

Flex Office / Warehouse Space

602 S. Loop 4, Buda, TX 78610

FOR LEASE



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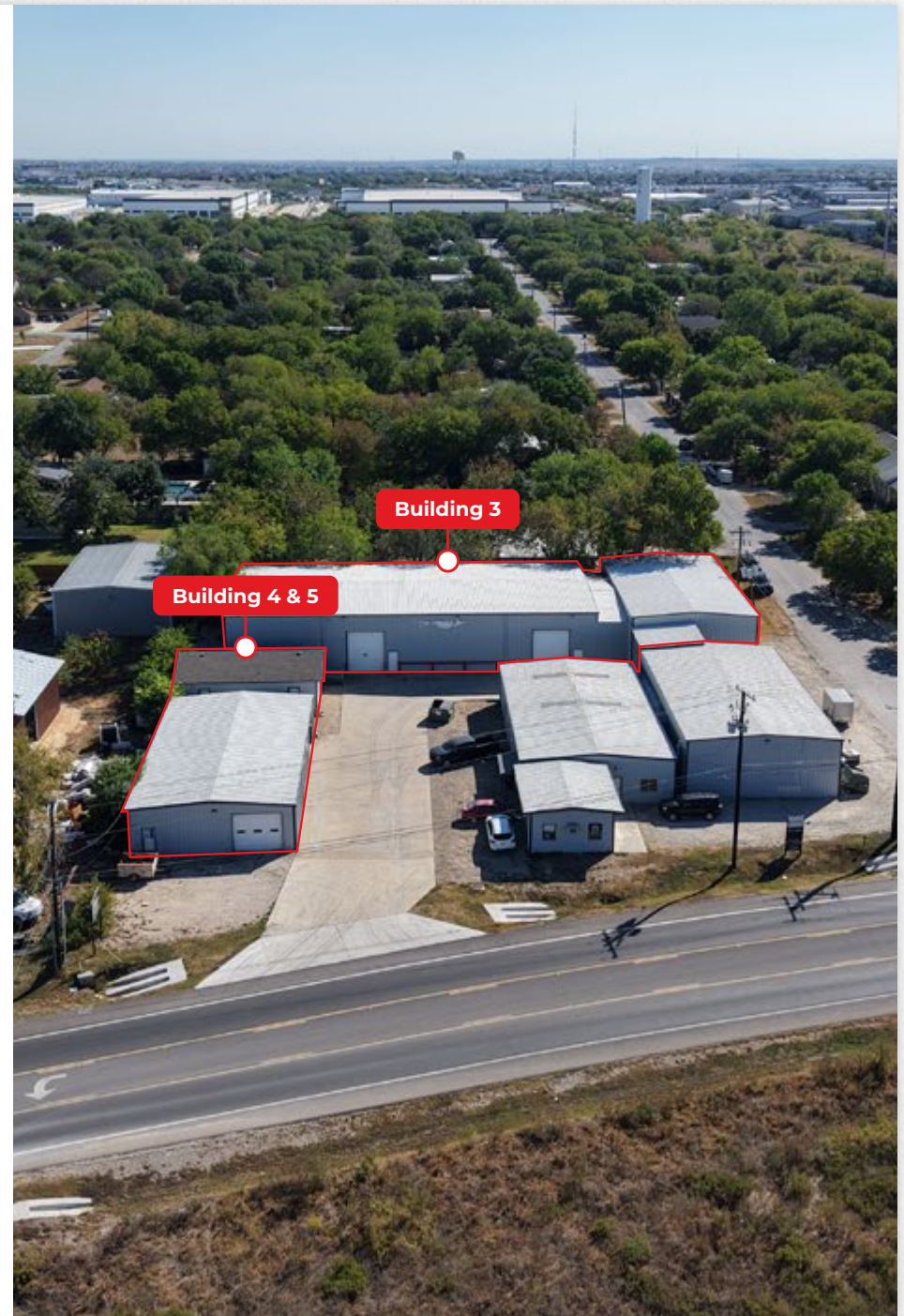
Executive Summary

Versatile industrial warehouse space ideally positioned near Downtown Buda, I-35, and the new Robert S. Light Boulevard expansion. The property offers flexible configurations to accommodate a variety of tenant needs, featuring an 11,000 SF warehouse currently utilized as a baseball training facility (Bld 3), along with a 3,046 SF warehouse and an adjacent 1,013 SF office (Bld 4 & 5).

