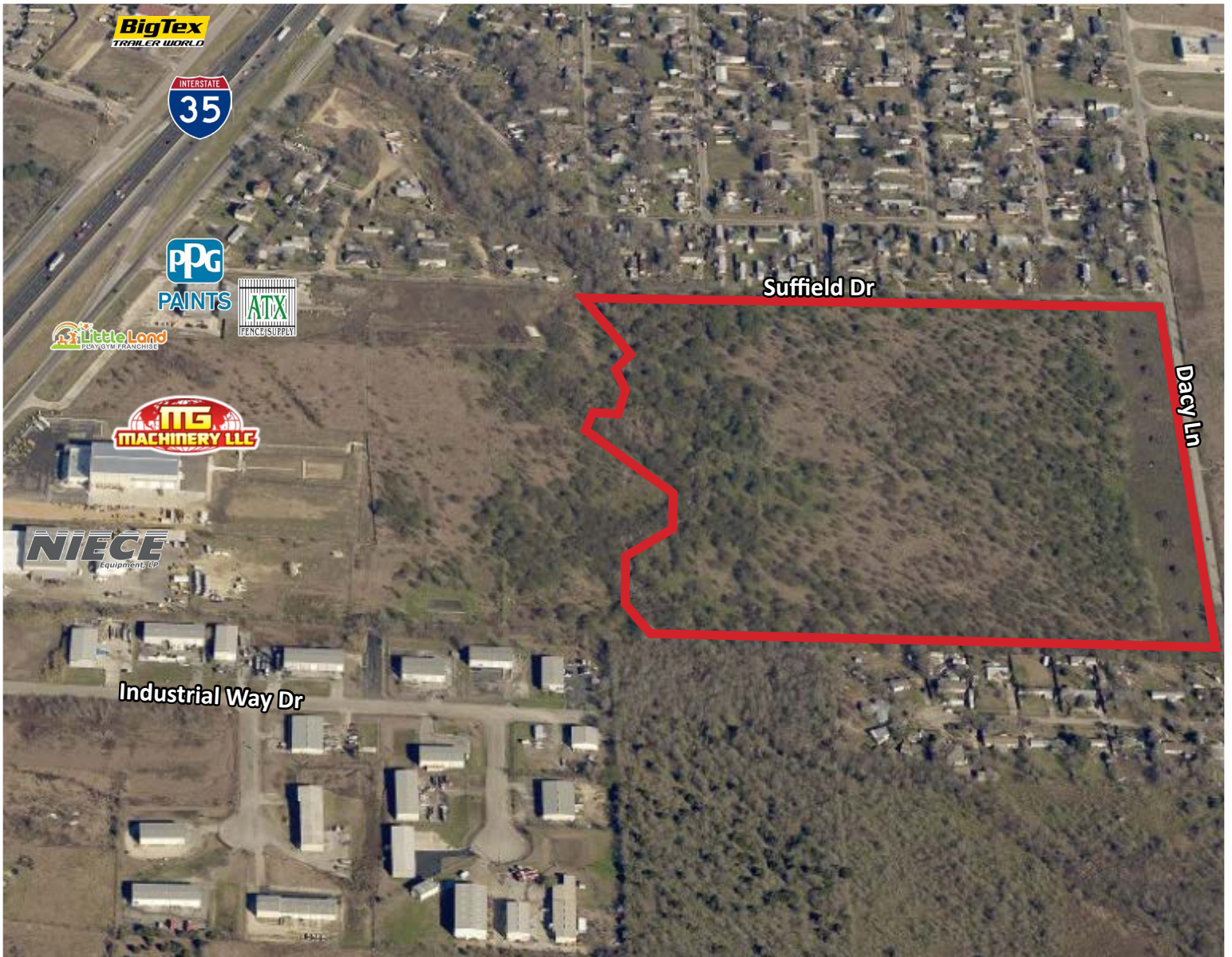


43.686± Acres
 Suffield and Dacy Ln | Buda, TX

LAND FOR SALE



**COMMERCIAL
 INDUSTRIAL
 PROPERTIES**

Josh Hubka, CCIM
 josh@cipaustin.com

512 682 1000
 9130 Jollyville Rd., Suite 300
 Austin, TX 78759
 cipaustin.com

SUMMARY

FOR SALE: 43.686± Acres

Suffield and Dacy Ln | Buda, TX

Location: SWC of Dacy Lane and Suffield Drive
Buda, Texas 78610
[Google Map Link](#)
Hays CAD Parcel ID# R150305 ([Link](#))

