

# For Sale: Buda Pad Site

PRIME RETAIL PAD SITE | E MAIN STREET, BUDA, TEXAS 78610



Walmart

HEAT CREEK

FACO BELL

DAN'S MARIJUANA

AT

LOVE CHURCH

WINGSTON

PET SUPPLIES PLUS

CHASE

H-E-B

Walgreens

INTERSTATE 35

PINBALLZ

AMERICAS BEST VALUE INN

PERFORMANCE TRUCK

Fabry Clean Supply

CC CLASSIC COLLISION

INTERSTATE 35

McDonald's

FUTURE WENDY'S

DUTCH BROS Coffee

CANDLEWOOD SUITES AN IHG HOTEL

Federal Credit Union

FUTURE AZURE URBAN LIVING 51 MF UNITS 8,765 SF RETAIL

STARBUCKS

TACO CLEM

POPEYES

Holiday Inn Express

Buda Elementary School

INTERSTATE 35

Ditch Witch of Central Texas

CHOICE HOTELS

CMG

MI-BOX Moving & Mobile Storage

FUTURE BUDA OFFICE CENTER 20,800 SF

FUTURE BUDA WATERWORKS CAR WASH

MAIN STREET: 8,109 VPD (TX DOT)

IH-35: 135,000 VPD (TX DOT)

SUBJECT SITE 1.859 ACRES

FUTURE CORNER ON MAIN 48,195 SF COMMERCIAL/RETAIL





# GOLD TIER

EXCLUSIVELY LISTED BY

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**Will Clark**  
817.517.9334  
will@goldtier.net

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*Gold Tier Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Gold Tier Real Estate has not verified, and will not verify, any of the information contained herein, nor has Gold Tier Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.*





sunfield  
5,846 LOTS



**BUDA MIDWAY**  
800,000 SF INDUSTRIAL CENTER

SHERRI HILL

**KIDDIE ACADEMY**  
EDUCATIONAL CHILD CARE



FUTURE BUDA  
WATERWORKS  
CAR WASH

FUTURE BUDA  
OFFICE CENTER  
20,800 SF

FUTURE CORNER ON MAIN  
48,195 SF COMMERCIAL/RETAIL

MAIN STREET: 8,109 VPD (TX DOT)



**SUBJECT SITE**  
1.859 ACRES







**BUDA  
MIDWAY**

800,000 SF INDUSTRIAL CENTER

**FUTURE BUDA  
WATERWORKS  
CAR WASH**

**FUTURE BUDA  
OFFICE CENTER**  
20,800 SF

**CC CLASSIC  
COLLISION**



**Cabela's**

**PINBALLZ**

**Walmart**

**AMERICAS  
BEST VALUE INN**

**H-E-B**

**CANDLEWOOD  
SUITES**  
AN IHG HOTEL

**Dutch Bros**  
Coffee

**BW Best Western**  
Hotels & Resorts

MAIN STREET: 8,109 VPD (TX DOT)

