



WEST OAK
BUDA, TEXAS



**FOR SALE
OR LEASE**

AVAILABLE
1,200 - 15,000 SF
3.27 AC
2.48 AC
1.41 AC
1.28 AC

PRICE
\$25.00 -
\$28.00 PSF

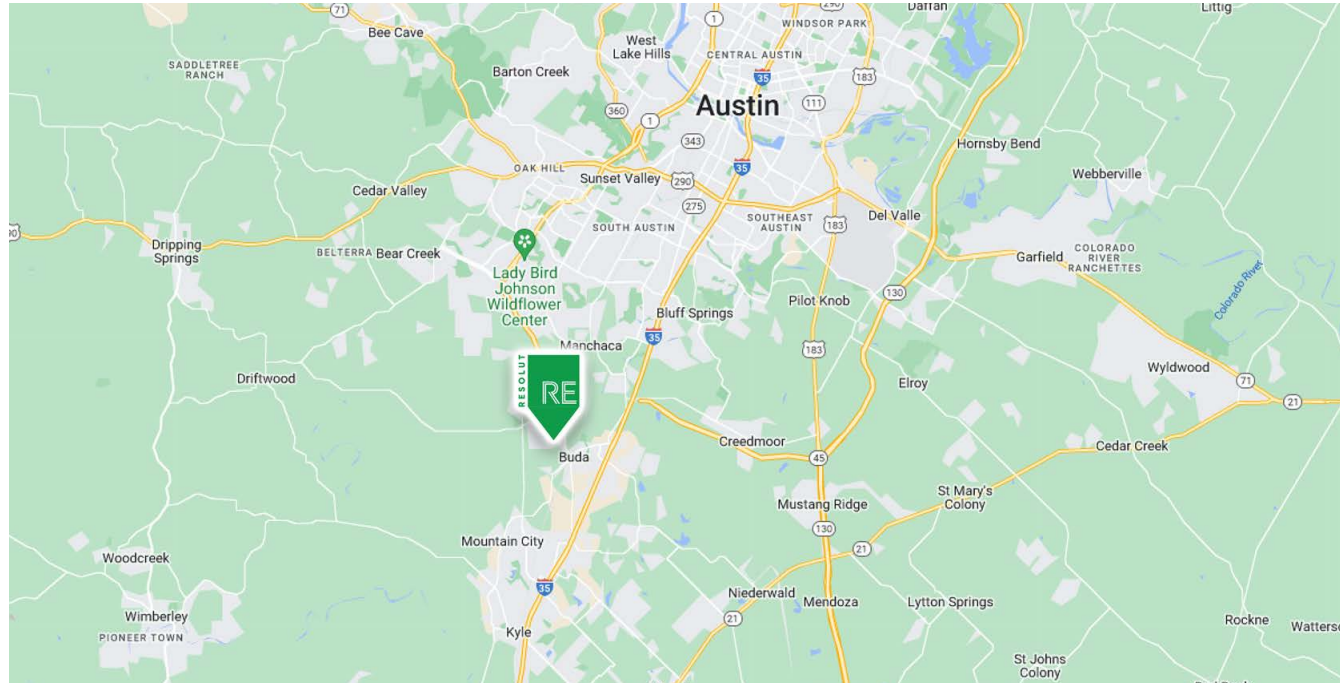
RATE
\$34.00 - \$36.00 PSF NNN
NNNs* \$10.00
* Estimate provided by Landlord and subject to change

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PROPERTY HIGHLIGHTS

- 44-acre mixed-use project on FM 1626 in Buda, TX
- 9.69 AC of commercial pads/retail
- 40,000 SF of retail total to be built on frontage
- Three drive-thru opportunities throughout the project
- 32,000+ vehicles per day
- 235 townhomes to be built within walking distance



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



23,796
POPULATION
3-MILE RADIUS



\$139,051.00
AVG HH INCOME
3-MILE RADIUS



12,180
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
FM 1626: 32,517 VPD
Cole Springs Road: 1,420 VPD
(TXDOT 2023)

