

# 1270 FM 2001

BUDA, TX 78610

**IOS OPPORTUNITY FOR LEASE**



AREA OVERVIEW

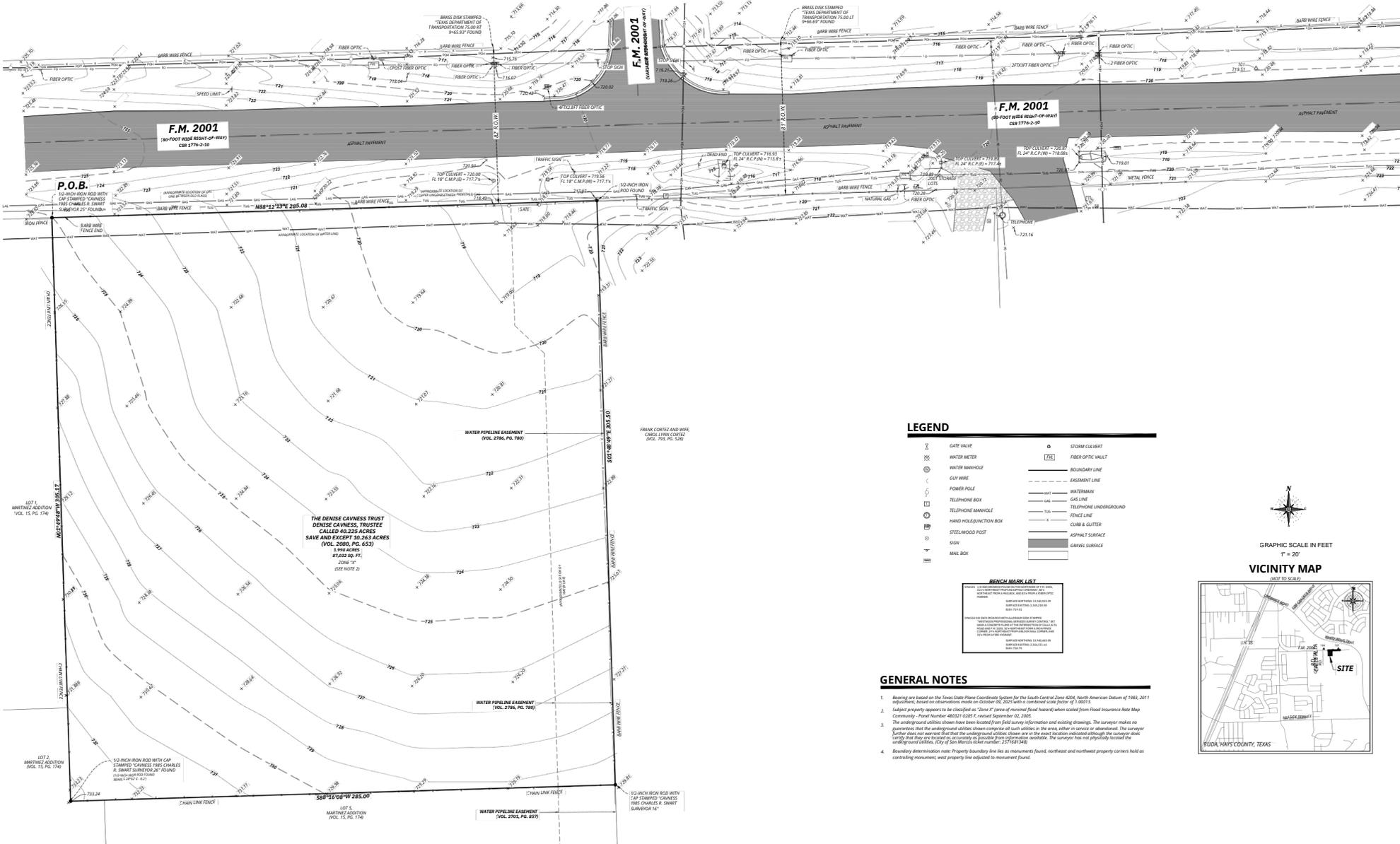


<b>Site Address</b>	1270 FM 2001 Buda, TX
<b>Site Size (Gross)</b>	±2 Acres (±87,134 SF)
<b>Site Type</b>	Full-site IOS / laydown yard
<b>Parking</b>	Flexible outdoor parking for fleet, trailers, and equipment
<b>Improvements</b>	Crushed flex base stabilized, perimeter fencing, secured gate, equipment-rated driveway
<b>Building Coverage</b>	Planned yard improvements and ±10,500 SF building design
<b>Zoning</b>	Buda ETJ
<b>Access</b>	FM 2001 Frontage ±1.5 miles to I-35
<b>Use</b>	Contractor yard, fleet parking, trailer storage, and equipment laydown

## SITE DETAILS



**SITE PLAN**



**LEGEND**

⊗	GATE	⊠	STORM CULVERT
⊗	WATER METER	⊠	FIBER OPTIC VAULT
⊗	WATER MANHOLE	---	BOUNDARY LINE
⊗	CLM WIRE	---	EASEMENT LINE
⊗	POWER POLE	---	WATERMAIN
⊗	TELEPHONE BOX	---	GAS LINE
⊗	TELEPHONE MANHOLE	---	TELEPHONE UNDERGROUND
⊗	HAND HOLES/JUNCTION BOX	---	FENCE LINE
⊗	STEELWOOD POST	---	CURB & GUTTER
⊗	SIGN	---	ASPHALT SURFACE
⊗	MAIL BOX	---	GRAVEL SURFACE

**BENCH MARK LIST**

BM 1	1/2" IRON ROD WITH CAP STAMPED "CAVNESS TRUST CHARLES R. SHAWT SURVEYOR 16"	BM 2	1/2" IRON ROD WITH CAP STAMPED "CAVNESS TRUST CHARLES R. SHAWT SURVEYOR 16"
BM 3	1/2" IRON ROD WITH CAP STAMPED "CAVNESS TRUST CHARLES R. SHAWT SURVEYOR 16"	BM 4	1/2" IRON ROD WITH CAP STAMPED "CAVNESS TRUST CHARLES R. SHAWT SURVEYOR 16"

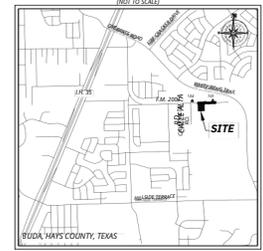
**GENERAL NOTES**

1. Bearing are based on the Texas State Plane Coordinate System for the South Central Zone 4204, North American Datum of 1983, 2011 adjustment, based on observations made on October 05, 2022 with a combined scale factor of 1.00011.
2. Subject property appears to be classified as "Zone X" (area of minimal flood hazard) when scaled from Flood Insurance Rate Map Community Flood Number 480321-0205, revised September 02, 2005.
3. The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact locations indicated although the surveyor used underground utilities. (City of San Marcos order number: 257681348)
4. Boundary determination note: Property boundary line has as monuments found, northeast and northwest property corners held as controlling measures, west property line adjusted by measurement found.



GRAPHIC SCALE IN FEET  
1" = 20'

**VICINITY MAP**  
(NOT TO SCALE)



**NEARBY AMENITIES & DEVELOPMENTS**





**DRIVE TIMES**

**03**  MINS TO INTERSTATE I-35

**20**  MINS TO AUSTIN BERGSTROM INTERNATIONAL AIRPORT

**22**  MINS TO FEDEX GROUND FACILITY

**24**  MINS TO TESLA GIGA FACTORY

**25**  MINS TO DOWNTOWN AUSTIN

**35**  MINS TO SAMSUNG AUSTIN SEMICONDUCTOR



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