

BUDA CROSSING

SWC OF PARADISE MOUNTAIN AND S I-35 FRONTAGE ROAD
17130 South Interstate 35 Frontage Road Buda, TX 78610



**FOR
LEASE**

AVAILABLE

Single Story Medical Office: 1,200 SF - 4,500 SF
Retail with Drive Thru: 1,200 SF - 9,000 SF
Retail: 1,200 SF - 9,000 SF
Retail with Drive Thru: 1,200 SF - 9,800 SF

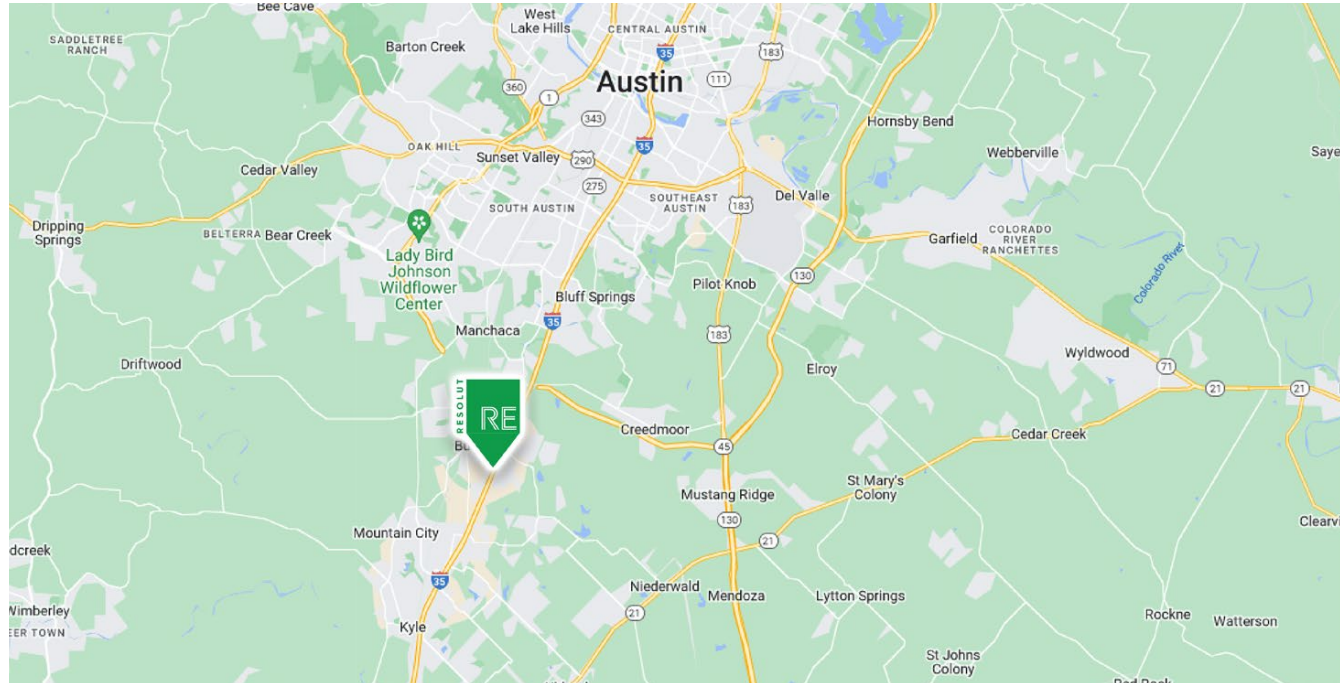
LEASE RATE
Call for Pricing

Connor Silva
csilva@resolutre.com
512.474.5557

Patrick Connolly
pconnolly@resolutre.com
512.474.5557

PROPERTY HIGHLIGHTS

- 180 ft of I-35 frontage
- At the entrance of 187 homes
- Zoning - Arterial Business (B-2) District
- Great visibility and exposure from I-35
- Two End Cap Drive-Thrus Available



AREA TRAFFIC GENERATORS



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Patrick Connolly

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DEMOGRAPHIC SNAPSHOT 2025



47,233
POPULATION
3-MILE RADIUS



\$127,312
AVG HH INCOME
3-MILE RADIUS



117,197
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
I-35: 117,855 VPD
(SitesUSA 2024)

