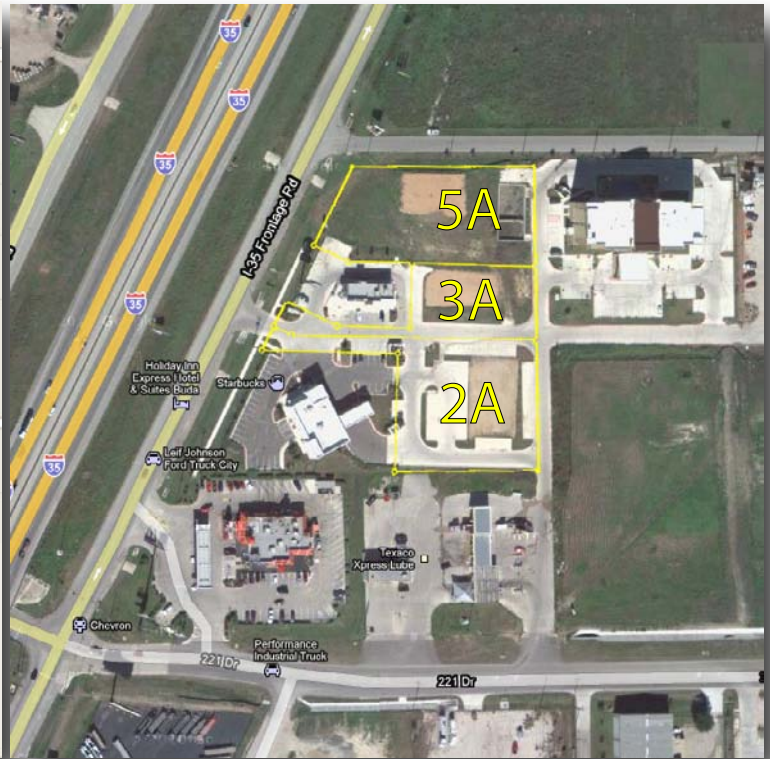
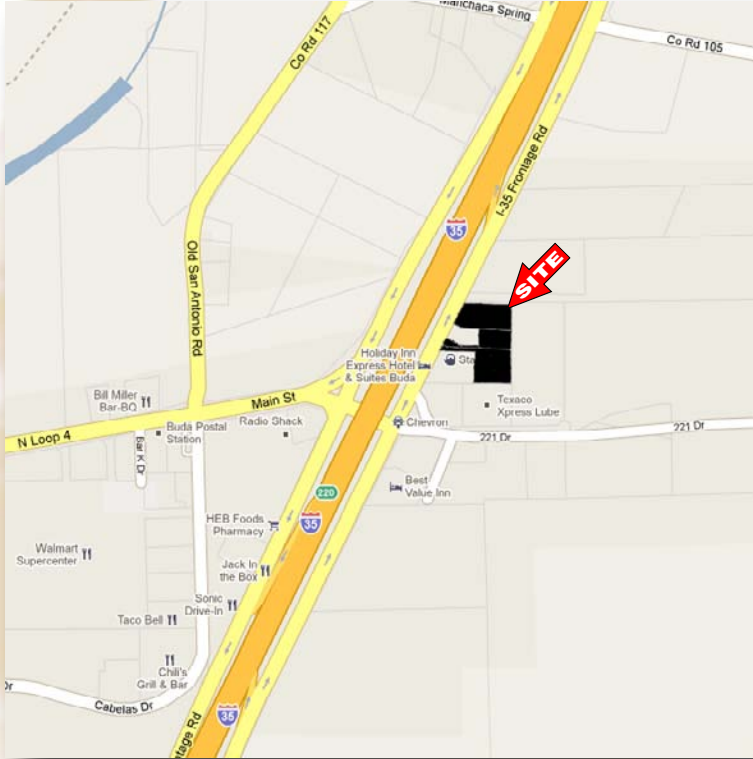


PAD SITES FOR SALE

IH-35 @ Loop 4 Buda, Texas 78610



LOCATION: Northeast corner of IH-35 and Loop 4. 3 pad sites right in front of 2 brand new hotels, next door to Starbucks and credit union.

