



PROPOSED FUEL/C-STORE, SELF-STORAGE, RETAIL SITE FOR SALE

±2.47 ACRE COMMERCIAL PAD SITE

FM 2001 | BUDA, TEXAS 78610



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EXECUTIVE SUMMARY



LAND AREA
± 2.47 TOTAL AC



DEVELOPABLE AREA
± 2.40 TOTAL AC



NO ZONING



ALL UTILITIES IN PLACE*

High-exposure 2.47-acre commercial site on FM 2001 in Hays County, offering ± 2.4 acres of usable land with no floodplain, and ability to increase acreage. Located in the ETJ with no zoning restrictions, the property offers excellent flexibility for a variety of uses including fuel/C-Store, retail, storage, service-based businesses, or flex space development. Recorded access and utility easements are in place, and utilities are available from PEC (power), Goforth (water), GBRA (sewer), and CenterPoint (gas). TXDOT right-of-way dedication is planned (5–7 year timeline). Restrictive covenants and setbacks apply only to industrial uses, making this a clean commercial development opportunity in a rapidly growing corridor.

**McALLISTER
& ASSOCIATES**
REAL ESTATE SERVICES

ANTHONY KURI

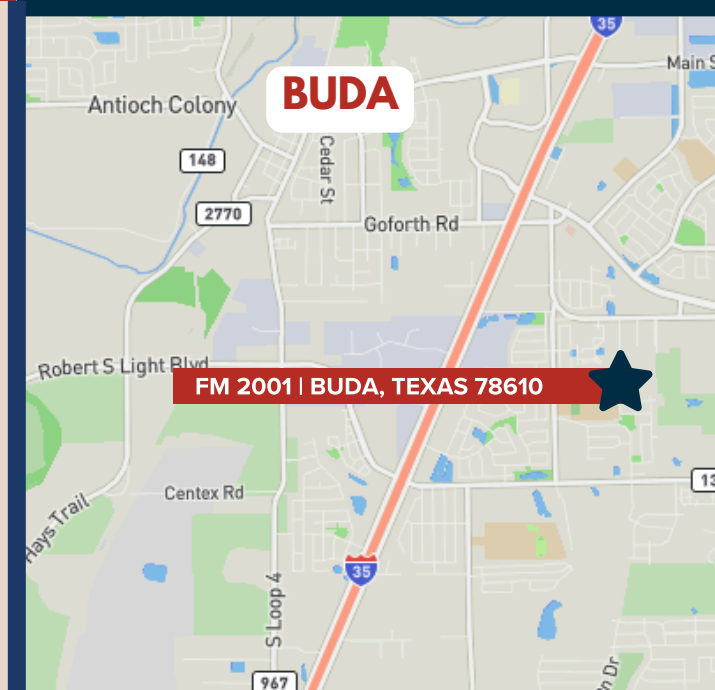
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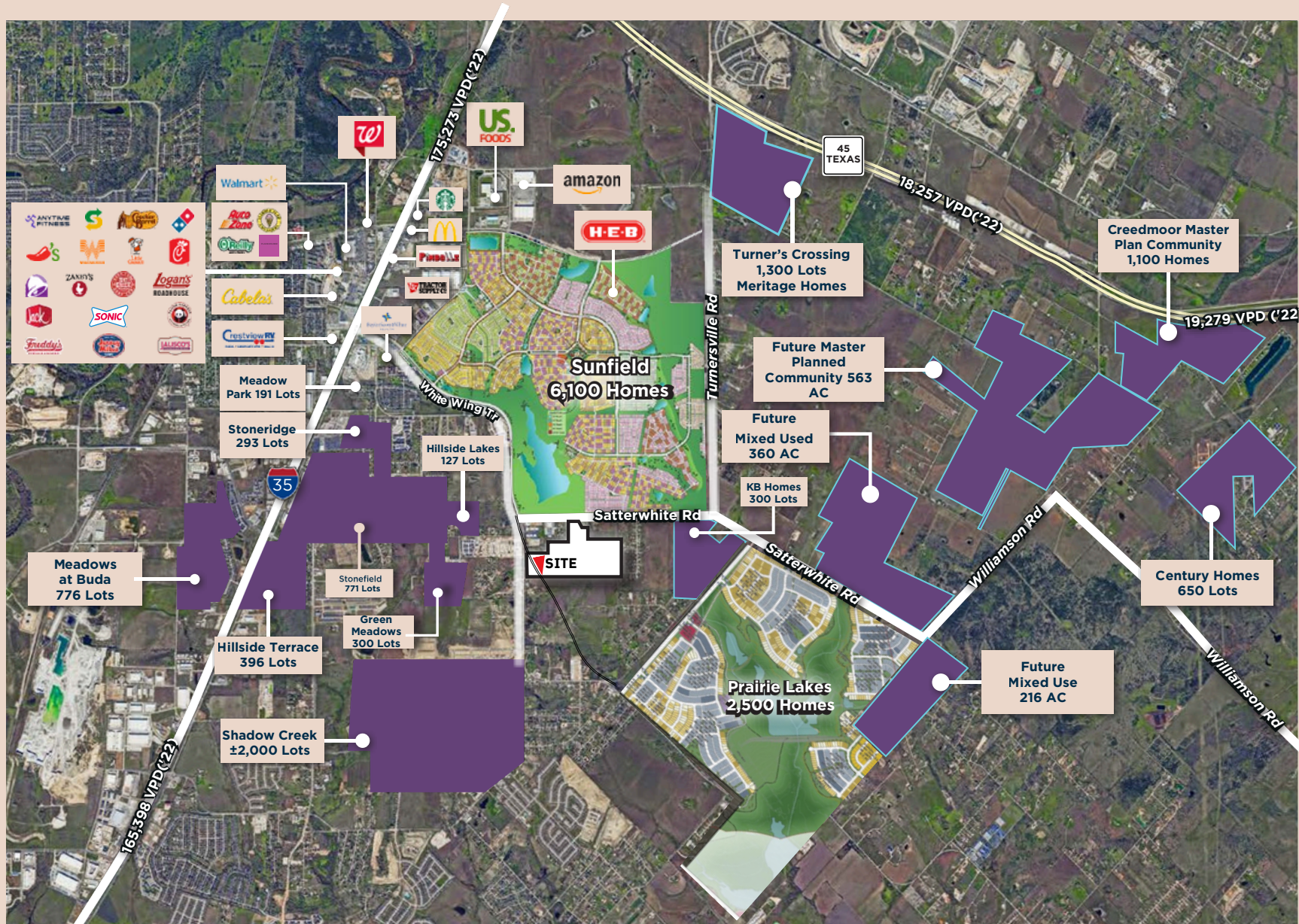
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SURROUNDING DEVELOPMENTS & AMENITIES