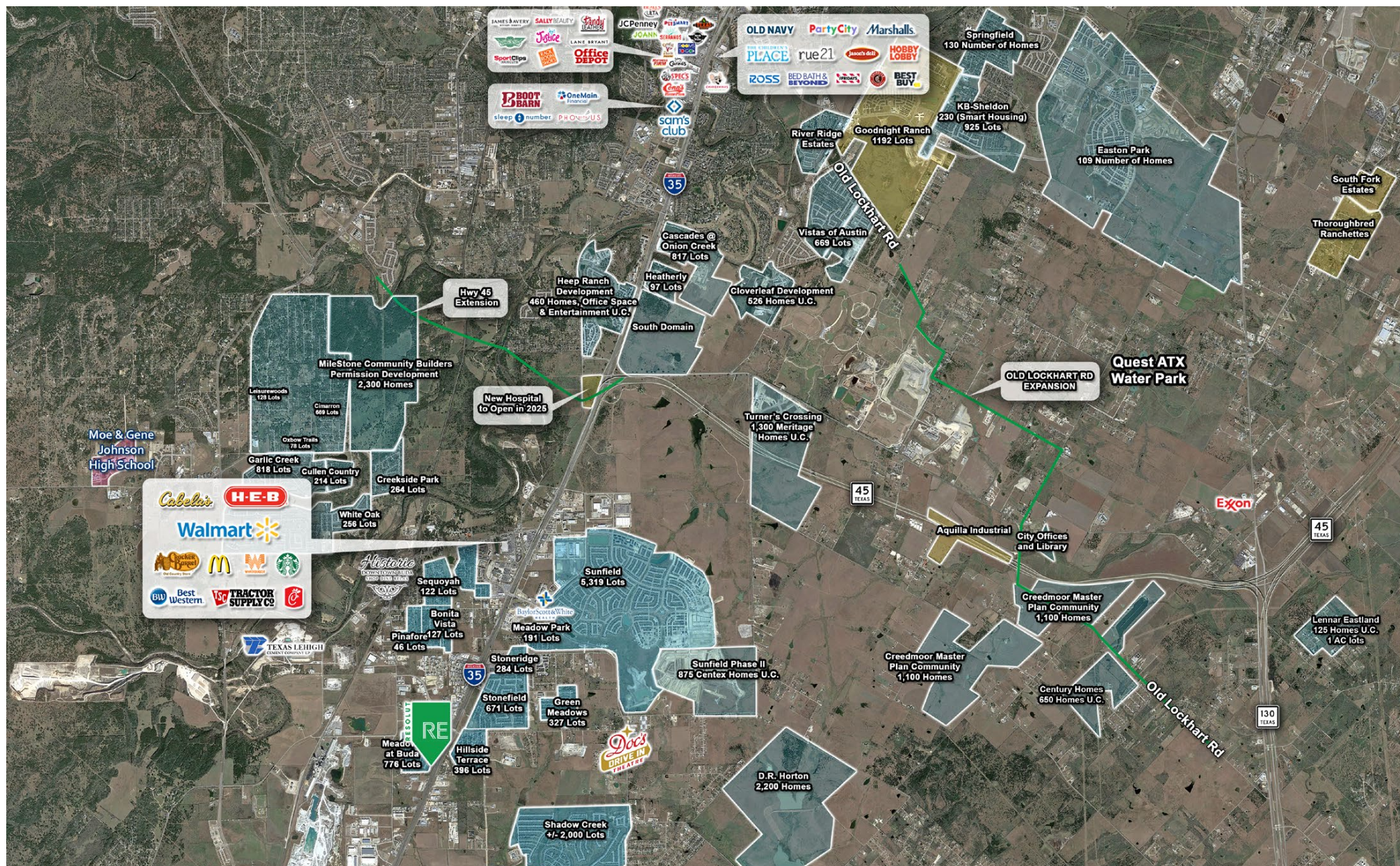
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PRELIMINARY CIVIL ENGINEERING REPORT



2.0 PROPERTY INFORMATION

2.1 *Summary Comments: Usable Land**Land Area*

- Area A: 5.503 acres – Area B: 1.627 acres – Total land: 7.13 acres
- Not Located in a flood zone – Exhibit C
- Located outside the regulation zone of the Edwards Aquifer – Exhibit D
- Located in Buda city limits – Exhibit E
- Current Zoning: Arterial Business (B-2) – Exhibit F
- Will require platting for development

This is what requires deeper research:

- Further details concerning impervious cover limitations can be furnished within the scope of an in-depth feasibility study.
- A detailed feasibility study can provide more details on the application for possible rezoning according to the type of development.



