

21.570± Acres
IH-35 Commercial Tract
Buda, Texas

**Location and
Adjacent Uses:**

The site is located on the east side of Interstate 35 approximately $\frac{3}{4}$ of a mile south of FM 2001 in Buda, Texas. It enjoys excellent visibility along IH 35. Marshall's Traveland, an RV dealership, is located on the 15± acres adjacent to the south, where it recently constructed its new dealership facilities. The Stone Ridge subdivision, a community of 365 residences, is located to the east of the property. Cabella's, which opened in 2006, is located on the west side of IH 35 approximately one mile north of the property. Sunfield, Buda's newest mixed-use community located at FM 2001 and IH-35, is developing its first phase of residential lots and a regional retail center.

The City of Buda is located approximately 15 miles south of downtown Austin in northern Hays County. Buda is a rapidly growing bedroom community to both Austin and San Marcos.

Size:

21.570± acres total remaining out of the original 72.5± acre tract.
All or part available.

Topography:

The tract gently slopes downward from a high point on the southeast end to its lowest point at the northwest corner.

Frontage:

East IH 35 Frontage Road – 1,000± linear feet
Stoneridge Blvd. – 1,034± linear feet

Floodplain:

Per the survey dated 9-11-00, the property is within zone X, an area determined to be outside the 500 year flood plain, according to map no. 48209C0140 E, effective February 18, 1998, Issued by FEMA for Hays County, Texas.

Zoning:

The property is located in the City of Buda and is zoned R3 (Interstate Retail) and C3 Interstate-35 Commercial/Office.

- Watershed:** The property is located in the Onion Creek Watershed. City of Austin water quality regulations were adopted by the City of Buda and will apply to the development of the property.
- Utilities:** Water is provided by Goforth Water Supply Corporation in capacities sufficient for full commercial build out of the property. The 8" waterline is located in the PEC electric utility easement.
- Wastewater is provided by the City of Buda. A wastewater line has been extended to the northwest corner of the property
- Electricity is provided by Pedernales Electric Cooperative.
- Price:** \$4.00 per square foot

For further information, please contact:

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All information regarding this property is from sources deemed reliable; however, Site Solutions, Inc. has not made an independent investigation of this information and no warranty or representation is made by Site Solutions, Inc. as to the accuracy thereof. While it may appear that we are reluctant to stand behind the solid information we provide, we can, at your request, divine the price of commercial property by examining the flights of birds. But that's not all. We can determine the speed of light in a vacuum, or what part of 'No' you don't understand. We know where Pi starts repeating itself (it's way out there), and the lyrics to songs of the Humpback Whales. We believe that when a cat eats grass, it's going to rain. Give us a call if we can help. Thank you.