

FOR SALE

8.723 AC



15800 N IH-35
BUDA, TX 78610



SIZE
8.723 ACRES

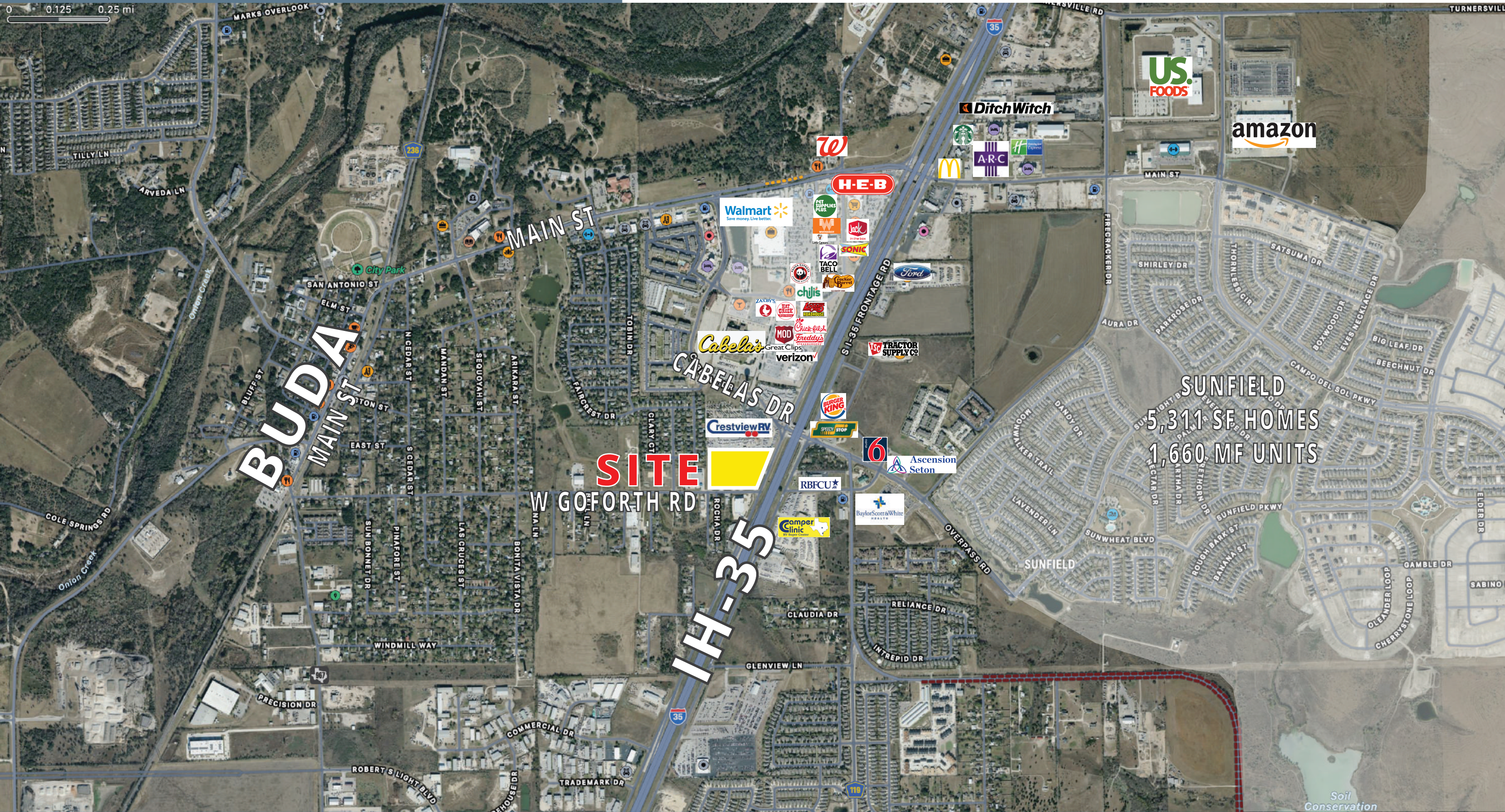
PRICING
CALL FOR
INFORMATION

ZONING
B3, GATEWAY
CORRIDOR OVERLAY

ADDRESS
15800 N IH-35
BUDA, TX 78610

- 8.723 acre prime development opportunity located on the west side of IH-35 in Buda, TX
- High traffic, high visibility with frontage on IH-35 frontage road
- Multiple access points with curb cuts along IH-35 Frontage Rd and W Goforth Rd which leads directly into the heart of Buda



