MIXED USE FOR SALE

OFFICE & FLEX SPACE ON 3 ACRES

110 MEYERS ROAD, BUDA, TX 78610

FOR SALE - $725,000

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111

PRESENTED BY:

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TABLE OF CONTENTS

SECTION I - Property Summary

Property Description 5

SECTION II - Photos

Property Photos 7

SECTION III - Maps / Demographics

Location Maps 14

Business Map 15

Demographics 16

Custom Page 1 17

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SECTION I

Property Summary

Design Highlights

Building SF:	3,900
Price:	$725,000
Lot Size:	3.0 Acres
Asset Type:	Flex/Whse + Office
Zoning:	Open
Acres:	3

Property Overview

110 Meyers Road, Buda, TX 78610, is a versatile flex industrial property ideally suited for light industrial, warehouse, service, or office/operational users in the fast-growing southern Austin corridor. This gated, secure site features a functional building (approximately 1,400+ sq ft main structure built in 2008) with office space, shop/warehouse area, and ample outdoor yard for parking, storage, or equipment staging—perfect for contractors, logistics, or small-scale manufacturing.

Location Overview

Buda, Texas, is a rapidly growing city in Hays County, strategically located along the I-35 corridor just 15-20 minutes south of downtown Austin and within easy reach of San Antonio. As part of the booming Austin metropolitan area, Buda benefits from strong connectivity via I-35 and SH-45, making it an ideal hub for flex industrial and office users seeking proximity to the capital city's resources while enjoying more affordable and available space compared to Austin proper.

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Property Details

110 Meyers Road, Buda, TX 78610, is a versatile flex industrial property ideally suited for light industrial, warehouse, service, or office/operational users in the fast-growing southern Austin corridor. This gated, secure site is fully fenced with an electronic gate features a functional building (approximately 1,400+ sq ft main structure built in 2008) with 3 offices, conference room, bathroom and kitchenette. The property also features a shop and warehouse with bathroom, a 4 year old septic system, and ample outdoor unpaved yard for parking, storage, or equipment staging—perfect for contractors, logistics, or small-scale manufacturing. Strategically located just off major thoroughfares with quick access to I-35, it offers convenient proximity to Austin's talent and markets while benefiting from Buda's lower costs and ongoing industrial boom. Currently utilized as a professional shop and yard (e.g., by a local gutter service business), the property provides immediate usability with potential for customization in a high-demand flex market.

Buda, Texas, is a rapidly growing city in Hays County, strategically located along the I-35 corridor just 15-20 minutes south of downtown Austin and within easy reach of San Antonio, offering prime access to major markets, talent pools, and distribution networks in Central Texas. As part of the booming Austin metropolitan area, Buda benefits from strong connectivity via I-35 and SH-45, making it an ideal hub for flex industrial and office users seeking proximity to the capital city's resources while enjoying more affordable and available space compared to Austin proper. The city has experienced significant population growth, reaching approximately 16,000-16,500 residents by 2025-2026, with a youthful median age around 36 and high median household incomes exceeding $111,000-$123,000, reflecting a prosperous, family-oriented community that supports business expansion. Buda's economy thrives on advanced manufacturing, logistics, and entrepreneurial activity, with ongoing development of Class A industrial parks and flex spaces catering to warehouse, distribution, and light industrial needs along the thriving I-35 innovation corridor. This dynamic blend of small-town charm, outdoor appeal, and strategic business advantages positions Buda as a high-potential location for commercial real estate investment and operations.

