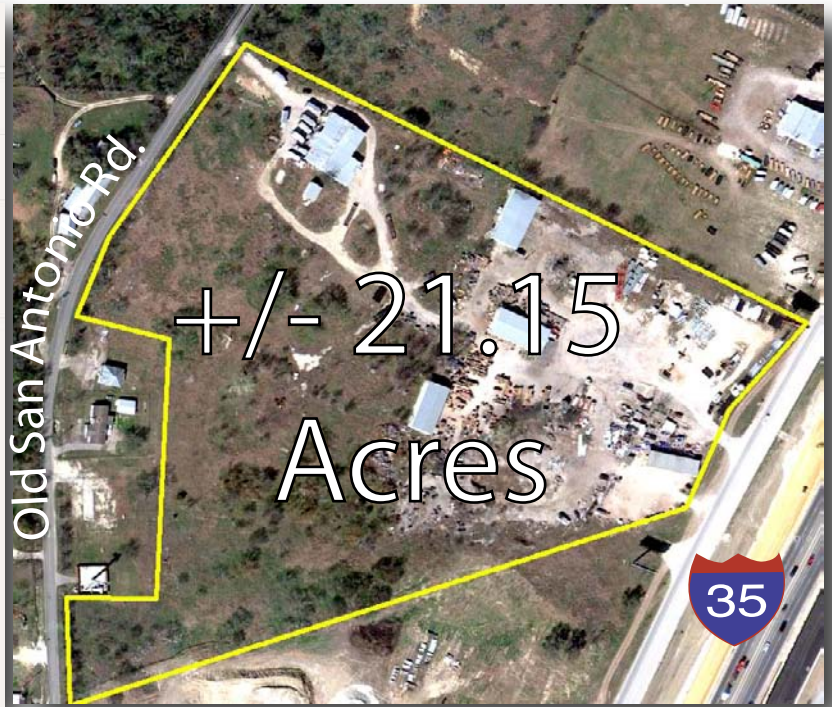
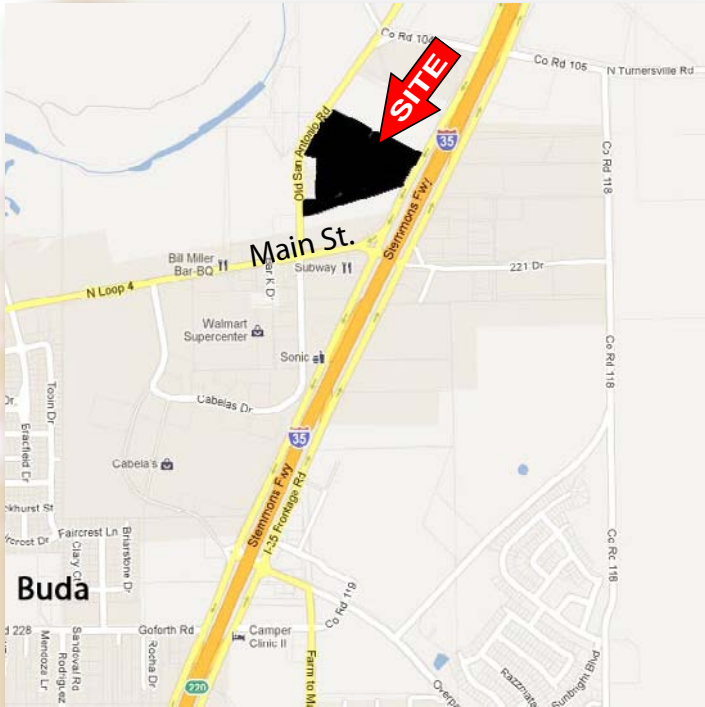


# FOR SALE - 21 ACRES FRONTING IH-35

## 15000 N IH 35 Buda, Texas 78610



### LOCATION:

Located on NW quadrant of IH-35 and Main St., this property is adjacent to the corner tract. It fronts both IH-35 and Old San Antonio Rd on west side.

