

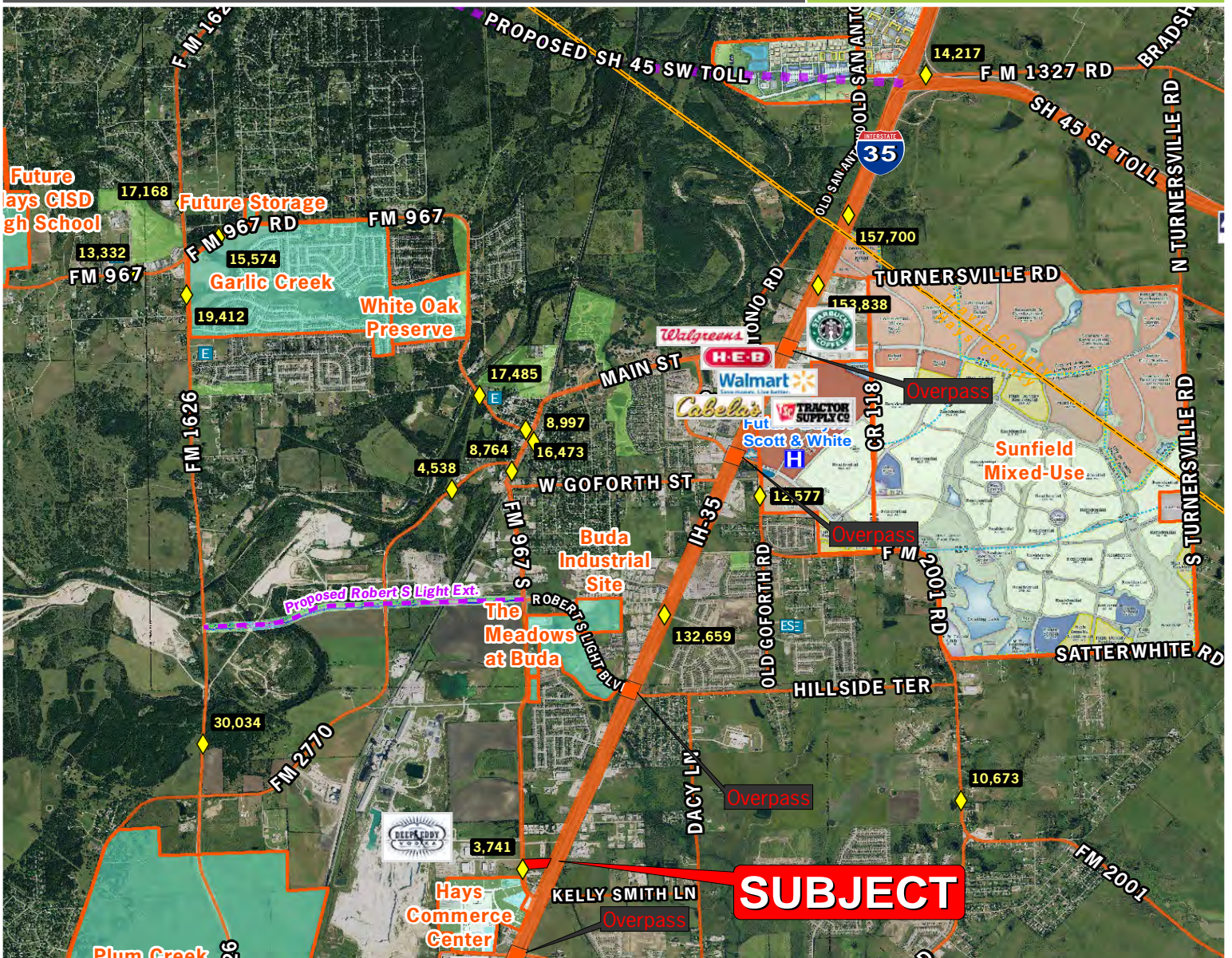
SUBJECT



LAND FOR SALE OR LEASE

5.478± acres on IH-35 South at FM 967 | Buda, TX

FOR SALE OR LEASE



SUBJECT



COMMERCIAL
INDUSTRIAL
PROPERTIES

Josh Hubka, CCIM

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Joyce Jane Weedman

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512 682 1000

9130 Jollyville Rd., Suite 300

Austin, TX 78759

cipaustin.com

SUMMARY

For Sale or Lease:

5.478± acres on IH-35 South at FM 967 | Buda, TX

Address: 18200 IH-35, Buda, TX

Property: Easy, buildable site with frontage on IH-35. Gentle slope up from IH-35 provides excellent visibility.