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SECTION II

Photos

PROPERTY PHOTOS

Gutter Tex
110 Meyers Road | Buda, TX 78610

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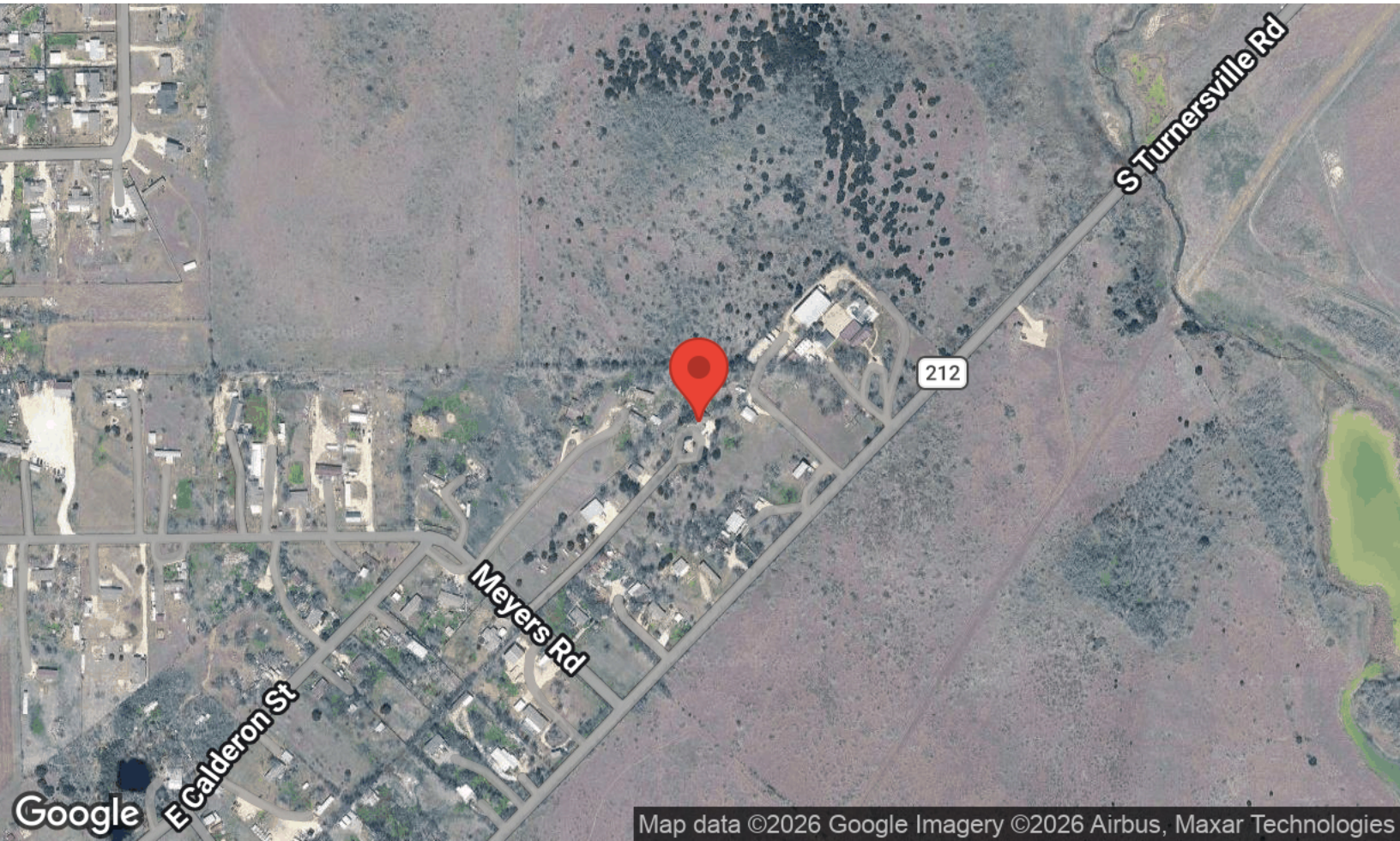
SECTION III