### SIZE:

21.15 Acres

### IMPROVEMENTS:

Bldg. 1 - 5,180 SF (HCAD);  
Bldg. 2 - 5,000 SF (HCAD);  
Bldg. 3 - 2,100 SF (HCAD);  
Barn - 3,000 SF (HCAD)

### FRONTAGE/ ACCESS:

Approximately 386 feet on IH-35.  
Approximately 801 feet on Old San Antonio Rd.

### UTILITIES:

Water - City of Buda - 12" line in IH-35  
Wastewater - City of Buda - 8" line in Old San Antonio Road  
Electricity - Available  
Telephone - Available  
Cable - Available

### ZONING:

The majority of the property is zoned I1 (Light Industrial/Warehousing) with the remainder zoned C3-R3 (I35 Comm./ Ofc Retail). See attached zoning map.

### TOPOGRAPHY:

Basically level

### FLOOD HAZARD:

The Property is not in the FEMA floodplain.

### SCHOOL DISTRICT:

Hays Consolidated ISD

### JURISDICTION:

City of Buda

### TRAFFIC COUNT:

Approximately 125,000 vehicles per day on IH-35 (2009 TXDOT)

### PRICE:

\$4.50 PSF

### COMMENTS:

Extremely well located site, at Buda's biggest intersection. Assembled with other adjacent properties, this site would be ideal for redevelopment into a retail or mixed use project. This property and other adjacent properties were formally the landfill for the city of Buda therefore the buyer will have to address the property from an environmental standpoint. See agents for more information.

# McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

**CONTACT Spence Collins** **CONTACT Michael McKinley**

Office: (512) 472-2100

Spence@matexas.com

Office: (512) 472-2100

Michael@matexas.com

201 Barton Springs Road Austin, Texas 78704

(512)472-2100 FAX: (512)472-2905

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Onion Creek

Main St.

SITE



H-E-B

Walmart Supercenter

Sonic

Cabela's

Camper Clinic II

Stemmons Fwy

Co Rd 117

Co Rd 104

Co Rd 105

Co Rd 118

Co Rd 118

Co Rd 118

Co Rd 118

Co Rd 118

Co Rd 118

Co Rd 118

Co Rd 118

Co Rd 118

Co Rd 118

Co Rd 236

Co Rd 236

Co Rd 236

Co Rd 236

Co Rd 236

Co Rd 236

Co Rd 236

Co Rd 236

N Loop 4

221 Dr

I-35 Frontage Rd

Co Rd 119

Co Rd 119

Co Rd 119

Co Rd 119

Carlson Rd

Loop St

Sequoia St

Mandan St

Co Rd 228

Co Rd 228

Chisholm Trail

Chisholm Trail

Chisholm Trail

Chisholm Trail

Chisholm Trail

Chisholm Trail

Nighthawk Ln

Nighthawk Ln

Nighthawk Ln

Nighthawk Ln

Nighthawk Ln

Nighthawk Ln

Tobin Dr

Tobin Dr

Tobin Dr

Tobin Dr

Tobin Dr

Tobin Dr

Bill Miller Bar-BQ

Bill Miller Bar-BQ

Bill Miller Bar-BQ

Bill Miller Bar-BQ

Bill Miller Bar-BQ

Bill Miller Bar-BQ

Walmart Supercenter

Walmart Supercenter

Walmart Supercenter

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Camper Clinic II

Camper Clinic II

Camper Clinic II

Camper Clinic II

Camper Clinic II

Camper Clinic II

Stemmons Fwy

Stemmons Fwy

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# City of Buda - Official Zoning Map



This is to certify that this is the Official Zoning Map referred to in Section 4.2 of the Unified Development Code, as amended, of the City of Buda, Texas

Bobby Lane, Mayor

Alicia, Tom Milliam, City Secretary

- Residential Districts**
- AG - Agricultural
  - LR - Low Density
  - MR - Medium Density
  - HR - High Density
  - DR - Duplex
  - MFR - Multi-Family
  - MHR - Manufactured Housing

