

FOR LEASE

**6,680 SF of Flex Office/
Warehouse Space**

**602 S Loop 4,
Buda, TX 76810**



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Executive Summary

602 S Loop 4 is a newly renovated flex office/warehouse property located just 2 minutes from Buda with a corner location. There is currently 6,680 SF of space available for lease which is demised by 510 SF office and 6,170 SF warehouse.

Highlights

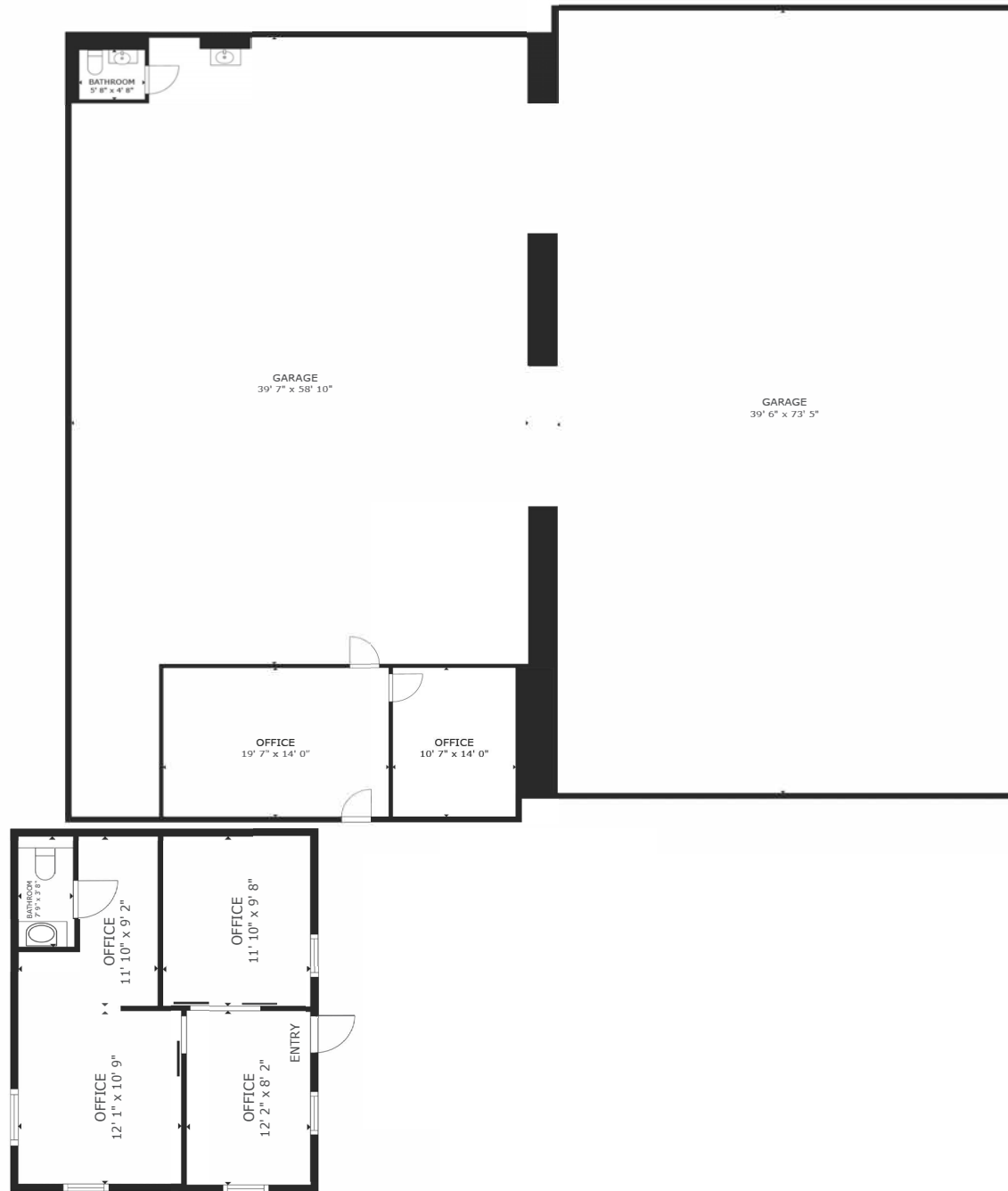
- Walking Distance to City Park
- 510 SF Office
- 6,170 SF Warehouse
- Quick and Easy Access to Nearby Roadways
- Newly Renovated
- Ample Parking

