

The Corner on Main

2260 Main St., Buda TX 78610

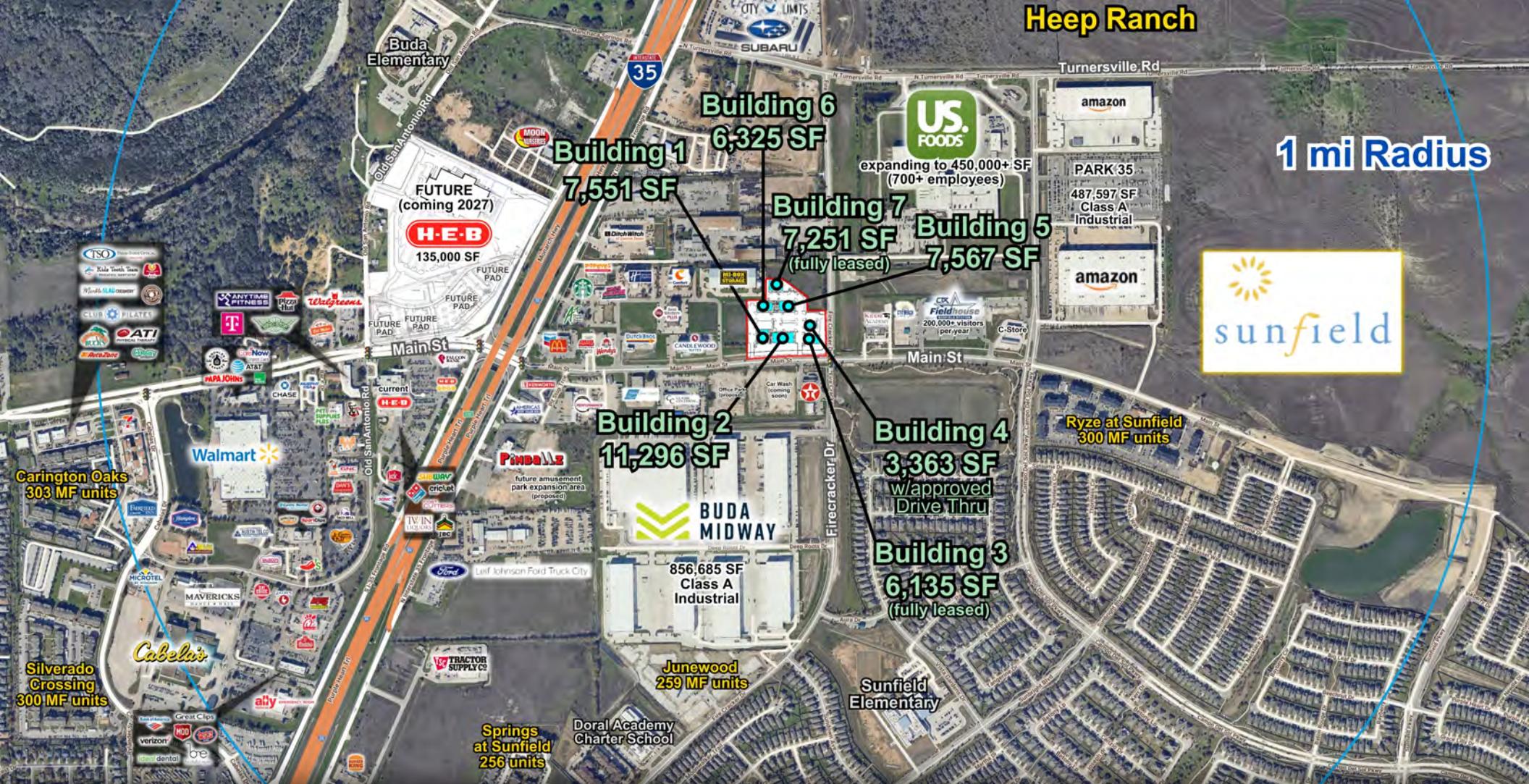
Ryder Jeanes - Ben Nudelman - Connor Silva

Vice President *Associate* *Associate*

512-441-8888



Heep Ranch



1 mi Radius



- Pre-leasing to restaurants, retailers, service and other users, delivering space Q3 2026
- 3,200 homes now completed in Sunfield, 6,700 total new homes coming east of IH-35
- Captive audience: huge residential population and growing daytime population with 1.7M SF of Class A Industrial surrounding site (Amazon, US Foods, Buda Midway)