Maps / Demographics

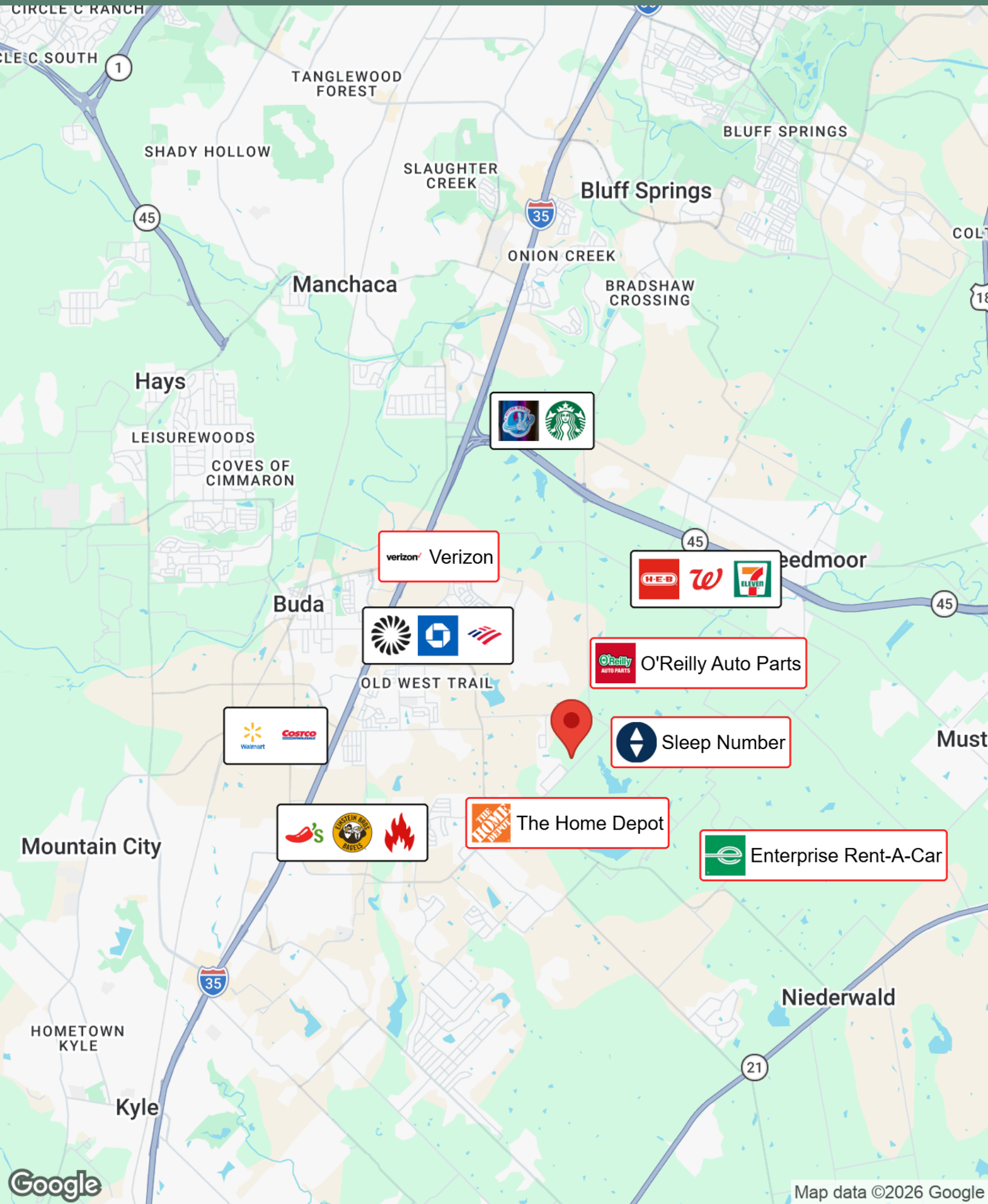
LOCATION MAPS

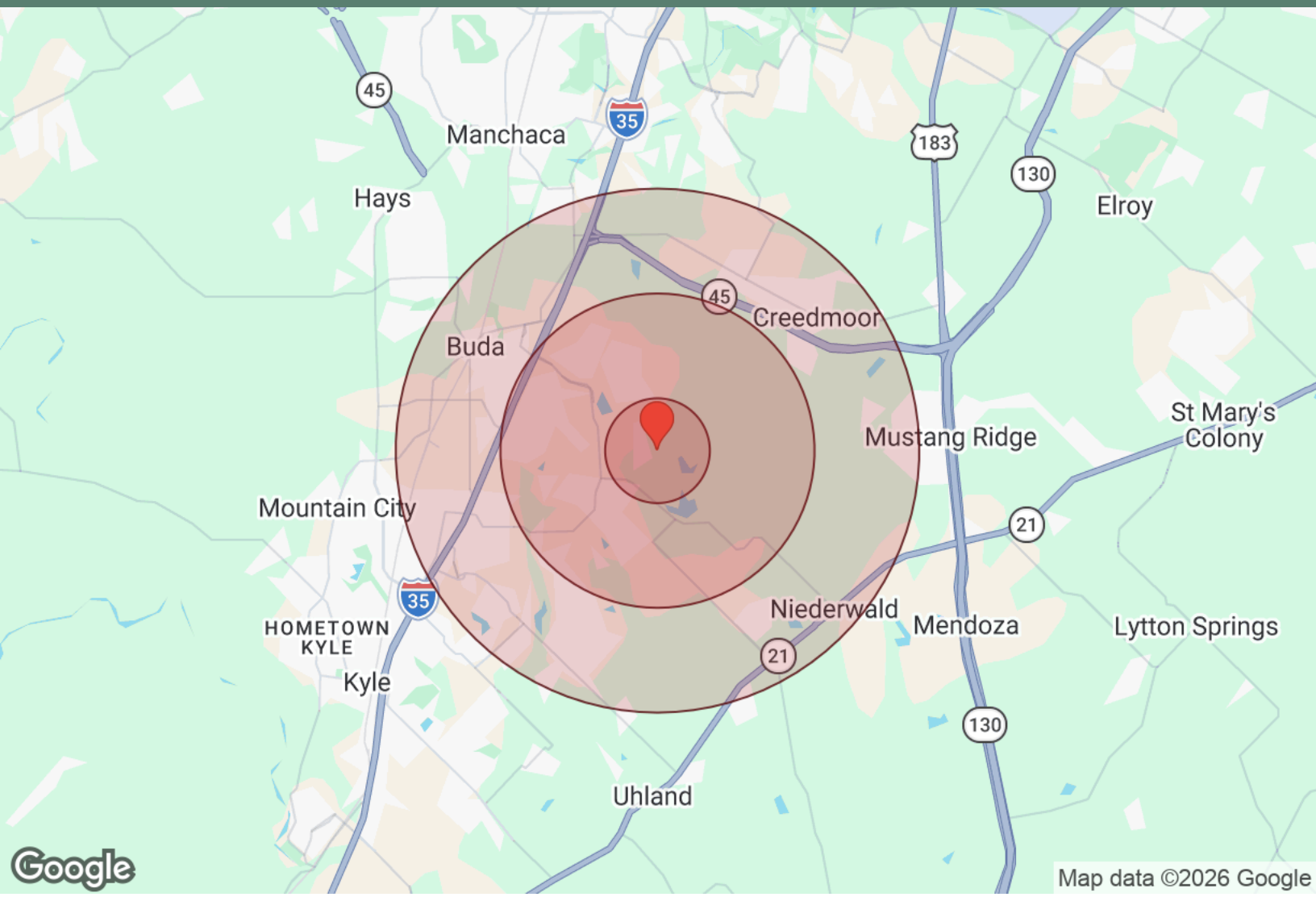
Gutter Tex
110 Meyers Road | Buda, TX 78610



BUSINESS MAP

Gutter Tex
110 Meyers Road | Buda, TX 78610





Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	515	16,274	33,274
Female	464	16,712	33,580
Total Population	979	32,986	66,854

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	351	13,953	27,210
Black	13	1,722	3,135
Am In/AK Nat	1	26	67
Hawaiian	N/A	10	13
Hispanic	603	15,738	33,594
Asian	1	1,098	1,738
Multiracial	11	442	1,076
Other	N/A	N/A	20

Housing	1 Mile	3 Miles	5 Miles
Total Units	306	12,337	25,601
Occupied	273	11,303	23,273
Owner Occupied	187	8,318	15,384
Renter Occupied	86	2,985	7,889
Vacant	33	1,034	2,328

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	223	6,858	13,628
Ages 15 - 24	152	3,873	8,926
Ages 25 - 54	451	17,107	32,921
Ages 55 - 64	61	2,608	5,722
Ages 65+	92	2,541	5,658

Income	1 Mile	3 Miles	5 Miles
Median	$72,730	$115,366	$103,861
Under $15k	N/A	596	1,481
$15k - $25k	N/A	87	486
$25k - $35k	N/A	407	1,210
$35k - $50k	N/A	663	1,852
$50k - $75k	156	1,405	3,290
$75k - $100k	22	1,307	2,780
$100k - $150k	95	3,213	5,888
$150k - $200k	N/A	1,942	3,423
Over $200k	1	1,683	2,864

Will Connery
Commercial Broker
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William Connery is a dedicated commercial real estate broker with a passion for serving clients like family. Licensed since 2023, he specializes in the hospitality market in the Dallas-Fort Worth area, leveraging his expertise to deliver exceptional results. As a market expert, he provides unparalleled insights and personalized solutions.
In his free time, Will enjoys attending Dallas sporting events with his wife and three children, creating lasting family memories.

Transworld Commercial Real Estate

2-10-2025

TREC

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.

EQUAL HOUSING OPPORTUNITY

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

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