Size: ±43.686 acres

Area Activity: The Property is situated in Buda, a city along the 55-mile stretch of IH-35 between Austin and San Antonio. Buda is adjacent to Austin and is the northernmost city in Hays County. Buda, just 12 miles south of downtown Austin, is the new home to a 305,000 sf Amazon facility on Main Street.

Being in south Buda, the Property is equally connected to the City of Kyle, which has seen tremendous growth as well. It is just 3 miles from the Seton Hays Hospital, and Plum Creek, which has become a major employment center in Hays County after landing a 307,000+ sf Amazon facility, a 120,000+ sf Lowe's distribution center, ENF Technology, and others.

Jurisdiction: The Property is in the City of Buda, Hays County

Zoning: B3 - Interstate-35 Business (B-3) District

Buda – City Code for B3

Permitted Uses include Office, Medical Clinics, Assisted Living/Nursing Homes, Schools, Daycares, Churches, Nursery/Greenhouses, Bars/Taverns (conditional), Indoor Shooting Range, Institution for Care of Alcoholic/Psychiatric/Narcotic Patients, and more.

Uses that are permitted upon approval of a Special Use Permit include Light Industrial and Assembly Processes, RV Parks, Portable Building Sales, Equipment Sales, Dance Hall/Night Club, Micro-Brewery, Distillery, Winery, Mini-Storage, and more.



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SUMMARY

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Suffield and Dacy Ln | Buda, TX

- Frontage:** 1,400'± on Dacy Lane
1,445'± on Suffield Drive
Dacy Lane is scheduled to break ground 1Q 2021 and will be upgraded to a 4-lane road.
- Utilities:** Water Goforth SUD
Wastewater City of Buda (Extension Required)
Electric Pedernales Electric Cooperative
- Floodplain:** There is an estimated 5.39 acres in the floodplain. Exact amount will need to be determined by an updated survey.
- Asking Price:** Call broker for pricing.

For More Information Contact:

