



BUDA PAD SITES

PAD SITES FOR LEASE



LOCATION

NWC I-35 & Main St, Buda,
TX 78610



AVAILABLE SITES

0.074 - 3.16 AC



TRAFFIC COUNTS

174,776 CPD
I-35

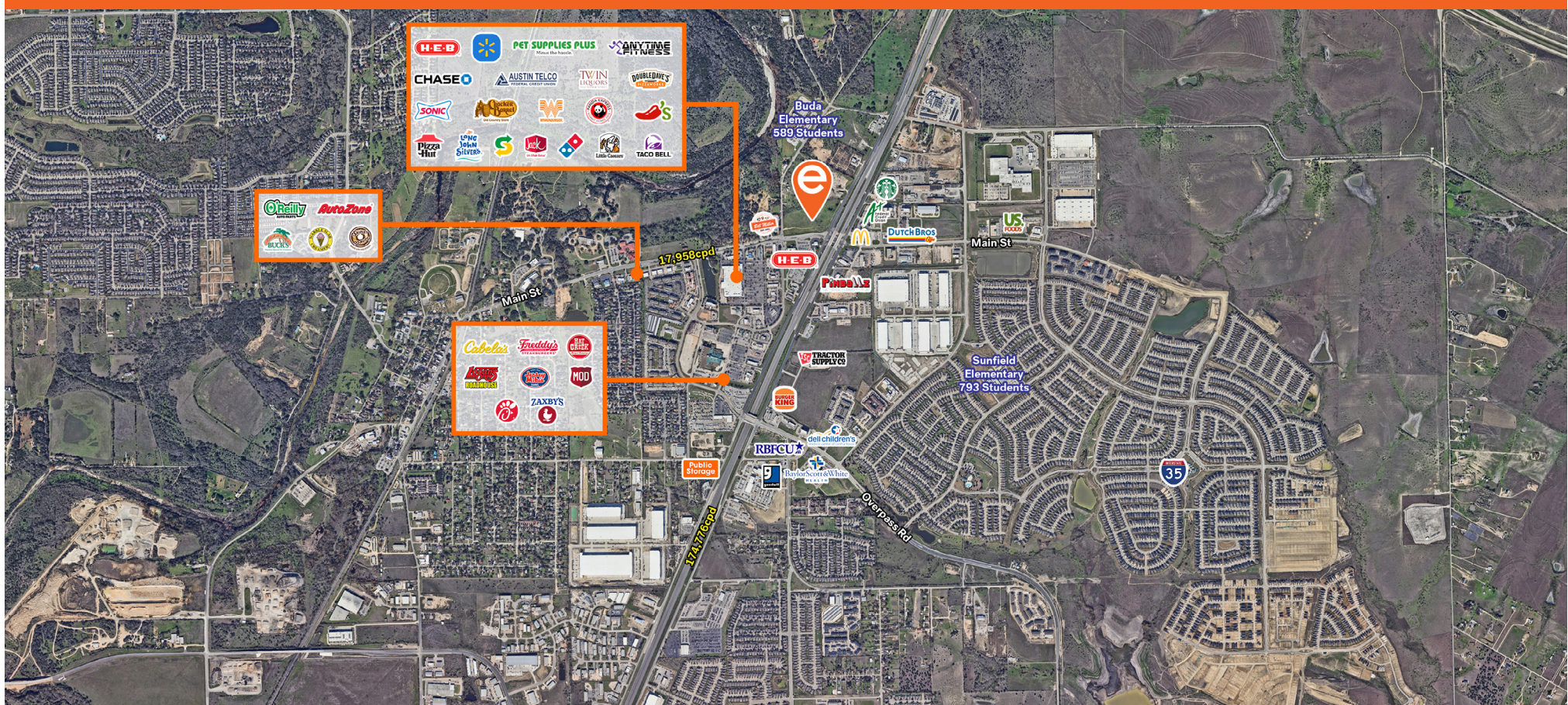
17,958 CPD
Main St



RATE

Please
call





2024 DEMOGRAPHIC SNAPSHOT



POPULATION

3 MILE	5,109
5 MILE	39,316
7 MILE	99,901



HOUSEHOLDS

3 MILE	2,281
5 MILE	13,847
7 MILE	36,346



DAYTIME POPULATION

3 MILE	6,536
5 MILE	26,399
7 MILE	72,236

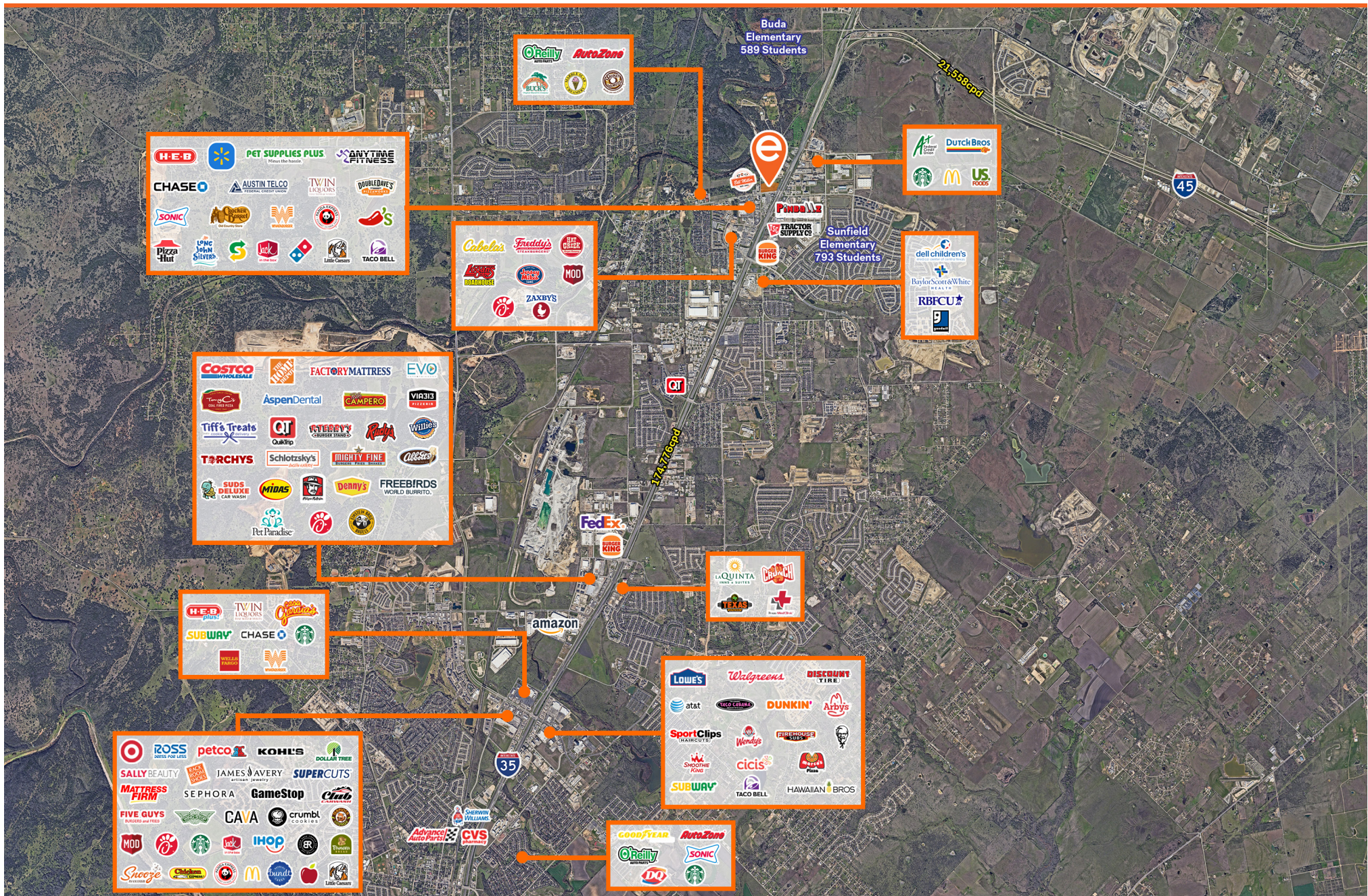


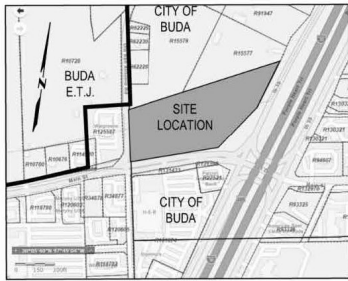
AHHI

3 MILE	\$101,619
5 MILE	\$105,080
7 MILE	\$104,508

PROPERTY INFORMATION

- Strategically positioned at the NW corner of IH-35 & Main Street (Loop 4) in Buda, TX — a key growth corridor.
- Direct frontage on IH-35, Main Street, and Old San Antonio Road, ideal for attracting both local and regional traffic.
- Hays County is one of the fastest-growing counties in the U.S. with a 53% population increase from 2010 to 2020.
- Surrounded by national retailers including HEB, Walmart Cabela's, Cracker Barrel, Chili's, and Logan's Roadhouse.
- H-E-B recently purchased the adjacent parcel and is planning to develop a new 135K SF flagship store



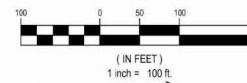


LOCATION MAP
SCALE: 1" = 600'

