

# BUDA LOOP 4

COMMERCIAL LOTS FOR SALE

CONTACT FOR PRICING

641 South Loop 4

BUDA, TEXAS



Lot 1  
3.98 Acres

Lot 2  
4.15 Acres

[LINK TO GOOGLE MAP](#)

[DOWNLOAD GOOGLE EARTH](#)

COMMERCIAL LOTS FOR SALE



7109 N. Bartlett Avenue  
Suite 201  
Laredo, Texas 78041  
www.CompassCTX.com

**Glenn Preuss, CCIM**  
Broker/Associate  
830.431.1785  
Glenn@CompassCTX.com

**Adam Schneider**  
Development Manager  
512.738.2617  
Adam@CompassCTX.com



# LOOP 4 COMMERCIAL LOTS

641 South Loop 4  
BUDA, TEXAS

## PROPERTY LOCATION DETAILS



### AVAILABLE:

(2) ~4 Acre Lots  
Lot 1 is platted  
Lot 2 is to be platted  
(LI) Light Industrial Zoning

### LOCATION:

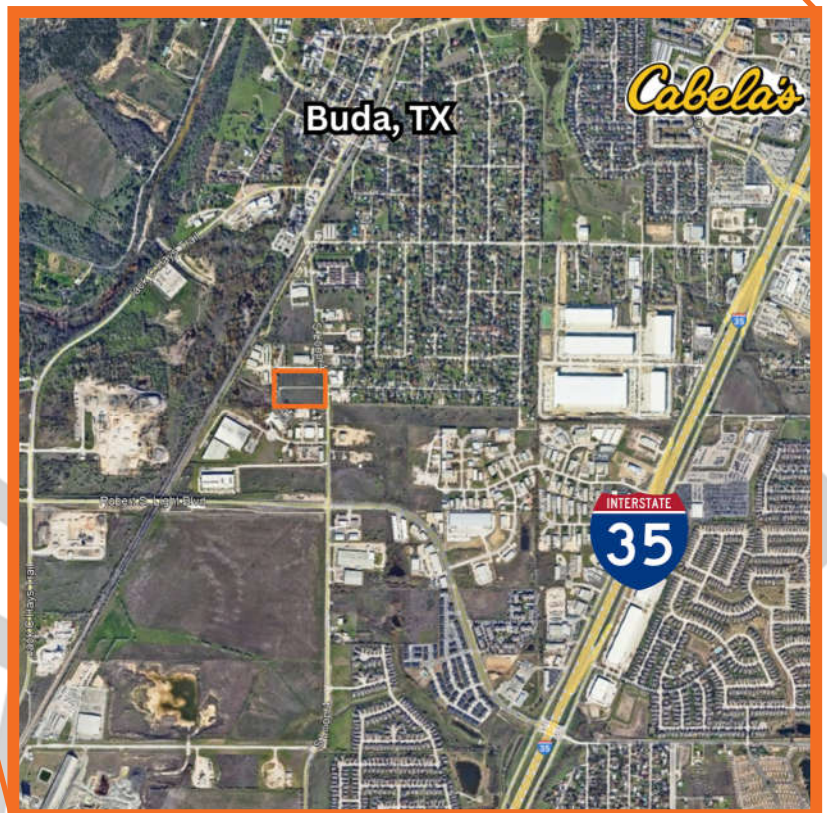
City of Buda, Texas  
Hays County  
500 Feet of Loop 4 Frontage

### UTILITIES:

Texas Water Utilities Water along frontage  
City of Buda Sewer at back of property  
PEC Three Phase Power

### OTHER INFORMATION:

No Floodplain (Buyer to Verify)



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[LINK TO BUDA EDC](#)

[LINK TO BUDA AREA MAP](#)

[LINK TO BUDA DEMOGRAPHICS](#)



## City Of Buda:

Buda is a charming city located in Hays County, Texas, with a population of approximately 16,000 people. Situated just south of Austin, Buda is known for its welcoming community, thriving economy, and small-town appeal combined with proximity to urban amenities. The city's economic development is fueled by a mix of industries, including retail, healthcare, technology, and hospitality. It's strategic location along the Interstate 35 corridor makes it a hub for commerce and a desirable place for businesses to establish roots.

Buda is also renowned for its historic downtown district, featuring a variety of local shops, restaurants, and unique attractions that reflect its rich heritage. The district exudes a blend of old-world charm and modern vibrancy, hosting events such as the annual Buda Fine Arts Festival and Buda's famous Wiener Dog Races.