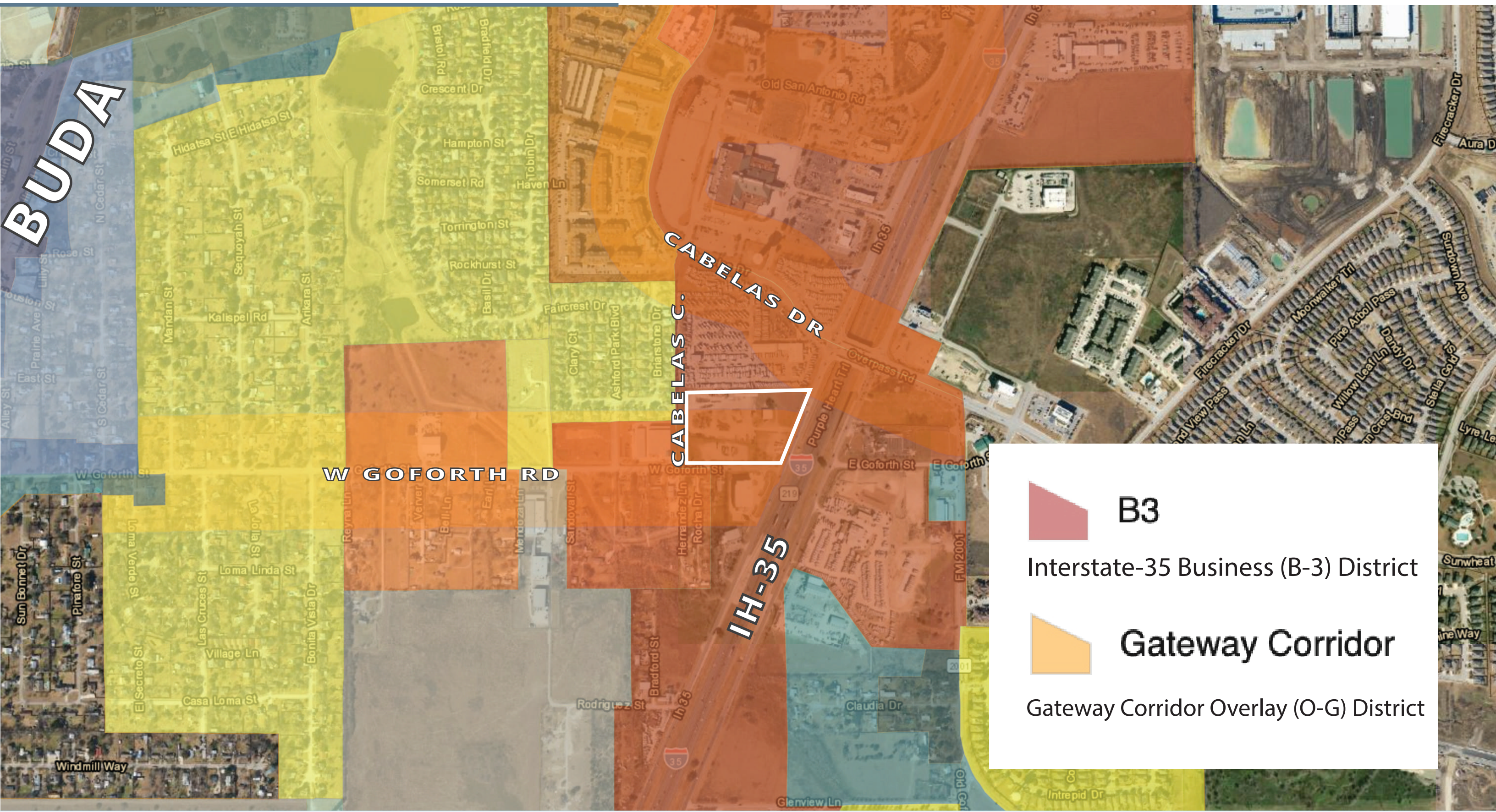








*TXDOT DATA 2021





 **B3**
Interstate-35 Business (B-3) District

 **Gateway Corridor**
Gateway Corridor Overlay (O-G) District



12" WATER

SUBJECT

**10" WASTEWATER
(GRAVITY)**

CABELAS CONNECTOR

- Under Construction
- The new Cabelas Connector from W Goforth to Cabela's Drive will provide easier connectivity to the intersection of Cabela's Dr and S IH-35 Frontage Road