Location: Located on the west side of IH-35, with frontage on both the IH-35 frontage road and FM 967 South (Loop 4), approximately ½ mile north of Kyle Crossing, providing easy access and excellent visibility. This location is in Buda, which is just south of the Austin city limits.

The property is immediately in front of the Hays Commerce Center, a 107 acre office/industrial development that is under construction and is just two miles north of Seton Medical Center Hays. Cabela's, Super Walmart, and an HEB Center are just three miles to the north and Lowe's, Home Depot, Walmart, Target, and an HEB Plus are 2 miles to the south.

Zoning: The property is located within the City of Buda. It is zoned LI (Light Industrial), and is within the Interstate Overlay District (O-I35). A portion along FM 967 is within the Gateway Corridor Overlay District (O-G). The following uses are permitted: Light Industrial and warehousing, office (professional and medical), retail, self storage, auto sales and repair and equipment sales.

Frontage: The property has approximately 330 feet of frontage on the IH-35 frontage road, and approximately 340 feet on FM 967 on the western boundary of the property.

Utilities: Electrical: Pedernales Electrical Cooperative
Water: Monarch Water Supply Corporation
Wastewater: Septic (Buda Wastewater is available in Loop 4)

Traffic Count: 126,680 VPD (Esri 2020)

Asking Price: Call broker.

For More Information Contact:

Josh Hubka, CCIM

Principal

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Senior Vice President

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503.407007 08.07.20



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All information furnished regarding this property is from sources deemed reliable; however, CIP Austin has not made an independent investigation of these sources and no warranty or representation is made by CIP Austin as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP Austin further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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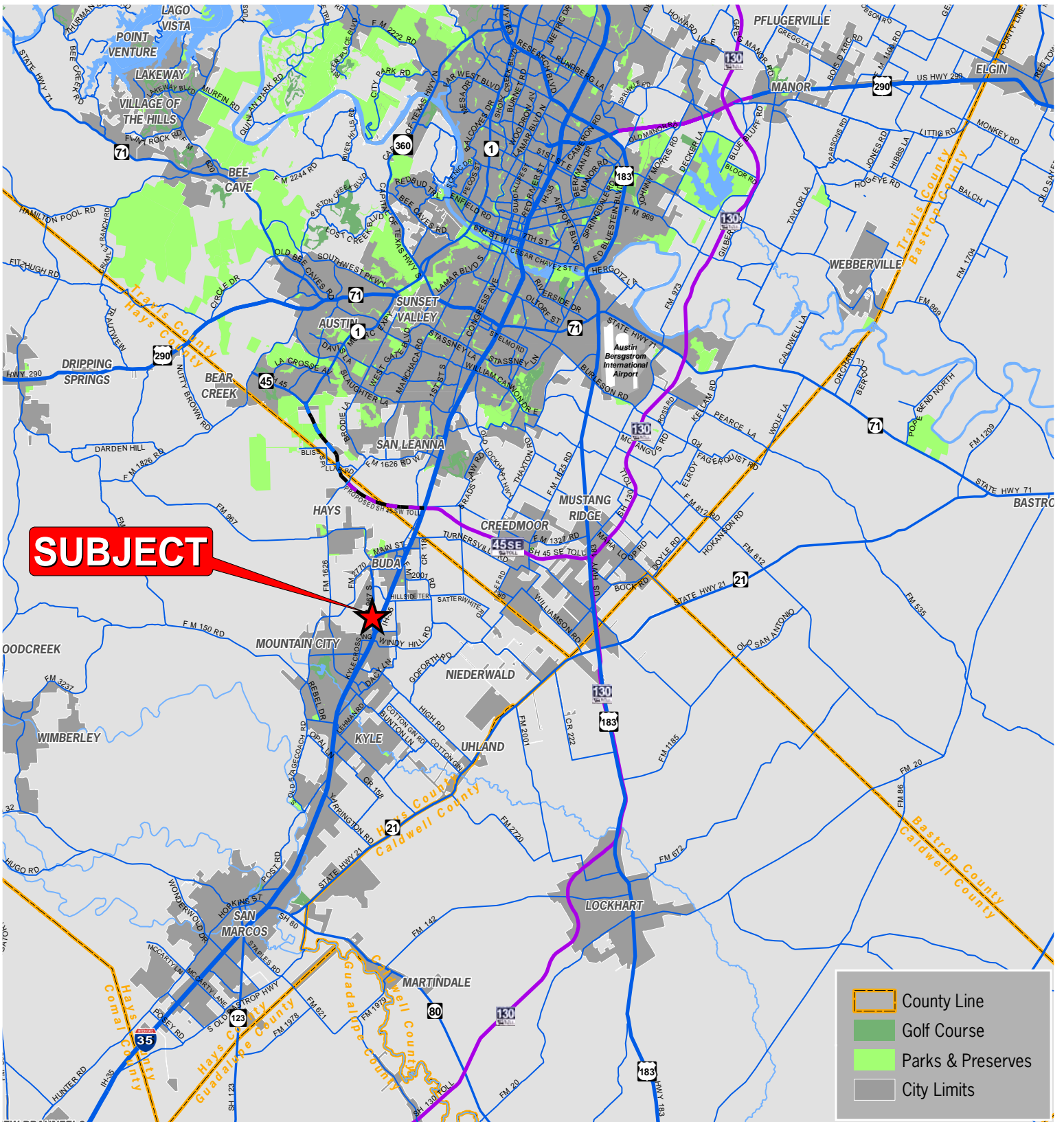
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METRO MAP

