For Sale: Sunfield Station

GOLD TIER

PRIME RETAIL AND PAD SITE OPPORTUNITY | 2610 MAIN STREET, BUDA, TEXAS 78610

GOLD TIER

EXCLUSIVELY LISTED BY

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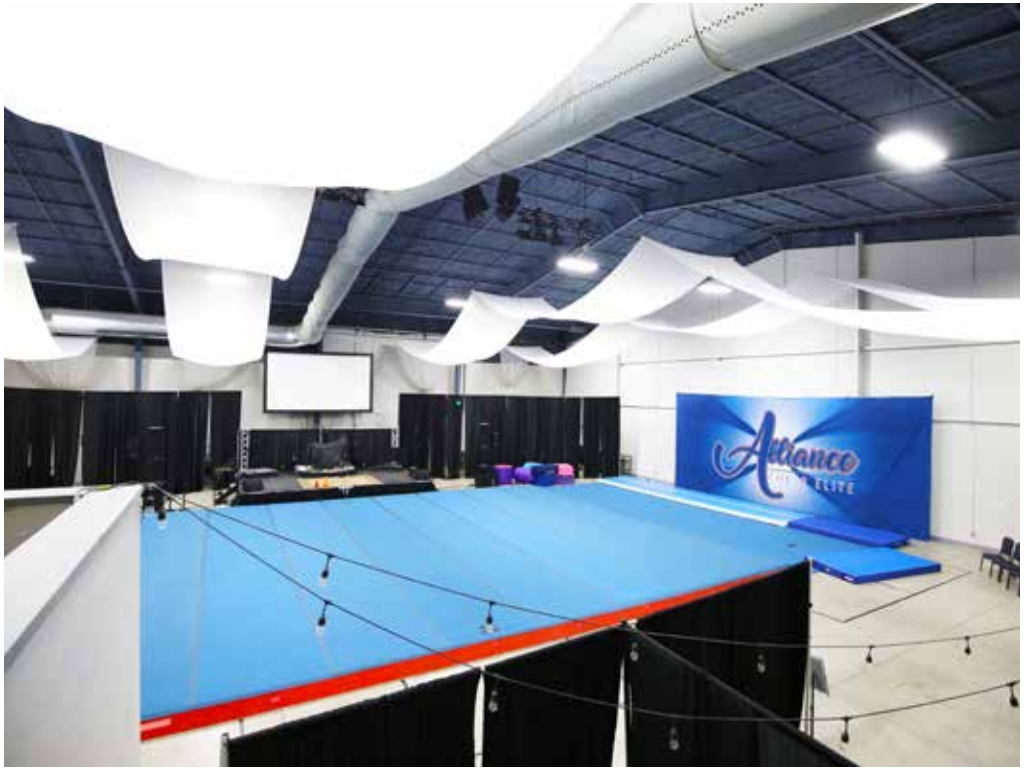
Sunfield Station
StateFarm
Gateway
CHURCH
FLUX
STRETCH
STUDIO
LOVE3
Alliance
studio twelve
twenty eight

PAD SITES
5,000 SQFT EACH
LOVB
Gateway
CHURCH
Alliance
CHEER ELITE
StateFarm
FLUX
STRETCH
STUDIO
CTX BEACH
MAIN STREET

SUNFIELD STATION
Gateway CHURCH
CTX Fieldhouse
State Farm
Event Center
GRACIE BARRA
studio twelve twenty eight
2010