- Traffic pattern is equally strong AM & PM and the observable traffic far outpaces the most recent traffic counts
- Nearby Sunfield Station/CTX Beach attract weekly large scale sports tournaments
- Please contact listing brokers for more information



1 mile	6,178	3 mile	29,027	5 mile	93,347
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1 mile	1,699	3 mile	6,706	5 mile	15,556
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1 mile	\$162,650	3 mile	\$139,124	5 mile	\$134,714
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TESLA gigafactory world HQ

SITE

2

Buda, TX 78610

Buda, TX 78610

Population			
2024 Estimated Population	9,753	49,010	145,602
2029 Projected Population	11,654	55,829	162,734
2020 Census Population	9,828	45,979	137,980
2010 Census Population	2,226	20,623	80,523
Projected Annual Growth 2024 to 2029	3.9%	2.8%	2.4%
Historical Annual Growth 2010 to 2024	24.1%	9.8%	5.8%
2024 Median Age	32.9	34.2	33.9
Households			
2024 Estimated Households	3,839	20,988	60,433
2029 Projected Households	4,820	24,623	69,138
2020 Census Households	3,193	17,034	51,413
2010 Census Households	741	7,611	29,601
Projected Annual Growth 2024 to 2029	5.1%	3.5%	2.9%
Historical Annual Growth 2010 to 2024	29.8%	12.6%	7.4%
Race and Ethnicity			
2024 Estimated White	57.4%	54.5%	53.5%
2024 Estimated Black or African American	6.4%	7.4%	7.6%
2024 Estimated Asian or Pacific Islander	4.4%	4.5%	4.4%
2024 Estimated American Indian or Native Alaskan	0.9%	0.9%	1.0%
2024 Estimated Other Races	31.0%	32.6%	33.4%
2024 Estimated Hispanic	42.8%	42.8%	44.1%
Income			
2024 Estimated Average Household Income	\$150,475	\$125,588	\$120,599
2024 Estimated Median Household Income	\$107,026	\$95,113	\$91,860
2024 Estimated Per Capita Income	\$59,226	\$53,835	\$50,222



**9,000+ new
single family
homes coming
within 3 miles of
the SITE**



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1 mi Radius



Heep Ranch





PENDING SIGNED AVAILABLE

Building 7

TAP IN:
Family Entertainment
Indoor Mini Golf
Golf Sim Bays
Sports Bar
Live Music on Patio

Tap.In
7,251 SF

LOI
WORKING

Building 5
7,567 SF

AVAILABLE
1,000 up to
6,325 SF

Restaurant
Endcap w/
Patio

AVAILABLE
1,200 up to
7,567 SF

Restaurant
Endcap w/
Patio

Building 6

6,325 SF

Building 4
3,363 SF
w/approved
Drive Thru
(SUP complete)

AVAILABLE
3,363 SF

Firecracker Dr.

AVAILABLE
1,300 up to
7,551 SF

Restaurant
Endcap w/
Patio

AVAILABLE
1,400 up to
7,680 SF

Nail Spa
3,616 SF

CityVet
3,600 SF

Buda
Dermatology
2,535 SF

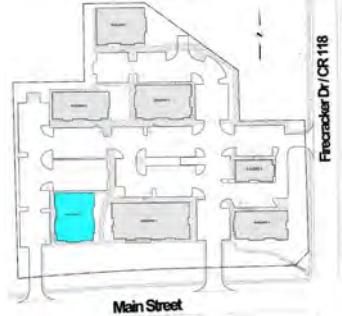
Building 3
6,135 SF

Building 1—Building 2
7,551 SF 11,296 SF

Main St.