- Non-Residential Districts**
- C1-R1 - Neigh. Comm./Off Retail
  - C2-R2 - Arterial. Comm./Off Retail
  - C3-R3 - US Comm./Off Retail
  - I1 - Light Industrial/Warehousing
  - I2 - Manufacturing
  - P1 - Community Facility
  - P2 - Public Infrastructure Facility
  - PR1 - Neighborhood Park
  - PR2 - City Park
  - PR3 - Regional Park
  - PR4 - Private Park
  - FZ1 - Floating Zone - Cluster Dev.
  - FZ2 - Floating Zone - Mixed Use
  - FZ3 - Floating Zone - School Site
  - Zoning Pending

- Zoning Overlay Districts**
- CBD - Central Business District
  - OG - Gateway Corridor
  - O-H - Historic District (Inset)
  - O-IS - Interstate District
  - PUD - Planned Unit Development

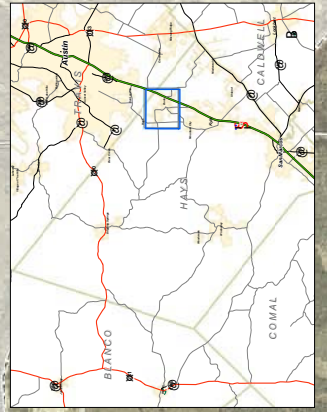
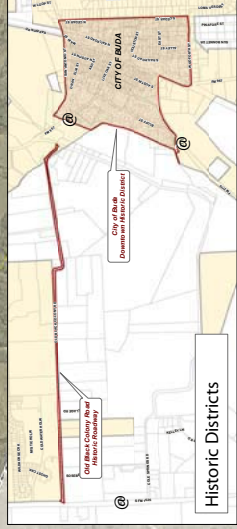
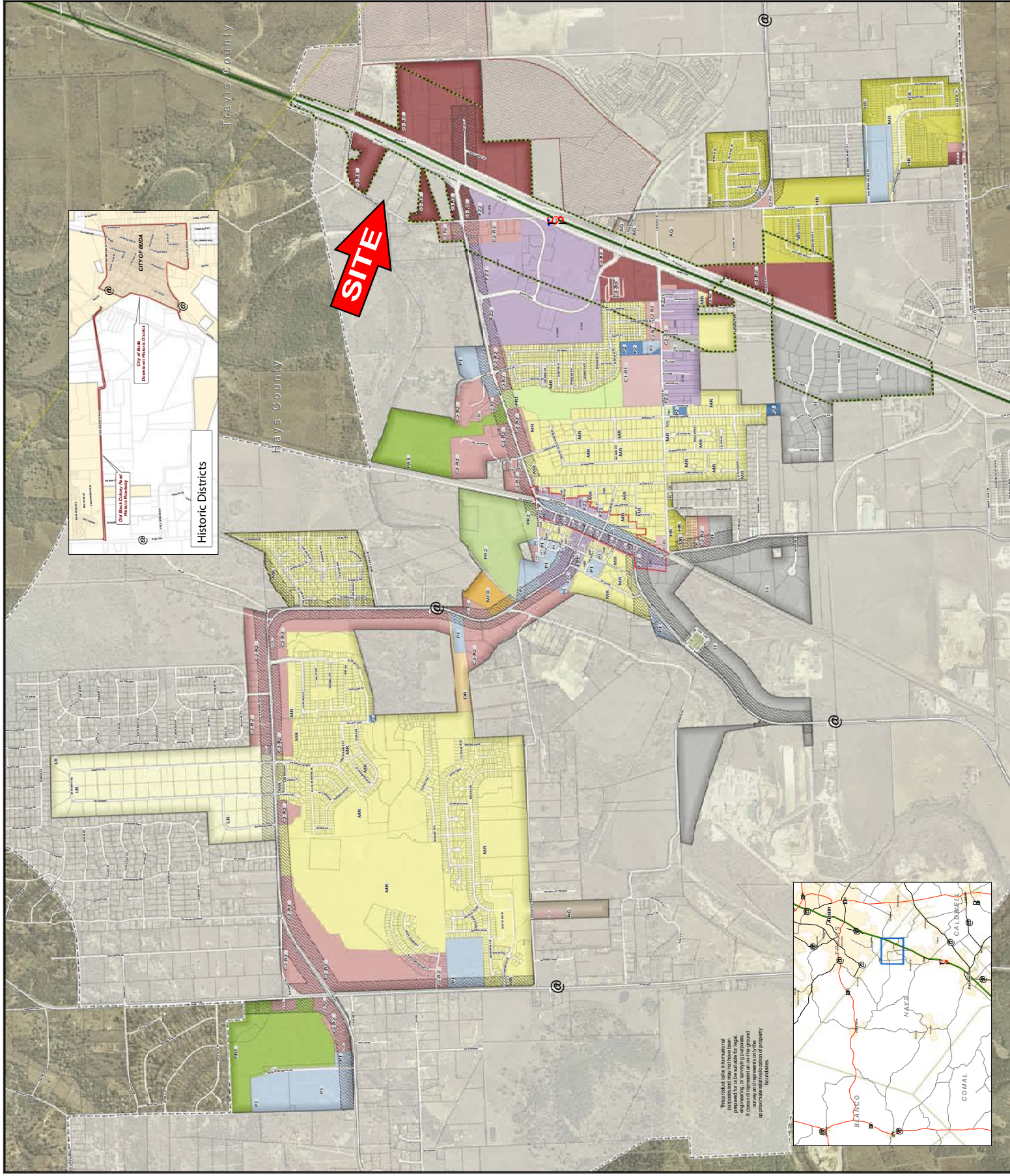
- Buda ETJ
- Buda Limited Purpose
- Buda City Limits - 5.2 sq. mi.