Alliance

PROPERTY HIGHLIGHTS

ADDRESS: 2610 Main Street, Buda, Texas 78610

SQFT: 65,000

ACREAGE: 8.06 Acres

PRICING: $16,000,000

YEAR BUILT: 2019

ZONING: ETJ

OCCUPANCY: Fully leased with diverse tenant mix

FRONTAGE: 700'+ on Main St and 210'+ on Campo Del Sol Pkwy

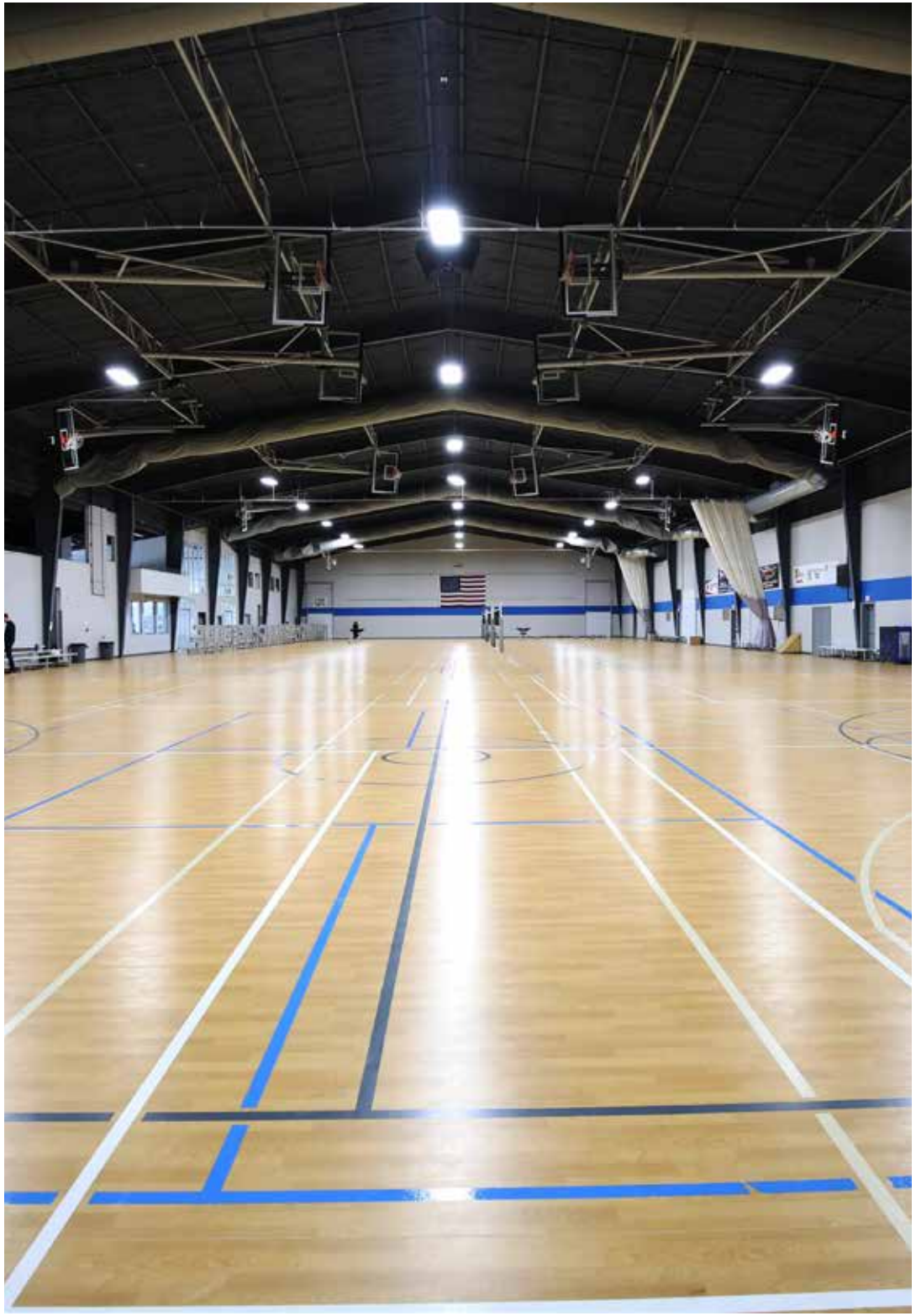
REMARKS:

