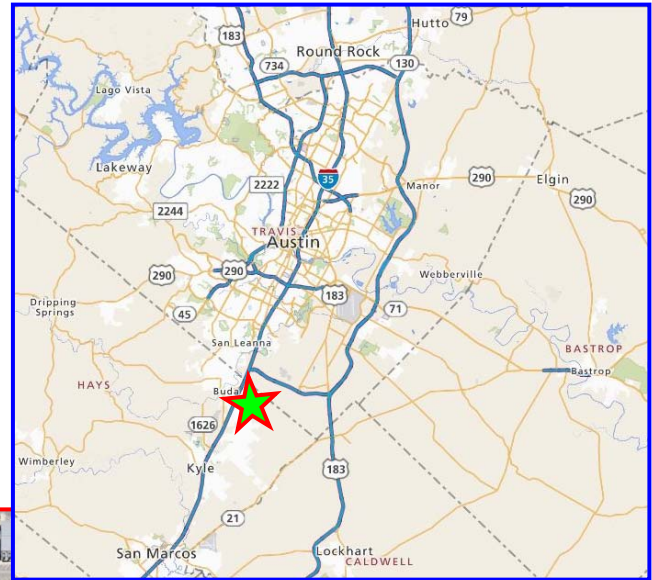




Commercial ± 1.73 Acres
I-35 Corridor ~ Austin MSA (Buda), Texas

EXECUTIVE SUMMARY:

Pricing: \$ 855,300 (\$ 11.35/S.F.)
 Terms: Cash to Seller
 Land Area: ± 1.73 acres (Fee Simple)
 Zoning: Commercial / Retail (C3/R3)
 Flood Plain: Zone X
 Frontage: ± 307 & 245'
 Access: I-35 Service Road & Main St.
 Traffic Count: 127,000 AVPD (per TXDoT)
 Terrain: Near level / No trees
 2015 A/V Taxes: \$11,614
 Utilities: PEC Elect & City / At site



DEMOGRAPHIC SUMMARY:

Radius:	1 Mile	3 Mile	5 Mile
Est. Pop. (2014)	1,285	15,685	41,057
Median Age	30.1	33.7	34.4
No. of Households	480	5,802	15,366
Avg. HH Size	3.21	2.90	2.75
Avg. HH Income	\$74,463	\$94,676	\$91,356
Med. Home Value	\$179,000	\$215,746	\$223,746
No. of Businesses	115	861	2,446
No. of Employees	756	4,230	7,069
Unemployment Rate	5.2% Hays Co. & Austin MSA		

PROPERTY FEATURES:

- Ideal use for office, retail, restaurant or automotive services – local area is under served by these businesses
- Commercially zoned tract ready for development
- City of Buda utilities
- Quick access to IH-35, Toll Road 45 & 130
- Growing town of Buda in northern Hays County
- Excellent exposure and access
- Located immediate to five limited service hotels
- Located near numerous employers & retail
- Near booming Sunfield Texas development

Exclusively Marketed By: BERT C. WRISTEN, CCIM, CHB PH: (512) 312-0029

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Individual Member

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