**SUBJECT SITE**  
1.859 ACRES

**FUTURE CORNER ON MAIN**  
48,195 SF MIXED USE PROJECT



# PROPERTY HIGHLIGHTS

**ADDRESS:** E Main Street, Buda, Texas 78610

**ACREAGE:** 1.859 Acres

**PRICING:** \$1,782,000

**ZONING:** B3 - Interstate 35 Business

## UTILITIES:

- 8" & 12" City of Buda Water Lines

- 12" City of Buda Wastewater Line

**FRONTAGE:** 210' Main Street Frontage

**SCHOOL DISTRICT:** Hays CISD

## REMARKS:

- Close Proximity to IH-35



*\*Buyer to do all independent research on development potential.*

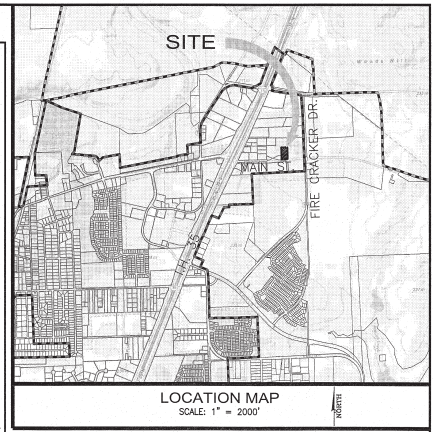
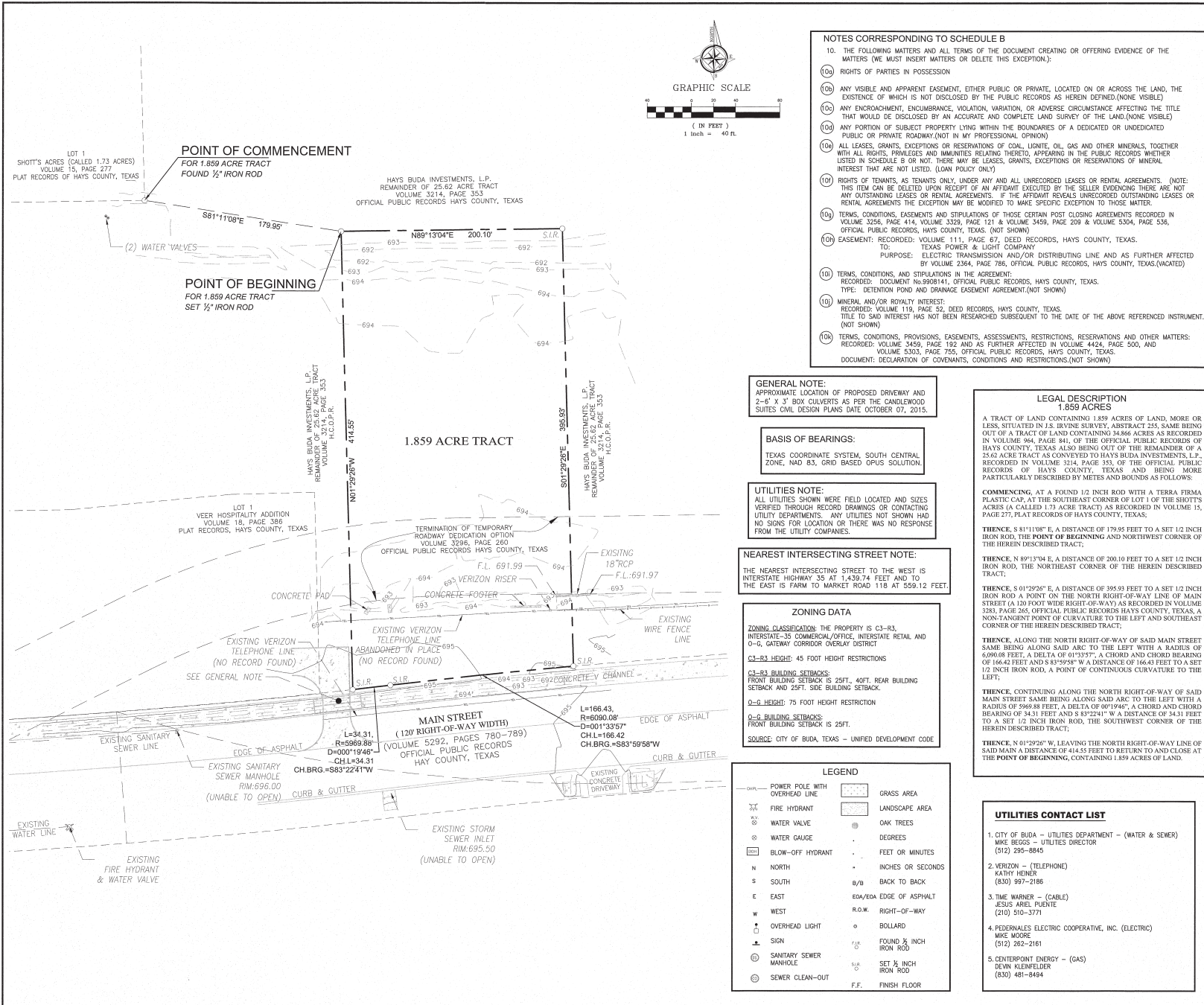


# UTILITIES





# SURVEY



**NOTES CORRESPONDING TO SCHEDULE B**

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENT CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):

(10a) RIGHTS OF PARTIES IN POSSESSION

(10b) ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED, (NONE VISIBLE)

(10c) ANY ENCROACHMENT, ENCUMBRANCE, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, (NONE VISIBLE)

(10d) ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A DEDICATED OR UNDEDICATED PUBLIC OR PRIVATE ROADWAY (NOT IN MY PROFESSIONAL OPINION)

(10e) ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. (LOAN POLICY ONLY)

(10f) RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS. (NOTE: THIS ITEM CAN BE DELETED UPON RECEIPT OF AN AFFIDAVIT EXECUTED BY THE SELLER EVIDENCING THERE ARE NOT ANY OUTSTANDING LEASES OR RENTAL AGREEMENTS. IF THE AFFIDAVIT REVEALS UNRECORDED OUTSTANDING LEASES OR RENTAL AGREEMENTS THE EXCEPTION MAY BE MODIFIED TO MAKE SPECIFIC EXCEPTION TO THOSE MATTER.

