

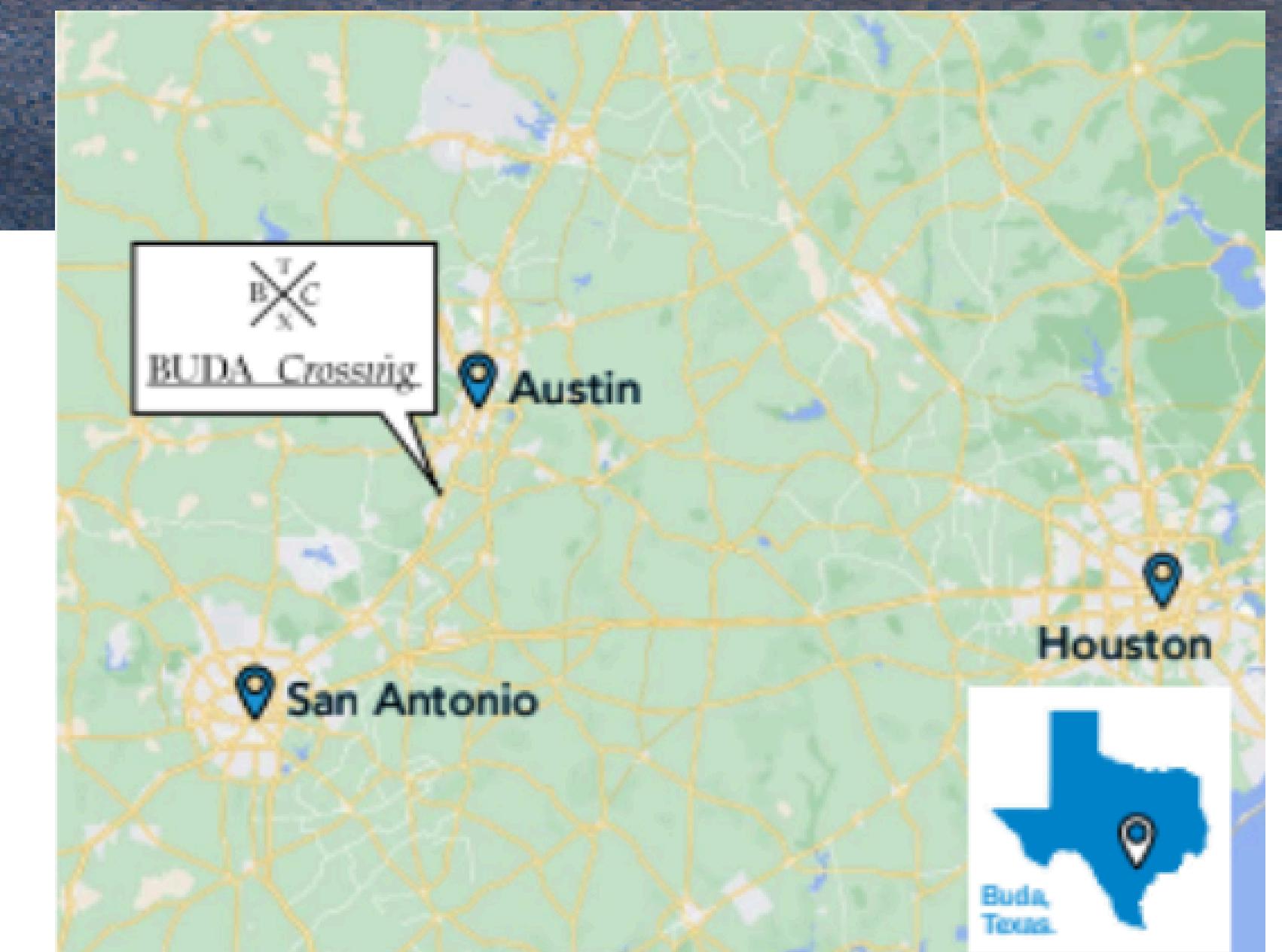
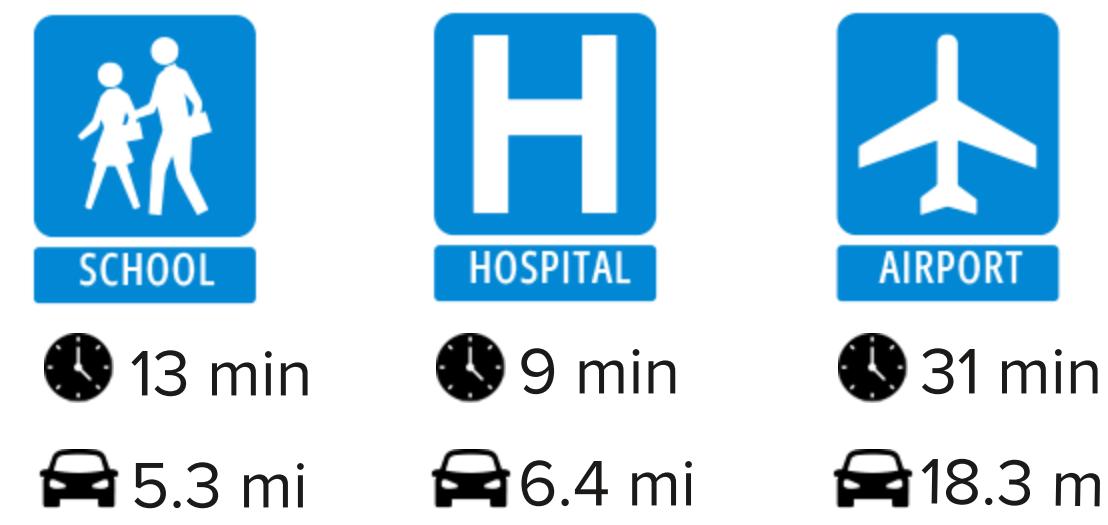
# FOR LEASE