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RAMPS MAP

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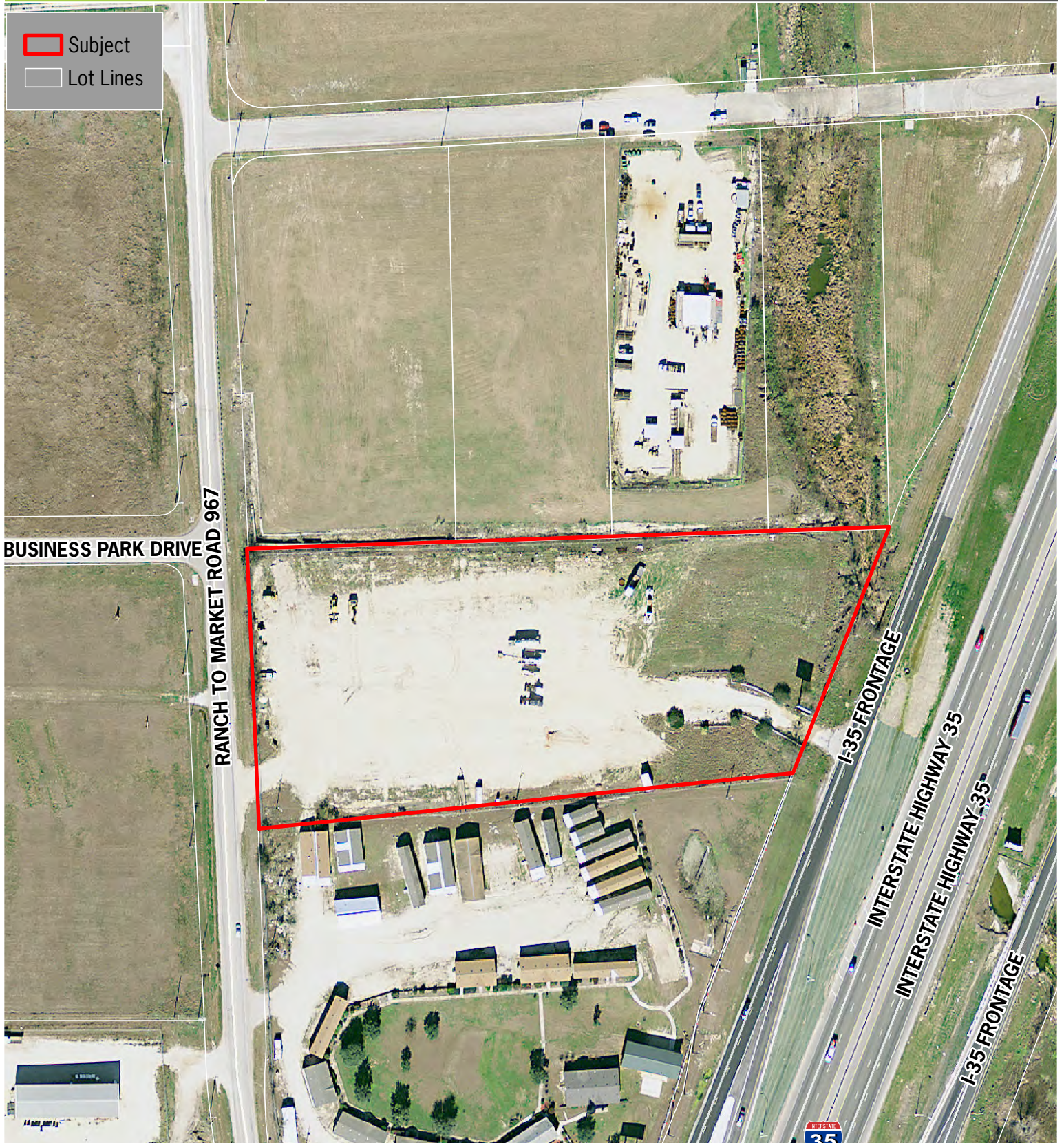
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AERIAL MAP