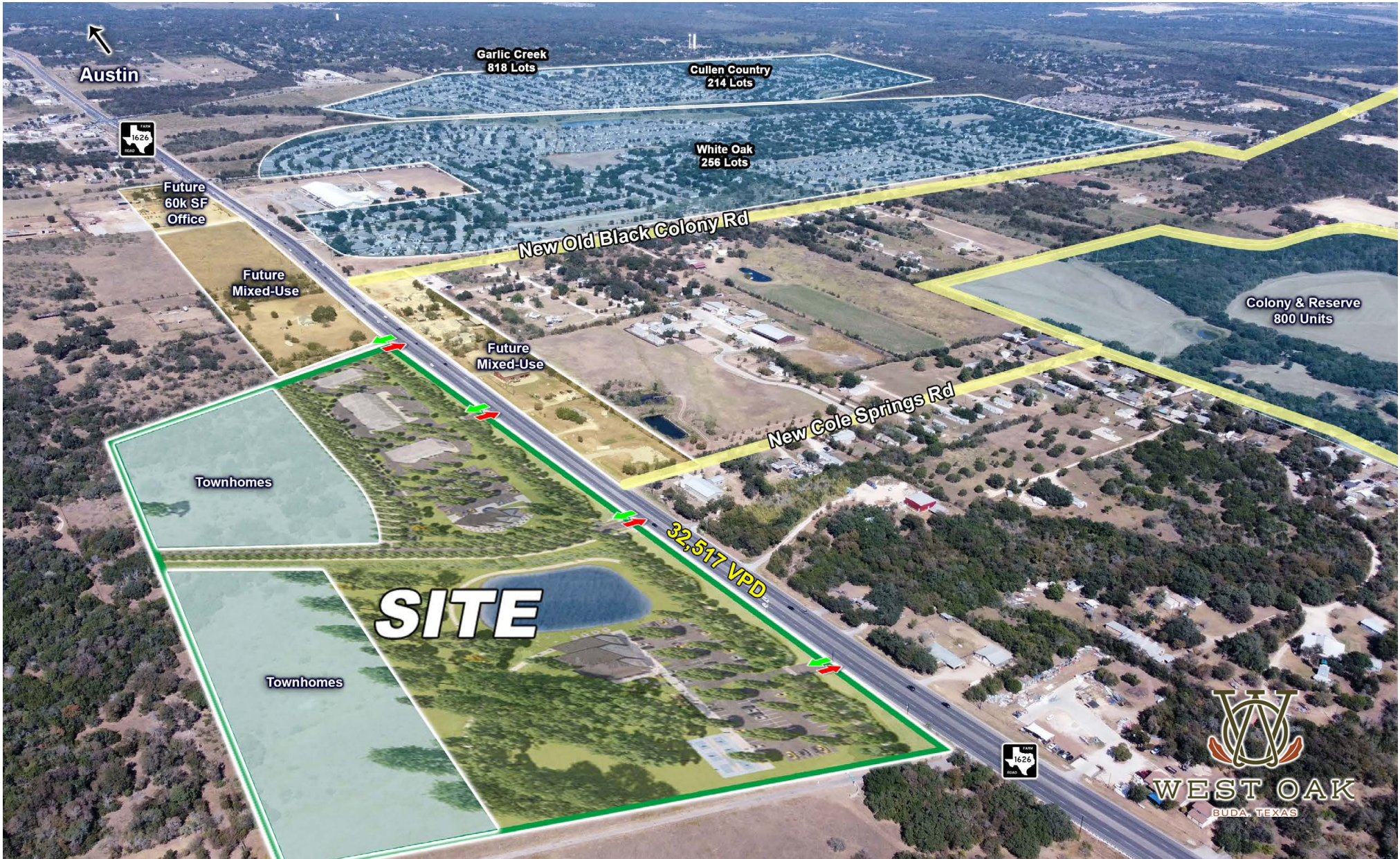


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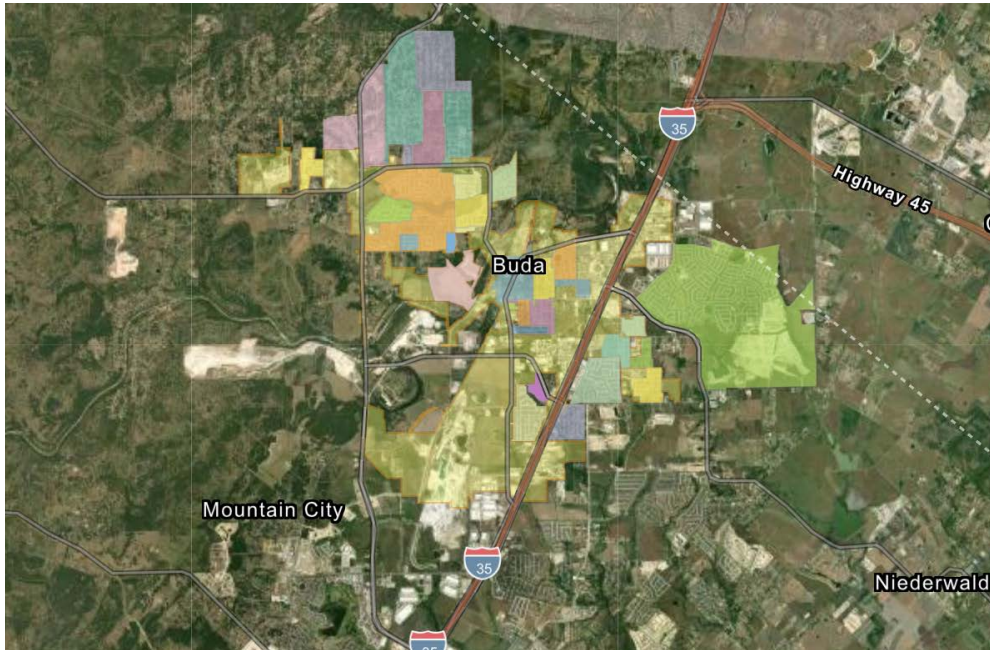
West Oak is a destination mixed use development in the growing West Buda market. 9.69 AC of retail pads are available for development of 40,000 sf of space. Directly behind the retail pads will be 235 townhomes within walking distance. West Oak will be anchored by a .27 AC family oriented outdoor concept.





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CITY OF BUDA HIGHLIGHTS



MINUTES FROM POPULAR ENTERTAINMENT AND RETAIL DESTINATIONS

- Downtown Buda (1.8 miles away) – a nationally recognized historic site and home to six blocks of dining and retail
- Buda Mill & Grain Co District (1.8 miles away) – historic mill and grain facility turned mixed-use development offering 27,000+ SF of retail, restaurants, and community-oriented spaces
- Top national big box retailers including a Walmart Supercenter and the region’s only Cabela’s are located 2.9 miles away

HIGHER-EDUCATION OPPORTUNITIES NEARBY

- Austin Community College Hays Campus (3.7 miles), Texas State University (13.8 miles),
- St. Edward’s University (12.3 miles), and The University of Texas at Austin (16.2 miles)

PROXIMITY TO MAJOR EMPLOYERS & SOME OF THE AREA'S MOST ANTICIPATED PROJECTS



- **Amazon’s 305,000 SF distribution center** (4.1 miles away) – 18-acre delivery center that opened in 2020; expected to generate hundreds of jobs for the area
- **U.S. Foods** (3.9 miles away) – a 305,000 SF distribution center
- **Stonefield 35** (2.8 miles away) – a 275,559 SF industrial development under construction; the 21-acre development is expected to be completed by 2023
