

# Shoppes at Garlic Creek

18,050 SF Multi-Tenant Retail Center



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**Construction beginning  
Q2 of 2026**



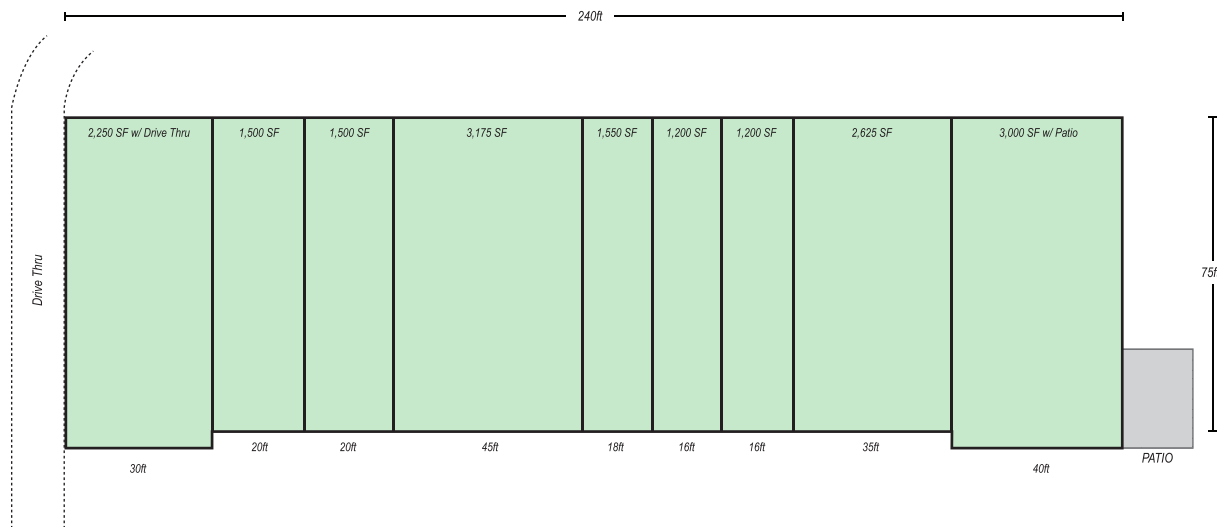
## Currently Available: 18,050 SF Multi-Tenant Retail Center

For More Information Contact:

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- Drive-Thru and Patio Opportunities Available
- Anchored by CVS, Starbucks, McDonald's, Chick-Fil-A Heartland Dental, and Lightbridge Academy.
- \$6.6M Buda Sportsplex expansion recently approved across FM 967. Expects 11,000 visitors during peak usage.
- Johnson HS (2,692 students); Dahlson MS (955 students); Elm Grove ES (706 students); and Carpenter Hill ES (621 students) nearby
- At full build-out, "West Buda" will have over 5,400 homes.
- Construction beginning Q1 of 2026 - Delivering Q3 of 2026



