

AZURE

URBAN LIVING

221 MAIN STREET | BUDA, TEXAS 78610

APPROVED PLANS.
READY FOR CONSTRUCTION.

PRIME MIXED USE DEVELOPMENT
IN THE HEART OF BUDA, TEXAS



51
APARTMENT
UNITS



±7,800 SF
RETAIL SPACE
(GROUND FLOOR)

MIXED USE BUILDING | RETAIL + RESIDENTIAL

APPROVALS READY | READY FOR CONSTRUCTION

PROPERTY HIGHLIGHTS



51 Modern Apartment Units
Well designed floor plans with premium finishes and amenities.



±7,800 SF Retail Space
Frontage along Main Street with excellent visibility and pedestrian activity.



4-Story Mixed Use Building
Retail on ground floor with residential above and structured parking.



Strategic Location
Easy access to I-35, SH 45 and Downtown Buda. Rapidly growing trade area.



Approvals Ready
All approvals in place.
Ready for immediate construction.

KEY FACTS



Land with Approved Plans
Full architectural, civil and MEP plans approved.



Ready for Construction
All entitlements, permits and approvals are complete.



Prime Main Street Location
Located in Buda's vibrant downtown corridor.



High Growth Market
Buda is one of the fastest growing cities in the Austin MSA.

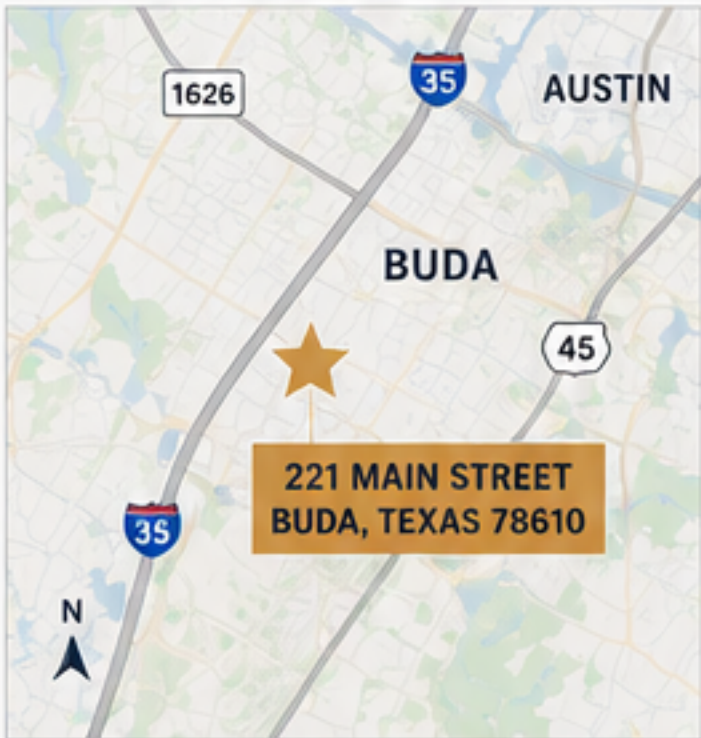


Versatile Mixed Use
Ideal for retail, residential or live-work development.

PROJECT SUMMARY

Project Name:	Azure Urban Living
Address:	221 Main Street Buda, Texas 78610
Use:	Mixed Use (Retail + Residential)
Apartment Units:	51
Retail Space (GF):	±7,800 Square Feet
Building Height:	4 Stories
Parking:	Structured Parking
Approvals:	All Approvals Ready
Status:	Ready for Construction

SITE LOCATION



AERIAL VIEW



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	13,234	37,082	76,815
Households	4,611	12,948	26,646
Avg. Household Income	\$101,652	\$112,763	\$123,314
Daytime Population	6,102	17,998	34,452



BUDA IS GROWING

A thriving community with strong economic growth, excellent schools, and a high quality of life.

FOR SALE INFORMATION

Sudhakar Peravali

608-401-9382

peravali@yahoo.com

OWNER INFORMATION

RSS-BUDA Retail LLC



EXCEPTIONAL INVESTMENT OPPORTUNITY

Fully approved mixed use development in one of the most desirable corridors in the Austin MSA.

All information contained herein is believed to be accurate but is not warranted and subject to change without notice.
Buyer to independently verify all information.