- **Dry River District** (3.5 miles away) – a 65-acre mixed-use development under construction in nearby Kyle, TX; plans include medical, hotel, multifamily, and retail space totaling over 300,000 SF
- **Brick and Mortar District** (3.5 miles away) – a 138-acre mixed-use development under construction in nearby Kyle, TX; to be completed in phases through 2029, plans include 150,000 SF of retail space, 250,000 SF of office space, and 35 acres of parkland and trails
- **Great Springs Trail** – a planned 100-mile nature trail that would begin at the Alamo in San Antonio and end at the Texas Capitol in Austin; this trail would hit the booming suburbs between Austin and San Antonio, including Buda, pumping an estimated \$55.9M into local economies

DUBBED “THE OUTDOOR CAPITAL OF TEXAS”

- Due to its high percentage of parkland, including 13 parks across 268 acres
- Stagecoach Park (2.2 miles away) – a 51-acre park featuring two historic farm structures, expansive nature trail, pavilion, amphitheater, playground, trails, open space, and pond

THREE NEW ROADS TO WEST OAK

- **New Robert S. Light Boulevard:** This extension was completed in 2023 and creates another direct connection between FM 1626 and I-35 which will bring additional traffic past the West Oak site.
- **Planned New Old Black Colony Road:** The City of Buda has authorized the issuance of bonds to fund the improvement of Old Black Colony Road (OBC). The new OBC will increase east-west connectivity both to downtown Buda and to I-35 via Main Street. It will also bring a signalized intersection within 1000' of the West Oak site.
- **Planned New Cole Springs Road:** A municipal utility district (MUD) is being planned by the developers of the Colony Project. This MUD will fund numerous infrastructure improvements including an improved Cole Springs Road and a signalized intersection directly to our site.