» Minimal Landlord responsibilities

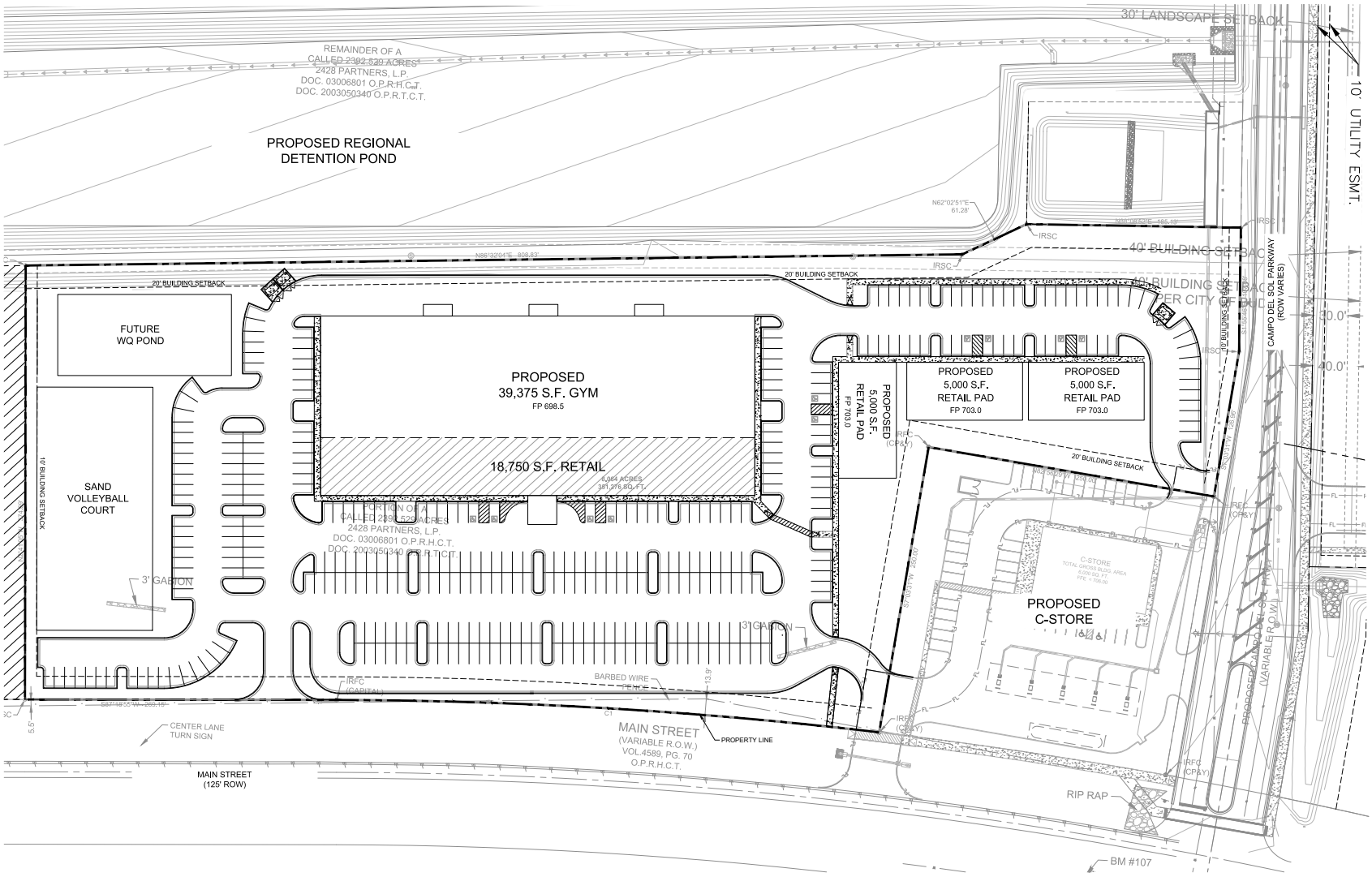
» Approved for three, 5,000 square foot buildings (additional 15,000 square feet total)

» Growing Buda location

**Buyer to do all independent research on development potential.*



SITE CONCEPT



PARKING TABLE		
USE	RATIO	NUMBER REQUIRED
NEIGHBORHOOD COMERCIAL	1 PER 300 SQ. FT.	132
RETAIL	1 PER 250 SQ. FT.	135
TOTAL NEIGHBORHOOD COMERCIAL		39,375 SQ. FT.
TOTAL RETAIL		33,750 SQ. FT.
TOTAL SPACES REQUIRED		267
TYPE OF PARKING		NUMBER PROVIDED
STANDARD SURFACE		343
ADA SURFACE		10
TOTAL PROVIDED		353