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



**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

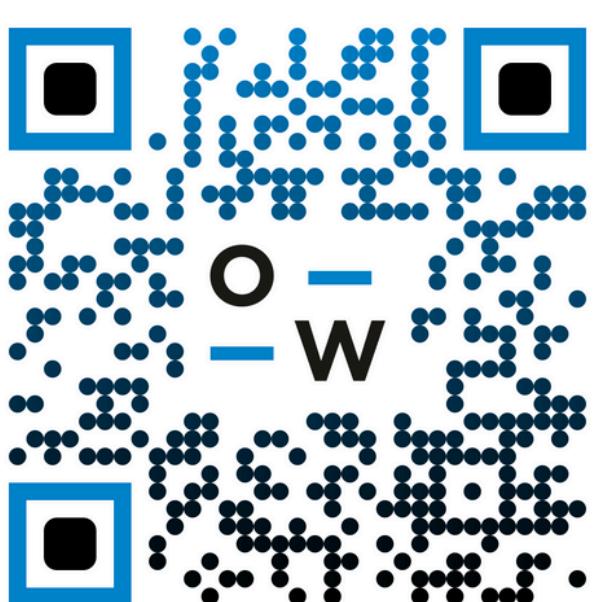
Interstate 35 Frontage Rd: 128,209

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# FOR LEASE

**GROSS LEASABLE AREA**  
**7,921 SQ. FT**

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**1276 Cabelas Drive, Buda, TX 78216**  
Coordinates: 30.0848, -97.8261  
Available Space: 1,046 - 3,949 SQ. FT

## AVAILABLE SPACE

<b>102</b>	1,046	SQ. FT
<b>104</b>	1,273	SQ. FT
<b>105</b>	1,350	SQ. FT
<b>106</b>	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**

**Tomi Hajduk**  
[thajduk@origoworks.com](mailto:thajduk@origoworks.com)

**Alberto Villarreal**  
[avillarreal@origoworks.com](mailto:avillarreal@origoworks.com)

**Matthew Lopez**  
[mlopez@origoworks.com](mailto:mlopez@origoworks.com)

**Office Number**  
956 338 1007

222 N. Expressway,  
Suite 300  
Brownsville, Texas