BUILDING

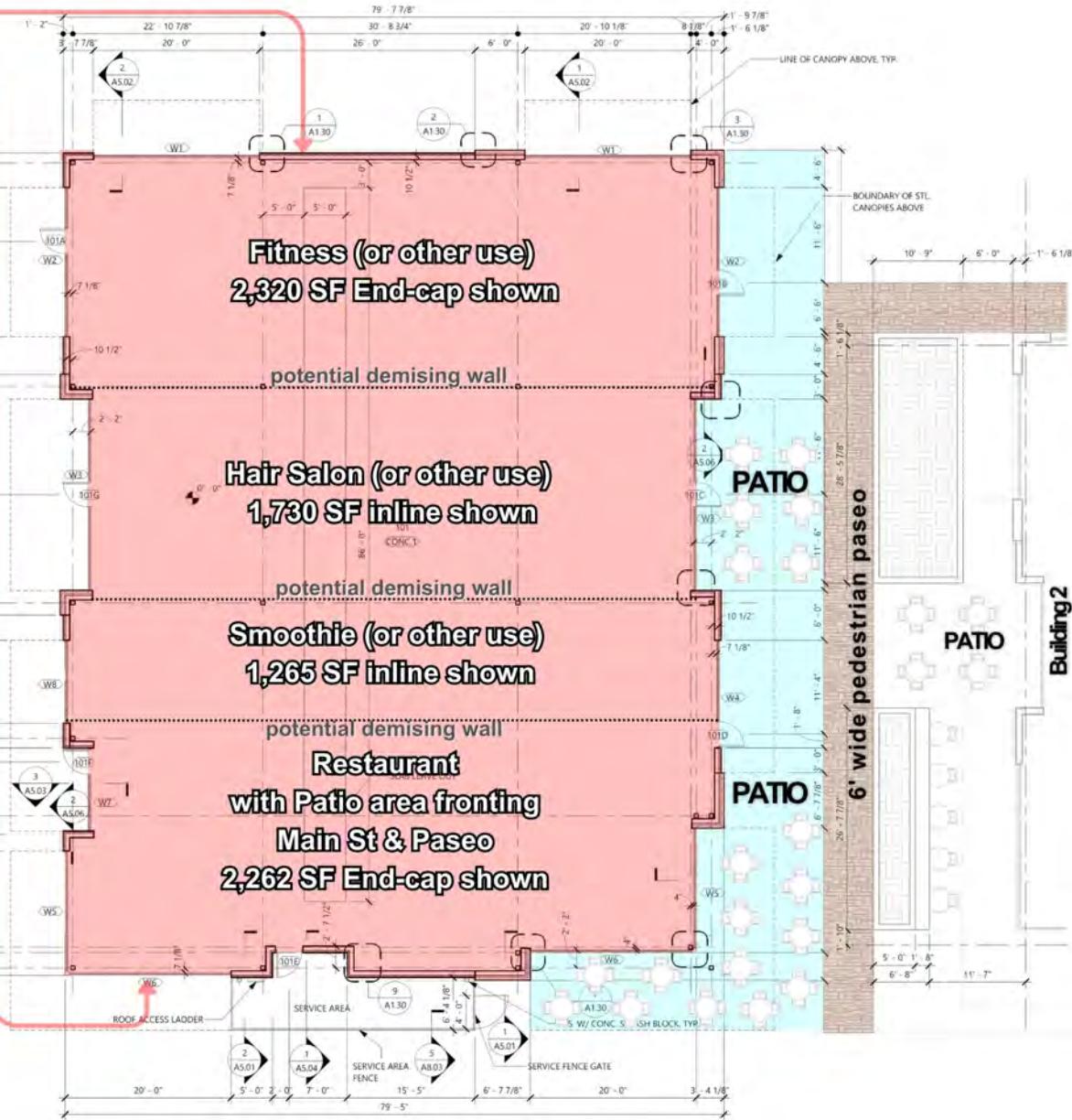
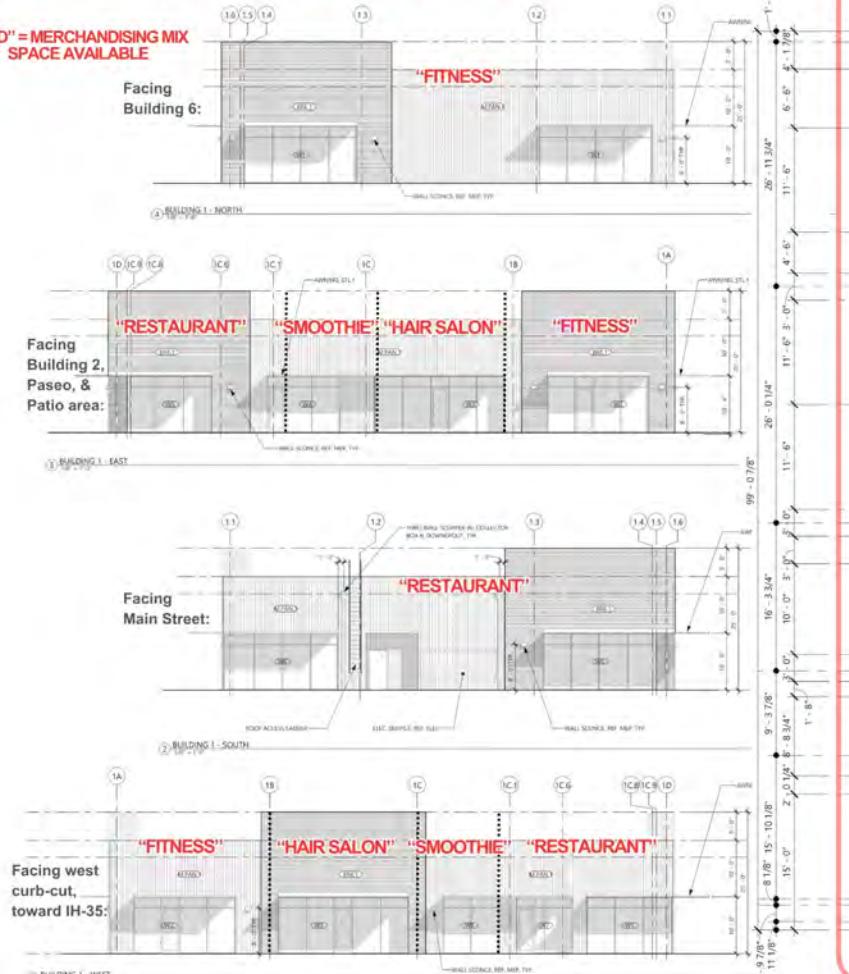
