



FOR LEASE

1616 ROBERT S. LIGHT BLVD
BUDA, TX 78610

BUILDING 2
WAREHOUSE & OFFICE
10,000 SF AVAILABLE

PROPERTY SUMMARY

INVESTMENT DETAIL

Address 1616 Robert S. Light Blvd
Bldg 2
Buda, TX 78610

Price per SF \$16.00 NNN

Year Built 2017

Lot Size 2.3 AC

Available Square Feet 1,260 SF Office
8,740 SF Warehouse
10,000 SF Total

Truck Loading (2) Dock High

Clear Height 17 - 21 Feet

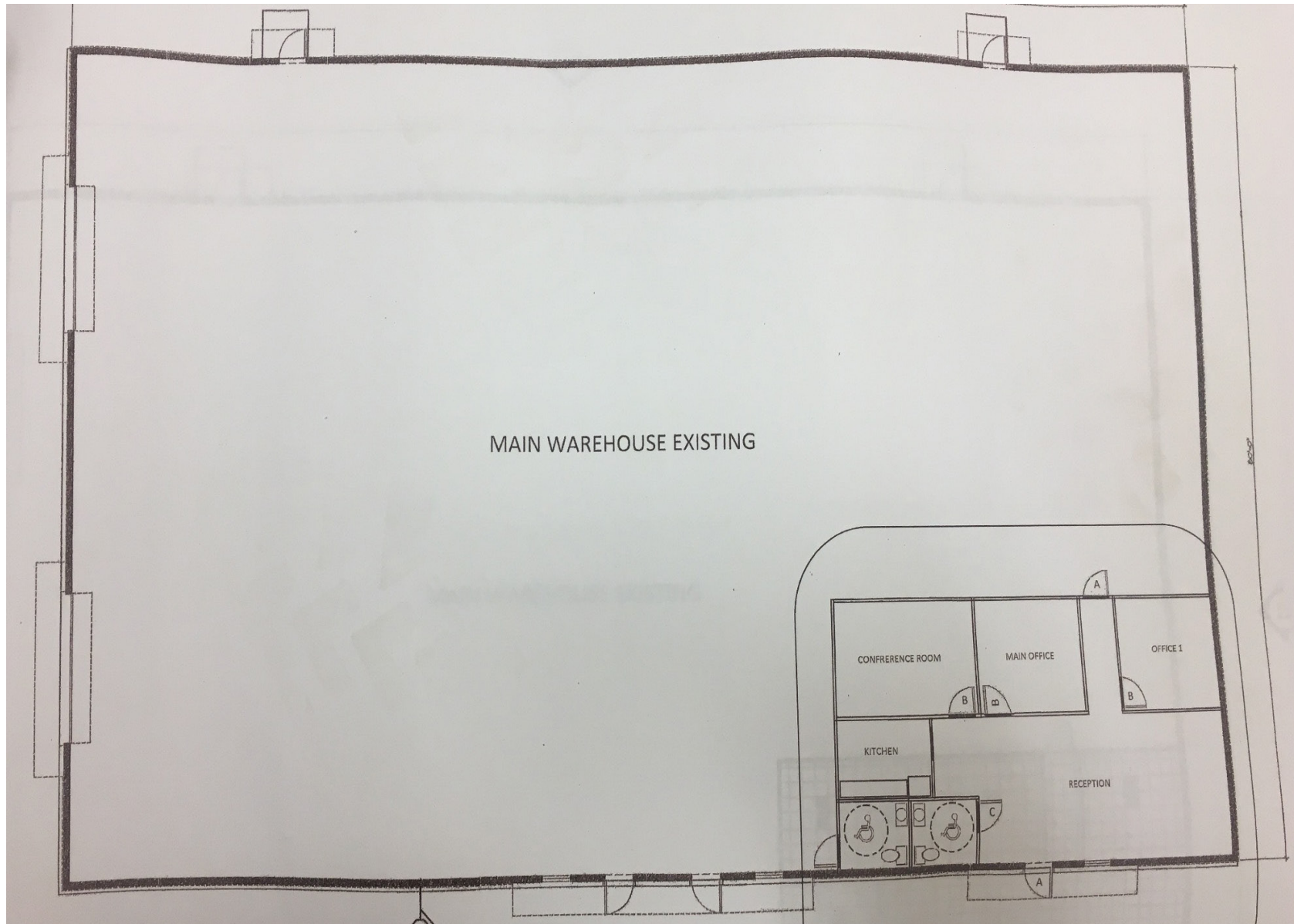
Car parking 1.2/1000 SF (12 Spaces)

