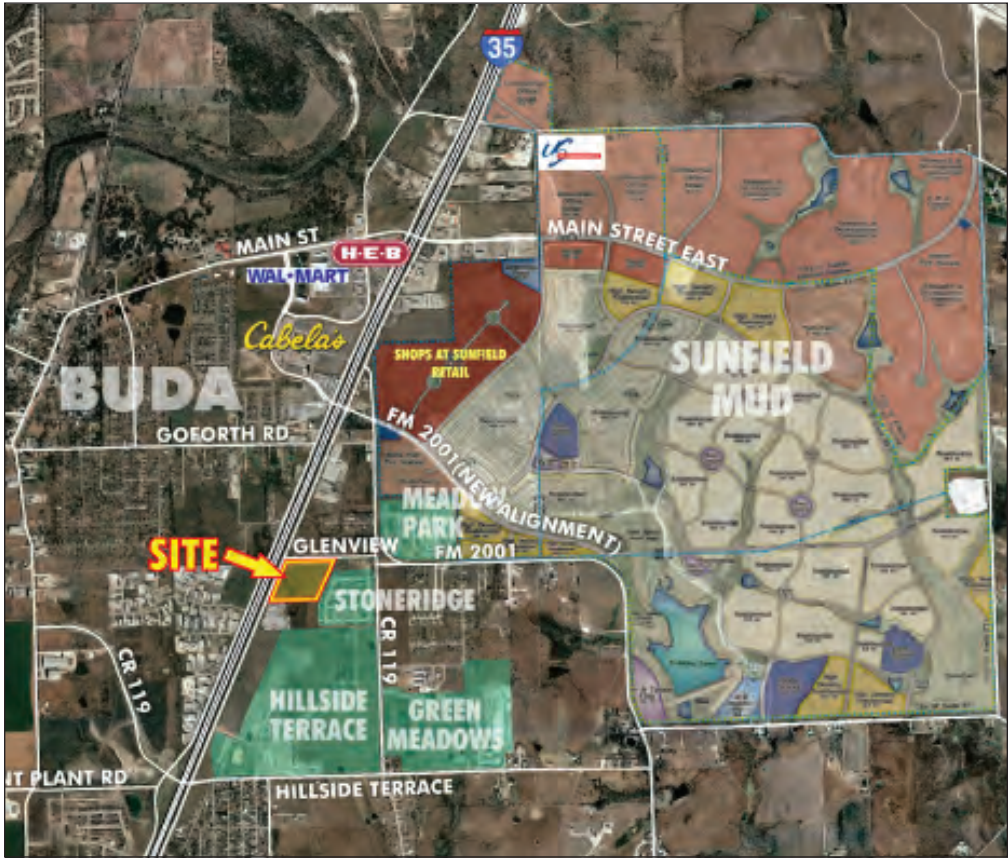


IH 35/BUDA COMMERCIAL SITE



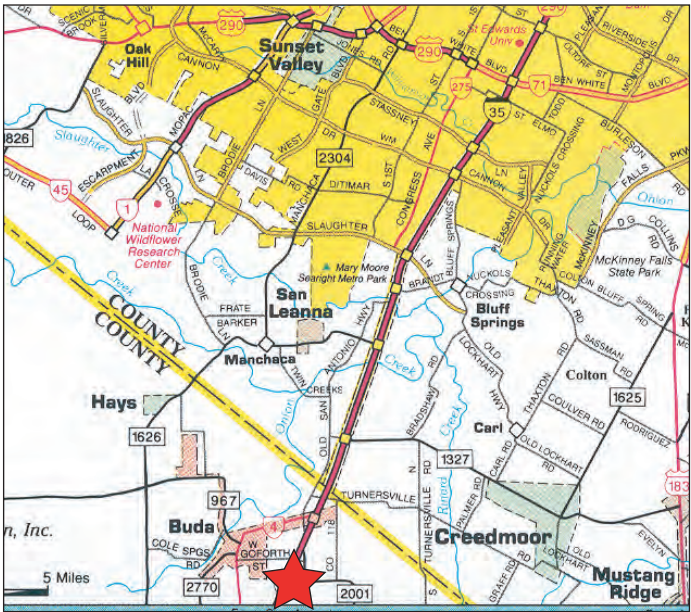
- Keesee-Buda Tract
21.57± acres, all or part available
- Located on the east side of IH 35 in Buda, approximately 3/4 of a mile south of FM 2001
- Zoning (per City of Buda):
R3 - Interstate Retail
C3 - Interstate Commercial Office
- Utility Services:
Water - Goforth Water Supply Corp.
Wastewater - City of Buda
Electric - Perdenales Electric Coop
- Frontage of IH 35 is approximately 1,000 linear feet

- Owner will consider Build-To-Suit opportunities
- Located in a trade area that includes:

Cabela's	200,000± sf
Walmart Supercenter	200,000± sf
Shops at Sunfield	500,000± sf
US Foodservice (future)	290,000± sf

Sunfield MUD, an ongoing development located east of the interstate, is a master-planned community offering a mix of commercial business, retail, residential and multifamily uses linked together with a well designed network of roads, parks and community amenities

- Please call for pricing



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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 the 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.