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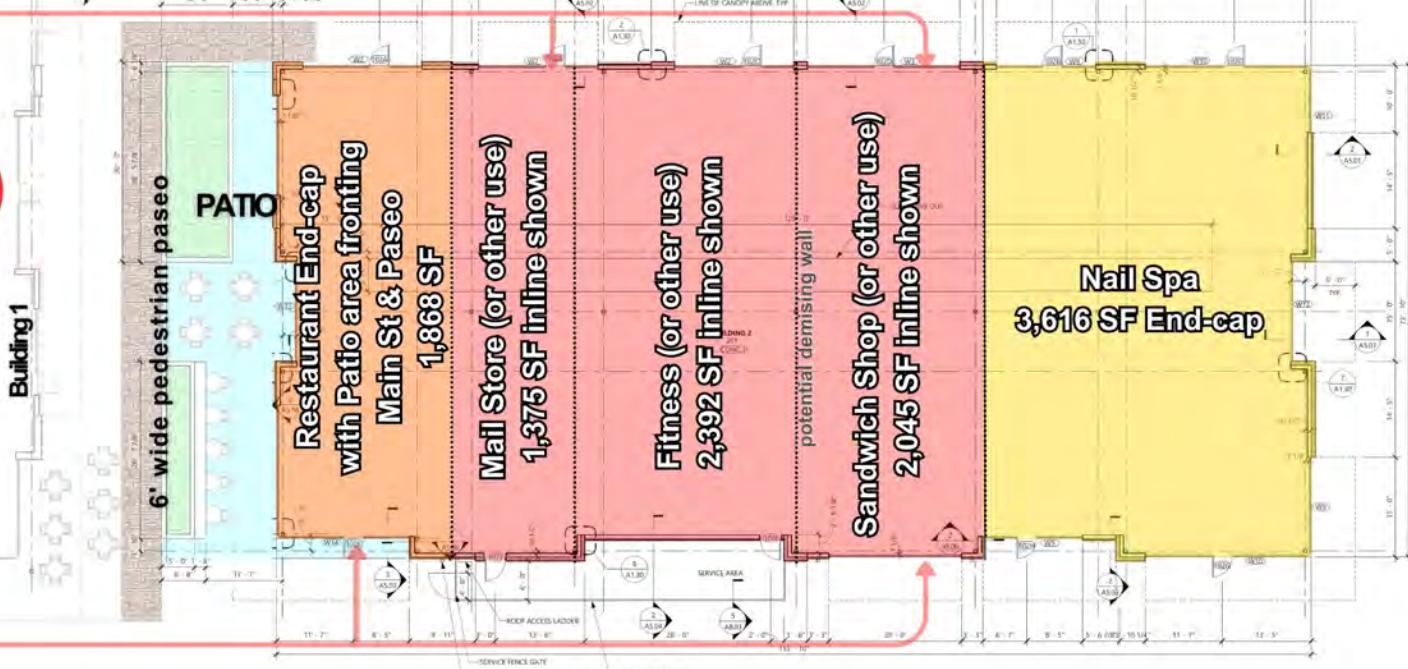
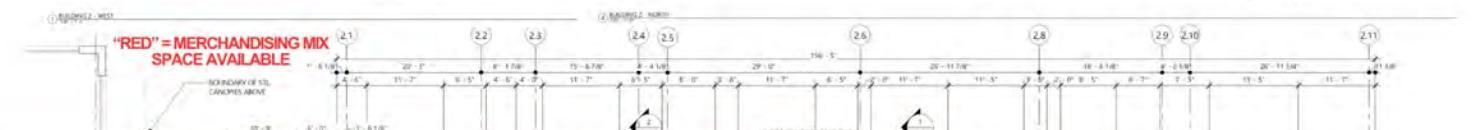