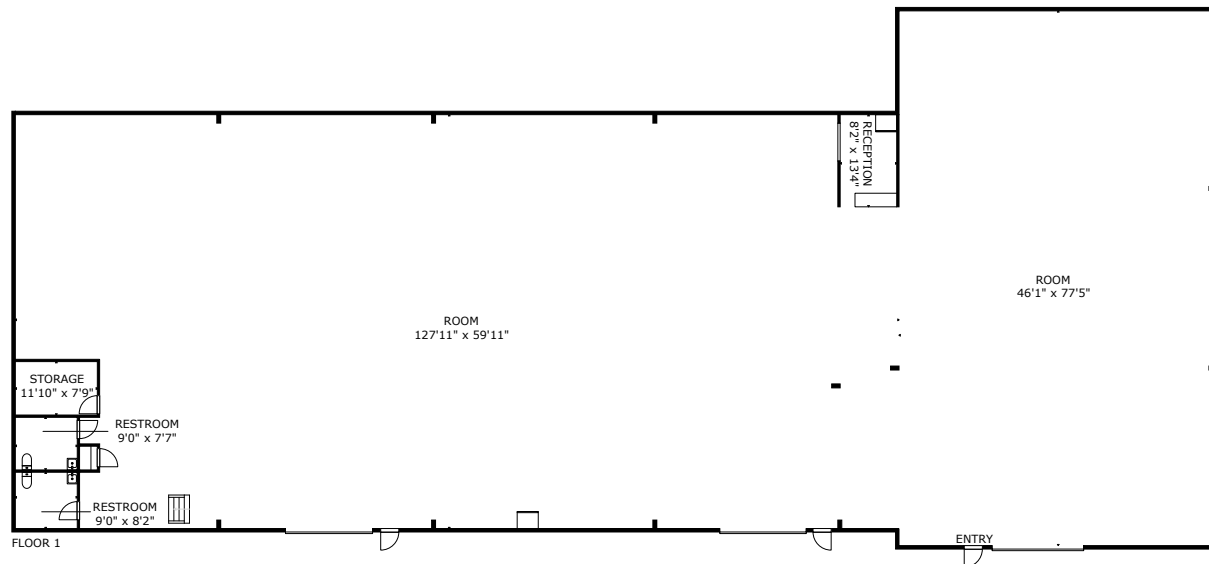
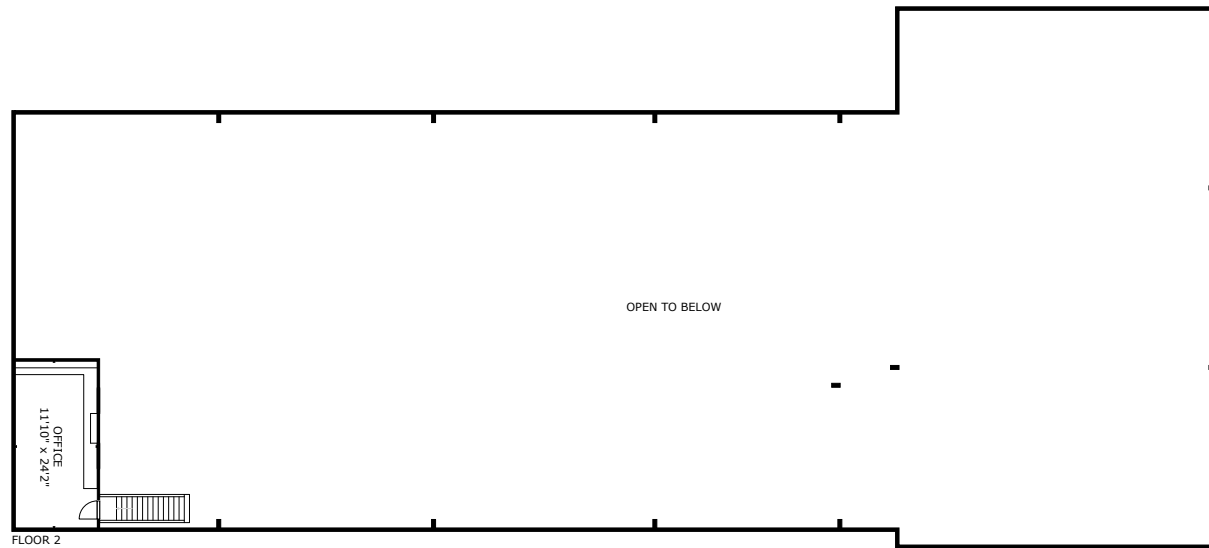
Highlights

