

FOR SALE

BUDA COMMERCE PARK

CUSTOM SIZED LOTS
1-80 ACRES

BUDA, TEXAS

Presented by:

Susan H. Harris
Site Solutions, Inc.

509 West 18th Street

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512-480-9343

Buda Commerce Park
IH 35 at RS Light Boulevard
Buda, Texas

About Buda Texas

Buda is Hays County's northernmost city and is one of the fastest growing communities in Central Texas. And for those of you not from around these parts, it's pronounced "Byoo-dah". With the City of Austin to the north and the City of San Marcos to the south, all of Buda is quickly and easily accessed off of IH 35, the only Interstate transit artery linking this "mid-city" suburb to Austin and San Antonio.

Buda has attracted the attention of homeowners who are seeking exemplary schools and reasonably priced housing, and commercial and industrial businesses seeking good building sites, a favorable business climate and competitively priced energy rates. Retailers such as Cabela's, Wal-Mart, Camper Clinic and America's Auto Auction have chosen to locate in Buda, drawn by the strong demographics of southern Travis and northern Hays County. Major employers such as U.S. Foodservice, Dynamic Systems, Capital Excavation, Nighthawk Frozen Foods, Jardine Foods, and Buda Woodworks, have chosen to grow their operations in Buda.

Since 2000, Buda's population within its city limits increased by more than 200% to 7,295, and the number of residents locating in new residential subdivisions located just outside its city limits more than doubled (actual 2010 Census Data).

3.5 miles to the south at Kyle Parkway, City of Kyle, Seton Hospital opened its newest regional hospital and medical office building in 2010 to serve the northern Hays County area. Attracted by Hays County's explosive growth (61% since 2000), Target, HEB and Lowes have all opened super stores at this location, drawing other national and regional retailers alongside them.

With over 500 acres of dedicated parkland, a charming historic downtown, and an "Open For Business" attitude, Buda is poised to attract the next wave of business expansions in the region.

Buda Commerce Park

Location: Buda Commerce Park is located in mid-town Buda on the west side of IH 35 at the RS Light Blvd overpass, which is currently under construction. TxDOT estimates an August 2011 completion for the overpass. RS Light Boulevard

bisects Buda Commerce Park and connects IH 35 on the east to FM 967 (old Loop 4) on the west. FM 967 is also known as Main Street as it runs through Buda's historic downtown. The sites in Buda Commerce Park have frontage or direct access onto IH 35, RS Light Blvd, or FM 967. All tracts enjoy excellent visibility.

Size: Comprised of three separate areas, Buda Commerce Park is a total of approximately 50 acres. Lots will be custom designed and platted to suit buyers individual needs.

Additionally, two separate tracts also owned by the Seller partnership could be included to (1) create a contiguous 80 acre site and (2) to provide additional frontage road access for the 11 acres on the north side of RS Light Blvd.

Utilities: Water – South Buda Water Control District #1 (Monarch Water Supply Corp)
Wastewater – City of Buda
Electric – Pedernales Electric Coop
Natural Gas – Centerpoint Energy
Telecommunications – Verizon
Cable – Time Warner

Zoning: Buda Commerce Park is located outside of Buda's City Limits and thus not subject to zoning regulation. Development within Buda Commerce Park is subject to a Consent and Development Agreement between the City of Buda, South Buda WCID #1 and the Meadows of Buda, Ltd. (the Seller), a copy of which is attached.

Roadway

Frontage: IH 35 southbound frontage road – 865± linear feet
R. S. Light Blvd (both north and south sides) – 3,260± linear feet
FM 967 – 1,326± linear feet

Topography

& Detention: The sites are flat to gently sloping from north to south. Sites on the south side of RS Light Boulevard flow to a regional detention pond allowing up to between 65 and 70% impervious cover (varies by site) without additional on site detention. Sites on the north side of RS Light Boulevard will require on-site detention.

All information presented regarding this property is from sources deemed reliable. However, no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change in price, rental or other conditions, prior sale, lease or withdrawal from the market without notice. No representations are made as to the conditions of the property or the presence of any hazardous substances, endangered species or other environmental conditions that may affect the value or suitability of the property.