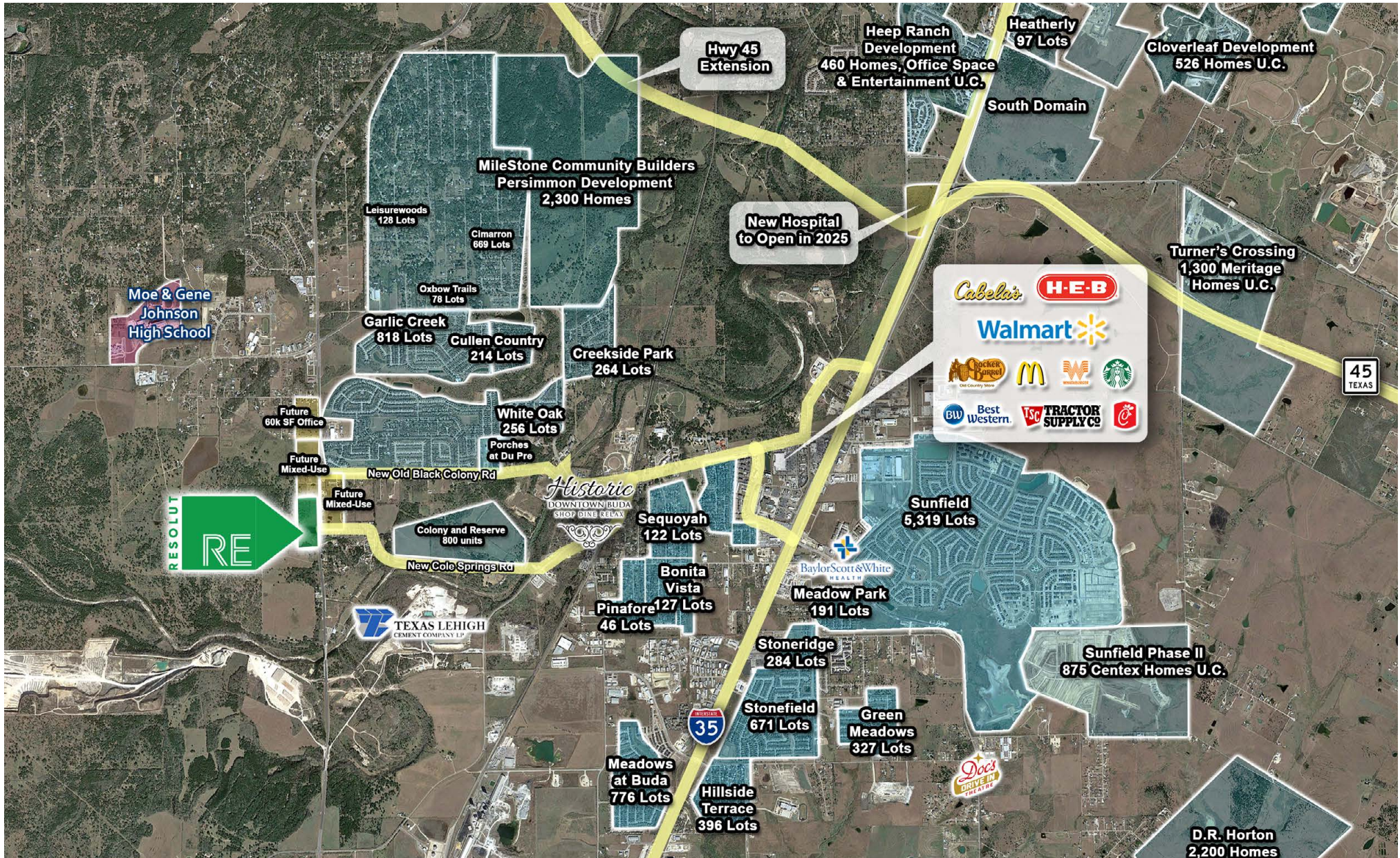
NEW DEVELOPMENTS

- **St. Davids Hospital:** Recently announced \$1B hospital project, with 450 beds and 300,000 sf of medical office.
- **New Tesla Facility** Recently announced new 1,000,000 sf Tesla industrial facility.

DRIVE TIMES

- | | |
|--------------------------------|--------------------------|
| • Downtown Austin
24-40 min | • Domain 30-45 min |
| • ABIA Airport 24-35 min | • HEB (grocery) 7-14 min |
| • Tesla 30-40 min | • Walmart 7-14 min |
| • Samsung 40-55 min | • Amazon 8-12 min |







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.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____