10,000 HOMES WITHIN A 3-MILE RADIUS



±2.47 AC DEVELOPMENT SITE

SURROUNDING DEVELOPMENTS & AMENITIES - CONTINUED

SOUTHWEST





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ENGINEER'S EXHIBIT





Downtown Austin



Satterwhite Road



FM 2001



FM 2001 ROW



SITE

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±2.47 ACRES

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BROKER CONTACTS:

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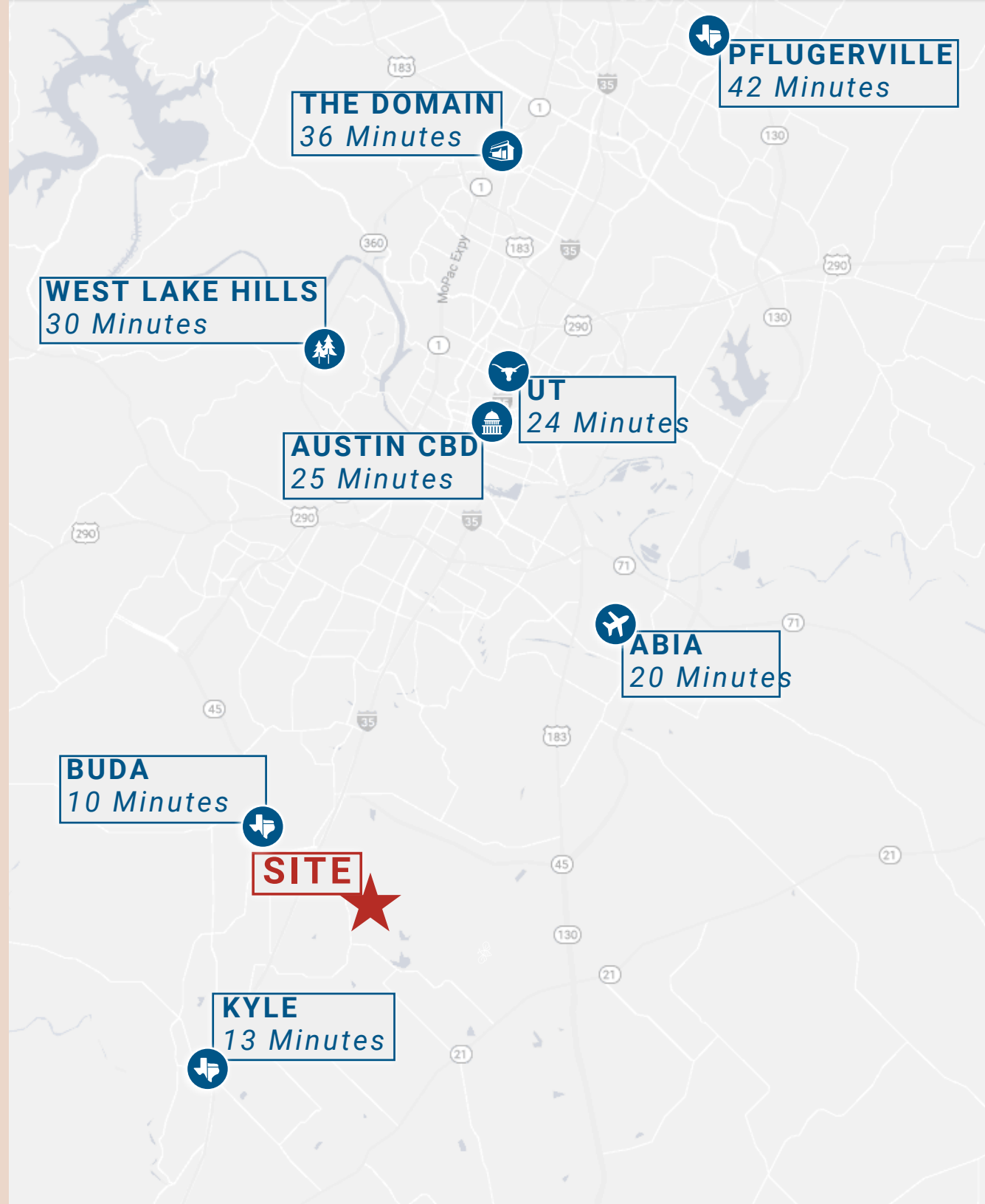
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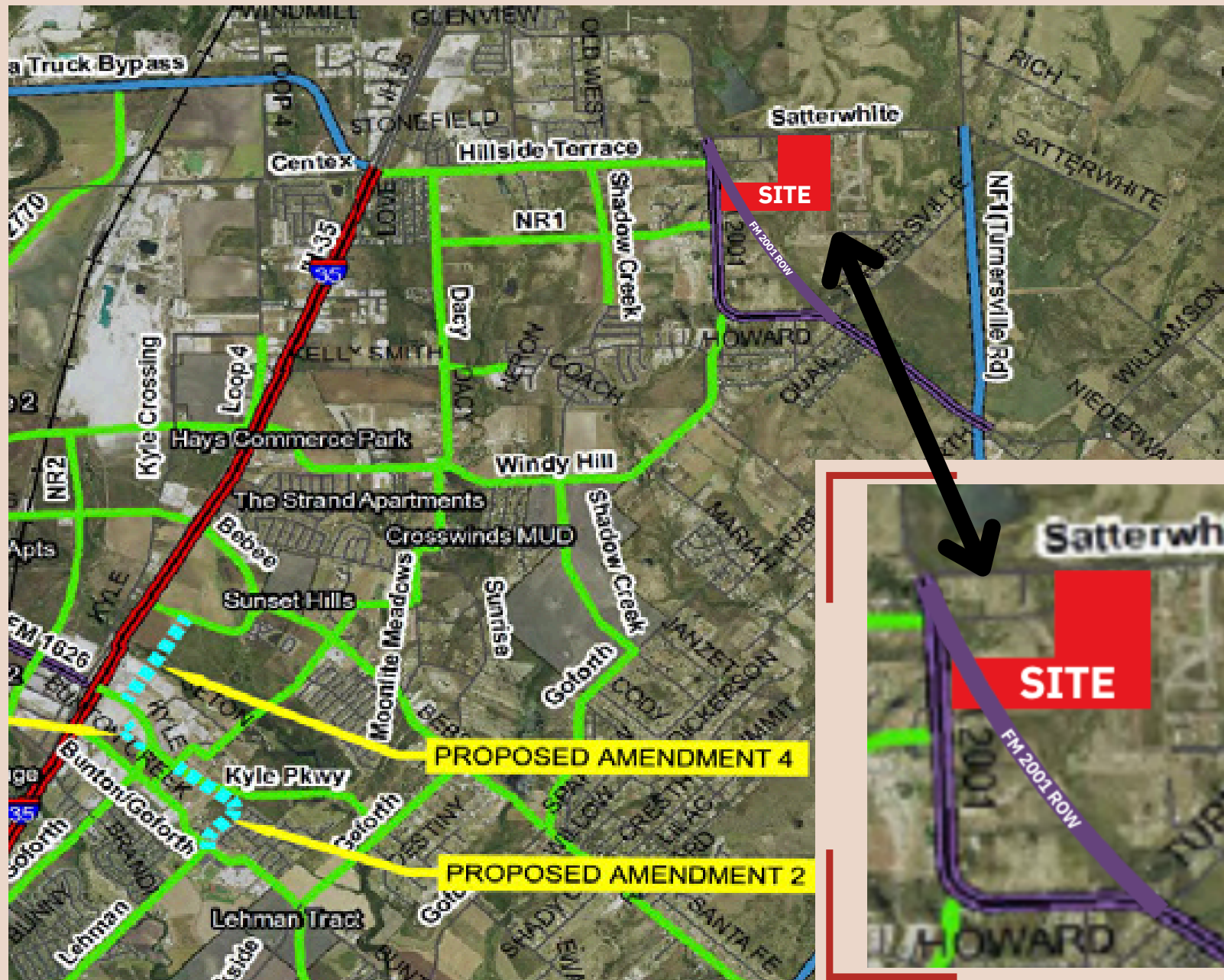
AERIALS



AERIALS



KYLE TRANSPORTATION MASTER PLAN





FOR MORE INFORMATION, PLEASE CONTACT:

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