(10g) TERMS, CONDITIONS, EASEMENTS AND STIPULATIONS OF THOSE CERTAIN POST CLOSING AGREEMENTS RECORDED IN VOLUME 3296, PAGE 414; VOLUME 3329, PAGE 121 & VOLUME 3459, PAGE 209 & VOLUME 5304, PAGE 536, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (NOT SHOWN)

(10h) EASEMENT: RECORDED: VOLUME 111, PAGE 67, DEED RECORDS, HAYS COUNTY, TEXAS. PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTING LINE AND AS FURTHER AFFECTED BY VOLUME 2364, PAGE 786, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, (VACATED)

(10i) TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT: PUBLIC RECORDS, HAYS COUNTY, TEXAS. TYPE: DETENTION POND AND DRAINAGE EASEMENT AGREEMENT, (NOT SHOWN)

(10j) MINERAL AND/OR ROYALTY INTEREST: RECORDED: VOLUME 119, PAGE 52, DEED RECORDS, HAYS COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT. (NOT SHOWN)

(10k) TERMS, CONDITIONS, PROVISIONS, EASEMENTS, ASSESSMENTS, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS: RECORDED: VOLUME 2459, PAGE 192 AND AS FURTHER AFFECTED IN VOLUME 4424, PAGE 500, AND VOLUME 5303, PAGE 755, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. DOCUMENT: DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, (NOT SHOWN)

**BASIS OF BEARINGS:**  
GRID AZIMUTH FOR TEXAS SOUTH CENTRAL ZONE, STATE PLANE COORDINATES, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

**FLOOD NOTE:**  
BY GRAPHIC PLOTTING ONLY (AREAS OF MINIMAL FLOODING) OF THE FLOOD INSURANCE RATE MAP, SUBJECT IS NOT LOCATED IN A FLOOD PLAN ACCORDING TO FIRM MAP COMMUNITY-PANEL NUMBER 48220C 0280.F DATED - SEPTEMBER 02, 2005

**SURVEY CERTIFICATION**  
I HEREBY CERTIFY TO THE TITLE RESOURCES GUARANTY COMPANY AND ITS SUCCESSORS AND/OR ASSIGNS, LEGEND TITLE & ABSTRACT, L.L.C. AND AZURE INVESTMENTS, L.L.C. THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF TEXAS.

**IN MY PROFESSIONAL OPINION AS A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF TEXAS, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN GENERAL ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 6(A), 6(B), 8, 11.**

(16)-IN MY PROFESSIONAL OPINION THERE WAS NO OBSERVED EVIDENCE AS OF NOVEMBER 11, 2015 OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

(17)-IN MY PROFESSIONAL OPINION THERE WAS NO OBSERVED EVIDENCE AS OF NOVEMBER 11, 2015 OF CHANGES IN STREET RIGHT-OF-WAY LINES, RECENT STREET CONSTRUCTION OR REPAIRS AND SIDEWALK CONSTRUCTION OR REPAIRS.

(18)-IN MY PROFESSIONAL OPINION THERE WAS NO OBSERVED EVIDENCE AS OF NOVEMBER 11, 2015 OF THE SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

(19)-IN MY PROFESSIONAL OPINION THERE WAS NO OBSERVED EVIDENCE AS OF NOVEMBER 11, 2015 OF WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES.

OF TABLE A THEREOF, THE FIELD WORK WAS COMPLETED ON NOVEMBER 11, 2015.  
DATE OF PLAT OR MAP: 04-11-16  
REVISED: 04-22-16  
REVISED: 10-03-16

FRANCISCO ESTRADA IV, R.P.L.S. No. 5862

**ALTA/ACSM LAND TITLE SURVEY**  
OF  
1.859 ACRE TRACT (VACANT)

A TRACT OF LAND CONTAINING 1.859 ACRES OF LAND, MORE OR LESS, SITUATED IN J.S. IRVINE SURVEY, ABSTRACT 255, SAME BEING OUT OF A TRACT OF LAND CONTAINING 34,866 ACRES AS RECORDED IN VOLUME 964, PAGE 841, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS ALSO BEING OUT OF THE REMAINDER OF A 25.62 ACRE TRACT AS CONVEYED TO HAYS BUDA INVESTMENTS, L.P., RECORDED IN VOLUME 3214, PAGE 353, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

BASED UPON TITLE COMMITMENT C.F. 15031000 OF TITLE RESOURCES GUARANTY COMPANY BEARING AN EFFECTIVE DATE OF AUGUST 19, 2016