SIZE:
Lot 2-A : Approximately 1.203 Acres
Lot 3-A : Approximately 0.645 Acres
Lot 5-A : Approximately 1.133 Acres

**FRONTAGE/
ACCESS:** IH-35

UTILITIES: in place

TRAFFIC COUNT: Approximately 88,000 Cars per day

PRICE:
Lot 2-A : \$790,000
Lot 3-A : \$495,000
Lot 5-A : \$790,000

COMMENTS: Pad ready. Parking already in place on lot 2-A.

**McALLISTER
& ASSOCIATES**
REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

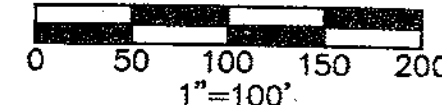
(512)472-2100 FAX: (512)472-2905

CONTACT Seth Johnston
Office: (512) 472-2100
jsj@matexas.com

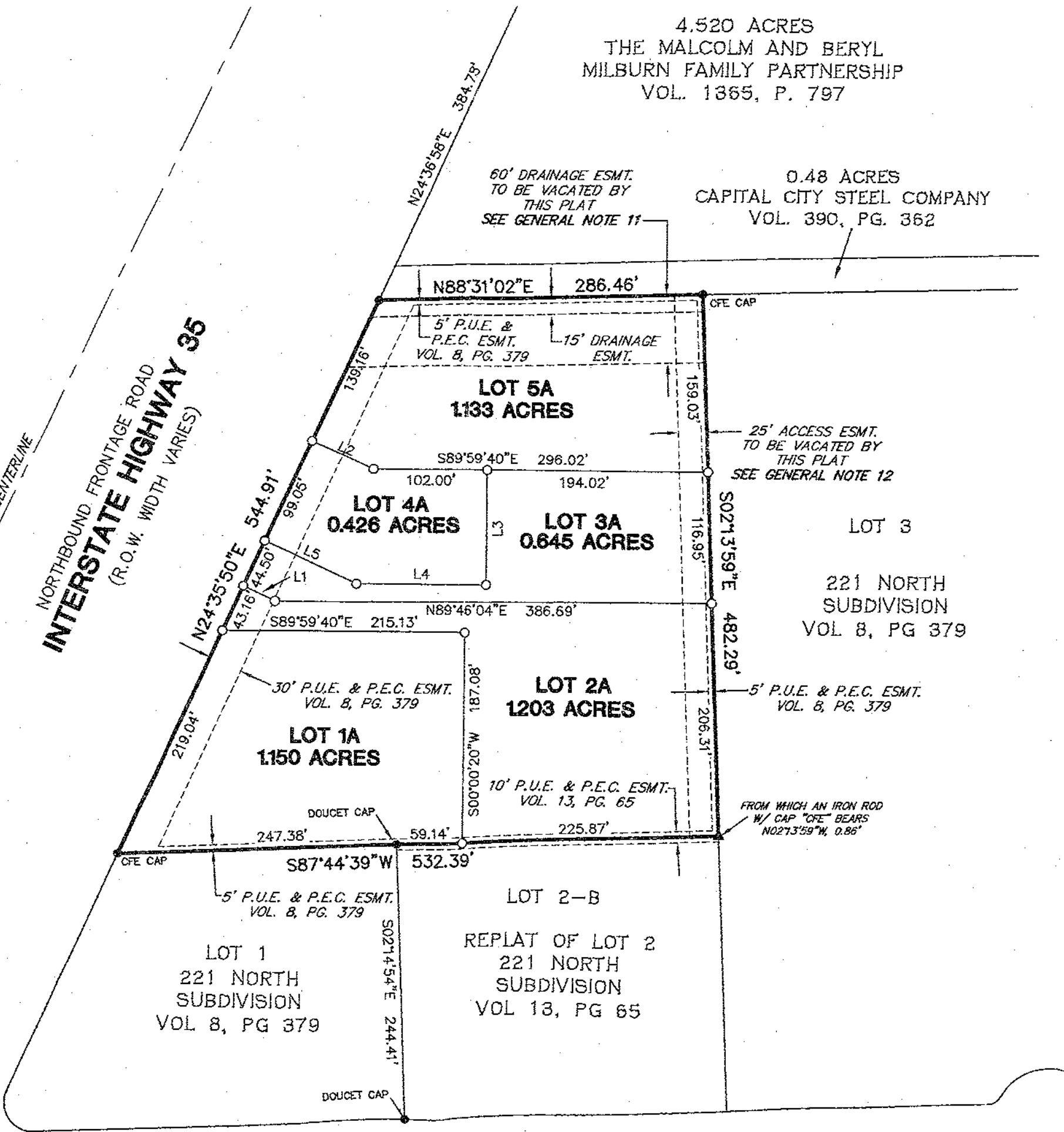
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4.520 ACRES
 THE MALCOLM AND BERYL
 MILBURN FAMILY PARTNERSHIP
 VOL. 1365, P. 797