Parcel R128167



FLOOR PLAN

BUILDING 2



AERIAL MAP

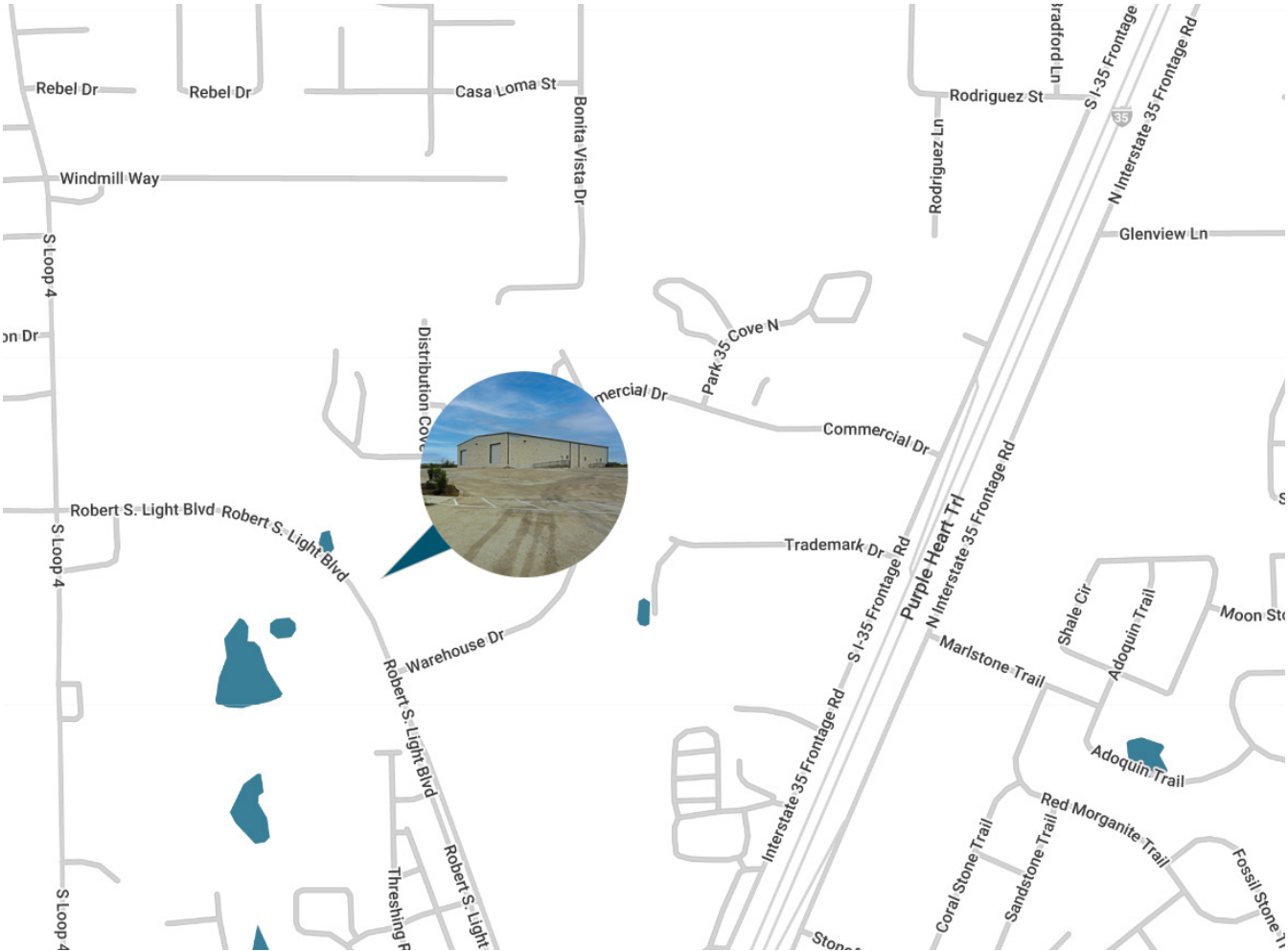


LOCATION MAP

1616 ROBERT S. LIGHT BLVD

DRIVE TIMES

Austin CBD	20 Minutes
Austin-Bergstrom Intl. Airport	24 Minutes
University of Texas	27 Minutes
San Marcos	18 Minutes
San Antonio	1 Hour



BUDA OVERVIEW

Location and Size:

Buda, Texas is located 15 miles south of Austin and covers 5.36 square miles. With a population of 16,484 in 2020, Buda has experienced a 132% growth in the past decade.

Business Landscape:

Buda is home to various industrial businesses such as Ampersand Art Supply and Deep Eddy Vodka distillery. Retail presence is growing in Downtown Buda, with a mix of local and major retailers.

Reasons for Business Location:

Buda offers advantages for businesses, including cost savings, proximity to talent, and ease of doing business. Industries benefit from access to major U.S. highways, a growing and educated workforce, and incentive programs.

Largest Tenants:

Amazon's distribution center and various industrial, retail, and local businesses are prominent tenants in Buda. The town offers a 'Triple Freeport' exemption and resources for entrepreneurs and start-up businesses.

Largest Industrial Properties:

Park 35 industrial facility on 2956 Main St. is one of the largest properties in Buda, hosting Amazon's distribution center. Another notable property is the 290,000-square-foot industrial facility on 2150 Firecracker Dr., serving as a distribution center for US Foods.

Buda's Growth and Potential:

Buda is a fast-growing Austin suburb with potential for development along FM 967 near IH-35. It offers advantages for families and businesses, making it a perfect place for companies and employees.



1616 Robert S. Light Blvd

Buda, Texas 78610

Presented By:

CLINT YODER

Director

Clint.Yoder@FranklinSt.com

O: (737) 385-0637

C: (512) 350-7902

FranklinSt.com



FranklinStreet



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.

11-2-2015



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:
 - 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.

FSFP Austin LLC	9013618	legal@franklinst.com	813.793.8457
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Bohls	575430	ryan.bohls@franklinst.com	512.796.8991
Designated Broker of Firm	License No.	Email	Phone
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	