LOT AREA TABLE		
LOT # BLOCK	AREA (ACRES)	AREA (SQUARE FEET)
LOT 1 BLK A	2.187 AC. DEVELOPMENT	9529 SF. DEVELOPMENT
LOT 2 BLK A	0.845 AC. DEVELOPMENT	3680 SF. DEVELOPMENT
LOT 3 BLK A	2.493 AC. DEVELOPMENT	10860 SF. DEVELOPMENT
LOT 4 BLK A	1.139 AC. DEVELOPMENT	49609 SF. DEVELOPMENT
LOT 5 BLK A	3.163 AC. DEVELOPMENT	137784 SF. DEVELOPMENT
LOT 6 BLK A	0.075 AC. DEVELOPMENT	3271 SF. DEVELOPMENT
LOT 7 BLK A	0.074 AC. DEVELOPMENT	3236 SF. DEVELOPMENT

CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	40.61'	83°04'30"	S 55°59'48" E	36.29'
C2	286.50'	12.23'	2°25'24"	N 78°41'08" E	12.20'
C3	376.50'	76.86'	12°00'01"	N 85°54'21" E	78.71'
C4	376.50'	132.01'	20°05'24"	S 78°02'56" E	131.34'
C5	171.50'	76.66'	25°36'37"	S 80°48'33" E	76.02'
C6	25.00'	31.29'	71°43'08"	N 26°24'02" E	29.29'
C7	286.50'	109.61'	21°55'17"	N 51°17'57" E	108.95'
C8	213.82'	11.72'	3°08'22"	N 41°54'30" E	11.71'
C9	213.82'	103.42'	27°42'41"	S 57°20'01" W	102.41'
C10	99.07'	9.94'	5°44'58"	N 74°03'51" E	9.94'
C11	99.07'	67.52'	39°02'59"	S 83°32'10" E	66.22'
C12	55.00'	78.60'	81°52'42"	N 58°55'57" W	72.08'