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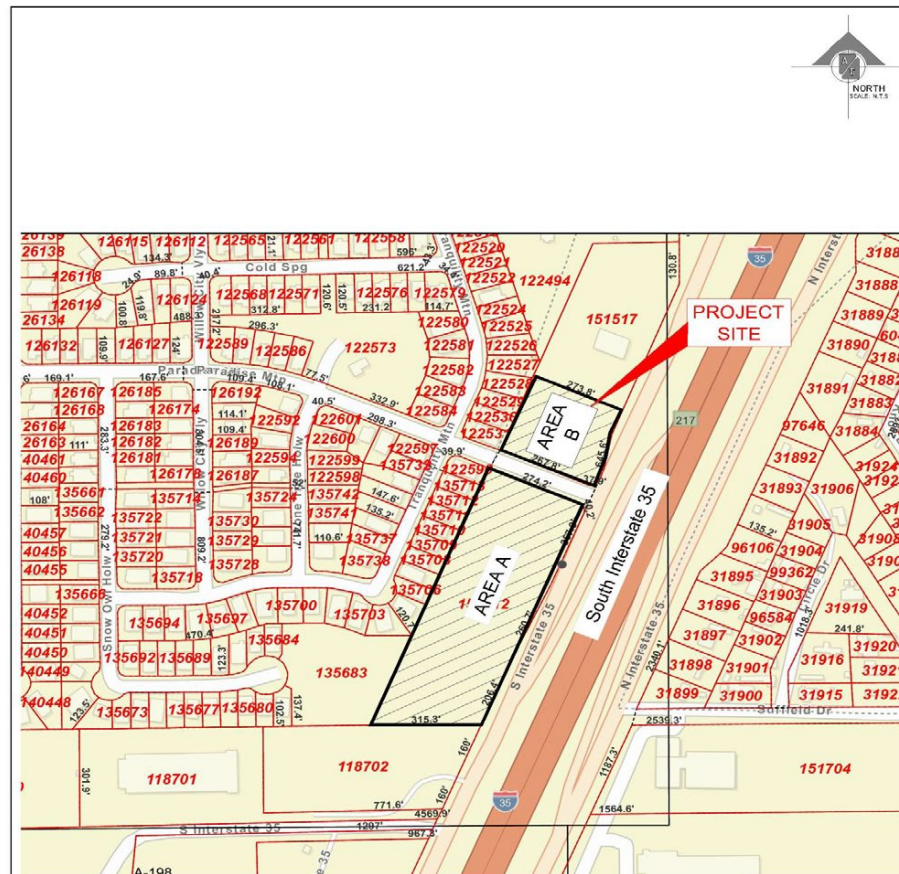
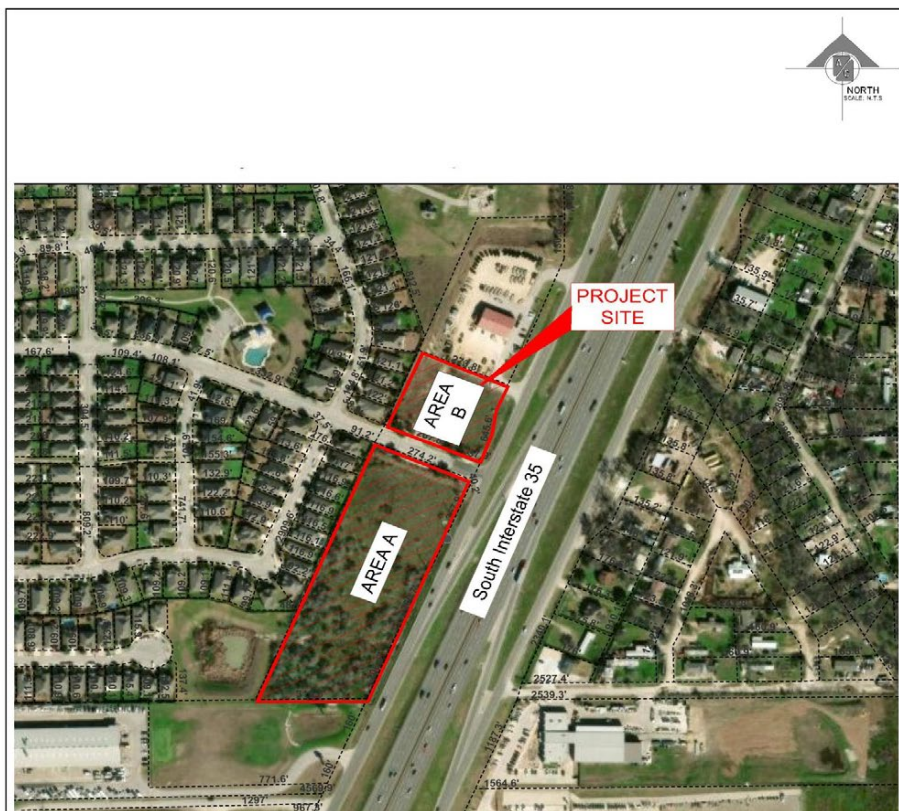


