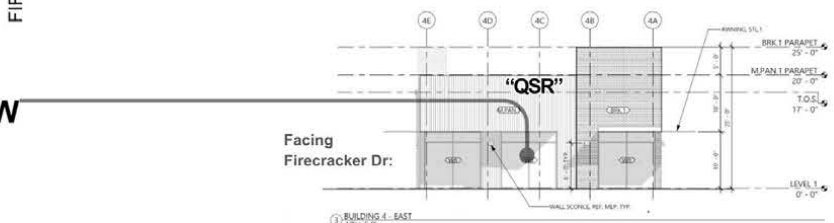
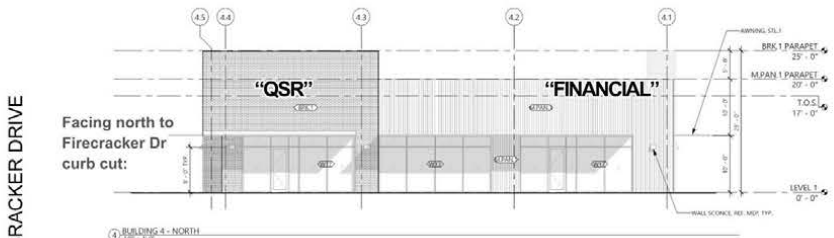
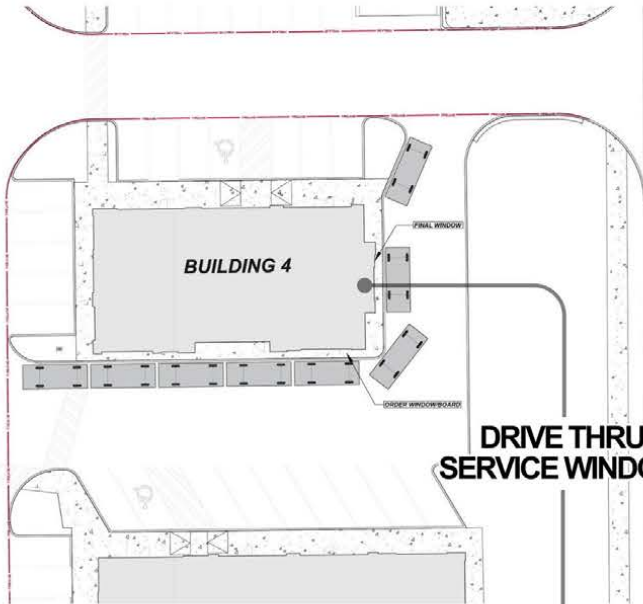
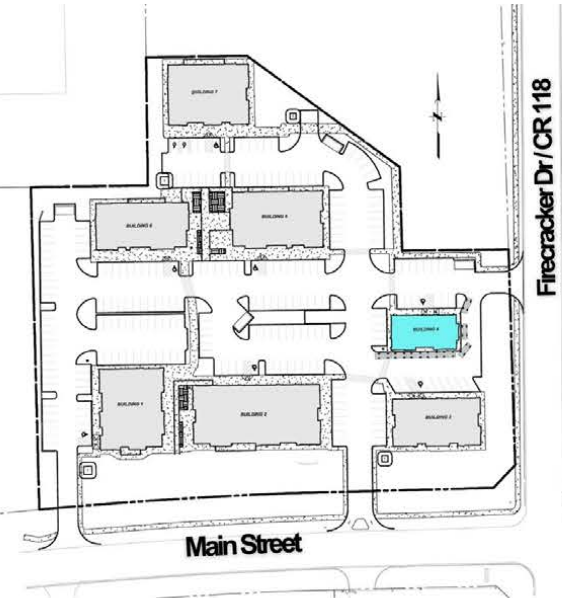
Fully Leased 6,135 SF