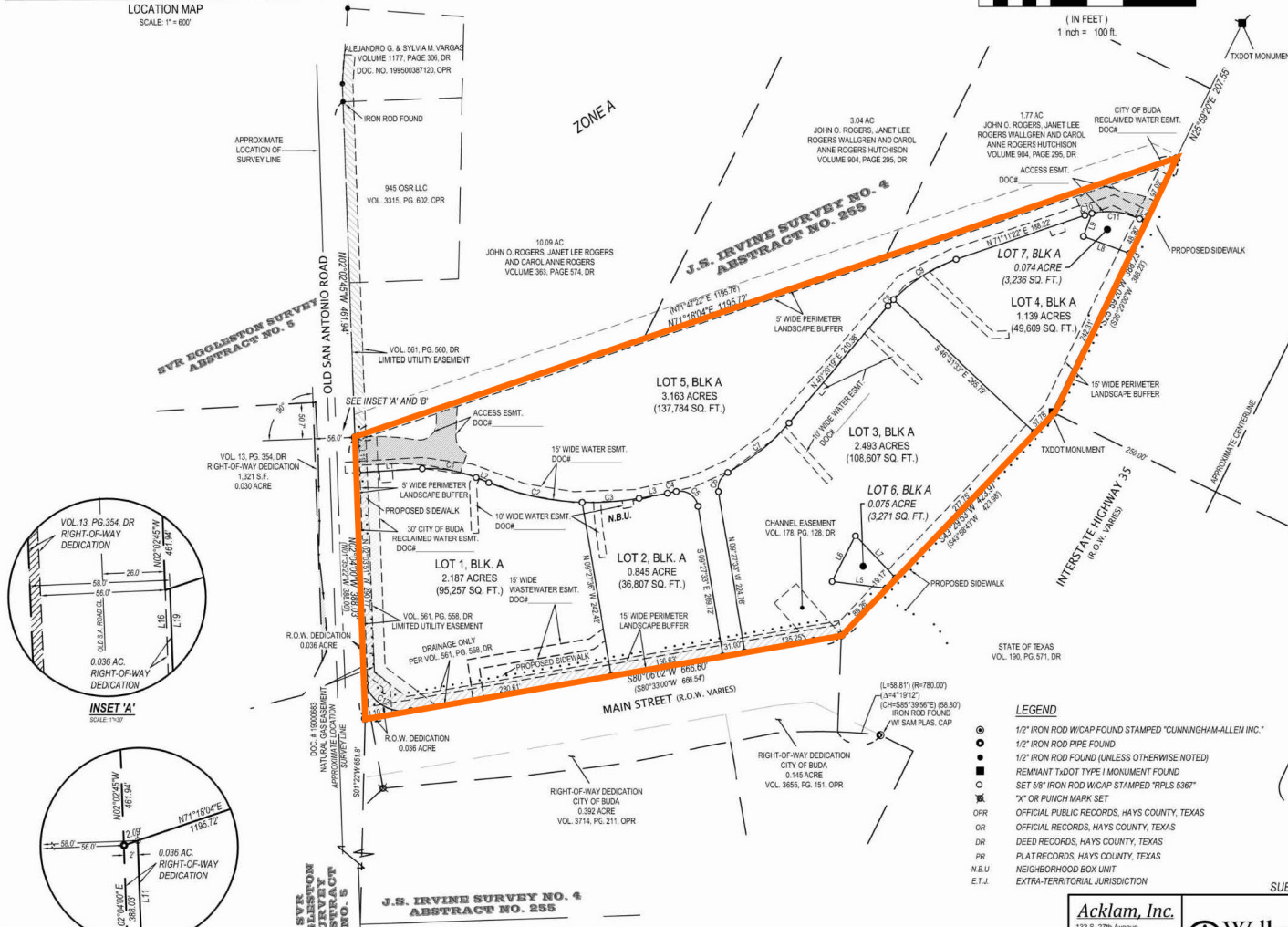
GRAPHIC SCALE



FINAL PLAT BUDA 10

CITY OF BUDA, HAYS COUNTY
OF 10.012 ACRES SITUATED IN THE
J.S. IRVINE SURVEY NO. 4,
HAYS COUNTY, TEXAS.

LINE	BEARING	DISTANCE
L1	N 86°23'08" E	88.23'
L2	S 88°00'15" E	18.75'
L3	N 79°54'21" E	39.73'
L4	S 84°00'40" E	8.70'
L5	N 82°59'15" W	74.75'
L6	N 26°51'31" E	71.10'
L7	S 43°17'43" E	80.58'
L8	N 89°47'22" W	67.94'
L9	N 30°00'40" E	33.79'
L10	S 80°06'02" W	63.11'
L11	N 02°03'51" W	49.46'



OWNER:
COSHERA II LTD
3419 MONTE VISTA
AUSTIN, TX 78732
BY LARRY NEUMAN
CONTACT: 512.413.9862

SUBDIVIDER/DEVELOPER:
COSHERA II LTD
3419 MONTE VISTA
AUSTIN, TX 78732
BY LARRY NEUMAN
CONTACT: 512.413.9862

ENGINEER:
WALKER PARTNERS
804 LAS CIMAS PARKWAY, SUITE 150
AUSTIN, TX 78746
BY RICHARD G. COUCH, P.E.
CONTACT: 512.327.2946

SURVEYOR:
ACKLAM INC.
11713 SHOREVIEW OVERLOOK
AUSTIN, TEXAS 78752
BY THOMAS CARROLL, RPLS
CONTACT: 737.255.9443

TOTAL NUMBER OF LOTS:	7	
TOTAL NUMBER OF BLOCKS:	1	
<u>ACREAGE BY LOT TYPE:</u>		
DEVELOPMENT:	5	9.827 ACRES
BILLBOARD SIGN:	2	0.149 ACRE
RIGHT OF WAY:	0	0.036 ACRE
PARK DEDICATION:	0	
OPEN SPACE & LANDSCAPE:	0	
TOTAL:	7	10.012 ACRES
<u>NUMBER OF LOTS BY TYPE:</u>		
DEVELOPMENT:	5	9.827 ACRES
TOTAL NUMBER OF BLOCKS:	1	
SURVEY: J. S. IRVINE SURVEY NO. 4, HAYS COUNTY, TEXAS		
STREET DEDICATION: 0 LF		

LEGEND

- 1/2" IRON ROD W/ CAP FOUND STAMPED "CUNNINGHAM-ALLEN INC."
- 1/2" IRON ROD PIPE FOUND
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- REMAINING "X" OR "P" TYPE FOUND
- SET 5/8" IRON ROD W/ CAP STAMPED "RPLS 5367"
- "X" OR "P" TYPE FOUND
- OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- OFFICIAL RECORDS, HAYS COUNTY, TEXAS
- DEED RECORDS, HAYS COUNTY, TEXAS
- PLAT RECORDS, HAYS COUNTY, TEXAS
- N.B.U.
- E.T.J.
- EXTRA-TERRITORIAL JURISDICTION

SUBMITTAL DATE: 10/24/2023

PROJECT NO.: PP 20-24

Acklam, Inc.
133 S. 27th Avenue

804 Las Cimas Parkway, Suite #150
Austin, Texas 78746-6819
Tel: (512) 327-2946



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the br ker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

Edge Realty Partners LLC	9000422	info@edge-re.com	512.391.6220
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT	DATE
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Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.