EXHIBIT A

PRELIMINARY REPORT

17130 South Interstate 35 Frontage
Road Buda, TX 78610

AERIAL MAP

**AUSTIN CIVIL
ENGINEERING, INC.**TBPE FIRM # F-001018
9501 B Menchaca Rd., Ste. 220
AUSTIN, TEXAS 78748
PH: (512) 306-0018

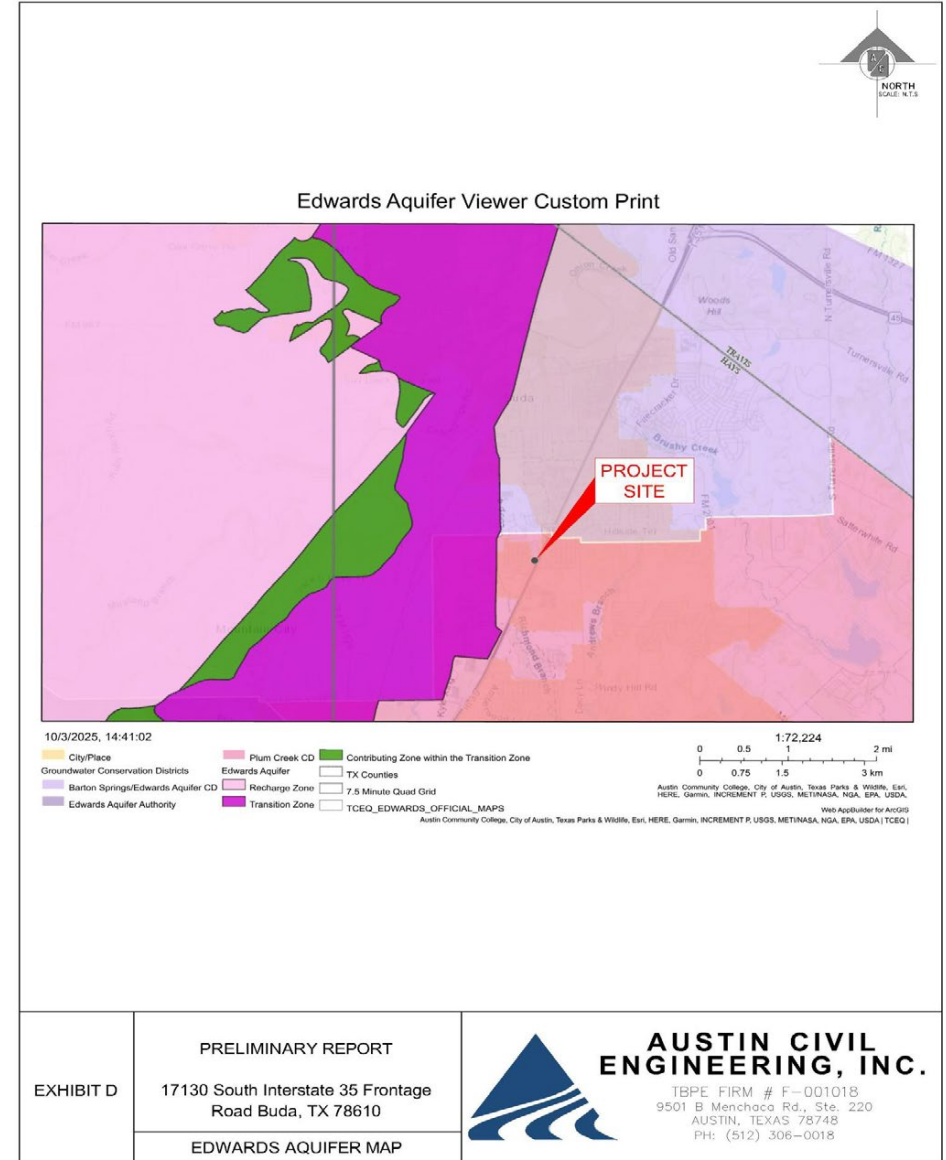
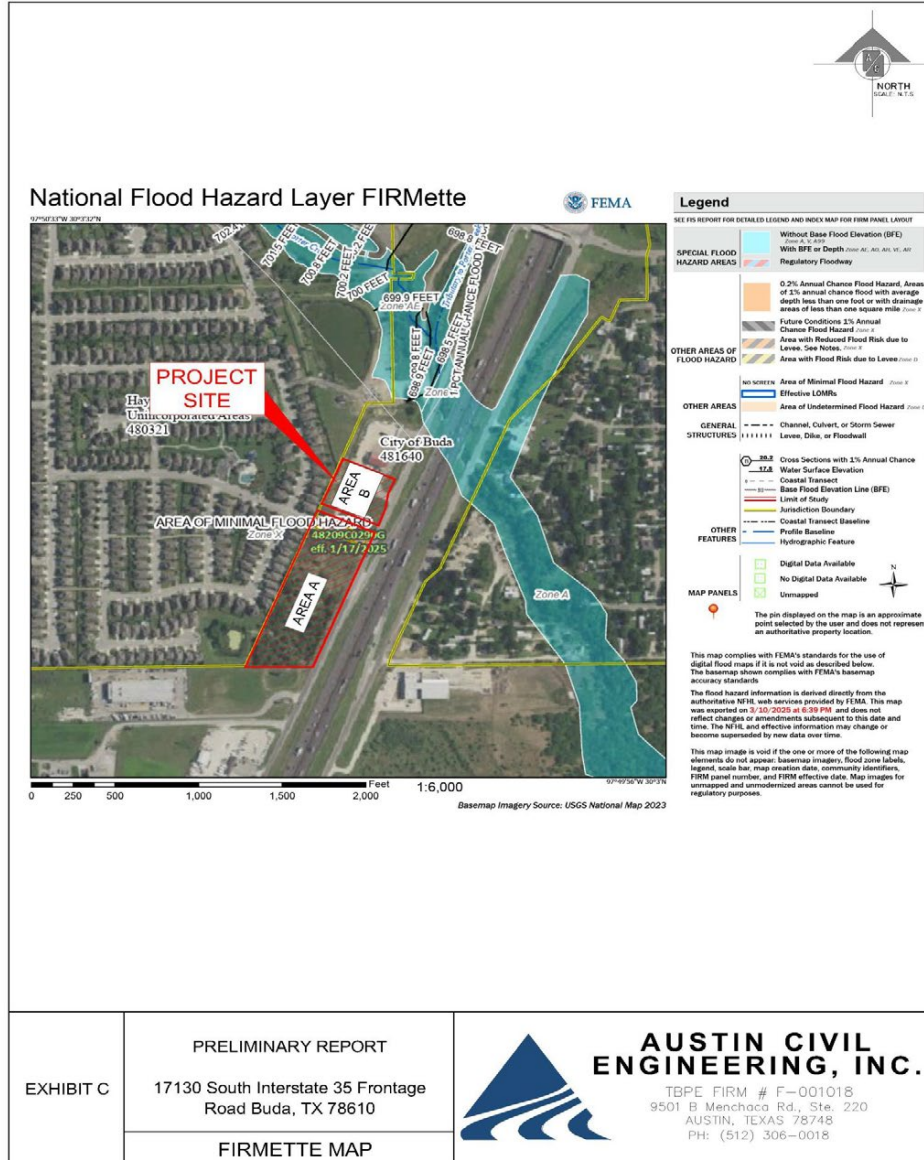
EXHIBIT B

