

FOR LEASE



A **Varco** REAL ESTATE PROJECT

HIGHLIGHTS

- ▶ Easy access to banks, health providers and major retail stores.
- ▶ In close proximity to major highways such as I-35 and State Hwy 21
- ▶ High traffic road with schools and residential areas



SCHOOL

🕒 13 min

🚗 5.3 mi



HOSPITAL

🕒 9 min

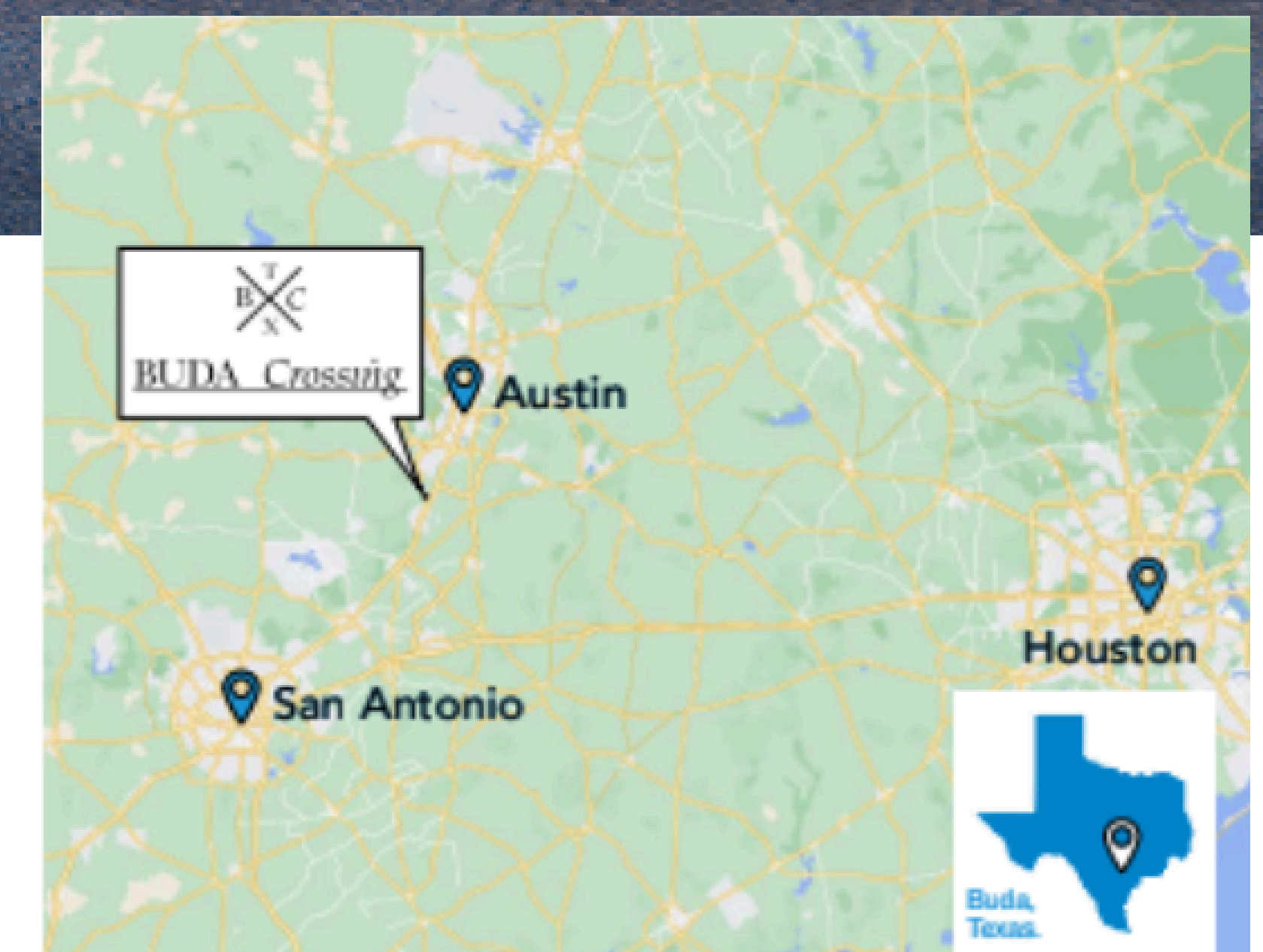
🚗 6.4 mi



AIRPORT

🕒 31 min

🚗 18.3 mi



1276 Cabelas Drive, Buda, TX 78216

Coordinates: 30.0848, -97.8261

Available Space: 1,046 - 3,949 SQ. FT

TRAFFIC COUNT

Cabelas Drive: 10,088

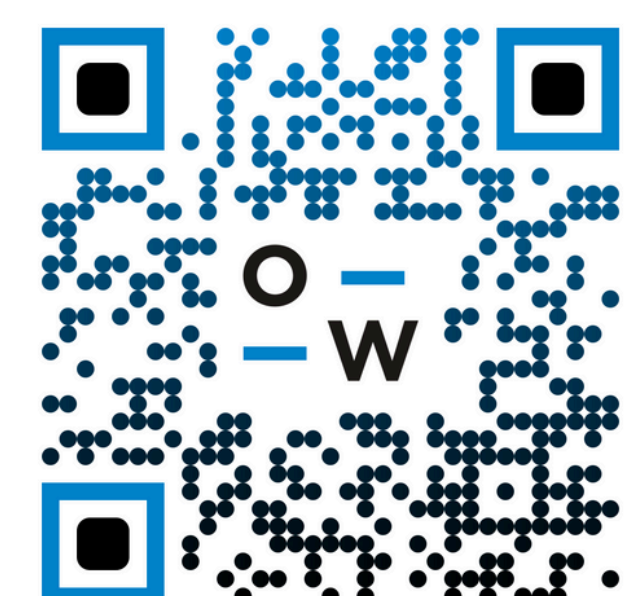
Interstate 35 Frontage Rd: 128,209

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956 388 1007



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GROSS LEASABLE AREA
7,921 SQ. FT



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Available Space: 1,046 - 3,949 SQ. FT

AVAILABLE SPACE

102	1,046	SQ. FT
104	1,273	SQ. FT
105	1,350	SQ. FT
106	1,326	SQ. FT



CURRENT TENANTS

101	Tropical Smoothie	1,326	SQ. FT
103	Results Physiotherapy	1,600	SQ. FT

REACH OUT FOR MORE INFO

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