



John B. Sanford Real Estate

Medical Office/Daycare — 1750 FM 967
Buda, TX 78610

Price: Contact Broker

Size: 4,262 SF Building, 1.61 Acres

Zoning: City of Buda B2—Arterial Business

Parking: 24 Spaces

Notes: High visibility/High traffic location along FM 967 directly next to new 2,300 residential unit Persimmon development in Buda. Well located at the front door of Buda's next phase of growth. Currently operating as a therapy clinic. Previously functioned as a daycare. Ideal site for Medical, Childcare, Office, or Retail use. 1997 building with 2019 renovation. Roof 2022, 4 HVAC Units 2021, sprinkler system in place. 15,075 VPD TxDOT.



J.D. Sanford
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512-922-5633
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The information contained herein is from sources deemed reliable, however John B. Sanford, his employees and his agents have not made an independent confirmation of the information and no warranty or guarantee of accuracy is made. A prospective tenant or buyer should confirm any important information with the assistance of an engineer and/or attorney during a feasibility period prior to closing the sale or leasing the property.

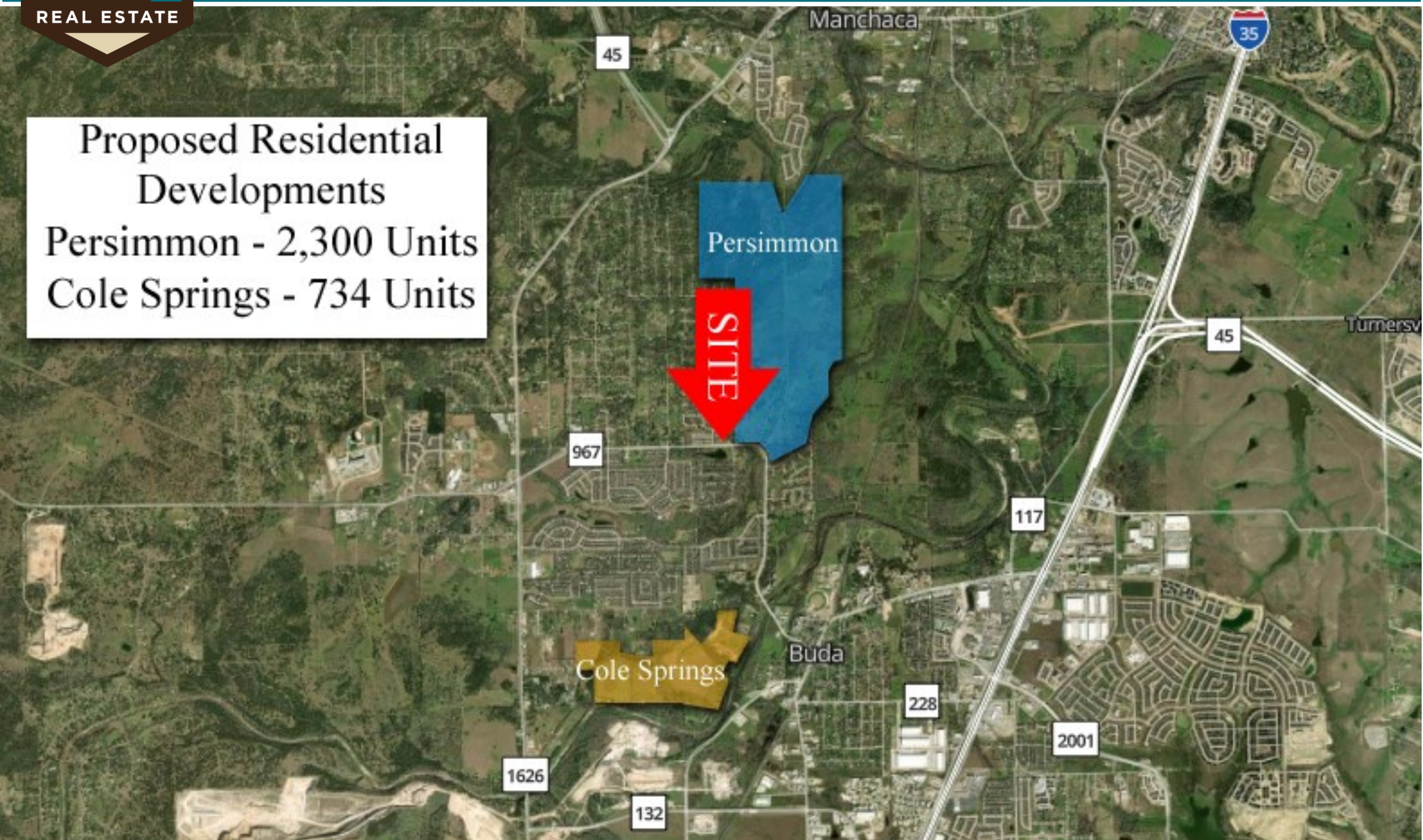


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Proposed Residential Developments
Persimmon - 2,300 Units
Cole Springs - 734 Units