SUNFIELD STATION
SITE CONCEPT 8.00 Acre ±

Buda, Texas
APRIL 2018

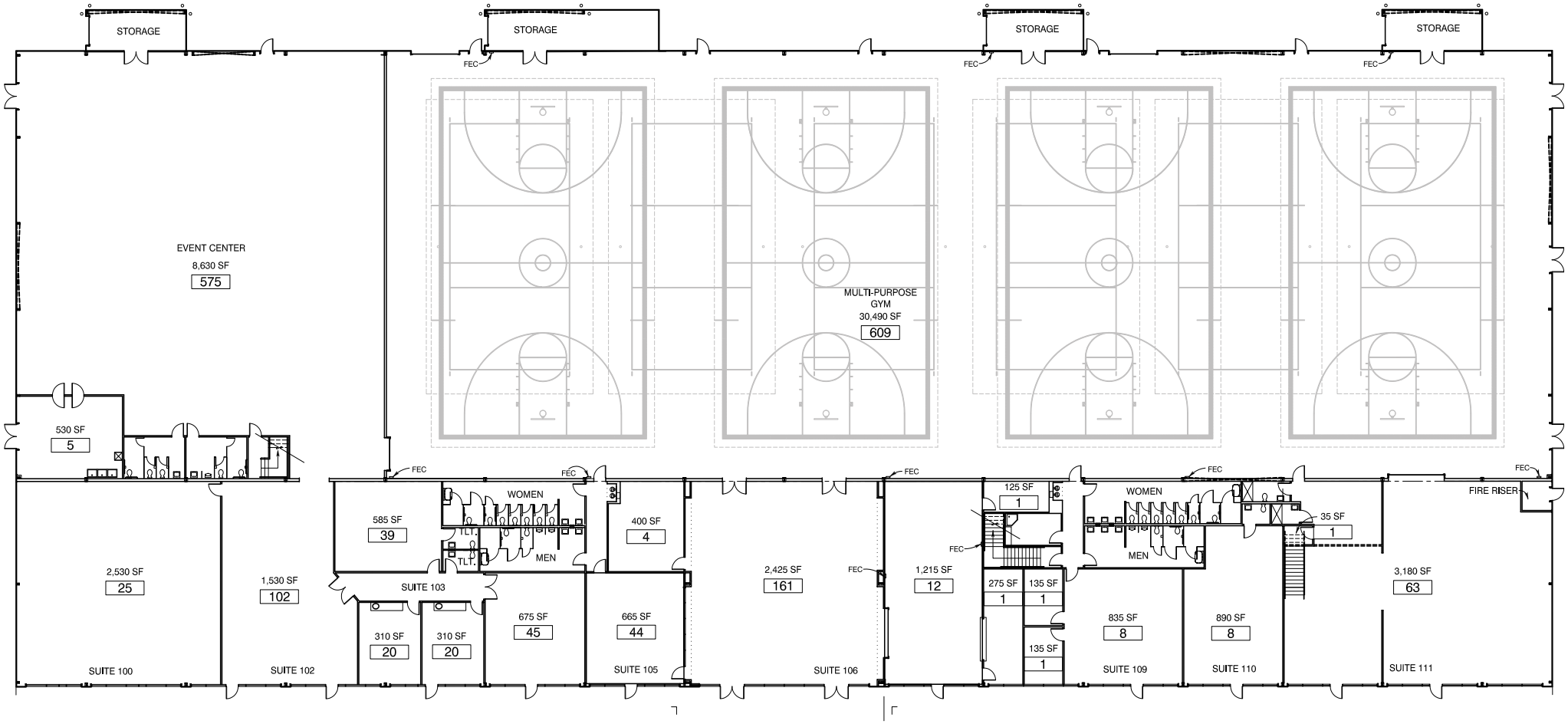
IMPERVIOUS COVER TABLE					
SITE	BUILDING AREA (Ac.)	PAVEMENT AREA (Ac.)	TOTAL AREA (Ac.)	SITE AREA (Ac.)	% IC
HAYS COUNTY	1.68	3.68	5.36	8.00	67.0%

Kimley»Horn
2600 Via Fortuna Terrace I Suite 300
Austin, Texas 78746
512-418-1771
State of Texas Registration No. F-928