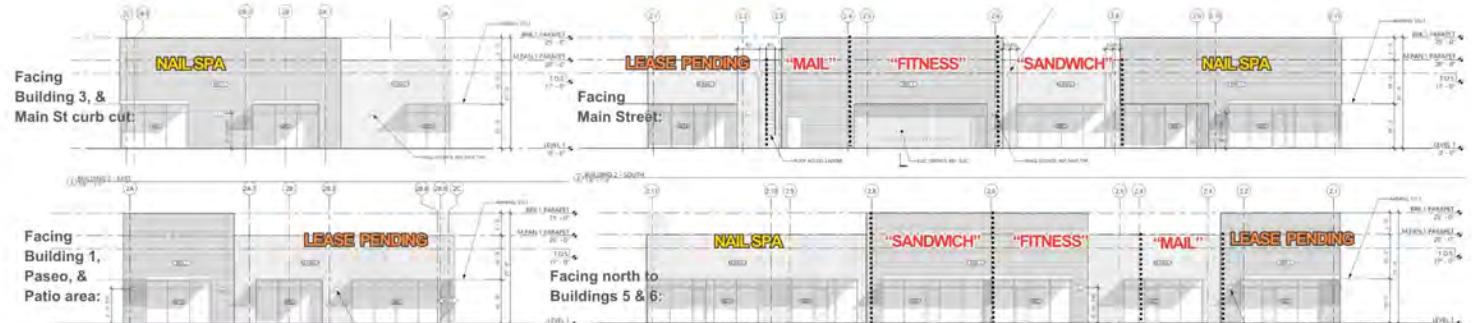
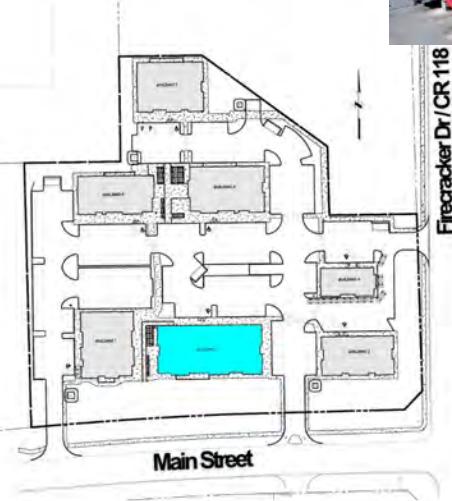
***AVAILABLE 1,300 up to**