BLDG 4



Building 4
3,364 SF
w/Drive Thru

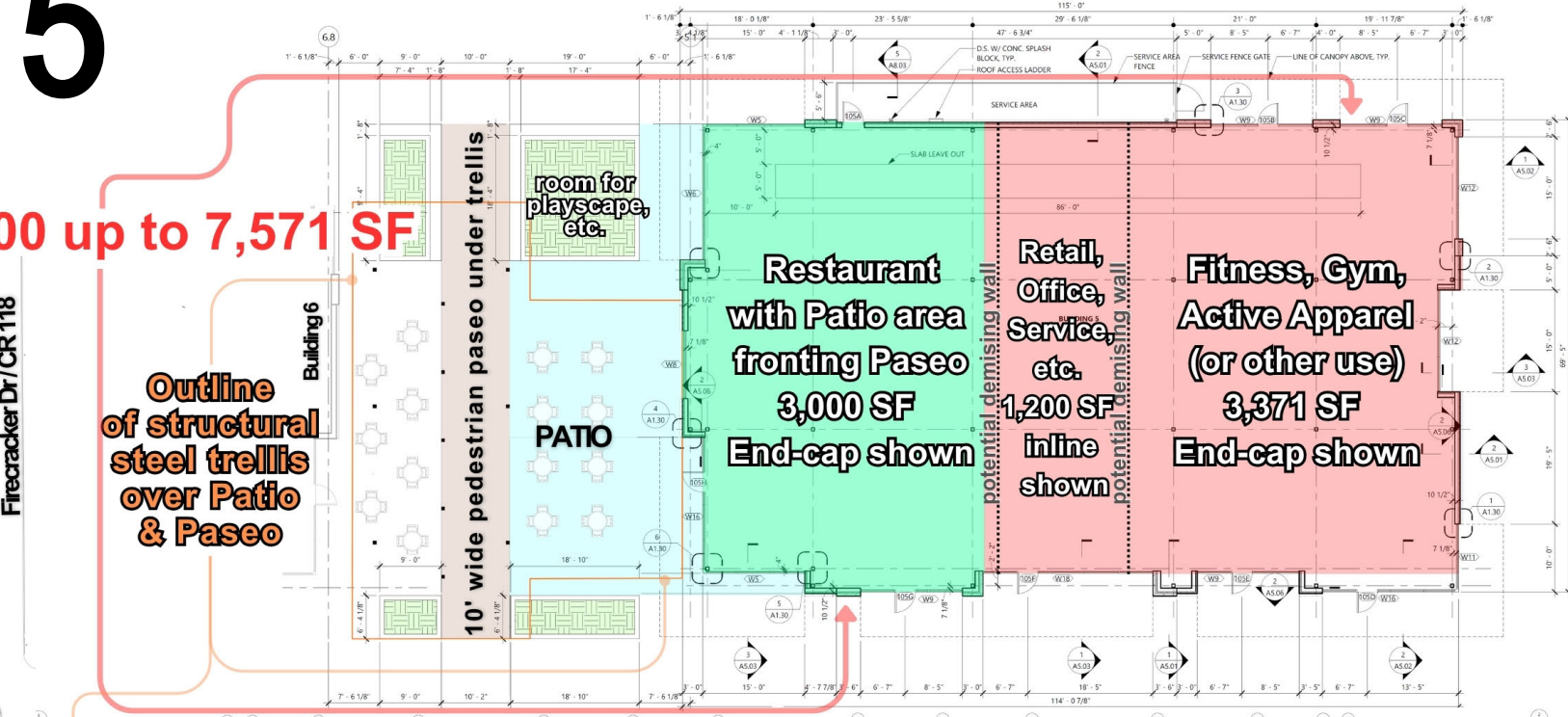
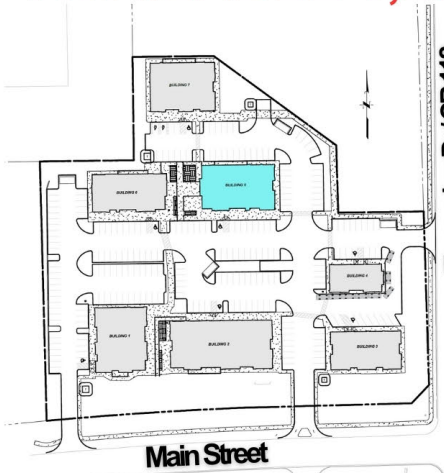


AVAILABLE
3,364 SF
Freestanding
Drive Thru
Approved



BLDG 5

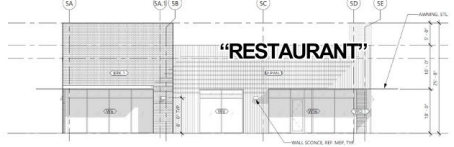
*** AVAILABLE 1,200 up to 7,571 SF**



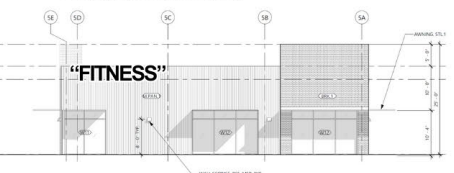
***ANY SIZE CAN BE DEMISED**

Facing south towards interior parking field & Main St curb cut:

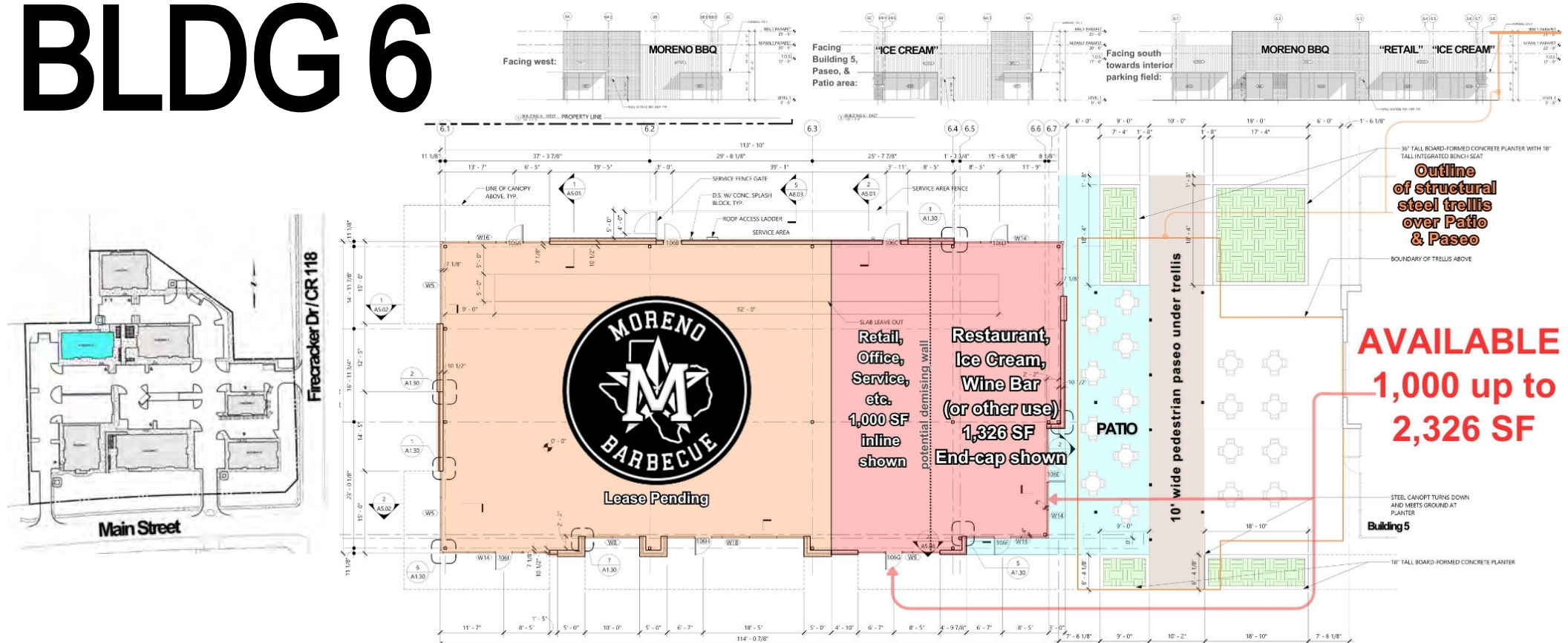
Facing Building 6, Paseo, & Patio area:



Facing Firecracker Dr:



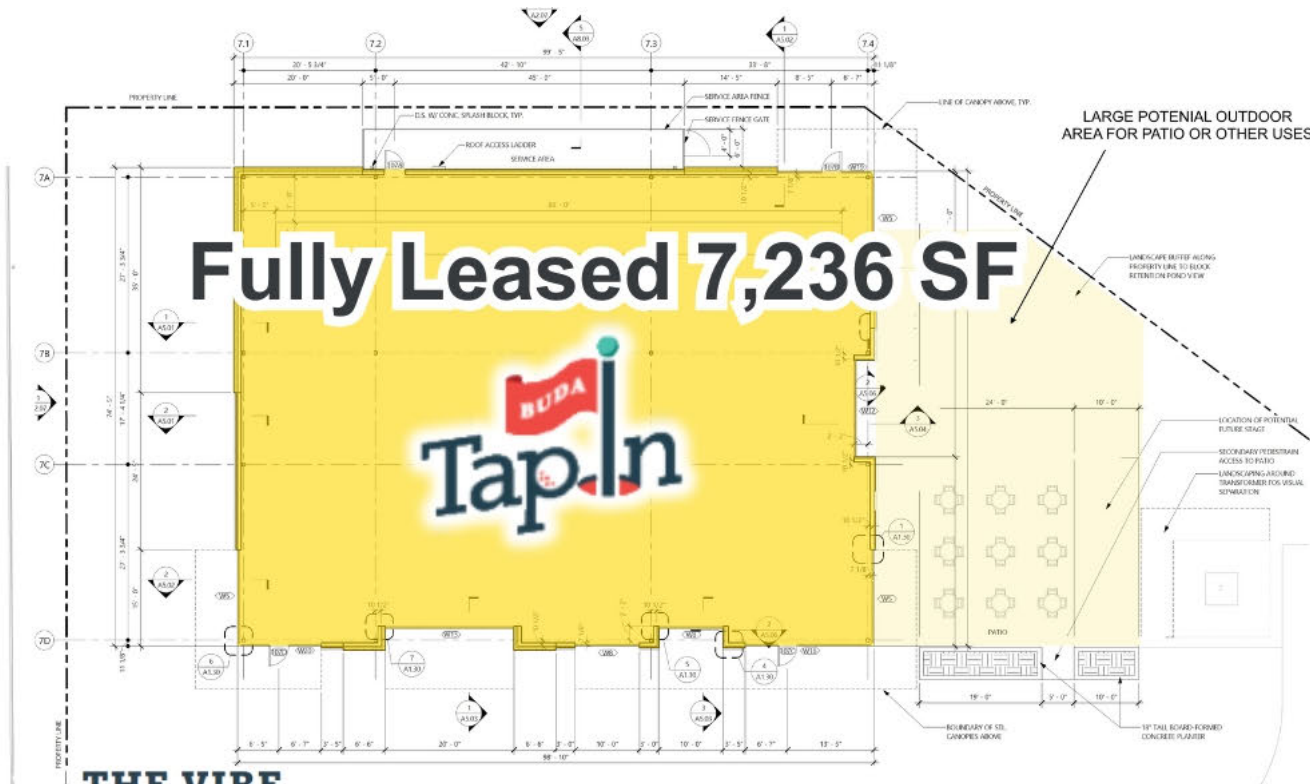
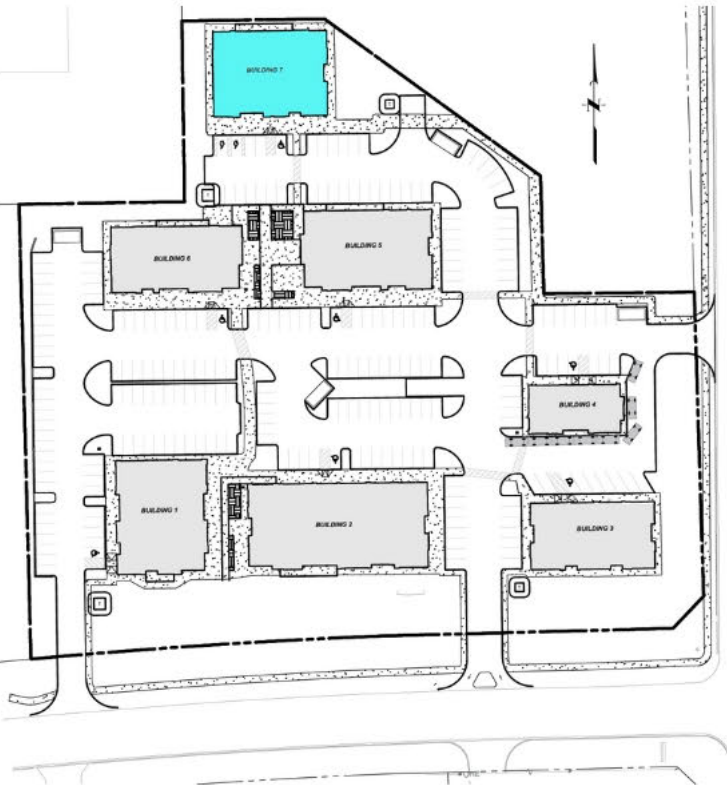
BLDG 6



The Corner on Main, 2260 Main St., Buda TX 78610

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BLDG 7



Fully Leased 7,236 SF



THE VIBE

What to expect at Tap In



INDOOR MINI GOLF
An 18-hole unparalleled indoor mini golf experience, built for the whole family.



INDOOR GOLF BAYS
Fine tune your swing on any day & in any weather with our state-of-the-art golf bays.



SPORTS BAR
Don't miss any action at Tap In & join for year round sports specials.



LIVE MUSIC & PATIO
Featuring weekly local artists & an outside friendly beer garden.



FOOD TRUCK
Hungry? Enjoy local gourmet bites from our local food truck.

STAY TUNED →

WHO WE ARE

Meet the team behind Tap In Buda



Tap In is led by a group of four friends. Co-founders Rob and Jen Wible had a dream of opening a business in their own neighborhood. Along with General Manager Sam Lane, and business partner Harlan Scott, Tap In was created for the enjoyment of friends, family, and community.

We invite you to come have a round with friends!





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 on 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.

CLD Realty

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9003695

License No.

info@cldrealty.com

Email

512-441-8888

Phone

Sean Murphy

Designated Broker of Firm

496649

License No.

smurphy@cldrealty.com

Email

512-441-8888

Phone

Ryder Jeanes

Licensed Supervisor of Sales Agent/ Associate

522120

License No.

rjeanes@cldrealty.com

Email

Phone

Ben Nudelman

Sales Agent/Associate's Name

813037

License No.

bnudelman@cldrealty.com

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Phone