2010 Tax

Rates:	<u>Taxing Entities</u>	<u>Per \$100 valuation</u>
	Hays County -	\$0.4248
	Northeast Hays County ES # 2 -	\$0.0300
	Hays County ES #8 (fire) -	\$0.1000
	Hays County ISD -	\$1.4613
	South Buda WCID #1 -	<u>\$0.9000</u>
	Total	\$2.9161

WCID #1

Engineer: David W. Gray, P.E.
Gray Jansing & Associates, Inc.
8217 Shoal Creek Blvd, Suite 200
Austin, TX 78757
512-452-0371

Price: Bulk Sale - \$3.50 per square foot
Individual Lot pricing shown on attached plan

Fireworks

Building: This tract can be combined with the sale of all or part of the 11 acres on the north side of RS Light Blvd. This property is not available for sale on a separate basis.

Address: 17020 IH 35 South, Buda, TX 78610

Land Size: 1.90± acres

Bldg Size: 10,500± square feet

Description: The entire building is divisible into seven 1,500 sf spaces, each with a glass entry and roll-up door in the rear. Currently, it is subdivided into one conditioned 7,500 sf space and two unfinished, unconditioned 1,500 sf spaces.

Frontage: 458 linear feet on IH 35 Frontage Road

Jurisdiction: City of Buda ETJ

Utilities: Water – South Buda Water Control District #1
(Monarch Water Supply Corp)

Wastewater – Septic

Electric – Pedernales Electric Coop

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*FOR ADDITIONAL INFORMATION OR
TO SCHEDULE A PROPERTY TOUR:*

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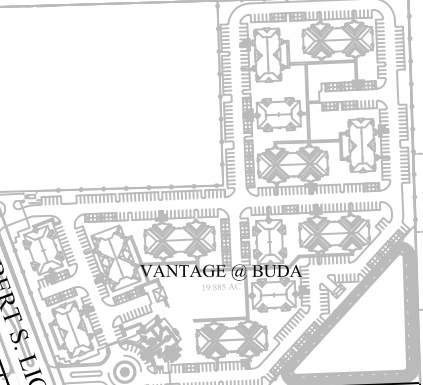
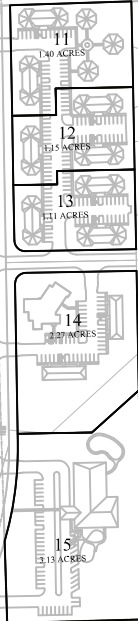
SCALE: 1" = 300'

FM 967

ROBERT'S LIGHT BLYD.

IH 35

IH 35



VANTAGE@BUDA
19,885 AC

Fireworks Bldg

BUDA COMMERCE PARK - CONCEPTUAL LAYOUT

VINCENT GERARD & ASSOCIATES

LAND PLANNING & LANDSCAPE DESIGN
1715 CAPITAL OF TEXAS HWY SOUTH, STE. 207
AUSTIN, TEXAS 78746
(512)328-2693 - FAX: (512)328-4011 * vgerard@flash.net



Buda Commerce Park West Facing Aerial Close-up



Buda Commerce Park

North Facing Aerial



City of Austin

Southpark Meadows
Shopping Center

SH 45 SE Tollway

City of Buda

Meadow Park

Stoneridge

Americas
Auto Auction

*Vantage @ Buda
Apartments*

Hillside Terrace

30± acres

11± acres

Robert S. Light Blvd.