DWG NAME K:\SAU_CIVIL\088089000 SUNFIELD VOLLEYBALL TRACT\CADD\EXHIBITS\PLANSHEETS\04_10_2018- SUNFIELD STATION SITE CONCEPT.DWG
LAST SAVED 4/10/2018 5:18 PM

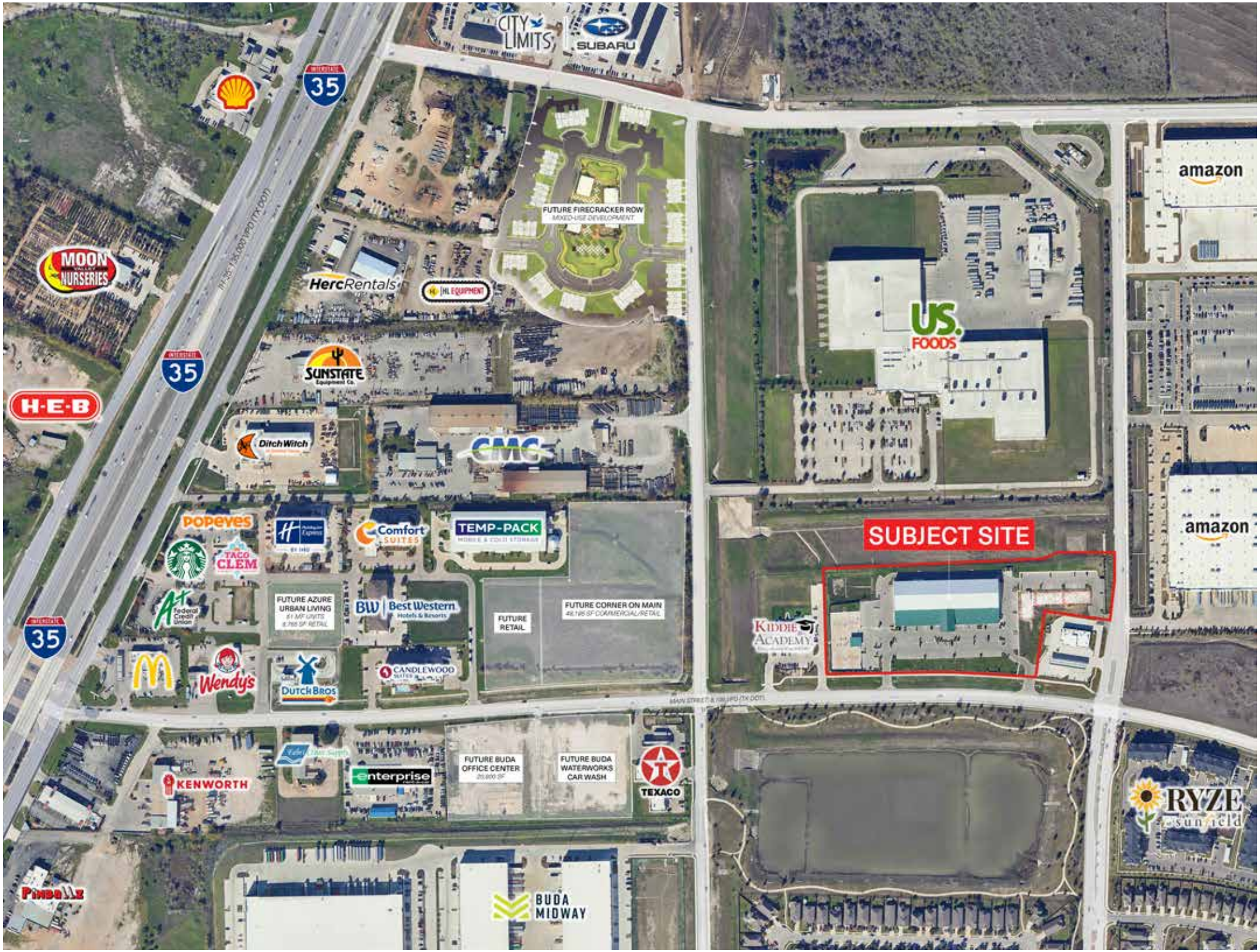
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND MUST BE FINALIZED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT, ENGINEERING, ETC.