Buda has earned the nickname "Outdoor Capital of Texas," offering a wealth of recreational opportunities in its numerous parks and green spaces. Popular destinations include the scenic Stagecoach Park, the historic Bradfield Park, and the expansive Buda Sportsplex, which serves as a hub for sports and community activities.

Sustainability is a cornerstone of Buda's vision for the future. The city has implemented initiatives such as water conservation programs, eco-friendly development policies, and robust recycling efforts to minimize its environmental footprint.

**107%**

2010-2020 Popula-  
tion growth

**45.3%**

Residents w/ mini-  
mum Bachelor's  
Degree

**36.8**

Median Age

**\$385,000**

Median Home  
Price

**20.3%**

2021-2022 Median  
Household Income In-  
crease

**\$105,378**

Median House-  
hold Income



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## LOCATION AERIAL



### LOCAL RETAILERS

- The Home Depot
- QuikTrip
- Downtown Buda
- Cabela's
- HEB
- Walmart
- Chik-Fil-a
- Deep Eddy Vodka
- Centex Materials
- Rush Truck Centers



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## PROPERTY LOCATION AERIAL



**Lot 2**  
**4.15 Acres**

**Lot 1**  
**3.98 Acres**



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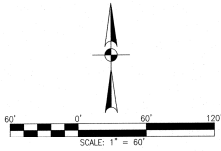
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## LOT 2 SURVEY

### ALTA/NSPS LAND TITLE SURVEY

4.153 ACRES OF LAND LOCATED IN THE H. CUMMINGS SURVEY NO. 30, ABSTRACT NO. 108, HAYS COUNTY, TEXAS, BEING THAT SAME LAND CALLED 4.149 ACRES, RECORDED IN VOLUME 2362, PAGE 82, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.