35

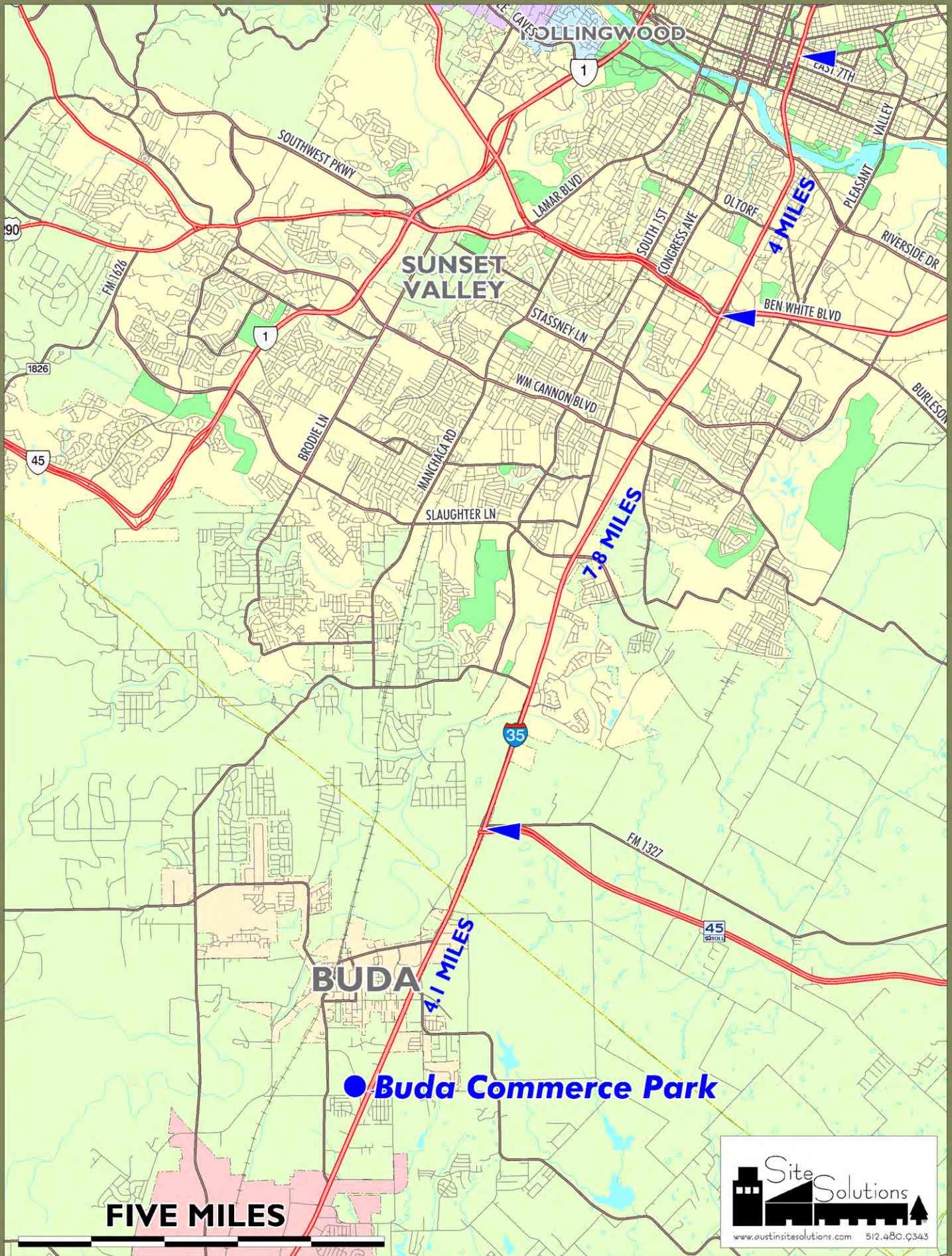
future realignment of Frontage Road

*Overpass under
construction*

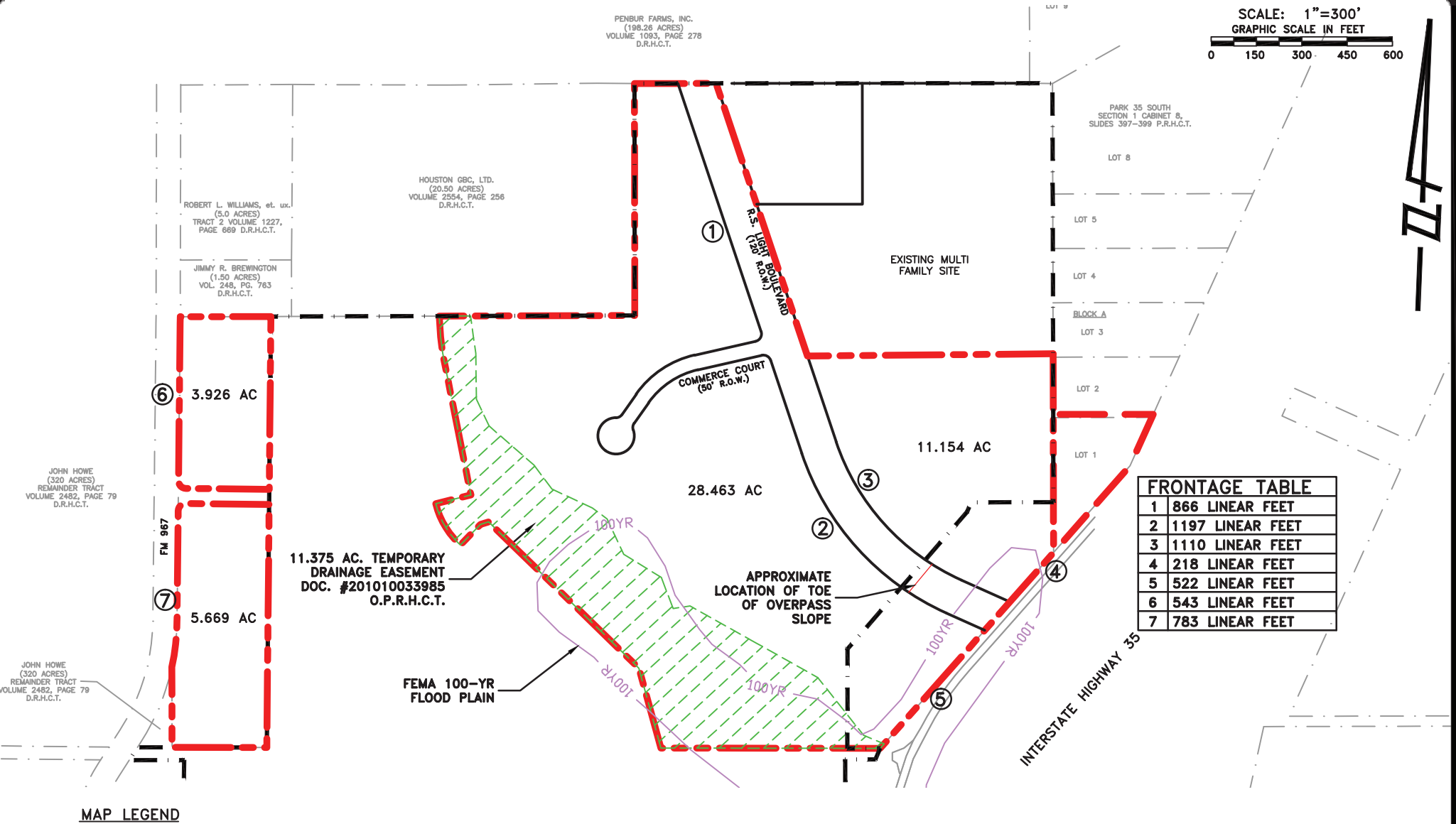
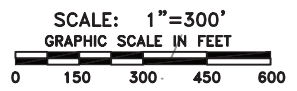
Hillside Terrace

Meadows of Buda

Buda Commerce Park - Drive Distances from Austin CBD



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FRONTAGE TABLE	
1	866 LINEAR FEET
2	1197 LINEAR FEET
3	1110 LINEAR FEET
4	218 LINEAR FEET
5	522 LINEAR FEET
6	543 LINEAR FEET
7	783 LINEAR FEET