1:8,137

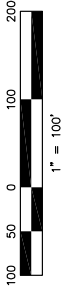
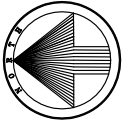
0 1250 2500 Feet

Prepared by: Lockwood, Andrews & Newnam, Inc.  
 (Texas State License No. 0000000000)  
 Date: 08/20/2023

Lockwood, Andrews & Newnam, Inc.  
 A LID & DALY COMPANY

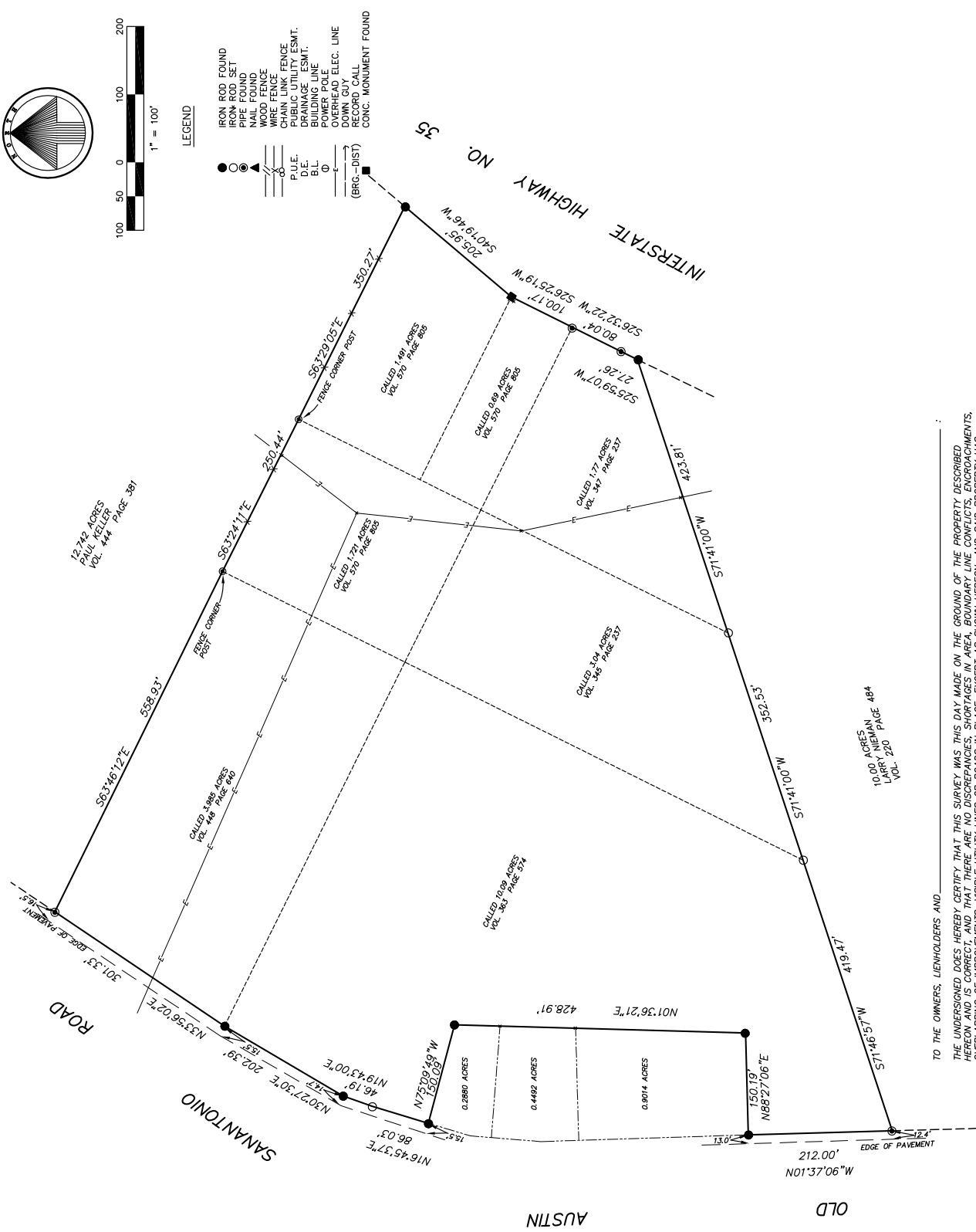


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LEGEND

- IRON ROD FOUND
- PIPE FOUND
- WOOD FOUND
- WIRE FENCE
- CHAIN LINK FENCE
- PUBLIC UTILITY ESMT.
- DRAINAGE ESMT.
- POWER POLE
- OVERHEAD ELEC. LINE
- DOWN GUY
- RECORD CALL
- CONC. MONUMENT FOUND



TO THE OWNERS, LIENHOLDERS AND \_\_\_\_\_  
 THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, OF THE PROPERTY DESCRIBED  
 HEREON AND IS CORRECT AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN THE BOUNDARY LINE, CONFLICTS, ENCUMBRANCES,  
 OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS  
 ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT ALL AND/OR PORTIONS OF THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE  
 MAP NO. \_\_\_\_\_ AND WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD  
 BOUNDARY MAP, PANEL NO. \_\_\_\_\_ EFFECTIVE \_\_\_\_\_