1 mile	3 mile	5 mile
5,912	20,631	73,717

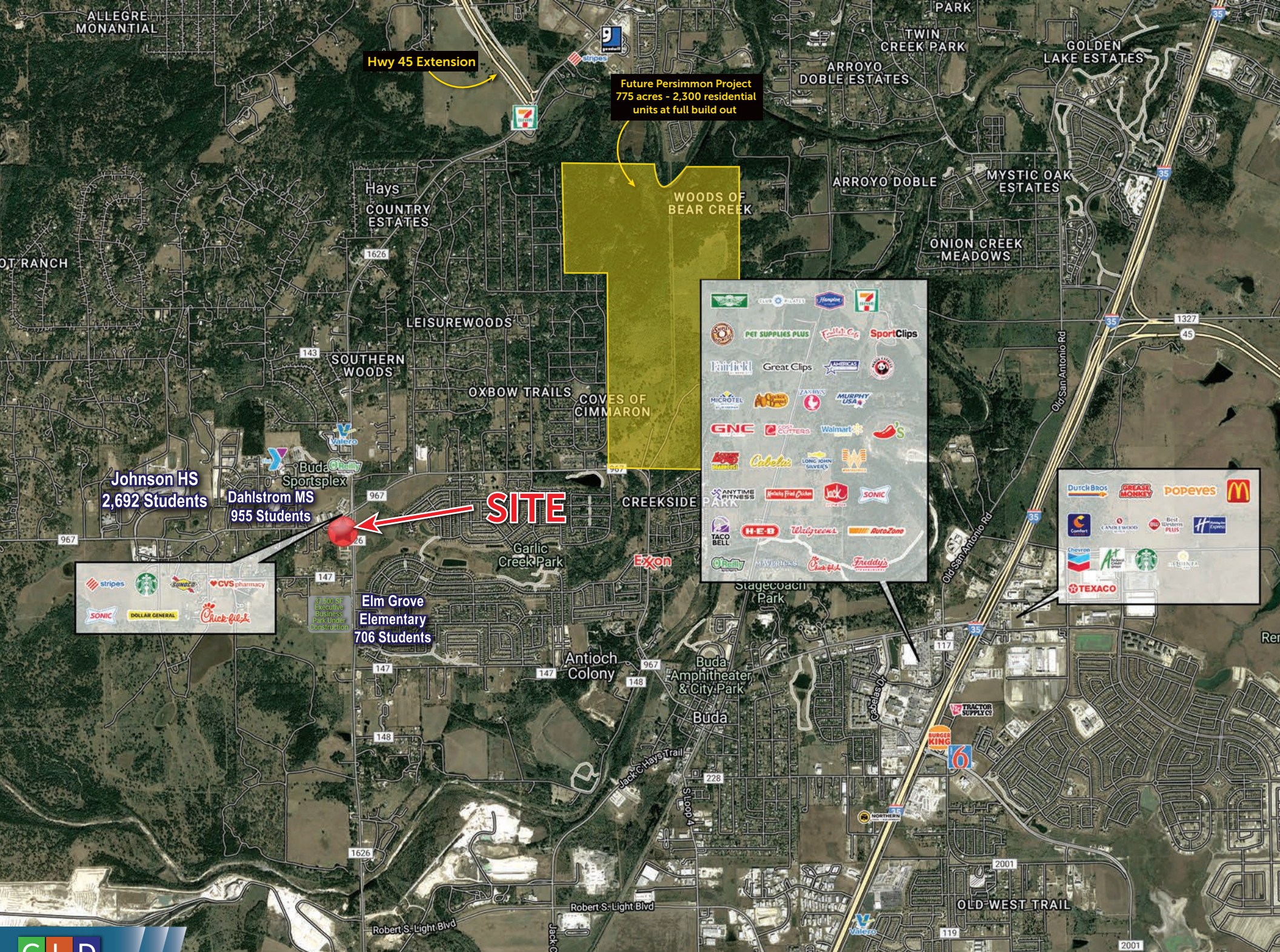


1 mile	3 mile	5 mile
\$147,252	\$152,685	\$136,617

### TRAFFIC COUNTS :

Location	Traffic Count
FM 1626	24,639 VPD
FM 967	19,587 VPD

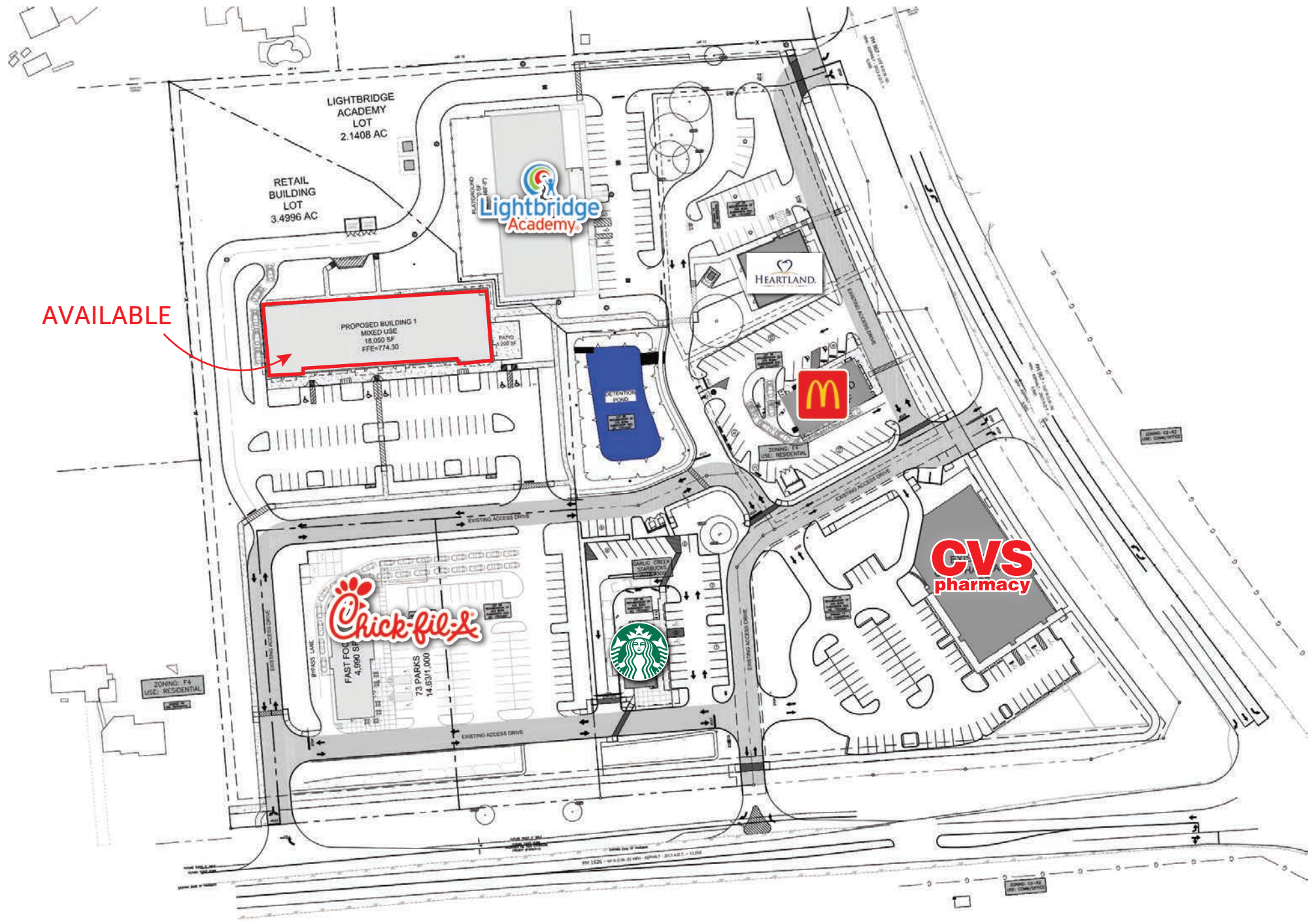










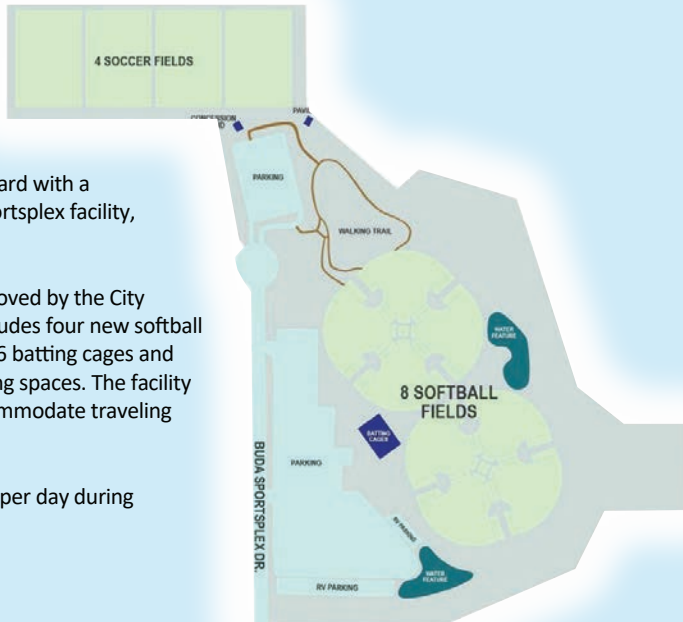


# Buda's Primary Trade Area

Buda's Primary Trade Area population is estimated at **178,061** and is projected to grow to **204,700** by 2028. The PTA's average household income is **\$124,502** and the median household income is **\$99,777**. Buda's PTA consists of young white-collar professionals with extra income to spend on retail goods and services. The median age is **34.4**, with over 98% of the population having a high school diploma or higher education. The average household size is **3.14** and the median value of owner-occupied housing is **\$474,845**.

Cabela's is one of the retail drivers of the Buda PTA, and has spurred additional retail and commercial development in the area. Cabela's attracts consumers to Buda from across the State of Texas and neighboring states. However, the retail needs of the Buda PTA are not being met, with over \$597 Million in Retail Sales Leakage annually. Buda's PTA experiences retail leakage in all sectors except General Merchandise, Recreational Vehicles, and Sporting Goods categories.