- Available for immediate move-in
- Flexible uses
- Phase 3 power*
- Grade level bay doors
- High ceiling clearance*
- Located in ETJ
- Located 2 min from Downtown Buda
- Easy access to I-35, Main Street - Buda, and Robert S. Light

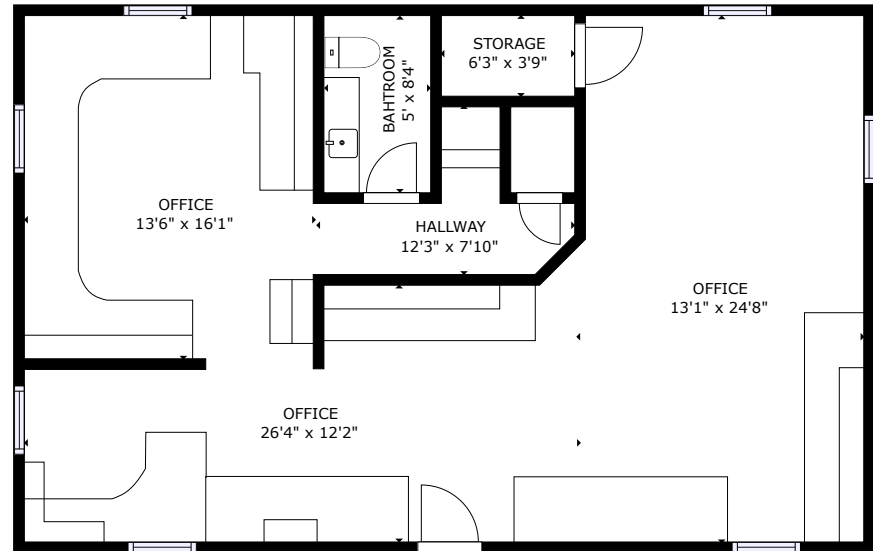
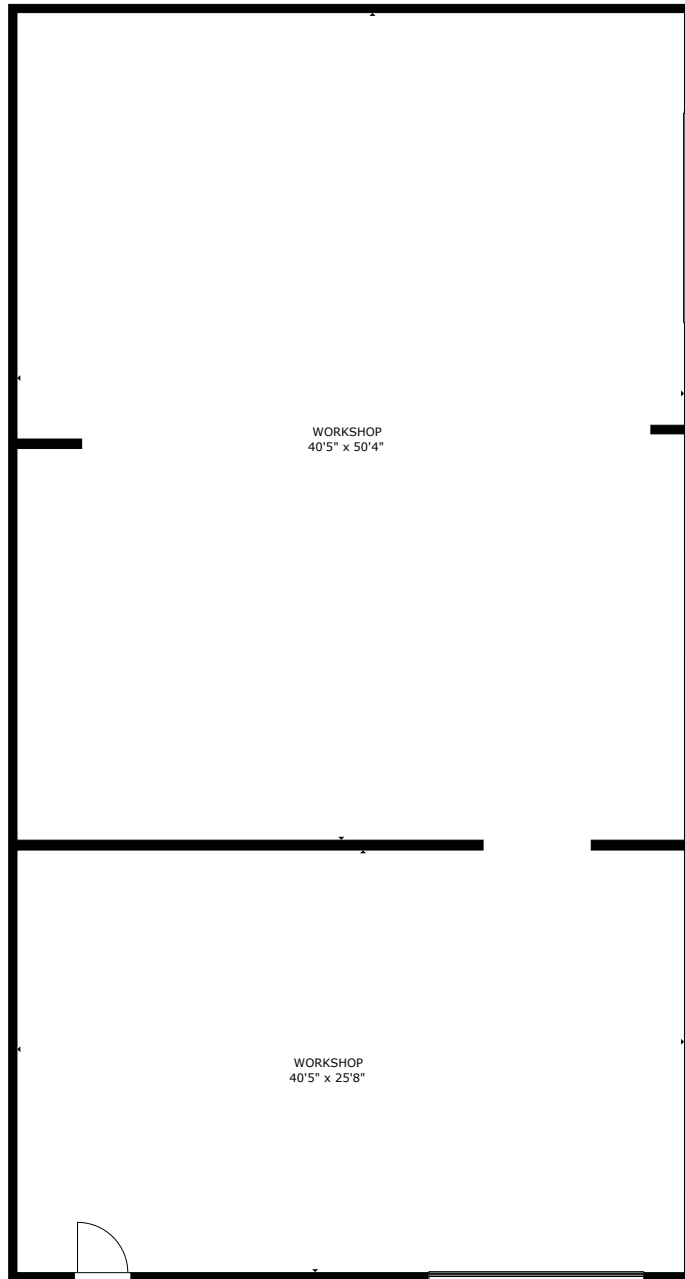
**Building 3*