Josh Hubka, CCIM

Principal

josh@cipaustin.com | 512 682 1002

main 512 682 1000 | fax 512 682 1031

cipaustin.com



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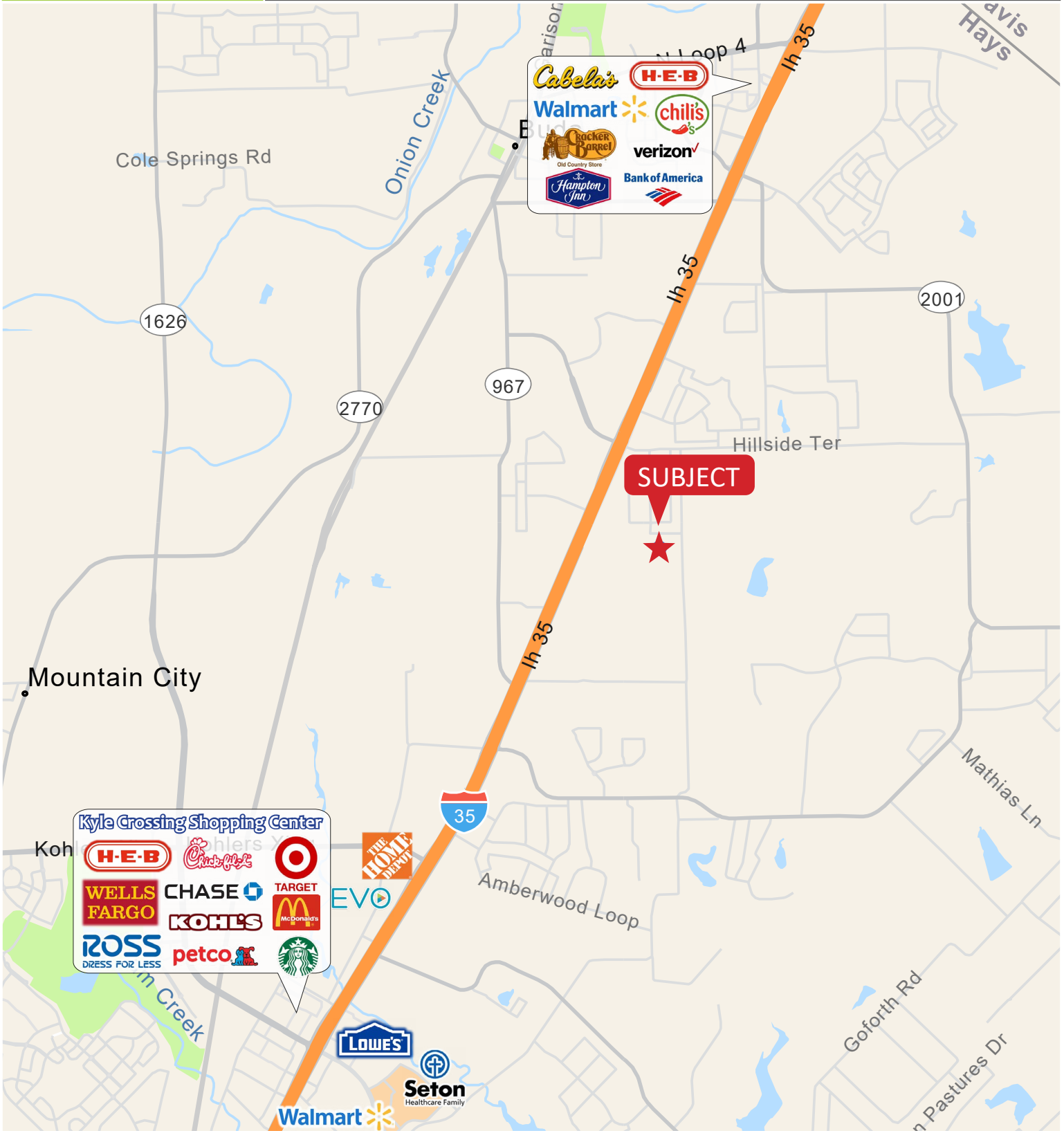
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REGIONAL MAP