DATE: 04/11/2016  
REV: 10/03/16  
SCALE: 1" = 40'  
PROJECT: 8234.00  
FILE: 823408ss.dwg

104 Del Court  
Suite 400  
Laredo, Texas 78041  
(956) 791-3511

**SHERFEE ENGINEERING COMPANY, L.L.C.**  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING No. 100199009





IH-35: 1,35,000 VPD (TX DOT)



FUTURE AZURE URBAN LIVING  
61 MF UNITS  
8,766 SF RETAIL



SUBJECT SITE  
1.859 ACRES

FUTURE CORNER ON MAIN  
48,196 SF COMMERCIAL/RETAIL

FIRECRACKER DRIVE



MAIN STREET: 8,109 VPD (TX DOT)



FUTURE BUDA OFFICE CENTER  
20,800 SF

FUTURE BUDA WATERWORKS CAR WASH



Forever Polished Nail Bar







INTERSTATE 35

Buda Elementary School  
Where Children Come First

SUBARU

MOON NURSERIES

FIRECRACKER ROW  
MIXED-USE PROJECT

FOUR HANDS HOME

PROPOSED HEB

US FOODS

SUBJECT SITE

amazon

Walgreens

BUDA 10  
COMMERCIAL/RETAIL

McDonald's

CHOICE

CORNER ON MAIN  
COMMERCIAL/RETAIL

Sunfield Station

MAIN STREET: 8,109 VPD (TX DOT)

INTERSTATE 35

FUTURE BUDA  
OFFICE CENTER  
20,800 SF

FUTURE BUDA  
WATERWORKS  
CAR WASH

CHASE

HEB

AMERICAS

PERFORMANCE

CLASSIC COLLISION

Auto Zone

O'Reilly

Bucks

7-Eleven

BUDA OAKS

Walmart

Wendy's

DAN'S

Jack

PINDOLLE

Ford

BUDA MIDWAY  
800,000 SF INDUSTRIAL CENTER

AMERICA'S

PERFORMANCE

CLASSIC COLLISION

FUTURE BUDA  
OFFICE CENTER  
20,800 SF

FUTURE BUDA  
WATERWORKS  
CAR WASH

RYZE  
at sunfield

BRADFIELD VILLAGE  
210 LOTS

Carrington Oaks

Fairfield

AUSTIN TELCO

TACO BELL

SONIC

Jack

Ford

BUDA MIDWAY  
800,000 SF INDUSTRIAL CENTER

AMERICA'S

PERFORMANCE

CLASSIC COLLISION

FUTURE BUDA  
OFFICE CENTER  
20,800 SF

FUTURE BUDA  
WATERWORKS  
CAR WASH

RYZE  
at sunfield

ASHFORD PARK  
112 LOTS

SILVERADO CROSSING

Cabela's

Freddy's

MOD

TRACTOR SUPPLY CO

JUNEWOOD

SUNFIELD ELEMENTARY  
EVERY CHILD, EVERY DAY!

DORAL ACADEMY

THE HUNTINGTON

SUNFIELD ELEMENTARY  
EVERY CHILD, EVERY DAY!

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EVERY CHILD, EVERY DAY!

Crestview  
BUDA • GEORGETOWN • WACO

BURGER KING

6

dell children's

SPRINGS  
at sunfield

THE HUNTINGTON

SUNFIELD ELEMENTARY  
EVERY CHILD, EVERY DAY!

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EVERY CHILD, EVERY DAY!

INTERSTATE 35

RBFCU

Baylor Scott & White  
HEALTH

SPRINGS  
at sunfield

THE HUNTINGTON

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EVERY CHILD, EVERY DAY!

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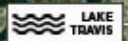
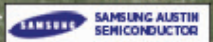
SUNFIELD ELEMENTARY  
EVERY CHILD, EVERY DAY!

sunfield  
5,846 LOTS





PFLUGERVILLE



LAKE TRAVIS



THE DOMAIN

LAKEWAY

MANOR

ELGIN

AUSTIN



TEXAS CAPITOL



TESLA GIGAFACTORY



AUSTIN - BERGSTROM INTERNATIONAL AIRPORT  
25 MINUTES



CIRCUIT OF THE AMERICAS

DRIPPING SPRINGS

BUDA

**SUBJECT SITE**

BASTROP

KYLE

UHLAND

SAN MARCOS

LOCKHART



CANYON LAKE



TEXAS STATE UNIVERSITY



SAN MARCOS REGIONAL AIRPORT

SAN ANTONIO

60 MINS

NEW BRAUNFELS

SEGUIN





# 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:
  - 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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Designated Broker of Firm	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date