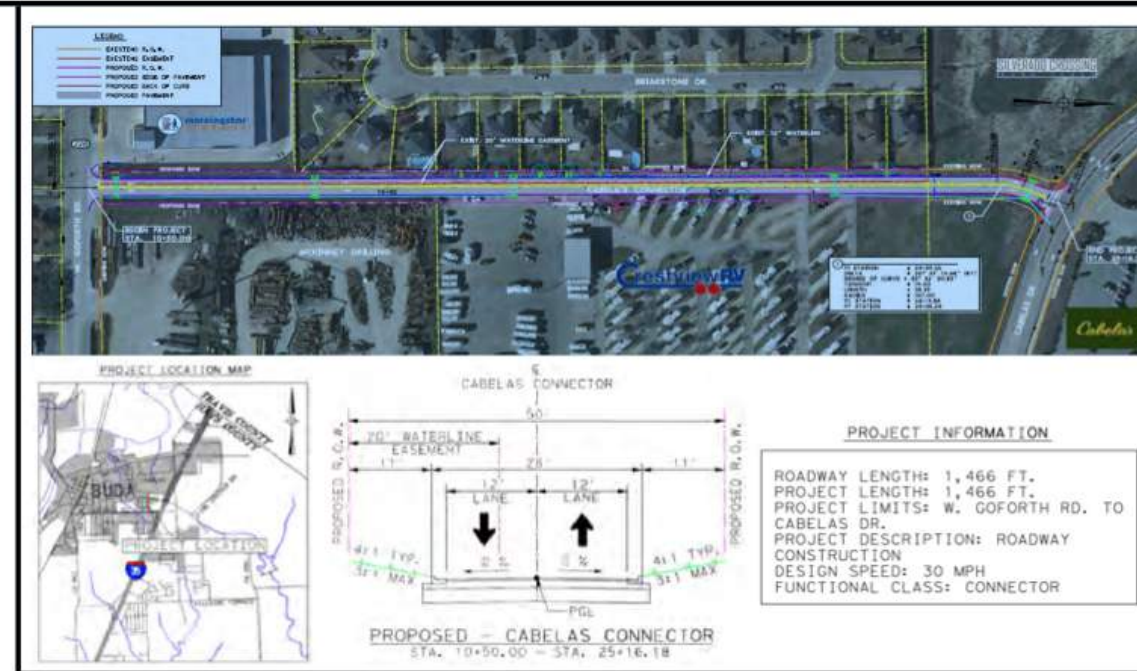
Cabela's Connector

Responsible Department: **Engineering** CIP No. **M05**

Financial Plan:

	Prior Years	Projected					Future	Total
	23	24	25	26	27			
	1,420,000	-	-	-	-	-	-	1,420,000

Description :
Project involves design and construction of a two-lane roadway with three lane approaches, curb and gutter, storm sewer drainage and sidewalks. The project length is approximately 0.3 miles. Additional right of way is anticipated for the project.



Estimated Project Cost:

Design/Engineering	150,000
ROW Acquisition	600,000
Construction	900,000
Other	-
Total	1,650,000

Funding Source:

Operating Fund	-
Debt	1,650,000
Grants/Other	-
Total	1,650,000

Project Task:

Task	Duration
Planning/Design	6
Right-of-way/Utilities	-
Construction	6
Total	12

Ongoing Operational Impact:

Personnel	-
Supplies & Materials	-
Repair & Maint.	1,600
Capital & Other	-
Total	1,600

Notes:
City has authorized up to 60% design out of the 2014 Prop 3 funds. The 2021 Certificates of Obligation include \$1,000,000 for construction.

W GOFORTH RECONSTRUCTION

- Projected 2024
- Reconstruction plans for W Goforth Rd call for expanded 2-lane roadway with bike lanes and sidewalks on both sides.



West Goforth Road Reconstruction

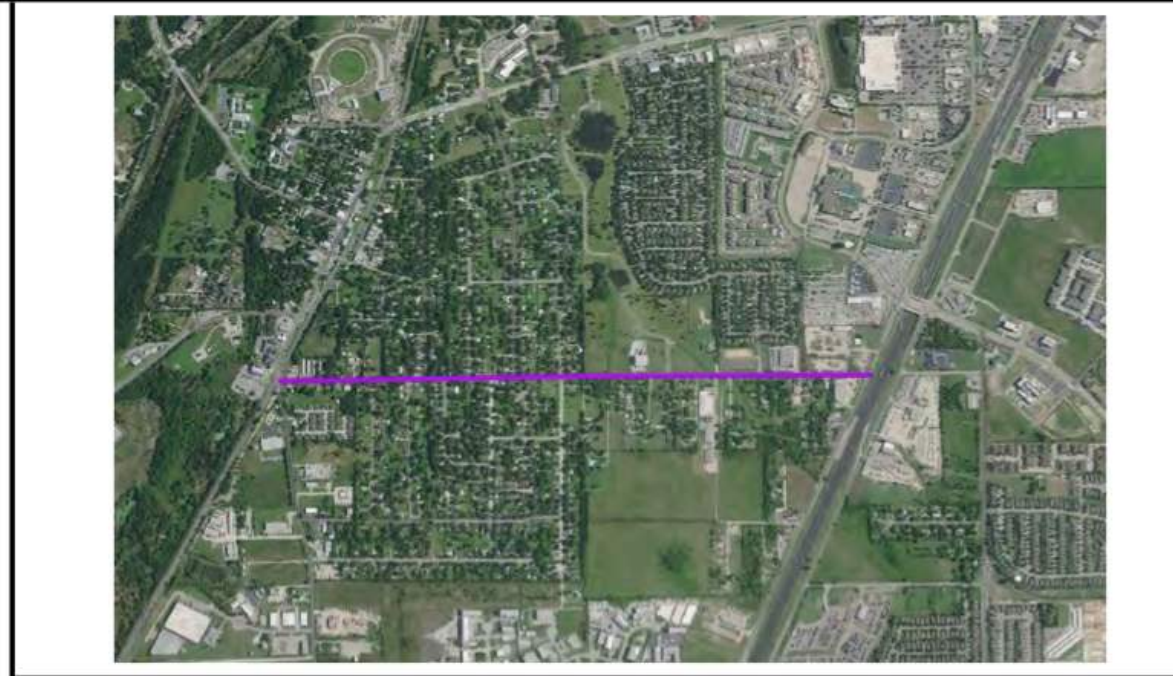
Responsible Department: **Engineering** CIP No. **M10**