FOR SALE: 43.686± Acres

Suffield and Dacy Ln | Buda, TX



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AERIAL MAP

FOR SALE: 43.686± Acres

Suffield and Dacy Ln | Buda, TX



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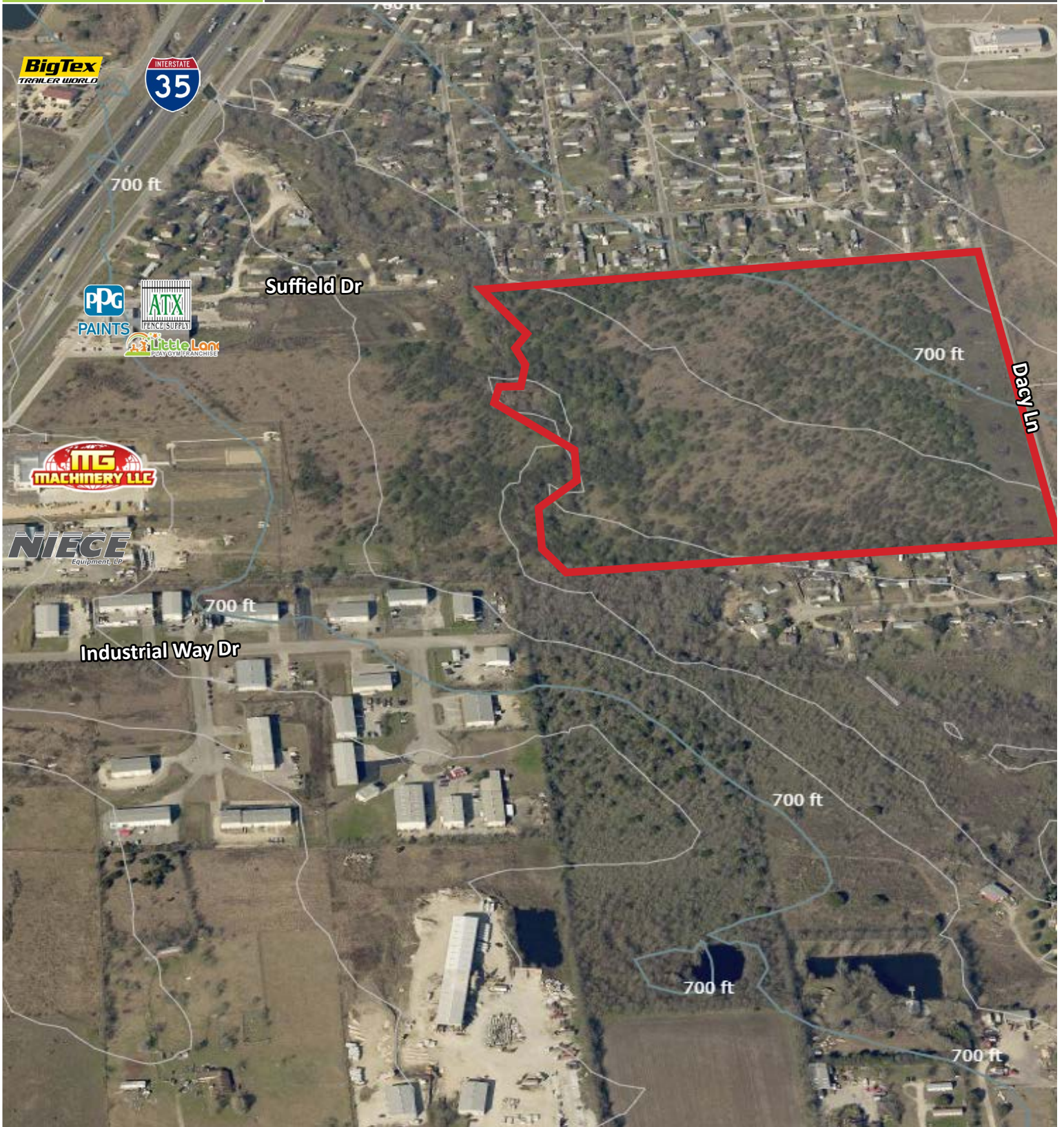
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CLOSE
AERIAL MAP