For Sale or Lease:

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-  Subject
-  Lot Lines



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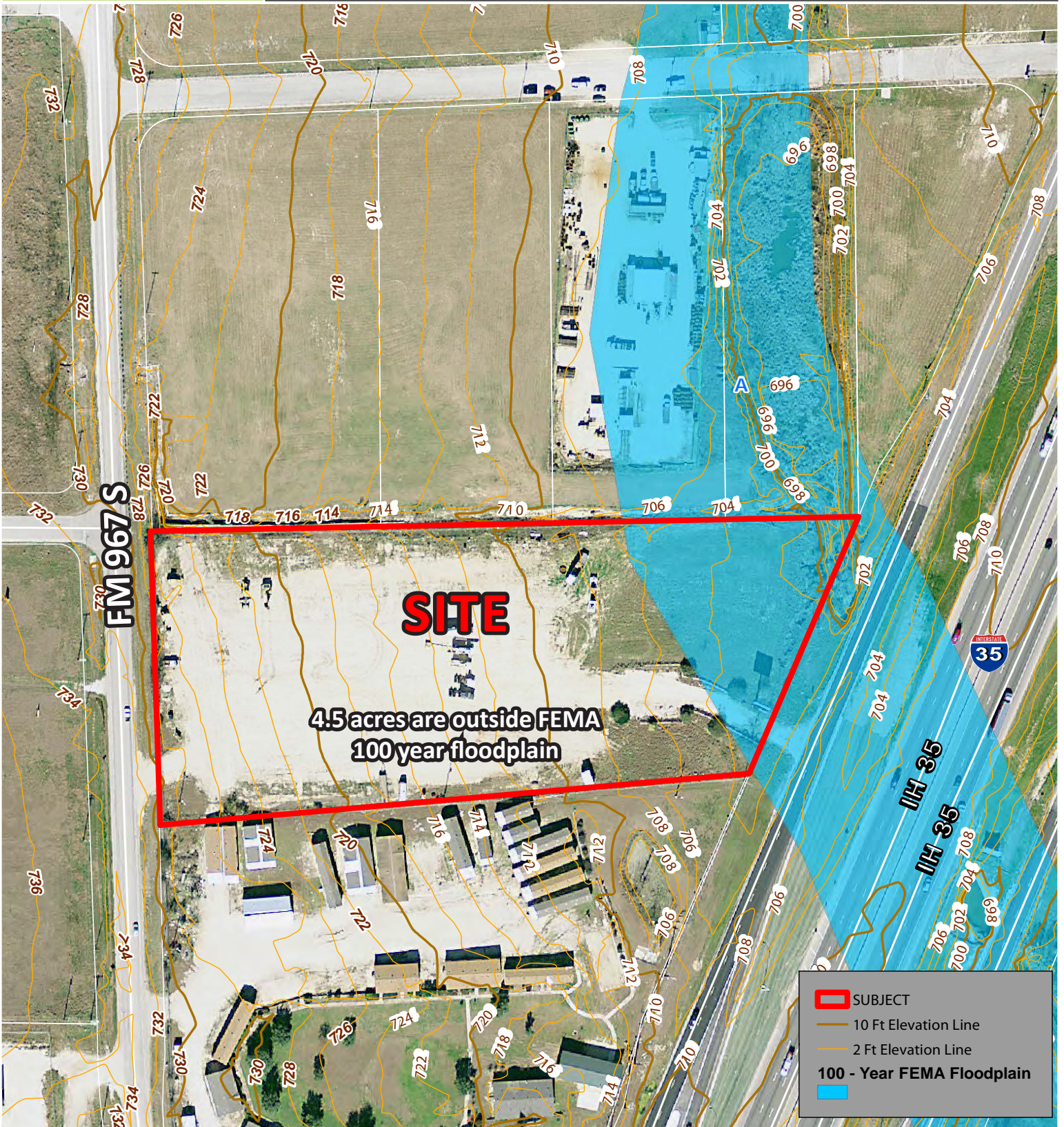
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FEMA MAP





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SITE

**4.5 acres are outside FEMA
100 year floodplain**

-  SUBJECT
-  10 Ft Elevation Line
-  2 Ft Elevation Line
-  100 - Year FEMA Floodplain



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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
Joyce Jane Weedman/Joshua Allen Hubka	344543/570840	joyce@cipaustin.com / josh@cipaustin.com	(512) 682-1000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date