0.48 ACRES
 CAPITAL CITY STEEL COMPANY
 VOL. 390, PG. 362



7200' CENTERLINE
 NORTHBOUND FRONTAGE ROAD
INTERSTATE HIGHWAY 35
 (R.O.W. WIDTH VARIES)



BEARING BASIS

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS REFERENCED TO THE COORDINATE SYSTEM, 83(93), CENTRAL UTILIZING LCRA HARN GPS CONTROL NETWORK MONUMENTS A520, A521, H061, AND E

**RESUBDIVISION C
 LOT 2-A, REPLAT OF
 221 NORTH SUBDIV**

A 5 LOT SUBDIVISION
 CONSISTING OF 4.557

DATE: JANUARY 20
 PREPARED BY:

4.520 ACRES
THE MALCOLM AND BERYL
MILBURN FAMILY PARTNERSHIP
VOL. 1365, P. 797

0.48 ACRES
CAPITAL CITY STEEL COMPANY
VOL. 390, PG. 352

60' DRAINAGE ESMT.
TO BE VACATED BY
THIS PLAT
SEE GENERAL NOTE 11

720.07' CENTERLINE

NORTHBOUND FRONTAGE ROAD
INTERSTATE HIGHWAY 35
(R.O.W. WIDTH VARIES)

N24°36'58"E 384.79'

N88°31'02"E 286.46'

C&E CAP

5' P.U.E. & P.E.C. ESMT.
VOL. 8, PG. 379

15' DRAINAGE
ESMT.

LOT 5A
1.133 ACRES
790K

159.05'

25' ACCESS ESMT.
TO BE VACATED BY
THIS PLAT
SEE GENERAL NOTE 12

S89°59'40"E 296.02'

102.00'

194.02'

LOT 4A
0.426 ACRES

LOT 3A
0.645 ACRES
495K

S02°13'59"E 118.95'

LOT 3

221 NORTH
SUBDIVISION
VOL. 8, PG. 379

N24°35'50"E 544.91'
99.05'
43.16'
44.50'

N89°46'04"E 386.69'

S89°59'40"E 215.13'

30' P.U.E. & P.E.C. ESMT.
VOL. 8, PG. 379

LOT 1A
1.150 ACRES

LOT 2A
1.203 ACRES
790K

5' P.U.E. & P.E.C. ESMT.
VOL. 8, PG. 379

10' P.U.E. & P.E.C. ESMT.
VOL. 13, PG. 65

FROM WHICH AN IRON ROD
W/ CAP "C&E" BEARS
N02°13'59"W, 0.86'

219.04' 247.38' S87°44'39"W 532.39'

C&E CAP

5' P.U.E. & P.E.C. ESMT.
VOL. 8, PG. 379

LOT 1
221 NORTH
SUBDIVISION
VOL. 8, PG. 379

LOT 2-B
REPLAT OF LOT 2
221 NORTH
SUBDIVISION
VOL. 13, PG. 65

S02°14'56"E 244.41'

DOUCET CAP

221 DRIVE
(70' R.O.W.)