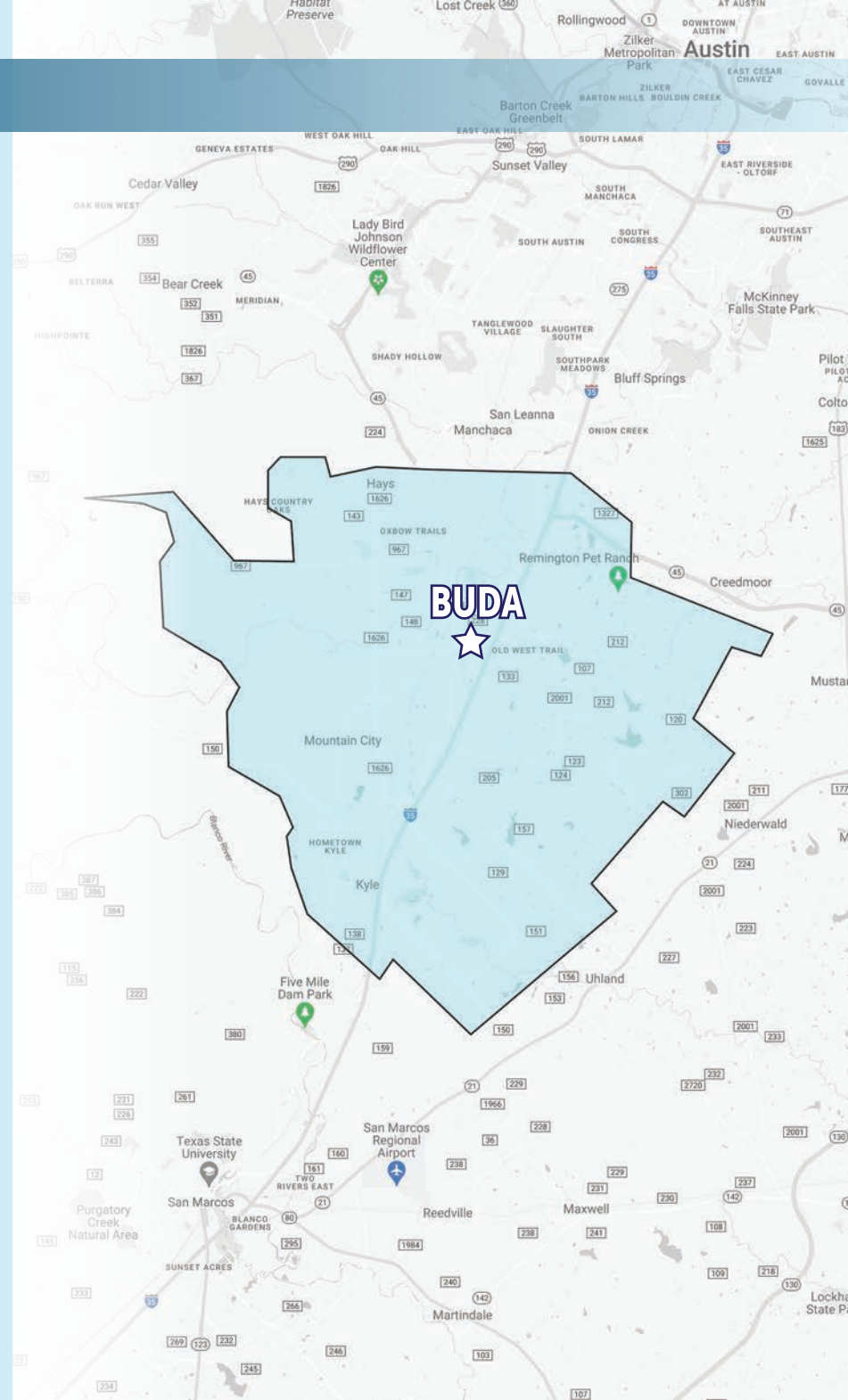
Buda is home to four distinct retail trade markets: Downtown Submarket, Regional Freeway Submarket, Emerging 1626/967 Submarket, and the Emerging Sunfield Submarket. Each of these markets has available land for a development, and several have pad sites or existing retail space available. Interstate 35 frontage property is also available in the Regional Freeway Submarket and Sunfield Submarket. Land and building costs are inexpensive when compared to the surrounding area, and the property taxes in Buda are significantly lower than surrounding communities.



The City of Buda is moving forward with a \$6.6 million expansion of its Sportsplex facility, aiming to boost tourism.

The improvement project, approved by the City Council in September 2024, includes four new softball fields, two concession stands, 26 batting cages and more than 800 additional parking spaces. The facility will also add RV parking to accommodate traveling teams and families.

The City expects 11,000 visitors per day during peak usage.







# 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.

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