FLOOR PLAN

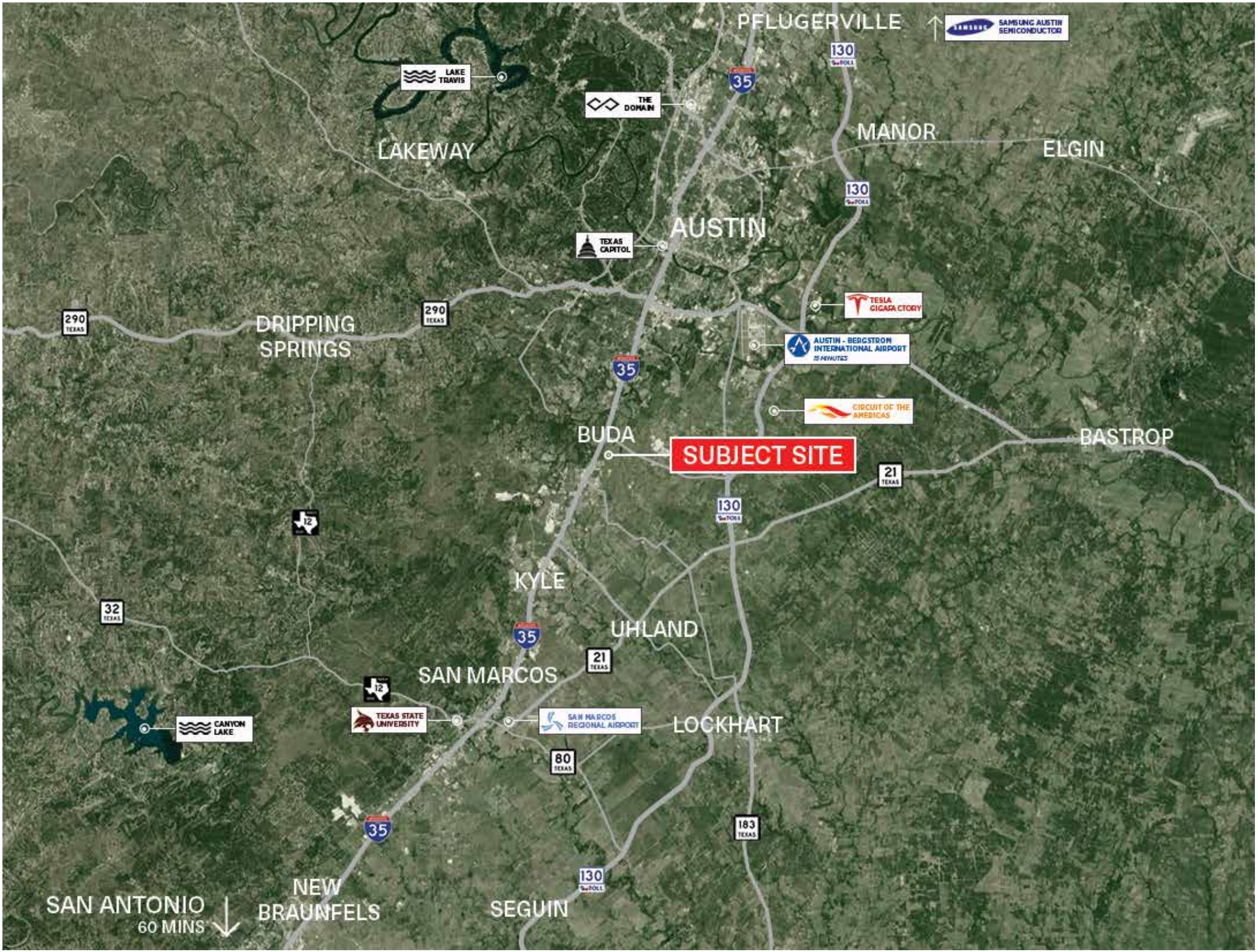

STORAGE
STORAGE
STORAGE
STORAGE
FEC
FEC
FEC
EVENT CENTER
8,630 SF
575
MULTI-PURPOSE
GYM
30,490 SF
609
530 SF
5
FEC
FEC
FEC
FEC
FEC
FEC
FEC
FIRE RISER
585 SF
39
WOMEN
TLT.
TLT.
MEN
400 SF
4
125 SF
1
WOMEN
MEN
35 SF
1
2,530 SF
25
1,530 SF
102
SUITE 103
310 SF
20
310 SF
20
675 SF
45
665 SF
44
2,425 SF
161
1,215 SF
12
275 SF
1
135 SF
1
135 SF
1
835 SF
8
890 SF
8
3,180 SF
63
SUITE 100
SUITE 102
SUITE 105
SUITE 106
SUITE 109
SUITE 110
SUITE 111

PAD SITES

LOVB
PROPOSED 5,000 SQFT
PROPOSED 5,000 SQFT
PROPOSED 5,000 SQFT
CAMPO DEL SOLO PKWY


CITY LIMITS
SUBARU
INTERSTATE 35
MOON VALLEY NURSERIES
H-E-B
FUTURE FIRECRACKER ROW
MIXED-USE DEVELOPMENT
HercRentals
HL EQUIPMENT
SUNSTATE Equipment Co.
Ditch Witch
CMC
US. FOODS
amazon
amazon
SUBJECT SITE
Popeyes
TACO CLEM
Comfort SUITES
TEMP-PACK
FUTURE AZURE URBAN LIVING
BW Best Western Hotels & Resorts
FUTURE RETAIL
FUTURE CORNER ON MAIN
KIDDIE ACADEMY
Wendy's
DUTCH BROS
CANDLEWOOD
MAIN STREET & RM 967 (TX DOT)
KENWORTH
enterprise
FUTURE BUDA OFFICE CENTER
FUTURE BUDA WATERWORKS CAR WASH
TEXACO
RYZE
sunfield
Pinballz
BUDA MIDWAY

Buda Elementary School
MOON NURSERIES
PROPOSED
H-E-B
BUDA 10
COMMERCIAL/RETAIL
Walgreens
IH-35: 135,000 VPD (TX DOT)
MAIN STREET: 8,109 VPD (TX DOT)