PRELIMINARY REPORT

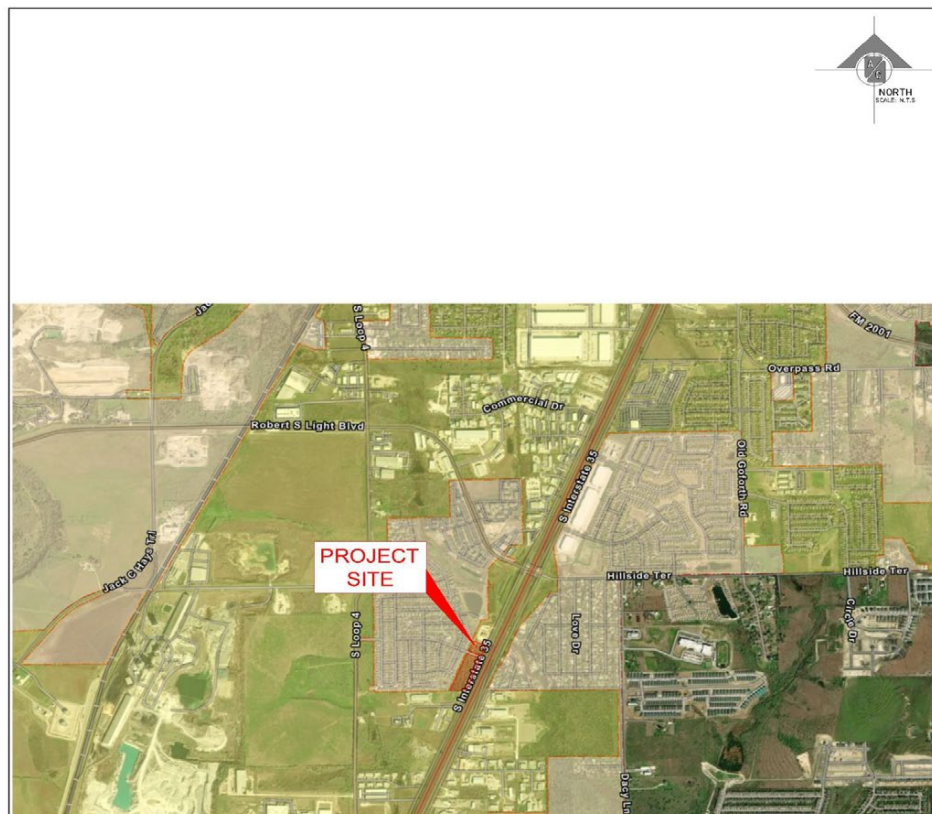
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VICINITY MAP