FOR SALE: 43.686± Acres

Suffield and Dacy Ln | Buda, TX



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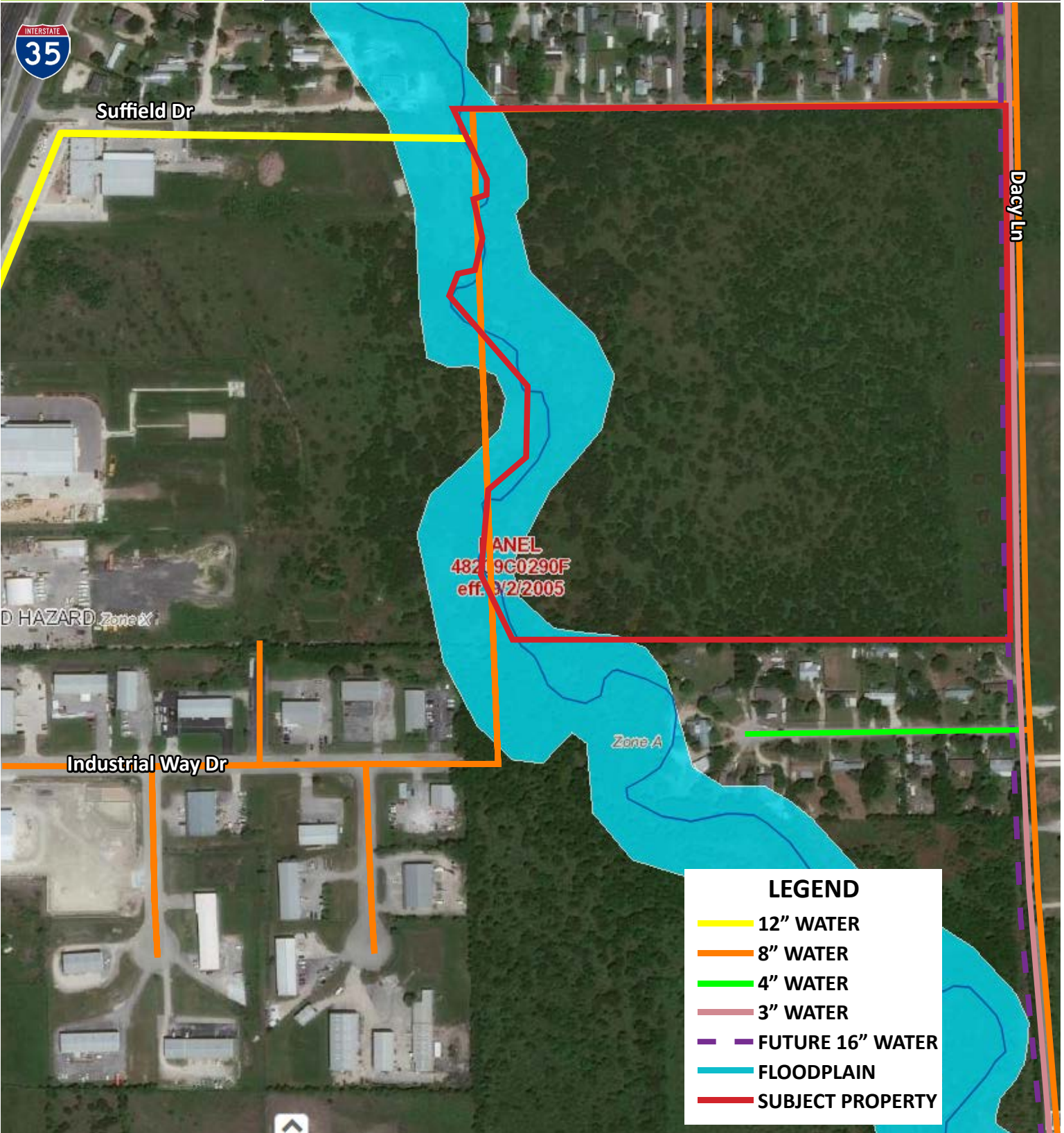
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FLOODPLAIN/ UTILITY MAP