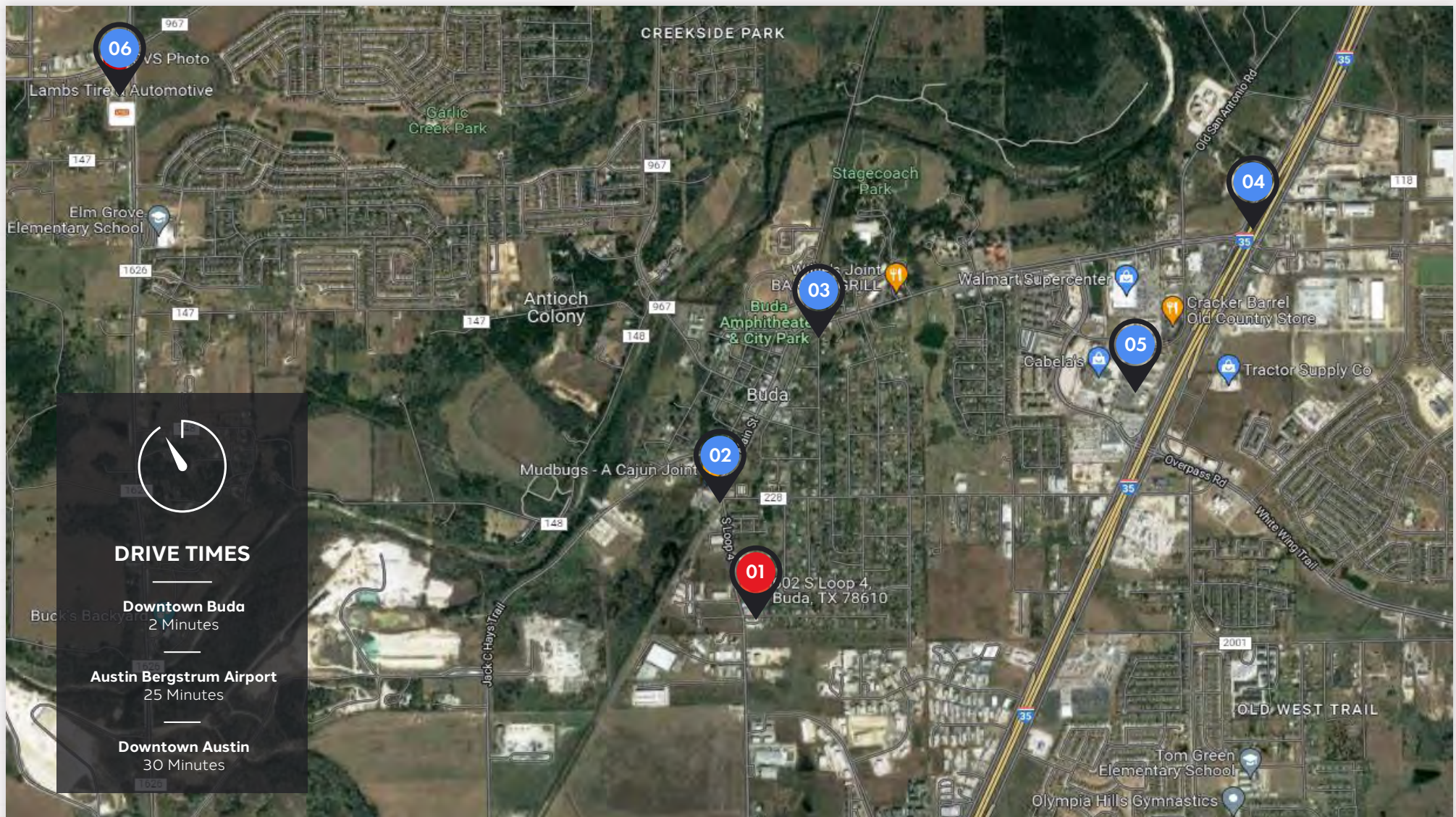
Listing Details

Lease Rate:	Contact for Rate
Estimated Operating Exps:	Contact for Rate
Property Type:	Flex Office/Warehouse
Total Building SF:	6,680SF
Available SF:	6,680 SF
Available:	Q1 2025
Year Built:	1994
Lease Term:	Negotiable
Neighborhood:	Buda









Market Overview

Buda

Buda, Texas, located just 15 miles south of Austin, is a vibrant small city that blends suburban charm with proximity to one of the nation's fastest-growing metro areas. Known for its friendly atmosphere, excellent schools, and scenic parks, Buda has evolved into a desirable place for families, professionals, and retirees alike. With its roots in a rich Texas history and a reputation as the "Outdoor Capital of Texas," Buda offers a unique combination of modern convenience and small-town appeal.

Economy

Buda's economy benefits greatly from its strategic location along the Interstate 35 corridor, which connects it to Austin, San Marcos, and San Antonio. The city has seen steady economic growth in recent years, with retail, healthcare, and technology playing significant roles in the local job market. Many residents commute to Austin for work, leveraging the area's booming tech and creative industries. At the same time, local businesses in Buda thrive, supported by a growing population and city-led initiatives to encourage entrepreneurship. The presence of large retailers and industrial developments has further contributed to economic stability and opportunity.

Real Estate

Buda's real estate market is thriving, with growth in both the residential and commercial sectors fueled by its proximity to Austin and increasing population. The residential market offers a variety of options, including spacious single-family homes in established neighborhoods and newer developments with modern designs and amenities. Many families and professionals are drawn to Buda for its affordability compared to Austin, as well as its small-town charm and excellent schools.

On the commercial side, Buda has seen a surge in demand for retail, office, and industrial spaces. Its strategic location along Interstate 35 has made it a hotspot for businesses seeking easy access to Austin and San Antonio. New commercial developments, including mixed-use projects, have provided opportunities for local businesses and larger enterprises alike. With continued investment in infrastructure and community growth, Buda's real estate market remains attractive for both homebuyers and businesses looking to capitalize on the area's potential.

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Asterra Properties is a full service real estate brokerage firm providing professional real estate services throughout Central Texas. Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner. We are passionate about what we do.



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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 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' 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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