***ANY SIZE CAN BE
DEMISED 7,551 SF -**

**"RED" = MERCHANDISING MIX
SPACE AVAILABLE**

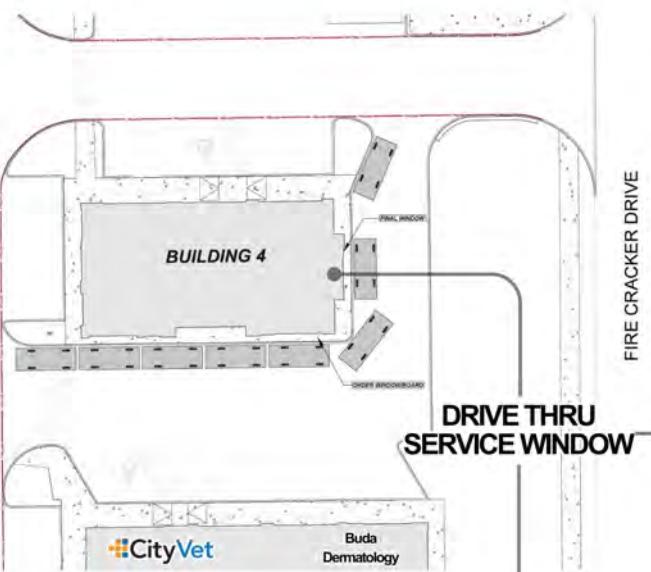
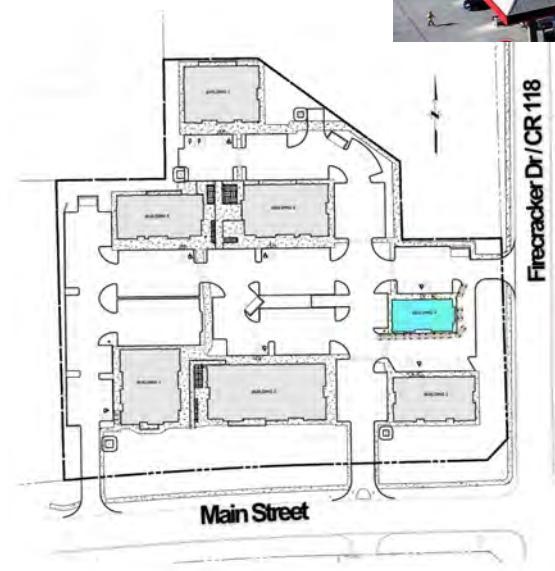