**AUSTIN CIVIL
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Buda City Limits

Buda ETJ

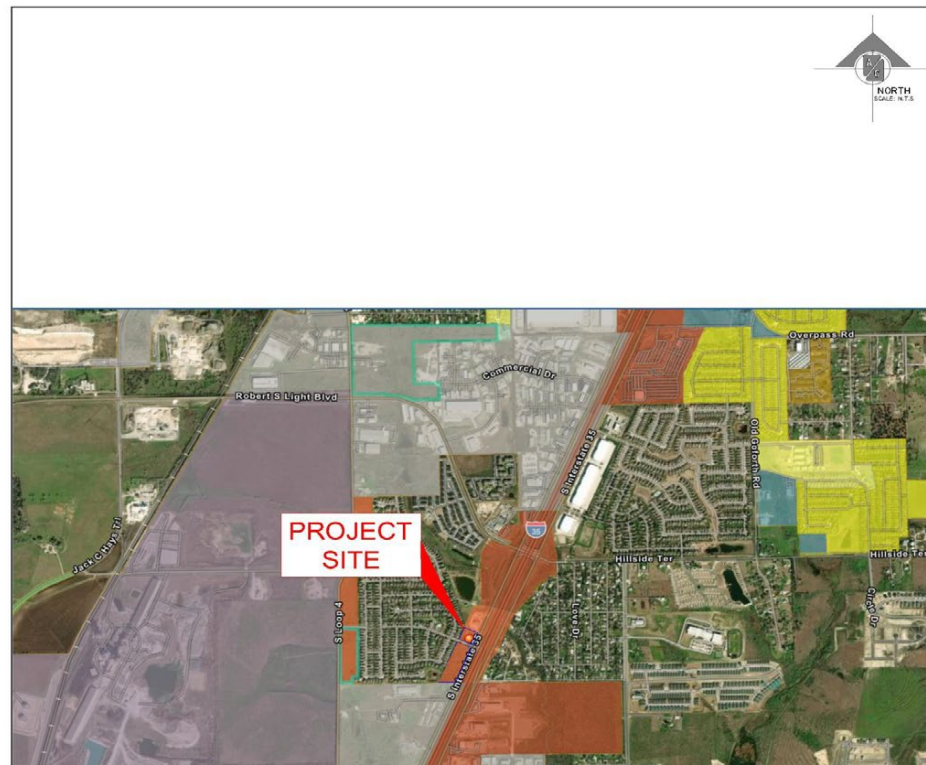
EXHIBIT E

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JURISDICTION


**AUSTIN CIVIL
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 AUSTIN, TEXAS 78748
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Zoning