Financial Plan:

	Prior Years	Projected					Future	Total
		23	24	25	26	27		
	9,237,248	-	11,693,000	-	-	-	-	20,930,248

Description :

West Goforth Street is a roadway reconstruction project, approximately 4,490 linear feet. This project will include full depth pavement reconstruction along West Goforth Street from S Loop 4 to IH-35. Drainage improvements are significant part of the reconstruction effort. The roadway will be evaluated and expanded to provide a 2-lane roadway with bike lanes and sidewalks on both sides. The roadway would be classified as an Active Street with a 70' right-of-way.



Estimated Project Cost:

Design/Engineering	9,237,248
ROW Acquisition	
Construction	11,693,000
Other	-
Total	20,930,248

Project Task: Duration

Planning/Design	18
Right-of-way/Utilities	18
Construction	12
Total	48

Funding Source:

Operating Fund	-
Debt	20,930,248
Grants/Other	-
Total	20,930,248

Ongoing Operational Impact:

Personnel	-
Supplies & Materials	-
Repair & Maint.	5,000
Capital & Other	-
Total	5,000

Notes:

Project design could proceed under City lead to await future funding through a partnership with Hays County. Project is funded as part of the 2021 bond election.

Radius	2 mile	5 mile
Population		
2010 Population	8,741	37,514
2022 Population	23,138	80,169
2027 Population Projection	29,913	101,305
Annual Growth 2010-2022	13.7%	9.5%
Annual Growth 2022-2027	5.9%	5.3%
Households		
2010 Households	2,887	12,670
2022 Households	7,702	27,396
2027 Household Projection	9,960	34,529
Annual Growth 2010-2022	13.2%	9.5%
Annual Growth 2022-2027	5.9%	5.2%
Avg Household Size	3	2.9
Avg Household Vehicles	2	2
Housing		
Median Home Value	\$250,143	\$267,685
Median Year Built	2010	2010
Owner Occupied Households	7,503	27,447
Renter Occupied Households	2,457	7,081
Household Income		
< \$25,000	790	2,308
\$25,000 - 50,000	1,316	4,447
\$50,000 - 75,000	1,689	5,242
\$75,000 - 100,000	1,563	4,802
\$100,000 - 125,000	812	3,474
\$125,000 - 150,000	343	2,075
\$150,000 - 200,000	770	3,126
\$200,000+	420	1,923
Avg Household Income	\$92,178	\$101,331
Median Household Income	\$75,904	\$83,858

COSTAR 2021

Tyler Dutton

O: 512.441.1062

M: 512.565.1610

tyler@kpgcommercial.com

Jon Kasling

512.441.1062

jon@kpgcommercial.com

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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.



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' 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Kennon C. Beasley <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	337538 <small>License No.</small>	casey@kpgcommercial.com <small>Email</small>	512-441-1062 <small>Phone</small>
Jonathan R. Kasling <small>Designated Broker of Firm</small>	586633 <small>License No.</small>	jon@kpgcommercial.com <small>Email</small>	512-441-1062 <small>Phone</small>
Tyler H. Dutton <small>Licensed Supervisor of Sales Agent/ Associate</small>	616590 <small>License No.</small>	tyler@kpgcommercial.com <small>Email</small>	512-441-1062 <small>Phone</small>
Nicholas J. Triola <small>Sales Agent/Associate's Name</small>	755969 <small>License No.</small>	nick@kpgcommercial.com <small>Email</small>	512.441.1062 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date