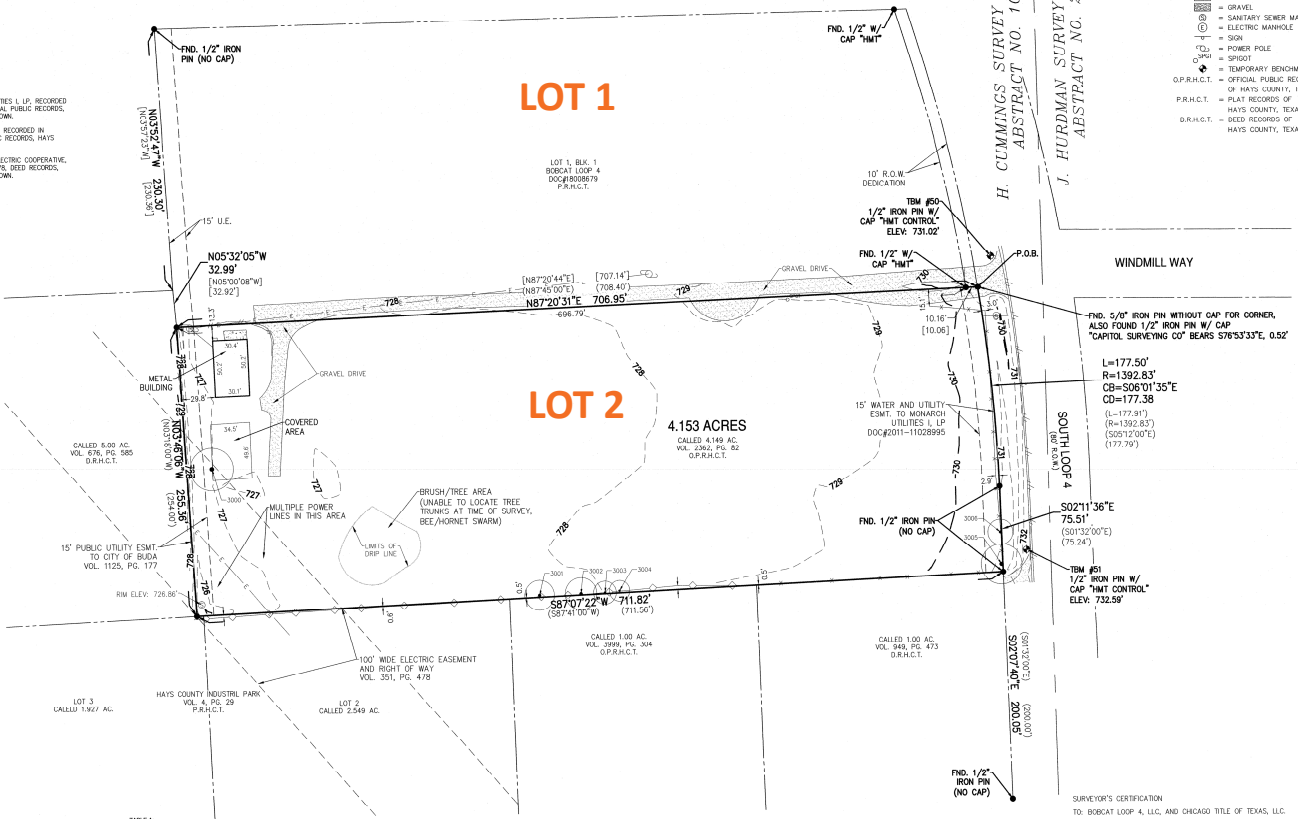


TITLE COMMITTEE:  
CHICAGO TITLE OF TEXAS, L.L.C.  
IN DOCUMENT NO. 2011-1108966, OFFICIAL PUBLIC RECORDS,  
HAYS COUNTY, TEXAS, OCTOBER 17, 2019

**SCHEDULE B**

1. REFERENCE EASEMENT TO MONARCH UTILITIES L.P., RECORDED IN VOLUME 1125, PAGE 177, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. - APPLIES AS SHOWN.
2. REFERENCE EASEMENT TO CITY OF BUDA, RECORDED IN VOLUME 1125, PAGE 177, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. - APPLIES AS SHOWN.
3. REFERENCE EASEMENT TO MIDLANDS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 351, PAGE 478, 1028 RECORDS, HAYS COUNTY, TEXAS. - APPLIES AS SHOWN.

Point #	Description
3000	19" HACKBERRY
3001	13" HACKBERRY
3002	14" HACKBERRY
3003	10" HACKBERRY
3004	12" HACKBERRY
3005	18" HACKBERRY
3006	11" HACKBERRY



- LEGEND:**
- = FND 5/8" IRON PIN UNLESS OTHERWISE NOTED
  - = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "TMT" UNLESS OTHERWISE NOTED
  - BL = BUILDING SETBACK LINE UNLESS OTHERWISE NOTED
  - U.E. = UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - R.O.W. = RIGHT-OF-WAY
  - ( ) = RECORD CALLS PER VOL. 2362, PG. 82
  - [ ] = RECORD CALLS DDC# 1806679
  - = OVERHEAD ELECTRIC
  - = WIRE FENCE
  - = CHAIN LINK FENCE
  - = WOOD FENCE
  - = EDGE OF ASPHALT
  - = CONCRETE
  - = GRAVEL
  - = SANITARY SEWER MANHOLE
  - ⊙ = ELECTRIC MANHOLE
  - ⊙ = SIGN
  - ⊙ = POWER POLE
  - ⊙ = SPOT
  - ⊙ = TEMPORARY BENCHMARK
  - O.P.R.H.C.T. = OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
  - P.R.H.C.T. = PLAT RECORDS OF HAYS COUNTY, TEXAS
  - O.R.H.C.T. = RECD RECORDS OF HAYS COUNTY, TEXAS

- TABLE A:**
1. MONUMENTS HAVE BEEN LOCATED AT ALL MAJOR CORNERS OF THE BOUNDARY.
  2. NO STREET ADDRESS AVAILABLE AT TIME OF SURVEY.
  3. ACCORDING TO MAP NO. 4800000000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR HAYS COUNTY, DATED 9/2/2000, THE SUBJECT TRACT IS SITUATE WITHIN AN UNDEVELOPED ZONE 4 DESIGNATED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (500-YEAR FLOOD).
  4. THE AREA OF THIS SITE IS 4.153 ACRES.
  5. EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GRAUND LEVEL ARE SHOWN HEREON.
  6. THERE IS A TOTAL OF 0 STROPPED PARKING SPACES FOR CARS, NONE OF WHICH ARE MARKED HANDICAPPED AND NONE OF WHICH ARE FOR MOTORCYCLES.

SURVEYOR'S CERTIFICATION  
TO: BOGOT LOOP 4, L.L.C. AND CHICAGO TITLE OF TEXAS, L.L.C.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS LAND TITLE SURVEYS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, AND 9 OF TABLE A HEREOF.

FIELDWORK WAS PERFORMED ON 07/22/2020  
DATED THIS 30TH DAY OF JULY, 2020

*Dorothy J. Taylor*  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295



**HMT**  
ENGINEERING & SURVEYING

290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TYPE FIRM F-10961  
TFPLS FIRM 10163800



# Information About Brokerage Services

*Texas law requires all real estate license holders 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone
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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date