 AG
 B1
 B2
 D2
 B2/R5
 F1
 F2
 F3
 F3H

 F3H
 H1
 LI
 R1
 R2
 R2-C
 R3
 R3/R4
 R5

EXHIBIT F

PRELIMINARY REPORT

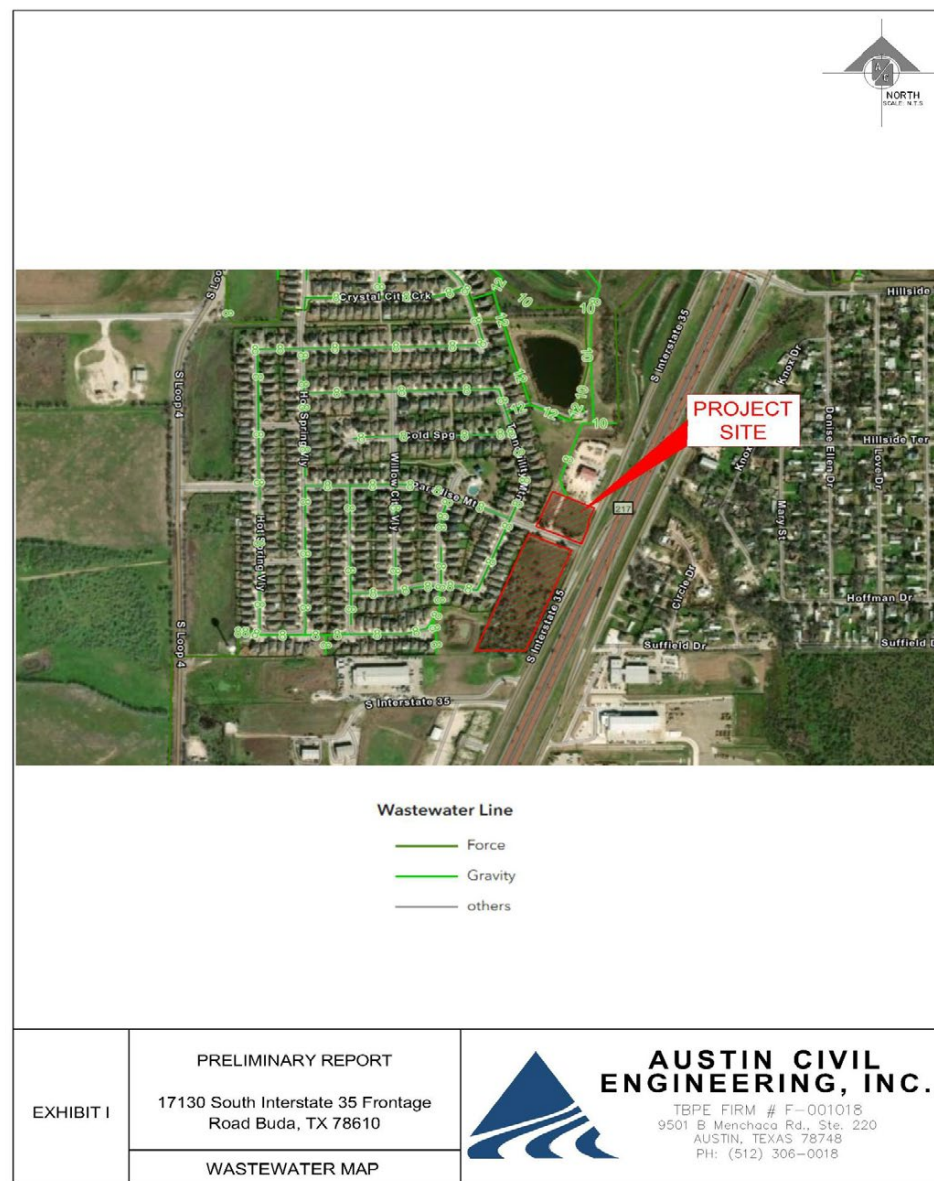
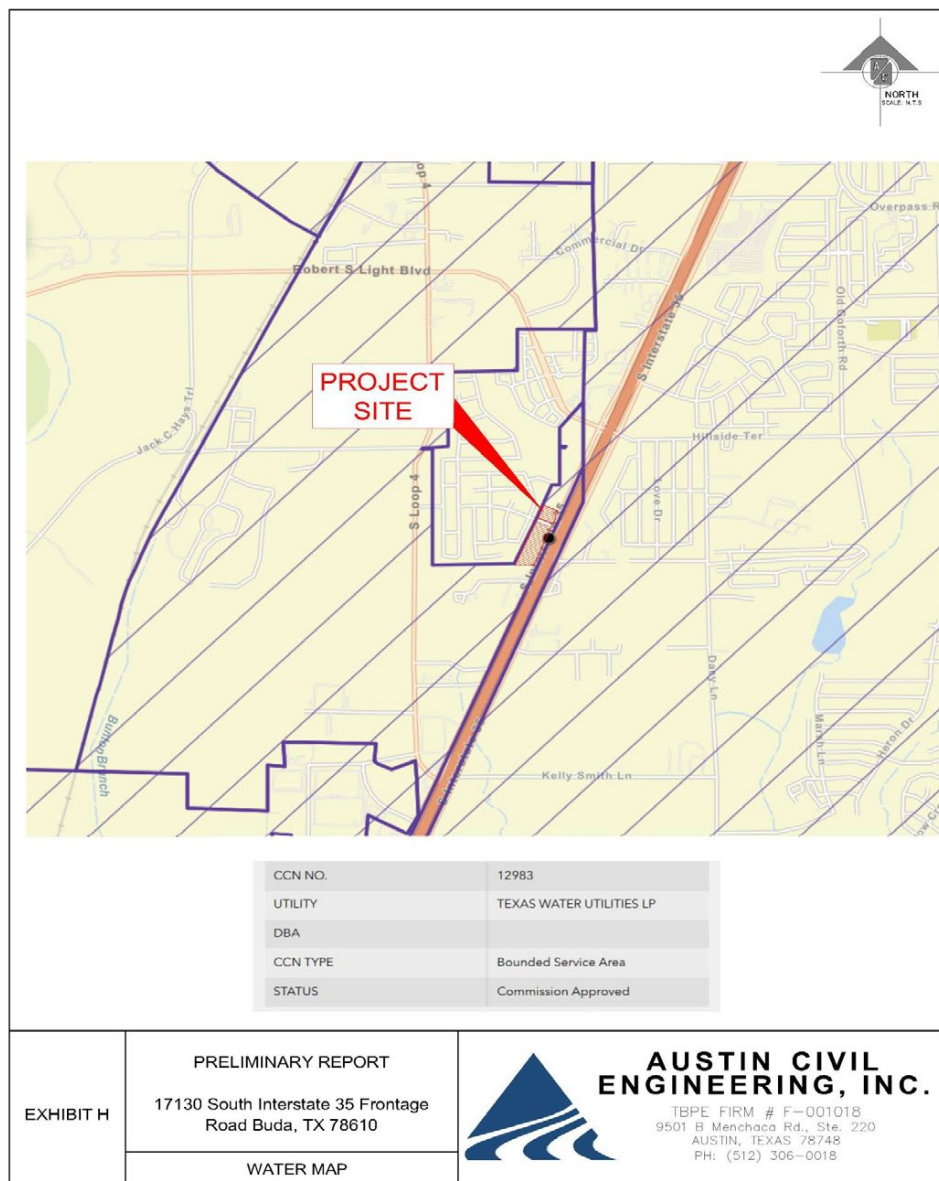
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ZONING MAP


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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.

2-10-2025



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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
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

IABS 1-1