CHASE
H-E-B
Walmart
BUDA OAKS
Carrington Oaks
Fairfield
BRADFIELD VILLAGE
210 LOTS
MAVERICKS
Cabela's
SILVERADO CROSSING
ASHFORD PARK
112 LOTS
Crestview
RBFCU
SUBARU
FIRECRACKER ROW
MIXED-USE PROJECT
HercRentals
CMC
CANDLEWOOD
CORNER ON MAIN
COMMERCIAL/RETAIL
FUTURE BUDA OFFICE CENTER
FUTURE BUDA WATERWORKS CAR WASH
KENWORTH
Ford
BUDA MIDWAY
800,000 SF INDUSTRIAL CENTER
TRACTOR SUPPLY Co
JUNEWOOD
DORAL ACADEMY
THE HUNTINGTON
SPRINGS
dell children's
BaylorScott&White HEALTH
US. FOODS
SUBJECT SITE
amazon
amazon
RYZE
SUNFIELD ELEMENTARY
sunfield
5,846 LOTS


PFLUGERVILLE
SAMSUNG AUSTIN SEMICONDUCTOR
130
35
LAKE TRAVIS
THE DOMAIN
MANOR
ELGIN
LAKEWAY
130
AUSTIN
TEXAS CAPITOL
TESLA GIGAFACTORY
290 TEXAS
290 TEXAS
DRIPPING SPRINGS
AUSTIN - BERGSTROM INTERNATIONAL AIRPORT
15 MINUTES
35
CIRCUIT OF THE AMERICAS
BUDA
SUBJECT SITE
BASTROP
21 TEXAS
130
12
KYLE
32 TEXAS
35
UHLAND
21 TEXAS
SAN MARCOS
12
TEXAS STATE UNIVERSITY
SAN MARCOS REGIONAL AIRPORT
LOCKHART
CANYON LAKE
80 TEXAS
35
183 TEXAS
130
SAN ANTONIO
60 MINS
NEW BRAUNFELS
SEGUIN

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 th e 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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Designated Broker of Firm	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____