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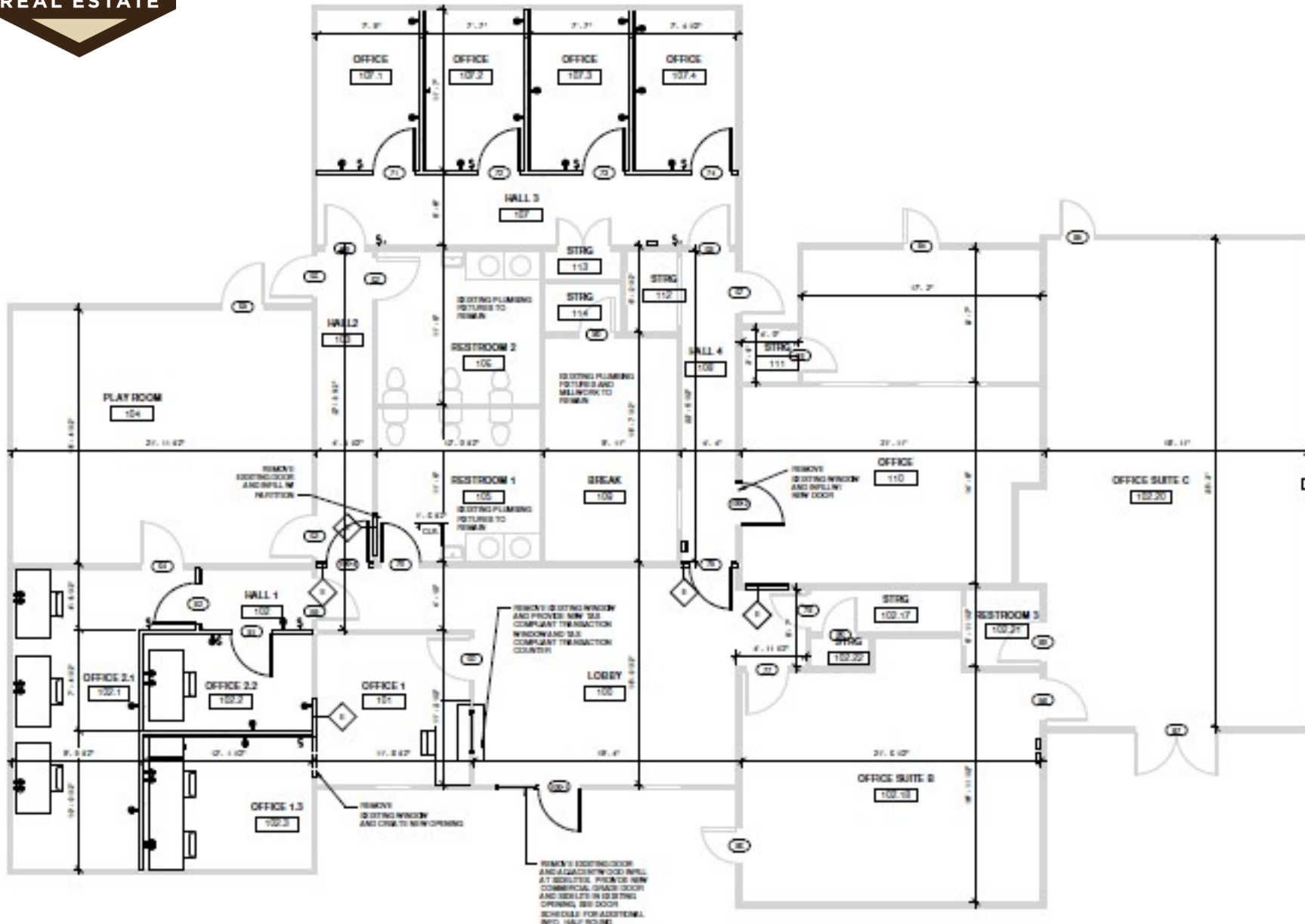