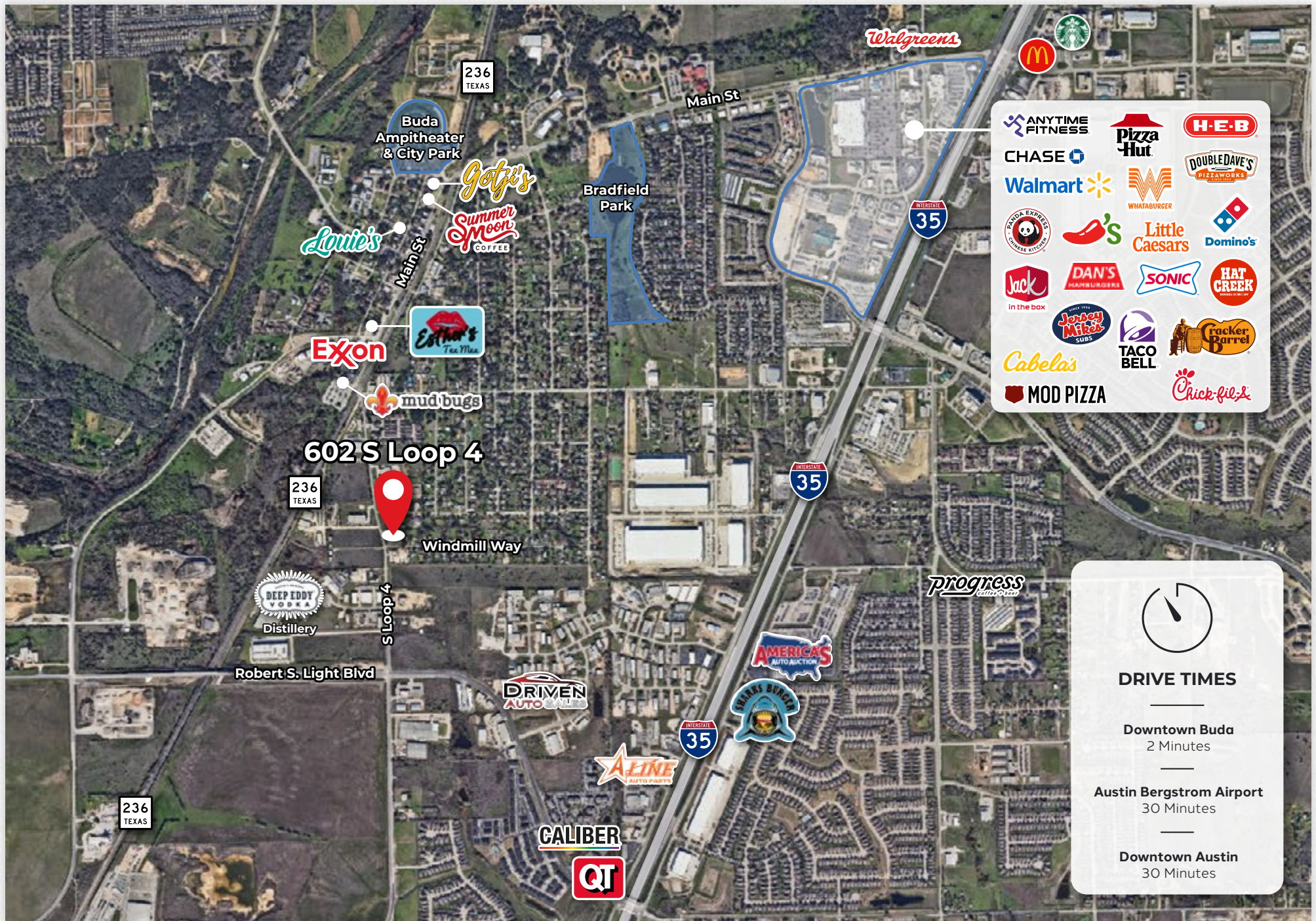




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Market Overview

BUDA

Buda, a city of about 16,000 residents, is located along the I-35 corridor approximately 15 miles south of downtown Austin. Known as the “Outdoor Capital of Texas” due to its high ratio of parkland per capita, Buda has evolved from a small railroad town into a thriving suburb. Over the past decade, the city has experienced rapid growth, benefiting from its proximity to Austin and its location within the expanding Austin–Round Rock–San Marcos metropolitan area.

Economy

Buda’s economy is a mix of small-town charm and strategic regional positioning. Major employers in the area include US Foods, Cabela’s, Texas Lehigh Cement, Capital City Steel, and Deep Eddy Vodka. The city enjoys a strong median household income of approximately \$106,600 and a well-educated population, with over half of residents holding a college degree. While unemployment is slightly above the national average at around 5.3%, the area continues to see economic development, including a major \$120 million expansion by US Foods that is expected to bring over 165 new full-time jobs by 2027.

Real Estate

The residential real estate market in Buda has seen some cooling after several years of rapid appreciation. As of early 2025, the median home price sits around \$370,000, with average price per square foot at approximately \$196. Homes are spending longer on the market—typically 80 to 85 days—and about 60% are selling at or below asking price, reflecting a shift toward a buyer-friendly environment. Despite this moderation, new home construction remains active, particularly in master-planned communities offering larger lots and amenities such as pools, parks, and walking trails. Buyers relocating from Austin are finding they can purchase 4-bedroom homes with over 2,000 square feet for under \$500,000—often double the space available at that price in the city. On the commercial side, Buda is experiencing notable expansion, especially in flex and industrial spaces. The city’s strategic location along the I-35 corridor, just minutes from Austin and near major freight routes, makes it highly attractive for logistics, warehousing, and light manufacturing operations. Industrial developers are capitalizing on this, with new projects and facility expansions, such as US Foods’ ongoing \$120 million growth initiative, adding significant square footage and job opportunities. Flex space—buildings that combine office and light industrial use—is also gaining popularity, particularly among startups and mid-size service companies looking for affordable, scalable real estate with easy highway access. This industrial momentum is helping Buda diversify its tax base, reduce reliance on residential growth, and establish itself as a key logistics and operations hub in Central Texas.

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Information About Brokerage Services

Texas law requires all real estate licensees 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. **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' 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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