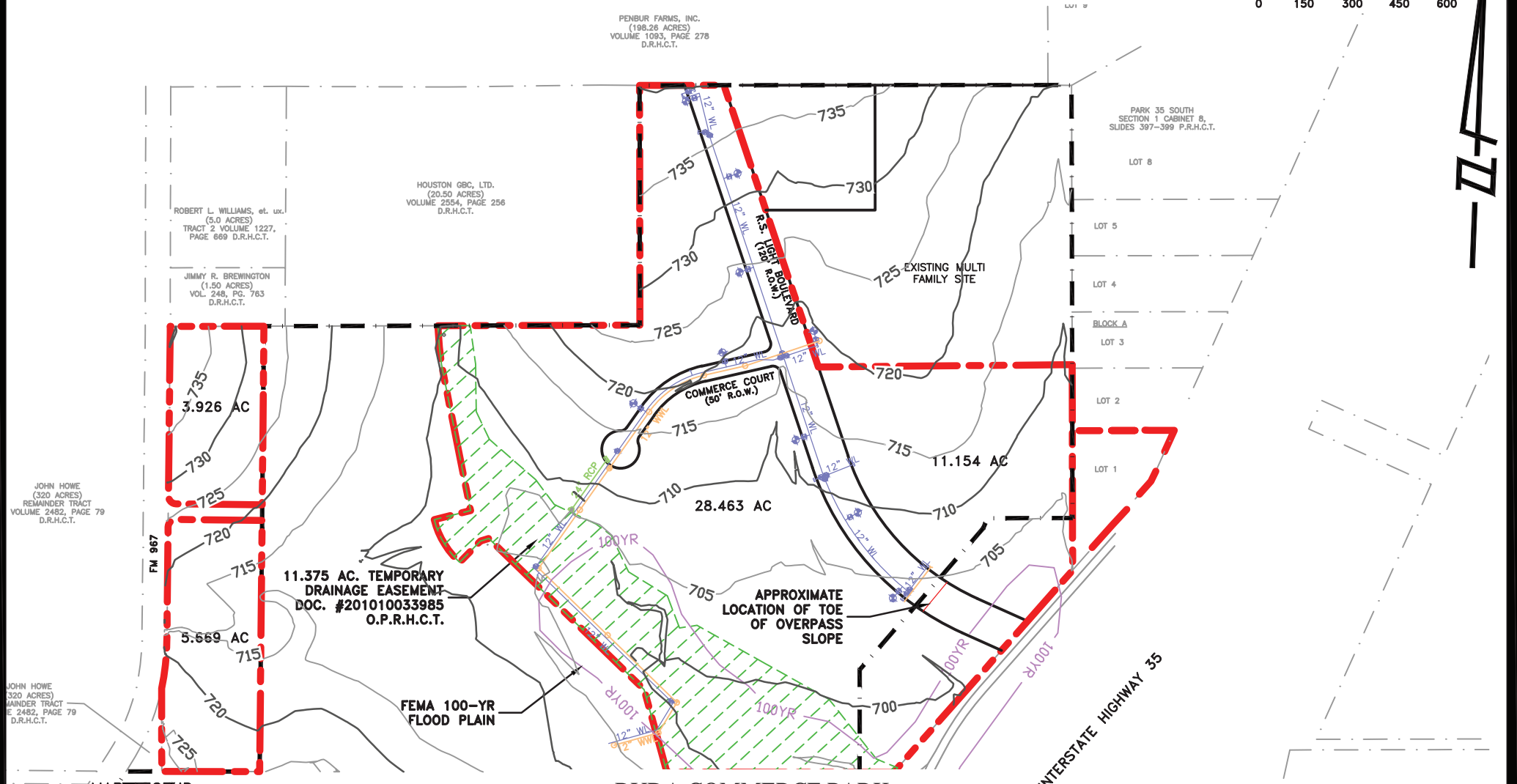
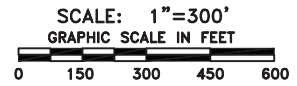
MAP LEGEND

- SOUTH BUDA WCID NO. 1 BOUNDARY
- BOUNDARY LINES
- PROPERTY/R.O.W. LINES

**BUDA COMMERCE PARK
 EXHIBIT #1
 COMMERCIAL BASE MAP**



GRAY + JANSING & ASSOCIATES, INC.
 TBPE FIRM # 2946



JOHN HOWE
 (320 ACRES)
 REMAINDER TRACT
 VOLUME 2482, PAGE 79
 D.R.H.C.T.

JOHN HOWE
 (320 ACRES)
 WINDER TRACT
 E 2482, PAGE 79
 D.R.H.C.T.

ROBERT L. WILLIAMS, et. ux.
 (5.0 ACRES)
 TRACT 2 VOLUME 1227,
 PAGE 669 D.R.H.C.T.

JIMMY R. BREWINGTON
 (1.50 ACRES)
 VOL. 248, PG. 763
 D.R.H.C.T.

HOUSTON GBC, LTD.
 (20.50 ACRES)
 VOLUME 2554, PAGE 256
 D.R.H.C.T.

PENBUR FARMS, INC.
 (188.28 ACRES)
 VOLUME 1093, PAGE 278
 D.R.H.C.T.

PARK 35 SOUTH
 SECTION 1 CABINET 8,
 SLIDES 397-399 P.R.H.C.T.

11.375 AC. TEMPORARY
 DRAINAGE EASEMENT
 DOC. #201010033985
 O.P.R.H.C.T.

FEMA 100-YR
 FLOOD PLAIN

APPROXIMATE
 LOCATION OF TOE
 OF OVERPASS
 SLOPE

INTERSTATE HIGHWAY 35

MAP LEGEND

- SOUTH BUDA WCID NO. 1 BOUNDARY
- BOUNDARY LINES
- PROPERTY/R.O.W. LINES

BUDA COMMERCE PARK
 EXHIBIT #2
 COMMERCIAL BASE MAP WITH UTILITIES
 AND TOPOGRAPHY



GRAY + JANSING & ASSOCIATES, INC.
 TPE FIRM # 2946

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant Date