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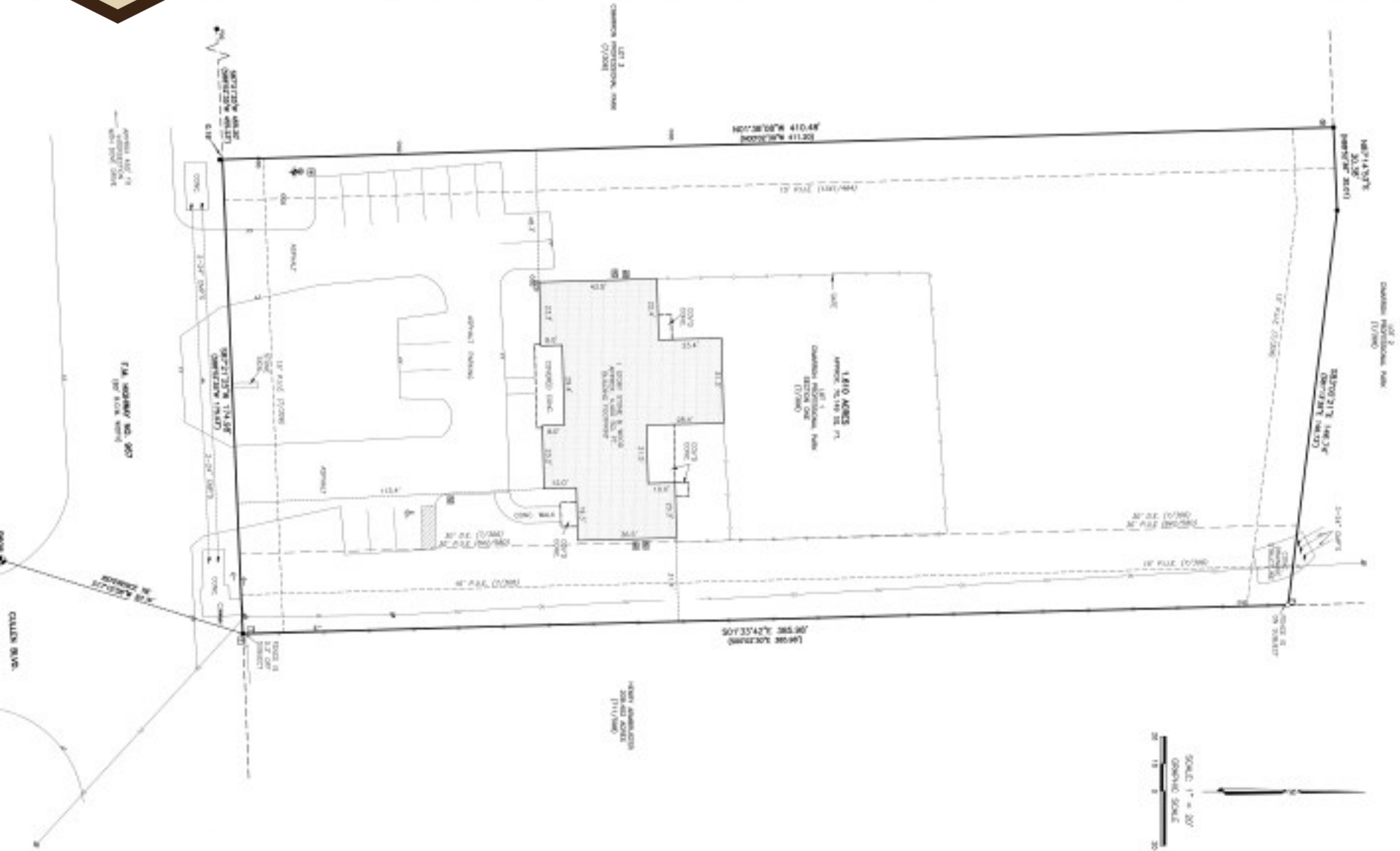
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