**JAMES E. GARON & ASSOC.**  
 PROFESSIONAL LAND SURVEYORS

924 Main Street  
 Bastrop, Texas 78602  
 (512) 303-4185

JOB NO. 402-85  
 F.B. NO. 175/37

REGISTERED PROFESSIONAL LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

# Pitney Bowes Business Insight

## Basic Socio Economic Benchmark Report

IH-35 & Main St Buda, TX 78610

Coordinates Longitude: -97.819270  
Latitude: 30.088960

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
<b>POPULATION</b>			
1990 Total Population	395	5,230	14,622
2000 Total Population	815	7,398	21,752
2010 Total Population	1,127	11,290	42,693
2015 Total Population	1,211	13,903	55,400
% Population Change 1990-2000	106.33%	41.45%	48.76%
% Population Change 2000-2010	38.28%	52.61%	96.27%
% Population Change 2010-2015	7.45%	23.14%	29.76%
2010 Daytime Population	2,492	12,463	32,298
<b>HOUSEHOLDS</b>			
1990 Total Households	140	1,710	4,939
2000 Total Households	294	2,503	7,486
2010 Total Households	404	3,809	15,088
2015 Total Households	443	4,820	20,123
% Households Change 1990-2000	110.00%	46.37%	51.57%
% Households Change 2000-2010	37.41%	52.18%	101.55%
% Households Change 2010-2015	9.65%	26.54%	33.37%
2010 Average Household Size	2.8	3.0	2.8
<b>INCOME</b>			
2010 Per Capita Income	\$26,372	\$26,606	\$28,959
2010 Average Household Income	\$73,568	\$78,860	\$81,943
2010 Median Household Income	\$51,437	\$60,938	\$64,730
<b>HOUSEHOLD INCOME</b>			
% 2010 Household Income < \$10,000	2.73%	2.44%	1.77%
% 2010 Household Income \$10,000-\$14,999	1.99%	1.10%	0.90%
% 2010 Household Income \$15,000-\$19,999	2.48%	1.84%	2.04%
% 2010 Household Income \$20,000-\$24,999	4.47%	3.15%	2.56%
% 2010 Household Income \$25,000-\$29,999	3.47%	2.89%	2.33%
% 2010 Household Income \$30,000-\$34,999	7.94%	3.68%	2.82%
% 2010 Household Income \$35,000-\$39,999	7.20%	5.41%	5.58%
% 2010 Household Income \$40,000-\$44,999	8.93%	6.04%	6.26%
% 2010 Household Income \$45,000-\$49,999	7.94%	6.57%	6.43%
% 2010 Household Income \$50,000-\$59,999	19.85%	15.76%	12.75%
% 2010 Household Income \$60,000-\$74,999	18.11%	18.04%	20.77%

# Pitney Bowes Business Insight

## Basic Socio Economic Benchmark Report

IH-35 & Main St Buda, TX 78610

Coordinates Longitude: -97.819270  
Latitude: 30.088960

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
% 2010 Household Income \$75,000-\$99,999	5.21%	20.98%	21.72%
% 2010 Household Income \$100,000-\$124,999	0.99%	5.93%	7.64%
% 2010 Household Income \$125,000-\$149,999	6.95%	4.67%	3.73%
% 2010 Household Income \$150,000-\$199,999	1.74%	1.05%	1.49%
% 2010 Household Income \$200,000+	0.00%	0.45%	1.21%
<b>EDUCATION</b>			
% 2010 Total Educational Attainment Age 25+	60.43%	59.81%	61.49%
% 2010 No Schooling Completed	0.59%	0.90%	0.67%
% 2010 Nursery School-4th Grade	0.44%	0.62%	0.45%
% 2010 5th and 6th Grade	2.06%	2.35%	2.35%
% 2010 7th and 8th Grade	1.91%	1.64%	1.75%
% 2010 9th Grade	1.17%	1.17%	1.09%
% 2010 10th Grade	1.76%	1.87%	1.97%
% 2010 11th Grade	1.17%	1.41%	1.59%
% 2010 12th Grade No Diploma	1.62%	1.41%	1.49%
% 2010 High School Graduate (Incl Equivalency)	28.34%	29.51%	27.23%
% 2010 Some College < 1 Year	7.64%	7.86%	6.81%
% 2010 Some College 1+ Years No Degree	19.82%	16.49%	16.02%
% 2010 Associate Degree	3.96%	6.62%	6.78%
% 2010 Bachelor's Degree	25.84%	21.41%	21.52%
% 2010 Doctorate Degree	0.73%	0.99%	1.49%
% 2010 Master's Degree	2.94%	5.23%	6.97%
% 2010 Professional School Degree	0.00%	0.52%	1.84%
% 2010 White Collar Occupations	68.38%	63.56%	64.03%
% 2010 Blue Collar Occupations	31.62%	36.44%	35.97%
<b>MARITAL STATUS</b>			
2010 Marital Status Age 15+	837	8,424	32,428
2010 Never Married	250	2,563	9,549
2010 Now Married	491	4,817	18,789
2010 Divorced	62	720	2,847
2010 Widowed	34	324	1,242
2010 Total Vehicles	746	7,876	30,853
2010 Average Vehicles	1.8	2.1	2.0

# 15200 S Interstate 35 & 1899 Main St Buda, Tx 78610

## Legend

- Site
- Rings
- Shopping Centers
- Cities
- County Boundaries
- State Boundaries

Site Coordinates  
Longitude/X: -97.819270  
Latitude/Y: 30.088960