FOR SALE: 43.686± Acres

Suffield and Dacy Ln | Buda, TX



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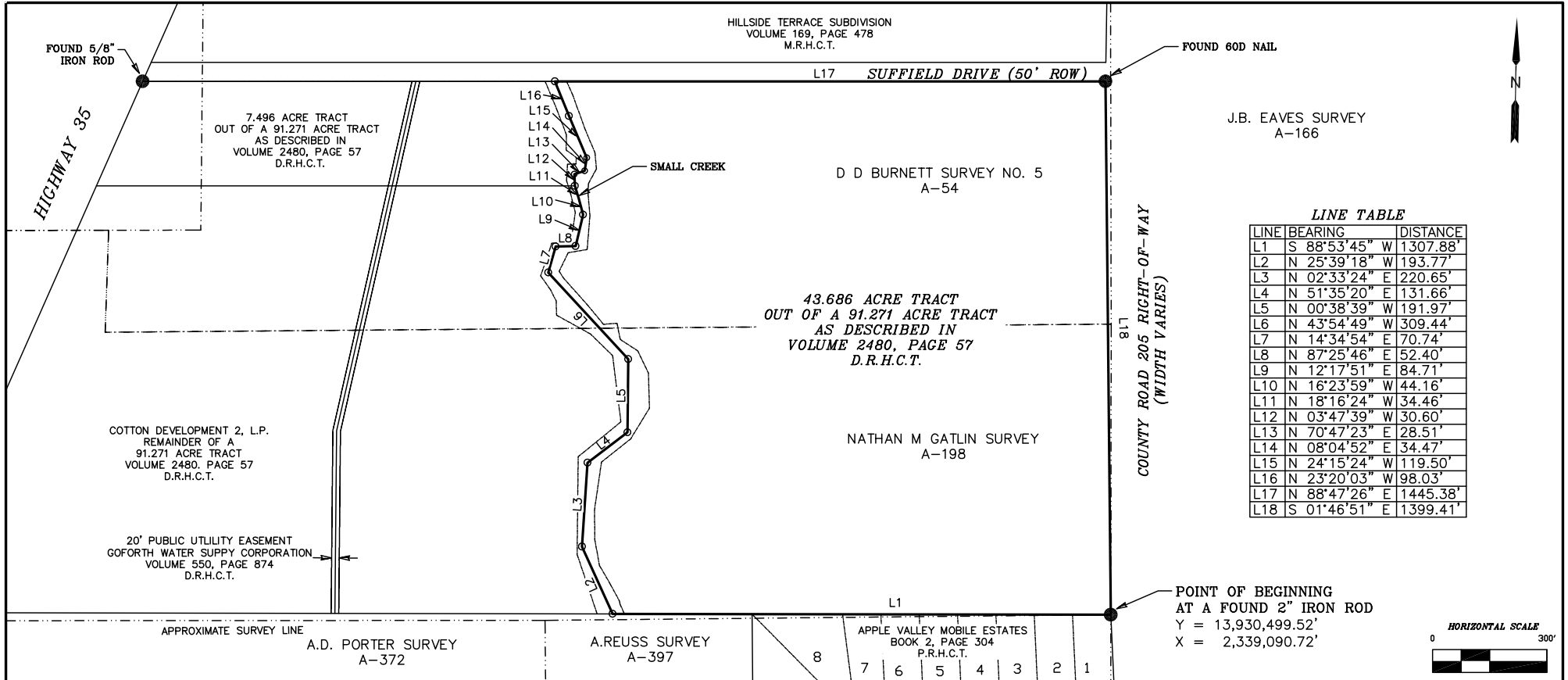
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SURVEY

FOR SALE: 43.686± Acres
Suffield and Dacy Ln | Buda, TX



NOTES:
1. COORDINATES AND BEARINGS ARE BASED ON NAD '83, TEXAS STATE PLANE SYSTEM, TEXAS SOUTH CENTRAL ZONE, US FEET.
CP HAYS NO.1 (OPTIS SOLUTION):
N: 13,931,781.32'
E: 2,336,459.30'
Z: 704.66' (NAVD '88)

2. THIS SURVEY WAS CONDUCTED ON 03-24-2015 AND REPRESENTS THE CONDITION AT THAT TIME.

4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A SCHEDULE B OF A TITLE REPORT.

5. NO APPARENT VISUAL EVIDENCE OF EASEMENTS WERE OBSERVED ON THE GROUND.

LEGEND

BOUNDARY ————

SURVEY LINE - - - - -

FENCE LINE - x - x -

CALCULATED POINT ○

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

MATTHEW D. JONES
R.P.L.S. No. 6162



SWIFT
SURVEYING & MAPPING

361.688.6785 / 1.844.678.7839
908 COMMERCE STREET
PORTLAND, TEXAS 78374
TBPLS FIRM # 10193896

SURVEY OF
A 43.686 ACRE TRACT

BEING OUT OF A 91.271 ACRE TRACT AS DESCRIBED IN VOL. 2480, P. 57, DEED RECORDS OF HAYS COUNTY, TEXAS AND SITUATED IN THE DD BURNETT SURVEY NO. 5 A-54 & NATHAN M GATLIN SURVEY A-198 IN HAYS COUNTY, TEXAS

DATE: 9/16/15 DRAWN BY: TR

PROJECT No: 15003001 SHEET: 1 OF 1



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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joshua Allen Hubka	570840	josh@cipaustin.com	512) 682-1002
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date