BUILDING 2



***AVAILABLE
1,400 SF (inline)
End-Cap
Demisable
up to
7,000+ SF**

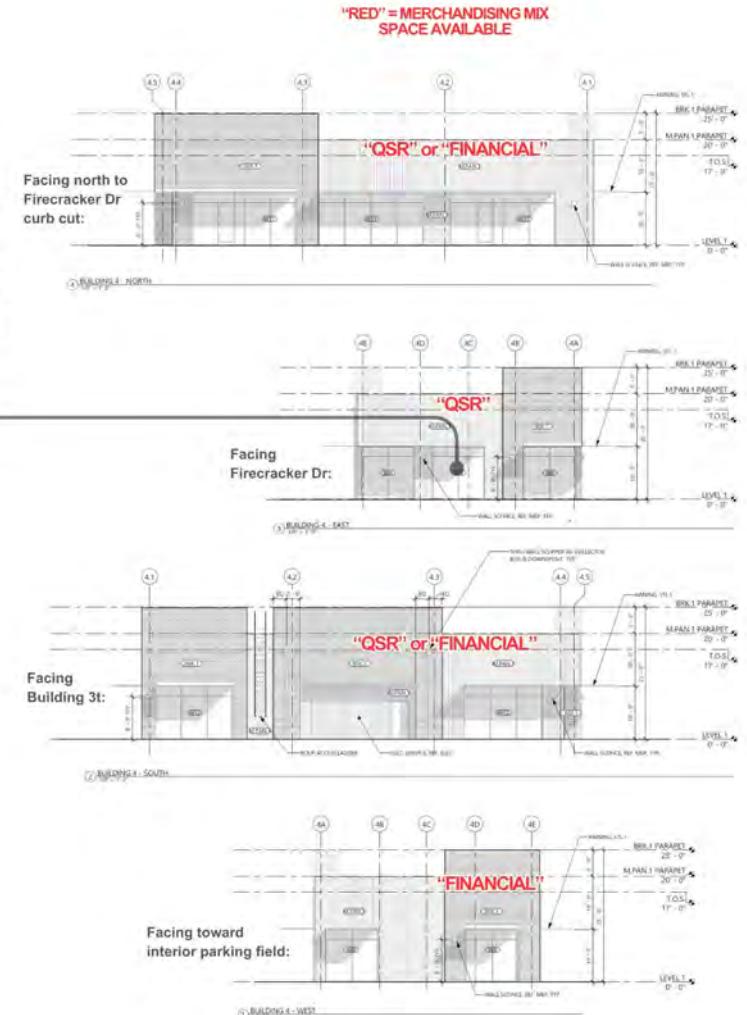
BUILDING 4



**AVAILABLE
3,363 SF**

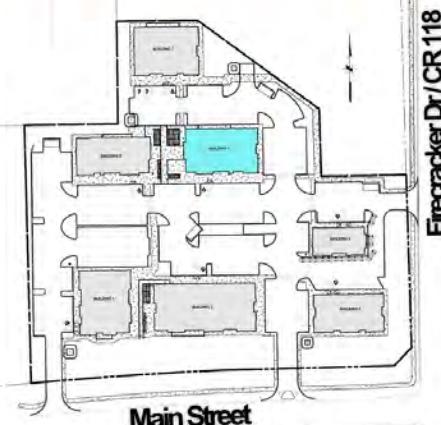
**Freestanding
Drive Thru
Approved**

**QSR, Financial Use (or other)
3,363 SF Free Standing
building with Drive Thru
fully permitted**



BUILDING 5

* **AVAILABLE 1,200 up to 7,567 SF**



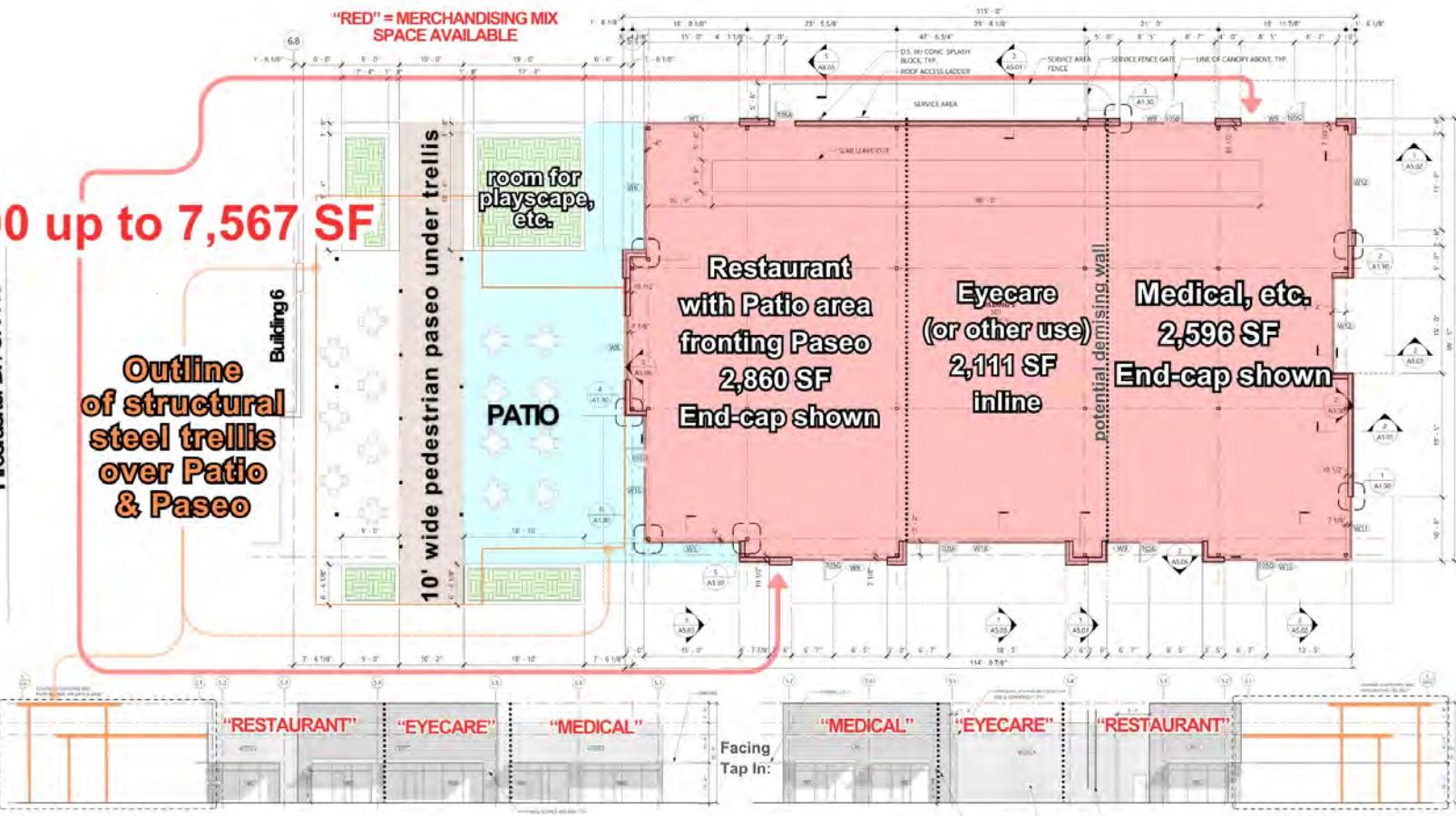
*ANY SIZE CAN BE
DEMISED

Facing Building 6,
Paseo, & Patio area:

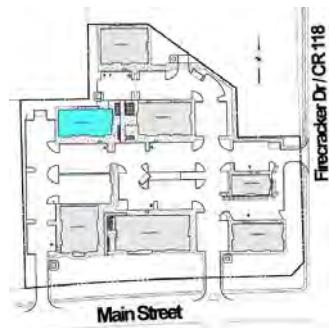
Facing south
towards interior
parking field &
Main St curb cut:



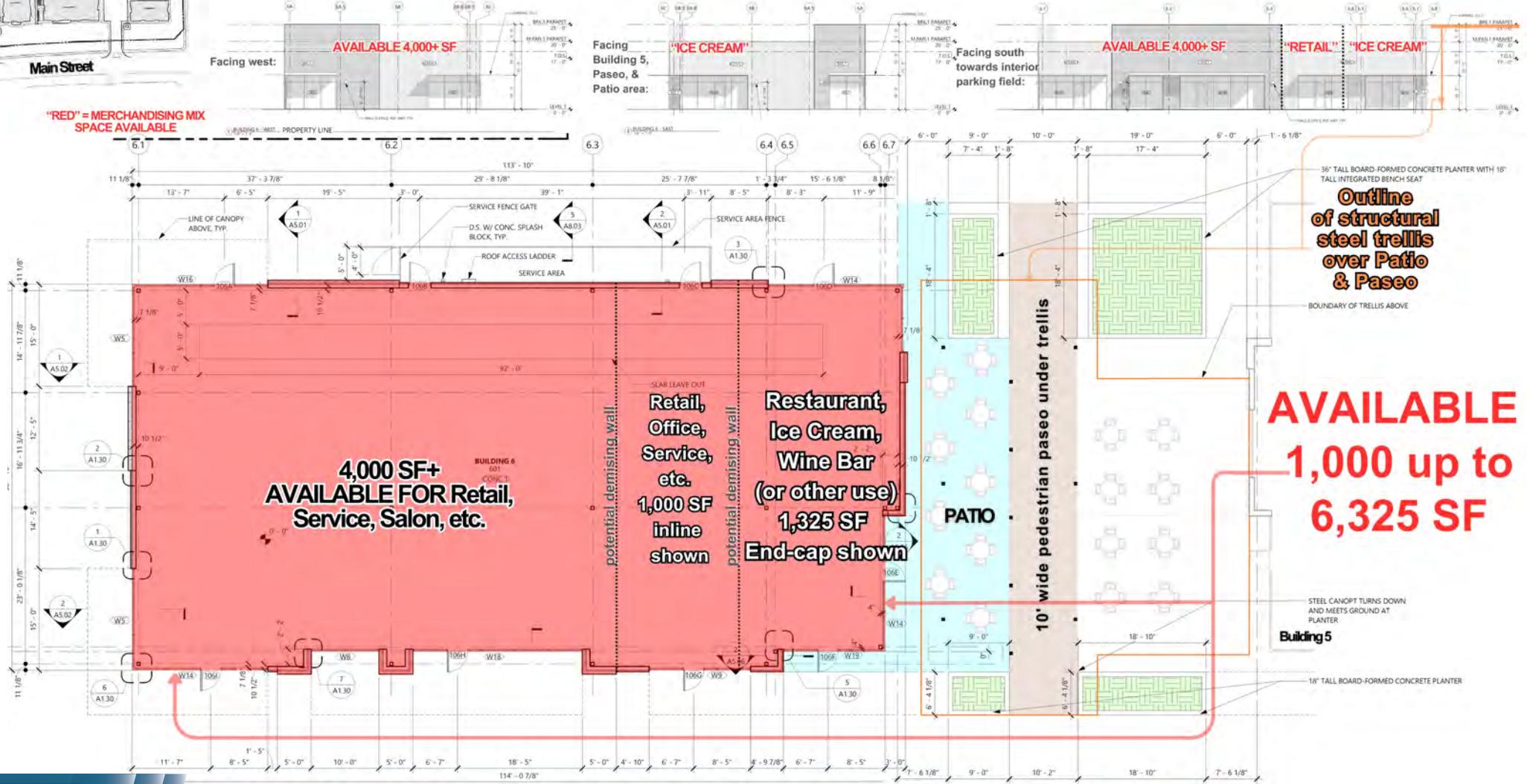
Facing Firecracker Dr:



BUILDING 6



**"RED" = MERCHANDISING MIX
SPACE AVAILABLE**



The Corner on Main, 2260 Main St., Buda TX 78610

BUILDING

3



THE VIBE

What to expect at Tap In



STAY TUNED →

BUILDING

7



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 actives, 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.

CLD Realty

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Sean Murphy

Designated Broker of Firm

Ryder Jeanes

Licensed Supervisor of Sales Agent/ Associate

Ben Nudelman

Sales Agent/Associate's Name

9003695

License No.

496649

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Buyer/Tenant/Seller/Landlord Initials

Phone